

Appendix D(v)

Site Assessments by Area

East Hampshire

Index of Settlements

<u>Settlements</u>	<u>Page</u>
<i>Binsted</i>	<i>5</i>
<i>Blackmoor</i>	<i>13</i>
<i>Blendworth</i>	<i>19</i>
<i>Bucks Horn Oak</i>	<i>25</i>
<i>Buriton</i>	<i>31</i>
<i>Chawton</i>	<i>39</i>
<i>Clanfield</i>	<i>45</i>
<i>Dockenfield</i>	<i>53</i>
<i>East Meon</i>	<i>57</i>
<i>East Worldham</i>	<i>69</i>
<i>Greatham</i>	<i>77</i>
<i>High Cross</i>	<i>85</i>
<i>Horndean</i>	<i>91</i>
<i>Liphook</i>	<i>99</i>
<i>Liss</i>	<i>107</i>
<i>Liss Forest</i>	<i>125</i>
<i>Lower Farringdon</i>	<i>130</i>
<i>Petersfield</i>	<i>137</i>
<i>Selborne</i>	<i>187</i>
<i>Sheet</i>	<i>197</i>
<i>Steep</i>	<i>209</i>
<i>Stroud</i>	<i>215</i>
<i>Upper Farringdon</i>	<i>223</i>

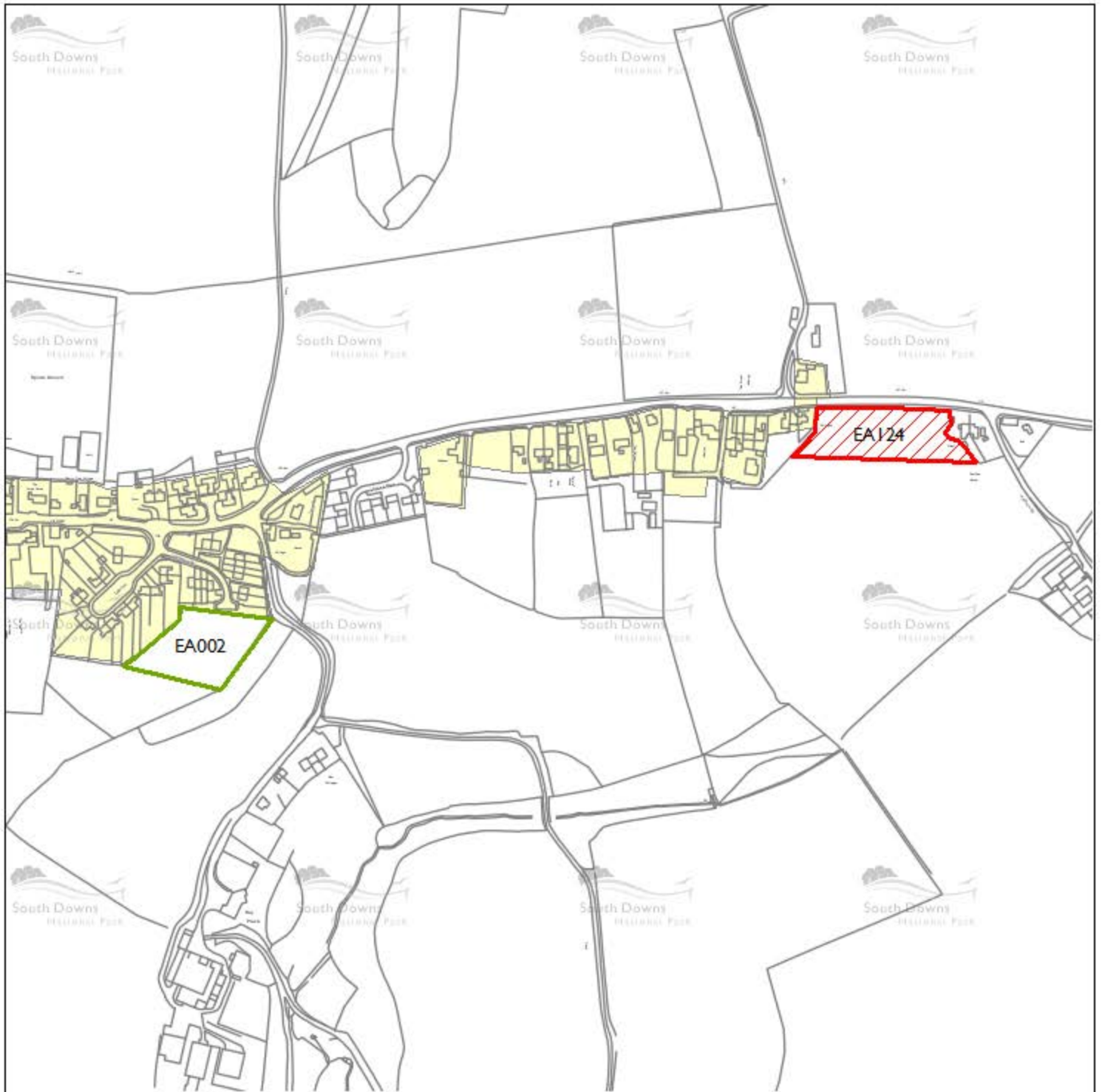
Appendix D(v) - East Hampshire

Site Assessments by Settlement

Binsted

Settlement Map

Binsted




Key

Recommendation

 Has Potential (Deliverable or Developable)

 Rejected

 South Downs National Park Boundary (where applicable)

 Settlement Boundary

Site Ref	Site Address	Settlement	Parish	Recommendation	Total Yield	0-5 Years	6-10 Years	11-15 Years	Rejected/Excluded Reason
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Settlement Binsted									
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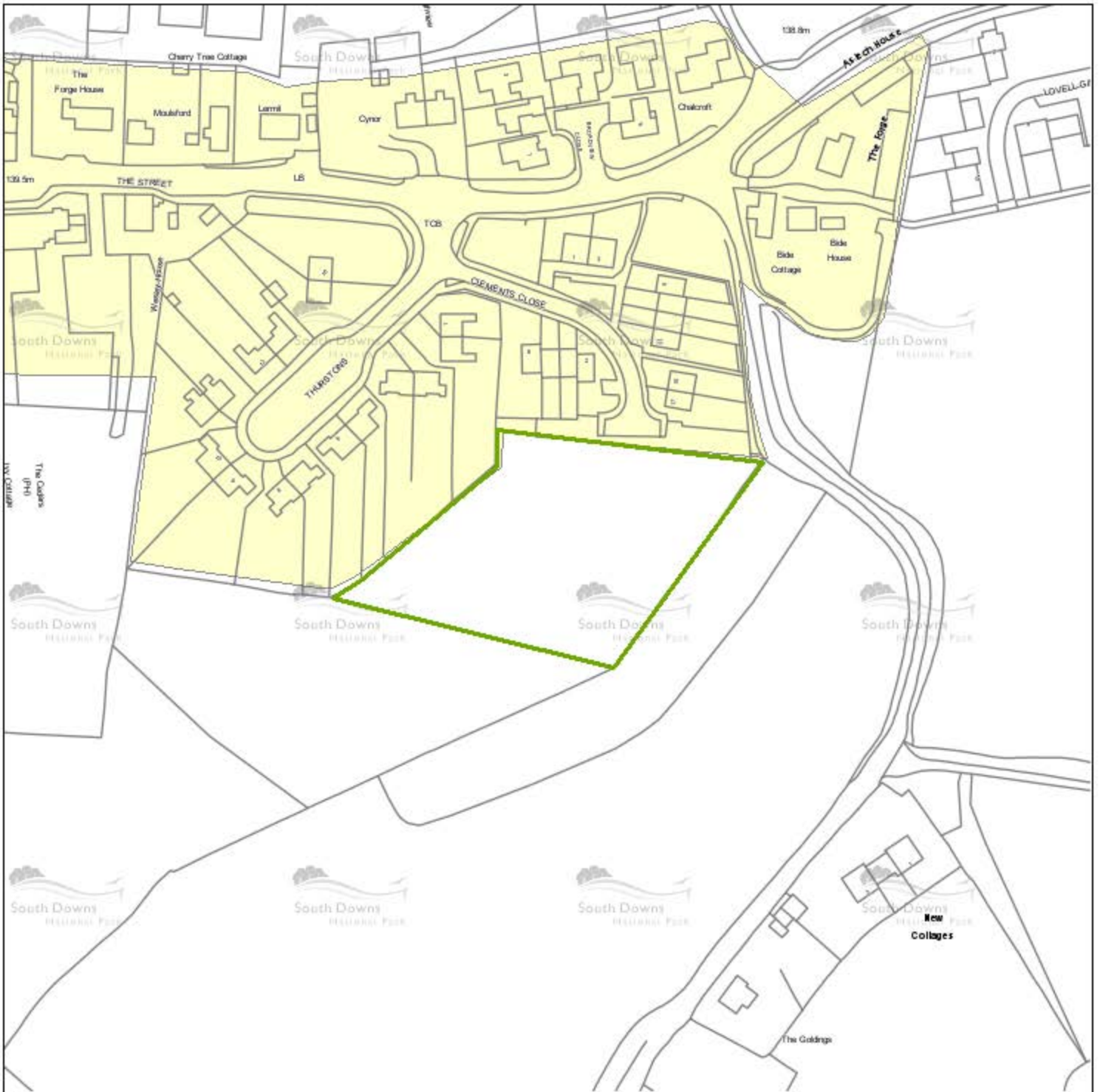
EA002	Land at Clements Close	Binsted	Binsted	Has Potential (Deliverable)	12	12	0	0	Not Applicable.
EA003	Land East of Blacknest Road, Binstead	Binsted	Binsted	Excluded	0	0	0	0	The site is not considered to be previously developed land is outside the settlement and is detached and unrelated to that settlement.
EA124	Land at Place Farm, The Street,	Binsted	Binsted	Rejected	0	0	0	0	The site does not relate well to the existing settlement pattern and development on the site would have a potential adverse impact on the character and appearance of the landscape.

Total by Settlement	12	12	0	0
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EA002

Land at Clements Close

Binsted



Key

Recommendation

Has Potential (Deliverable)



South Downs National Park Boundary (where applicable)



Settlement Boundary

Site Reference
EA002

Area
East Hampshire

Site Address
Land at Clements Close

Settlement
Binsted
Parish
Binsted

Source
Previously assessed by Borough/District Council

Current Use
Agricultural

Summary of Landscape Assessment
Low/Medium Sensitivity The site is not widely visible and relates to the existing recent settlement pattern.

Summary of Suitability	Is the site suitable?
The site is considered suitable for a small number of dwellings, which is consistent with density and character of surrounding development and would retain the existing trees and hedgerow screening around the sites. The site is located within 5km of SPA and impact would need to be assessed.	Yes

Summary of Availability	Is the site available?
The site is in single ownership and the owner has previously indicated that the site would be available immediately.	Yes

Summary of Achievability	Is development on the site achievable?
There are power cables crossing the site and it would need to be demonstrated that these would not affect or prevent potential development. If this can be resolved then there are no other reasons why development on the site could not be achieved.	Yes

Assessment Recommendation	Has Potential (Deliverable)
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Reason for Rejection
Not Applicable.

Site Area (Ha)	Site Density (dph)	Estimated Yield	0-5 years	6-10 years	11-15 years
0.5	24	12	12	0	0

Site Ref	Site Address	Summary of Landscape Assessment	Summary of Suitability	Suitable	Summary of Availability	Available	Summary of Achievability	Achievable	Reason for Rejection
Settlement Binsted									
EAI24	Land at Place Farm, The Street,	Medium/High Sensitivity Medium High Landscape Sensitivity due to open and exposed nature of the site and high visibility from local public right of way. Poor connection with settlement.	The site is within 5km of a Special Protection Area. The site is not considered to be well related to the settlement.	No	The is considered available and has recently been submitted.	Yes	There is no reason to indicate why development on the site is not achievable.	Yes	The site does not relate well to the existing settlement pattern and development on the site would have a potential adverse impact on the character and appearance of the landscape.

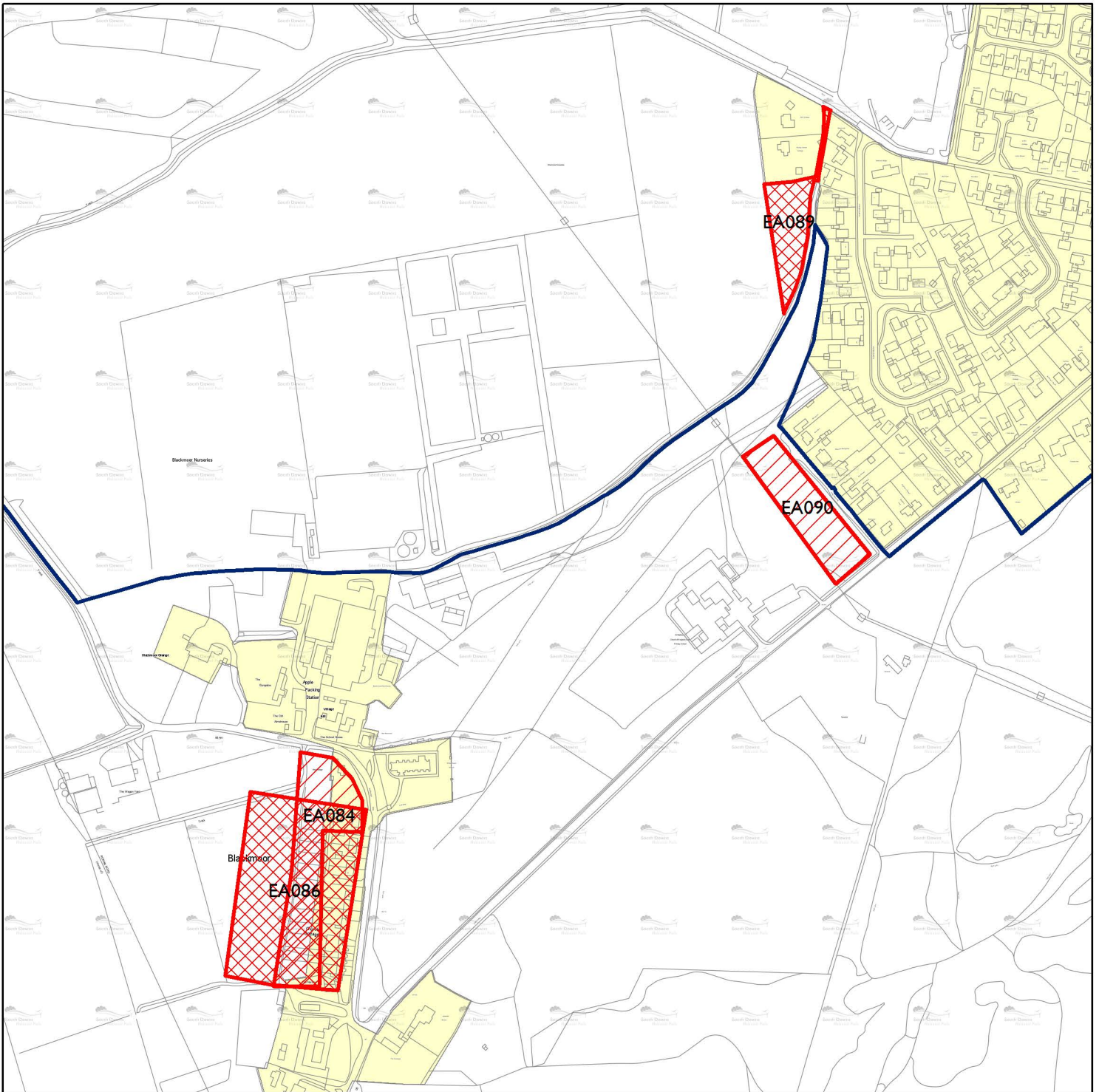
Appendix D(v) - East Hampshire

Site Assessments by Settlement


Blackmoor

Settlement Map

Blackmoor



Key

Recommendation  South Downs National Park Boundary (where applicable)

 Rejected  Settlement Boundary

 Excluded

Site Ref	Site Address	Settlement	Parish	Recommendation	Total Yield	0-5 Years	6-10 Years	11-15 Years	Rejected/Excluded Reason
Settlement Blackmoor									
EA084	Land west of Church Cottages	Blackmoor	Selborne	Rejected	0	0	0	0	The site is not considered suitable to yield 5 or more net additional homes.
EA086	Land to the rear of Church Colleges,	Blackmoor	Selborne	Excluded	0	0	0	0	The site is not considered suitable to yield 5 or more net additional homes.
EA090	Land West of Bracken lane,	Blackmoor	Selborne	Rejected	0	0	0	0	The loss of woodland is not considered acceptable and the site is located within 400m of a Special Protection Area.
Total by Settlement					0	0	0	0	

Site Ref	Site Address	Summary of Landscape Assessment	Summary of Suitability	Suitable	Summary of Availability	Available	Summary of Achievability	Achievable	Reason for Rejection
Settlement Blackmoor									
EA084	Land west of Church Cottages	Medium/High Sensitivity to the type of development within the SHLAA thresholds, due to setting of listed buildings and location within historic core.	The site is partially located within the Blackmoor Conservation Area. It is adjacent to three Grade II Listed Buildings to the north and St Matthews Church (Grade II* Listed Building) to the north east. The site is located within 5km of a Special Protection Area.	No	The site is in single ownership and the owner has previously indicated that the site would be available immediately.	Yes	There are power cables running along the western edge of the site and it would need to be demonstrated that these would not affect or prevent potential development. If this can be resolved then there are no other reasons why development on the site could not be achieved.	Yes	The site is not considered suitable to yield 5 or more net additional homes.
EA090	Land West of Bracken lane,	Medium Sensitivity The site is existing woodland in an area subject to significant redevelopment.	The site is within 400m of a Special Protection Area. The site is part of a continuous tract of woodland which connects to Woolmer Forest to the east. There is a power line running along the western edge of the site. The site is within a Mineral Consultation Area.	No	The site is in single ownership and the owner has previously indicated that the site would be available immediately.	Yes	There is no reason to indicate why development on the site is not achievable.	Yes	The loss of woodland is not considered acceptable and the site is located within 400m of a Special Protection Area.

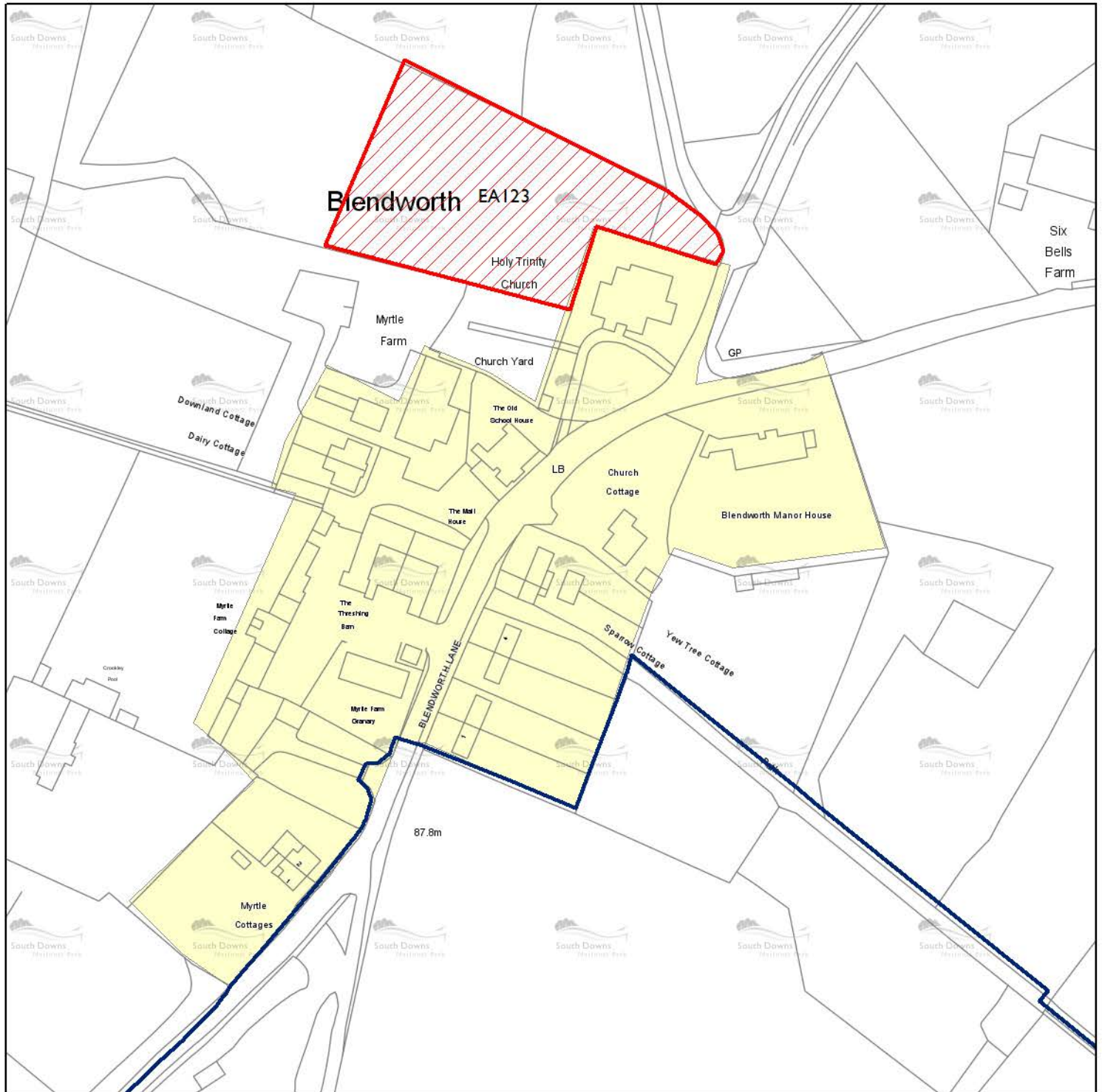
Appendix D(v) - East Hampshire

Site Assessments by Settlement




Blendworth

Settlement Map

Blendworth



Key

- Recommendation  South Downs National Park Boundary (where applicable)
-  Rejected
-  Settlement Boundary

Site Ref	Site Address	Settlement	Parish	Recommendation	Total Yield	0-5 Years	6-10 Years	11-15 Years	Rejected/Excluded Reason
Settlement Blendworth									
EA123	Land adjacent to Blendworth Church, Blendworth Lane	Blendworth	Horndean	Rejected	0	0	0	0	Development on the site would have a potential adverse impact on the character and appearance of the landscape.
Total by Settlement					0	0	0	0	

Site Ref	Site Address	Summary of Landscape Assessment	Summary of Suitability	Suitable	Summary of Availability	Available	Summary of Achievability	Achievable	Reason for Rejection
Settlement Blendworth									
EA123	Land adjacent to Blendworth Church, Blendworth Lane	Medium/High Sensitivity Medium-High Sensitivity due to relationship with church yard and access issues. Mature parkland setting of Blendworth house (rectory) to the north.	The site is adjacent to the settlement boundary and a grade II listed church (located to the south east). The site is surrounded by the conservation area and a small part of the site is within the conservation area.	No	The site is considered to be available for development.	Yes	There is no reason to indicate why development on the site is not achievable.	Yes	Development on the site would have a potential adverse impact on the character and appearance of the landscape.

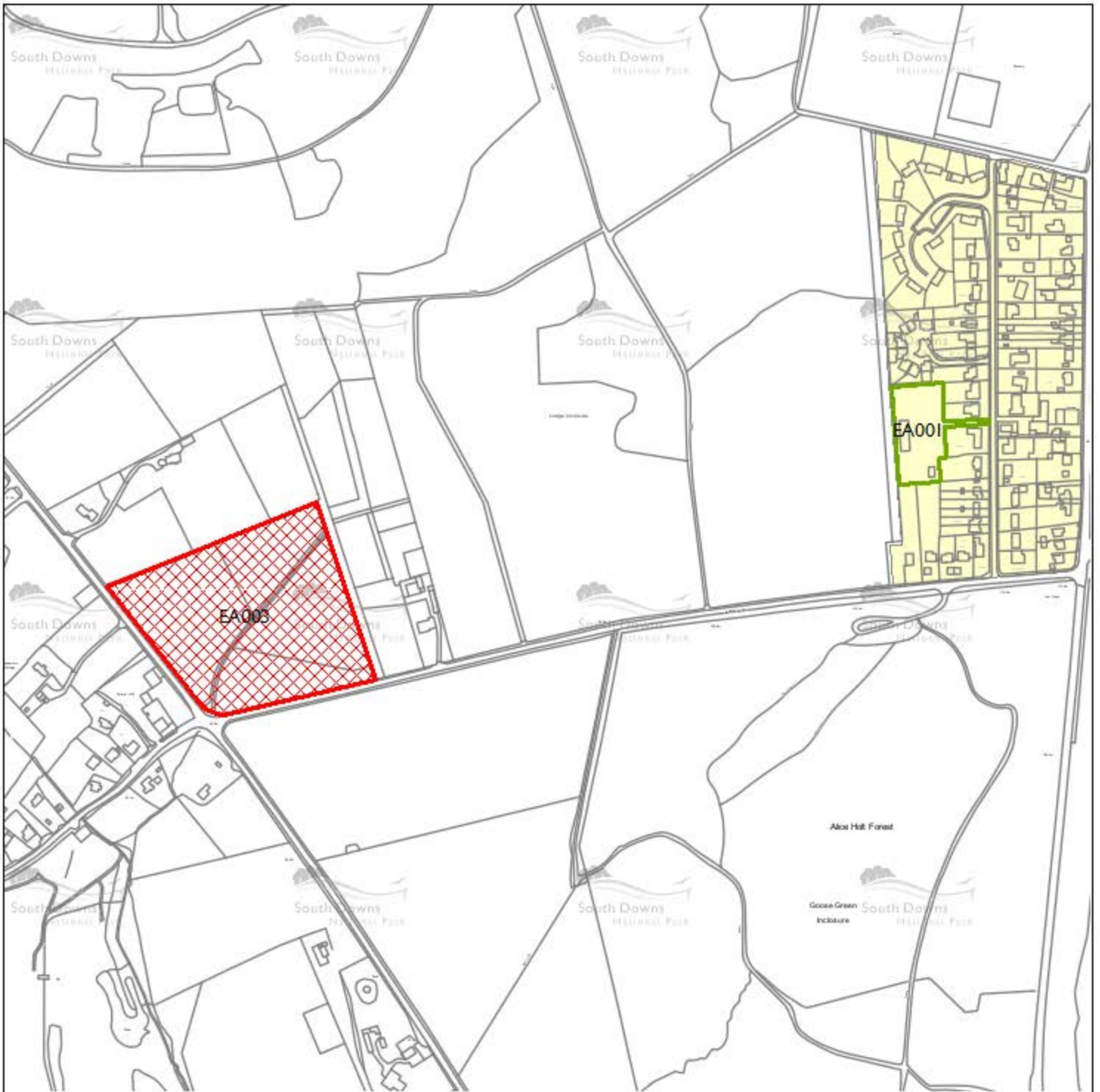
Appendix D(v) - East Hampshire

Site Assessments by Settlement

Bucks Horn Oak

Settlement Map

Bucks Horn Oak





Key

Recommendation

 Has Potential (Deliverable or Developable)

 Excluded

 South Downs National Park Boundary (where applicable)

 Settlement Boundary

Site Ref	Site Address	Settlement	Parish	Recommendation	Total Yield	0-5 Years	6-10 Years	11-15 Years	Rejected/Excluded Reason
Settlement Bucks Horn Oak									
EA001	Holt Leigh House, Back Lane	Bucks Horn Oak	Binsted	Has Potential (Deliverable)	9	9	0	0	Not Applicable.
Total by Settlement					9	9	0	0	

Site Reference
EA001

Area
East Hampshire

Site Address
Holt Leigh House, Back Lane

Settlement
Bucks Horn Oak
Parish
Binsted

Source
Permission

Current Use
Residential

Summary of Landscape Assessment
Low Sensitivity The site is Low Sensitivity due to the limited visibility and nature of site. Ecological impacts not assessed as part of this assessment.

Summary of Suitability	Is the site suitable?
The site is an existing residential property set in a large plot. It is surrounded by residential development except on the western boundary which abuts woodland, but this boundary is line with the adjacent residential properties. The site is adjacent to open access land, ancient woodland and a Site of Importance for Nature Conservation. It is located within 5km of Special Protection Area and the impact on this would need to be assessed. Given its location within the settlement, the site is considered suitable for a small number of dwellings, consistent with the character and density of surrounding development. However, potential ecological impacts on nearby designated areas would need to be assessed.	Yes

Summary of Availability	Is the site available?
Planning permission was granted on 22nd October 2014 (after the base date of this study)	Yes

Summary of Achievability	Is development on the site achievable?
There is no reason to indicate why development on the site is not achievable.	Yes

Assessment Recommendation	Has Potential (Deliverable)
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Reason for Rejection
Not Applicable.

Site Area (Ha)	Site Density (dph)	Estimated Yield	0-5 years	6-10 years	11-15 years
0.4	23	9	9	0	0

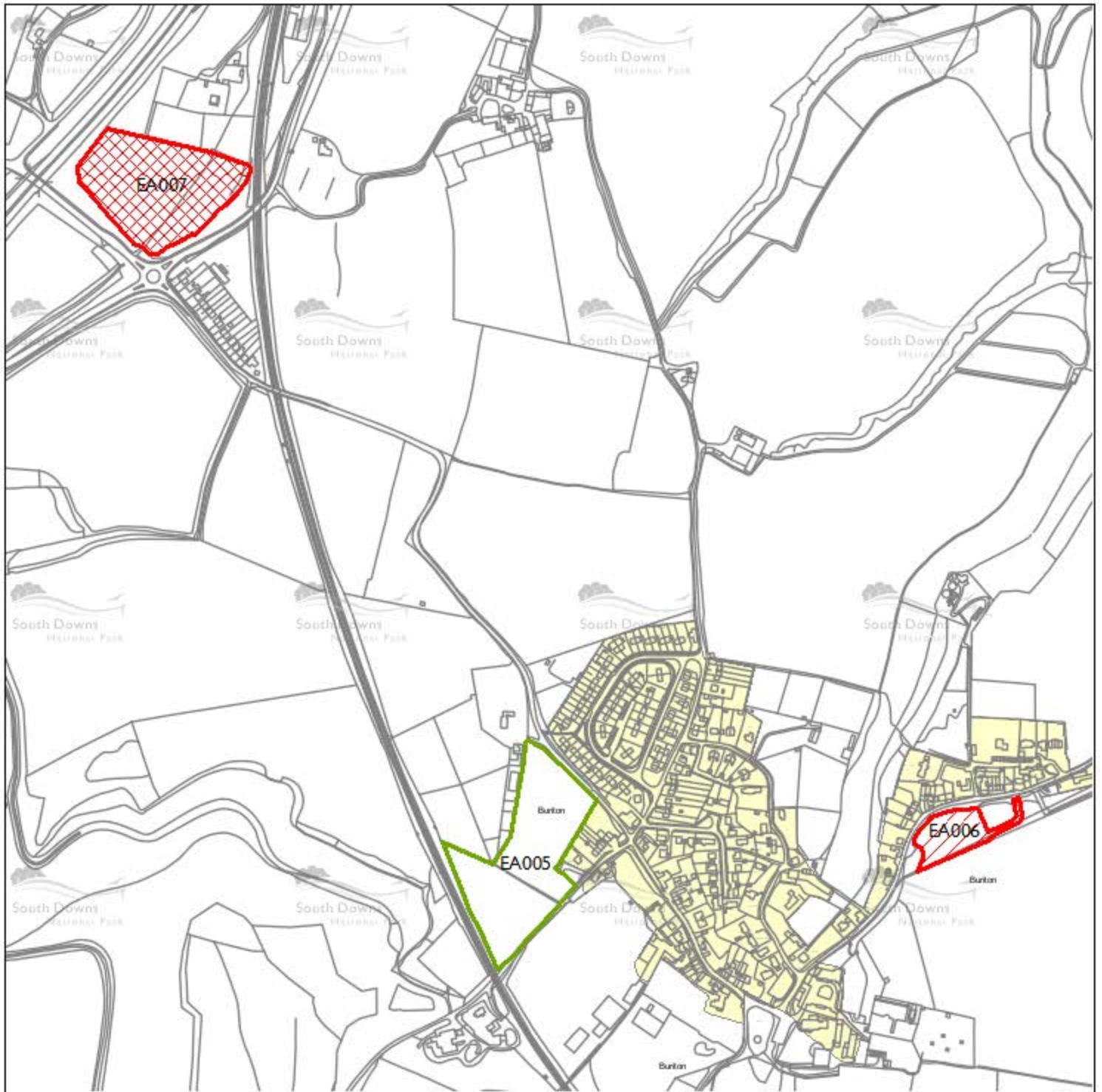
Appendix D(v) - East Hampshire

Site Assessments by Settlement






Buriton

Settlement Map

Buriton



Key

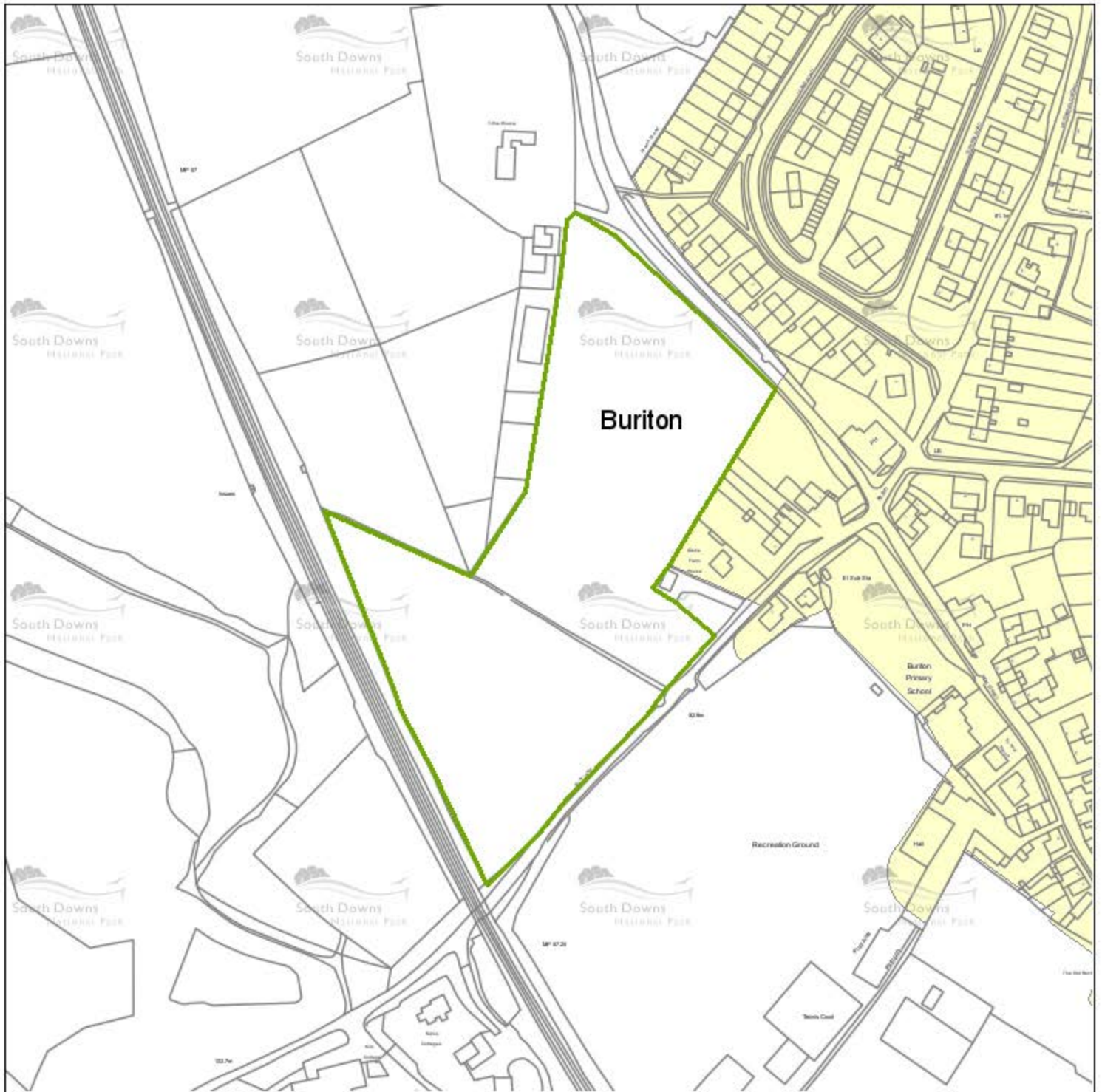
Recommendation	 South Downs National Park Boundary (where applicable)
 Has Potential (Deliverable or Developable)	 Settlement Boundary
 Rejected	
 Excluded	

Site Ref	Site Address	Settlement	Parish	Recommendation	Total Yield	0-5 Years	6-10 Years	11-15 Years	Rejected/Excluded Reason
Settlement Buriton									
EA005	Land at Greenways and Kiln Lanes	Buriton	Buriton	Has Potential (Deliverable)	11	11	0	0	Not Applicable.
EA006	Land at Buriton House	Buriton	Buriton	Rejected	0	0	0	0	The site does not relate well to the existing settlement pattern and development on the site would have a potential adverse impact on the character and appearance of the landscape.
EA007	Land at Greenways Lane	Buriton	Buriton	Excluded	0	0	0	0	The site is not considered to be previously developed land, is outside a settlement and is detached and unrelated to that settlement.
Total by Settlement					11	11	0	0	

EA005

Land at Greenways and Kiln Lanes

Buriton



Key

Recommendation

Has Potential (Deliverable)



South Downs National Park Boundary (where applicable)



Settlement Boundary

Site Reference
EA005

Area
East Hampshire

Site Address Land at Greenways and Kiln Lanes	Settlement Buriton
	Parish Buriton

Source Previously assessed by Borough/District Council	Current Use Vacant Land
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Summary of Landscape Assessment High/Medium Sensitivity The site is large and disproportionate to the scale of the settlement. The indirect impacts - traffic, highway design and activity of a large housing development would be significantly detrimental to local character and would mean that the site is High Sensitivity. There is an area of the site along Kiln Lane where a smaller development could be located and this would be within the middle field of the site along Kiln Lane frontage only, equal to the depth of existing plots. This would be Medium Sensitivity, a smaller site would be more consistent with the settlement pattern and with lesser highway and transport impacts in close proximity to the scarp slope

Summary of Suitability The site is bounded by Greenways Lane and Kiln Lane where mature hedgerows screen the site from close view. The site rises to the west and north. There is a mainline railway line along the western boundary, beyond the railway line there is an area of Ancient Woodland. As the landscape assessment concludes, the site as a whole is not suitable for development. It is consider that it may be suitable for a small amount of development along Kiln Lane, which is focused alongside the existing residential properties. The site is within 250m of an Historic Landfill Site.	Is the site suitable? Yes
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Summary of Availability The site is in single ownership and the owner has previously indicated that the site would be available immediately.	Is the site available? Yes
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Summary of Achievability There is no reason to indicate why development on the site is not achievable.	Is development on the site achievable? Yes
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Assessment Recommendation	Has Potential (Deliverable)
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Reason for Rejection Not Applicable. Details of full assessment in Appendix D.

