

# Appendix B(ii)

## **Proformas for sites assessed as “Has Potential” in the Hampshire Area of the South Downs National Park**

(excluding sites where planning permission has been implemented).

This appendix includes sites assessed as “Has Potential” in the East Hampshire and Winchester District Areas of the South Downs National Park.

## South Downs Land Availability Assessment Site Assessment Proforma

<b>REF:</b> EA002	<b>Site Name:</b> Land at Clements Close / Land south of Clements Close
<b>Settlement</b>	Binsted
<b>Parish</b>	Binsted
<b>Ward</b>	Binsted, Bentley and Selborne
<b>District</b>	East Hampshire
<b>County</b>	Hampshire
<b>Current Use</b>	Agriculture
<b>Proposed Use</b>	Residential
<b>Recent Source</b>	2024 Planning Application

<b>Landscape Assessment</b>	<b>Is the site suitable?</b>
The site has a low-to-medium landscape sensitivity. The site is not widely visible and relates to the existing recent settlement pattern.	
<b>Suitability</b>	Yes
The site is within 5km of an SPA. The site is allocated in the adopted South Downs Local Plan under Policy SD60. In July 2025, the South Downs Planning Committee resolved to grant planning permission for 10 dwellings. The above have established the principle and capacity of development, respectively.	

<b>Availability</b>	<b>Is the site available?</b>
The site is available for development as confirmed by planning application ref. SDNP/24/03248/FUL.	
	Yes

<b>Achievability</b>	<b>Is the site achievable?</b>
There is no reason to indicate why development on the site is not achievable.	
	Yes

<b>Assessment Recommendation</b>	Has Potential
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<b>Reason for Rejection</b>
Not applicable.

<b>Site Area (ha)</b>	<b>Estimated Yield</b>
0.5	10 dwellings

<b>0-5 years</b>	<b>6-10 years</b>	<b>11-15 years</b>
X		



 Has Potential

**South Downs Land Availability Assessment  
Site Assessment Proforma**

<b>REF:</b> EA022	<b>Site Name:</b> Land at Petersfield Road
<b>Settlement</b>	Greatham
<b>Parish</b>	Greatham
<b>Ward</b>	Whitehill Hogmoor and Greatham
<b>District</b>	East Hampshire
<b>County</b>	Hampshire
<b>Current Use</b>	Horticulture
<b>Proposed Use</b>	Residential
<b>Recent Source</b>	2021 Planning Application

<b>Landscape Assessment</b>	<b>Is the site suitable?</b>
The site was previously assessed as having a medium landscape sensitivity. The site comprises a large horticultural nursery within the defined settlement boundary and is circa 115m north of the Greatham Conservation Area. There are various large greenhouses, poly tunnels, storage, and hardstanding areas on site.	
<b>Suitability</b>	Yes
The site is in a mineral consultation area and is within 5km of the Wealden Heath Phase II SPA. The site is allocated in the adopted South Downs Local Plan (SDLP) for residential-led development. Planning application ref. SDNP/21/04848/FUL - for 37 gross dwellings, access, hard and soft landscaping, drainage, and all other associated development works – was allowed on appeal in June 2023. The allocation and allowed appeal have established the principle and capacity of development, respectively.	

<b>Availability</b>	<b>Is the site available?</b>
The site is available for development as confirmed by planning application ref. SDNP/21/04848/FUL.	Yes

<b>Achievability</b>	<b>Is the site achievable?</b>
There is no reason to indicate why development on the site is not achievable.	Yes

<b>Assessment Recommendation</b>	Has Potential
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<b>Reason for Rejection</b>
Not applicable.

<b>Site Area (ha)</b>	<b>Estimated Yield</b>	<b>0-5 years</b>	<b>6-10 years</b>	<b>11-15 years</b>
2.4	36 (net) dwellings	X		



 Has Potential

## South Downs Land Availability Assessment Site Assessment Proforma

<b>REF:</b> EA034	<b>Site Name:</b> Land at Inwood Road
<b>Settlement</b>	Liss
<b>Parish</b>	Liss
<b>Ward</b>	Liss
<b>District</b>	East Hampshire
<b>County</b>	Hampshire
<b>Current Use</b>	Scrub
<b>Proposed Use</b>	Residential
<b>Recent Source</b>	2015/16 SHLAA

<b>Landscape Assessment</b>	<b>Is the site suitable?</b>
The site was previously assessed as having a medium landscape sensitivity and was previously used for grazing but is now covered in scrub. The site slopes down steeply to the west and the highest point in the east corner is open to wider views. The site is above the 75m contour but is screened by mature and protected trees on three boundaries. Glimpsed and open views are possible from adjacent playing fields (west) and high-density residential development (north) respectively. The site is adjacent to Liss Junior School (south), and lower density residential development (east), which help to contain the site within the settlement.	
<b>Suitability</b>	
The site is within 5km of the Wealden Heath Phase II SPA. Development would need to be sensitively designed, improve connections to the village, retain existing natural features, and consider views from the wider area. The site was identified in the East Hampshire Local Plan 2006 as a "reserve site". An application for 32 dwellings was refused (ref. SDNP/12/00085/FUL) and the appeal dismissed in July 2013. The principle of development was accepted by the Inspector but the appeal was still dismissed on grounds of overdevelopment, impact on trees, and because the expanse of roadway, parking spaces, and walling would fail to reflect local character. The site is allocated in the Liss NDP for 25 dwellings under Policies 8 and 18. The NDP Examiner concluded that the site was appropriate for allocation.	Yes

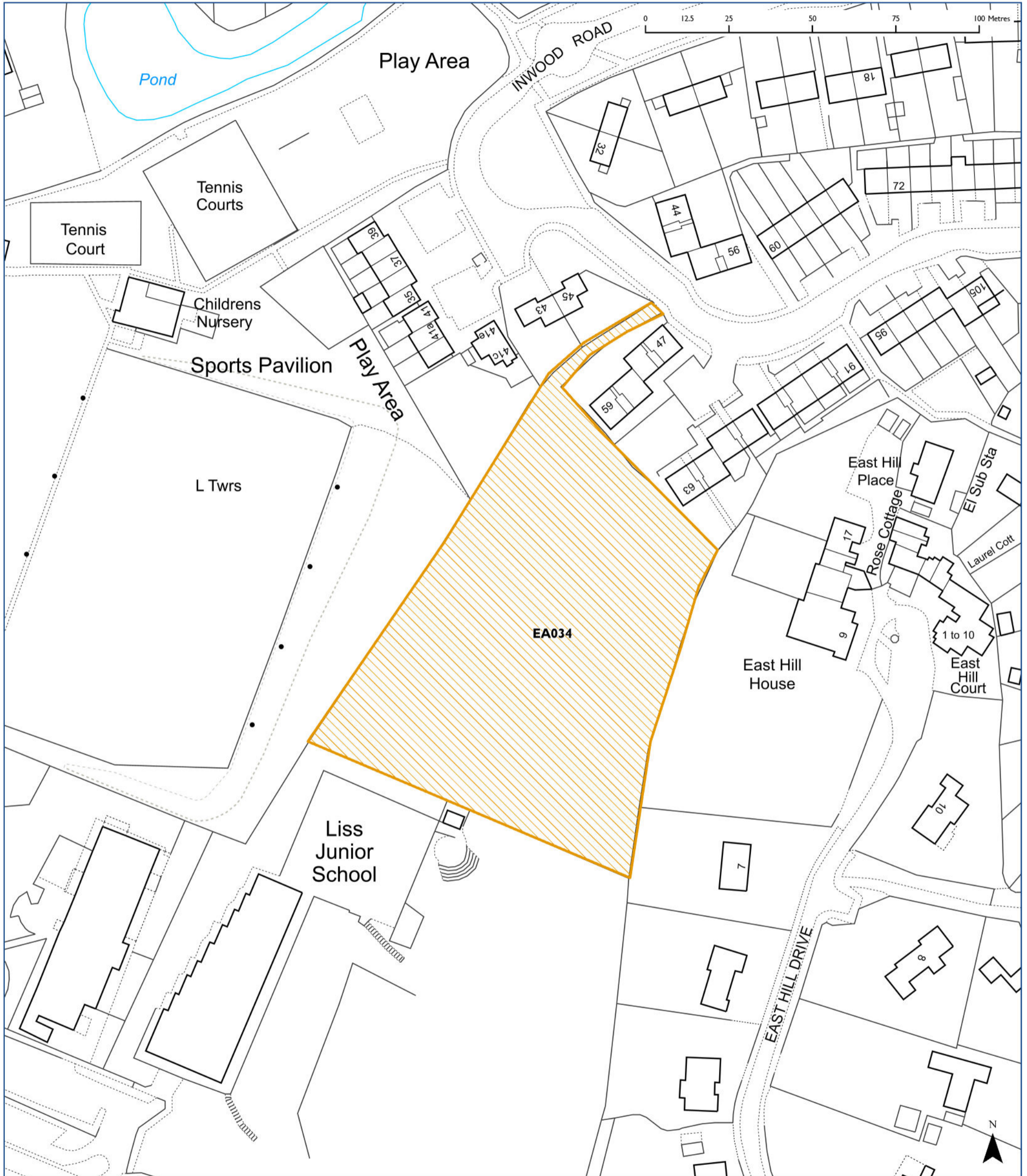
<b>Availability</b>	<b>Is the site available?</b>
The site is allocated in the Liss NDP and is available for development as confirmed by planning application ref. SDNP/25/04472/FUL.	Yes

<b>Achievability</b>	<b>Is the site achievable?</b>
There is no reason to indicate why development on site is not achievable, subject to an acceptable and safe access being created from Inwood Road. This may result in the loss of some amenity space, but this could be re-provided on site.	Yes

<b>Assessment Recommendation</b>	Has Potential
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<b>Reason for Rejection</b>
Not applicable.

<b>Site Area (ha)</b>	<b>Estimated Yield</b>	<b>0-5 years</b>	<b>6-10 years</b>	<b>11-15 years</b>
0.9	25 dwellings		X	



 Has Potential

## South Downs Land Availability Assessment Site Assessment Proforma

<b>REF:</b> EA036	<b>Site Name:</b> Land adjoining Eden Lodge, Farham Road / Upper Green and land formerly part of The Grange
<b>Settlement</b>	Liss
<b>Parish</b>	Liss
<b>Ward</b>	Liss
<b>District</b>	East Hampshire
<b>County</b>	Hampshire
<b>Current Use</b>	Grassland and Scrub
<b>Proposed Use</b>	Residential
<b>Recent Source</b>	2015/16 SHLAA

<b>Landscape Assessment</b>	<b>Is the site suitable?</b>
The site was previously assessed as having a high landscape sensitivity due to the proximity of the West Liss Conservation Area, large mature (and protected) trees, and the aged field pattern of the site and surrounding enclosed landscape. The line of mature oak trees on the western boundary has a great prominence in the view of the site from the PRow network and Farnham Road.	
<b>Suitability</b>	Yes
The site comprises two separate parcels either side of The Grange. It is within 5km of the Wealden Heath Phase II SPA and there is a PRow running along its south-west boundary between Farnham and Hawkley Roads. The site is allocated in the Liss NDP under Policies 8 and 18 for 42 dwellings – comprising 35 and 7 dwellings in the larger upper and smaller lower parcels, respectively. The allocation has established the principle of development and planning permission (ref. SDNP/21/02541/FUL) was granted in March 2022 for 7 dwellings in the smaller lower parcel.	

<b>Availability</b>	<b>Is the site available?</b>
The site is allocated in the Liss NDP and is understood to be available.	Yes

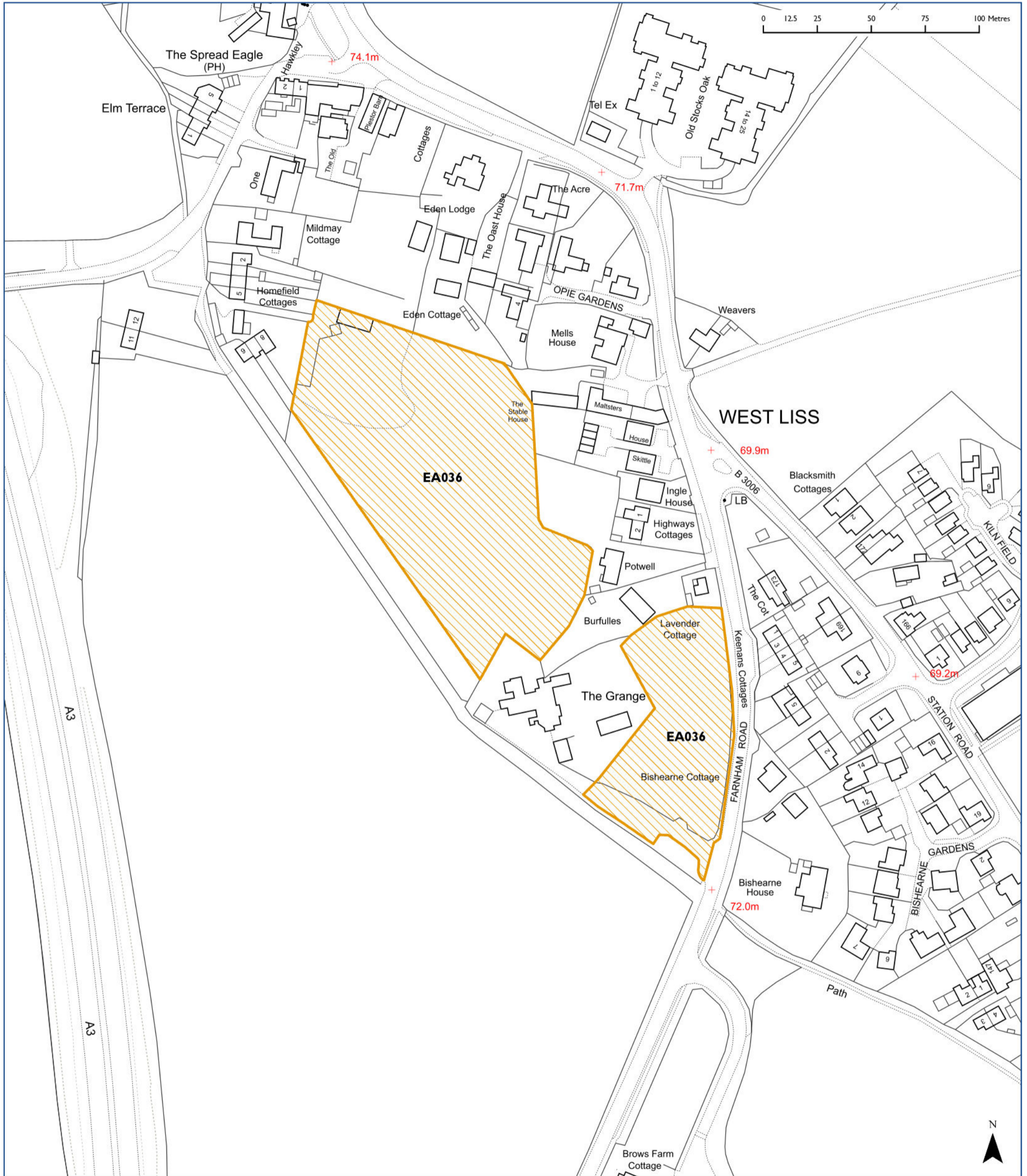
<b>Achievability</b>	<b>Is the site achievable?</b>
There were concerns that part of the site was “landlocked” and that third-party land was required to provide a safe and suitable access. At the NDP hearing, evidence was provided confirming agreement over a joint access for both parcels from Farnham Road. The NDP Examiner concluded that the site is deliverable.	Yes

<b>Assessment Recommendation</b>	Has Potential
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<b>Reason for Rejection</b>
Not applicable.