Site Area (Ha) 0.4	Site Density (dph) 28	Estimated Yield 11	0-5 years 11	6-10 years 0	11-15 years 0
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Site Ref	Site Address	Summary of Landscape Assessment	Summary of Suitability	Suitable	Summary of Availability	Available	Summary of Achievability	Achievable	Reason for Rejection
Settlement Buriton									
EA006	Land at Buriton House	High Sensitivity The site does not relate well to the surrounding character features or settlement pattern and would affect the enjoyment of the public right of way which runs along the south side of the site.	The site is opposite the conservation area and adjacent to the Grade II listed buildings located along North Lane. There is a public right of way running along the southern edge of the site. The site is elevated in relation to adjacent residential properties along North Lane and is in a prominent location. The site does not have any shared boundaries with the settlement and is not well related to it. Therefore, the site is not considered suitable for development.	No	The site is in single ownership and the owner has previously indicated the site would be available with the first five year period.	Yes	The land is raised above North Lane, therefore a graded access would need to be achieved.	Yes	The site does not relate well to the existing settlement pattern and development on the site would have a potential adverse impact on the character and appearance of the landscape.

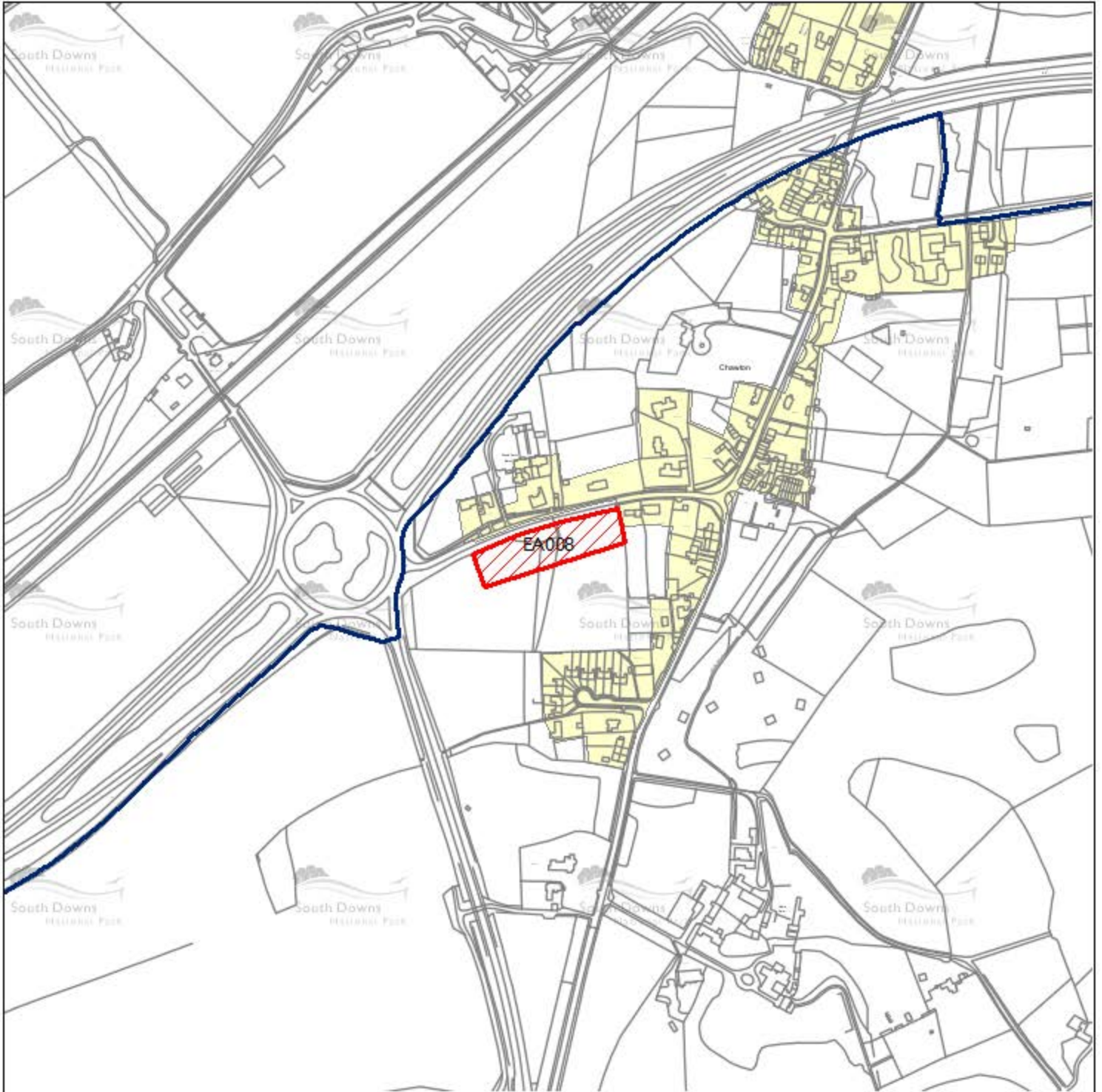
Appendix D(v) - East Hampshire

Site Assessments by Settlement




Chawton

Settlement Map

Chawton



Key

- Recommendation  South Downs National Park Boundary (where applicable)
-  Rejected  Settlement Boundary

Site Ref	Site Address	Settlement	Parish	Recommendation	Total Yield	0-5 Years	6-10 Years	11-15 Years	Rejected/Excluded Reason
Settlement Chawton									
EA008	Land adjoining Winchester Road	Chawton	Chawton	Rejected	0	0	0	0	Development on the site would have a potential adverse impact on the character and appearance of the landscape. Development on the site would have a potential adverse impact on heritage assets.
Total by Settlement					0	0	0	0	

Site Ref	Site Address	Summary of Landscape Assessment	Summary of Suitability	Suitable	Summary of Availability	Available	Summary of Achievability	Achievable	Reason for Rejection
Settlement Chawton									
EA008	Land adjoining Winchester Road	High Sensitivity The site has High Sensitivity owing to its location at the entrance to the settlement and the impact that a new access would have on the road, with the size of the site being dominant in relation to the settlement and its features.	The site is a field in a prominent position alongside Winchester Road and is visible from a long distance trail (St. Swithins Way). It shares a small part of boundary with the settlement, but it is not well related to the settlement boundary. The site is adjacent to the conservation area and 3 Grade II listed buildings on the northern and eastern boundary. Given the position of the site and outcome of the landscape assessment (above), the site is not considered suitable for development.	No	The site is in single ownership and the owner has previously indicated the site would be available with the second five year period.	Yes	There is no reason to indicate why development on the site is not achievable.	Yes	Development on the site would have a potential adverse impact on the character and appearance of the landscape. Development on the site would have a potential adverse impact on heritage assets.

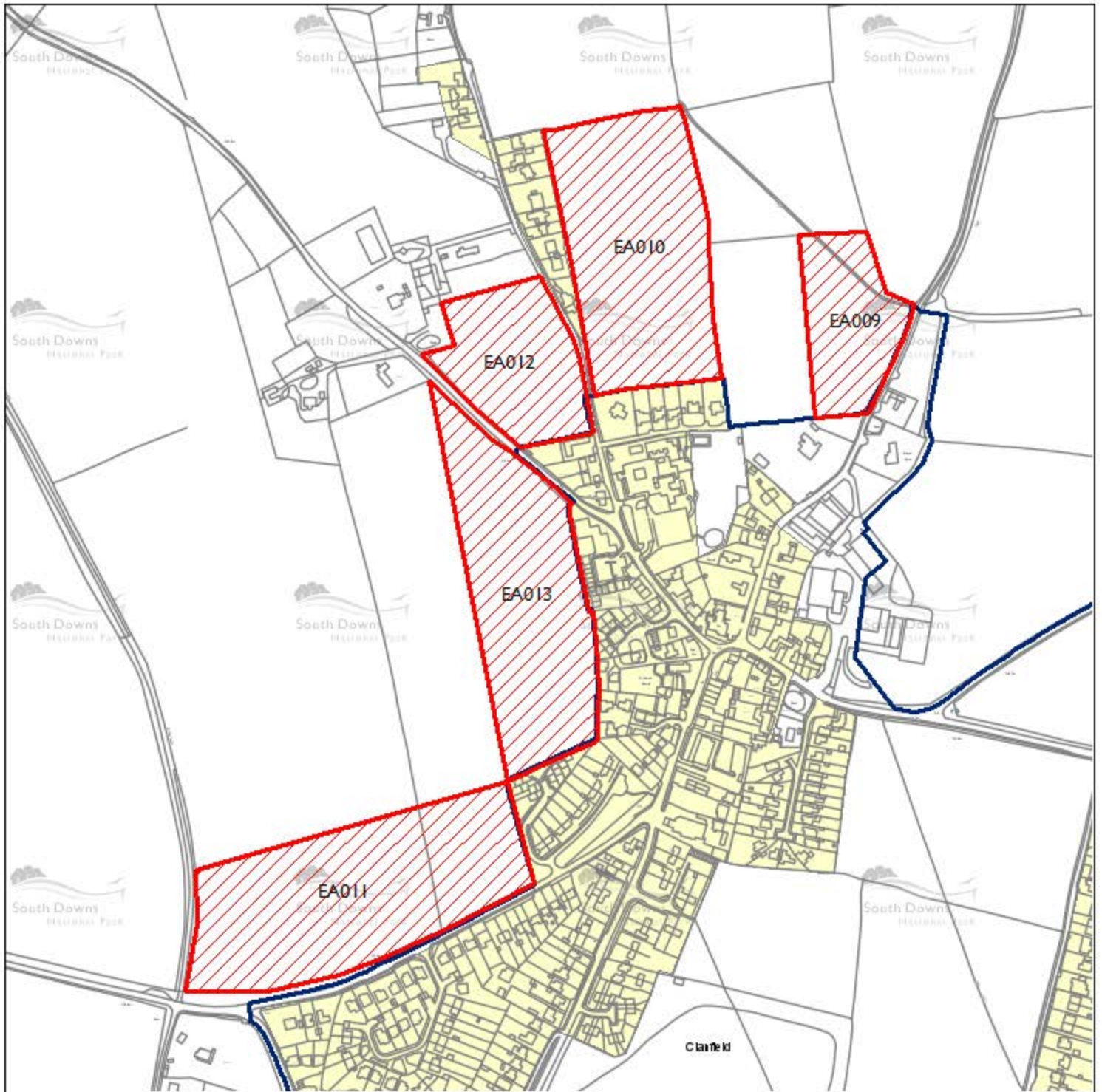
Appendix D(v) - East Hampshire

Site Assessments by Settlement




Clanfield

Settlement Map

Clanfield



Key

- Recommendation  South Downs National Park Boundary (where applicable)
-  Rejected  Settlement Boundary

Site Ref	Site Address	Settlement	Parish	Recommendation	Total Yield	0-5 Years	6-10 Years	11-15 Years	Rejected/Excluded Reason
Settlement Clanfield									
EA009	Land west of North Lane	Clanfield	Clanfield	Rejected	0	0	0	0	The site does not relate well to the existing settlement pattern and development on the site would have a potential adverse impact on the character and appearance of the landscape.
EA010	Land East of Little Hyden Lane	Clanfield	Clanfield	Rejected	0	0	0	0	The site does not relate well to the existing settlement pattern and development on the site would have a potential adverse impact on the character and appearance of the landscape.
EA011	Land North of Hambledon Road	Clanfield	Clanfield	Rejected	0	0	0	0	The site does not relate well to the existing settlement pattern and development on the site would have a potential adverse impact on the character and appearance of the landscape.

Site Ref	Site Address	Settlement	Parish	Recommendation	Total Yield	0-5 Years	6-10 Years	11-15 Years	Rejected/Excluded Reason
EA012	Land east of East Meon Road	Clanfield	Clanfield	Rejected	0	0	0	0	The site does not relate well to the existing settlement pattern and development on the site would have a potential adverse impact on the character and appearance of the landscape.
EA013	Land west of East Meon Road	Clanfield	Clanfield	Rejected	0	0	0	0	The site does not relate well to the existing settlement pattern and development on the site would have a potential adverse impact on the character and appearance of the landscape.
Total by Settlement					0	0	0	0	

Site Ref	Site Address	Summary of Landscape Assessment	Summary of Suitability	Suitable	Summary of Availability	Available	Summary of Achievability	Achievable	Reason for Rejection
Settlement Clanfield									
EA009	Land west of North Lane	High Sensitivity The site does not relate to the settlement pattern and highway access would have negative impact on the rural lane alongside the site. The site would have a detrimental impact on the surrounding downland and extend urbanising influences into the National Park.	The site rises up to the north and development of the site would be inconsistent with the surrounding character and settlement form which consists of mostly dispersed dwellings and farmsteads. The site is adjacent to a Grade II Listed Building (located to the south of the site). Given the potential detrimental impact on the landscape character and the relationship with the settlement, the site is not considered suitable for development.	No	The site is in single ownership and the owner has previously indicated the site would be available in the next 5 years.	Yes	There is no reason to indicate why development on the site is not achievable.	Yes	The site does not relate well to the existing settlement pattern and development on the site would have a potential adverse impact on the character and appearance of the landscape.
EA010	Land East of Little Hyden Lane	High Sensitivity The site does not relate to the settlement pattern and highway access would have negative impact on the rural lane alongside the site. The site would have a detrimental impact on the surrounding downland and extend urbanising influences into the National Park.	The site rises up to the north and development of the site would be inconsistent with the surrounding character and settlement form. The site does share boundaries with surrounding residential development, but it is not considered to relate well to the settlement pattern. Therefore, given the potential detrimental impact on the landscape character and the relationship with the settlement, the site is not considered suitable for development.	No	The site is in single ownership and the owner has previously indicated the site would be available in the next 5 years.	Yes	The site access would be via Little Hyden Lane, which is a narrow lane. Further advice on potential for safe access point and impact of additional development would need to be sought. There are no other reasons to indicate why development on the site could not be achieved.	Yes	The site does not relate well to the existing settlement pattern and development on the site would have a potential adverse impact on the character and appearance of the landscape.
EA011	Land North of	High Sensitivity	The site rises to the east and	No 49	The site is in	Yes	There is no	Yes	The site does not

Site Ref	Site Address	Summary of Landscape Assessment	Summary of Suitability	Suitable	Summary of Availability	Available	Summary of Achievability	Achievable	Reason for Rejection
EA011	Land North of Hambledon Road	The site does not relate to the settlement pattern and highway access would have negative impact. The site would have a detrimental impact on the surrounding downland and extend urbanising influences into the National Park.	development of the site would be inconsistent with the surrounding character and settlement. The site does share a boundary with adjacent residential development along Hambledon Road, but it is not considered to relate well to the settlement pattern. Therefore, given the potential detrimental impact on the landscape character and the relationship with the settlement, the site is not considered suitable for development.	No	single ownership and the owner has previously indicated the site would be available in the next 5 years.	Yes	reason to indicate why development on the site is not achievable.	Yes	relate well to the existing settlement pattern and development on the site would have a potential adverse impact on the character and appearance of the landscape.
EA012	Land east of East Meon Road	High Sensitivity The site does not relate to the settlement pattern and highway access would have negative impact on the rural lane alongside the site. The site would have a detrimental impact on the surrounding downland and extend urbanising influences into the National Park.	The site rises up to the north and development of the site would be inconsistent with the surrounding character and settlement form which consists of mostly dispersed dwellings and farmsteads. The site does share boundaries with surrounding residential development, but it is not considered to relate well. Therefore, given the potential detrimental impact on the landscape character and the relationship with the settlement, the site is not considered suitable for development.	No	The site is in single ownership and the owner has previously indicated the site would be available in the next 5 years.	Yes	There is no reason to indicate why development on the site is not achievable.	Yes	The site does not relate well to the existing settlement pattern and development on the site would have a potential adverse impact on the character and appearance of the landscape.
EA013	Land west of East Meon Road	High Sensitivity The site does not relate to the settlement pattern and highway access would have negative impact on the	The site rises up to the north. The site is not well contained and a new boundary would need to be created along the western edge of the site. The site shares a boundary with settlement along	No	The site is in single ownership and the owner has previously indicated the site would be available	Yes	There is no reason to indicate why development on the site is not achievable.	Yes	The site does not relate well to the existing settlement pattern and development on the site would have a

Site Ref	Site Address	Summary of Landscape Assessment	Summary of Suitability	Suitable	Summary of Availability	Available	Summary of Achievability	Achievable	Reason for Rejection
EA013	Land west of East Meon Road	rural lane alongside the site. The site would have a detrimental impact on the surrounding downland and extend urbanising influences into the National Park.	the eastern edge, but it is not considered to relate well to the existing settlement pattern. Therefore, given the potential detrimental impact on the landscape character and the relationship with the settlement, the site is not considered suitable for development.	No	in the next 5 years.	Yes		Yes	potential adverse impact on the character and appearance of the landscape.

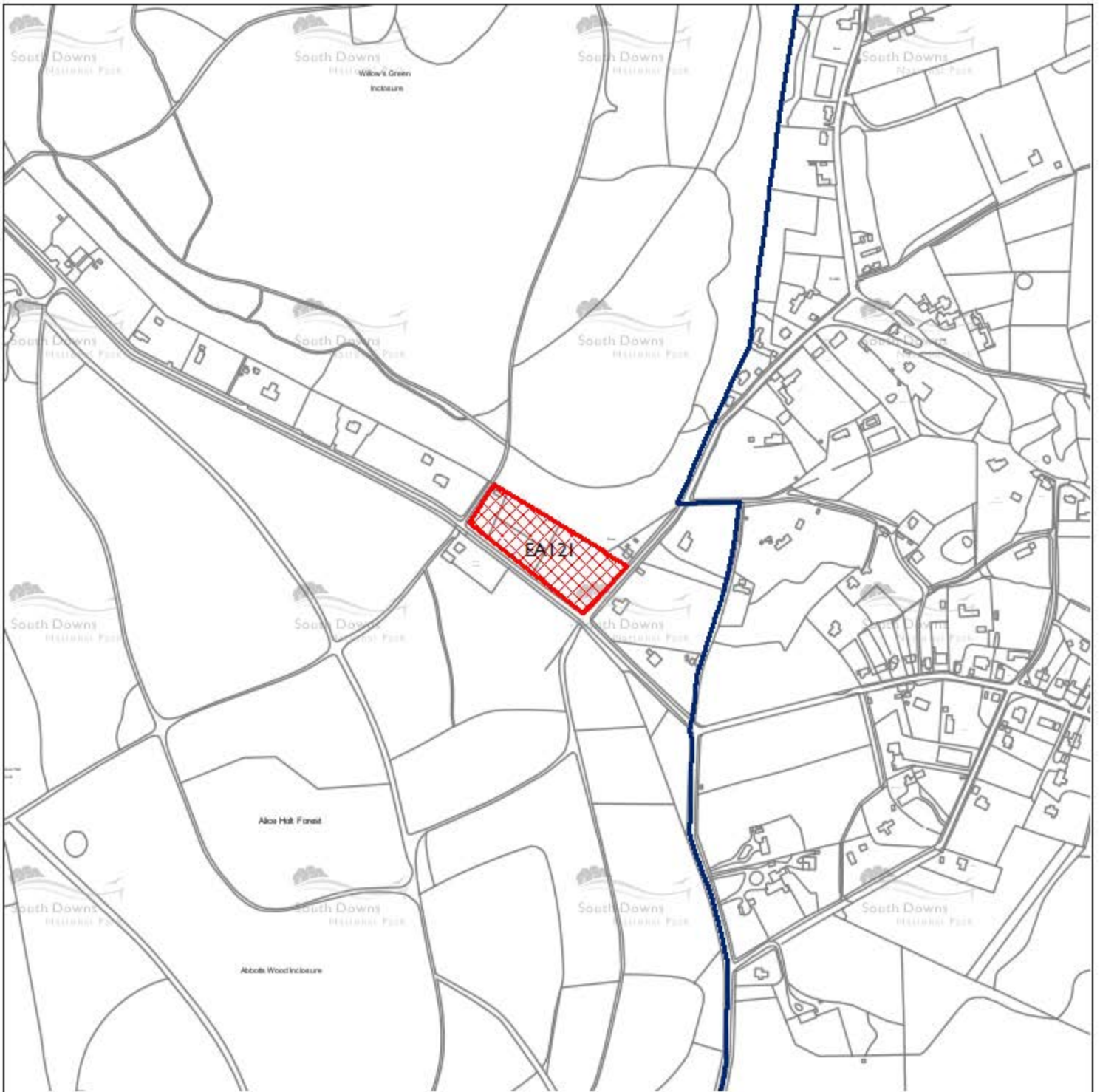
Appendix D(v) - East Hampshire

Site Assessments by Settlement


Dockenfield

Settlement Map

Dockenfield



Key

Recommendation  South Downs National Park Boundary (where applicable)

 Excluded

Site Ref	Site Address	Settlement	Parish	Recommendation	Total Yield	0-5 Years	6-10 Years	11-15 Years	Rejected/Excluded Reason
Settlement Dockenfield									
EA121	Plainfield, Batts Corner	Dockenfield	Binsted	Excluded	0	0	0	0	The site is not considered to be previously developed land, is outside a settlement and is detached and unrelated to that settlement.
Total by Settlement					0	0	0	0	

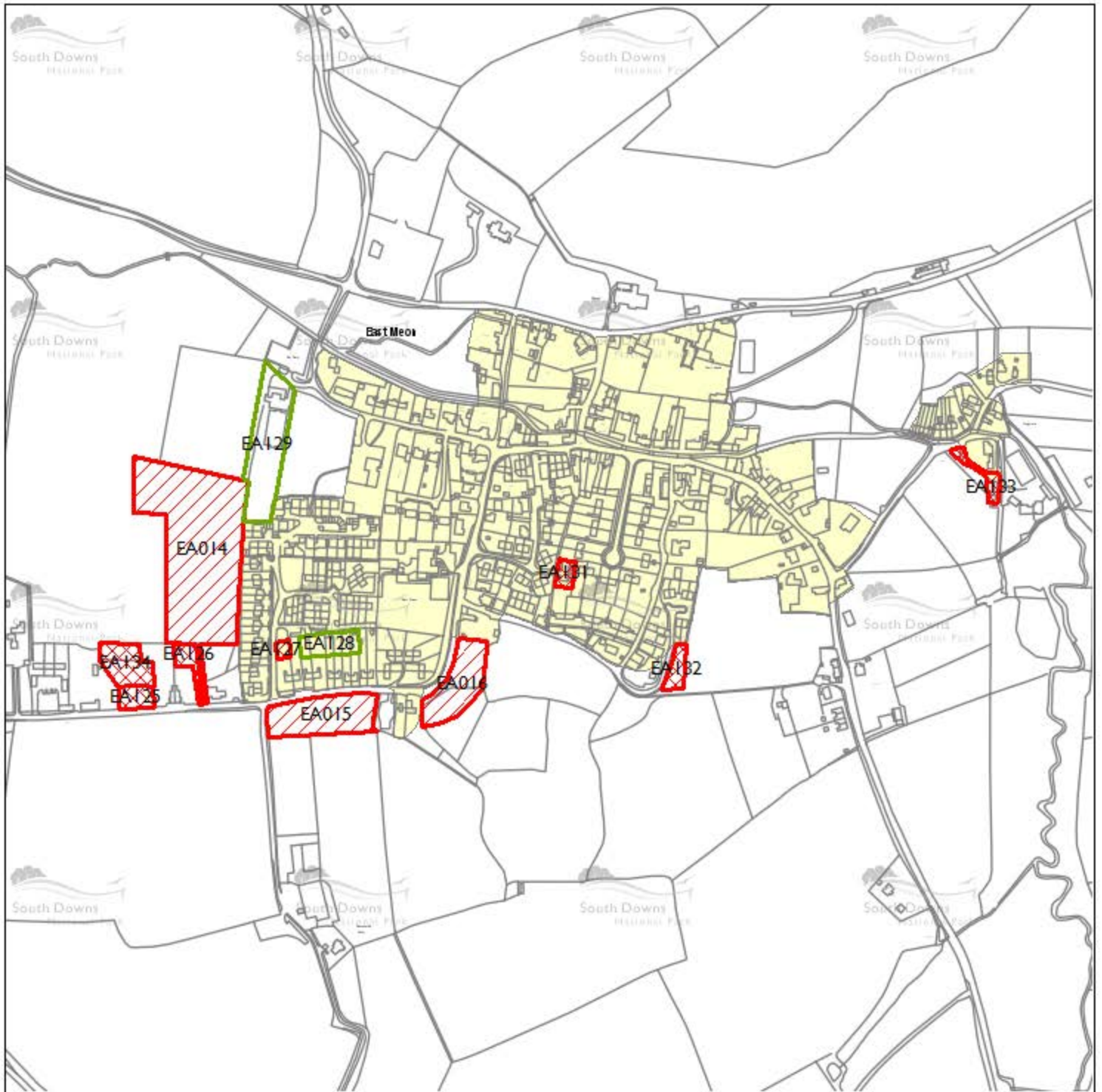
Appendix D(v) - East Hampshire

Site Assessments by Settlement

East Meon

Settlement Map

East Meon



Key


Recommendation

 Has Potential (Deliverable or Developable)

 Rejected

 Excluded

 South Downs National Park Boundary (where applicable)

 Settlement Boundary

Site Ref	Site Address	Settlement	Parish	Recommendation	Total Yield	0-5 Years	6-10 Years	11-15 Years	Rejected/Excluded Reason
Settlement East Meon									
EA014	Land at the rear of Duncombe Road	East Meon	East Meon	Rejected	0	0	0	0	Development on the site is not currently considered to be achievable.
EA015	Land South of Coombe Road	East Meon	East Meon	Rejected	0	0	0	0	The site does not relate well to the existing settlement pattern and development on the site would have a potential adverse impact on the character and appearance of the landscape.
EA016	Land east of Chapel Street	East Meon	East Meon	Rejected	0	0	0	0	Development on the site would have a potential adverse impact on the character and appearance of the landscape.
EA125	Land west of Garston Cottages, Coombe Road	East Meon	East Meon	Excluded	0	0	0	0	The site is not considered suitable to yield 5 or more additional homes.
EA126	Land to the rear of 2 Garston Cottages	East Meon	East Meon	Excluded	0	0	0	0	The site is not considered suitable to yield 5 or more additional homes.
EA127	Land to the rear of 4 Kews Meadow, Coombe Road	East Meon	East Meon	Excluded	0	0	0	0	The site is not considered suitable to yield 5 or more additional homes.

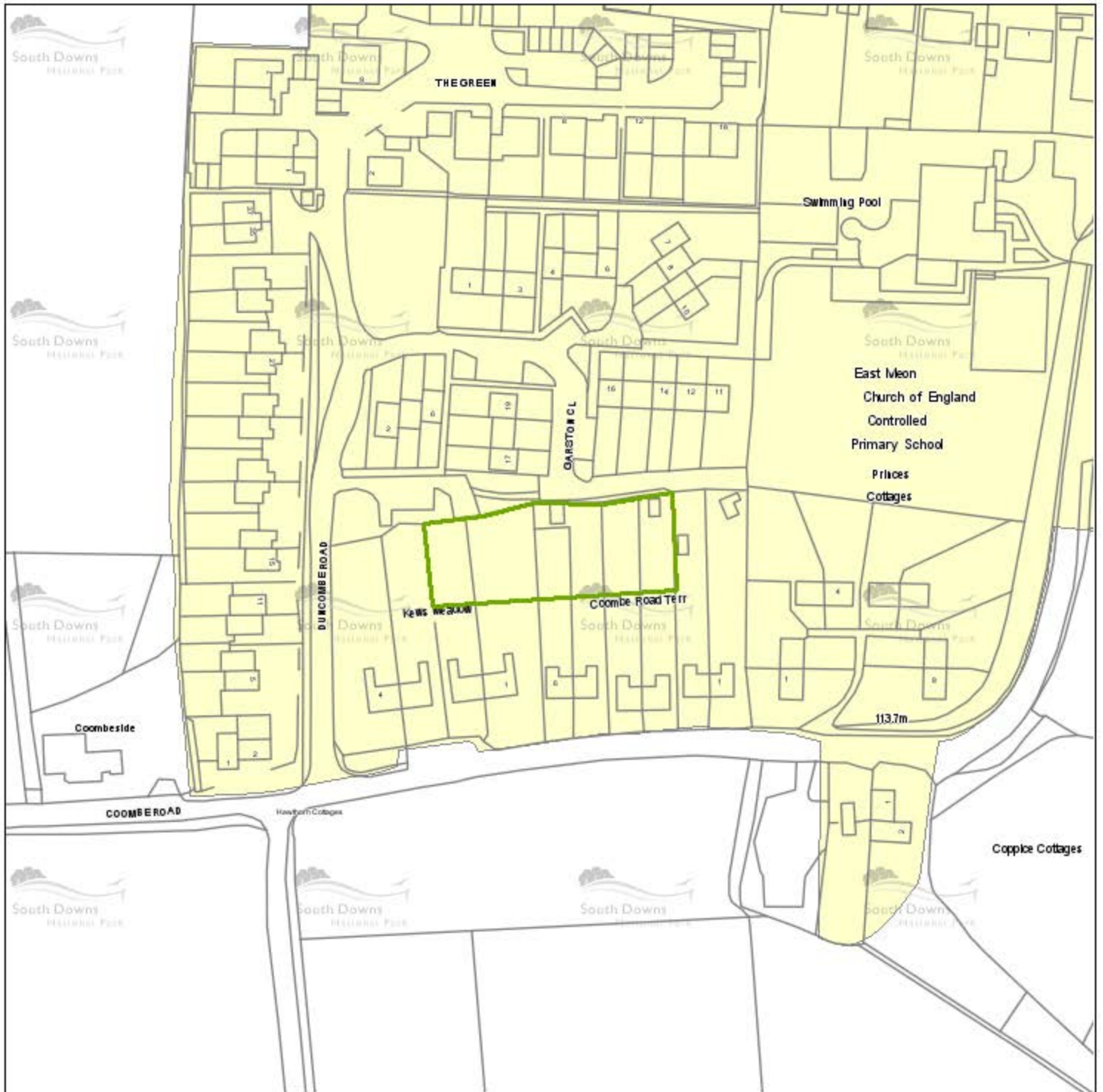
Site Ref	Site Address	Settlement	Parish	Recommendation	Total Yield	0-5 Years	6-10 Years	11-15 Years	Rejected/Excluded Reason
EA128	Land to the rear of Coombe Road Terrace,	East Meon	East Meon	Has Potential (Deliverable)	5	5	0	0	Not Applicable.
EA129	Land off Workhouse Lane	East Meon	East Meon	Has Potential (Deliverable)	11	0	11	0	Not Applicable.
EA131	Garages off Hill View	East Meon	East Meon	Excluded	0	0	0	0	The site is not considered suitable to yield 5 or more additional homes.
EA132	Land off Anvil Close	East Meon	East Meon	Excluded	0	0	0	0	The site is not considered suitable to yield 5 or more additional homes.
EA133	Land south of Mill Cottage, Frogmore	East Meon	East Meon	Excluded	0	0	0	0	The site is not considered suitable to yield 5 or more additional homes.
EA134	Land north west of Garston Cottages, Coombe Road	East Meon	East Meon	Excluded	0	0	0	0	The site is not considered suitable to yield 5 or more additional homes.

Total by Settlement	16	5	11	0
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EA128

Land to the rear of Coombe Road Terrace,

East Meon



Key

Recommendation

Has Potential (Deliverable)



South Downs National Park Boundary (where applicable)



Settlement Boundary

Site Reference
EAI28

Area
East Hampshire

Site Address	Settlement
Land to the rear of Coombe Road Terrace,	East Meon
	Parish
	East Meon
Source	Current Use
Submission	Residential garden

Summary of Landscape Assessment
Low Sensitivity Low Landscape sensitivity due to settlement location and existing character being suburban.

Summary of Suitability	Is the site suitable?
The site is located within the existing settlement boundary and includes parts of the rear gardens of a row of semi detached house. To the north of the gardens is a higher density residential development.	Yes

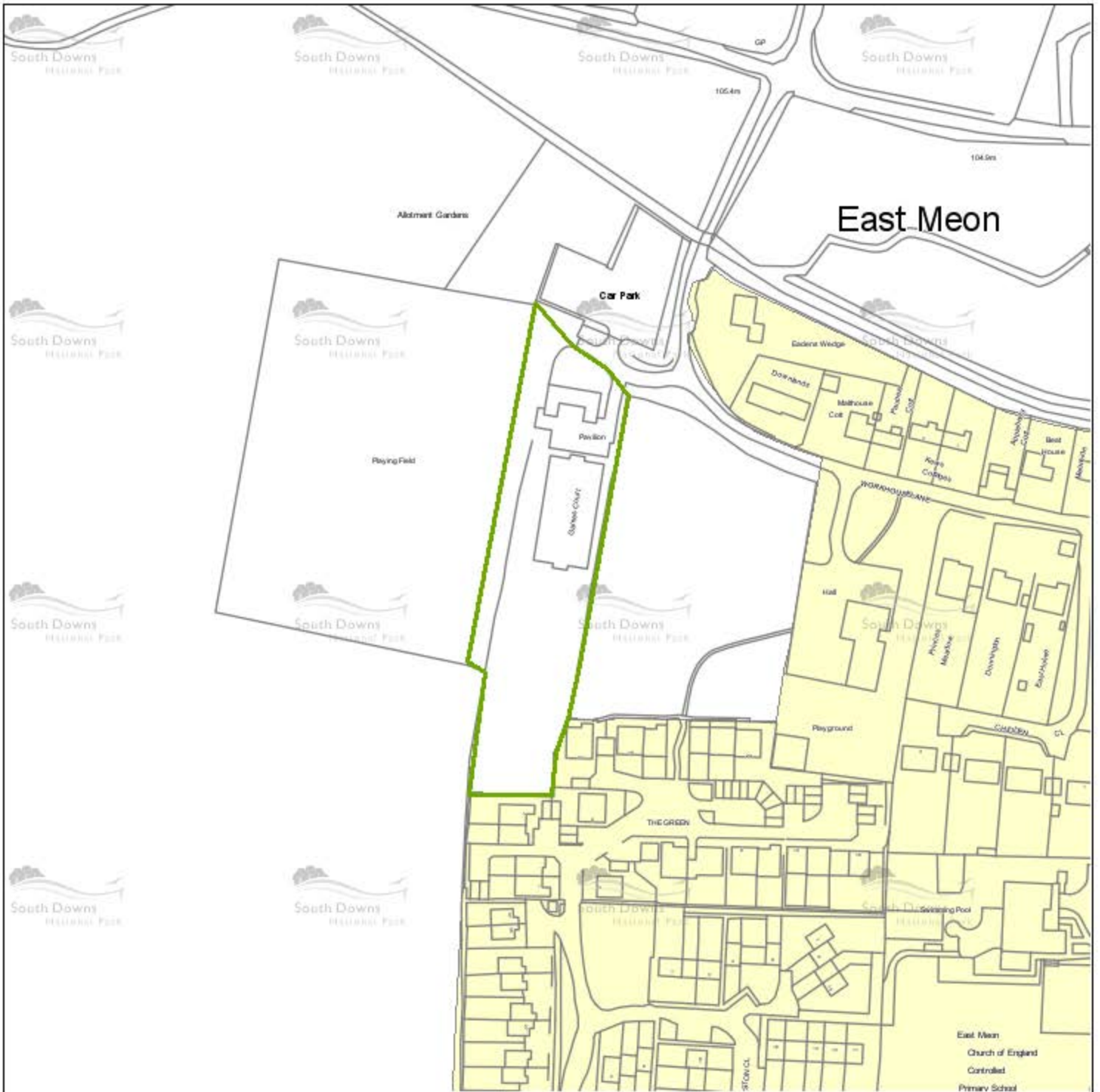
Summary of Availability	Is the site available?
The site is in single ownership and has been identified through the neighbourhood plan process.	Yes

Summary of Achievability	Is development on the site achievable?
There are no reasons to indicate why development on the site could not be achieved.	Yes

Assessment Recommendation	Has Potential (Deliverable)
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Reason for Rejection
Not Applicable.

Site Area (Ha)	Site Density (dph)	Estimated Yield	0-5 years	6-10 years	11-15 years
0.14	35	5	5	0	0



Key

Recommendation

Has Potential (Deliverable)



South Downs National Park Boundary (where applicable)



Settlement Boundary

Site Reference
EAI29

Area
East Hampshire

Site Address
Land off Workhouse Lane

Settlement
East Meon
Parish
East Meon

Source
Submission

Current Use
Sports and Recreation

Summary of Landscape Assessment
Medium/High Sensitivity Medium Sensitivity due to PDL and sporting character, Medium High if previously undeveloped due to edge of settlement location and sensitivity of village green adjacent. Alternative sporting facilities required.

Summary of Suitability	Is the site suitable?
The site is bounded by trees and hedgerows, some of which are protected by Tree Preservation Orders. A small part of the site, along the northern boundary, is within flood zone 2 and 3. There is an existing sports pavilion and multi-use games area on the site and it would need to be demonstrated that these are no longer in use or could be provided elsewhere. The site is situated between the village hall and village green to the east and a recreation ground to the west. Development of the site would need to retain connections to between these areas.	Yes

Summary of Availability	Is the site available?
The site is being promoted by a single owner and is being considered through the neighbourhood plan.	Yes

Summary of Achievability	Is development on the site achievable?
There is no reason to indicate why development on the site could not be achieved.	Yes

Assessment Recommendation	Has Potential (Deliverable)
----------------------------------	------------------------------------

Reason for Rejection
Not Applicable.

Site Area (Ha)	Site Density (dph)	Estimated Yield	0-5 years	6-10 years	11-15 years
0.5	22	11	0	11	0

Site Ref	Site Address	Summary of Landscape Assessment	Summary of Suitability	Suitable	Summary of Availability	Available	Summary of Achievability	Achievable	Reason for Rejection
Settlement East Meon									
EA014	Land at the rear of Duncombe Road	Medium Sensitivity The site is sensitive to views from the west and to the recreation ground to the north. Connections to the recreation ground would seem to be desirable.	The site may be suitable for in principle, if it could be demonstrated that this would sensitively designed, taking into account its position within the larger field and relationship to the recreation ground.	Yes	The site is in single ownership and the owner has previously indicated the site would be available in the next 5 years.	Yes	There is a narrow access lane to the site. It would need to be demonstrated that safe access to the site could be achieved.	No	Development on the site is not currently considered to be achievable.
EA015	Land South of Coombe Road	Medium/High Sensitivity Medium/high sensitivity due to quality and character of existing settlement edge. Development of this site would interrupt the existing landscape structure to a significant degree.	The site is a small part of a larger field which has been partitioned by relatively new boundary planting. It is visible as a field rising away from Coombe Road. It is physically detached from the settlement boundary by Coombe Road and the car park to the east. Given the relationship of the site with the settlement and the landscape assessment conclusions, above the site is not considered suitable for development.	No	The site is in single ownership and the owner has previously indicated the site would be available in the next 5 years.	Yes	A safe access point to the site would need to be created; this would require removal of existing hedgerows. There are no other reasons to indicate why development on the site could not be achieved.	Yes	The site does not relate well to the existing settlement pattern and development on the site would have a potential adverse impact on the character and appearance of the landscape.
EA016	Land east of Chapel Street	Medium/High Sensitivity Due to quality and character of existing settlement edge. Development of this site would interrupt the existing landscape structure to a significant degree.	The site is raised above Coombe Road and is not currently visible. However development it is expected that development on the site would be visible from Coombe Road, which would be imposing and detrimental to its sunken lane qualities. Part of the site is covered by trees. There is a Grade II Listed Building adjacent	No	The site is in single ownership and the owner has previously indicated the site would be available in the next 5 years.	Yes	A safe access point to the site would need to be created. It is expected that access would be via the existing access to Coppice Cottages on the corner of the	Yes	Development on the site would have a potential adverse impact on the character and appearance of the landscape.

Site Ref	Site Address	Summary of Landscape Assessment	Summary of Suitability	Suitable	Summary of Availability	Available	Summary of Achievability	Achievable	Reason for Rejection
EA016	Land east of Chapel Street		to the north of the site. The site is therefore not considered suitable for development.	No		Yes	bend.	Yes	

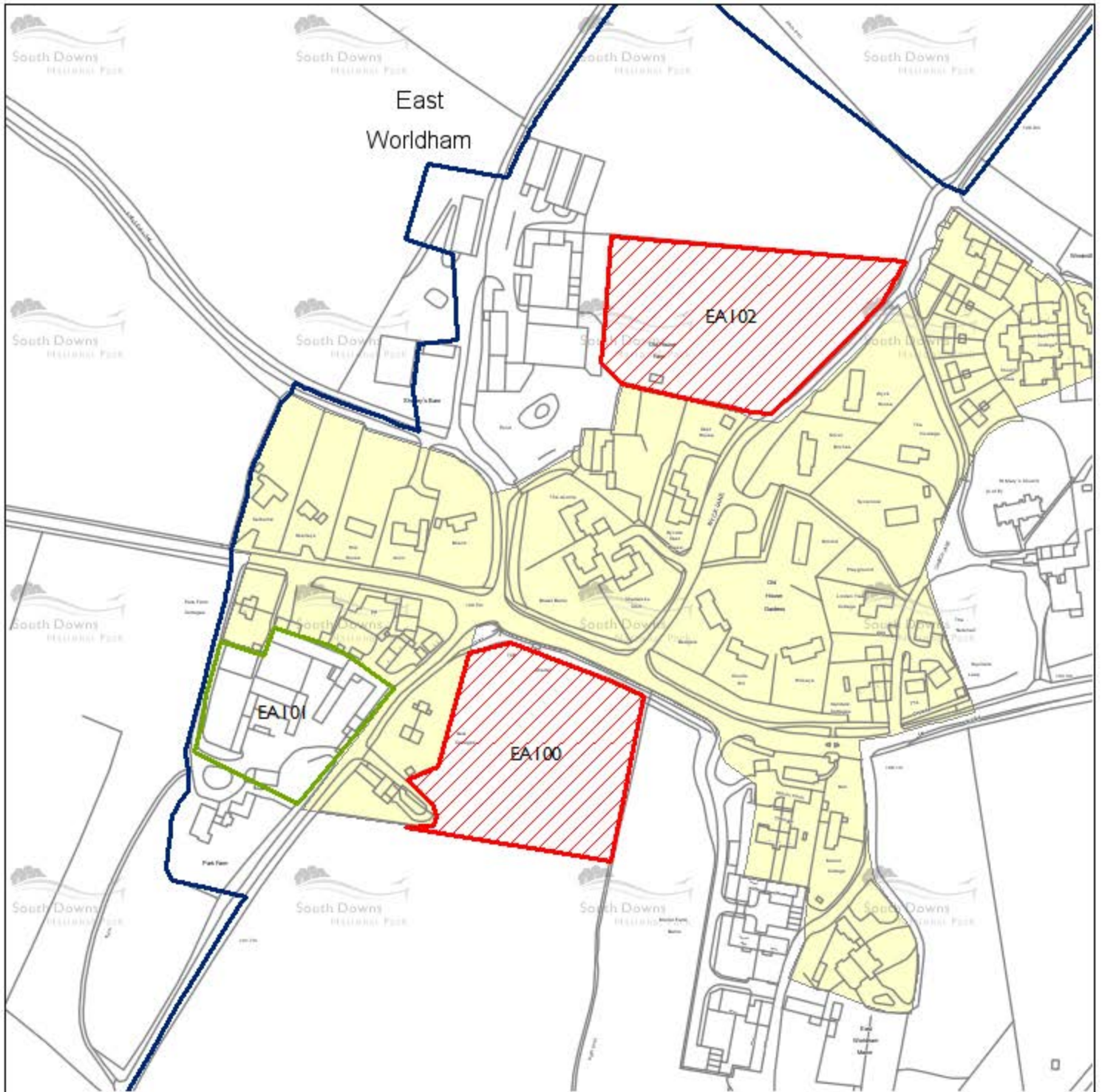
Appendix D(v) - East Hampshire

Site Assessments by Settlement

East Worldham

Settlement Map

East Worldham




Key

Recommendation

 Has Potential (Deliverable or Developable)

 Rejected

 South Downs National Park Boundary (where applicable)

 Settlement Boundary

Site Ref	Site Address	Settlement	Parish	Recommendation	Total Yield	0-5 Years	6-10 Years	11-15 Years	Rejected/Excluded Reason
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Settlement East Worldham

EA100	Land at Blanket Street	East Worldham	Worldham	Rejected	0	0	0	0	Development on the site would have a potential adverse impact on the character and appearance of the landscape. There is no evidence that the site is available or being actively promoted. Development on the site is not currently considered to be achievable.
EA101	Land at Park Farm, Blanket Street	East Worldham	Worldham	Has Potential (Deliverable)	11	11	0	0	Not Applicable.
EA102	Land west of Wyck Lane	East Worldham	Worldham	Rejected	0	0	0	0	Development on the site would have a potential adverse impact on the character and appearance of the landscape.

Total by Settlement	11	11	0	0
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EA101

Land at Park Farm, Blanket Street

East Worldham



Key

Recommendation

Has Potential (Deliverable)



South Downs National Park Boundary (where applicable)



Settlement Boundary

Site Reference
EAI01

Area
East Hampshire

Site Address Land at Park Farm, Blanket Street	Settlement East Worldham
	Parish Worldham

Source Previously assessed by Borough/District Council	Current Use Agricultural buildings
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Summary of Landscape Assessment Medium Sensitivity Due to potential impacts associated with converting the existing buildings to domestic use whilst retaining the rural and agricultural character of this location.
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Summary of Suitability There is a Grade II Listed Building adjacent to the north. The site is located within 5km of a Special Protection Area. The site is considered suitable for low density development which would retain the existing character of the site through conversion of the existing agricultural buildings or a combination of conversion and new build. However, given the conclusions of the landscape assessment this would required careful design to ensure that the existing rural character of the site and its relationship with the setting of the settlement and adjacent listed building was not affected.	Is the site suitable? Yes
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Summary of Availability The site is in single ownership and the owner has previously indicated the site would be available in the next 5 years.	Is the site available? Yes
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Summary of Achievability There is no reason to indicate why development on the site is not achievable.	Is development on the site achievable? Yes
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Assessment Recommendation	Has Potential (Deliverable)
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Reason for Rejection Not Applicable.
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Site Area (Ha) 0.6	Site Density (dph) 18	Estimated Yield 11	0-5 years 11	6-10 years 0	11-15 years 0
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Site Ref	Site Address	Summary of Landscape Assessment	Summary of Suitability	Suitable	Summary of Availability	Available	Summary of Achievability	Achievable	Reason for Rejection
Settlement East Worldham									
EA100	Land at Blanket Street	High Sensitivity High sensitivity owing to elevated position, poor relationship with settlement pattern and views to higher ground	The site is within 5km of a Special Protection Area. The site is in a prominent position due to its elevated position. The site is adjacent to the settlement boundary on the western edge, however development of this site would not relate well to the existing settlement pattern, being inconsistent with the surrounding character and settlement form which consists of mostly dispersed large dwellings and farmsteads. The site is not considered suitable for development.	No	There is no recent evidence that the site is available or is being actively promoted.	No	Due to change in levels, access to Caker Lane (B3004), is likely to be problematic. Re-grading likely to be detrimental to landscape character.	No	Development on the site would have a potential adverse impact on the character and appearance of the landscape. There is no evidence that the site is available or being actively promoted. Development on the site is not currently considered to be achievable.
EA102	Land west of Wyck Lane	Medium/High Sensitivity The site is located in an area of very dispersed properties, and is in the foreground of extensive local views and those from the Hangers Way. Elevated position and lack of landscape structure would make development very prominent and inconsistent with surrounding character.	The site is located within 5km of a Special Protection Area. Due to the conclusions of the landscape assessment, the site is not considered suitable for development.	No	The site is in single ownership and the owner has previously indicated the site would be available in the next 5 years.	Yes	There is no reason to indicate why development on the site is not achievable.	Yes	Development on the site would have a potential adverse impact on the character and appearance of the landscape.

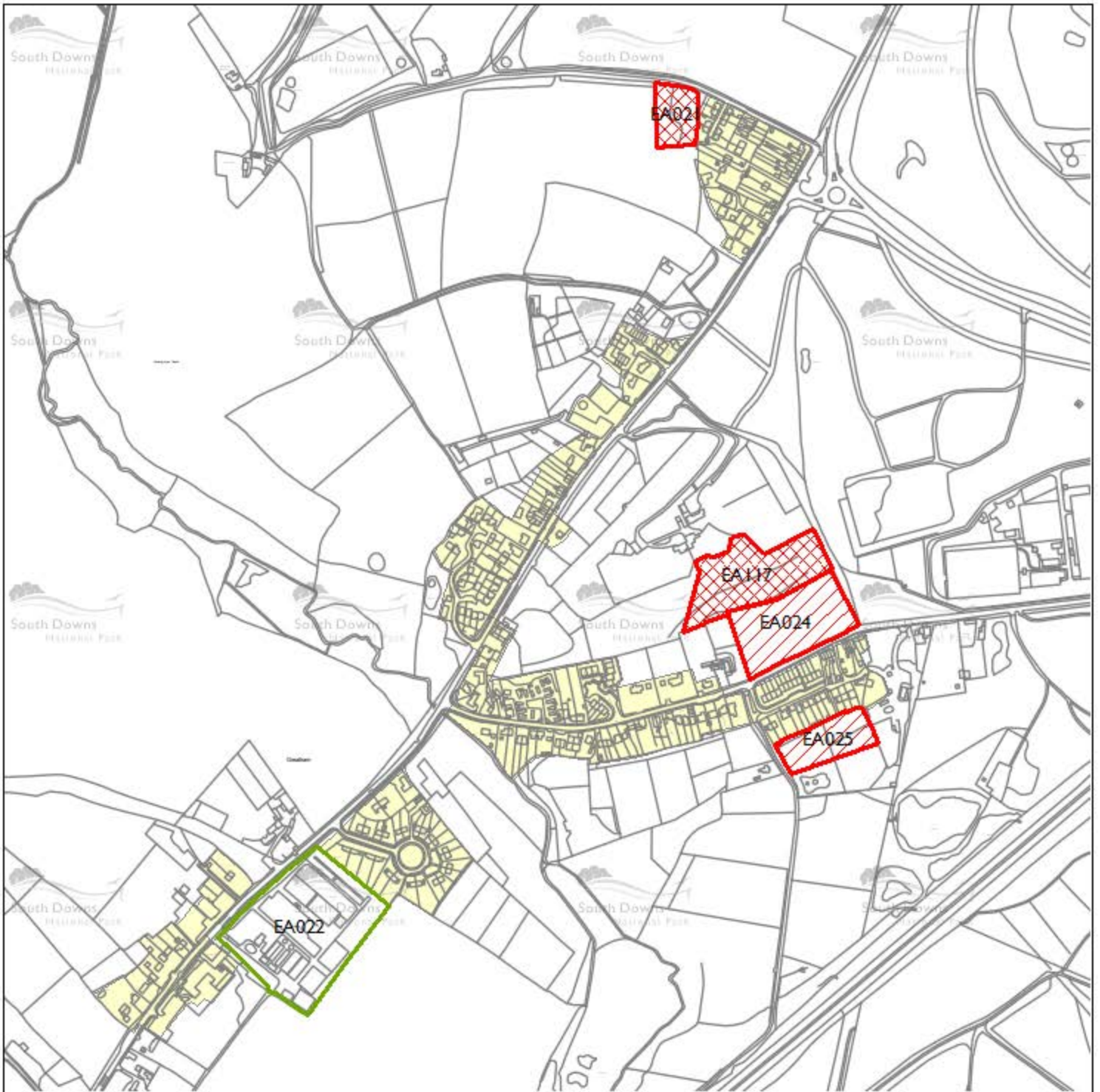
Appendix D(v) - East Hampshire

Site Assessments by Settlement

Greatham

Settlement Map

Greatham



Key


Recommendation

 Has Potential (Deliverable or Developable)

 Rejected

 Excluded

 South Downs National Park Boundary (where applicable)

 Settlement Boundary

Site Ref	Site Address	Settlement	Parish	Recommendation	Total Yield	0-5 Years	6-10 Years	11-15 Years	Rejected/Excluded Reason
Settlement Greatham									
EA021	Land to the South of Benhams Lane, Greatham	Greatham	Greatham	Excluded	0	0	0	0	The site is located within 400m of a Special Protection Area (SPA).
EA022	Liss Forest Nurseries, Petersfield Road	Greatham	Greatham	Has Potential (Deliverable)	68	0	0	68	Not Applicable.
EA024	Land North of Longmoor Road	Greatham	Greatham	Rejected	0	0	0	0	Loss of woodland.
EA025	Land South of Wolfmere Lane	Greatham	Greatham	Rejected	0	0	0	0	The site does not relate well to the existing settlement pattern and development on the site would have a potential adverse impact on the character and appearance of the landscape.
EA117	Land adjacent to Kings Holt, Petersfield Road	Greatham	Greatham	Excluded	0	0	0	0	The site is not considered to be previously developed land, is outside a settlement and is detached and unrelated to that settlement.
Total by Settlement					68	0	0	68	

EA022

Liss Forest Nurseries, Petersfield Road

Greatham



Key

Recommendation



South Downs National Park Boundary (where applicable)

Has Potential (Deliverable)



Settlement Boundary

Site Reference
EA022

Area
East Hampshire

Site Address Liss Forest Nurseries, Petersfield Road	Settlement Greatham
	Parish Greatham

Source Previously assessed by Borough/District Council	Current Use Horticulture
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Summary of Landscape Assessment Medium Sensitivity The size of the site and its location within the centre of the settlement makes it more sensitive than would normally occur for a site which is previously developed land.
--

Summary of Suitability The site is located in a prominent position on Petersfield Road. It is well screened behind a mature hedgerow, although the roofs of the existing glasshouses can be seen above this. There is a public right of way along the south eastern boundary, but views are limited. The site is located within a Mineral Consultation Area. There is a Special Protection Area within 5km.	Is the site suitable? Yes
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Summary of Availability The owner of the site has indicated that the site would become available in second or third 5 year period.	Is the site available? Yes
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Summary of Achievability The existing glasshouses would need to be cleared. This could result in high site preparation costs. There are no other reasons to indicate why development on the site is not achievable.	Is development on the site achievable? Yes
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Assessment Recommendation	Has Potential (Deliverable)
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Reason for Rejection Not Applicable.
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Site Area (Ha) 1.5	Site Density (dph) 28	Estimated Yield 68	0-5 years 0	6-10 years 0	11-15 years 68
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Site Ref	Site Address	Summary of Landscape Assessment	Summary of Suitability	Suitable	Summary of Availability	Available	Summary of Achievability	Achievable	Reason for Rejection
Settlement Greatham									
EA024	Land North of Longmoor Road	High Sensitivity The site comprises woodland which is contiguous with the western extremity of Woolmer Forest to the east. The site would require clear felling and this would significantly affect local amenity and enjoyment of the public right of way network.	The site is located within a Mineral Consultation Area. There is a Special Protection Area within 5km. Due to the conclusions of the landscape assessment, the site is not considered suitable for development.	No	The site is in single ownership and the owner has previously indicated the site would be available within the first five years.	Yes	There is no reason to indicate why development on the site is not achievable.	Yes	Loss of woodland.
EA025	Land South of Wolfmere Lane	Medium Sensitivity The site is not visible in the wider landscape although it is visible form an important bridleway connection. Development of this site would have a detrimental impact on this and would extend urbanising influences into the surrounding landscape. Improvements to existing access track would affect its rural character.	The site is well contained but is not considered to be well related to the existing settlement pattern. Therefore, due to this and the landscape assessment conclusions the site is not considered suitable for development. The site is located within a Mineral Consultation Area. There is a Special Protection Area within 5km.	No	The site is in single ownership and the owner has previously indicated the site would be available within the first five years.	Yes	The current access is narrow and via an unmade track. There are trees which are subject to Tree Preservation Orders on this access. There are no other reasons to indicate why development on the site could not be achieved.	Yes	The site does not relate well to the existing settlement pattern and development on the site would have a potential adverse impact on the character and appearance of the landscape.

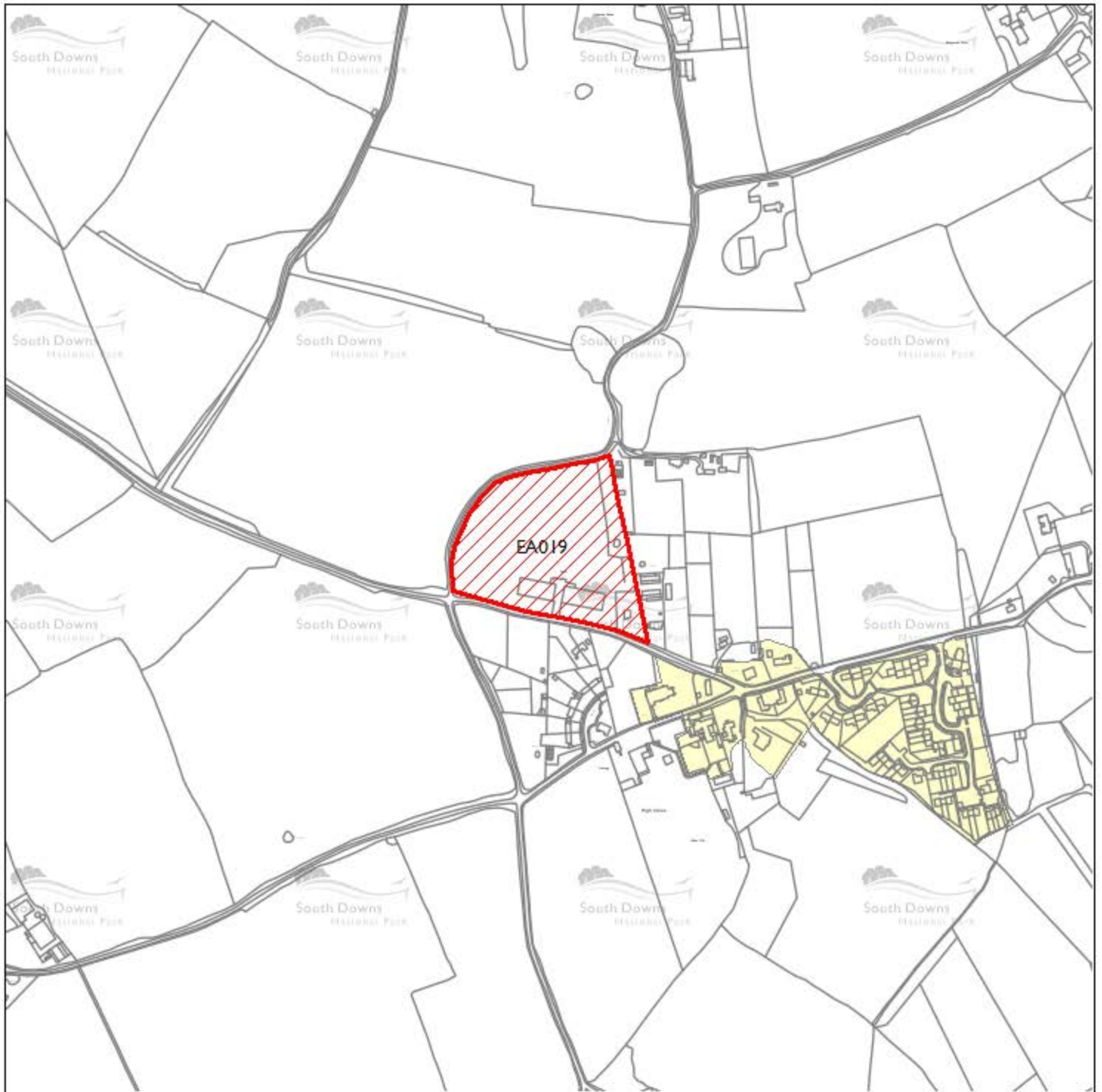
Appendix D(v) - East Hampshire

Site Assessments by Settlement




High Cross

Settlement Map

High Cross



Key

- Recommendation  South Downs National Park Boundary (where applicable)
-  Rejected  Settlement Boundary

Site Ref	Site Address	Settlement	Parish	Recommendation	Total Yield	0-5 Years	6-10 Years	11-15 Years	Rejected/Excluded Reason
Settlement High Cross									
EA019	Froxfield Flock Farm, Privett road	High Cross	Froxfield	Rejected	0	0	0	0	The site does not relate well to the existing settlement pattern and development on the site would have a potential adverse impact on the character and appearance of the landscape.

Total by Settlement	0	0	0	0
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Site Ref	Site Address	Summary of Landscape Assessment	Summary of Suitability	Suitable	Summary of Availability	Available	Summary of Achievability	Achievable	Reason for Rejection
Settlement High Cross									
EA019	Froxfield Flock Farm, Privett road	Medium/High Sensitivity High sensitivity due to size of the site in relation to the village, the prominent location, the age of the existing fieldscape. Area of existing buildings reduces sensitivity in the southern part of the site to Medium/High sensitivity although this is a large prominent area.	The site is not adjacent to the settlement boundary and not well related to the settlement. Based on this and the landscape assessment conclusions, the site is not considered suitable for development.	No	The site is in single ownership and the owner has previously indicated the site would be available within the first five years.	Yes	There is no reason to indicate why development on the site could not be achieved.	Yes	The site does not relate well to the existing settlement pattern and development on the site would have a potential adverse impact on the character and appearance of the landscape.

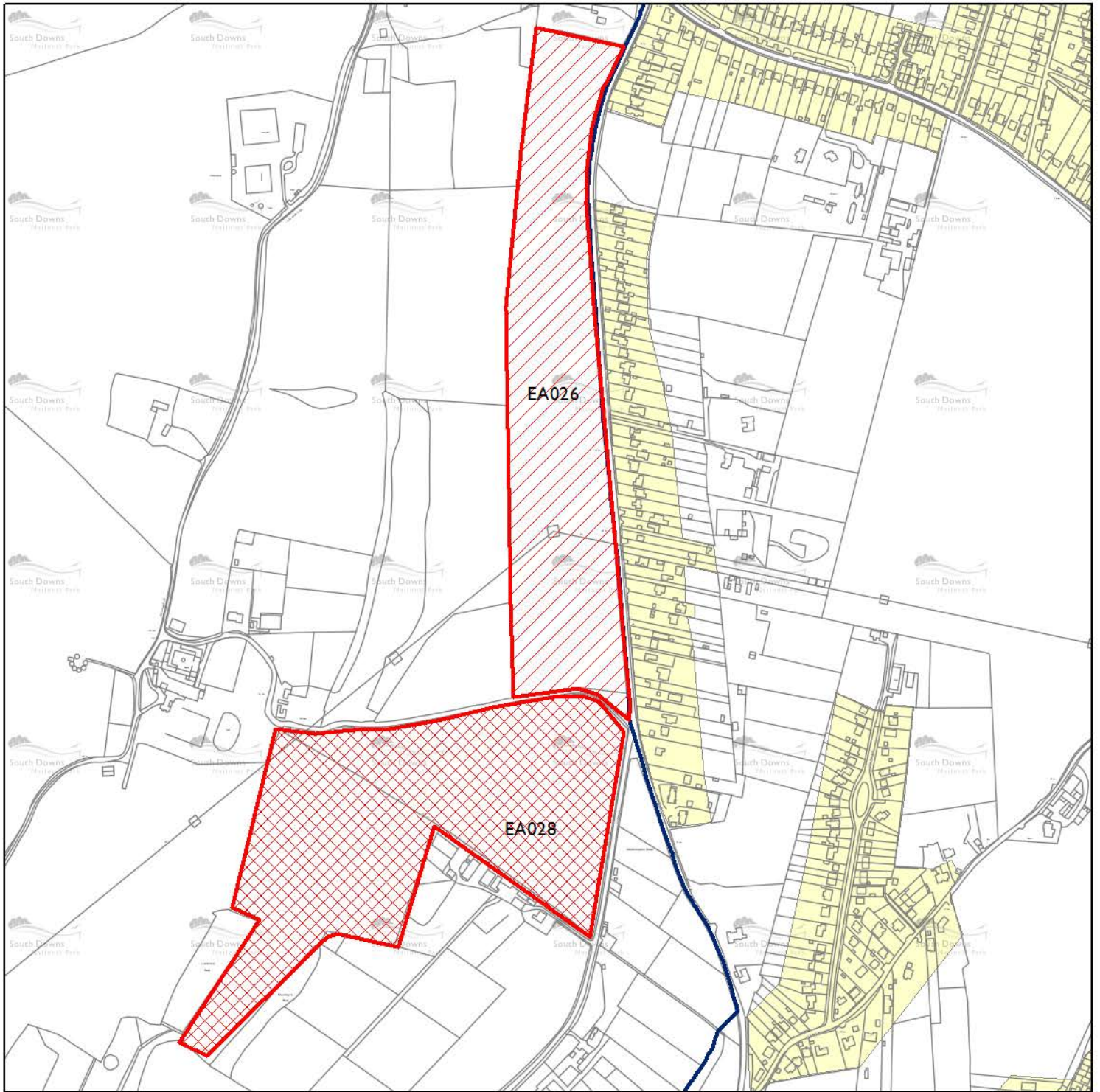
Appendix D(v) - East Hampshire

Site Assessments by Settlement

Horndean

Settlement Map

Horndean (North)



Key

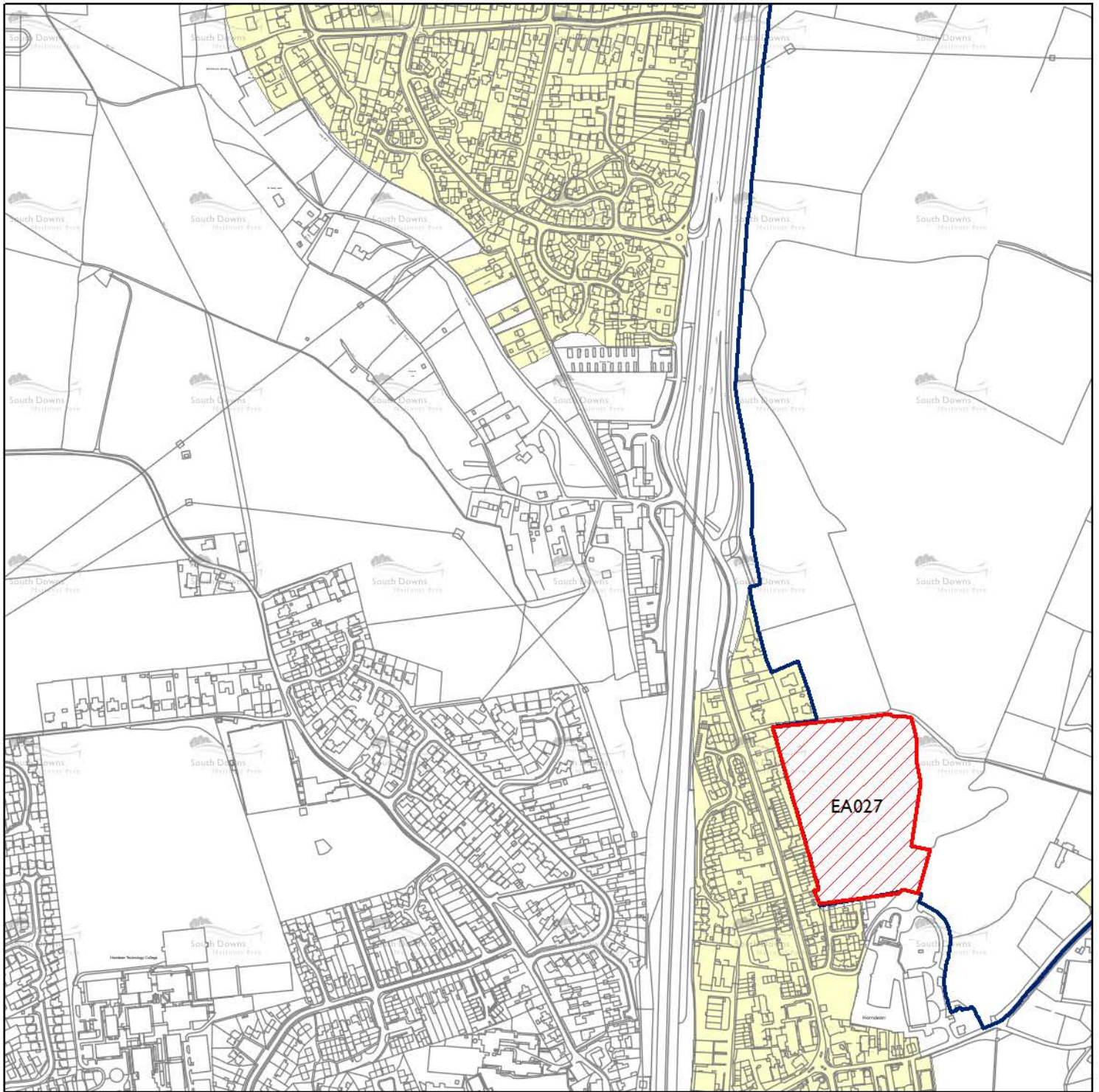
Recommendation  South Downs National Park Boundary (where applicable)

 Rejected  Settlement Boundary

 Excluded

Settlement Map

Horndean (South)



Key

Recommendation  South Downs National Park Boundary (where applicable)

 Rejected  Settlement Boundary

Site Ref	Site Address	Settlement	Parish	Recommendation	Total Yield	0-5 Years	6-10 Years	11-15 Years	Rejected/Excluded Reason
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Settlement Horndean

EA026	Land off Downhouse Road	Horndean	Horndean	Rejected	0	0	0	0	The site does not relate well to the existing settlement pattern and development on the site would have a potential adverse impact on the character and appearance of the landscape.
EA027	Anchor Meadow, east of London Road	Horndean	Horndean	Rejected	0	0	0	0	Development on the site would have a potential adverse impact on the character and appearance of the landscape.
EA028	Land at Lovedean Lane (adjacent to Kingswood)	Horndean	Horndean	Excluded	0	0	0	0	The site is not considered to be previously developed land, is outside a settlement and is detached and unrelated to that settlement.