<b>Site Area (ha)</b>	<b>Estimated Yield</b>
1.82	42 dwellings

<b>0-5 years</b>	<b>6-10 years</b>	<b>11-15 years</b>
X	X	



 Has Potential

## South Downs Land Availability Assessment Site Assessment Proforma

<b>REF:</b> EA043	<b>Site Name:</b> Land at Farnham and Station Roads
<b>Settlement</b>	Liss
<b>Parish &amp; Ward</b>	Liss
<b>District</b>	East Hampshire
<b>County</b>	Hampshire
<b>Current Use</b>	Agriculture
<b>Proposed Use</b>	C2 Care and C3 Residential
<b>Recent Source</b>	2025 Regulation 18 consultation

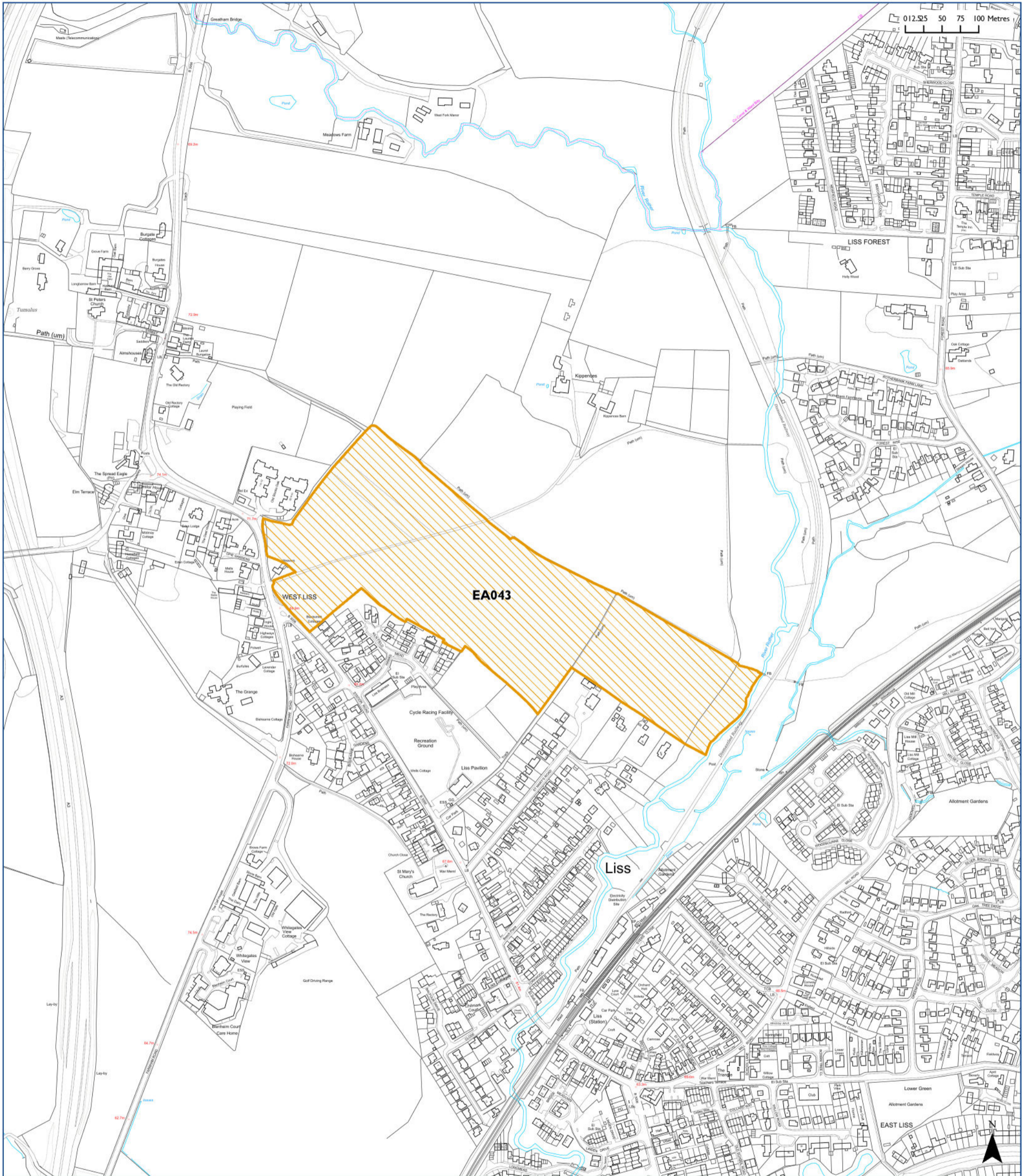
<b>Landscape Assessment</b>	Is the site suitable?
The site has a high landscape sensitivity due to its large scale and open nature. The site is bound by the PRoW network, built development, and mature trees and hedgerows. It is surrounded by (and in some areas may include) priority habitats and ecological designations, is below the 75m contour, and includes a protected gap between West Liss and existing development along Station Road. The site has been previously assessed by the SDNPA and Liss NDP Group. The main concern related to the dominating influence that development may have on the village.	
<b>Suitability</b>	Yes
The site is in a mineral consultation area for sand and gravel, is within 5km of the Wealden Heaths Phase II SPA, and includes areas in the contamination land buffer. The 2015/16 SHLAA assessed a smaller site area (circa 1.5ha) as having potential for 30 homes, while the Liss NDP Group assessed and rejected smaller site areas focused around Old Stocks Oak, Hawks Mead and St Mary's Road for reasons of access, landscape and/or ecology. It is considered that the whole site is of a scale and location where the delivery of new, and enhancements and connections to existing, green infrastructure, priority habitats, and active travel routes – and BNG opportunities - could be achieved. The site may be suitable for development focused around the existing built form, while avoiding development in the eastern field and delivering characteristic and meaningful landscape buffers to avoid the coalescence of West Liss and Station Road as per the NDP protected gap. The site is considered suitable for further investigation for 60 homes and a 65 bed care home which, together, are the equivalent of 94 C3 residential units.	

<b>Availability</b>	Is the site available?
The site was promoted during the 2025 Regulation 18 public consultation and is available for development.	Yes

<b>Achievability</b>	Is the site achievable?
There is no reason to indicate why development on the site is not achievable, subject to appropriate and safe vehicular and pedestrian access.	Yes

<b>Assessment Recommendation</b>	Has Potential
<b>Reason for Rejection</b>	
Not applicable.	

<b>Site Area (ha)</b>	<b>Estimated Yield</b>	<b>0-5 years</b>	<b>6-10 years</b>	<b>11-15 years</b>
11.28	60 dwellings and 65 bed care home	X		



 Has Potential

## South Downs Land Availability Assessment Site Assessment Proforma

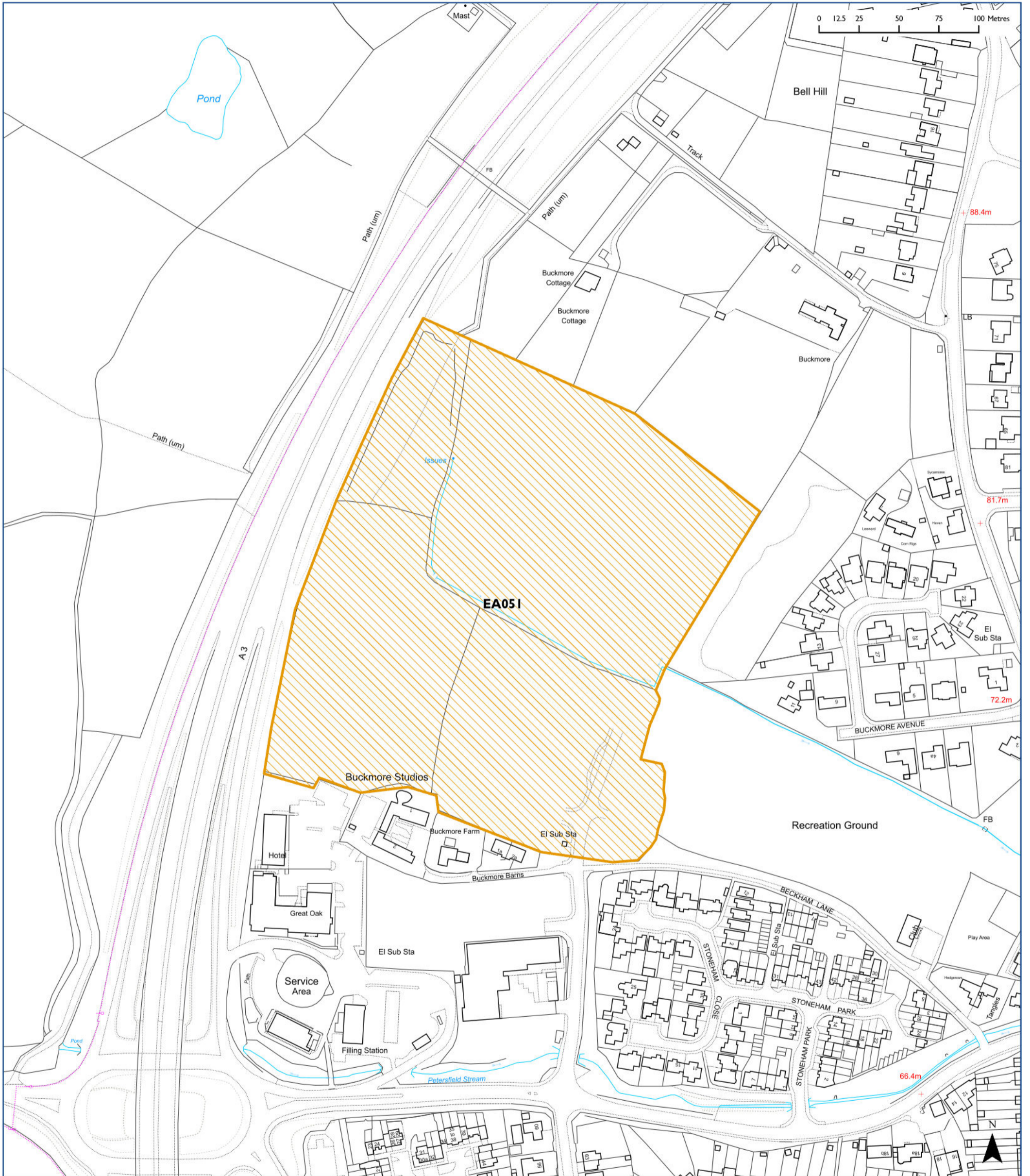
<b>REF:</b> EA051	<b>Site Name:</b> Land at Buckmore Farm
<b>Settlement</b>	Petersfield
<b>Parish</b>	Petersfield
<b>Ward</b>	Petersfield Bell Hill
<b>District</b>	East Hampshire
<b>County</b>	Hampshire
<b>Current Use</b>	Agriculture
<b>Proposed Use</b>	Residential, Employment and Public Open Space
<b>Recent Source</b>	2024 Planning Application

<b>Landscape Assessment</b>	<b>Is the site suitable?</b>
The site was previously assessed as having a medium/high landscape sensitivity as it is visible from higher ground to the south, including Butser Hill. The previous assessment highlighted potential impacts on access, trees, and the PRoW network; but that the above could all be addressed through careful design and mitigation.	
<b>Suitability</b>	Yes
The site is in a mineral consultation area, has a protected tree on its southern boundary, and is adjacent to the A3 (to the west) and three Grade II listed buildings (to the south). A larger version of the site (EA051 and EA070) is allocated in the Petersfield NDP for 101 custom and self-build dwellings (Policy H2/HP7); 2.03ha of employment space (Policy B1); and a local green space (Policy G4). In conjunction with the above, outline permission (ref. SDNP/18/06292/OUT) was granted in December 2020 on EA051 for 85 dwellings, 4,730sqm of employment floorspace, and a green space (incl. PRoW diversion) and subsequent reserved matters applications for the employment (ref. SDNP/23/00746/REM) and residential (ref. SDNP/24/03588/REM) elements were approved in August 2023 and October 2025, respectively. The NDP allocation has established the principle of development, while recent approvals have established the development capacity.	

<b>Availability</b>	<b>Is the site available?</b>
The site is available for development as confirmed by the latest planning application ref. SDNP/24/03588/REM.	
	Yes

<b>Achievability</b>	<b>Is the site achievable?</b>
There is no reason to indicate why development on the site is not achievable.	
	Yes
<b>Assessment Recommendation</b>	Has Potential

<b>Reason for Rejection</b>				
Not applicable.				
<b>Site Area (ha)</b>	<b>Estimated Yield</b>	<b>0-5 years</b>	<b>6-10 years</b>	<b>11-15 years</b>
6.45	85 dwellings, 4,730sqm employment floorspace, and public open space	X		



 Has Potential

## South Downs Land Availability Assessment Site Assessment Proforma

<b>REF:</b> EA055	<b>Site Name:</b> Land east of Harrier Way
<b>Settlement</b>	Petersfield
<b>Parish</b>	Petersfield
<b>Ward</b>	Petersfield Heath
<b>District</b>	East Hampshire
<b>County</b>	Hampshire
<b>Current Use</b>	Agriculture
<b>Proposed Use</b>	C2 Care Use
<b>Recent Source</b>	2022 Planning Application

<b>Landscape Assessment</b>	<b>Is the site suitable?</b>
The site was previously assessed as having a medium landscape sensitivity due to existing tree screening. The previous landscape assessment also highlighted the presence of cultural heritage, green infrastructure assets, and a biodiversity action plan (BAP) for priority habitat.	
<b>Suitability</b>	Yes
The site is in a mineral consultation area and some parts are susceptible to groundwater flooding. The site has a gas pipeline running underneath it, protected trees on its north boundary, and archaeological sites in its vicinity. The site is allocated in the Petersfield NDP, under Policy H8, for a minimum of 48 C2 units but the NDP Examiner commented that the site had potential to yield more. The NDP Examiner also noted that ecological constraints were resolvable and that there was significant unmet need for older persons accommodation. Planning permission was granted in March 2024 under ref. SDNP/22/04472/FUL for a continuing care community (Class C2) comprising 97 dwellings (apartments, chalet bungalows, and bungalows), communal facilities and formation of access and associated parking. The NDP allocation and planning permission have established the principle and capacity of development respectively.	

<b>Availability</b>	<b>Is the site available?</b>
The site is available for development as confirmed by planning permission ref. SDNP/22/04472/FUL.	Yes

<b>Achievability</b>	<b>Is the site achievable?</b>
There is no reason to indicate why development on the site is not achievable.	Yes
<b>Assessment Recommendation</b>	Has Potential

<b>Reason for Rejection</b>
Not applicable.

<b>Site Area (ha)</b>	<b>Estimated Yield</b>	<b>0-5 years</b>	<b>6-10 years</b>	<b>11-15 years</b>
3.2	97 C2 dwellings	X		



 Has Potential

## South Downs Land Availability Assessment Site Assessment Proforma

<b>REF:</b> EA067	<b>Site Name:</b> Land at Penns Place
<b>Settlement &amp; Parish</b>	Petersfield
<b>Ward</b>	Petersfield Heath
<b>District</b>	East Hampshire
<b>County</b>	Hampshire
<b>Current Use</b>	Council Offices, Leisure Centre, Car Park and Sports Pitches
<b>Proposed Use</b>	Residential and Sports
<b>Recent Source</b>	2025 Regulation 18 consultation

<b>Landscape Assessment</b>	<b>Is the site suitable?</b>
The site has a moderate landscape sensitivity. The site includes a central built area within the footprint of a former farmstead and is surrounded by sports pitches. The north and east boundaries are delineated by the River Rother and include a local nature reserve, priority habitats, local wildlife sites, and Flood Zones 2 and 3. There are heritage assets on the site and in proximity to the east.	
<b>Suitability</b>	Yes
The site is in a mineral consultation area and is crossed by a regional high-pressure gas pipeline. It has potential for archaeology and contamination around its central and south areas. The PRoW network surrounds the site and includes the Serpent Trail and the Petersfield-to-Midhurst safeguarded route in the south-east. The wider site (not vacant offices) is allocated as a community facility for recreation and sports uses - and is identified for enhancement - in the Petersfield NDP. There is an opportunity for an innovative residential redevelopment of the vacant offices (marketing evidence provided to justify loss) which supports the wider recreation and sports uses. A site-wide masterplan is required to address interconnections between existing uses, enhance active travel and public transport access, support recommendations of the playing pitch strategy, and support the delivery of green infrastructure and biodiversity net gain onsite.	

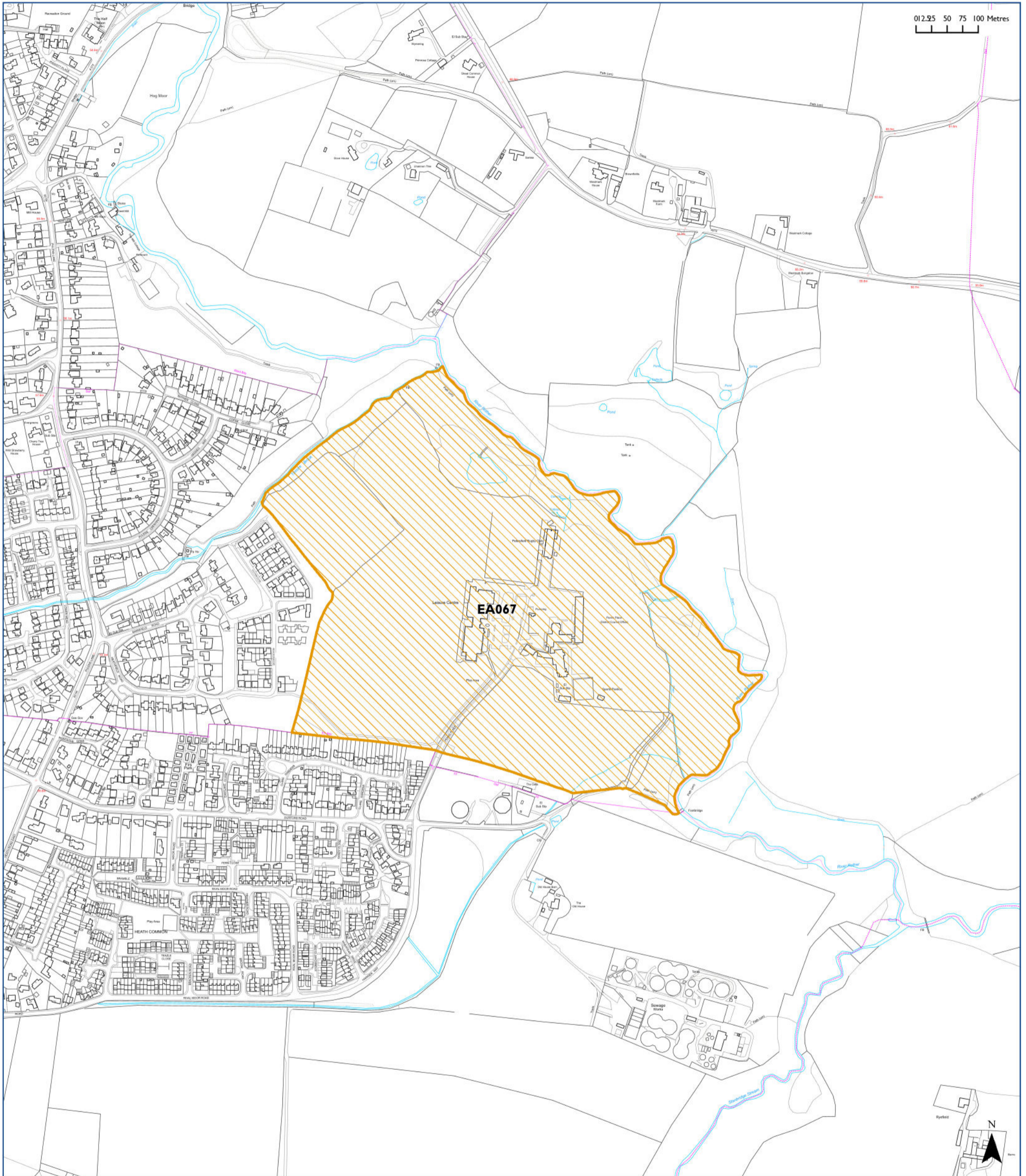
<b>Availability</b>	<b>Is the site available?</b>
The site was promoted during the Regulation 18 public consultation (January to March 2025) and is available for development subject to lease arrangements. The promoter has confirmed that there is an ongoing dialogue between all landowners.	
	Yes

<b>Achievability</b>	<b>Is the site achievable?</b>
There is no reason to indicate why development on the site is not achievable, subject to a site-wide masterplan which considers all existing and proposed uses.	
	Yes

<b>Assessment Recommendation</b>	Has Potential
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<b>Reason for Rejection</b>
Not applicable.

Site Area (ha)	Estimated Yield	0-5 years	6-10 years	11-15 years
31	35 dwellings and retention, alteration and enhancement of sports uses		X	X



 Has Potential

## South Downs Land Availability Assessment Site Assessment Proforma

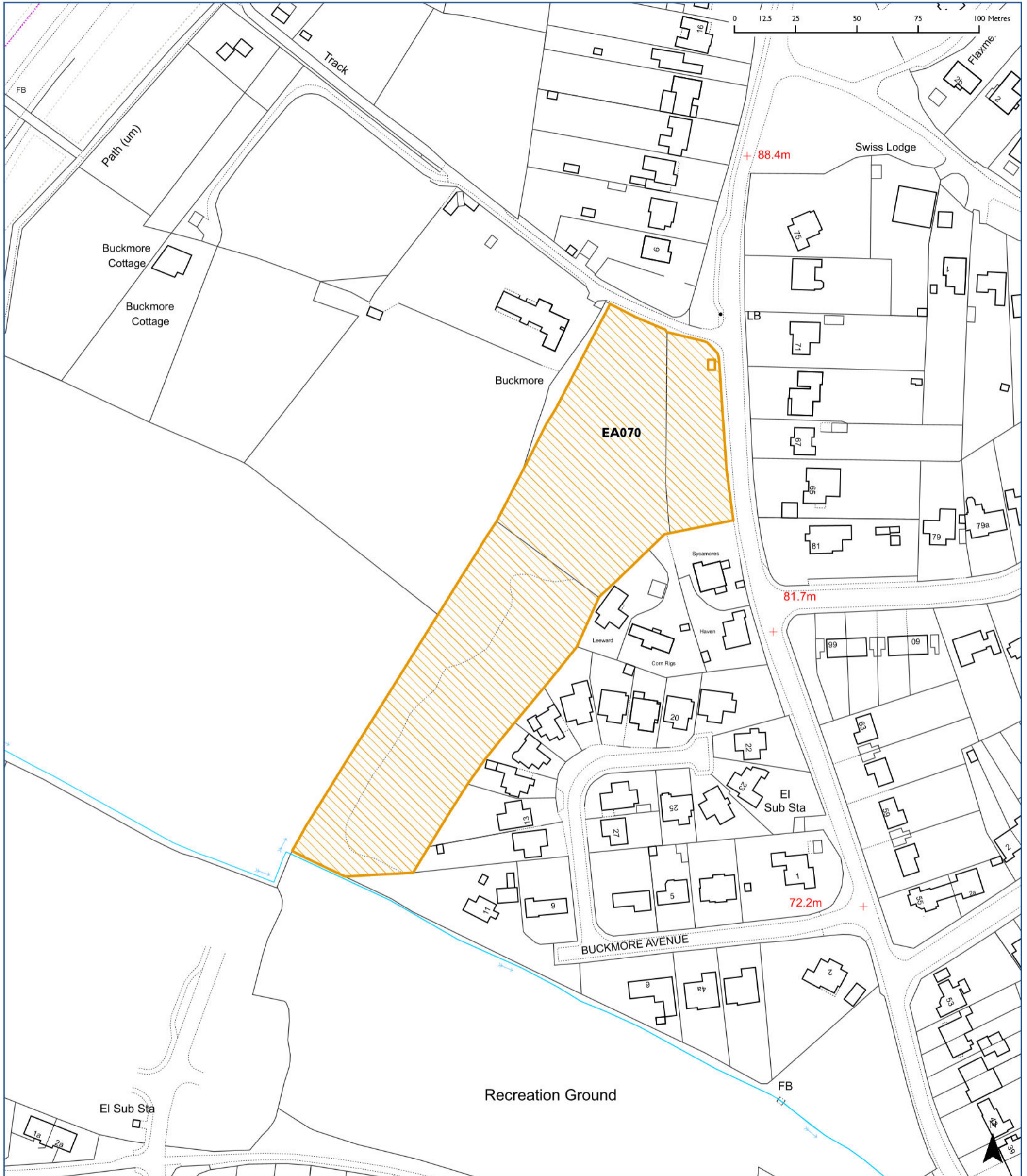
<b>REF:</b> EA070	<b>Site Name:</b> Land west of Bell Hill
<b>Settlement</b>	Petersfield
<b>Parish</b>	Petersfield
<b>Ward</b>	Petersfield Bell Hill
<b>District</b>	East Hampshire
<b>County</b>	Hampshire
<b>Current Use</b>	Agriculture
<b>Proposed Use</b>	Residential
<b>Recent Source</b>	2022 Call for Sites

<b>Landscape Assessment</b>	<b>Is the site suitable?</b>
The site was previously assessed as having a medium landscape sensitivity. The site's topography is a dominant feature (rising 15m from south to north) and the site has intervisibility with Butser Hill. The site performs a green infrastructure function and the north-east of the site includes an Area TPO. The Petersfield NDP Examiner concluded that the site (as part of NDP Site H2) is an appropriate allocation, and that landscape and woodland impacts would be acceptable.	
<b>Suitability</b>	Yes
The site is in a mineral consultation area and there is an Area TPO in the north-eastern area of the site. EA051 and EA070 are, together, allocated for 101 custom and self-build dwellings in the Petersfield NDP – see Site H2 and NDP Section 12.10. The allocation has established the principle of development. However, in terms of capacity, EA051 has outline consent for 85 dwellings, while EA070 has not been subjected to a planning application. Given the above and the findings of the landscape assessment, the site could be considered for small scale development of circa 16 dwellings.	

<b>Availability</b>	<b>Is the site available?</b>
The site was promoted during the 2022 Call for Sites and is available for development.	Yes

<b>Achievability</b>	<b>Is the site achievable?</b>
The delivery of the site is dependent on access onto the public highway. The NDP includes a design framework which alludes to road access from the north via Bell Hill, as well as an optional road access to the west via the residential development recently permitted at EA051 under ref. SDNP/18/06292/OUT. The exact access details are not yet resolved for EA070. At present, it appears that development is technically feasible, subject to further discussions with landowners.	Yes
<b>Assessment Recommendation</b>	Has Potential

<b>Reason for Rejection</b>				
Not applicable.				
<b>Site Area (ha)</b>	<b>Estimated Yield</b>	<b>0-5 years</b>	<b>6-10 years</b>	<b>11-15 years</b>
1.4	16 dwellings		X	



 Has Potential

**South Downs Land Availability Assessment  
Site Assessment Proforma**

<b>REF:</b> EA071	<b>Site Name:</b> Land south of Paddock Way
<b>Settlement</b>	Petersfield
<b>Parish</b>	Petersfield
<b>Ward</b>	Petersfield Causeway
<b>District</b>	East Hampshire
<b>County</b>	Hampshire
<b>Current Use</b>	Local Green Space and Agriculture
<b>Proposed Use</b>	Local Green Space and Residential
<b>Recent Source</b>	2025 Regulation 18 consultation

<b>Landscape Assessment</b>	<b>Is the site suitable?</b>
The site has a moderate landscape sensitivity. The human impact of recent built development (i.e., residential and transport developments) has detracted from the tranquillity and naturalness of the immediate landscape. The site has intervisibility with Butser Hill and provides both a green infrastructure function along the western boundary of Petersfield, and a rural buffer to recent built development.	
<b>Suitability</b>	Yes
The site is in a contaminated land buffer and the northern area is in both a mineral consultation area for sand and gravel, and the buffer zone of the safeguarded waste transfer site at Petersfield Depot. The site is bound by residential development on two sides, a stream and PRoW to the east, and the A3 / railway transport corridor to the west. A local green space (children’s play equipment and playing field) is in the north, the site’s south-east corner is in Flood Zones 2 and 3, and most of the site is in the watercourse buffer of the identified stream. In considering all above, a reduced area of 1.9ha could be explored for a care and/or residential development to the equivalent of circa 65 C3 dwellings. This would leave the rest of the site for the onsite reprovision of the children’s play equipment and playing field (to a better quantity and/or quality), new and improved active travel connections, and areas for green infrastructure, biodiversity net gain, and noise and flood mitigation.	

<b>Availability</b>	<b>Is the site available?</b>
The site was promoted during the 2025 Regulation 18 public consultation and is available for development.	
	Yes

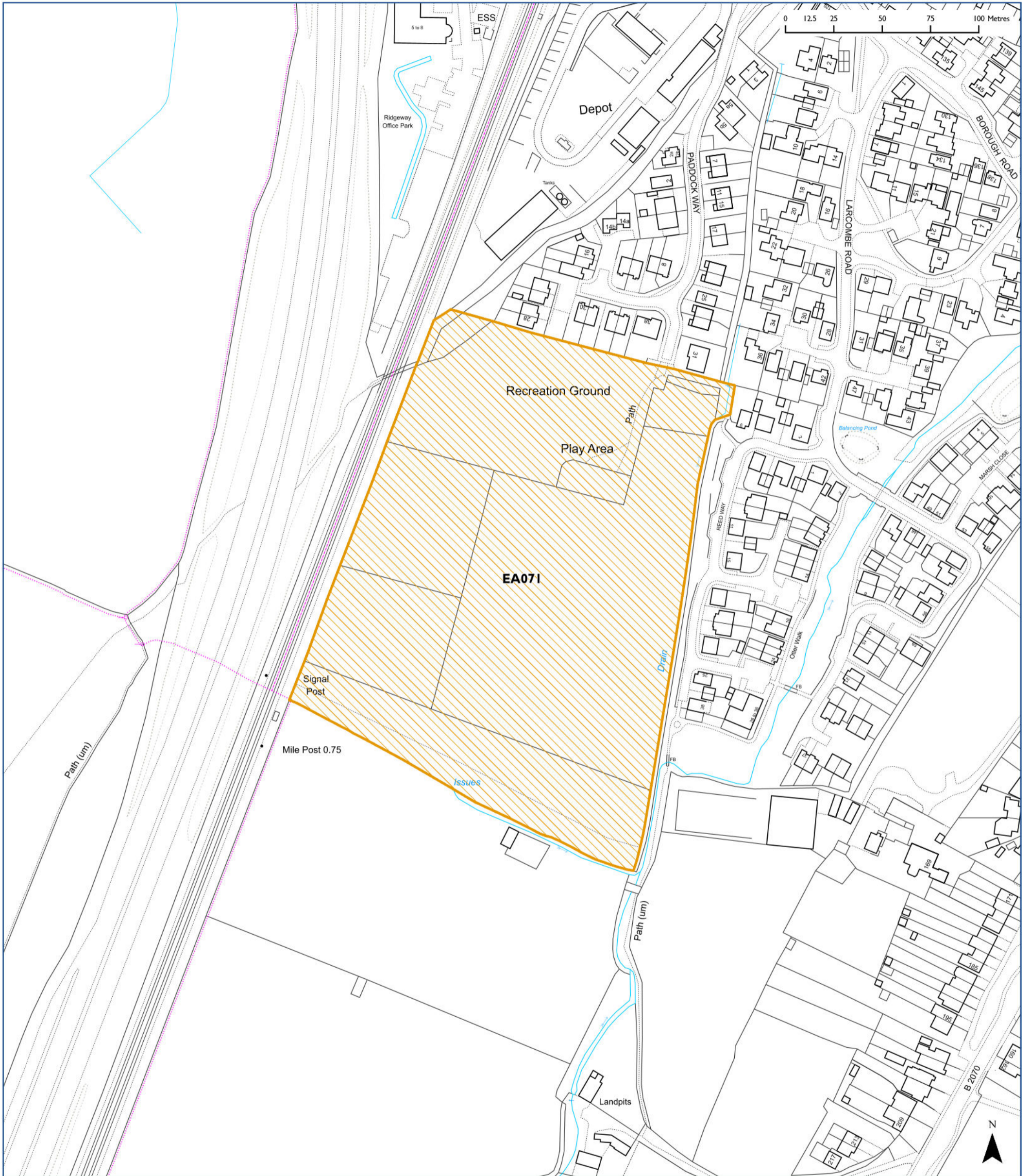
<b>Achievability</b>	<b>Is the site achievable?</b>
There is no reason to indicate why development on the site is not achievable.	
	Yes

<b>Assessment Recommendation</b>	Has Potential
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<b>Reason for Rejection</b>
Not applicable.

<b>Site Area (ha)</b>	<b>Estimated Yield</b>
4.13	65 dwellings

<b>0-5 years</b>	<b>6-10 years</b>	<b>11-15 years</b>
	X	



 Has Potential

**South Downs Land Availability Assessment  
Site Assessment Proforma**

<b>REF:</b> EA072	<b>Site Name:</b> Land south of The Causeway
<b>Settlement</b>	Petersfield
<b>Parish</b>	Petersfield
<b>Ward</b>	Petersfield Causeway
<b>District</b>	East Hampshire
<b>County</b>	Hampshire
<b>Current Use</b>	Agriculture
<b>Proposed Use</b>	Residential
<b>Recent Source</b>	2025 Regulation 18 consultation

<b>Landscape Assessment</b>	<b>Is the site suitable?</b>
The site has a high landscape sensitivity and is in a transitional area between two landscape character areas. The site is delineated by mature trees and vegetation between the B2070 Causeway (east) and a stream (west). It is visible from the elevated highway (east) and the existing PRoW network (east and on site). The site has been previously rejected for care, employment and residential uses due to concerns around isolation and the elongation of existing ribbon development into the countryside. However, upon review, it is considered that development may not be entirely incongruous given adjacent residential development, the site's well-established boundaries, and recently permitted development in the wider area.	
<b>Suitability</b>	Yes
The site is bound by the B2070 Causeway and Shipwrights Way to the east, and protected trees and a stream to the west. The western boundary is in Flood Zones 2 and 3 but the rest of the site is in Flood Zone 1 albeit partly within the watercourse buffer. There are opportunities to enhance the PRoW network along the B2070 Causeway and through the site. A lower density development could be investigated subject to archaeological, noise, and transport assessments.	