Total by Settlement	0	0	0	0
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Site Ref	Site Address	Summary of Landscape Assessment	Summary of Suitability	Suitable	Summary of Availability	Available	Summary of Achievability	Achievable	Reason for Rejection
Settlement Horndean									
EA026	Land off Downhouse Road	Medium/High Sensitivity The site is exposed to high levels of visibility in a valley side location. The site is inconsistent with surrounding development patterns and would introduce a large visible site within the National Park which would appear isolated and remote.	The site rises to the south west and is in a prominent position along Downhouse Road. There are power lines which run through the site. There is a grade II listed building to the north. The eastern edge of the site is located within flood zone 2. As the landscape assessment concludes, the site is not well related to the existing settlement pattern is detached from it by the road. Therefore, the site is not considered suitable for development.	No	There is no recent evidence that the site is available or is being actively promoted.	No	There is no reason to indicate why development on the site is not achievable.	Yes	The site does not relate well to the existing settlement pattern and development on the site would have a potential adverse impact on the character and appearance of the landscape.
EA027	Anchor Meadow, east of London Road	Medium/High Sensitivity Medium/high sensitivity in the lower part of site is due to connection with surrounding development, higher part of site to the east is high sensitivity	The site slopes steeply to the west and is visible from the other side of the valley. There is a public right of way running along the north of the site. The south western corner of the site is abuts the Conservation Area. There is a Site of Importance for Nature Conservation (SINC) adjacent. The south eastern corner of the site is adjacent to a group of trees subject to a Tree Preservation Order. There is an area of ancient woodland adjacent to the site (north eastern corner).	No	The site is in single ownership and the owner has previously indicated the site would be available within the first five years.	Yes	An appropriate and safe access to site would need to be achieved. There are no other reasons why development on the site could not be achieved.	Yes	Development on the site would have a potential adverse impact on the character and appearance of the landscape.

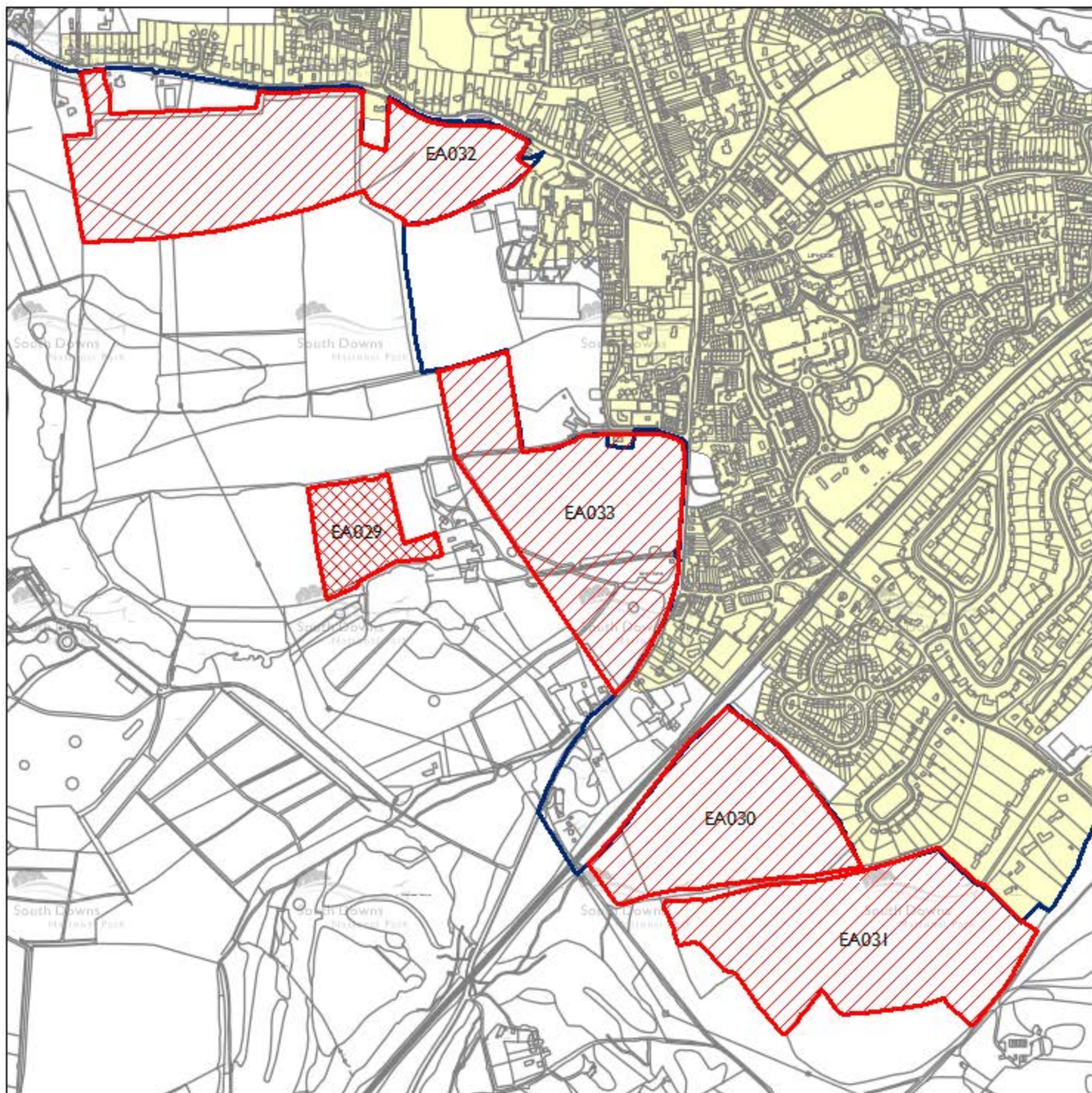
Appendix D(v) - East Hampshire

Site Assessments by Settlement





Liphook

Settlement Map

Liphook



Key

- Recommendation  South Downs National Park Boundary (where applicable)
-  Rejected
-  Excluded
-  Settlement Boundary

Site Ref	Site Address	Settlement	Parish	Recommendation	Total Yield	0-5 Years	6-10 Years	11-15 Years	Rejected/Excluded Reason
Settlement Liphook									
EA029	Land West of Bohunt Manor Barn, Portsmouth Road	Liphook	Bramshott and Liphook	Excluded	0	0	0	0	The site is not considered to be previously developed land, is outside a settlement and is detached and unrelated to that settlement. The site is located within 400m of a Special Protection Area (SPA).
EA030	Land west of Hollycombe Close	Liphook	Bramshott and Liphook	Rejected	0	0	0	0	The site does not relate well to the existing settlement pattern and development on the site would have a potential adverse impact on the character and appearance of the landscape. There is no evidence that the site is available or being actively promoted. Development on the site is not currently considered to be achievable.
EA031	Land South West of South Road	Liphook	Bramshott and Liphook	Rejected	0	0	0	0	The site does not relate well to the existing settlement pattern and development on the site would have a potential adverse impact on the character and appearance of the landscape. There is no evidence that the site is available or being actively promoted.

Site Ref	Site Address	Settlement	Parish	Recommendation	Total Yield	0-5 Years	6-10 Years	11-15 Years	Rejected/Excluded Reason
EA032	Land adjoining Longmoor Road	Liphook	Bramshott and Liphook	Rejected	0	0	0	0	The site does not relate well to the existing settlement and development on the site would have an unacceptable impact on landscape character.
EA033	Land at Bohunt Manor	Liphook	Bramshott and Liphook	Rejected	0	0	0	0	Development on the site would have a potential adverse impact on the character and appearance of the landscape.
Total by Settlement					0	0	0	0	

Site Ref	Site Address	Summary of Landscape Assessment	Summary of Suitability	Suitable	Summary of Availability	Available	Summary of Achievability	Achievable	Reason for Rejection
Settlement Liphook									
EA030	Land west of Hollycombe Close	Medium/High Sensitivity The site is exposed to long distance views from the west, which are currently rural and largely unaffected by views of Liphook.	The field is slopes to west, away from adjacent properties and the site does not relate well to the existing settlement pattern. The south the site is bounded by a byway, which is a historic sunken lane although there are limited views from this point. The site is within 5km of a Special Protection Area. Given the relationship to the settlement and the conclusions of the landscape assessment, the site is not considered suitable for development.	No	The site is considered to be available.	Yes	The existing access from Hollycombe Close is unsuitable and narrow.	No	The site does not relate well to the existing settlement pattern and development on the site would have a potential adverse impact on the character and appearance of the landscape. There is no evidence that the site is available or being actively promoted. Development on the site is not currently considered to be achievable.
EA031	Land South West of South Road	High Sensitivity The site is exposed to long distance views from the west, which are currently rural and largely unaffected by views of Liphook. The site is poorly related to the settlement pattern and would appear as a very isolated development.	The site does not relate well to the existing settlement pattern. The north of the site is bounded by a byway, which is a historic sunken lane although there are limited views from this point. The site is within 5km of a Special Protection Area. Given the relationship to the settlement and the conclusions of the landscape assessment, the site is not considered suitable for development.	No	The site is considered to be available.	No	There is no reason to indicate why development on the site is not achievable.	Yes	The site does not relate well to the existing settlement pattern and development on the site would have a potential adverse impact on the character and appearance of the landscape. There is no evidence that the site is available or being

Site Ref	Site Address	Summary of Landscape Assessment	Summary of Suitability	Suitable	Summary of Availability	Available	Summary of Achievability	Achievable	Reason for Rejection
EA031	Land South West of South Road			No		No		Yes	actively promoted.
EA032	Land adjoining Longmoor Road	High Sensitivity The site is exposed to long distance views from the south, which are currently rural and largely unaffected by views of Liphook. The site is poorly related to the settlement pattern and would appear as a very isolated development in views from the south. Screening is unlikely to be successful owing to the sloping topography. Access to the site is likely to be detrimental to landscape character.	There is a public right of way running along the north of the site. The site is located within 5km of a Special Protection Area. Due to the conclusions of the landscape assessment, the site is not considered suitable for development.	No	Site has been recently promoted and no evidence it is no longer available.	Yes	There is no reason to indicate why development on the site is not achievable.	Yes	The site does not relate well to the existing settlement and development on the site would have an unacceptable impact on landscape character.
EA033	Land at Bohunt Manor	High Sensitivity The site is located on a key connection to the public right of way network to the west, and the experience of using this would be significantly affected by development. The existing National Park boundary is well	There are numerous Tree Preservation Orders in and around the boundary of the site. The southern corner of the site is adjacent to the Little Boarhunt Grade II Registered Park and Garden and three Grade II Listed Buildings. There is a public right of way running through the site. The site is located within 5km of a Special Protection Area. Due to	No	The owners of the site have previously indicated the development would be available in the first five years. There has been a recent pre-application enquiry on the	Yes	There is no reason to indicate why development on the site is not achievable.	Yes	Development on the site would have a potential adverse impact on the character and appearance of the landscape.

Site Ref	Site Address	Summary of Landscape Assessment	Summary of Suitability	Suitable	Summary of Availability	Available	Summary of Achievability	Achievable	Reason for Rejection
EA033	Land at Bohunt Manor	considered and is a well filtered line with development to the east of Portsmouth Road. Further development to the west has potential to affect the function of this line. The boundary of the site to the west is highly sensitive and extends far into the National Park away from the existing settlement.	the conclusions of the landscape assessment, the site is not considered suitable for development.	No	site.	Yes		Yes	

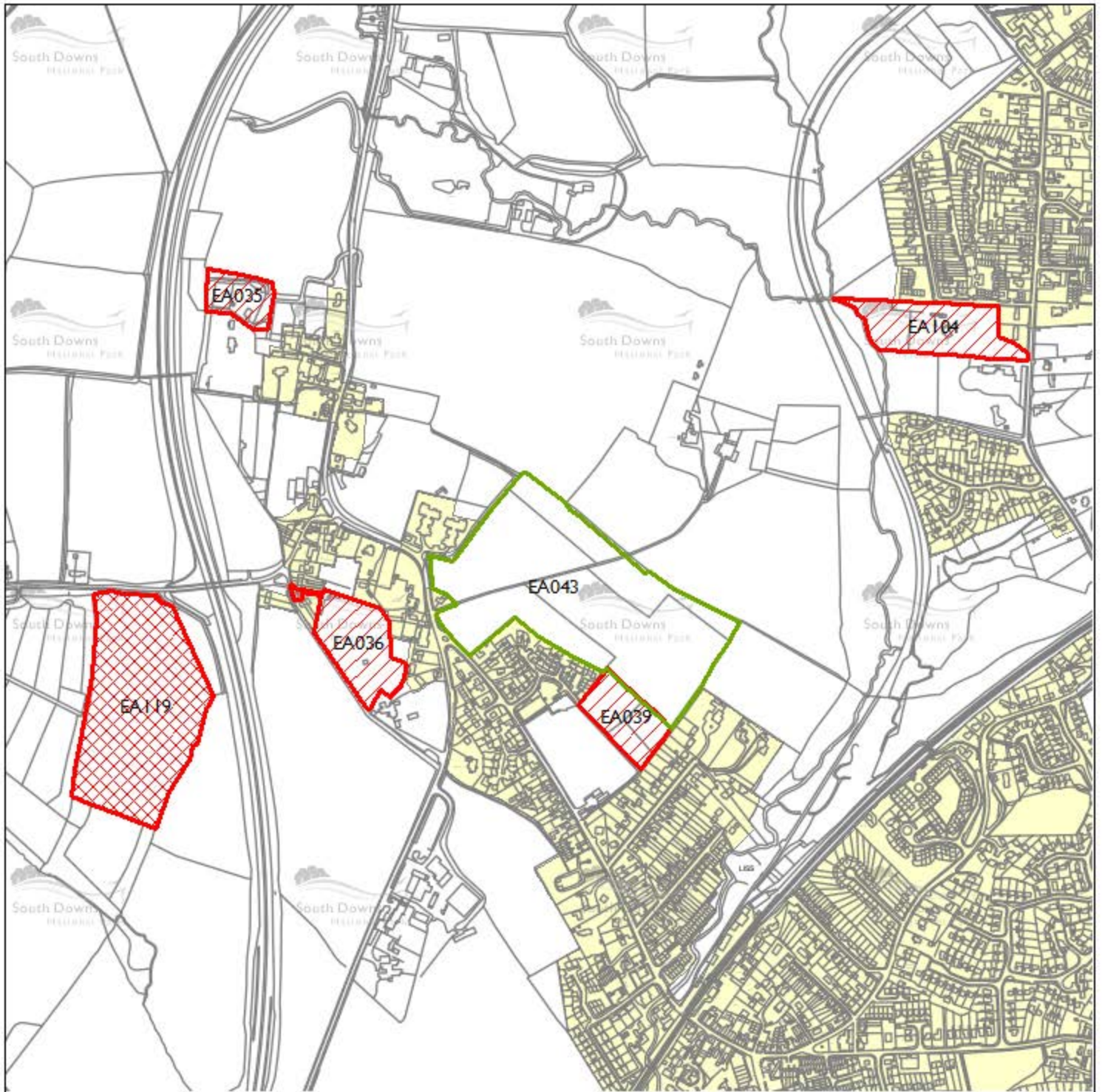
Appendix D(v) - East Hampshire

Site Assessments by Settlement

Liss

Settlement Map

Liss north and Liss Forest



Key


Recommendation

 Has Potential (Deliverable or Developable)

 Rejected

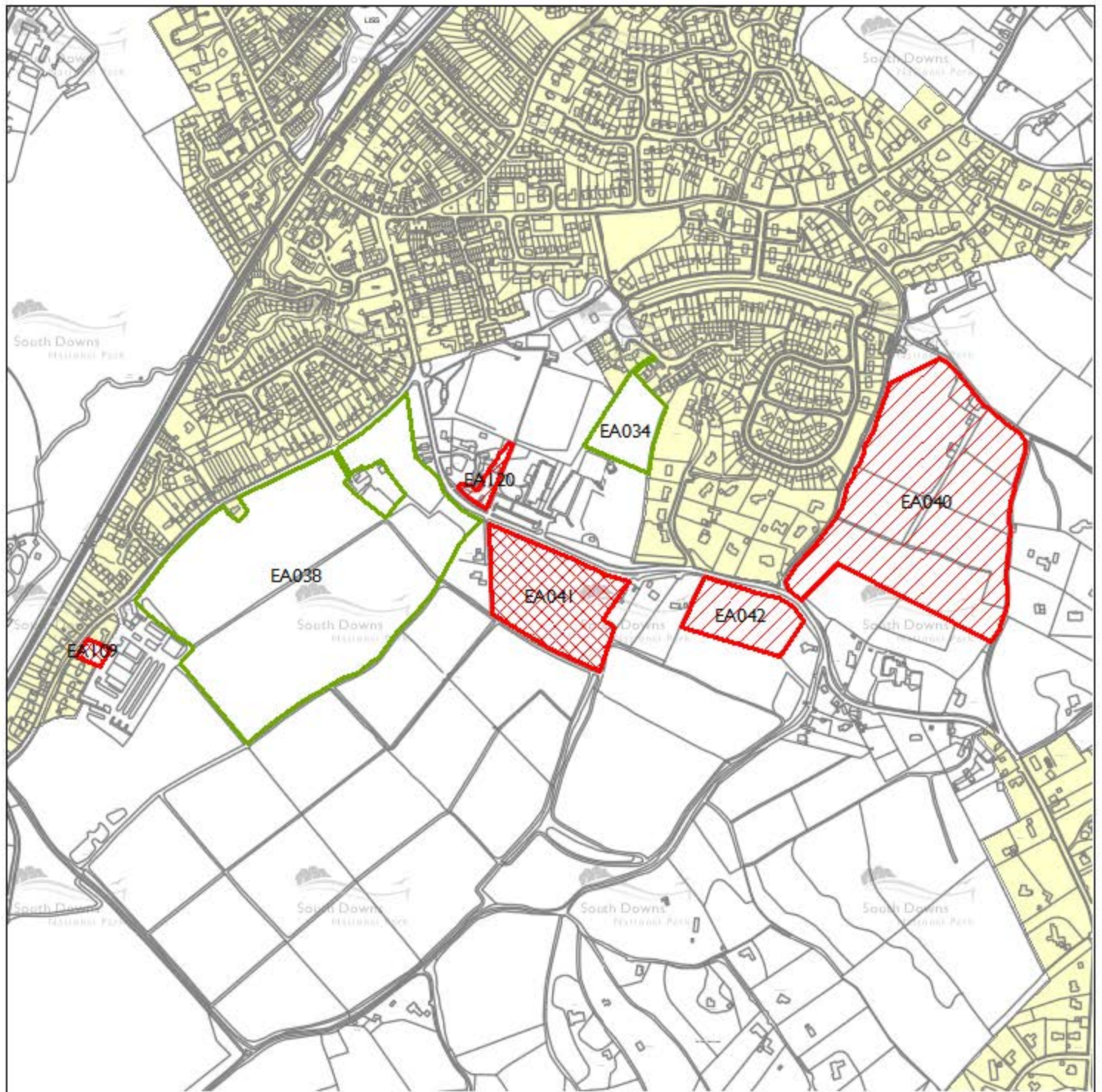
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 South Downs National Park Boundary (where applicable)

 Settlement Boundary

Settlement Map

Liss



Key


Recommendation

 Has Potential (Deliverable or Developable)

 Rejected

 Excluded

 South Downs National Park Boundary (where applicable)

 Settlement Boundary

Site Ref	Site Address	Settlement	Parish	Recommendation	Total Yield	0-5 Years	6-10 Years	11-15 Years	Rejected/Excluded Reason
Settlement Liss									
EA034	Land at Inwood Road	Liss	Liss	Has Potential (Deliverable)	25	25	0	0	Not Applicable.
EA035	Old Berry Grove Farm, Farnham Road	Liss	Liss	Rejected	0	0	0	0	The site is not considered suitable to yield 5 or more additional homes.
EA036	Land adjoining Eden Lodge, Farnham Road	Liss	Liss	Rejected	0	0	0	0	Development on the site would have a potential adverse impact on the character and appearance of the landscape.
EA038	Land at Hilliers Nurseries, Andlers Ash Road	Liss	Liss	Has Potential (Deliverable)	100	50	50	0	Not Applicable.

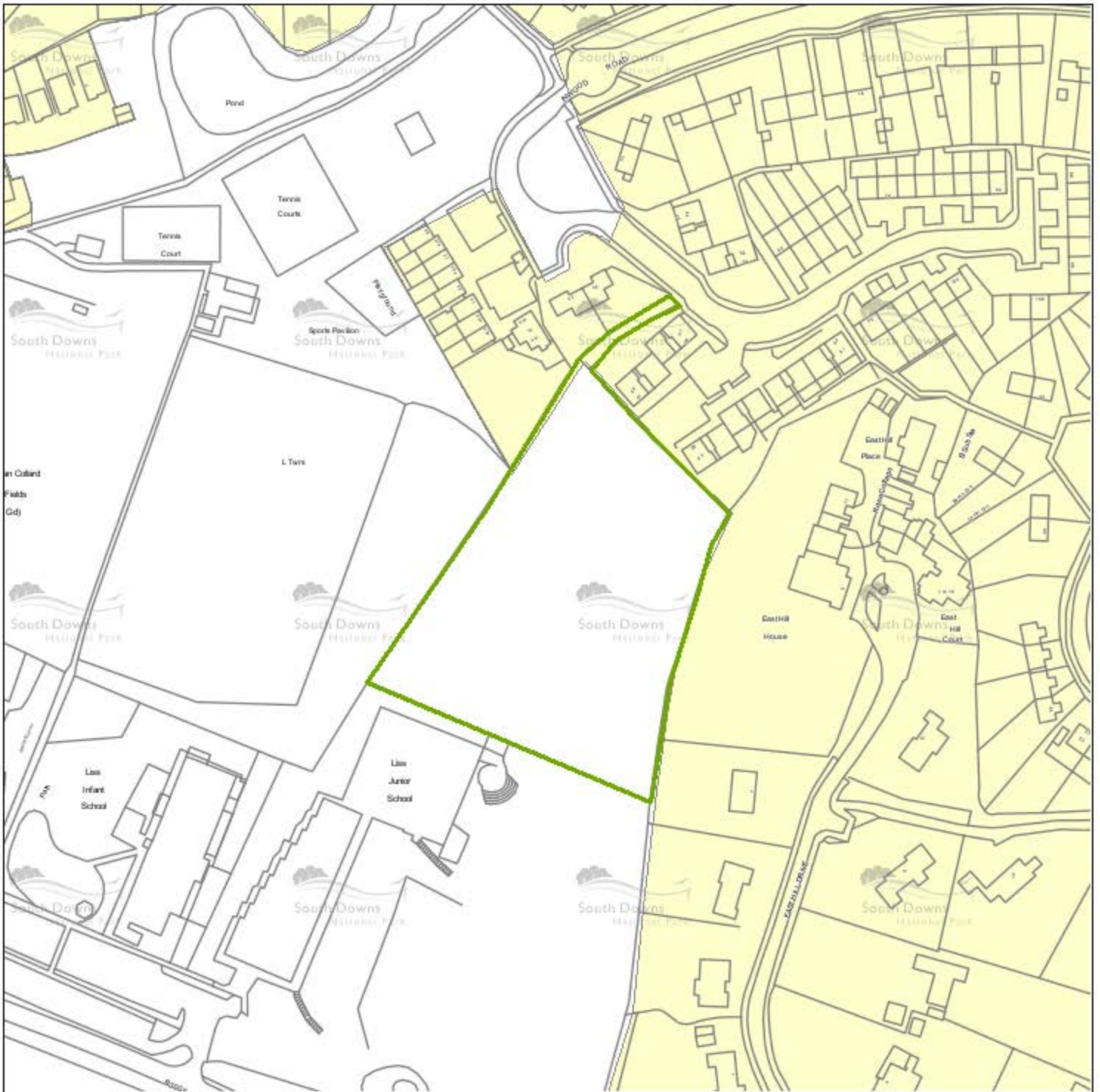
Site Ref	Site Address	Settlement	Parish	Recommendation	Total Yield	0-5 Years	6-10 Years	11-15 Years	Rejected/Excluded Reason
EA039	Land at Hawksmead	Liss	Liss	Rejected	0	0	0	0	The site does not relate well to the existing settlement pattern and development on the site would have a potential adverse impact on the character and appearance of the landscape. Potential impact on protected trees. There is no evidence that the site is available or being actively promoted.
EA040	Land at Clarks Farm, Huntsbottom Road	Liss	Liss	Rejected	0	0	0	0	The site does not relate well to the existing settlement pattern and development on the site would have a potential adverse impact on the character and appearance of the landscape.
EA041	Land at Hilliers Nurseries, west of Longhill Cottage, Hill Brow road	Liss	Liss	Excluded	0	0	0	0	The site is not considered to be previously developed land, is outside a settlement and is detached and unrelated to that settlement.

Site Ref	Site Address	Settlement	Parish	Recommendation	Total Yield	0-5 Years	6-10 Years	11-15 Years	Rejected/Excluded Reason
EA042	Land at Hilliers Nurseries, West of Hangery, Hill Brow Road	Liss	Liss	Rejected	0	0	0	0	The site does not relate well to the existing settlement pattern and development on the site would have a potential adverse impact on the character and appearance of the landscape. There is no evidence that the site is available or being actively promoted.
EA043	Land at Farnham Road/Station Road	Liss	Liss	Has Potential (Deliverable)	30	30	0	0	Not Applicable.
EA109	Land at Andlers Ash Farm	Liss	Liss	Excluded	0	0	0	0	The is not considered suitable to yield 5 or more additional homes.
EA119	Land at Hawkley Road	Liss	Liss	Excluded	0	0	0	0	The site is not considered to be previously developed land, is outside a settlement and is detached and unrelated to that settlement.
EA120	White Stones, Hill Brow Road	Liss	Liss	Rejected	0	0	0	0	The is not considered suitable to yield 5 or more additional homes.
Total by Settlement					155	105	50	0	

EA034

Land at Inwood Road

Liss



Key

Recommendation

Has Potential (Deliverable)



South Downs National Park Boundary (where applicable)



Settlement Boundary

Site Reference
EA034

Area
East Hampshire

Site Address Land at Inwood Road	Settlement
	Liss
	Parish
	Liss

Source	Current Use
Previously assessed by Borough/District Council	Vacant/Grassland

Summary of Landscape Assessment
Medium Sensitivity The site is contained within the settlement and is well screened, the topography and local design issues increase sensitivity for this site.

Summary of Suitability	Is the site suitable?
The site is well screened, including mature tree belts to the east and west, which includes trees protected by Tree Preservation Orders. Need for sensitive design which improves connections to the village, retains existing natural features and takes into account views for the wider area (particularly the Hangers). The site is located within 5km of a Special Protection Area.	Yes

Summary of Availability	Is the site available?
The site is being actively promoted for development, including through pursuit of planning applications on the site. Therefore, the site is considered to be available immediately.	Yes

Summary of Achievability	Is development on the site achievable?
An acceptable and safe access would need to be created. There are no other reasons to indicate why development on the site could not be achieved.	Yes

Assessment Recommendation	Has Potential (Deliverable)
----------------------------------	------------------------------------

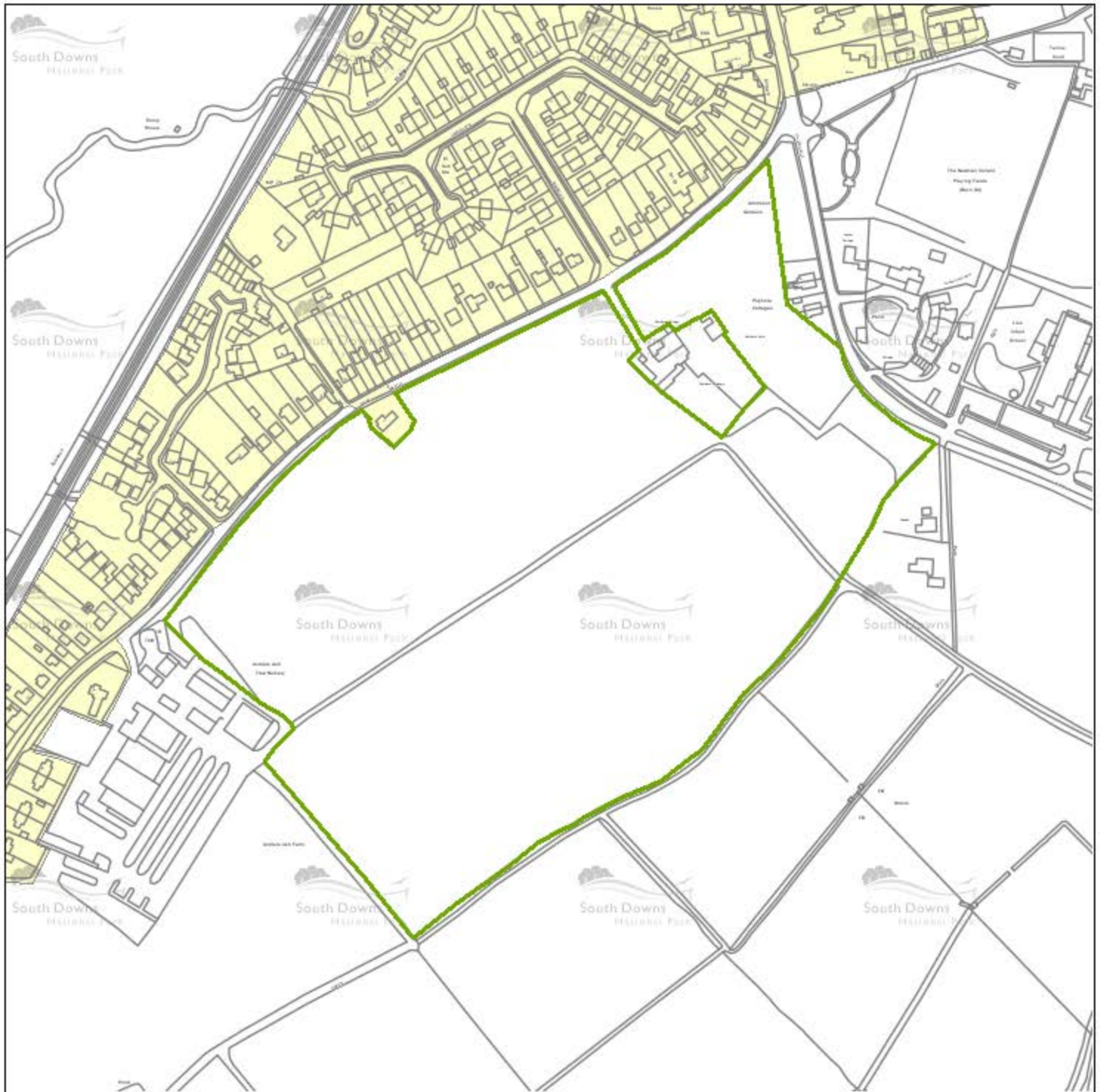
Reason for Rejection
Not Applicable.

Site Area (Ha)	Site Density (dph)	Estimated Yield	0-5 years	6-10 years	11-15 years
0.9	28	25	25	0	0

EA038


Land at Hilliers Nurseries, Andlers Ash Road

Liss



Key

Recommendation

 Has Potential (Deliverable)



South Downs National Park Boundary (where applicable)



Settlement Boundary

Site Reference
EA038

Area
East Hampshire

Site Address Land at Hilliers Nurseries, Andlers Ash Road	Settlement
	Liss
	Parish
	Liss

Source	Current Use
Previously assessed by Borough/District Council	Horticulture

Summary of Landscape Assessment
<p>Medium/High Sensitivity</p> <p>High sensitivity due to size and elevation of whole site. The northern part of the site that relates to Andlers Ash Road would be Medium/High Sensitivity due to the closer relationship with existing residential development to the north, and lower elevation of the site reducing visual impact.</p>

Summary of Suitability	Is the site suitable?
The conclusions of the landscape assessment has concluded that the north section of the site is less elevated, reducing visual impact. This area is also more closely related to the settlement boundary. Therefore, it is considered suitable to focus development on this part of the site. The site is located within 5km of a Special Protection Area.	Yes

Summary of Availability	Is the site available?
The site is in single ownership and the owner has previously indicated the site would be available within the first five years.	Yes

Summary of Achievability	Is development on the site achievable?
There is no reason to indicate why development on the site is not achievable.	Yes

Assessment Recommendation	Has Potential (Deliverable)
----------------------------------	------------------------------------

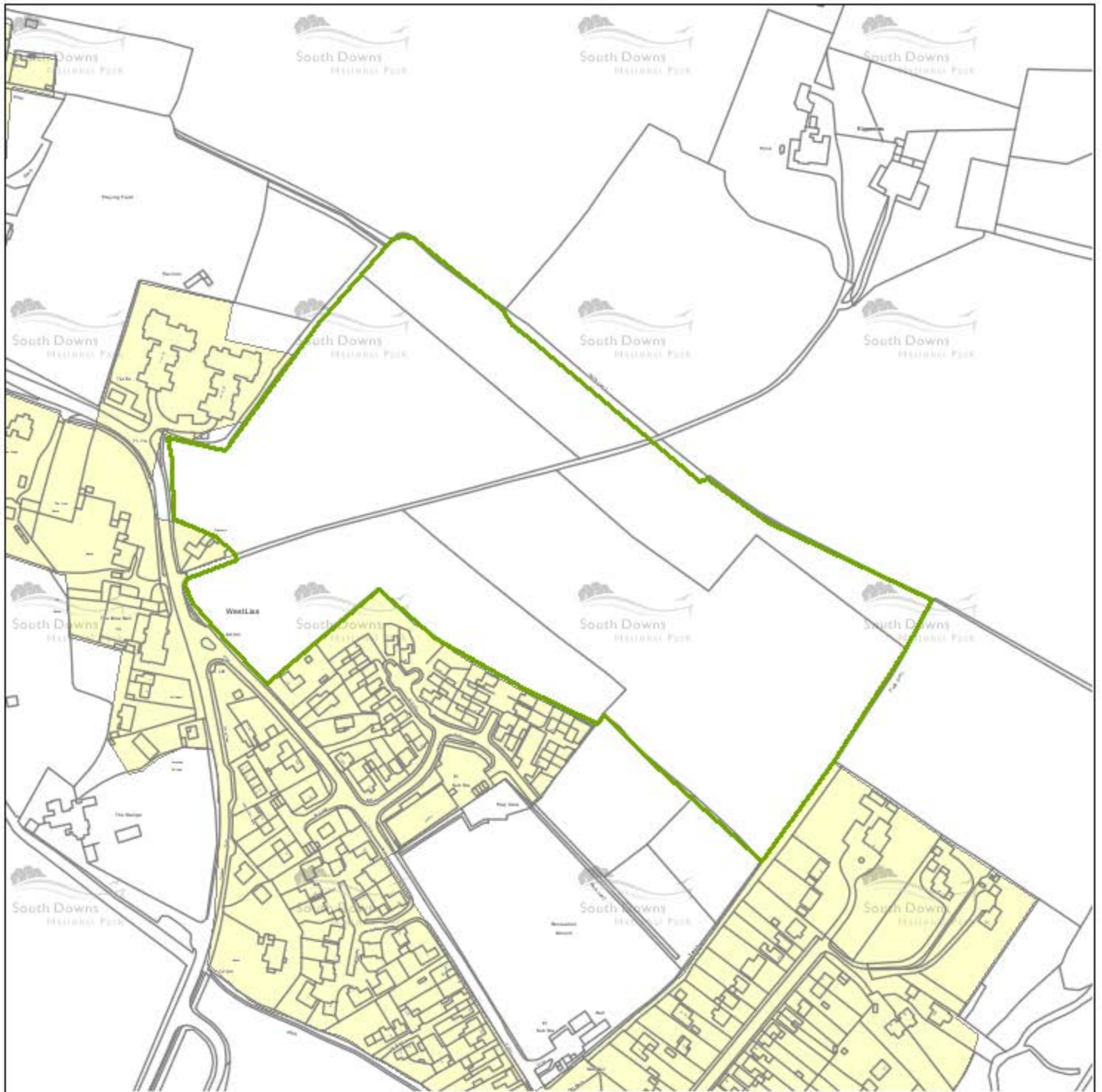
Reason for Rejection
Not Applicable.