<b>Availability</b>	<b>Is the site available?</b>
The site was promoted during the 2025 Regulation 18 public consultation and is available for development.	Yes

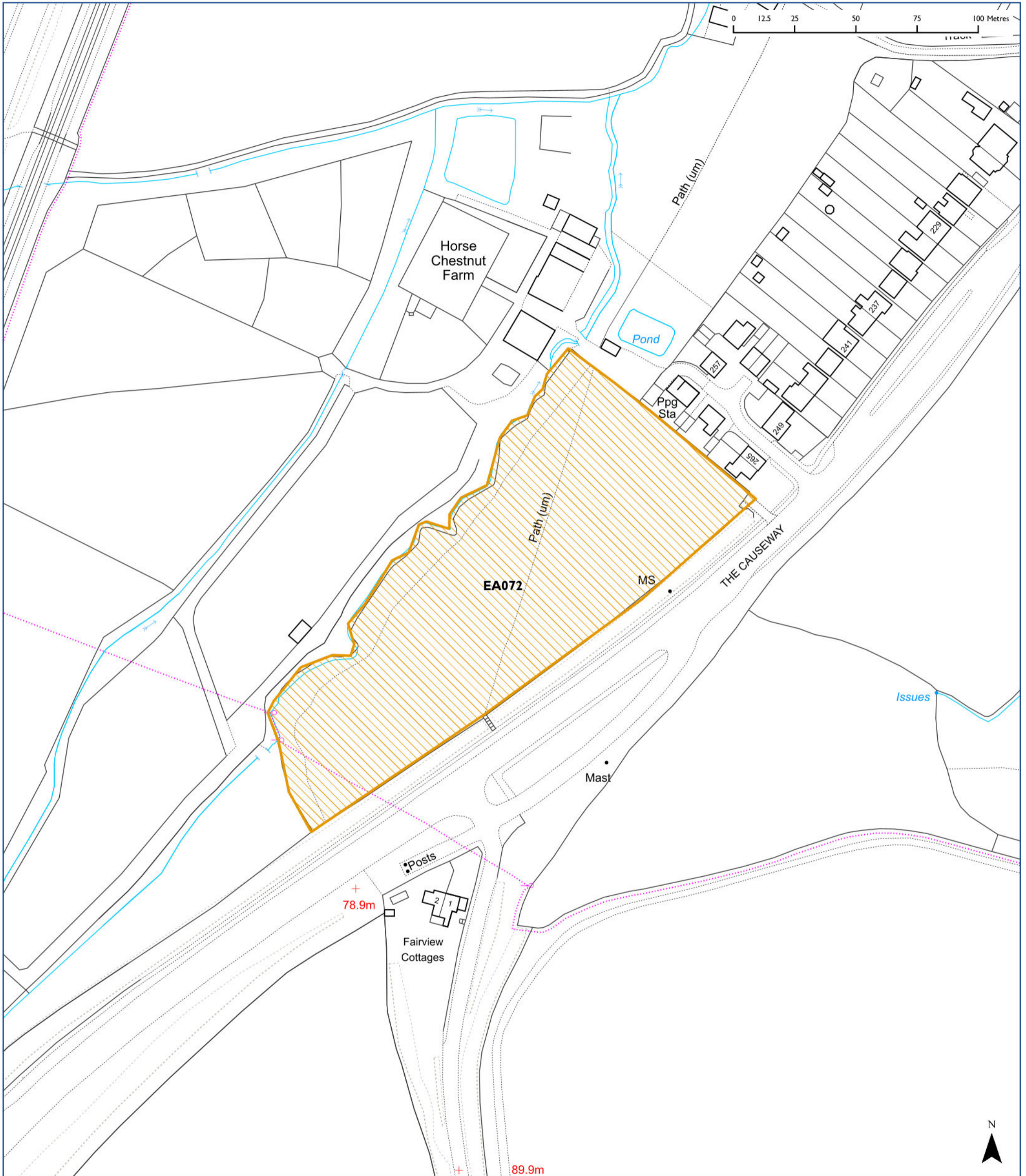
<b>Achievability</b>	<b>Is the site achievable?</b>
There is no reason to indicate why development on the site is not achievable.	Yes

<b>Assessment Recommendation</b>	Has Potential
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<b>Reason for Rejection</b>
Not applicable.

<b>Site Area (ha)</b>	<b>Estimated Yield</b>
1.69	30 dwellings

<b>0-5 years</b>	<b>6-10 years</b>	<b>11-15 years</b>
X		



**South Downs Land Availability Assessment  
Site Assessment Proforma**

<b>REF:</b> EA074	<b>Site Name:</b> Land west of The Causeway
<b>Settlement</b>	Petersfield
<b>Parish</b>	Petersfield
<b>Ward</b>	Petersfield Causeway
<b>District</b>	East Hampshire
<b>County</b>	Hampshire
<b>Current Use</b>	Council Depot and Equestrian
<b>Proposed Use</b>	Residential
<b>Recent Source</b>	2023 Planning Application

<b>Landscape Assessment</b>	<b>Is the site suitable?</b>
The site was previously assessed as having a medium/high landscape sensitivity due to access, countryside-edge location, intervisibility, poor relationship with settlement pattern, and proximity to an existing stream and PRow. Despite the above, the NDP Examiner concluded that the site was appropriate for allocation.	
<b>Suitability</b>	Yes
The site is adjacent to a Grade II listed building. The west area is in Flood Zones 2 and 3, and the north boundary includes protected trees. Notwithstanding the above, the site is allocated in the Petersfield NDP for 64 dwellings under Policy HP1 (see Site H7) and planning permission (ref. SDNP/23/03638/FUL) was granted in September 2024 for 54 dwellings. The allocation and planning permission have established the principle and capacity of development, respectively.	

<b>Availability</b>	<b>Is the site available?</b>
The site is available for development as confirmed by planning permission ref. SDNP/23/03638/FUL.	
	Yes

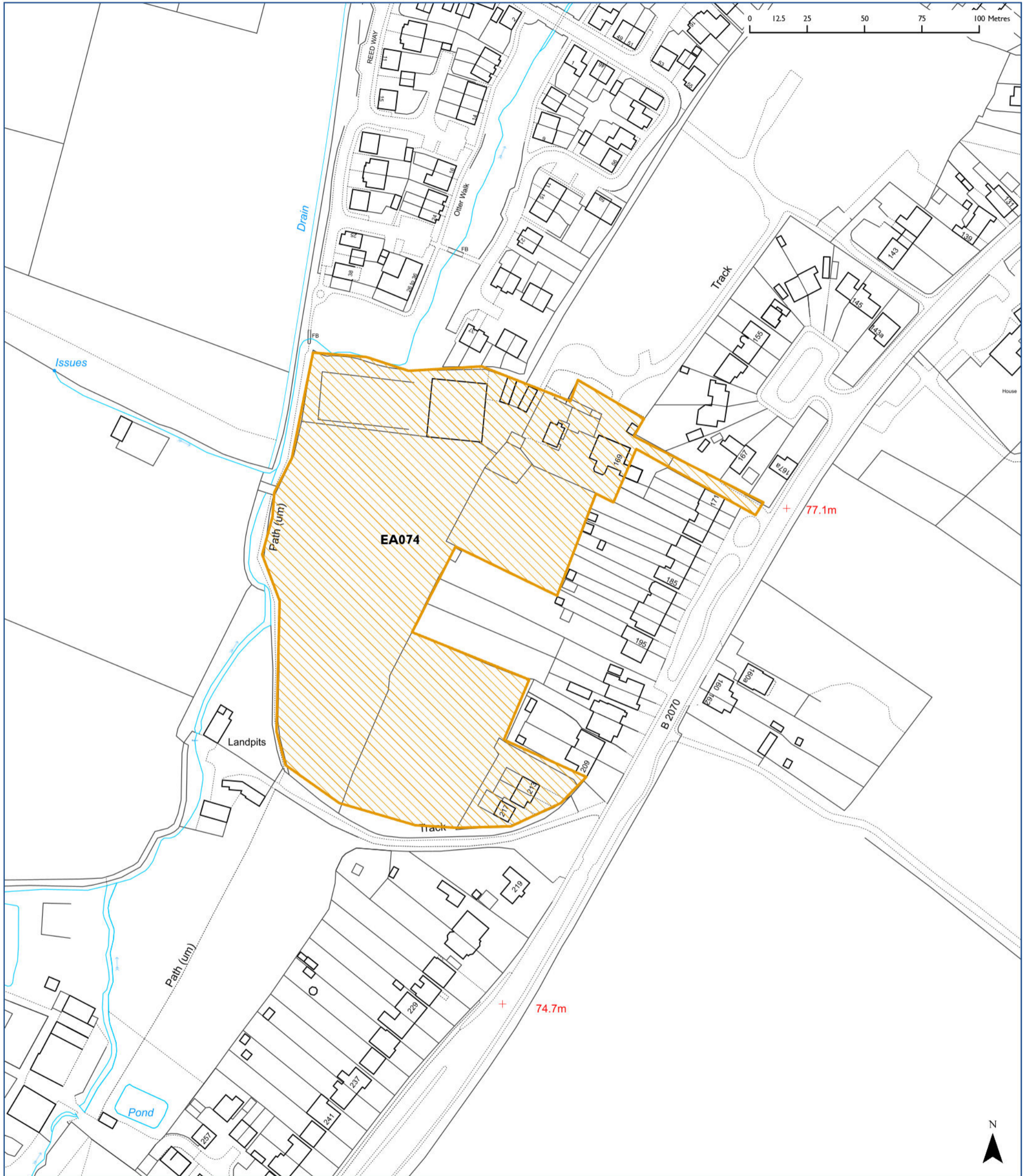
<b>Achievability</b>	<b>Is the site achievable?</b>
There is no reason to indicate why development on the site is not achievable.	
	Yes

<b>Assessment Recommendation</b>	Has Potential
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<b>Reason for Rejection</b>
Not applicable.

<b>Site Area (ha)</b>	<b>Estimated Yield</b>
2.3	54 dwellings

<b>0-5 years</b>	<b>6-10 years</b>	<b>11-15 years</b>
X		



 Has Potential

## South Downs Land Availability Assessment Site Assessment Proforma

<b>REF:</b> EA085	<b>Site Name:</b> Land at Ketchers Field
<b>Settlement</b>	Selborne
<b>Parish</b>	Selborne
<b>Ward</b>	Binsted, Bentley and Selborne
<b>District</b>	East Hampshire
<b>County</b>	Hampshire
<b>Current Use</b>	Agriculture
<b>Proposed Use</b>	Residential
<b>Recent Source</b>	2022 Call for Sites

<b>Landscape Assessment</b>	<b>Is the site suitable?</b>
The site was previously assessed as having a medium-to-high landscape sensitivity. It is small-scale and includes two wooden buildings used historically as seasonal pickers accommodation. The site is behind an area of modern housing and beyond the historic village core and conservation area. The site is on the outer edge of the settlement boundary in a highly sensitive location. Development should provide appropriate site boundaries given the open countryside to the east and should continue the adjacent off-site vegetative boundaries using appropriate species.	
<b>Suitability</b>	Yes
The site is within 5km of the Wealden Heaths Phase II SPA. The site is allocated in the adopted South Downs Local Plan (SDLP) under Policy SD84 and so the principle of development has been established.	

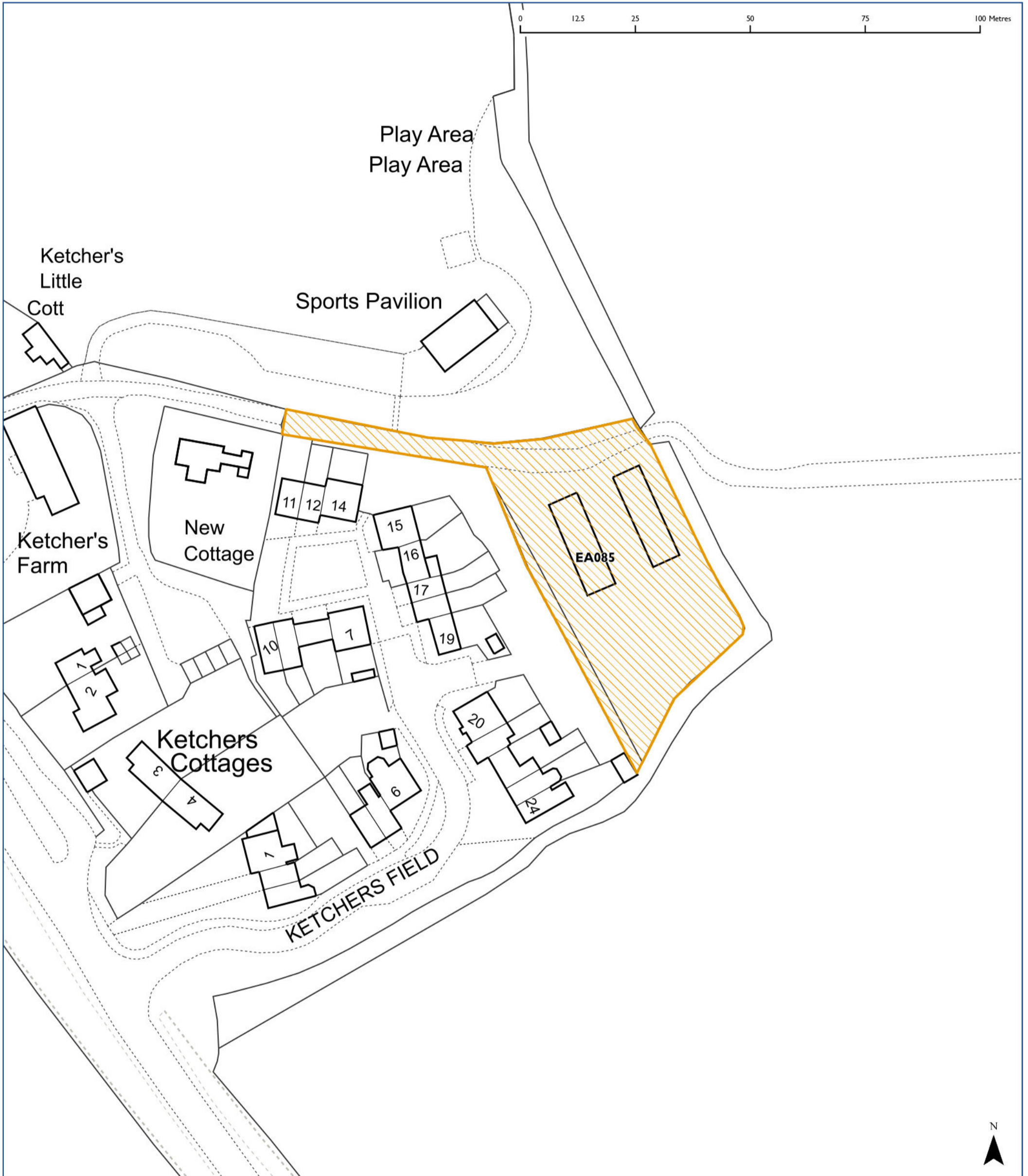
<b>Availability</b>	<b>Is the site available?</b>
The availability of the land was confirmed during the examination of the adopted South Downs Local Plan (SDLP).	
	Yes

<b>Achievability</b>	<b>Is the site achievable?</b>
The site is accessed via an unmade road from the outside of a bend on the B3006. This access is a designated footpath and already serves several dwellings, a pre-school day nursery, a pavilion, and a recreation ground. The highway authority previously assessed the access as average with scope for limited improvements but with adequate visibility at the major road junction for the prevailing 30mph speed limit. The SDLP Inspector concluded that, on balance, traffic from additional dwellings could be safely accommodated.	
<b>Assessment Recommendation</b>	Has Potential

<b>Reason for Rejection</b>
Not applicable.

<b>Site Area (ha)</b>	<b>Estimated Yield</b>
0.2	6 dwellings

<b>0-5 years</b>	<b>6-10 years</b>	<b>11-15 years</b>
	X	



 Has Potential

## South Downs Land Availability Assessment Site Assessment Proforma

<b>REF:</b> EA116	<b>Site Name:</b> Land north of Reservoir Lane
<b>Settlement</b>	Petersfield
<b>Parish</b>	Petersfield
<b>Ward</b>	Petersfield St Peters
<b>District</b>	East Hampshire
<b>County</b>	Hampshire
<b>Current Use</b>	Agriculture
<b>Proposed Use</b>	Residential (Custom and Self-Build)
<b>Recent Source</b>	2022 Planning Application

<b>Landscape Assessment</b>	<b>Is the site suitable?</b>
The site was previously rejected as it was assessed as having a medium-to-high landscape sensitivity. This was because of its increasingly rural location and proximity to historic landfill and the Grade II listed The Shirtles / Tilmore House. Nevertheless, the Petersfield NDP Examiner concluded that the site was an appropriate allocation for custom and self-build housing.	
<b>Suitability</b>	Yes
The site is allocated in the Petersfield NDP for 11 custom and self-build dwellings under Policies H11 and HP7. Outline planning consent was granted in October 2022 (ref. SDNP/21/03545/OUT) for up to 10 self-build dwellings, including approval of access and layout with all other matters reserved. A subsequent reserved matters application (ref. SDNP/22/05109/REM) was approved in August 2023 for the appearance, landscaping, and scale for all common areas of the site, and for Plots 8 and 9. The NDP allocation and outline consent have established the principle and capacity of development, respectively.	

<b>Availability</b>	<b>Is the site available?</b>
The site is available for development as confirmed by application references SDNP/21/03545/OUT, SDNP/22/05109/REM and SDNP/25/04147/REM.	Yes

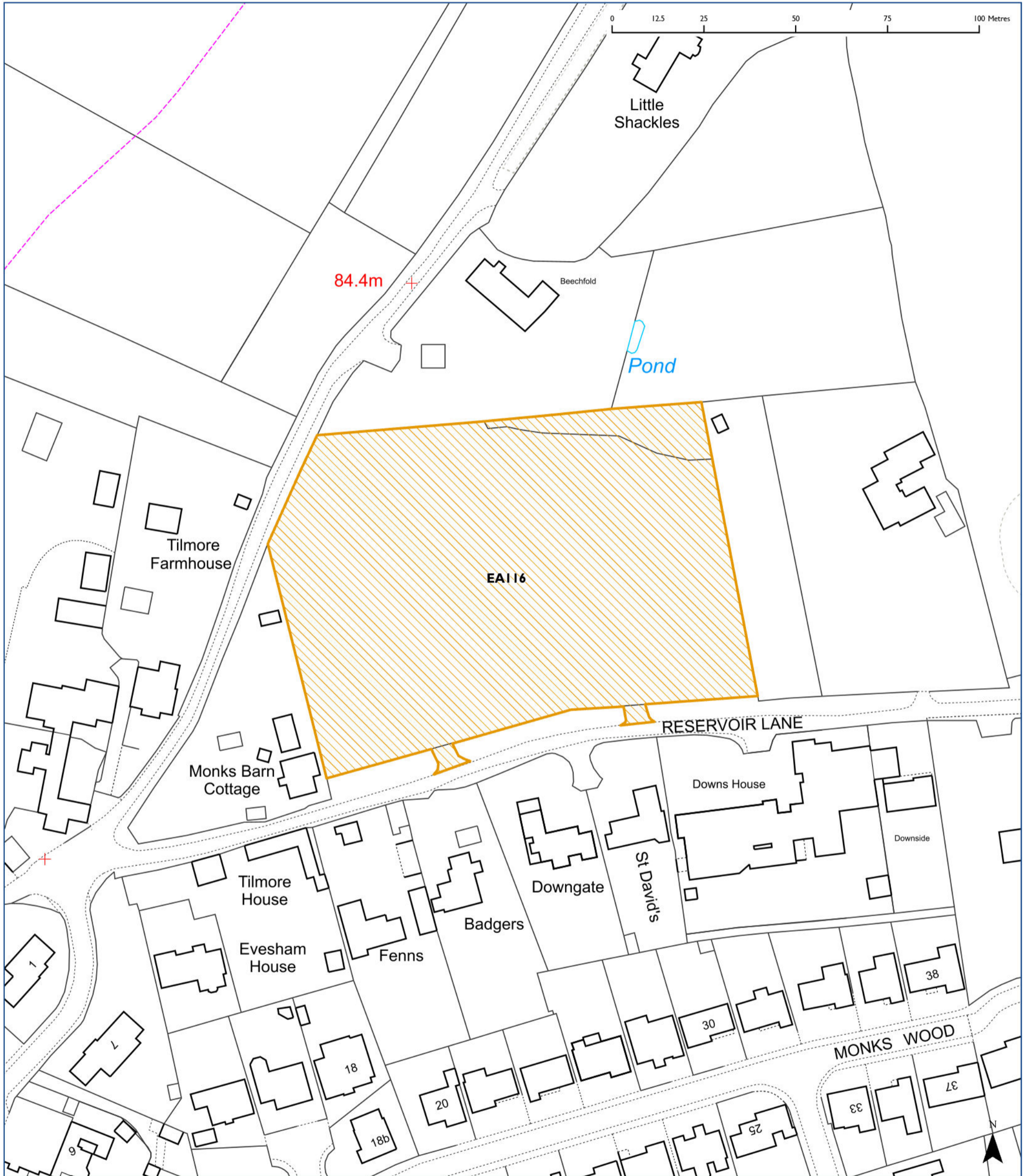
<b>Achievability</b>	<b>Is the site achievable?</b>
There is no reason to indicate why development on the site is not achievable.	Yes

<b>Assessment Recommendation</b>	Has Potential
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<b>Reason for Rejection</b>
Not applicable.

<b>Site Area (ha)</b>	<b>Estimated Yield</b>
1	10 dwellings

<b>0-5 years</b>	<b>6-10 years</b>	<b>11-15 years</b>
X		



 Has Potential

**South Downs Land Availability Assessment  
Site Assessment Proforma**

<b>REF:</b> EA153	<b>Site Name:</b> Land south of Church Road
<b>Settlement</b>	Steep
<b>Parish</b>	Steep
<b>Ward</b>	Froxfield, Sheet and Steep
<b>District</b>	East Hampshire
<b>County</b>	Hampshire
<b>Current Use</b>	Agriculture
<b>Proposed Use</b>	Residential
<b>Recent Source</b>	2023 Planning Application

<b>Landscape Assessment</b>	<b>Is the site suitable?</b>
The site was previously assessed as having a medium landscape sensitivity. The site comprises a paddock with mature trees on three boundaries, and a gated access and mature hedgerow along its north boundary off Church Lane. The site slopes gently to the south with a level difference of approx. 5m from north to south.	
<b>Suitability</b>	Yes
The site is allocated for residential development under Policy SD89 in the adopted South Downs Local Plan and planning permission (ref. SDNP/23/03766/FUL) was granted for 9 dwellings in May 2025. The allocation and planning permission have established the principle and capacity of development, respectively.	

<b>Availability</b>	<b>Is the site available?</b>
The site is available for development as confirmed by planning application ref. SDNP/23/03766/FUL.	Yes

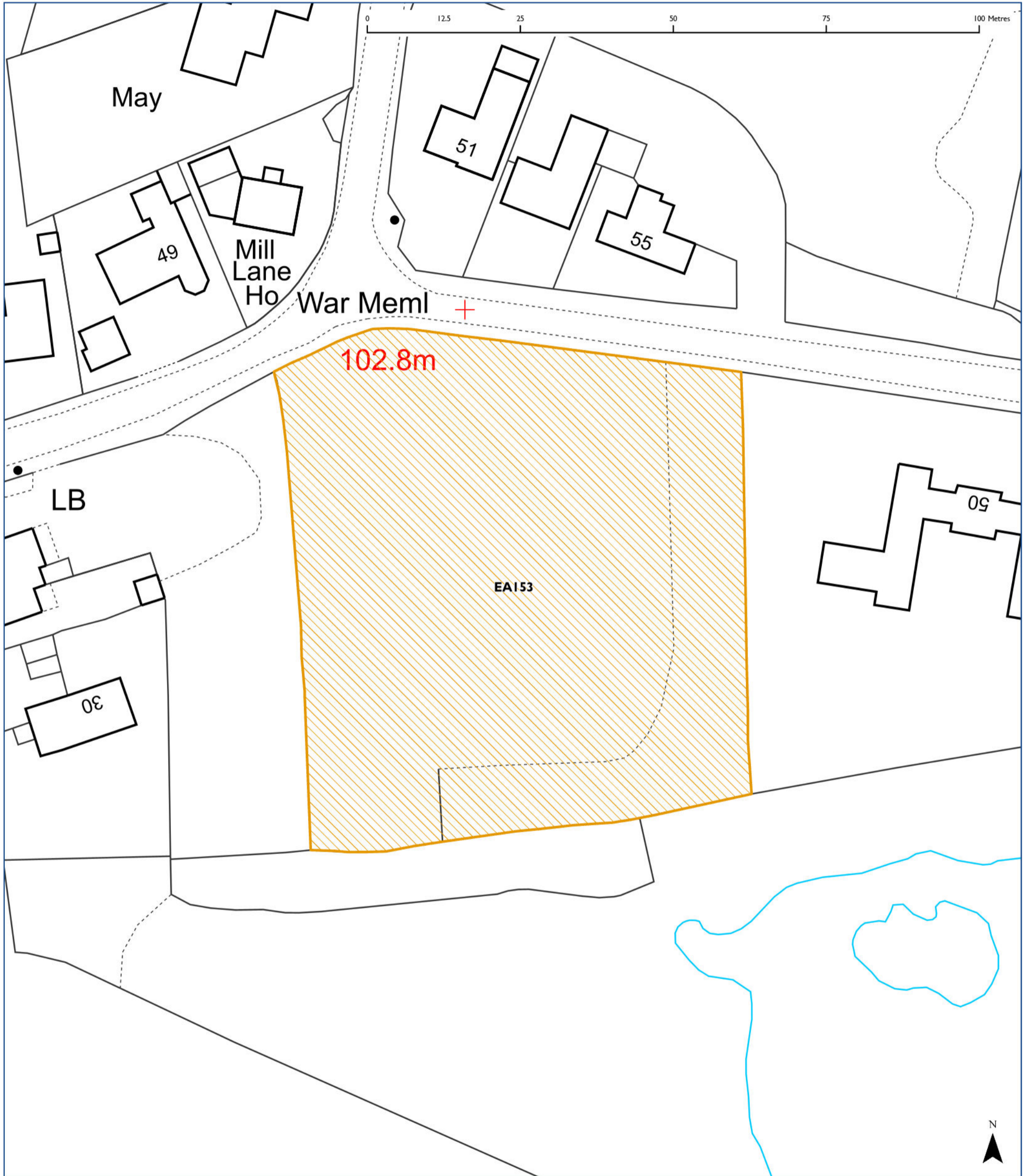
<b>Achievability</b>	<b>Is the site achievable?</b>
There is no reason to indicate why development on the site is not achievable.	Yes

<b>Assessment Recommendation</b>	Has Potential
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<b>Reason for Rejection</b>
Not applicable.

<b>Site Area (ha)</b>	<b>Estimated Yield</b>
0.57	9 dwellings

<b>0-5 years</b>	<b>6-10 years</b>	<b>11-15 years</b>
X		



 Has Potential

**South Downs Land Availability Assessment  
Site Assessment Proforma**

<b>REF:</b> EA161	<b>Site Name:</b> Land south of Lovell Gardens
<b>Settlement</b>	Binsted
<b>Parish</b>	Binsted
<b>Ward</b>	Binsted, Bentley and Selborne
<b>District</b>	East Hampshire
<b>County</b>	Hampshire
<b>Current Use</b>	Agriculture
<b>Proposed Use</b>	Residential
<b>Recent Source</b>	2025 Regulation 18 consultation

<b>Landscape Assessment</b>	<b>Is the site suitable?</b>
The site has a moderate landscape sensitivity. The site is not visible in the wider landscape and relates to the existing recent settlement pattern. This part of Binsted has a broadly linear character and development of this site would increase depth. However, development of this site would not extend beyond existing development to the west side of the adjacent lane. There is some visibility from the footpath to the south, but development is likely to be read in context of recent development to the north.	
<b>Suitability</b>	Yes
The site is located within 5km of an SPA. The site is considered suitable for a small number of dwellings designed to be consistent with the density and character of surrounding development and designed to retain and enhance the existing hedgerow screening around the site. In addition, while the south boundary has been established with the planting of native hedgerow and tree species, this would benefit from increased depth of planting at intervals to provide a more natural appearance consistent with the rural character of the area, especially for users of the footpath from which this site would be visible. An area of surface water flood risk has been identified at the entrance to Lovell Gardens. A local wildlife site is located adjacent to the south of the wider field parcel. Access should be via the existing Lovell Gardens development rather than from the adjacent lane.	

<b>Availability</b>	<b>Is the site available?</b>
The site was promoted during the 2025 Regulation 18 public consultation and is available for development.	
	Yes

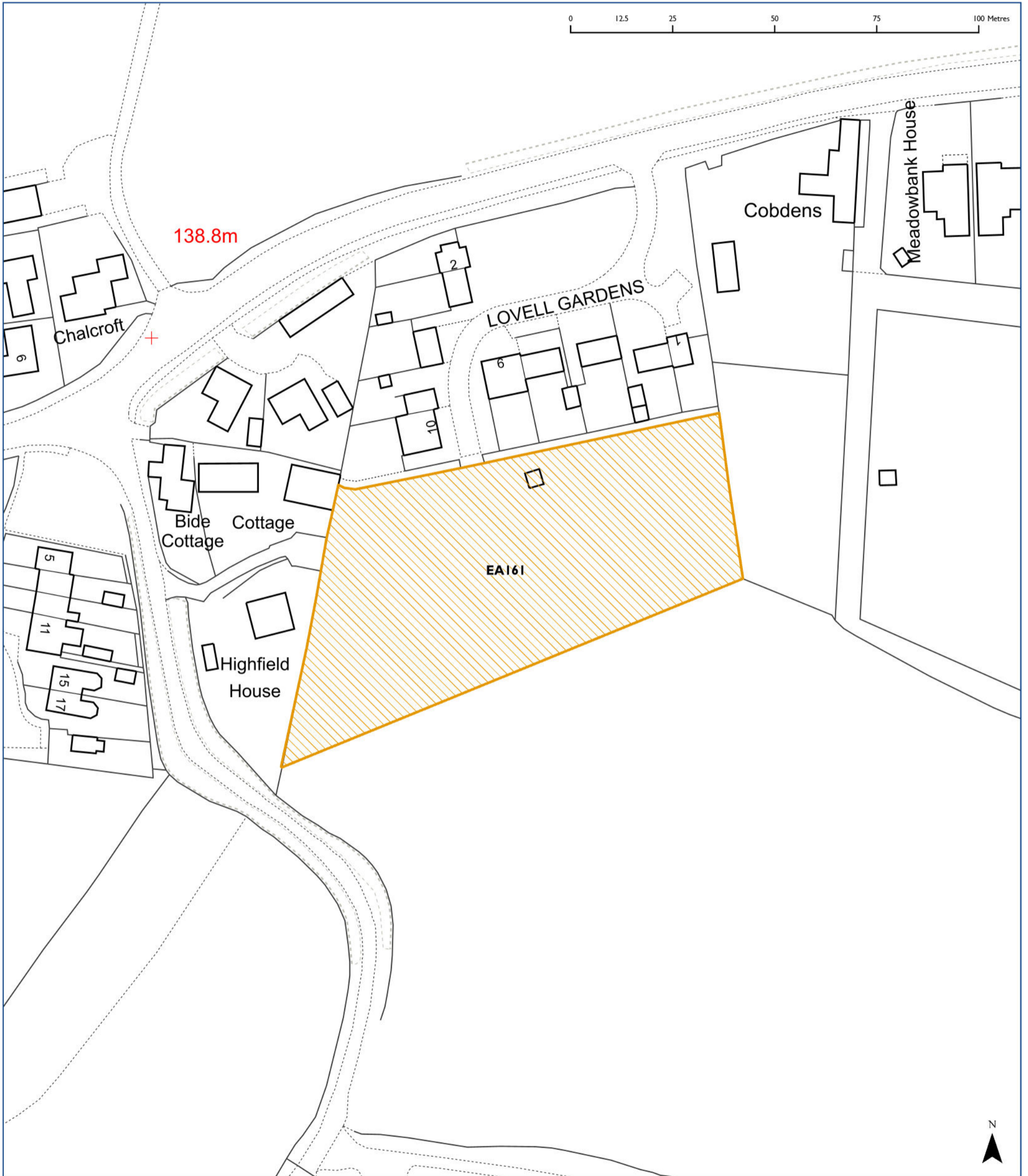
<b>Achievability</b>	<b>Is the site achievable?</b>
There is no reason to indicate why development on the site is not achievable.	
	Yes

<b>Assessment Recommendation</b>	Has Potential
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<b>Reason for Rejection</b>
Not applicable.