Site Area (Ha)	Site Density (dph)	Estimated Yield	0-5 years	6-10 years	11-15 years
4.5	22	100	50	50	0




EA043

Land at Farnham Road/Station Road

Liss



Key

- Recommendation
-  South Downs National Park Boundary (where applicable)
 -  Has Potential (Deliverable)
 -  Settlement Boundary

Site Reference
EA043

Area
East Hampshire

Site Address Land at Farnham Road/Station Road	Settlement
	Liss
	Parish
	Liss

Source	Current Use
Previously assessed by Borough/District Council	Horticulture

Summary of Landscape Assessment
<p>Medium/High Sensitivity</p> <p>The whole site is a large scale site in a sensitive area and would be a dominating influence on the historic village if developed. The north western part of the site is Medium/High Sensitivity owing to its reduced scale, limited visibility and greater potential for screening.</p>

Summary of Suitability	Is the site suitable?
The site is within a Mineral Consultation Area. The site is located within 5km of a Special Protection Area. There is a public right of way along the northern and western boundary of the site. There are protected trees along the southern boundary. The site is considered suitable for a small amount of development focused in the western part of the site along Farnham Road. There is a public right of way running along the north eastern and north western boundary.	Yes

Summary of Availability	Is the site available?
The owners have previously indicated the site would be available immediately.	Yes

Summary of Achievability	Is development on the site achievable?
There is no reason to indicate why development on the site is not achievable.	Yes

Assessment Recommendation	Has Potential (Deliverable)
----------------------------------	------------------------------------

Reason for Rejection
Not Applicable.

Site Area (Ha)	Site Density (dph)	Estimated Yield	0-5 years	6-10 years	11-15 years
1.5	20	30	30	0	0

Site Ref	Site Address	Summary of Landscape Assessment	Summary of Suitability	Suitable	Summary of Availability	Available	Summary of Achievability	Achievable	Reason for Rejection
Settlement Liss									
EA035	Old Berry Grove Farm, Farnham Road	Medium/High Sensitivity The site is unlikely to support the level of development required due to the proximity to the Conservation area, the church and the low density of the existing surrounding settlement pattern	The site is in close proximity to the conservation area and Church of St Peter (a Grade II* Listed Building). The site is located within 5km of a Special Protection Area. The site is slightly separated from the settlement policy boundary and due to the low density character of the surrounding development, it is not considered to be well related to the wider settlement pattern. The site is located in a narrowing tract of land between the settlement and the A3. The Village Design Statement is clear on the need to maintain this separation. Part of the site is previously developed land. Therefore, the site may be considered suitable for redevelopment of a small number of dwellings in principle. However, the yield is expected to be lower than 5 units, which is the threshold for this study.	No	The site is in single ownership and the owner has previously indicated the site would be available within the first five years.	Yes	There is no reason to indicate why development on the site is not achievable.	Yes	The site is not considered suitable to yield 5 or more additional homes.
EA036	Land adjoining Eden Lodge, Farnham Road	High sensitivity Due to proximity to historic core, large mature trees along western boundary and aged field pattern of the site and the surrounding landscape all being highly sensitive	There is a public right of way running along the southern boundary of the site. The site is located within a Mineral Consultation Area. The site is within 5km of a Special Protection Area. Due to the conclusions of the landscape assessment the site is not considered suitable for	No	The owners of the site have indicated the site would be available within the first five years.	Yes	The acquisition of third party land to provide suitable access is required. There are no other reasons to indicate why development on	Yes	Development on the site would have a potential adverse impact on the character and appearance of the landscape.

Site Ref	Site Address	Summary of Landscape Assessment	Summary of Suitability	Suitable	Summary of Availability	Available	Summary of Achievability	Achievable	Reason for Rejection
EA036	Land adjoining Eden Lodge,	to developmental change.	development.	No		Yes	the site could not be achieved.	Yes	
EA039	Land at Hawksmead	Medium/High Sensitivity Due to proximity to locally important public right of way network, large mature trees surrounding the site which would be under pressure for removal and aged field pattern of the site and the surrounding landscape all being highly sensitive to developmental change.	The site is adjacent to residential development on the north west and south west boundaries but is separated from the road by the recreation ground. Therefore, it is not considered to be well related to the settlement pattern. There are a number of protected trees surrounding the site. Therefore, the site is not considered suitable for development.	No	There is no evidence that the site is available or being actively promoted.	No	There is no reason to indicate why development on the site is not achievable.	Yes	The site does not relate well to the existing settlement pattern and development on the site would have a potential adverse impact on the character and appearance of the landscape. Potential impact on protected trees. There is no evidence that the site is available or being actively promoted.
EA040	Land at Clarks Farm, Huntsbottom Road	High sensitivity High sensitivity due to context of assart fieldscapes and surrounding ancient trackways which would be affected by development	The site is adjacent to a grade II listed building. The site is located within 5km of a Special Protection Area. The south eastern corner of the site is adjacent to a Tree Preservation Order area. The site is not considered to be well related to the existing settlement pattern. Due to this and the conclusions of the landscape assessment the site is not considered suitable for development.	No	The site is in single ownership and the owner has previously indicated the site would be available within the first five years.	Yes	There is no reason to indicate why development on the site is not achievable.	Yes	The site does not relate well to the existing settlement pattern and development on the site would have a potential adverse impact on the character and appearance of the landscape.

Site Ref	Site Address	Summary of Landscape Assessment	Summary of Suitability	Suitable	Summary of Availability	Available	Summary of Achievability	Achievable	Reason for Rejection
EA040	Land at Clarks Far			No		Yes		Yes	
EA042	Land at Hilliers Nurseries, West of Hangery, Hill Brow Road	High Sensitivity Due to elevation on the hillside and poor relationship with settlement pattern and visual impact in a prominent undeveloped site.	There is a public right of way along the western boundary of the site. The site is located within 5km of a Special Protection Area. The site is physically detached from the settlement policy boundary and is not considered to be well related to the settlement. Given this and the conclusions of the landscape assessment, the site is not considered suitable for development.	No	There is no evidence that the site is available or being actively promoted for development.	No	A safe access to the site would need to be created. There are no other reasons to indicate why development on the site could not be achieved.	Yes	The site does not relate well to the existing settlement pattern and development on the site would have a potential adverse impact on the character and appearance of the landscape. There is no evidence that the site is available or being actively promoted.
EA120	White Stones, Hill Brow Road	Medium Sensitivity Medium Landscape Sensitivity due to location adjacent to recreation ground and public right of way, also settlement edge location makes it more sensitive.	There is a public right of way along the eastern boundary. The site is adjacent to a listed building. The site is within 5km of a Special Protection Area. The redevelopment of the site (and existing residential) property is not considered suitable to yield 5 or more net dwellings.	No	The site is considered to be available and has recently been submitted.	Yes	There is no reason to indicate why development on the site is not achievable.	Yes	The is not considered suitable to yield 5 or more additional homes.

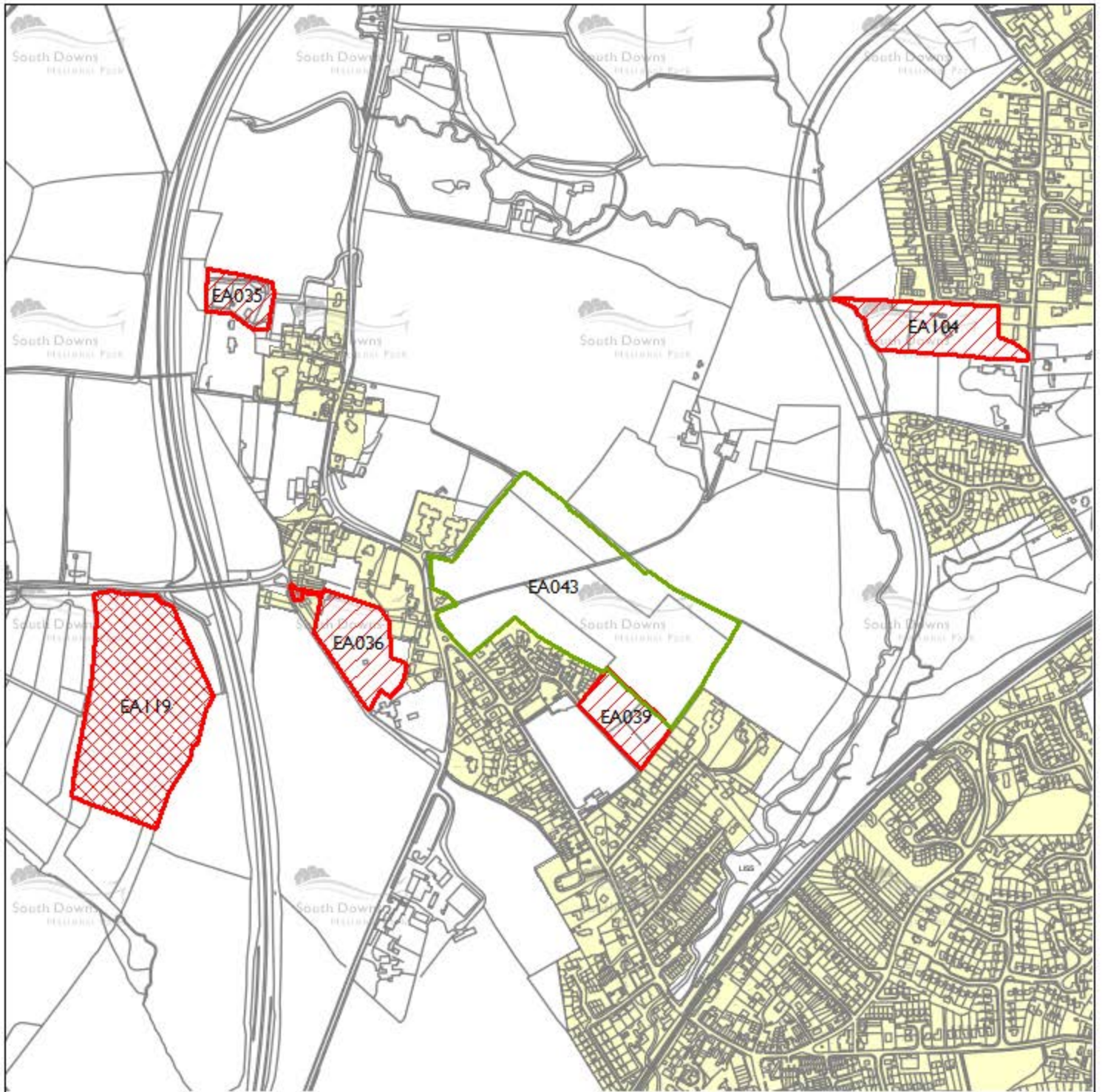
Appendix D(v) - East Hampshire

Site Assessments by Settlement

Liss Forest

Settlement Map

Liss north and Liss Forest



Key

Recommendation

Has Potential (Deliverable or Developable)

Rejected

Excluded

South Downs National Park Boundary (where applicable)

Settlement Boundary

Site Ref	Site Address	Settlement	Parish	Recommendation	Total Yield	0-5 Years	6-10 Years	11-15 Years	Rejected/Excluded Reason
Settlement Liss Forest									
EA104	Holly Wood, Liss Forest	Liss Forest	Liss	Rejected	0	0	0	0	Development on the site would have a potential adverse impact on the character and appearance of the landscape. Potential impact on protected trees.
Total by Settlement					0	0	0	0	

Site Ref	Site Address	Summary of Landscape Assessment	Summary of Suitability	Suitable	Summary of Availability	Available	Summary of Achievability	Achievable	Reason for Rejection
Settlement Liss Forest									
EA104	Holly Wood, Liss Forest	High Sensitivity Due to proximity to Longmoor Inclosure Special Protection Area (SPA) and Site of Importance for Nature Conservation to western boundary. Development of the whole site would be detrimental to landscape character of the railway line walkway. Eastern part of site which relates more to Forest Road is slightly less sensitive due to context of surrounding residential character, however SPA issues remain.	The site consists of a large garden land to the west of two residential properties. The site is within an area of woodland, which forms part of the former Longmoor railway line, now a public right of way (Shipwrights' Way) and Local Nature Reserve. The entrance and frontage to the site is set within a line of large trees and hedgerow and there are mature trees visible within the site from this location. The site is adjacent to a Local Nature Reserve and Site of Importance for Nature Conservation. It contains a number of protected trees, including a Tree Preservation Order area in the western third of the site.	No	The owner of the site has recently promoted the site and indicated it is available for development.	Yes	There is no reason to indicate why development on the site is not achievable.	Yes	Development on the site would have a potential adverse impact on the character and appearance of the landscape. Potential impact on protected trees.

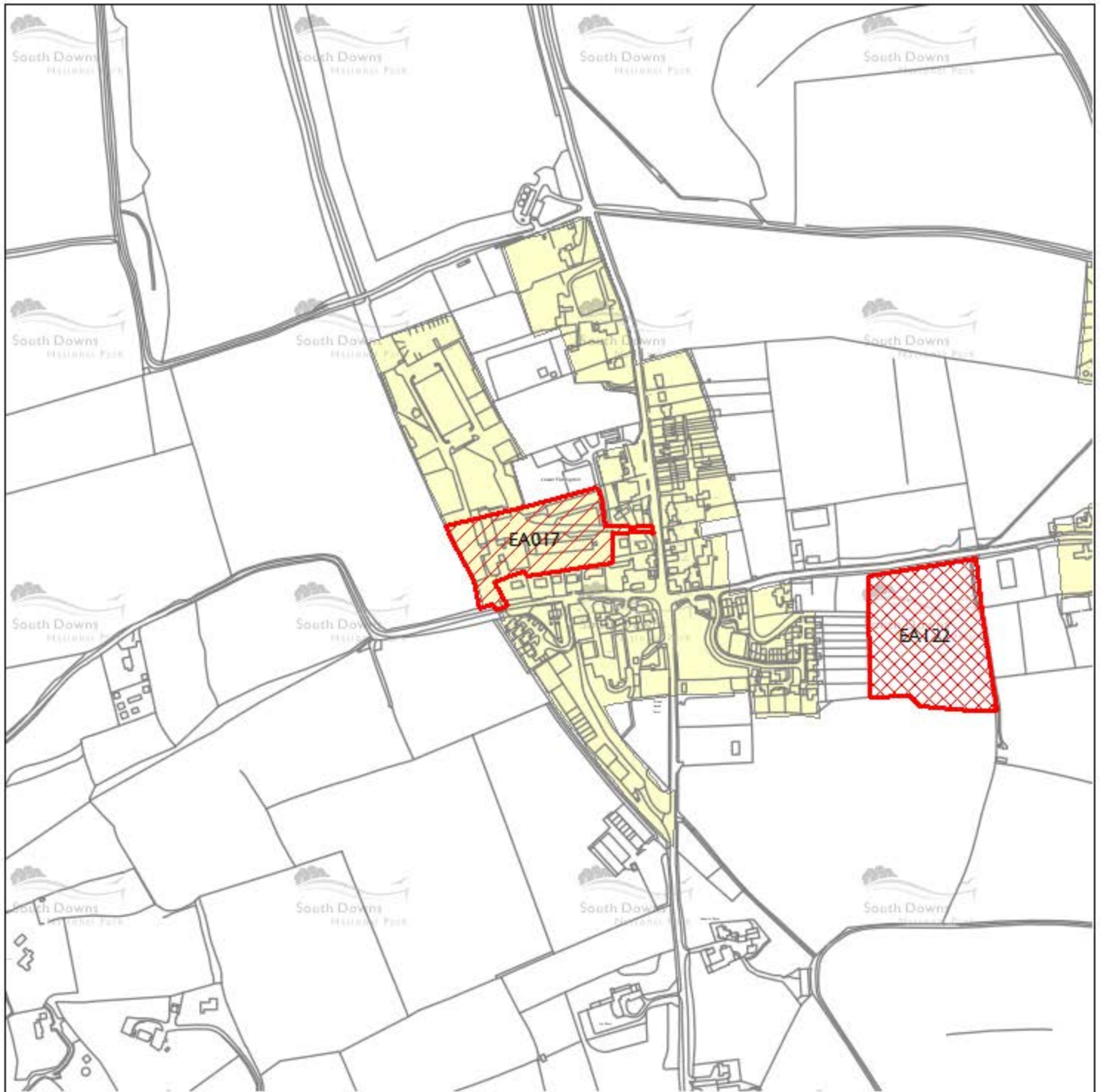
Appendix D(v) - East Hampshire

Site Assessments by Settlement





Lower Farringdon

Settlement Map

Farringdon



Key

- Recommendation
-  South Downs National Park Boundary (where applicable)
 -  Rejected
 -  Settlement Boundary
 -  Excluded

Site Ref	Site Address	Settlement	Parish	Recommendation	Total Yield	0-5 Years	6-10 Years	11-15 Years	Rejected/Excluded Reason
Settlement Farringdon									
EA017	Land at Farringdon Mill, Gosport Road	Farringdon	Farringdon	Rejected	0	0	0	0	Development on the site is not currently considered to be achievable. Loss of employment land.
Total by Settlement					0	0	0	0	

Site Ref	Site Address	Summary of Landscape Assessment	Summary of Suitability	Suitable	Summary of Availability	Available	Summary of Achievability	Achievable	Reason for Rejection
Settlement Farringdon									
EA017	Land at Farringdon Mill, Gosport Road	Low Sensitivity Due to Previously Developed Land status and size of existing buildings	The site is in use and it would need to be demonstrated that the loss of employment space was acceptable. There may be potential for contamination due to previous use. There are Tree Preservation Orders on an area of trees on the south west boundary of the site and along the southern and south eastern boundary. The site is within 250m of an Historic Landfill Site. There is a public right of way through the site. There is a grade II listed building opposite.	Yes	The site is in single ownership and the owner has previously indicated the site would be available in the second five year period.	Yes	There is currently a shared access with the adjacent business park. It would need to be demonstrated that a separate access could be achieved. There may be a problem associated with compatibility of uses and any development would need to be able to mitigate this through design and layout.	No	Development on the site is not currently considered to be achievable. Loss of employment land.

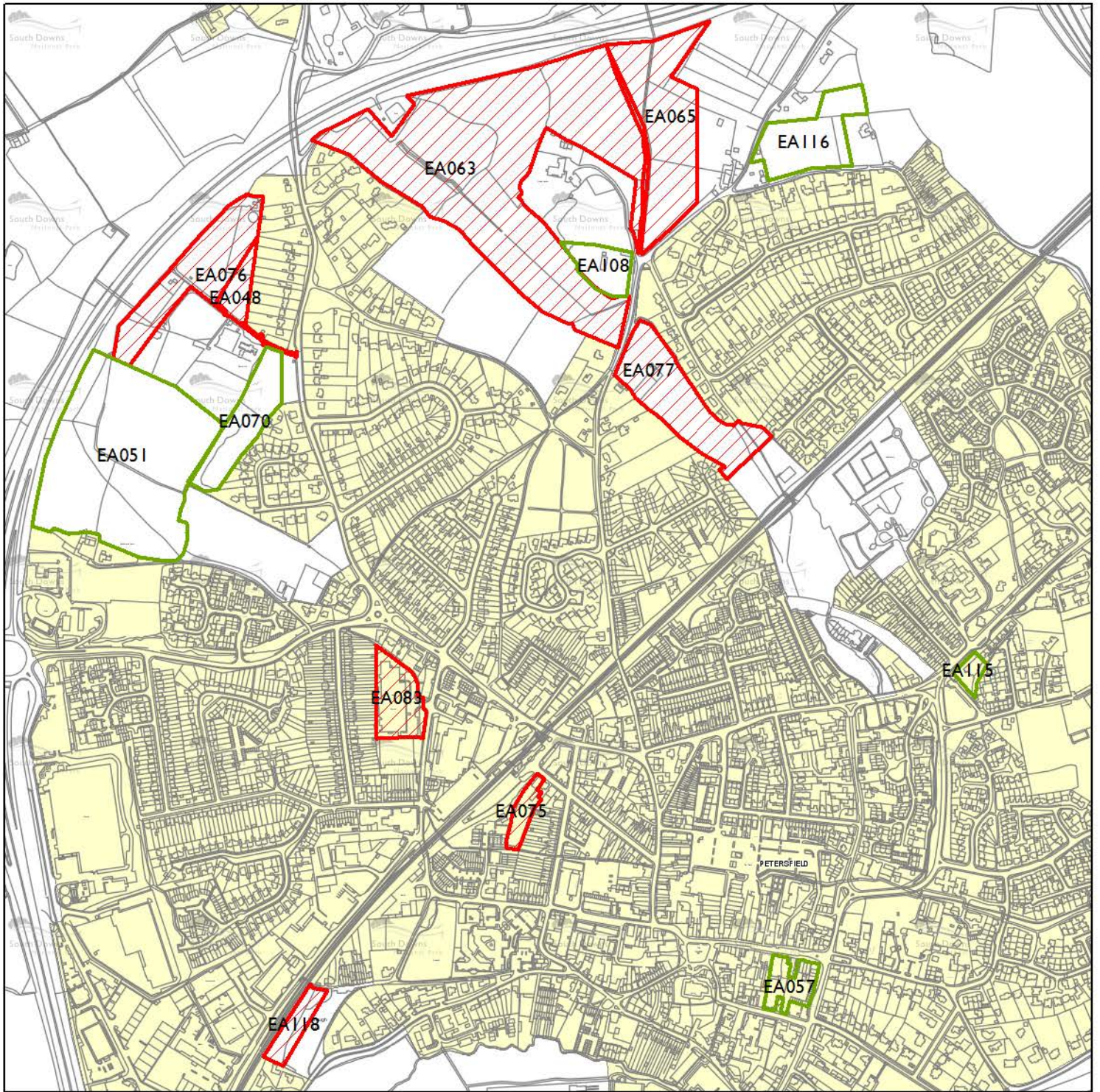
Appendix D(v) - East Hampshire

Site Assessments by Settlement

Petersfield

Settlement Map

Petersfield North




Key

Recommendation

 Has Potential (Deliverable or Developable)

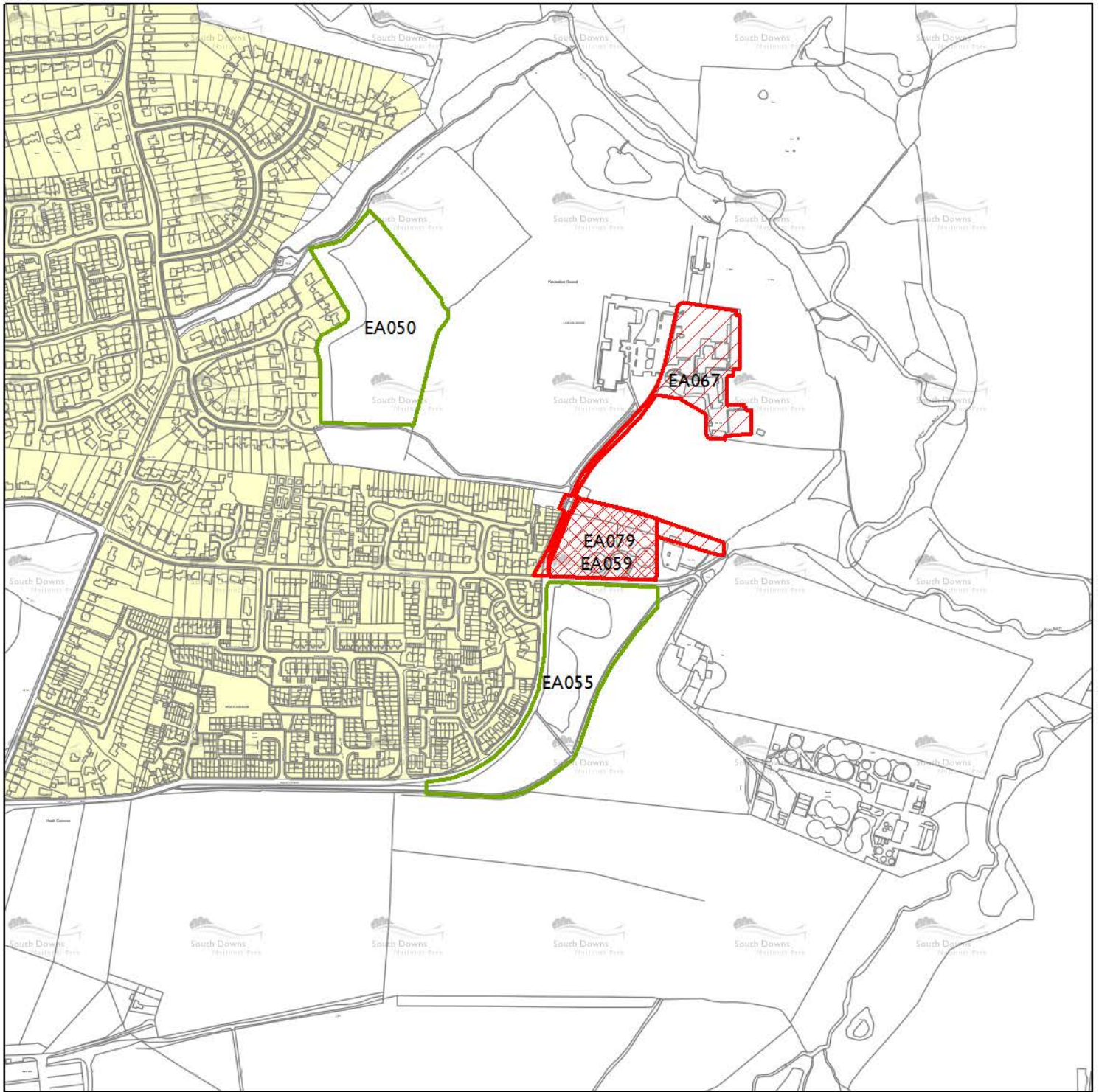
 Rejected

 South Downs National Park Boundary (where applicable)

 Settlement Boundary

Settlement Map

Petersfield East



Key

Recommendation

 Has Potential (Deliverable or Developable)

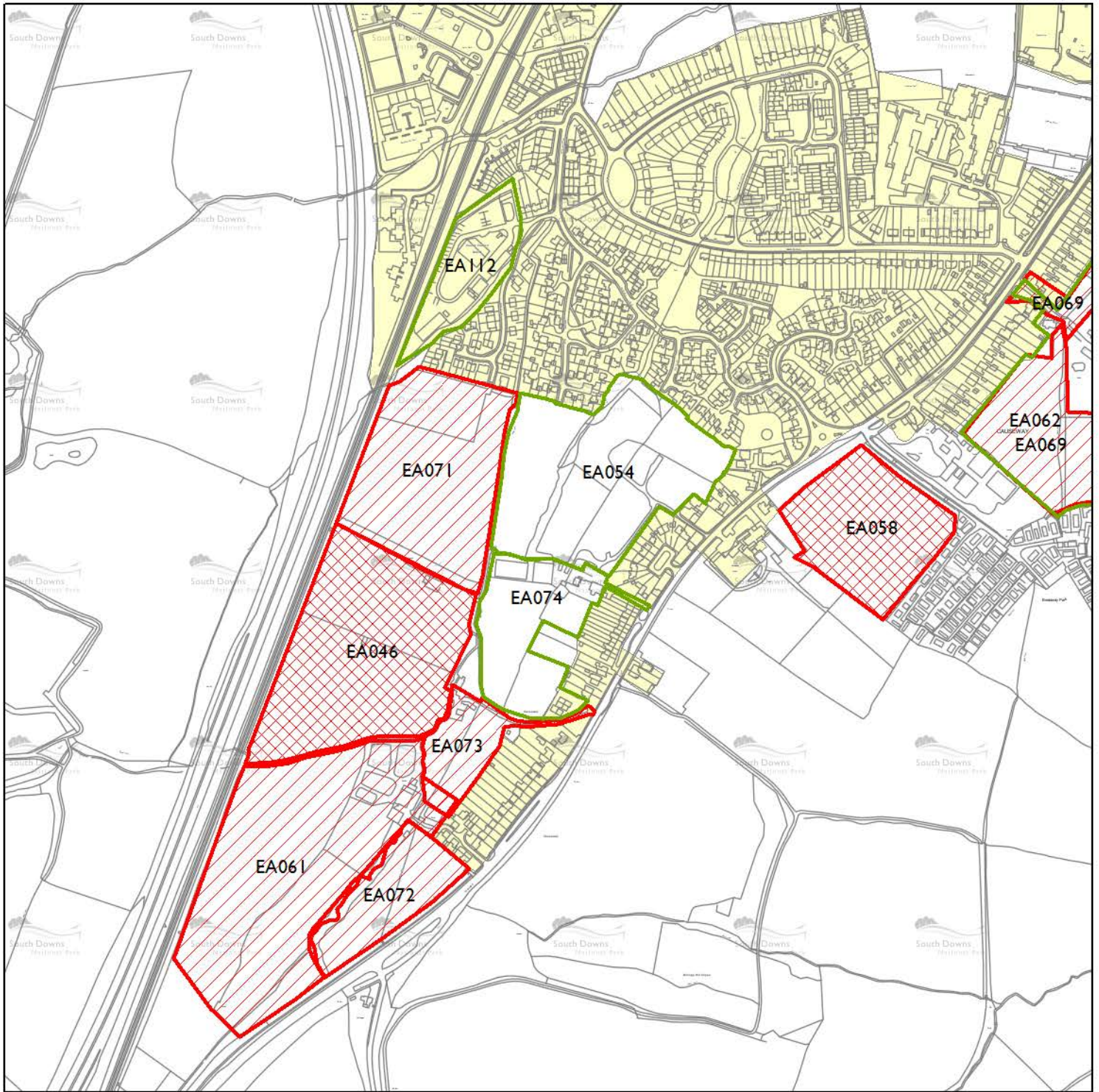
 Rejected

 Excluded






 South Downs National Park Boundary (where applicable)

 Settlement Boundary

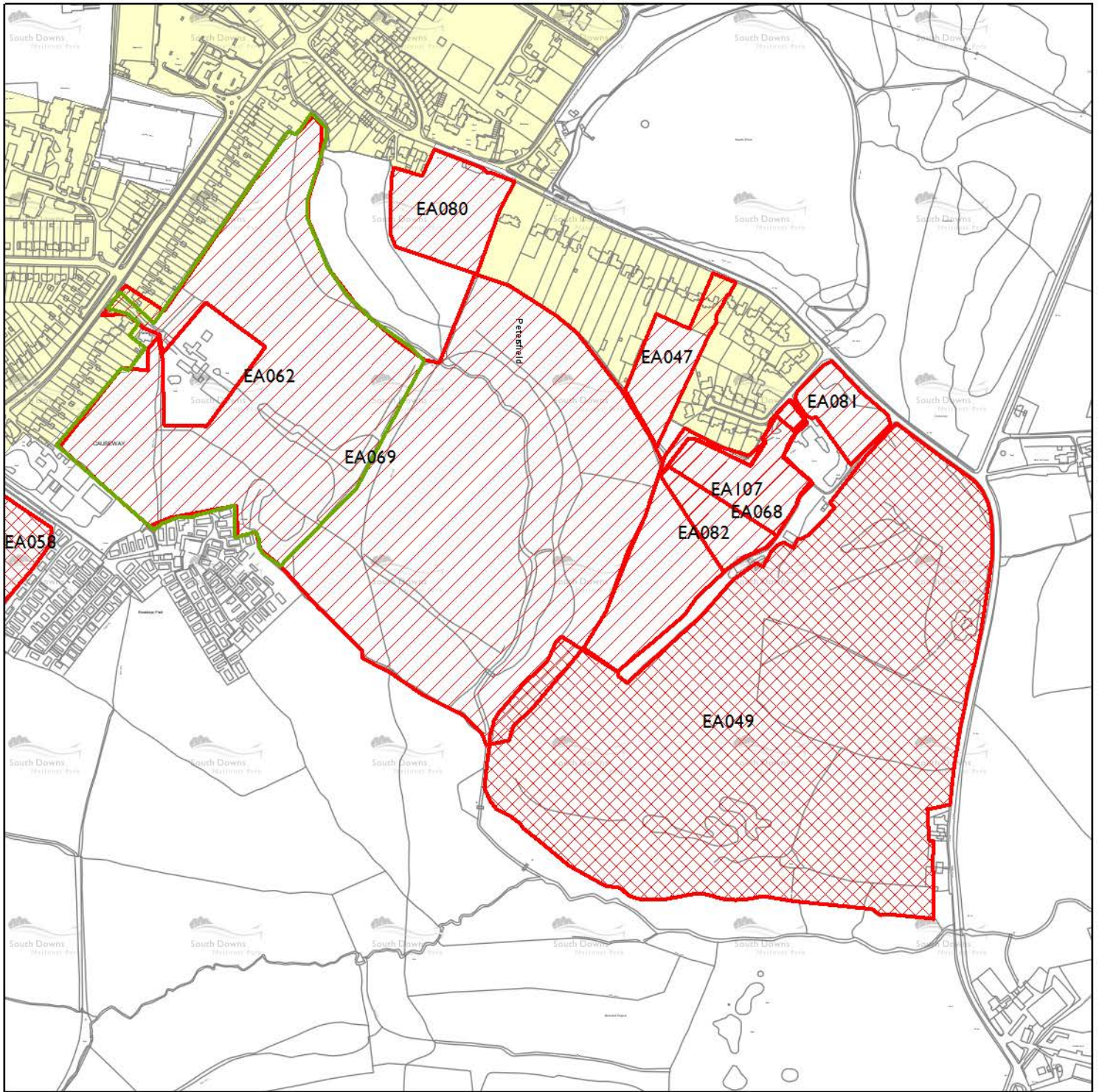
Settlement Map
Petersfield South



Key

- | | |
|---|---|
| Recommendation |  South Downs National Park Boundary (where applicable) |
|  Has Potential (Deliverable or Developable) |  Settlement Boundary |
|  Rejected | |
|  Excluded | |

Settlement Map
Petersfield South



Key

Recommendation

Has Potential (Deliverable or Developable)

Rejected

Excluded

South Downs National Park Boundary (where applicable)

Settlement Boundary

Site Ref	Site Address	Settlement	Parish	Recommendation	Total Yield	0-5 Years	6-10 Years	11-15 Years	Rejected/Excluded Reason
Settlement Petersfield									
EA046	Land South of Larcombe Road, and West of the Causeway	Petersfield	Petersfield	Excluded	0	0	0	0	The site is not considered to be previously developed land, is outside a settlement and is detached and unrelated to that settlement.
EA047	Land to the south of 115 Sussex Road	Petersfield	Petersfield	Rejected	0	0	0	0	The site does not relate well to the existing settlement pattern and development on the site would have a potential adverse impact on the character and appearance of the landscape.
EA048	Land at Buckmore Stables	Petersfield	Petersfield	Rejected	0	0	0	0	The site does not relate well to the existing settlement pattern and development on the site would have a potential adverse impact on the character and appearance of the landscape.
EA049	Petersfield Pay and Play Golf Course, Sussex Road	Petersfield	Petersfield	Excluded	0	0	0	0	The site is not considered to be previously developed land, is outside a settlement and is detached and unrelated to that settlement.

Site Ref	Site Address	Settlement	Parish	Recommendation	Total Yield	0-5 Years	6-10 Years	11-15 Years	Rejected/Excluded Reason
EA050	Land at Penns Field	Petersfield	Petersfield	Has Potential (Deliverable)	82	82	0	0	Not Applicable.
EA051	Land at Buckmore Farm	Petersfield	Petersfield	Has Potential (Deliverable)	73	30	43	0	Not Applicable.
EA054	Land at Larcombe Road	Petersfield	Petersfield	Has Potential (Deliverable)	60	60	0	0	Not Applicable.
EA055	Land South of Durford Road	Petersfield	Petersfield	Has Potential (Deliverable)	48	48	0	0	Not Applicable.
EA057	Land in High Street, Dragon Street and St Peter's Road	Petersfield	Petersfield	Has Potential (Deliverable)	19	0	0	19	Not Applicable.
EA058	Land South East of the Causeway, Petersfield	Petersfield	Petersfield	Excluded	0	0	0	0	As of 1st April 2014, there is an extant planning permission for residential development on the site which is listed in Appendix B and the dwellings are counted under the another element of supply.
EA059	Sites to the South and North of Durford Road, Petersfield	Petersfield	Petersfield	Excluded	0	0	0	0	Duplicate of EA079.

Site Ref	Site Address	Settlement	Parish	Recommendation	Total Yield	0-5 Years	6-10 Years	11-15 Years	Rejected/Excluded Reason
EA061	Land south west of The Causeway	Petersfield	Petersfield	Rejected	0	0	0	0	The site does not relate well to the existing settlement pattern and development on the site would have a potential adverse impact on the character and appearance of the landscape.
EA062	Land at the Causeway	Petersfield	Petersfield	Has Potential (Deliverable)	136	0	136	0	Not Applicable.
EA063	Land West of Tilmore Road	Petersfield	Petersfield	Rejected	0	0	0	0	The site does not relate well to the existing settlement pattern and development on the site would have a potential adverse impact on the character and appearance of the landscape.
EA065	Land west of Upper Tilmore Road	Petersfield	Petersfield	Rejected	0	0	0	0	The site does not relate well to the existing settlement pattern and development on the site would have a potential adverse impact on the character and appearance of the landscape.

Site Ref	Site Address	Settlement	Parish	Recommendation	Total Yield	0-5 Years	6-10 Years	11-15 Years	Rejected/Excluded Reason
EA067	Penns Place	Petersfield	Petersfield	Rejected	0	0	0	0	There is no evidence that the site is available or being actively promoted.
EA068	Land to the south of Sussex Road and Russell Way (Option A)	Petersfield	Petersfield	Rejected	0	0	0	0	Development on the site would have a potential adverse impact on the character and appearance of the landscape.
EA069	Land at Causeway Farm (extended site boundary)	Petersfield	Petersfield	Rejected	0	0	0	0	Development on the site would have a potential adverse impact on the character and appearance of the landscape. See EA062
EA070	Land West of Bell Hill	Petersfield	Petersfield	Has Potential (Deliverable)	28	0	28	0	Not Applicable.

Site Ref	Site Address	Settlement	Parish	Recommendation	Total Yield	0-5 Years	6-10 Years	11-15 Years	Rejected/Excluded Reason
EA071	Land South of Paddock Way	Petersfield	Petersfield	Rejected	0	0	0	0	The site does not relate well to the existing settlement pattern and development on the site would have a potential adverse impact on the character and appearance of the landscape.
EA072	Land South of the Causeway	Petersfield	Petersfield	Rejected	0	0	0	0	The site does not relate well to the existing settlement pattern and development on the site would have a potential adverse impact on the character and appearance of the landscape.
EA073	Land to the rear of the Causeway	Petersfield	Petersfield	Rejected	0	0	0	0	The site does not relate well to the existing settlement pattern and development on the site would have a potential adverse impact on the character and appearance of the landscape.
EA074	Land to the west of the Causeway	Petersfield	Petersfield	Has Potential (Deliverable)	64	64	0	0	Not Applicable.

Site Ref	Site Address	Settlement	Parish	Recommendation	Total Yield	0-5 Years	6-10 Years	11-15 Years	Rejected/Excluded Reason
EA075	Tews Engineering	Petersfield	Petersfield	Rejected	0	0	0	0	Loss of employment land.
EA076	Buckmore Stables	Petersfield	Petersfield	Rejected	0	0	0	0	The site does not relate well to the existing settlement pattern and development on the site would have a potential adverse impact on the character and appearance of the landscape.
EA077	Land East of Tilmore Road	Petersfield	Petersfield	Rejected	0	0	0	0	Development on the site would have a potential adverse impact on the character and appearance of the landscape.
EA079	Unit 1 and 2 the Domes, Durford Road,	Petersfield	Petersfield	Rejected	0	0	0	0	Loss of employment land.
EA080	Land South of Sussex Road	Petersfield	Petersfield	Rejected	0	0	0	0	The site does not relate well to the existing settlement pattern and development on the site would have a potential adverse impact on the character and appearance of the landscape.

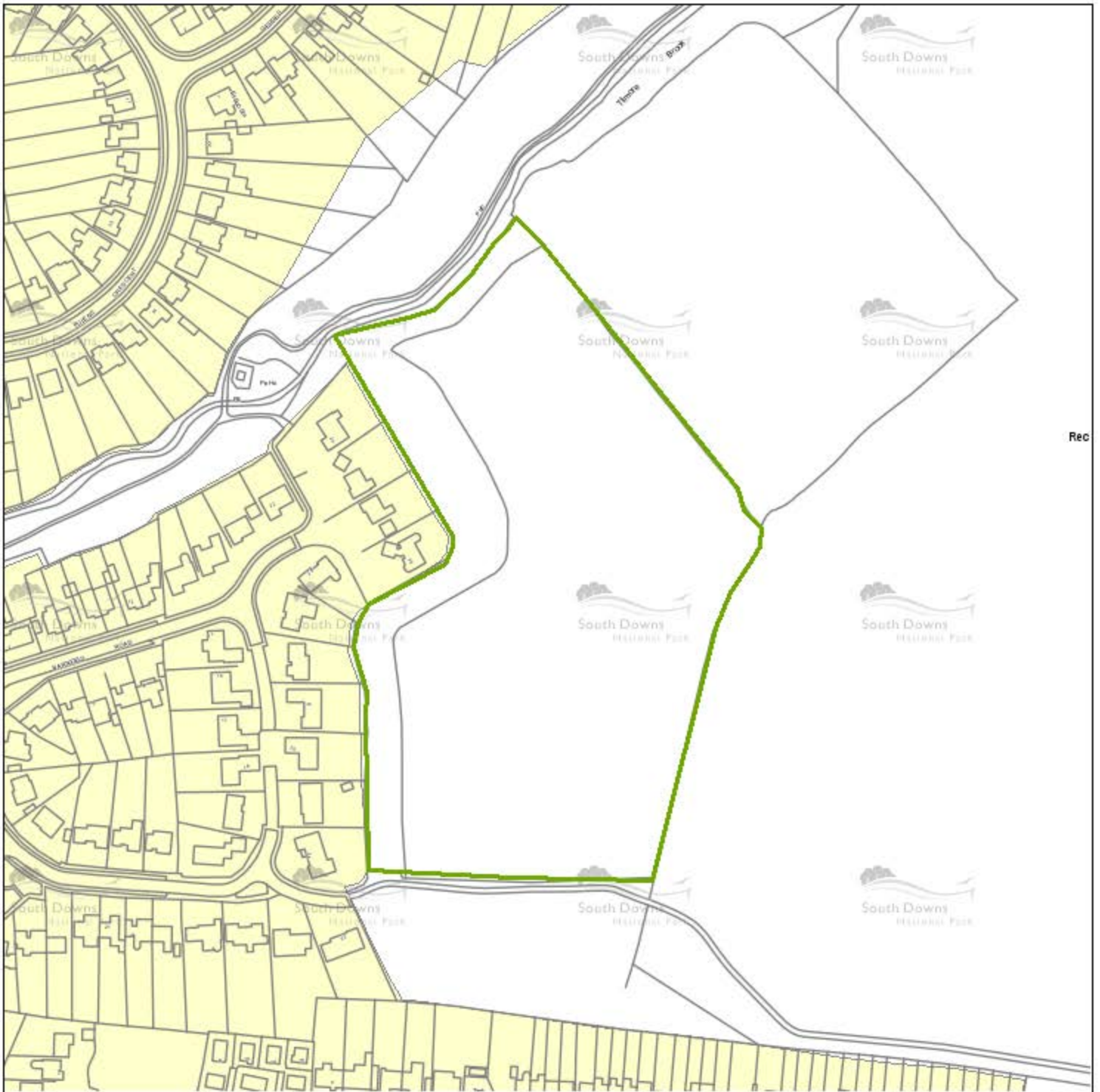
Site Ref	Site Address	Settlement	Parish	Recommendation	Total Yield	0-5 Years	6-10 Years	11-15 Years	Rejected/Excluded Reason
EA081	Land East of Russell Way	Petersfield	Petersfield	Rejected	0	0	0	0	The site does not relate well to the existing settlement pattern and development on the site would have a potential adverse impact on the character and appearance of the landscape.
EA082	Land South of Russell Way	Petersfield	Petersfield	Rejected	0	0	0	0	The site does not relate well to the existing settlement pattern and development on the site would have a potential adverse impact on the character and appearance of the landscape.
EA083	Paris House, Frenchmans Road	Petersfield	Petersfield	Rejected	0	0	0	0	Loss of employment land.
EA107	Land south of Sussex Road and Russell Way (Option B)	Petersfield	Petersfield	Rejected	0	0	0	0	The site does not relate well to the existing settlement pattern and development on the site would have a potential adverse impact on the character and appearance of the landscape.

Site Ref	Site Address	Settlement	Parish	Recommendation	Total Yield	0-5 Years	6-10 Years	11-15 Years	Rejected/Excluded Reason
EA108	Lower Tilmore, Tilmore Road	Petersfield	Petersfield	Has Potential (Deliverable)	6	6	0	0	Not Applicable.
EA112	HCC Depot off Paddock Way	Petersfield	Petersfield	Has Potential (Deliverable)	30	0	30	0	Not Applicable.
EA115	Community Centre, Love Lane	Petersfield	Petersfield	Has Potential (Deliverable)	10	0	10	0	Not Applicable.
EA116	Land to North of Reservoir Lane	Petersfield	Petersfield	Has Potential (Deliverable)	11	0	11	0	Not Applicable.
EA118	Land adjacent to railway, off Borough Road,	Petersfield	Petersfield	Rejected	0	0	0	0	Development on the site would have a potential adverse impact on the character and appearance of the townscape.
Total by Settlement					567	290	258	19	

EA050

Land at Penns Field

Petersfield



Key

Recommendation

Has Potential (Deliverable)



South Downs National Park Boundary (where applicable)



Settlement Boundary

Site Reference
EA050

Area
East Hampshire

Site Address Land at Penns Field	Settlement Petersfield
	Parish Petersfield

Source Previously assessed by Borough/District Council	Current Use Recreation Ground
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Summary of Landscape Assessment Medium Sensitivity The site is in close proximity to Tilmore Brook and local cycle route. Sensitive Green Infrastructure based design would be needed to mitigate these effects.

Summary of Suitability There are a number of protected trees around the boundary of the site. It abuts a Local Nature Reserve/ Site of Scientific Special Interest (SSSI) to the north, with a public right of way running along this boundary. The site is considered suitable for development subject to appropriate buffer is provided between development and the SSSI to the north and existing protected trees are considered. There are important archaeological sites in the vicinity and archaeological considerations are likely. The site is within a Mineral Consultation Area.	Is the site suitable? Yes
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Summary of Availability The site is in single ownership and the owner has previously indicated the site would be available within the first five years. There is a planning application on this site which is pending consideration.	Is the site available? Yes
--	---

Summary of Achievability There is no reason to indicate why development on the site is not achievable.	Is development on the site achievable? Yes
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Assessment Recommendation	Has Potential (Deliverable)
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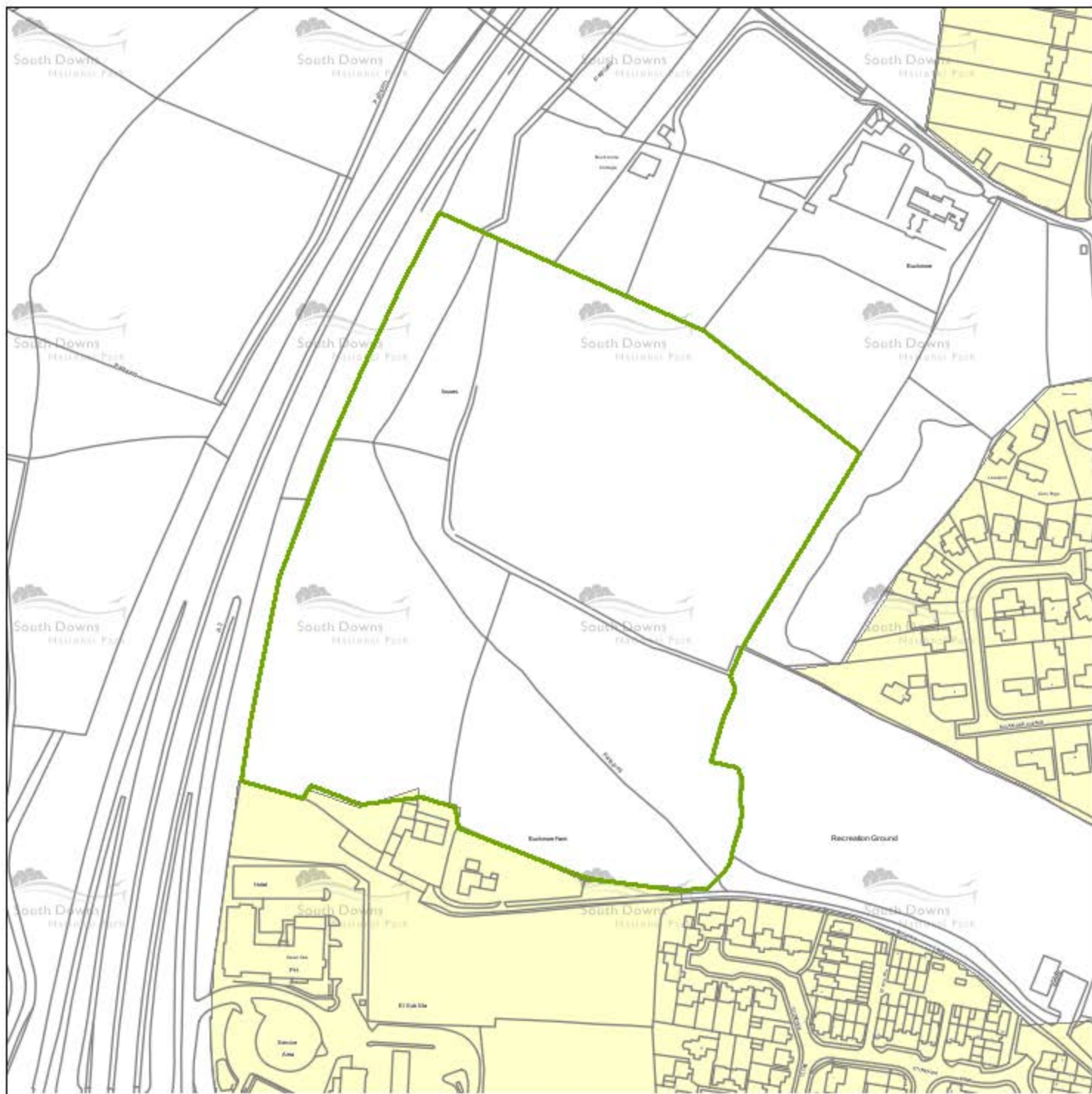
Reason for Rejection Not Applicable.
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Site Area (Ha) 3.7	Site Density (dph) 22	Estimated Yield 82	0-5 years 82	6-10 years 0	11-15 years 0
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EA051

Land at Buckmore Farm

Petersfield



Key

Recommendation



South Downs National Park Boundary (where applicable)



Has Potential (Deliverable)



Settlement Boundary

Site Reference
EA051

Area
East Hampshire

Site Address Land at Buckmore Farm	Settlement Petersfield
	Parish Petersfield

Source Previously assessed by Borough/District Council	Current Use Agricultural/grazing
--	--

Summary of Landscape Assessment Medium/High Sensitivity Views from Butser Hill and high ground to the south. This could be addressed through careful design and mitigation to reduce the impact. Impacts on the public right of way. Existing tree retention and access.

Summary of Suitability The site is adjacent to the A3 and any development would need to ensure that development was not affected by excessive noise. A public right of way runs through the site. There are three grade II listed buildings adjacent to the south and a protected tree on the southern boundary. It is considered appropriate to focus development in the north eastern field. The site is located within a Mineral Consultation Area.	Is the site suitable?
	Yes

Summary of Availability The site is in single ownership and the owner has previously indicated the site would be available within the first ten years, depending on numbers being developed.	Is the site available?
	Yes

Summary of Achievability A suitable access would need to be created from the south from Winchester Road through the adjacent employment allocation or Beckham Lane (subject to improvements). It is suggested that this access could also serve EA070.	Is development on the site achievable?
	Yes

Assessment Recommendation	Has Potential (Deliverable)
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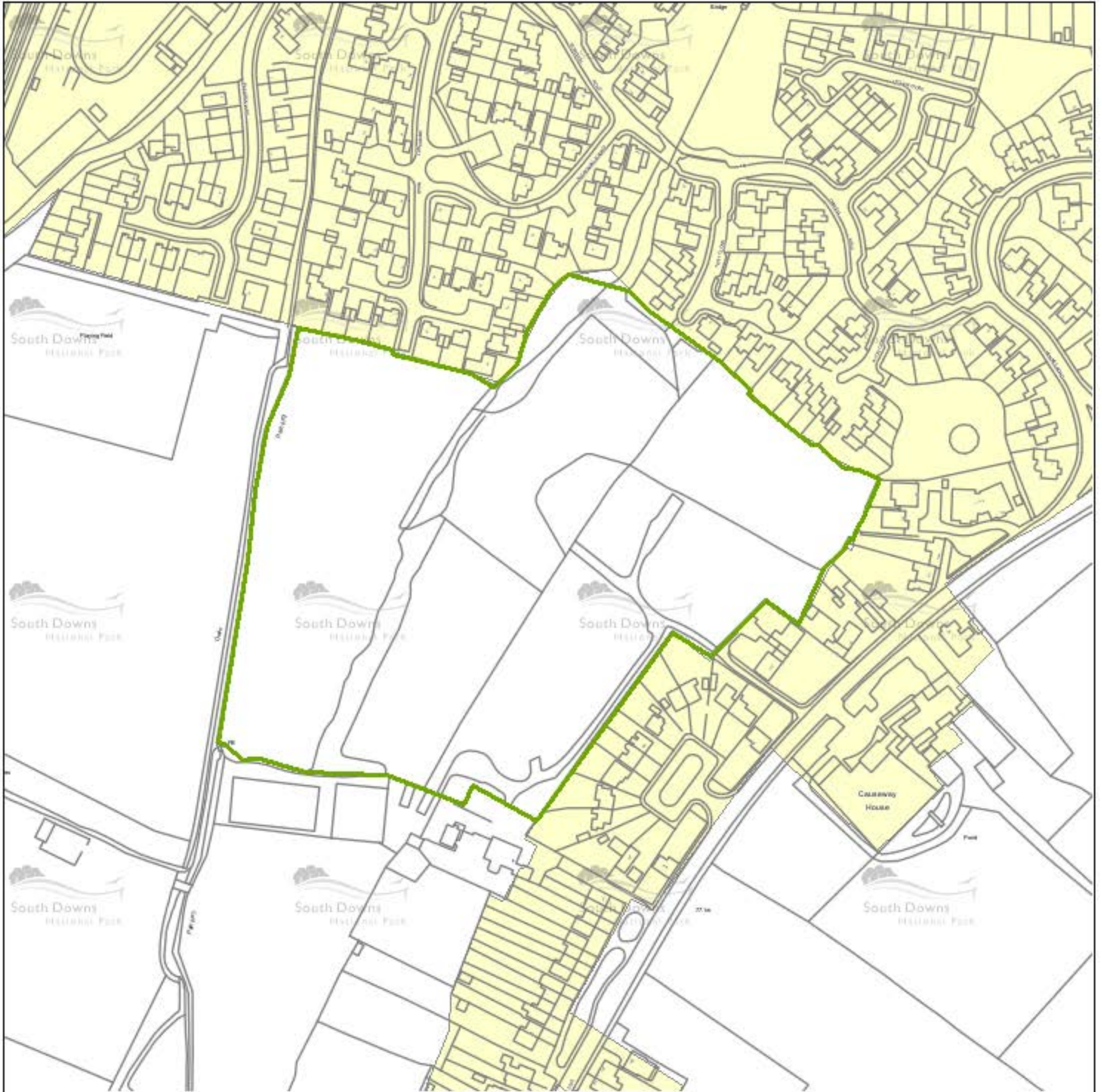
Reason for Rejection Not Applicable.
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Site Area (Ha) 2.3	Site Density (dph) 28	Estimated Yield 73	0-5 years 30	6-10 years 43	11-15 years 0
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EA054

Land at Larcombe Road

Petersfield



Key

- | | | | |
|--|---|---|---------------------|
| Recommendation |  | South Downs National Park Boundary (where applicable) | |
|  | Has Potential (Deliverable) |  | Settlement Boundary |

Site Reference
EA054

Area
East Hampshire

Site Address
Land at Larcombe Road

Settlement
Petersfield
Parish
Petersfield

Source
Previously assessed by Borough/District Council

Current Use
Agricultural/grazing

Summary of Landscape Assessment
Medium Sensitivity The site has valuable landscape features - the stream, woodland and public right of way, which would need to be well incorporated into development.

Summary of Suitability	Is the site suitable?
There are Tree Preservation Order areas and points which run through the centre of the site and within the eastern part of the site. The site is considered suitable for development on the western portion of the site which is designed to incorporate the existing landscape features of the site and connects with the potential site to the south (EA074). The eastern part of the site is within flood zone 2 and 3.	Yes

Summary of Availability	Is the site available?
The owners have previously indicated the site would be available within the first five years. There is currently a pre-application enquiry on the site.	Yes

Summary of Achievability	Is development on the site achievable?
There is no reason to indicate why development on the site is not achievable.	Yes

Assessment Recommendation	Has Potential (Deliverable)
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Reason for Rejection
Not Applicable.

Site Area (Ha)	Site Density (dph)	Estimated Yield	0-5 years	6-10 years	11-15 years
3	20	60	60	0	0

EA055

Land South of Durford Road

Petersfield



Key

Recommendation

Has Potential (Deliverable)



South Downs National Park Boundary (where applicable)



Settlement Boundary

Site Reference
EA055

Area
East Hampshire

Site Address Land South of Durford Road	Settlement Petersfield
	Parish Petersfield

Source Previously assessed by Borough/District Council	Current Use Agricultural/grazing
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Summary of Landscape Assessment Medium Sensitivity Medium sensitivity due to screening function of trees for existing settlement edge. Biodiversity Action Plan (BAP) priority habitat, Green Infrastructure asset and cultural heritage asset. Development brief essential.

Summary of Suitability There are protected trees on the northern boundary. There is a gas pipe line running beneath the site and some areas of surface water flood risk. The site is within a Mineral Consultation Area. The assessment in the Petersfield Neighbourhood Plan has identified that the site is ecologically sensitive and has indicated that parts of the site may not be suitable for development. Therefore, given the potential constraints and the conclusions of the landscape assessment, the site is considered suitable for low density development. There are important archaeological sites in the vicinity and archaeological considerations are likely.	Is the site suitable? Yes
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Summary of Availability The site is in single ownership and the owner has previously indicated the site would be available within the first five years.	Is the site available? Yes
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Summary of Achievability There is no reason to indicate why development on the site is not achievable.	Is development on the site achievable? Yes
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Assessment Recommendation	Has Potential (Deliverable)
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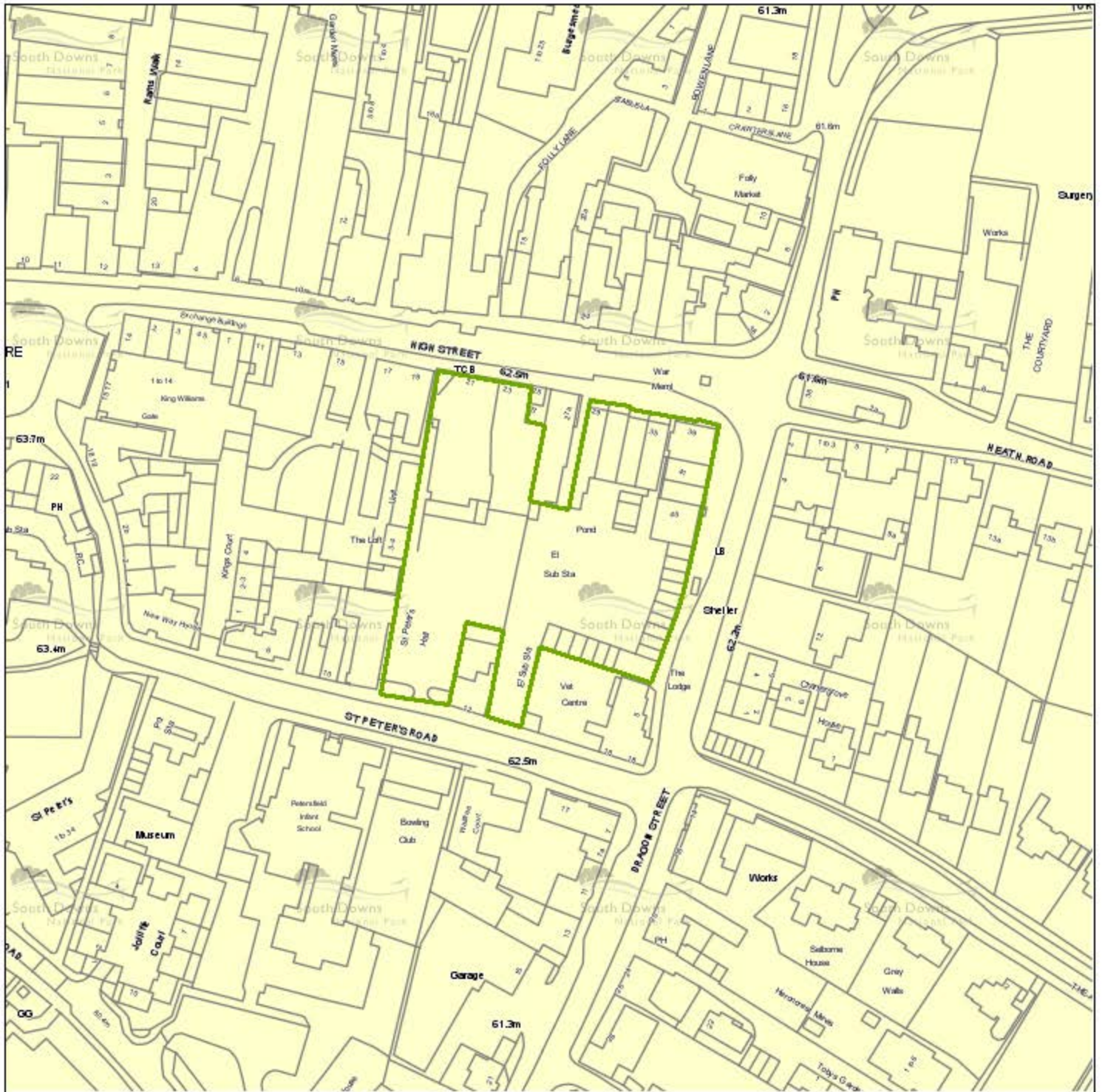
Reason for Rejection Not Applicable.
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Site Area (Ha) 3.2	Site Density (dph) 15	Estimated Yield 48	0-5 years 48	6-10 years 0	11-15 years 0
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EA057

Land in High Street, Dragon Street and St Peter's Road


Petersfield




Key

Recommendation

 South Downs National Park Boundary (where applicable)

 Has Potential (Deliverable)

 Settlement Boundary

Site Reference
EA057

Area
East Hampshire

Site Address Land in High Street, Dragon Street and St Peter's Road	Settlement Petersfield
	Parish Petersfield

Source Previously assessed by Borough/District Council	Current Use Retail and Residential
--	--

Summary of Landscape Assessment Low landscape sensitivity but High Townscape Sensitivity
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Summary of Suitability The site is located within the existing settlement boundary in the town centre of Petersfield. The site is within the Conservation Area and there are two grade II listed buildings adjacent. Development on the site is subject to demonstrating that the existing school can be relocated. The site is considered appropriate for high density development, however this would need to be sensitively designed to respect the setting of the surrounding listed buildings and the character of the town centre. The site is within the historic core of the medieval town of Petersfield and it is likely that some archaeological issues will arise.	Is the site suitable? Yes
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Summary of Availability The site is in single ownership and the owner has previously indicated the site would be available within the first five years.	Is the site available? Yes
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Summary of Achievability There is no reason to indicate why development on the site is not achievable.	Is development on the site achievable? Yes
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Assessment Recommendation	Has Potential (Deliverable)
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Reason for Rejection Not Applicable.
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Site Area (Ha) 0.27	Site Density (dph) 70	Estimated Yield 19	0-5 years 0	6-10 years 0	11-15 years 19
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EA062

Land at the Causeway

Petersfield



Key

- Recommendation
- Has Potential (Deliverable)
- South Downs National Park Boundary (where applicable)
- Settlement Boundary

Site Reference
EA062

Area
East Hampshire

Site Address Land at the Causeway	Settlement Petersfield
	Parish Petersfield

Source Previously assessed by Borough/District Council	Current Use Residential/garden and field
--	--

Summary of Landscape Assessment Medium/High Sensitivity Medium/High Sensitivity in the western part of the site, this increases to High Sensitivity in the eastern section of the site beyond the northern edge of the mobile home park and in close proximity to the stream corridor and public right of way.

Summary of Suitability There is a public right of way (Hangers Way) running through the western part of the site. The site is adjacent to a Grade II listed building and there is a conservation area to the north. There are a number of Tree Preservation Order areas and points within the site. The northern part of the site (following the Stanbridge Stream) is within Flood Zone 2 and 3. The northern corner of the site is around 35 metres from the edge of the Conservation Area. Given the conclusions of the landscape assessment and constraints on the site it is considered suitable to development the western part of the site, which is less sensitive in landscape terms and more related to the existing settlement pattern.	Is the site suitable? Yes
--	--

Summary of Availability The site is currently available and has been actively promoted for development, including through a recent outline planning application.	Is the site available? Yes
--	---

Summary of Achievability There is a relatively narrow and single access point to the site. The Draft Petersfield Neighbourhood Plan has identified the requirement to incorporate multiple points of access from the B2070 and possibly Sussex Road. Issues of ownership and highway restrictions would need to be overcome to achieve this.	Is development on the site achievable? Yes
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Assessment Recommendation	Has Potential (Deliverable)
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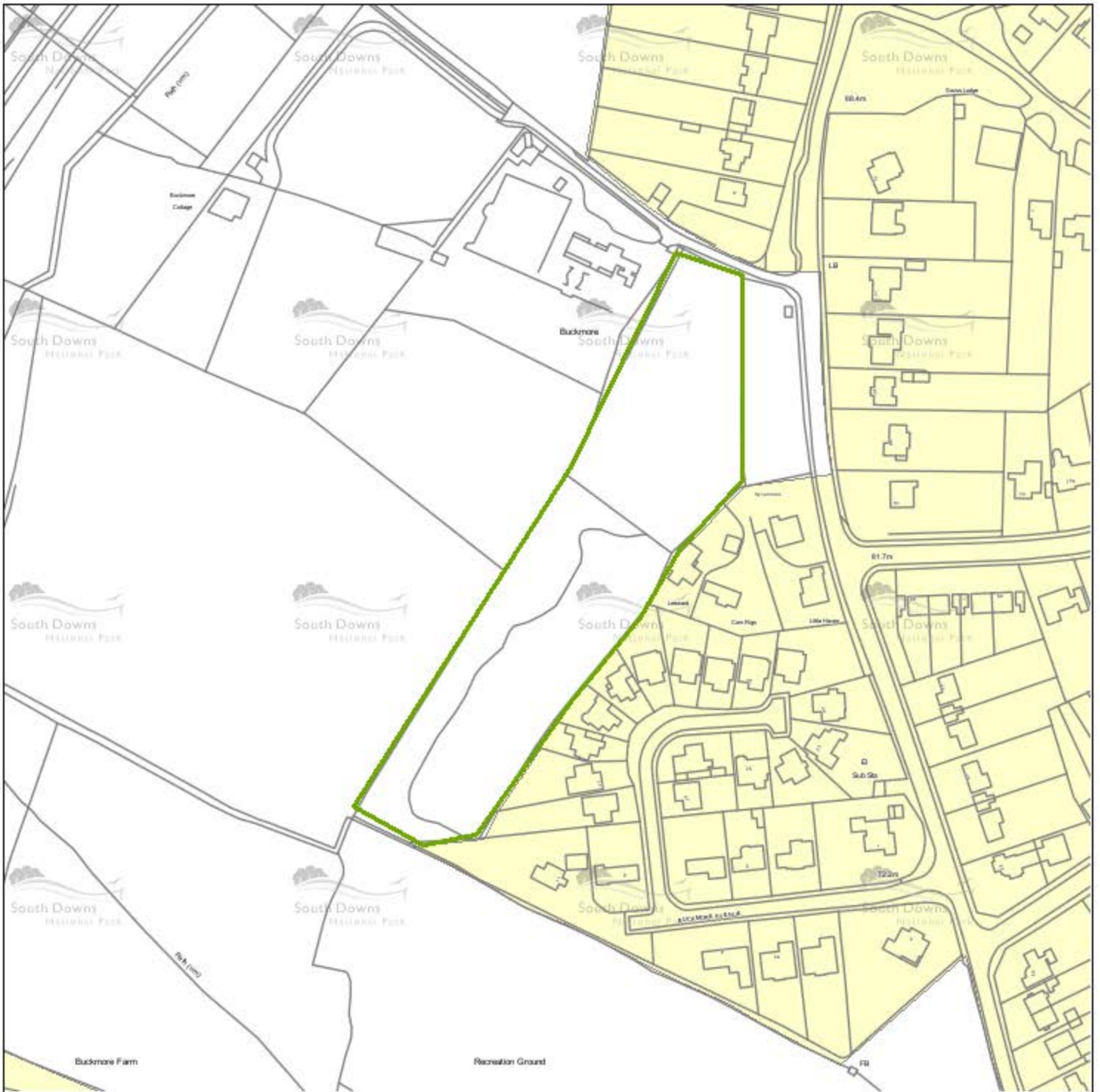
Reason for Rejection Not Applicable.
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Site Area (Ha) 12.6	Site Density (dph) 25	Estimated Yield 136	0-5 years 0	6-10 years 136	11-15 years 0
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EA070

Land West of Bell Hill

Petersfield



Key

Recommendation



South Downs National Park Boundary (where applicable)

Has Potential (Deliverable)



Settlement Boundary

Site Reference
EA070

Area
East Hampshire

Site Address Land West of Bell Hill	Settlement Petersfield
	Parish Petersfield

Source Previously assessed by Borough/District Council	Current Use Grassland
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Summary of Landscape Assessment Medium sensitivity Sloping topography which elevates the site. Steep slope backing onto the settlement edge. Long thin site is inefficient. Higher area to north has intervisibility with Butser Hill. Would need to be carefully assessed.
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Summary of Suitability The northern edge of site is elevated by 10-15m above southern part of field. There is a Tree Preservation Order adjacent to northern part of the site. The site is within a Mineral Consultation Area. The site is considered suitable subject to creating of an appropriate access and design.	Is the site suitable? Yes
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Summary of Availability The site is in single ownership and the owner has previously indicated the site would be available within the first five years.	Is the site available? Yes
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Summary of Achievability There is a suggestion that the main access to this site would be created from the south, either from Winchester Road through the adjacent employment site or from Beckham Lane (subject to improvements).	Is development on the site achievable? Yes
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Assessment Recommendation	Has Potential (Deliverable)
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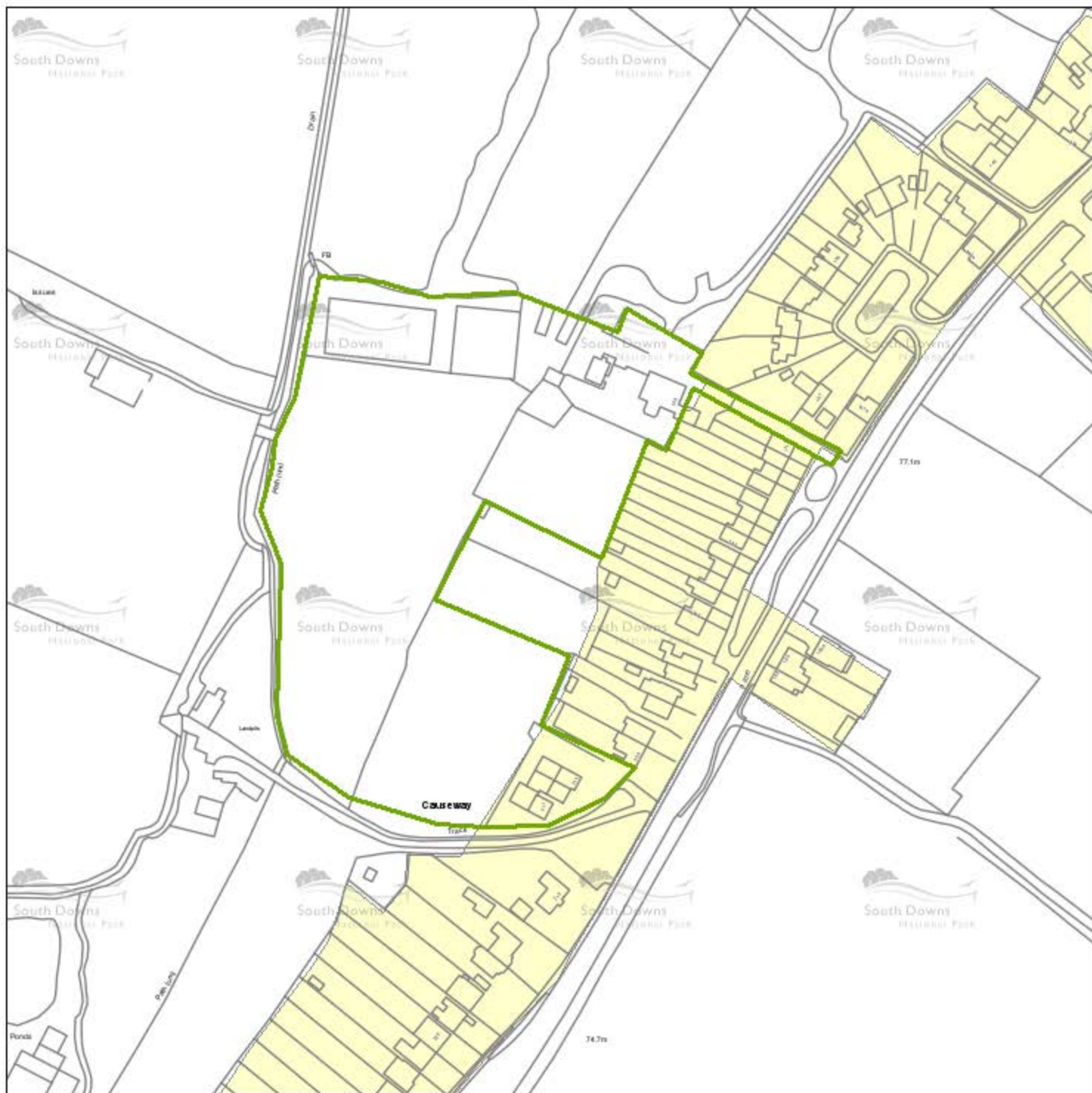
Reason for Rejection Not Applicable.
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Site Area (Ha) 1	Site Density (dph) 28	Estimated Yield 28	0-5 years 0	6-10 years 28	11-15 years 0
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EA074

Land to the west of the Causeway

Petersfield



Key

Recommendation

Has Potential (Deliverable)



South Downs National Park Boundary (where applicable)



Settlement Boundary

Site Reference
EA074

Area
East Hampshire

Site Address Land to the west of the Causeway	Settlement Petersfield
	Parish Petersfield

Source Previously assessed by Borough/District Council	Current Use Equestrian and County Council Depot
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Summary of Landscape Assessment Medium/High sensitivity Due to views, access issues and impacts on the countryside setting of the town and poor relationship to settlement pattern. Would need to be considered alongside Larcombe Road scheme, particular account access and the river/stream corridor and the public right of way.