<b>Site Area (ha)</b>	<b>Estimated Yield</b>
0.58	12 dwellings

<b>0-5 years</b>	<b>6-10 years</b>	<b>11-15 years</b>
X		



 Has Potential

## South Downs Land Availability Assessment Site Assessment Proforma

<b>REF:</b> EA164	<b>Site Name:</b> Land at Garston Cottages, Coombe Road
<b>Settlement</b>	East Meon
<b>Parish</b>	East Meon
<b>Ward</b>	Buriton and East Meon
<b>District</b>	East Hampshire
<b>County</b>	Hampshire
<b>Current Use</b>	Residential Garden Land and Agriculture
<b>Proposed Use</b>	Residential
<b>Recent Source</b>	2021 Planning Application

<b>Landscape Assessment</b>	<b>Is the site suitable?</b>
The site originally formed part of a wider field parcel between Coombe Road and the River Meon. However, the site now comprises a manicured rear garden and an adjoining vacant plot within a continuum of dwellings facing Coombe Road. The site is defined by the historical Coombe Road and the agricultural boundary to the north and is well contained by existing native vegetation and hedgerow species. The existing garden provides views across the immediate landscape to the north, including football pitches and open countryside on higher ground.	
<b>Suitability</b>	Yes
The site is allocated for residential development in the East Meon NDP under Policy EM15. Planning permission (ref. SDNP/21/02888/FUL) was granted in March 2024 for 5 dwellings. The principle and capacity of development have been established by the NDP allocation and recent planning permission, respectively.	

<b>Availability</b>	<b>Is the site available?</b>
The site is available for development as confirmed by planning permission ref. SDNP/21/02888/FUL.	
	Yes

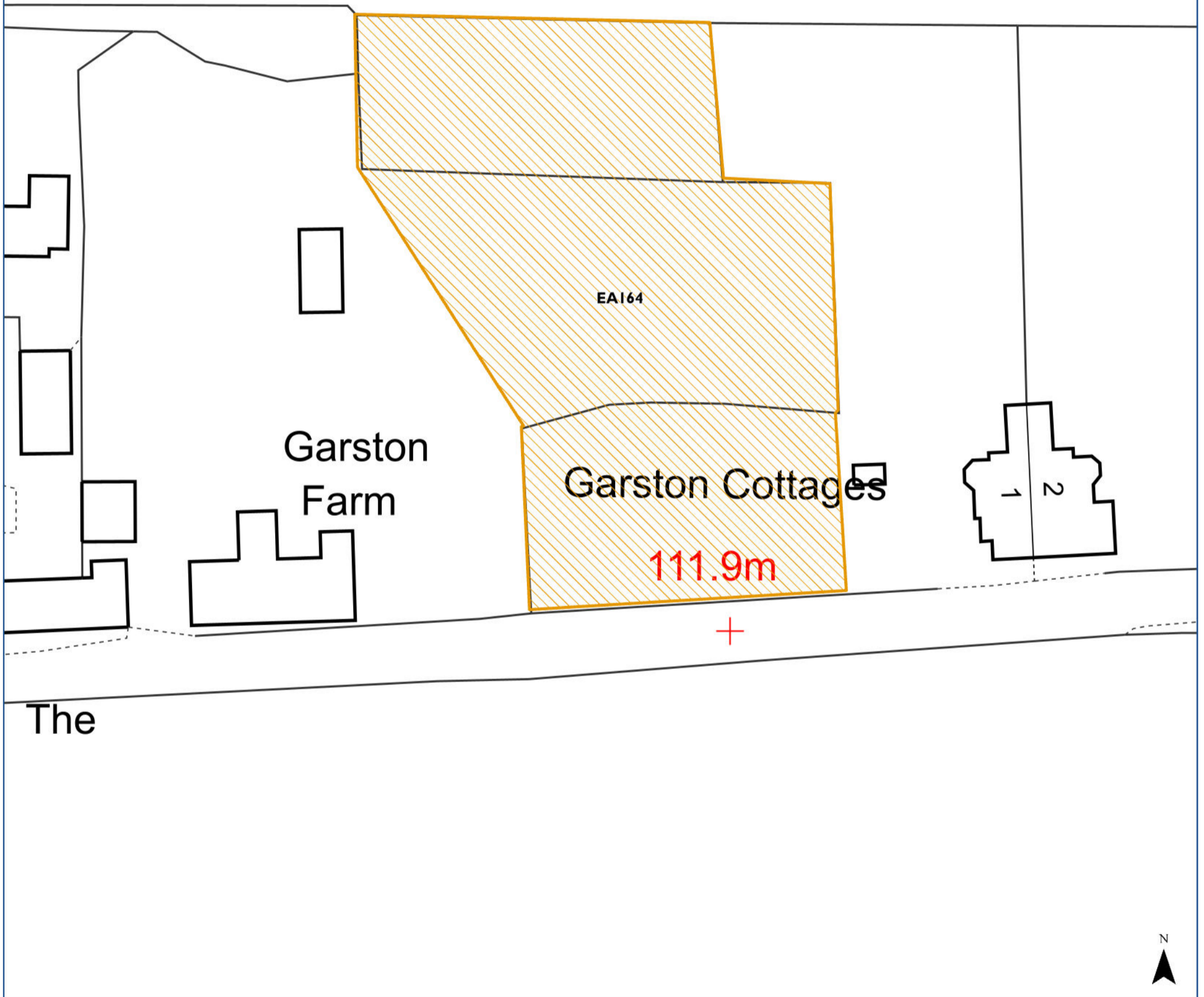
<b>Achievability</b>	<b>Is the site achievable?</b>
There is no reason to indicate why development on the site is not achievable.	
	Yes

<b>Assessment Recommendation</b>	Has Potential
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<b>Reason for Rejection</b>
Not applicable.

<b>Site Area (ha)</b>	<b>Estimated Yield</b>
0.38	5 dwellings

<b>0-5 years</b>	<b>6-10 years</b>	<b>11-15 years</b>
X		



 Has Potential



## South Downs Land Availability Assessment Site Assessment Proforma

<b>REF:</b> EAI68	<b>Site Name:</b> SCU Leydene, Droxford Road
<b>Settlement</b>	-
<b>Parish</b>	East Meon
<b>Ward</b>	Buriton and East Meon
<b>District</b>	East Hampshire
<b>County</b>	Hampshire
<b>Current Use</b>	Former Military Establishment
<b>Proposed Use</b>	Residential
<b>Recent Source</b>	2023 SDNPA Sites Search

<b>Landscape Assessment</b>	<b>Is the site suitable?</b>
The site is part of a former military establishment and has been vacant since circa 2003. The site stands on the crest of the chalk ridge and is in proximity to Long Down SINC and Leydene Ditches Scheduled Monument. The site is in the Dark Sky Core, is enclosed by a high security fence, and is covered by intermittent trees, shrubs, and other vegetation. The land rises to the north, and beyond the site boundary falls dramatically towards the village of East Meon. Given the elevation, the site has views out to the south over the Sustainability Centre and the residential development at Leydene Park.	
<b>Suitability</b>	Yes
The site is in an unsustainable and isolated location, with no access to facilities, services, and public transport. Development would normally be contrary to National Park purposes. However, in 2007, a lawful development certificate (ref. 21514/075) was granted for Class B1 and C2 uses, and planning permission (ref. SDNP/21514/086) was granted in 2010 for 20 dwellings. The above has established the principle of development and has been partially built out with the site cleared and 6 dwellings completed. At the time, the case officer considered the strong community support, the brownfield / decaying nature, and the lawful uses which could have commenced without planning permission.	

<b>Availability</b>	<b>Is the site available?</b>
It is understood that the site is available for development.	
	Yes

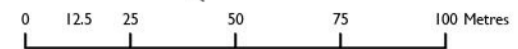
<b>Achievability</b>	<b>Is the site achievable?</b>
There is no reason to indicate why development on the site is not achievable.	
	Yes

<b>Assessment Recommendation</b>	Has Potential
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<b>Reason for Rejection</b>
Not applicable.

<b>Site Area (ha)</b>	<b>Estimated Yield</b>
2.25	14 dwellings

<b>0-5 years</b>	<b>6-10 years</b>	<b>11-15 years</b>
X		



 Has Potential

## South Downs Land Availability Assessment Site Assessment Proforma

<b>REF:</b> EA177	<b>Site Name:</b> Land at Quin Hay Farm
<b>Settlement</b>	-
<b>Parish</b>	Colemore and Priors Dean (north) and Froxfield and Privett (south)
<b>Ward</b>	Ropley, Hawkley and Hangers (north) and Froxfield, Sheet and Steep (south)
<b>District</b>	East Hampshire
<b>County</b>	Hampshire
<b>Current Use</b>	Classic Car Sales and Repair
<b>Proposed Use</b>	C2 Care, C3 Residential or Employment
<b>Recent Source</b>	2022 Call for Sites

<b>Landscape Assessment</b>	<b>Is the site suitable?</b>
The site has a moderate landscape sensitivity. It is adjacent to an unnamed hamlet of twentieth century origin in a remote and predominantly agricultural area. The site is located on an elevated plateau of clay-capped chalk and is visible from the wider, undulating landscape to the north and south. It comprises commercial buildings and handstanding and redevelopment would provide an opportunity to improve the site's character and appearance within the landscape.	
<b>Suitability</b>	Yes
The site is adjacent to an unnamed hamlet in the remote and open countryside, with no access to facilities and services. Residential development (C2 or C3 uses) would not be suitable in this remote and unsustainable countryside location and would constitute unrestricted housing growth in the countryside. As for the proposed workshops, light industrial units, and warehousing; the site is partly previously developed land and is already in employment use as a classic car and online sales centre. Sensitive development for appropriate employment uses, within the existing built footprint and close to the road, could help to improve the character and appearance of the site within the wider landscape. The above would be subject to contamination remediation and the successful continued operation or relocation of the existing business.	

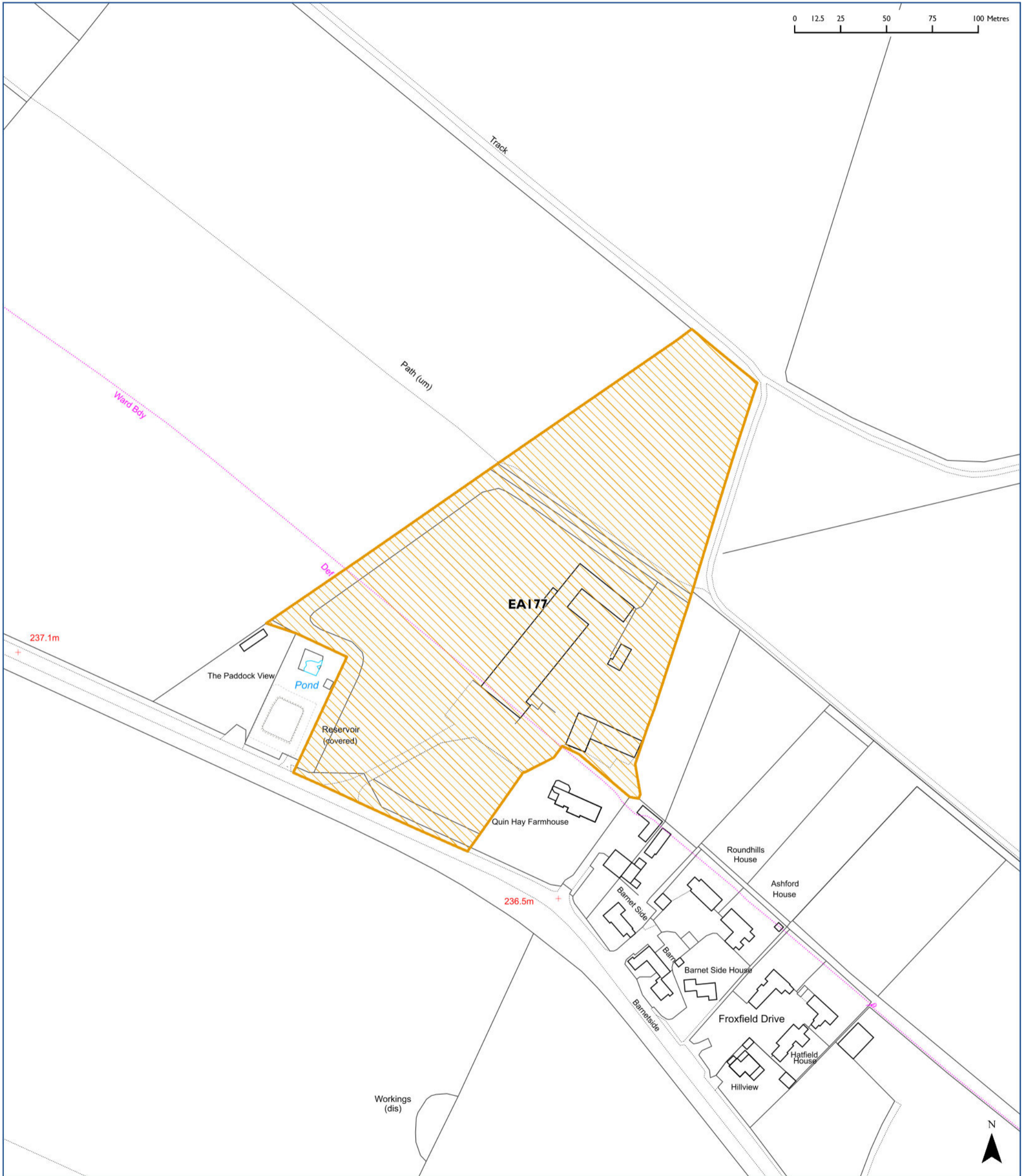
<b>Availability</b>	<b>Is the site available?</b>
The site was promoted during the 2022 Call for Sites and is available for development.	Yes

<b>Achievability</b>	<b>Is the site achievable?</b>
There is no reason to indicate why development on the site is not achievable.	Yes

<b>Assessment Recommendation</b>	Has Potential
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<b>Reason for Rejection</b>
Not applicable.

<b>Site Area (ha)</b>	<b>Estimated Yield</b>	<b>0-5 years</b>	<b>6-10 years</b>	<b>11-15 years</b>
2.85	960sqm employment floorspace	X	X	



 Has Potential

**South Downs Land Availability Assessment  
Site Assessment Proforma**

<b>REF:</b> EA182	<b>Site Name:</b> Drum Court, The Spain
<b>Settlement</b>	Petersfield
<b>Parish</b>	Petersfield
<b>Ward</b>	Petersfield St Peters
<b>District</b>	East Hampshire
<b>County</b>	Hampshire
<b>Current Use</b>	Office
<b>Proposed Use</b>	Residential (100% Affordable)
<b>Recent Source</b>	2023 Planning Application

<b>Landscape Assessment</b>	<b>Is the site suitable?</b>
The site has a low landscape sensitivity given that it comprises previously developed land within a defined settlement boundary. It includes a 1990s, vacant, red-brick, three-storey office building adjacent to Petersfield Town Centre and Petersfield Conservation Area.	
<b>Suitability</b>	<b>Yes</b>
Planning permission (ref. SDNP/23/00302/FUL) for demolition of the existing office building and the construction of 21 apartments, parking, landscaping and associated works and infrastructure was approved in October 2025.	

<b>Availability</b>	<b>Is the site available?</b>
The site is available for development as confirmed by planning permission ref. SDNP/23/00302/FUL.	
	<b>Yes</b>

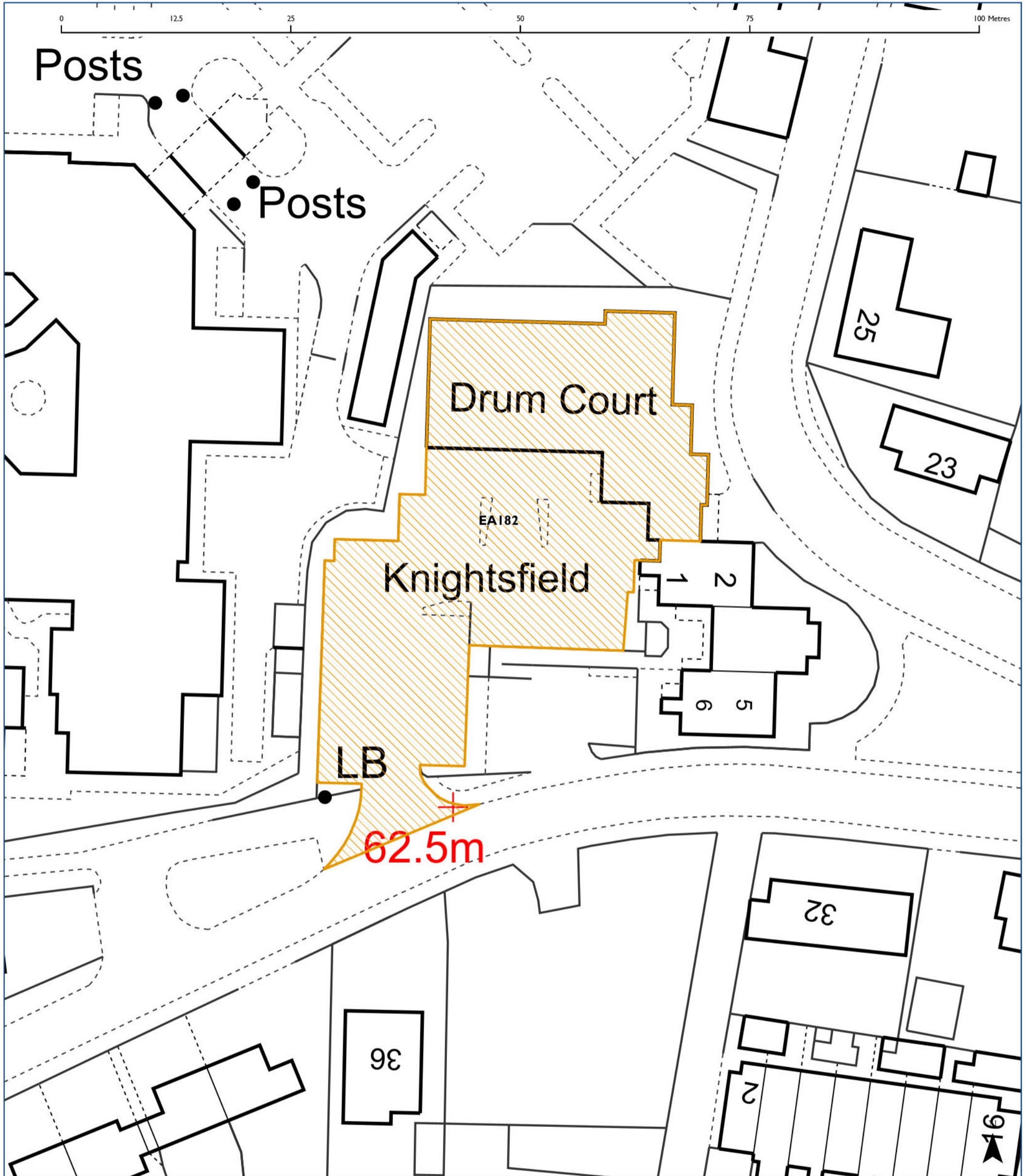
<b>Achievability</b>	<b>Is the site achievable?</b>
There is no reason to indicate why development on the site is not achievable.	
	<b>Yes</b>

<b>Assessment Recommendation</b>	Has Potential
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<b>Reason for Rejection</b>
Not applicable.