Summary of Suitability There is a grade II listed building adjacent to the site. The western half of the site is within flood zones 2 and 3. There are Tree Preservation Orders along northern boundary. The site is within a Mineral Consultation Area.	Is the site suitable?
	Yes

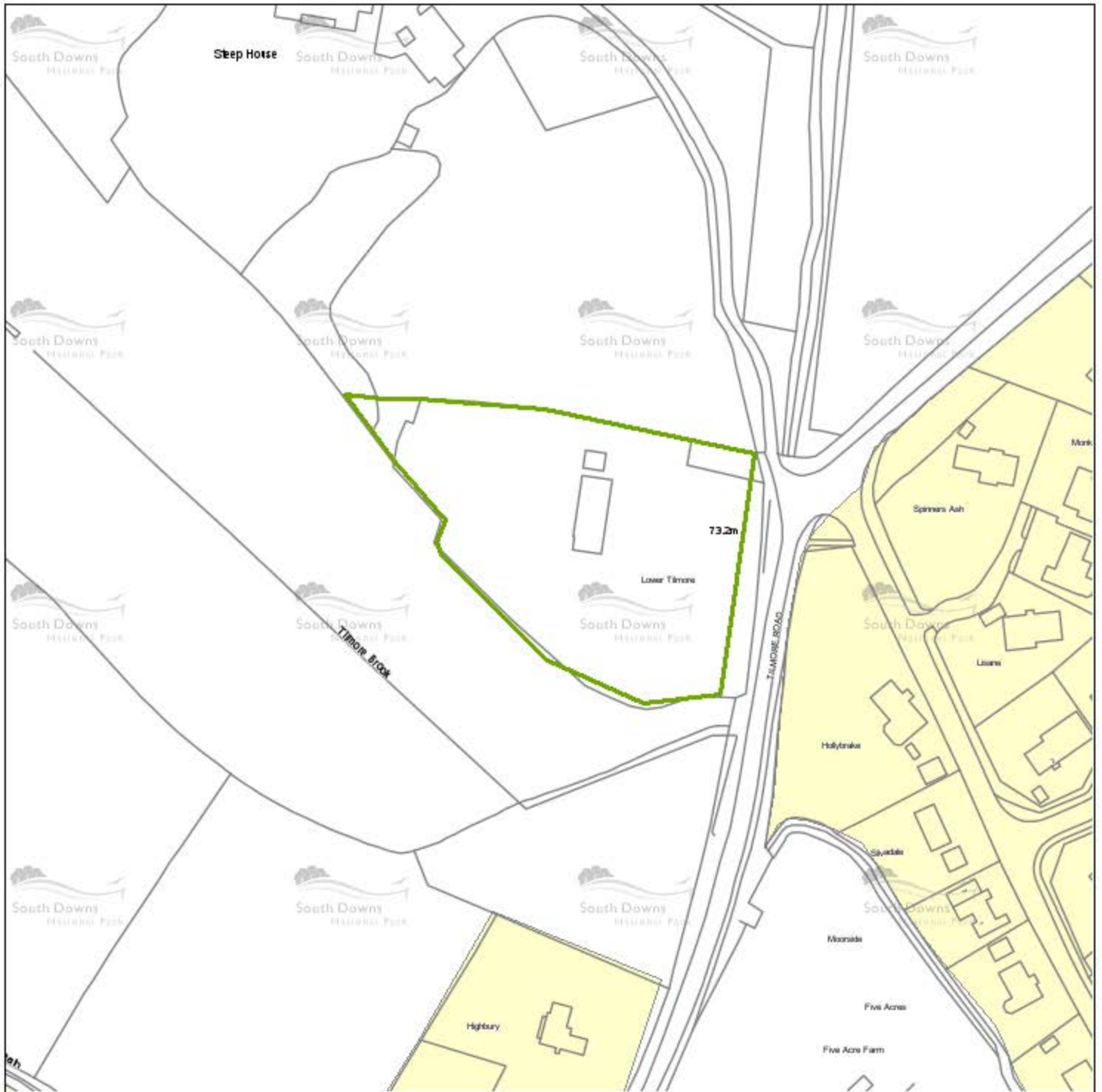
Summary of Availability The site is in single ownership and the owner has previously indicated the site would be available within the first five years.	Is the site available?
	Yes

Summary of Achievability There is no reason to indicate why development on the site is not achievable.	Is development on the site achievable?
	Yes

Assessment Recommendation	Has Potential (Deliverable)
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Reason for Rejection Not Applicable.
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Site Area (Ha) 2.3	Site Density (dph) 28	Estimated Yield 64	0-5 years 64	6-10 years 0	11-15 years 0
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Key

Recommendation



South Downs National Park Boundary (where applicable)

Has Potential (Deliverable)



Settlement Boundary

Site Reference
EAI08

Area
East Hampshire

Site Address
Lower Tilmore, Tilmore Road

Settlement
Petersfield
Parish
Petersfield

Source
Submission

Current Use
Residential

Summary of Landscape Assessment
Medium Sensitivity The site has the potential to have a significant impact on the character of this rural part of Petersfield which is locally important. The site is previously developed land and as such is less sensitive, however it is unlikely that significant numbers could be achieved without causing significant harm to local character.

Summary of Suitability	Is the site suitable?
The site is bounded by mature hedgerows and there are several large mature trees within the site. The site is not well connected to the existing settlement, but it may be suitable for small scale redevelopment of the existing property.	Yes

Summary of Availability	Is the site available?
The owners have indicated that the site is available immediately.	Yes

Summary of Achievability	Is development on the site achievable?
There is no reason to indicate why development on the site is not achievable.	Yes

Assessment Recommendation	Has Potential (Deliverable)
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Reason for Rejection
Not Applicable.

Site Area (Ha)	Site Density (dph)	Estimated Yield	0-5 years	6-10 years	11-15 years
0.6	10	6	6	0	0

EA112

HCC Depot off Paddock Way

Petersfield



Key

Recommendation

Has Potential (Deliverable)



South Downs National Park Boundary (where applicable)



Settlement Boundary

Site Reference
EAI12

Area
East Hampshire

Site Address
HCC Depot off Paddock Way

Settlement
Petersfield
Parish
Petersfield

Source
Other

Current Use
County Council depot

Summary of Landscape Assessment
Low Sensitivity The site is previously developed land, is consistent with surrounding residential land and continued within the settlement pattern.

Summary of Suitability	Is the site suitable?
The site is close to the A3 and is physically adjacent to the railway line. There is potential for contamination from existing uses. Subject to these constraints the site is considered suitable for development.	Yes

Summary of Availability	Is the site available?
The site is in single ownership and the owner has previously indicated the site would be available within the first five years.	Yes

Summary of Achievability	Is development on the site achievable?
There is no reason to indicate why development on the site is not achievable.	Yes

Assessment Recommendation	Has Potential (Deliverable)
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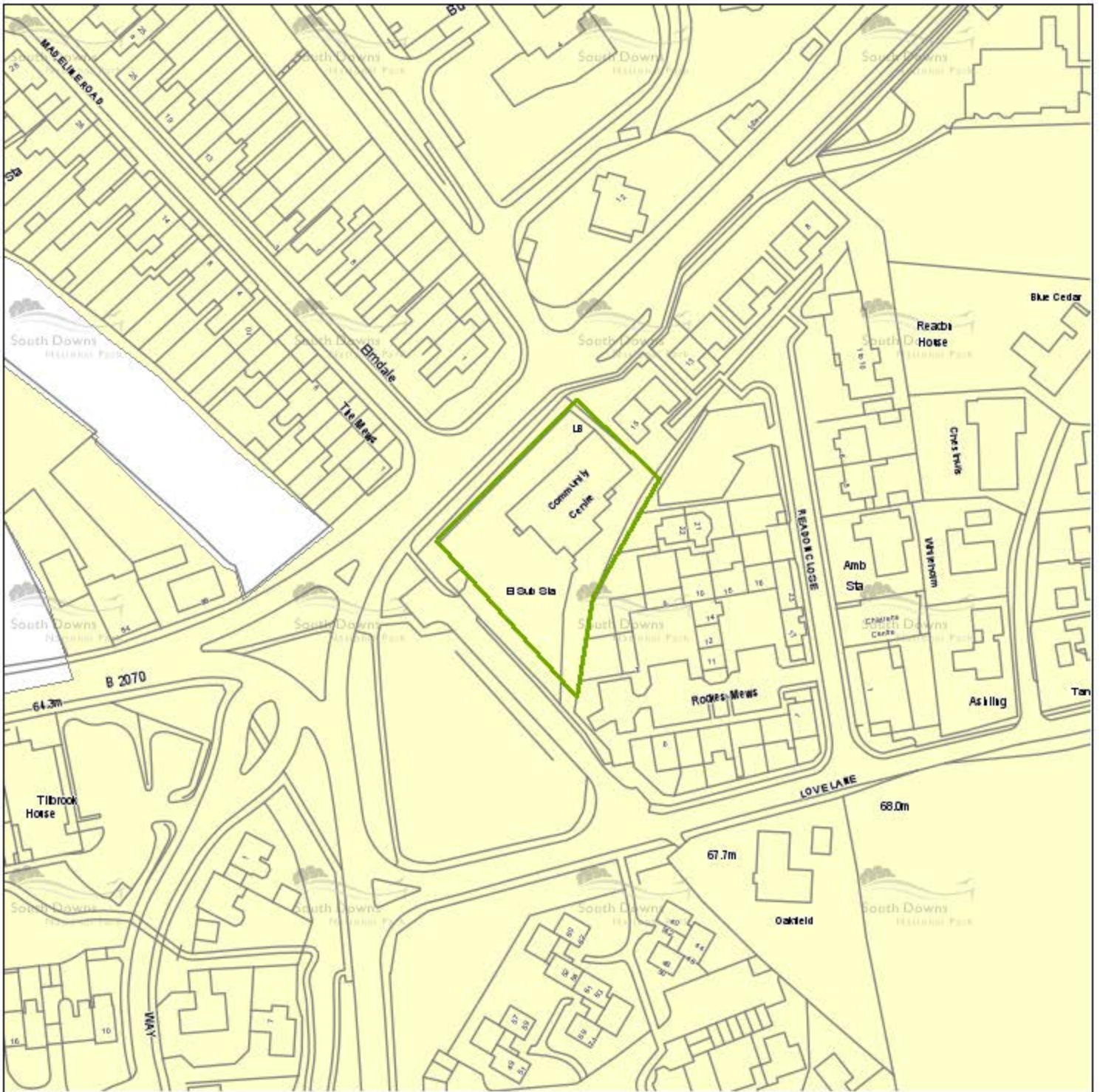
Reason for Rejection
Not Applicable.

Site Area (Ha)	Site Density (dph)	Estimated Yield	0-5 years	6-10 years	11-15 years
1.2	25	30	0	30	0

EA115

Community Centre, Love Lane

Petersfield



Key

Recommendation

Has Potential (Deliverable)



South Downs National Park Boundary (where applicable)

Settlement Boundary

Site Reference
EAI 15

Area
East Hampshire

Site Address
Community Centre, Love Lane

Settlement
Petersfield

Parish
Petersfield

Source
Other

Current Use
Community Use

Summary of Landscape Assessment
Low Sensitivity The site is PDL, consistent with surrounding residential land and contained within the settlement pattern. Alternative land needed for use to continue.

Summary of Suitability	Is the site suitable?
The site is previously developed land and is considered suitable for redevelopment. This is subject to the existing community use being provided at an alternative and appropriate location in the town.	Yes

Summary of Availability	Is the site available?
The site is available for development, subject to the existing community use being provided at an alternative and appropriate location in the town.	

Summary of Achievability	Is development on the site achievable?
There is no reason to indicate why development on the site is not achievable.	Yes

Assessment Recommendation	Has Potential (Deliverable)
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Reason for Rejection
Not Applicable.

Site Area (Ha)	Site Density (dph)	Estimated Yield	0-5 years	6-10 years	11-15 years
0.2	50	10	0	10	0

Site Reference
EAI 16

Area
East Hampshire

Site Address
Land to North of Reservoir Lane

Settlement
Petersfield

Parish
Petersfield

Source
Other

Current Use
Agricultural/Grazing

Summary of Landscape Assessment
Medium/High Sensitivity The site is in an increasingly rural location on the Shipwrights Way, large scale development would have a significant detrimental impact on local character.

Summary of Suitability	Is the site suitable?
The site is within 250m of an Historic Landfill Site. There is a grade II listed building to the south. The site is on the northern edge of the settlement and any development of the site would need to be small scale and in keeping with the existing low density and rural character of the surrounding development. Therefore the site is only considered appropriate for a small number of dwellings.	Yes

Summary of Availability	Is the site available?
The site has been actively promoted through the Petersfield Neighbourhood Plan.	Yes

Summary of Achievability	Is development on the site achievable?
There is no reason to indicate why development on the site is not achievable.	Yes

Assessment Recommendation	Has Potential (Deliverable)
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Reason for Rejection
Not Applicable.

Site Area (Ha)	Site Density (dph)	Estimated Yield	0-5 years	6-10 years	11-15 years
1.42	8	11	0	11	0

Site Ref	Site Address	Summary of Landscape Assessment	Summary of Suitability	Suitable	Summary of Availability	Available	Summary of Achievability	Achievable	Reason for Rejection
Settlement Petersfield									
EA047	Land to the south of 115 Sussex Road	High sensitivity Due to intervisibility with wider countryside to south and south east. Rear garden development which would disrupt the linear ribbon development along Sussex Road. Setting of Heath and new access affecting local views.	The site is partly within the settlement policy boundary and partly outside. Access would be achieved through demolition of 115 Sussex Road and relocation. There are protected trees in the north eastern corner of the site. The site is located within 5km of a Special Protection Area.	No	The site is in single ownership and the owner has previously indicated the site would be available within the first five years.	Yes	There is no reason to indicate why development on the site is not achievable.	Yes	The site does not relate well to the existing settlement pattern and development on the site would have a potential adverse impact on the character and appearance of the landscape.
EA048	Land at Buckmore Stables	High Sensitivity Owing to access problems, location remote from town, inconsistent with existing dispersed settlement edge and proximity to A3 corridor.	The site is close to the A3 and is subject to noise disturbance. There a public right of way along the southern boundary. The site is within 250m of a Historic Landfill site. The site is within a Mineral Consultation Area. It is not considered to be well related to the existing pattern and development would change the existing robust settlement edge. Due to this and the conclusions of the landscape assessment, the site is not considered to be suitable for development.	No	The site is in single ownership and the owner has previously indicated the site would be available within the first five years.	Yes	The existing access is via an unmade track and would require improvements.	Yes	The site does not relate well to the existing settlement pattern and development on the site would have a potential adverse impact on the character and appearance of the landscape.
EA061	Land south west of The Causeway	High Sensitivity The site is unrelated to the settlement, access would be detrimental	There are protected trees along the eastern boundary. The eastern part of the site is within flood zone 2 and 3. There is a public	No	The site is in single ownership and the owner has previously	Yes	There is no reason to indicate why development on the site is not	Yes	The site does not relate well to the existing settlement pattern and

Site Ref	Site Address	Summary of Landscape Assessment	Summary of Suitability	Suitable	Summary of Availability	Available	Summary of Achievability	Achievable	Reason for Rejection
EA061	Land south west of The Causeway	to landscape character and/or is dependant on other land being developed, and the site is visible in long distance views beyond the settlement itself and would appear unrelated as a result.	right of way running through the site. The site is within a Mineral Consultation Area. Due to the conclusions of the landscape assessment the site is not considered suitable for development.	No	indicated the site would be available within the first five years.	Yes	achievable.	Yes	development on the site would have a potential adverse impact on the character and appearance of the landscape.
EA063	Land West of Tilmore Road	High Sensitivity Due size of site and dominating influence this would have on a wide area including a long section of the Hangers Way along Tilmore Road and beyond up to where the route crosses the A3.	The site is poorly connected to the settlement pattern and is connected along a small section of the southern boundary. Tilmore Brook runs along the floor of the valley and is one of the main streams which runs through Petersfield to the Rother. The northern part of the site is adjacent to the A3. There are protected trees on the south eastern boundary of the site. The site is within 250m of an Historic Landfill Site.	No	The site is in single ownership and the owner has previously indicated the site would be available within the first five years.	Yes	A safe and appropriate access would need to be achieved. There are no other reasons to indicate why development on the site could not be achieved.	Yes	The site does not relate well to the existing settlement pattern and development on the site would have a potential adverse impact on the character and appearance of the landscape.
EA065	Land west of Upper Tilmore Road	High Sensitivity Proximity to Hangers Way and poor relationship with settlement pattern causing significant landscape impact.	The site is not physically adjacent to the settlement policy boundary and does not relate well to the existing settlement pattern. The Hangers Way (public right of way) runs through the northern part of the site and along the western boundary. The site is within 250m of an Historic Landfill Site. Due to the conclusions of the landscape	No	The site has been jointly submitted by the owners of the site and they have indicated the site would be available within the first five years.	Yes	A safe and appropriate access would need to be achieved. There are no other reasons to indicate why development on the site could not	Yes	The site does not relate well to the existing settlement pattern and development on the site would have a potential adverse impact on the character and appearance of the

Site Ref	Site Address	Summary of Landscape Assessment	Summary of Suitability	Suitable	Summary of Availability	Available	Summary of Achievability	Achievable	Reason for Rejection
EA065	Land west of Upper Tilmore Road		assessment the site is not considered suitable for development.	No		Yes	be achieved.	Yes	landscape.
EA067	Penns Place	Medium Sensitivity Existing use and access to countryside features. Large site in the centre of open sports fields. Existing use reduces sensitivity to alternative use. Careful design required owing to isolated nature of site.	The site is currently in use as offices, located within a recreation ground and adjacent to a Leisure Centre and Rugby Club. A footpath runs through the site.	Yes	There is no evidence that the site is available or being actively promoted.	No	There is no reason to indicate why development on the site is not achievable.	Yes	There is no evidence that the site is available or being actively promoted.
EA068	Land to the south of Sussex Road and Russell Way (Option A)	Medium/High Sensitivity Intervisibility with wider countryside to south and south east. Access close to Heath Pond & likely to require highway improvements (e.g. pavements). Southern boundary is open to surrounding landscape	There is a grade II listed building adjacent to the site. The site is within a Mineral Consultation Area.	No	The site has two owners. The site has been submitted jointly and the owners have previously indicated that the site would be available in the first 5 years.	Yes	A safe and suitable access point would need to be achieved. There are no other reasons to indicate why development on the site could not be achieved.	Yes	Development on the site would have a potential adverse impact on the character and appearance of the landscape.
EA069	Land at Causeway Farm (extended site boundary)	Medium/High Sensitivity Medium/high sensitivity in the western part of the site, this increases to high sensitivity in the eastern section of the site beyond the	This site covers the site area submitted under site reference EA062, with an extended area to the east. Given the conclusions of the landscape assessment, development on this part of the site is not considered to suitable.	No	The site is currently available and has been actively promoted for development, including through a recent outline	Yes	There is a relatively narrow and single access point to the site. The Draft Petersfield Neighbourhood	Yes	Development on the site would have a potential adverse impact on the character and appearance of the landscape.

Site Ref	Site Address	Summary of Landscape Assessment	Summary of Suitability	Suitable	Summary of Availability	Available	Summary of Achievability	Achievable	Reason for Rejection
EA069	Land at Causeway Farm (extended site boundary)	northern edge of the mobile home park and in close proximity to the stream corridor and public right of way.		No	planning application.	Yes	Plan has identified the requirement to incorporate multiple points of access from the B2070 and possibly Sussex Road. Issues of ownership and highway restrictions would need to be overcome to achieve this.	Yes	See EA062
EA071	Land South of Paddock Way	High Sensitivity Due to exposure and intervisibility with Butser Hill to the south.	Due to the conclusions of the landscape assessment the site is not considered suitable for development. Adjacent to the railway line and A3. There is a footpath running along the eastern boundary. The south eastern corner of the site is within flood zone 2 and 3. The site is within a Mineral Consultation Area.	No	The site is in single ownership and the owner has previously indicated the site would be available within the first five years.	Yes	There is no reason to indicate why development on the site is not achievable.	Yes	The site does not relate well to the existing settlement pattern and development on the site would have a potential adverse impact on the character and appearance of the landscape.
EA072	Land South of the Causeway	Medium/High sensitivity Due to views, impact of access and prominence of site. Impacts on the countryside setting of the town and poor relationship to	There is a footpath running through the site. There are Tree Preservation Orders around the boundary of the site. The northern edge of the site is within flood zone 2 and 3. The site is within a Mineral Consultation	No	The site is being promoted by prospective purchasers and they have indicated that the site would be	Yes	There is no reason to indicate why development on the site is not achievable.	Yes	The site does not relate well to the existing settlement pattern and development on the site would have a potential adverse

Site Ref	Site Address	Summary of Landscape Assessment	Summary of Suitability	Suitable	Summary of Availability	Available	Summary of Achievability	Achievable	Reason for Rejection
EA072	Land South of the Causeway	settlement pattern.	Area.	No	available in the first five years.	Yes		Yes	impact on the character and appearance of the landscape.
EA073	Land to the rear of the Causeway	High Sensitivity Due to intervisibility with Butser Hill to the south and poor relationship with settlement pattern. Proximity to A3 corridor.	The majority of the site is within flood zone 2 and 3. There is a grade II listed building adjacent. There is a footpath running through the site. The site is within a Mineral Consultation Area.	No	The site is being promoted by prospective purchasers and they have indicated that the site would be available in the first five years.	Yes	There is no reason to indicate why development on the site is not achievable.	Yes	The site does not relate well to the existing settlement pattern and development on the site would have a potential adverse impact on the character and appearance of the landscape.
EA075	Tews Engineering	Low landscape sensitivity but high townscape sensitivity	The northern part of the site is within the conservation area. The site is currently safeguarded for employment use by the East Hampshire Joint Core Strategy and any alternative use will only be permitted where it can be demonstrated that it is no longer suitable for employment use. The site has also been identified as an employment allocation in the draft Petersfield Neighbourhood Plan.	No	The site is in single ownership and the owner has previously indicated the site would be available within the first five years.	Yes	There is no reason to indicate why development on the site is not achievable.	Yes	Loss of employment land.

Site Ref	Site Address	Summary of Landscape Assessment	Summary of Suitability	Suitable	Summary of Availability	Available	Summary of Achievability	Achievable	Reason for Rejection
EA076	Buckmore Stables	High Sensitivity High sensitivity owing to access problems, location remote from town, inconsistent with existing dispersed settlement edge and proximity to A3 corridor.	The site is close to the A3 and is subject to noise disturbance. There is a public right of way along the western boundary. The site is within 250m of an Historic Landfill Site. It is not considered to be well related to the existing pattern and development would change the existing robust settlement edge. Due to this and the conclusions of the landscape assessment, the site is not considered to be suitable for development.	No	The site is in single ownership and the owner has previously indicated the site would be available within the first five years.	Yes	The existing access is via an unmade track and would require improvements.	Yes	The site does not relate well to the existing settlement pattern and development on the site would have a potential adverse impact on the character and appearance of the landscape.
EA077	Land East of Tilmore Road	Medium/High Sensitivity Due to the importance of the Tilmore Brook as a GI corridor into Petersfield. Land is used for smallholding.	There are Tree Preservation Orders along the north-eastern boundary and in centre of site. The Hangers Way (public right of way) runs along south western boundary. Tilmore Brook runs through the site and is one of the main streams which runs through Petersfield to the Rother. Improvements to access are likely to be detrimental to rural character of Tilmore Road. Given this and the conclusions of the landscape assessment the site is not considered suitable for development.	No	The site is in single ownership and the owner has previously indicated the site would be available within the first five years.	Yes	There is no reason to indicate why development on the site is not achievable.	Yes	Development on the site would have a potential adverse impact on the character and appearance of the landscape.
EA079	Unit 1 and 2 the Domes, Durford Road,	Low/Medium Sensitivity Due to surrounding trees and brownfield condition. Good relationship with	The site has an existing business use. There are Tree Preservation Order areas along the northern and southern boundaries of the site and a TPO on the western	No	The site is in single ownership and the owner has previously indicated the site	Yes	There is no reason to indicate why development on the site is not achievable.	Yes	Loss of employment land.

Site Ref	Site Address	Summary of Landscape Assessment	Summary of Suitability	Suitable	Summary of Availability	Available	Summary of Achievability	Achievable	Reason for Rejection
EA079	Unit 1 and 2 the Domes, Durford Road,	Durford Road. Careful impact assessment of any tree removal required. Green Infrastructure opportunities for connectivity via Serpent Trail	edge. The site is within a Mineral Consultation Area. The site is currently safeguarded for employment use by the East Hampshire Joint Core Strategy and any alternative use will only be permitted where it can be demonstrated that it is no longer suitable for employment use. The site has also been identified as an employment allocation in the draft Petersfield Neighbourhood Plan.	No	would be available within the first five years.	Yes		Yes	
EA080	Land South of Sussex Road	High Sensitivity Key views of chalk ridge from Sussex Road. Historic relationship with Heath Common and surrounding field pattern.	There is a Tree Preservation Order area on the northern boundary of the site. The site is physically adjacent to the conservation area and in close proximity to a Site of Special Scientific Interest (SSSI). The site is within a Mineral Consultation Area. Based on the conclusions of the landscape assessment, the site is not considered suitable for development.	No	The site is in single ownership and the owner has previously indicated the site would be available within the first five years. There have been recent planning application for residential development on the site.	Yes	There is no reason to indicate why development on the site is not achievable.	Yes	The site does not relate well to the existing settlement pattern and development on the site would have a potential adverse impact on the character and appearance of the landscape.
EA081	Land East of Russell Way	High Sensitivity Prominent site, edge of town, setting of listed building and key historic/cultural open space. Visually sensitive.	There are Tree Preservation Orders on the boundary and within the site. There is a grade II listed building adjacent. The site is within a Mineral Consultation Area. There is a Site of Nature Conservation Interest (SINC) adjacent to the site (to the north).	No	The site is in single ownership and the owner has previously indicated the site would be available within the first five years.	Yes	There is no reason to indicate why development on the site is not achievable.	Yes	The site does not relate well to the existing settlement pattern and development on the site would have a potential adverse impact on the

Site Ref	Site Address	Summary of Landscape Assessment	Summary of Suitability	Suitable	Summary of Availability	Available	Summary of Achievability	Achievable	Reason for Rejection
EA081	Land East of Russell Way		Due to the conclusions of the landscape assessment, the site is not considered suitable for development.	No		Yes		Yes	character and appearance of the landscape.
EA082	Land South of Russell Way	High Sensitivity Due to poor relationship with settlement pattern in a sensitive assart fieldscape on the rural edge of Petersfield.	There is a grade II listed building adjacent to the site. The site is within a Mineral Consultation Area.	No	The site has two owners. The site has been submitted jointly and the owners have previously indicated that the site would be available in the first 5 years.	Yes	A safe and suitable access point would need to be achieved. There are no other reasons to indicate why development on the site could not be achieved.	Yes	The site does not relate well to the existing settlement pattern and development on the site would have a potential adverse impact on the character and appearance of the landscape.
EA083	Paris House, Frenchmans Road	Low landscape sensitivity but high townscape sensitivity	The site has an existing business use. A large proportion of the site is within flood zone 2 and parts to the north and east within flood zone 3. The site is currently safeguarded for employment use by the East Hampshire Joint Core Strategy and any alternative use will only be permitted where it can be demonstrated that it is no longer suitable for employment use. The site has also been identified as an employment allocation in the draft Petersfield	No	The site is in single ownership and the owner has previously indicated the site would be available within the first five years. There has been a recent planning application for residential development.	Yes	There is no reason to indicate why development on the site is not achievable.	Yes	Loss of employment land.

Site Ref	Site Address	Summary of Landscape Assessment	Summary of Suitability	Suitable	Summary of Availability	Available	Summary of Achievability	Achievable	Reason for Rejection
EA083	Paris House, Frenc		Neighbourhood Plan.	No		Yes		Yes	
EA107	Land south of Sussex Road and Russell Way (Option B)	Medium/High Sensitivity Medium/high sensitivity due to poor relationship with settlement pattern in a sensitive assart fieldscape on the rural edge of Petersfield.	There is a grade II listed building adjacent to the site. The site is within a Mineral Consultation Area.	No	The site has two owners. The site has been submitted jointly and the owners have previously indicated that the site would be available in the first 5 years.	Yes	A safe and suitable access point would need to be achieved. There are no other reasons to indicate why development on the site could not be achieved.	Yes	The site does not relate well to the existing settlement pattern and development on the site would have a potential adverse impact on the character and appearance of the landscape.
EA118	Land adjacent to railway, off Borough Road,	Medium Sensitivity Medium Landscape Sensitivity due to access problems and relationship with adjacent recreational ground - Medium -High townscape sensitivity due to access issues and potential to detrimentally affect the Borough Hill recreation ground.	There is a Tree Preservation Order Area and a protected tree within the site. The site is within a Mineral Consultation Area. Due to the conclusions of the landscape assessment the site is not considered suitable for development.	No	The site is considered to be available for development and has recently been submitted	Yes	There is no reason to indicate why development on the site is not achievable.	Yes	Development on the site would have a potential adverse impact on the character and appearance of the townscape.

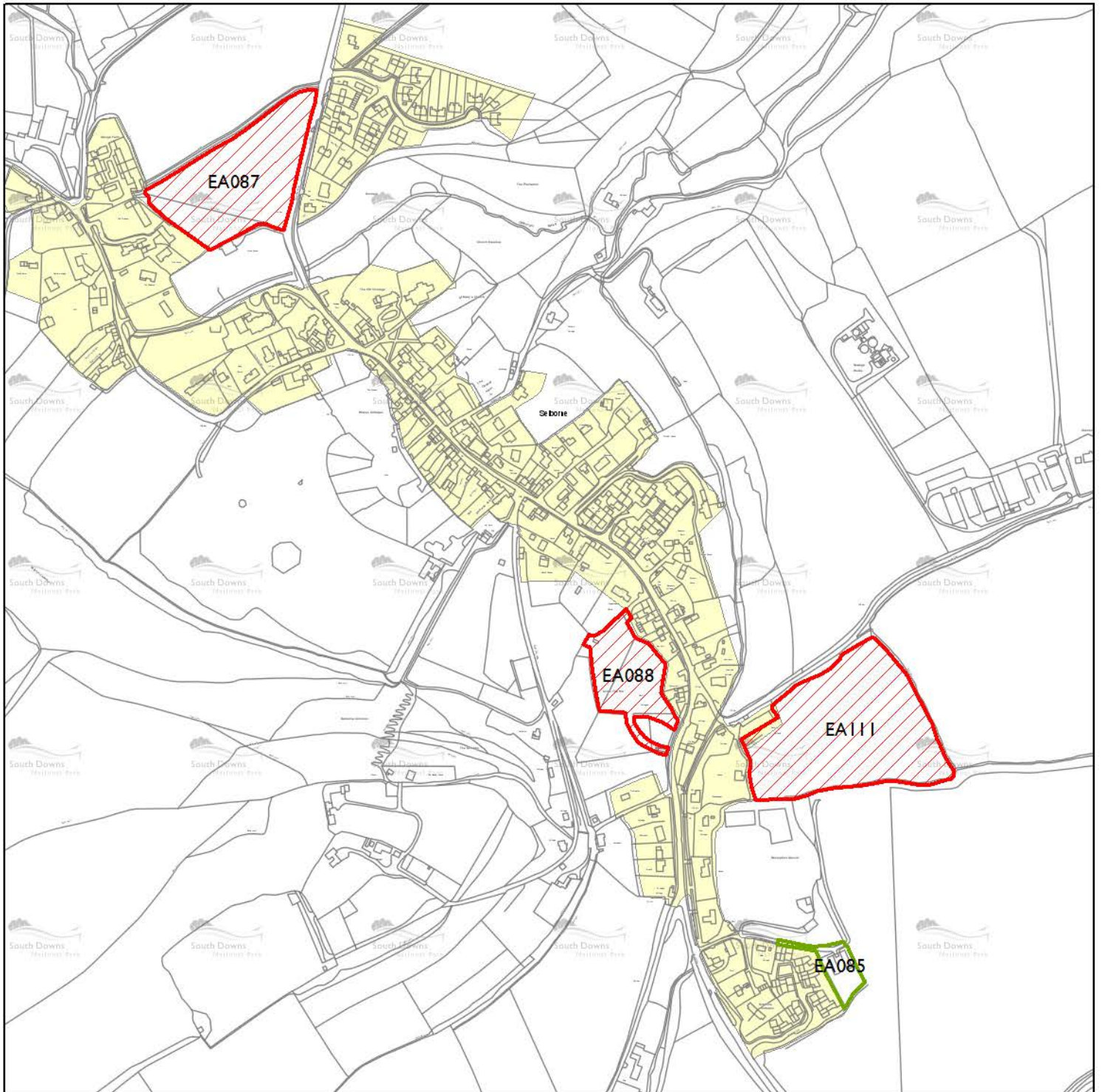
Appendix D(v) - East Hampshire

Site Assessments by Settlement

Selborne

Settlement Map

Selborne




Key

Recommendation

 Has Potential (Deliverable or Developable)

 Rejected

 South Downs National Park Boundary (where applicable)

 Settlement Boundary

Site Ref	Site Address	Settlement	Parish	Recommendation	Total Yield	0-5 Years	6-10 Years	11-15 Years	Rejected/Excluded Reason
Settlement Selborne									
EA085	Land to the rear of Ketchers Field,	Selborne	Selborne	Has Potential (Deliverable)	8	8	0	0	Not Applicable.
EA087	Land at Burlands, Selborne Road	Selborne	Selborne	Rejected	0	0	0	0	Development on the site would have a potential adverse impact on the character and appearance of the landscape. Development on the site would have a potential adverse impact on heritage assets.
EA088	Land under the Hill	Selborne	Selborne	Rejected	0	0	0	0	Development on the site would have a potential adverse impact on the character and appearance of the landscape. Development on the site would have a potential adverse impact on heritage assets.
EA089	Land South of Everly Corner, Firgrove Road	Selborne	Selborne	Excluded	0	0	0	0	Within 400m SPA - biodiversity impact.

Site Ref	Site Address	Settlement	Parish	Recommendation	Total Yield	0-5 Years	6-10 Years	11-15 Years	Rejected/Excluded Reason
EA111	Land at Honey Lane,	Selborne	Selborne	Rejected	0	0	0	0	Development on the site would have a potential adverse impact on the character and appearance of the landscape. Development on the site would have a potential adverse impact on heritage assets.

Total by Settlement	8	8	0	0
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EA085

Land to the rear of Ketchers Field,

Selborne



Key

Recommendation

Has Potential (Deliverable)



South Downs National Park Boundary (where applicable)



Settlement Boundary

Site Reference
EA085

Area
East Hampshire

Site Address Land to the rear of Ketchers Field,	Settlement Selborne
	Parish Selborne

Source Previously assessed by Borough/District Council	Current Use Agricultural
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Summary of Landscape Assessment Medium/High sensitivity The site is located on an existing public right of way within the National Park. The site is not large scale and has buildings on it. It is located on the outer edge of existing development in a highly sensitive location. Existing screening may not be adequate to mitigate for potential effect.

Summary of Suitability The site is within 5km of Special Protection Area. Due to the conclusions of the landscape assessment, the site is considered suitable for a small number of units.	Is the site suitable?
	Yes

Summary of Availability The site is in single ownership and the owner has previously indicated the site would be available within the first five years.	Is the site available?
	Yes

Summary of Achievability Improvements would be required to the access.	Is development on the site achievable?
	Yes

Assessment Recommendation	Has Potential (Deliverable)
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Reason for Rejection Not Applicable.
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Site Area (Ha) 0.2	Site Density (dph) 40	Estimated Yield 8	0-5 years 8	6-10 years 0	11-15 years 0
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Site Ref	Site Address	Summary of Landscape Assessment	Summary of Suitability	Suitable	Summary of Availability	Available	Summary of Achievability	Achievable	Reason for Rejection
Settlement Selborne									
EA087	Land at Burlands, Selborne Road	High Sensitivity High sensitivity due to access, existing views and impacts on public right of way network	The site abuts the conservation area on the southern and south western boundaries and there is a grade II listed building adjacent to the south west (The Grange). There are power lines crossing the site. There is a public right of way through the southern part of the site. The site is within 5km of a Special Protection Area. Due to the conclusions of the landscape assessment, the site is not considered suitable for development.	No	The site is in single ownership and the owner has previously indicated the site would be available within the first five years.	Yes	There is no reason to indicate why development on the site is not achievable.	Yes	Development on the site would have a potential adverse impact on the character and appearance of the landscape. Development on the site would have a potential adverse impact on heritage assets.
EA088	Land under the Hill	High Sensitivity High sensitivity due to access, existing views and impacts on public right of way network	The site is located within the Selborne Conservation Area, is physically adjacent to a grade II listed building and in close proximity to a grade II* registered parkscap. The Hanger Way (public right of way) passes along the northern boundary of the site. Due to the potential impact on the historic character of Selbourne and the conclusions of the landscape assessment (above), the site is not considered suitable for development. The site is within 5km of a Special Protection Area.	No	The site is in single ownership and the owner has previously indicated the site would be available within the first five years.	Yes	An appropriate and safe access to site would need to be achieved. There are no other reasons why development on the site could not be achieved.	Yes	Development on the site would have a potential adverse impact on the character and appearance of the landscape. Development on the site would have a potential adverse impact on heritage assets.
EA111	Land at Honey Lane,	High Sensitivity Due to access, size,	There is a small part of the site within the Conservation Area.	No 195	The site is in single ownership	Yes	A safe and appropriate	Yes	Development on the site would have a

Site Ref	Site Address	Summary of Landscape Assessment	Summary of Suitability	Suitable	Summary of Availability	Available	Summary of Achievability	Achievable	Reason for Rejection
EAI 11	Land at Honey Lane,	scale and location of site, existing views and impacts on public right of way network	The site is a large field which rises opposite side of the village to the Hanger. The site is within 5km of the Special Protection Area. Due to the potential impact on the setting of the Conservation Area and the settlement, the impact of creating an access and conclusions of the landscape assessment, the site is not considered to be suitable for development.	No	and the owner has previously indicated the site would be available within the first five years.	Yes	access point from Honey Lane would need to be achieved. There are potential issues associate with this access point and increased use of junction onto High Street.	Yes	potential adverse impact on the character and appearance of the landscape. Development on the site would have a potential adverse impact on heritage assets.

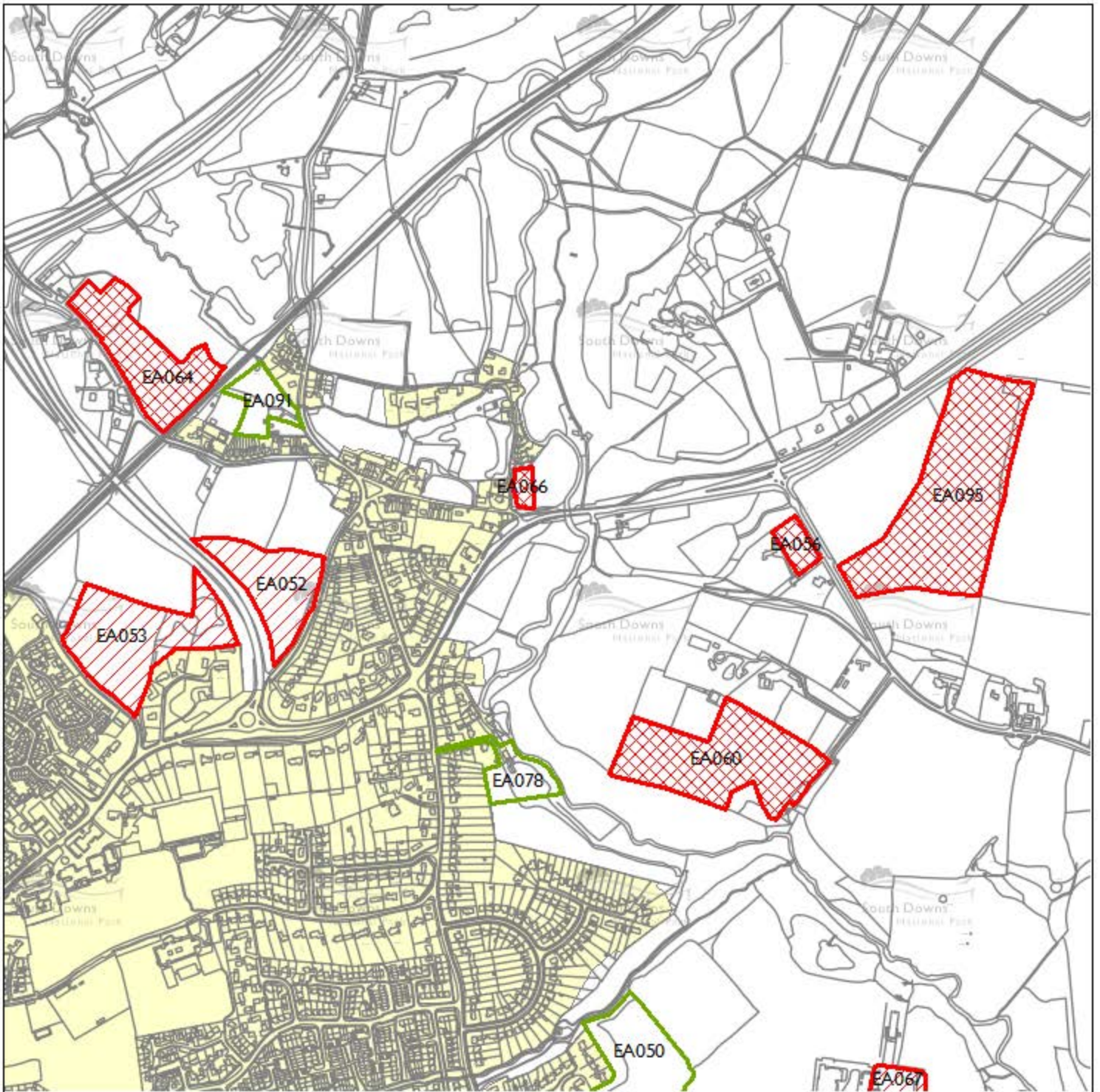
Appendix D(v) - East Hampshire

Site Assessments by Settlement

Sheet

Settlement Map

Sheet



Key


Recommendation

 Has Potential (Deliverable or Developable)

 Rejected

 Excluded

 South Downs National Park Boundary (where applicable)

 Settlement Boundary

Site Ref	Site Address	Settlement	Parish	Recommendation	Total Yield	0-5 Years	6-10 Years	11-15 Years	Rejected/Excluded Reason
Settlement Sheet									
EA052	Land at Broadlands Meadow, Town Lane	Sheet	Sheet	Rejected	0	0	0	0	The site does not relate well to the existing settlement pattern and development on the site would have a potential adverse impact on the character and appearance of the landscape. Development on the site is not currently considered to be achievable.
EA053	Land at Kingsfernsden Lane,	Sheet	Sheet	Rejected	0	0	0	0	The site does not relate well to the existing settlement pattern and development on the site would have a potential adverse impact on the character and appearance of the landscape. Development on the site is not currently considered to be achievable.
EA056	Land adjacent to Wymering, Midhurst Road	Sheet	Sheet	Excluded	0	0	0	0	The site is not considered to be previously developed land, is outside a settlement and is detached and unrelated to that settlement.

Site Ref	Site Address	Settlement	Parish	Recommendation	Total Yield	0-5 Years	6-10 Years	11-15 Years	Rejected/Excluded Reason
EA060	Land South of Sanlea, Midhurst Road	Sheet	Sheet	Excluded	0	0	0	0	The site is not considered to be previously developed land, is outside a settlement and is detached and unrelated to that settlement.
EA064	Land off Waterworks Road	Sheet	Sheet	Excluded	0	0	0	0	The site is not considered to be previously developed land, is outside a settlement and is detached and unrelated to that settlement.
EA066	Land East of Mill Lane	Sheet	Sheet	Excluded	0	0	0	0	Flood risk
EA078	Land East of Pullens Lane	Sheet	Sheet	Has Potential (Deliverable)	6	6	0	0	Not Applicable.
EA091	Land at Farnham Road,	Sheet	Sheet	Has Potential (Deliverable)	15	15	0	0	Not Applicable.
EA095	Twenty Acres, Westmark	Sheet	Steep	Excluded	0	0	0	0	The site is not considered to be previously developed land, is outside a settlement and is detached and unrelated to that settlement.
Total by Settlement					21	21	0	0	

Site Reference
EA078

Area
East Hampshire

Site Address Land East of Pullens Lane	Settlement
	Sheet
	Parish
	Sheet

Source	Current Use
Previously assessed by Borough/District Council	Agricultural buildings and paddock

Summary of Landscape Assessment
<p>Medium/High sensitivity</p> <p>High sensitivity to development (depending on scale owing to location on the valley floor adjacent to the river). Brownfield condition reduces this to medium sensitivity, although suggest that the site could support only limited and sensitively designed development. Some associated green infrastructure improvements could be very beneficial for connectivity along the river.</p>

Summary of Suitability	Is the site suitable?
Part of the site is previously developed land. The eastern edge of the site is within flood zone 2 and 3 and the site is adjacent to a Site of Nature Conservation Interest (SINC). The site is within a Mineral Consultation Area. Given the conclusions of the landscape assessment, the site is considered suitable for a small number of dwellings focused on the redevelopment of the existing buildings on the site, sensitively designed and subject to improvements to the existing access.	Yes

Summary of Availability	Is the site available?
The owners of the site have previously indicated the site would be available within the first five years.	Yes

Summary of Achievability	Is development on the site achievable?
The existing access is via a narrow unmade track and would require improvements.	Yes

Assessment Recommendation	Has Potential (Deliverable)
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Reason for Rejection
Not Applicable.

Site Area (Ha)	Site Density (dph)	Estimated Yield	0-5 years	6-10 years	11-15 years
1	6	6	6	0	0

Site Reference
EA09I

Area
East Hampshire

Site Address
Land at Farnham Road,

Settlement
Sheet
Parish
Sheet

Source
Previously assessed by Borough/District Council

Current Use
Agricultural/grazing

Summary of Landscape Assessment
Medium Sensitivity The site has medium landscape sensitivity due to its enclosed nature. The existing stream and existing trees are notable character features which are sensitive to development particularly on the sloping topography where gradients would need to be altered. Views from adjoining residential properties. Site capacity may be limited.

Summary of Suitability	Is the site suitable?
The site slopes downward from north to south. It is adjacent to the railway line and potential noise disturbance would need to be considered. There are a number of trees protected by Tree Preservation Orders around the edge of the site. A small part of site, along the north eastern boundary, is within flood zone 2 and 3.	Yes

Summary of Availability	Is the site available?
The site is in single ownership and is being actively promoted.	Yes

Summary of Achievability	Is development on the site achievable?
The changing land levels will need to be taken into account. There are no other reasons to indicate why development on the site is not achievable.	Yes

Assessment Recommendation	Has Potential (Deliverable)
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Reason for Rejection
Not Applicable.

Site Area (Ha)	Site Density (dph)	Estimated Yield	0-5 years	6-10 years	11-15 years
0.75		15	15	0	0

Site Ref	Site Address	Summary of Landscape Assessment	Summary of Suitability	Suitable	Summary of Availability	Available	Summary of Achievability	Achievable	Reason for Rejection
Settlement Sheet									
EA052	Land at Broadlands Meadow, Town Lane	High Sensitivity Due to levels, existing trees, sensitivity of the settlement pattern and intact field pattern.	The site is surrounded by mature tree belts and hedgerows around its boundaries. Due to its raised position it is a prominent site and does not relate well to the surrounding settlement pattern. Therefore, it is not considered suitable for development.	No	The site is in single ownership and the owner has previously indicated the site would be available within the first five years.	Yes	It is expected that significant works would be required to achieve access.	No	The site does not relate well to the existing settlement pattern and development on the site would have a potential adverse impact on the character and appearance of the landscape. Development on the site is not currently considered to be achievable.
EA053	Land at Kingsfersden Lane,	Medium/High sensitivity Due to access issues and impacts on rural hinterland of Petersfield at an important gateway location.	There are a number of protected trees along the southern boundary and within the site. The north eastern corner of the site is covered by a Tree Preservation Order area. The site is rural in character and given the conclusions of the landscape assessment, the site is not considered suitable for development.	No	The site is in single ownership and the owner has previously indicated the site would be available within the first five years.	Yes	Access would need to be created from Kingsfersden Lane, which is a narrow and rural lane. This is likely to impact on the rural and narrow character of Kingsfersden Lane.	No	The site does not relate well to the existing settlement pattern and development on the site would have a potential adverse impact on the character and appearance of the landscape. Development on the site is not currently considered to be achievable.

Site Ref	Site Address	Summary of Landscape Assessment	Summary of Suitability	Suitable	Summary of Availability	Available	Summary of Achievability	Achievable	Reason for Rejection
EA053	Land at Kingsfernsden Lane,			No		Yes		No	

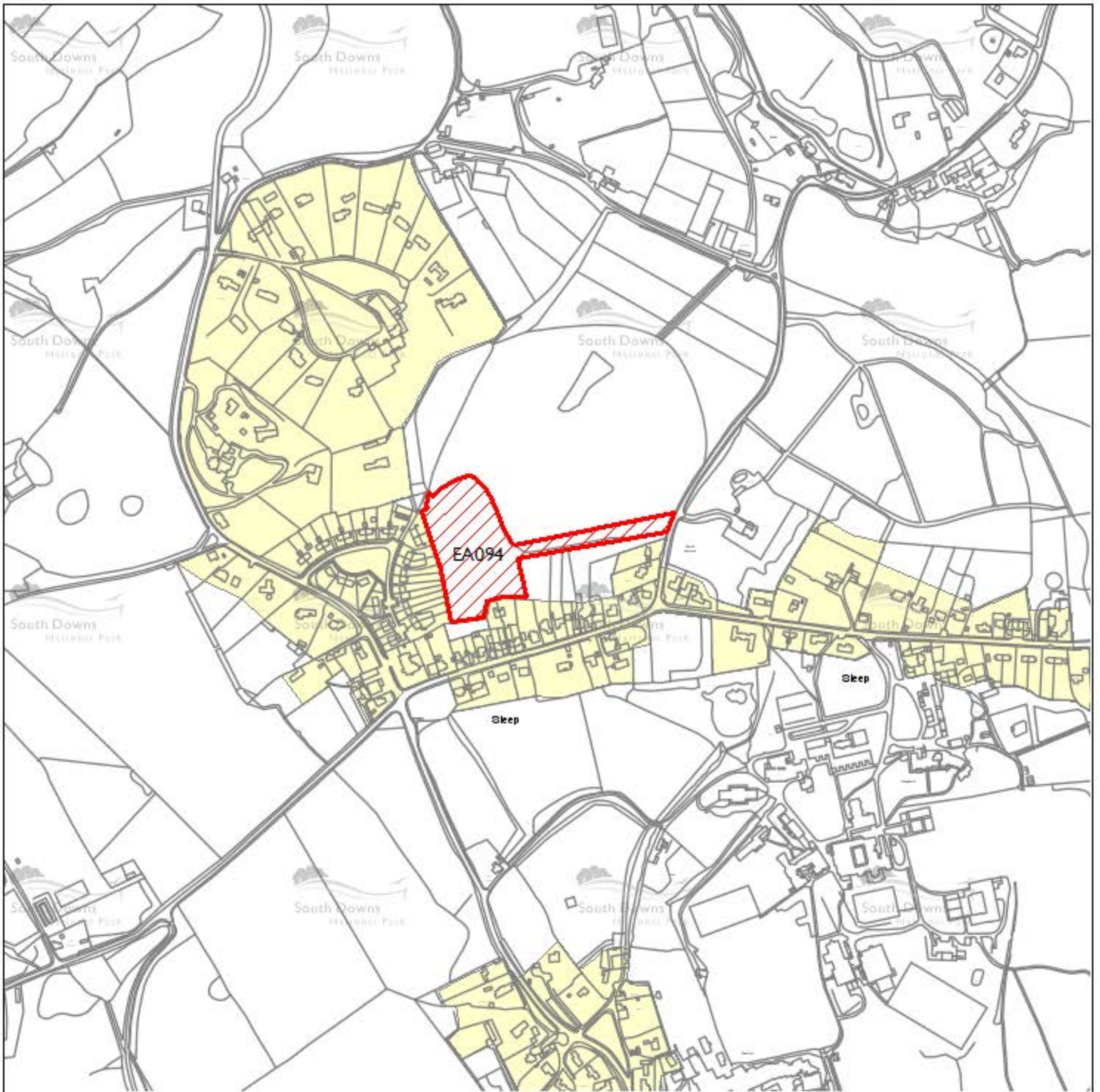
Appendix D(v) - East Hampshire

Site Assessments by Settlement




Steep

Settlement Map

Steep



Key

- Recommendation  South Downs National Park Boundary (where applicable)
-  Rejected  Settlement Boundary

Site Ref	Site Address	Settlement	Parish	Recommendation	Total Yield	0-5 Years	6-10 Years	11-15 Years	Rejected/Excluded Reason
EA094	Land east of Hays Cottages	Steep	Steep	Rejected	0	0	0	0	The site does not relate well to the existing settlement pattern and development on the site would have a potential adverse impact on the character and appearance of the landscape.

Total by Settlement	0	0	0	0
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Site Ref	Site Address	Summary of Landscape Assessment	Summary of Suitability	Suitable	Summary of Availability	Available	Summary of Achievability	Achievable	Reason for Rejection
Settlement Steep									
EA094	Land east of Hays Cottages	High Sensitivity Exposed to views in local beauty spot and poorly related to settlement pattern sensitive historic fieldscape pattern.	The site sits on the head of a dry valley on land which slopes away from the settlement and is highly visible. It is not well related to the existing settlement. Given this and the conclusions of the landscape assessment, the site is not considered suitable for development. The site is located within a Mineral Consultation Area.	No	The site is in single ownership and the owner has previously indicated the site would be available within the first five years.	Yes	The proposed access point is onto a narrow lane. It would need to be demonstrated that a safe access point could be created.	Yes	The site does not relate well to the existing settlement pattern and development on the site would have a potential adverse impact on the character and appearance of the landscape.

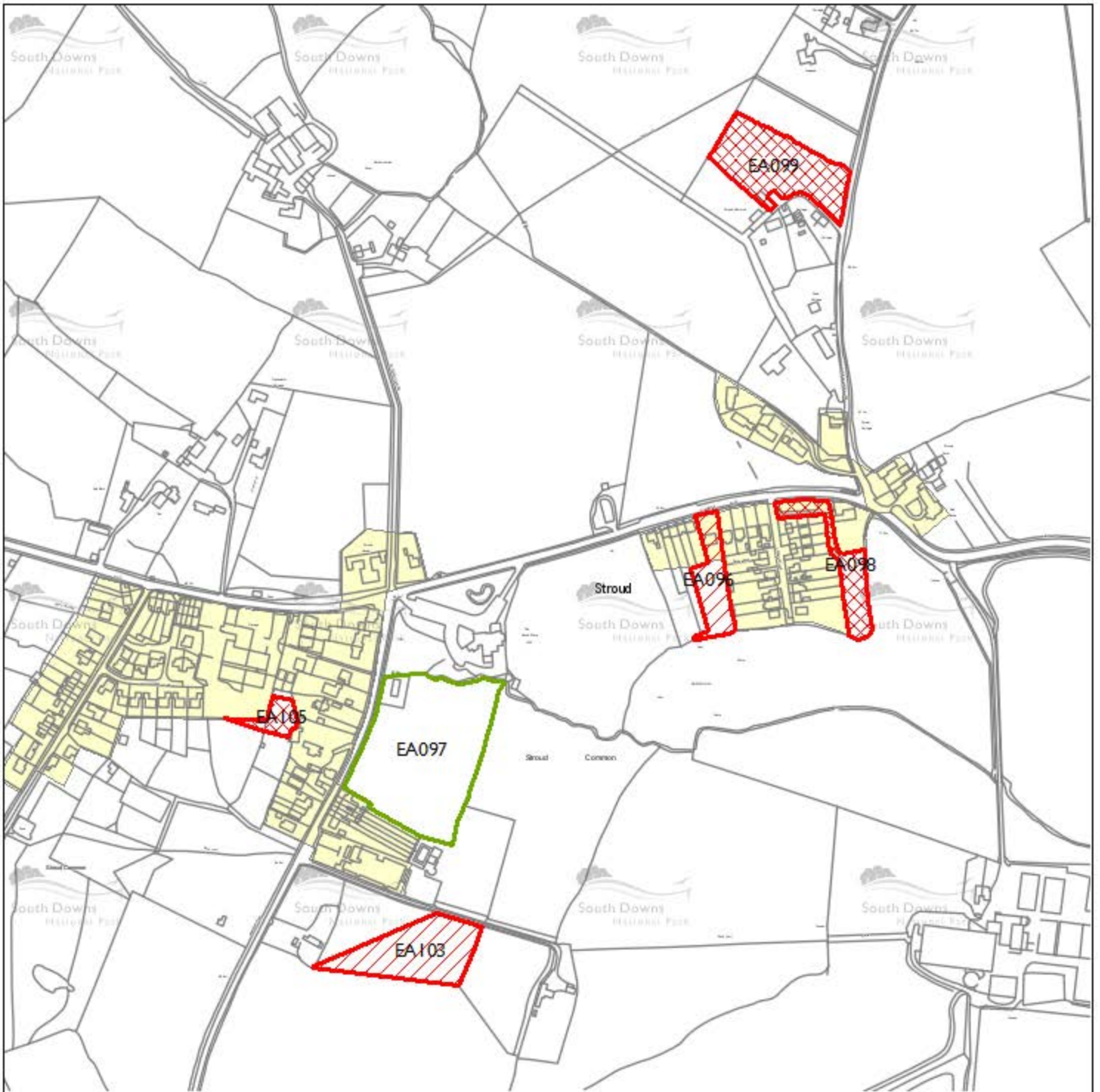
Appendix D(v) - East Hampshire

Site Assessments by Settlement

Stroud

Settlement Map

Stroud



Key


Recommendation

 Has Potential (Deliverable or Developable)

 Rejected

 Excluded

 South Downs National Park Boundary (where applicable)

 Settlement Boundary

Site Ref	Site Address	Settlement	Parish	Recommendation	Total Yield	0-5 Years	6-10 Years	11-15 Years	Rejected/Excluded Reason
Settlement Stroud									
EA096	Land at 44a Winchester Road	Stroud	Stroud	Rejected	0	0	0	0	The site is not considered suitable to yield 5 or more additional homes.
EA097	Land at Ramsdean Road,	Stroud	Stroud	Has Potential (Deliverable)	30	30	0	0	Not Applicable.
EA098	Land at Myrtle Farm,	Stroud	Stroud	Excluded	0	0	0	0	The site is not considered suitable to yield 5 or more homes.
EA099	Land adjacent no 1 Springvale ridge.	Stroud	Steep	Excluded	0	0	0	0	The site is not considered to be previously developed land, is outside a settlement and is detached and unrelated to that settlement.
EA103	Land adjacent to Holmwood Lane	Stroud	Stroud	Rejected	0	0	0	0	The site does not relate well to the existing settlement pattern and development on the site would have a potential adverse impact on the character and appearance of the landscape.
EA105	5 Ramsdean Road	Stroud	Stroud	Excluded	0	0	0	0	The site is not considered suitable to yield or more additional homes.
Total by Settlement					30	30	0	0	

EA097

Land at Ramsdean Road,

Stroud



Key

Recommendation

Has Potential (Deliverable)

South Downs National Park Boundary (where applicable)

Settlement Boundary

Site Reference
EA097

Area
East Hampshire

Site Address Land at Ramsdean Road,	Settlement Stroud
	Parish Stroud

Source Previously assessed by Borough/District Council	Current Use
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Summary of Landscape Assessment Medium sensitivity The site is in a prominent location within the settlement and is adjacent to an SINC and existing watercourse.
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Summary of Suitability There are areas to the north of the site where there is risk of surface water flooding. There is a Site of Importance for Nature Conservation (SINC) to the east of the site. The site relates well to the existing settlement pattern, but as the landscape assessment concludes it is in a prominent location. It is considered suitable to focus development along the Ramsdean Road and towards the south of the site, relating to the residential properties to the south, avoiding the existing watercourse and area of the site susceptible to surface water flooding and providing a buffer to the adjacent SINC. The site is close to a Schedule Ancient Monument.	Is the site suitable? Yes
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Summary of Availability The site is in single ownership and the owner has previously indicated the site would be available within the first five years.	Is the site available? Yes
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Summary of Achievability There is no reason to indicate why development on the site is not achievable.	Is development on the site achievable? Yes
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Assessment Recommendation	Has Potential (Deliverable)
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Reason for Rejection Not Applicable.
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Site Area (Ha) 1	Site Density (dph) 30	Estimated Yield 30	0-5 years 30	6-10 years 0	11-15 years 0
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Site Ref	Site Address	Summary of Landscape Assessment	Summary of Suitability	Suitable	Summary of Availability	Available	Summary of Achievability	Achievable	Reason for Rejection
Settlement Stroud									
EA096	Land at 44a Winchester Road	Medium Sensitivity The site is sensitive to change owing to its wooded character and exposed location. Access likely to be problematic. Settlement expansion onto the A272 is undesirable. Proximity to Scheduled Ancient Monument.	The site is adjacent to a Scheduled Ancient Monument to south of site. It currently consists of a residential property which fronts onto Winchester Road (A272) and residential gardens to the south. The gardens are heavily wooded and the loss of trees is not considered acceptable. Therefore, the site is not considered suitable for more than 5 dwellings. The site is located within a Mineral Consultation Area.	No	The site is in single ownership and the owner has previously indicated the site would be available within the first five years.	Yes	There are concerns regarding the access onto the A272. There are no other reasons to indicate why development could not be achieved.	Yes	The site is not considered suitable to yield 5 or more additional homes.
EA103	Land adjacent to Holmwood Lane	High Sensitivity Due to location outside settlement and sensitive to changes in the views to and from the site.	The site is on the southern edge of the village, slopes towards the south and the chalk ridge, exposing it to views and visibility towards the south. It is not well related to the existing settlement pattern. Improvements to access along the unmade track to the north are likely to be detrimental to users of the public right of way and the character of the area. Therefore, the site is not considered suitable for development.	No	The site is in single ownership and the owner has previously indicated the site would be available within the first five years	Yes	It would need to be demonstrated that at safe and reasonable access could be achieved. There are no other reasons to indicate why development on the site could not be achieved.	Yes	The site does not relate well to the existing settlement pattern and development on the site would have a potential adverse impact on the character and appearance of the landscape.

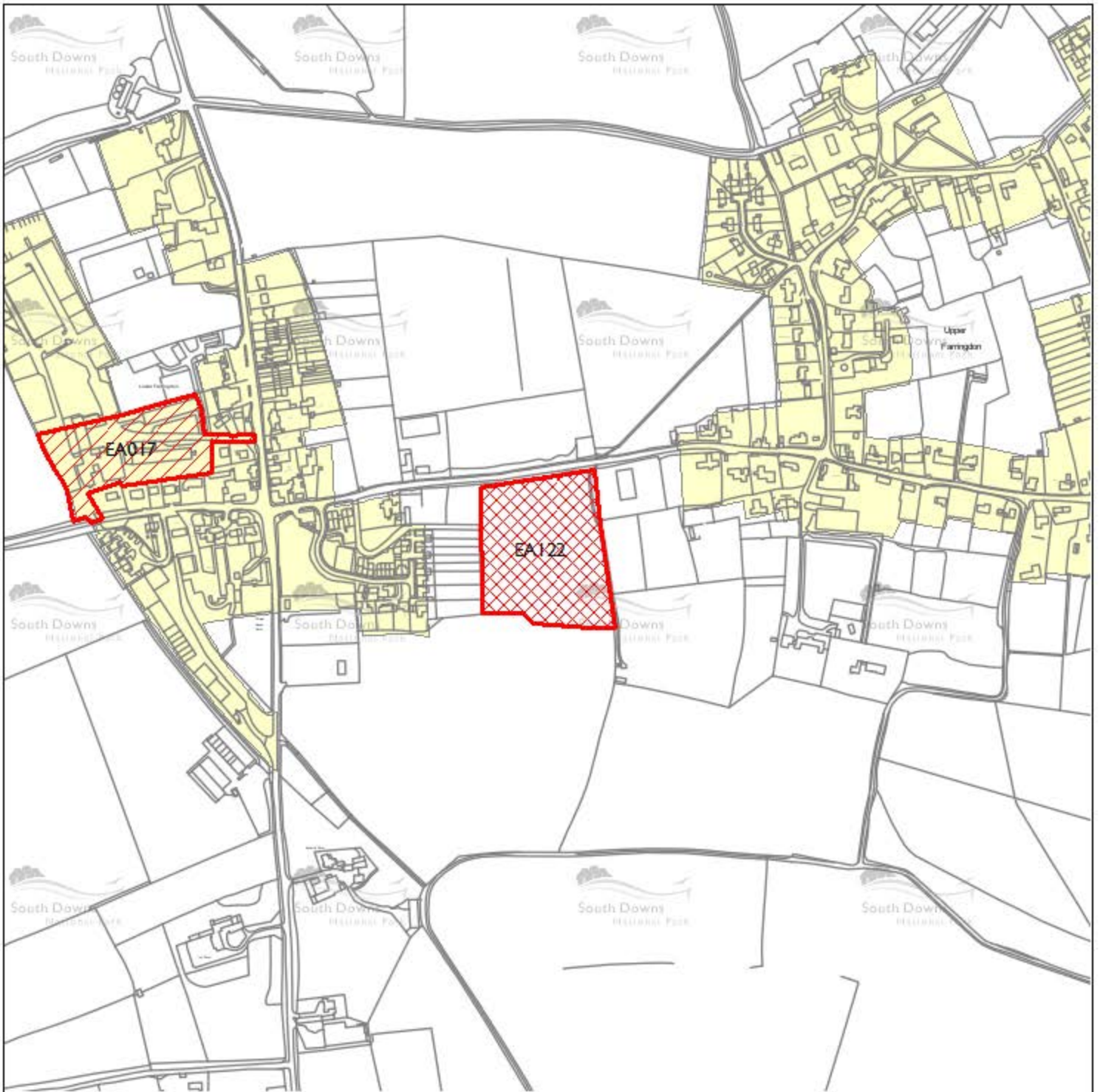
Appendix D(v) - East Hampshire

Site Assessments by Settlement





Upper Farringdon

Settlement Map

Upper Farringdon



Key

- Recommendation  South Downs National Park Boundary (where applicable)
-  Rejected
-  Settlement Boundary
-  Excluded

Site Ref	Site Address	Settlement	Parish	Recommendation	Total Yield	0-5 Years	6-10 Years	11-15 Years	Rejected/Excluded Reason
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Settlement Upper Farringdon

EA122	Field adjoining Maplecombe, The Street	Upper Farringdon	Farringdon	Excluded	0	0	0	0	The site is not considered to be previously developed land, is outside a settlement and is detached and unrelated to that settlement.
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Total by Settlement	0	0	0	0
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