<b>Site Area (ha)</b>	<b>Estimated Yield</b>
0.16	21 dwellings

<b>0-5 years</b>	<b>6-10 years</b>	<b>11-15 years</b>
X		



 Has Potential

**South Downs Land Availability Assessment  
Site Assessment Proforma**

<b>REF:</b> EA186	<b>Site Name:</b> Land at and rear of Causeway House
<b>Settlement</b>	Petersfield
<b>Parish</b>	Petersfield
<b>Ward</b>	Petersfield Causeway
<b>District</b>	East Hampshire
<b>County</b>	Hampshire
<b>Current Use</b>	Business Centre and Agriculture
<b>Proposed Use</b>	Residential, Tourism and Class E
<b>Recent Source</b>	2025 Regulation 18 consultation

<b>Landscape Assessment</b>	<b>Is the site suitable?</b>
The site has a high landscape sensitivity. It is bound by residential development and mature vegetation and includes the prominent Grade II listed Causeway House – an 18 <sup>th</sup> century historic farmstead which is currently used as a business centre. The building’s primary frontage - and ancillary buildings within its curtilage - are readily visible on the southern approach from B2070 Causeway.	
<b>Suitability</b>	Yes
The site is accessed off the B2070 Causeway (part of the Shipwrights Wway) and is within 1500m of Petersfield Town Centre, education, recreation, and community facilities. The west area is in a contaminated land buffer and the north includes protected trees. The site has been re-promoted to deliver the restoration and enhancement of the listed building and its gardens and outbuildings, along with new residential development on agricultural land. Further investigation is required to understand any potential level of harm to heritage assets, and if this could be mitigated (for example, provision of a sufficient landscape buffer to heritage assets and protected trees) and/or outweighed by potential public benefits. For the purpose of further investigation, 40 dwellings has been calculated for the proposed developable area on the agricultural land, while more information is required to understand an appropriate re-use (or re-uses) for the listed Causeway House.	

<b>Availability</b>	<b>Is the site available?</b>
The site was promoted during the 2025 Regulation 18 public consultation and is available for development.	
	Yes

<b>Achievability</b>	<b>Is the site achievable?</b>
There is no reason to indicate why development on the site is not achievable.	
	Yes

<b>Assessment Recommendation</b>	Has Potential
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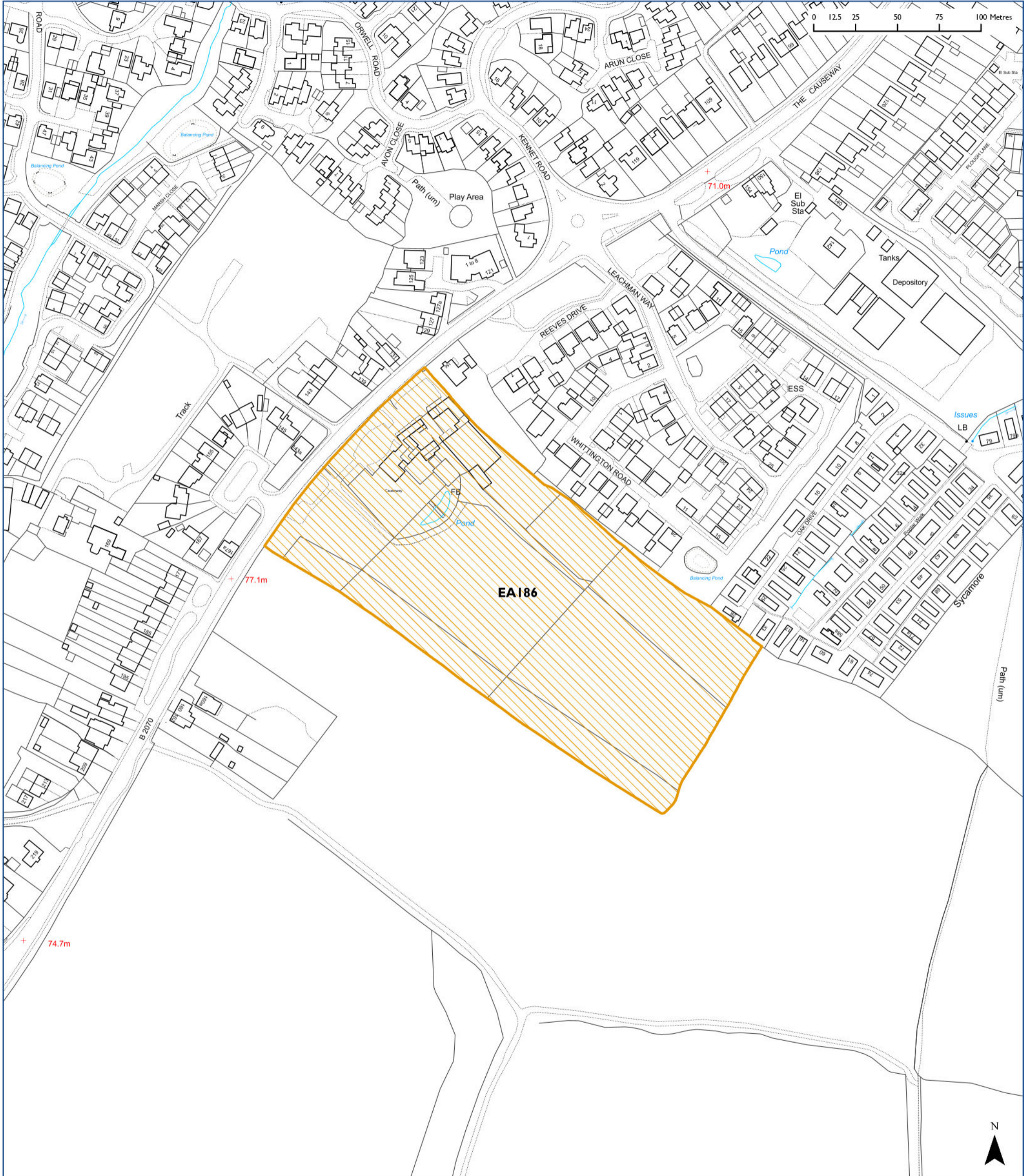
<b>Reason for Rejection</b>
Not applicable.

<b>Site Area (ha)</b>	<b>Estimated Yield</b>	<b>0-5 years</b>	<b>6-10 years</b>	<b>11-15 years</b>
3.45	40 dwellings on agricultural land, and further investigation required for future use of Causeway House	X		

# Land Availability Assessment 2025

## 'Has Potential' Site

### EA186



 Has Potential

**South Downs Land Availability Assessment  
Site Assessment Proforma**

<b>REF:</b> EA187	<b>Site Name:</b> Windward, Reservoir Lane
<b>Settlement</b>	Petersfield
<b>Parish</b>	Petersfield
<b>Ward</b>	Petersfield St Peters
<b>District</b>	East Hampshire
<b>County</b>	Hampshire
<b>Current Use</b>	Residential and Residential Garden Land
<b>Proposed Use</b>	Residential
<b>Recent Source</b>	2025 Regulation 18 consultation

<b>Landscape Assessment</b>	<b>Is the site suitable?</b>
The site has a low landscape sensitivity. It comprises a twentieth century dwelling and its residential curtilage. The wider area is semi-rural in character and so development would need to be low density to be in keeping with existing and recently permitted residential development. Development will also need to be carefully and sympathetically designed so to retain the site's existing boundary vegetation, as well as its relationship with, and outlook from, Reservoir Lane.	
<b>Suitability</b>	Yes
The site is within 140m of historic landfill and is in a contaminated land buffer. The west area is allocated in the Petersfield NDP but was not included in the recent outline consent for 10 self-build dwellings (ref. SDNP/21/03545/OUT). Instead, the west area has planning permission for two separate new-build dwellings – see refs SDNP/22/05262/FUL and SDNP/23/04944/FUL. The site promoter wishes to bring forward the whole site – i.e., Windward and the two recently permitted new-build dwellings – for a comprehensive development. This will require the demolition of Windward. Further investigation will be required to understand if either of the recent permissions have been implemented or not.	

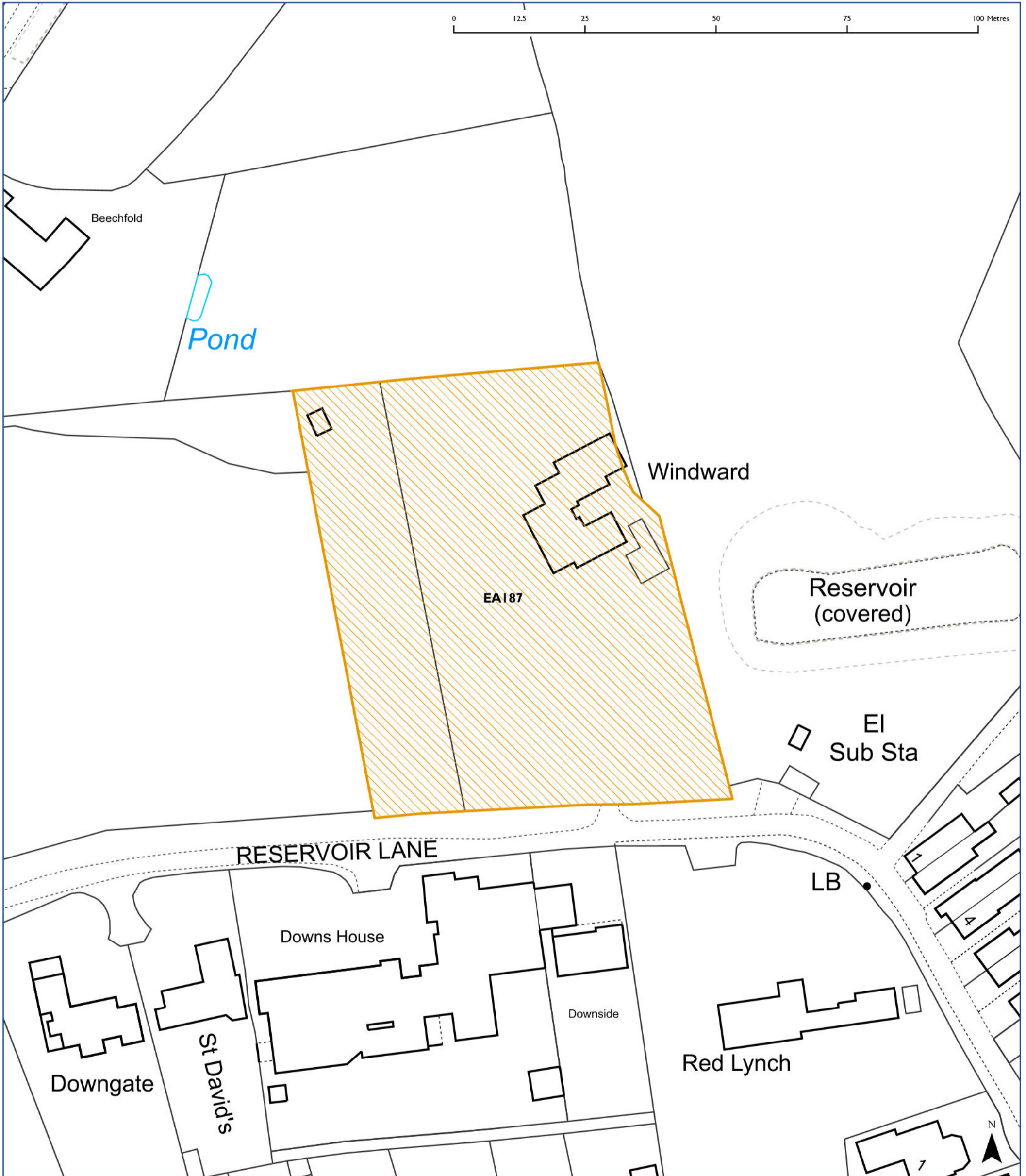
<b>Availability</b>	<b>Is the site available?</b>
The site was promoted during the 2025 Regulation 18 public consultation and is available for development.	
	Yes

<b>Achievability</b>	<b>Is the site achievable?</b>
There is no reason to indicate why development on the site is not achievable.	
	Yes

<b>Assessment Recommendation</b>	Has Potential
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<b>Reason for Rejection</b>
Not applicable.

<b>Site Area (ha)</b>	<b>Estimated Yield</b>	<b>0-5 years</b>	<b>6-10 years</b>	<b>11-15 years</b>
0.53	5 (net) dwellings	X		



 Has Potential

## South Downs Land Availability Assessment Site Assessment Proforma

<b>REF:</b> EA188	<b>Site Name:</b> Bulmer House
<b>Settlement</b>	Petersfield
<b>Parish</b>	Petersfield
<b>Ward</b>	Petersfield St Peters
<b>District</b>	East Hampshire
<b>County</b>	Hampshire
<b>Current Use</b>	C2 Care Use
<b>Proposed Use</b>	C2 Care Use
<b>Recent Source</b>	2022 Planning Application

<b>Landscape Assessment</b>	<b>Is the site suitable?</b>
The site is a 1970s vacant building in the defined settlement boundary. It slopes down from Ramscore (adjacent care home) to Ramshill. The site is on higher ground to Ramshill and residential streets to the south-west, but on lower ground compared to the dwelling in the north-east. The site is visible via the access off Ramshill, but it is not overly prominent. Neighbouring properties and trees help to screen the site from other public vantage points. There are three listed buildings in proximity: Cliff Cottage and the chapel and church at Petersfield Cemetery.	
<b>Suitability</b>	Yes
The site is allocated in the Petersfield NDP, under Policy H12, for 40 dwellings for older persons following the NDP Examiner's conclusion that redevelopment of the site was "clearly acceptable". The demolition of Bulmer House for the construction of a 56 extra care apartment scheme has been considered under two applications. One was allowed on appeal in July 2023 (ref. SDNP/21/03755/FUL), whilst the other was granted permission in February 2023 (ref. SDNP/22/05643/FUL). The NDP allocation has established the principle of development, while the recent planning approvals have confirmed the suitability of the increased quantum. The delivery of 56 C2 extra care units is the equivalent of 29 C3 residential units.	

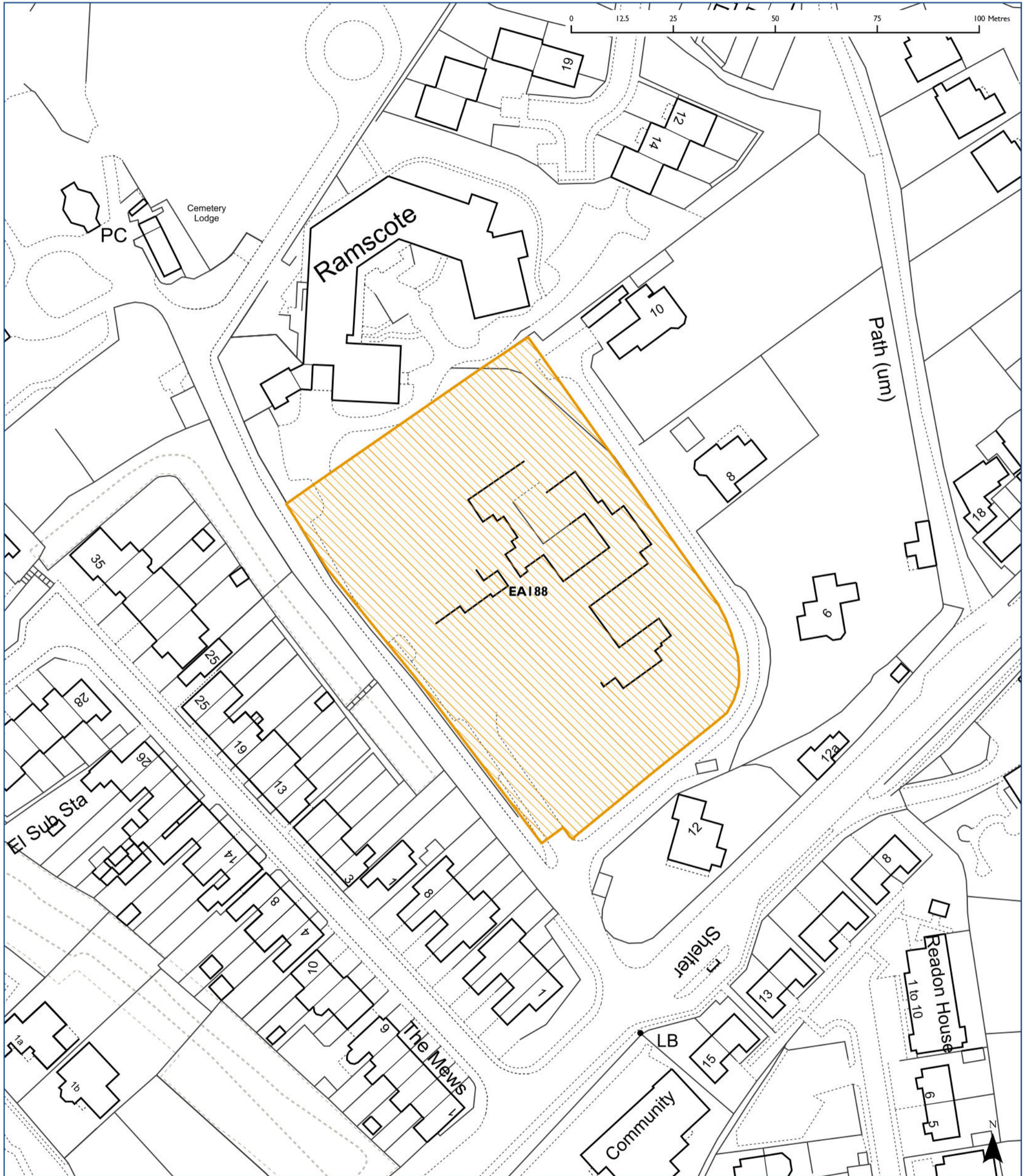
<b>Availability</b>	<b>Is the site available?</b>
The site is available as confirmed by its promotion during the 2022 Call for Sites, and the determination of a planning application and appeal in 2023.	
	Yes

<b>Achievability</b>	<b>Is the site achievable?</b>
There is no reason to indicate why development on the site is not achievable.	
	Yes

<b>Assessment Recommendation</b>	Has Potential
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<b>Reason for Rejection</b>
Not applicable.

<b>Site Area (ha)</b>	<b>Estimated Yield</b>	<b>0-5 years</b>	<b>6-10 years</b>	<b>11-15 years</b>
0.6	56 extra care units	X		



 Has Potential

## South Downs Land Availability Assessment Site Assessment Proforma

<b>REF:</b> EA194	<b>Site Name:</b> The Domes off Harrier Way / Units 1 and 2, The Domes
<b>Settlement</b>	Petersfield
<b>Parish</b>	Petersfield
<b>Ward</b>	Petersfield Heath
<b>District</b>	East Hampshire
<b>County</b>	Hampshire
<b>Current Use</b>	Employment
<b>Proposed Use</b>	B1 Employment, C2 Care and/or C3 Residential
<b>Recent Source</b>	2025 SDNPA Sites Search

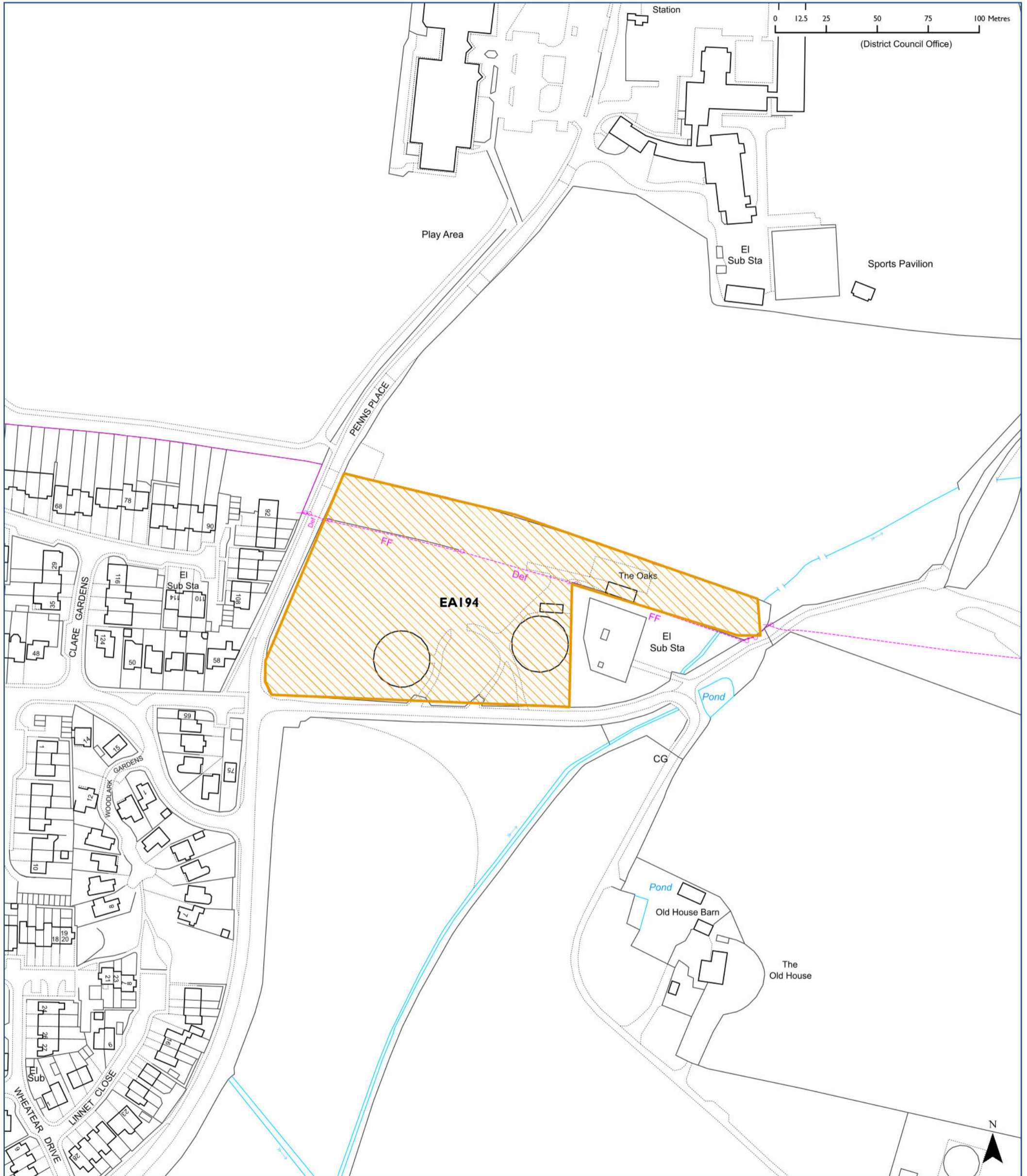
<b>Landscape Assessment</b>	<b>Is the site suitable?</b>
The site is previously developed land comprising two concrete dome structures. There is an existing access road (off Durford Road) which also facilitates access to an existing farmhouse and sewerage works further to the south-east. The site was previously assessed as having a low/medium landscape sensitivity due to its brownfield status and its screening by existing (and protected) trees.	
<b>Suitability</b>	Yes
The site is in a mineral consultation area and includes protected trees along its north and south boundaries and western edge. It was previously safeguarded for employment use in the East Hampshire Joint Core Strategy and is allocated in the Petersfield NDP for Class B1 uses-only (now defined as Class E(g)) under Policy BPI – see Site B2. The NDP allocation has established the principle of employment development, and the site is suitable for Class E(g) use subject to arboricultural impact assessment (AIA), contaminated land remediation, and appropriate drainage infrastructure to address existing surface water flooding. Part of the site is the subject of a live planning application for a new care home. However, in not wishing to prejudice the outcome of this application, an estimated yield of 6280sqm employment floorspace has been used in recognition of the NDP allocation. Any proposal for the division and/or delivery of alternative uses could be considered under existing policies subject to, amongst other considerations, robust marketing.	

<b>Availability</b>	<b>Is the site available?</b>
The whole site was promoted in 2024 via two separate promoters for commercial, care, and/or residential development, and part of the site is currently the subject of planning application ref. SDNP/25/04090/FUL for a new care home.	Yes

<b>Achievability</b>	<b>Is the site achievable?</b>
There is no reason to indicate why development on the site is not achievable.	Yes

<b>Assessment Recommendation</b>	Has Potential
<b>Reason for Rejection</b>	
Not applicable.	

<b>Site Area (ha)</b>	<b>Estimated Yield</b>	<b>0-5 years</b>	<b>6-10 years</b>	<b>11-15 years</b>
1.55	6,280sqm employment floorspace		X	



 Has Potential

**South Downs Land Availability Assessment  
Site Assessment Proforma**

<b>REF:</b> EA195	<b>Site Name:</b> The Courtyard, Heath Road
<b>Settlement</b>	Petersfield
<b>Parish</b>	Petersfield
<b>Ward</b>	Petersfield St Peters
<b>District</b>	East Hampshire
<b>County</b>	Hampshire
<b>Current Use</b>	Commercial
<b>Proposed Use</b>	Commercial and Residential
<b>Recent Source</b>	2023 Planning Application

<b>Landscape Assessment</b>	<b>Is the site suitable?</b>
The site includes a 1960s, two-storey, rectangular building which is dilapidated and vacant. The site has a low landscape sensitivity as it is previously developed land in need of enhancement. The site has a high heritage sensitivity given its location in the setting of designated and non-designated heritage assets.	
<b>Suitability</b>	Yes
The site is previously developed land within a defined settlement boundary. The site is allocated in the Petersfield NDP (Policy C1) as part of a wider community use with scope for a careful mixed use of residential and employment units. Planning permission (ref. SDNP/23/04239/FUL) was granted in August 2025 for 8 dwellings and 2 commercial units.	

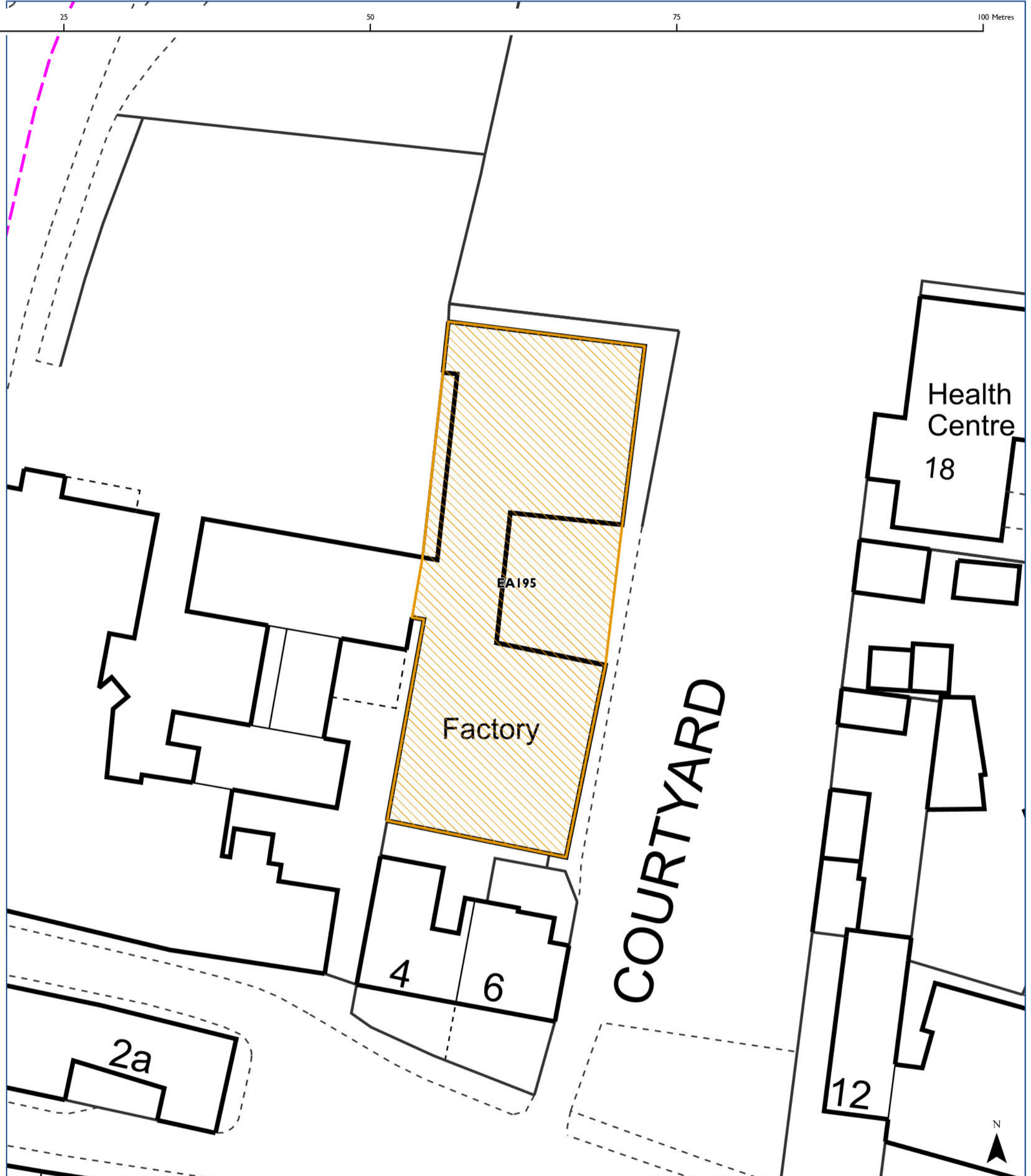
<b>Availability</b>	<b>Is the site available?</b>
The site is available for development as confirmed by planning application ref. SDNP/23/04239/FUL.	Yes

<b>Achievability</b>	<b>Is the site achievable?</b>
There is no reason to indicate why development on the site is not achievable.	Yes

<b>Assessment Recommendation</b>	Has Potential
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<b>Reason for Rejection</b>
Not applicable.

<b>Site Area</b>	<b>Estimated Yield</b>	<b>0-5 years</b>	<b>6-10 years</b>	<b>11-15 years</b>
0.06	8 dwellings and 162 sqm commercial floorspace	X		



 Has Potential

## South Downs Land Availability Assessment Site Assessment Proforma

<b>REF:</b> EA198	<b>Site Name:</b> Land at Pulens Lane
<b>Settlement</b>	Sheet
<b>Parish</b>	Sheet
<b>Ward</b>	Froxfield, Sheet and Steep
<b>District</b>	East Hampshire
<b>County</b>	Hampshire
<b>Current Use</b>	Agriculture, Paddock and Former Riding School
<b>Proposed Use</b>	Residential
<b>Recent Source</b>	2024 Planning Application

<b>Landscape Assessment</b>	<b>Is the site suitable?</b>
The site was previously assessed as having a medium/high landscape sensitivity due to the proximity of the River Rother which is an important ecological and habitat corridor. The site is in the Rother Valley (Hants) BOA and includes priority habitats (i.e., deciduous woodland and floodplain grazing marsh). The site's north and east areas include the Sheet Mill Alders SINC and Flood Zones 2 and 3.	
<b>Suitability</b>	Yes
The site is in a mineral consultation area for sand and gravel. The site is allocated in the adopted South Downs Local Plan under Policy SD85. In July 2025, the South Downs Planning Committee resolved to grant planning permission for a total of 19 dwellings, comprising 2 and 17 dwellings as per planning application references SDNP/24/03715/FUL and SDNP/24/03657/FUL, respectively.	

<b>Availability</b>	<b>Is the site available?</b>
The site is available for development as confirmed by planning application references SDNP/24/03657/FUL and SDNP/24/03715/FUL.	
	Yes

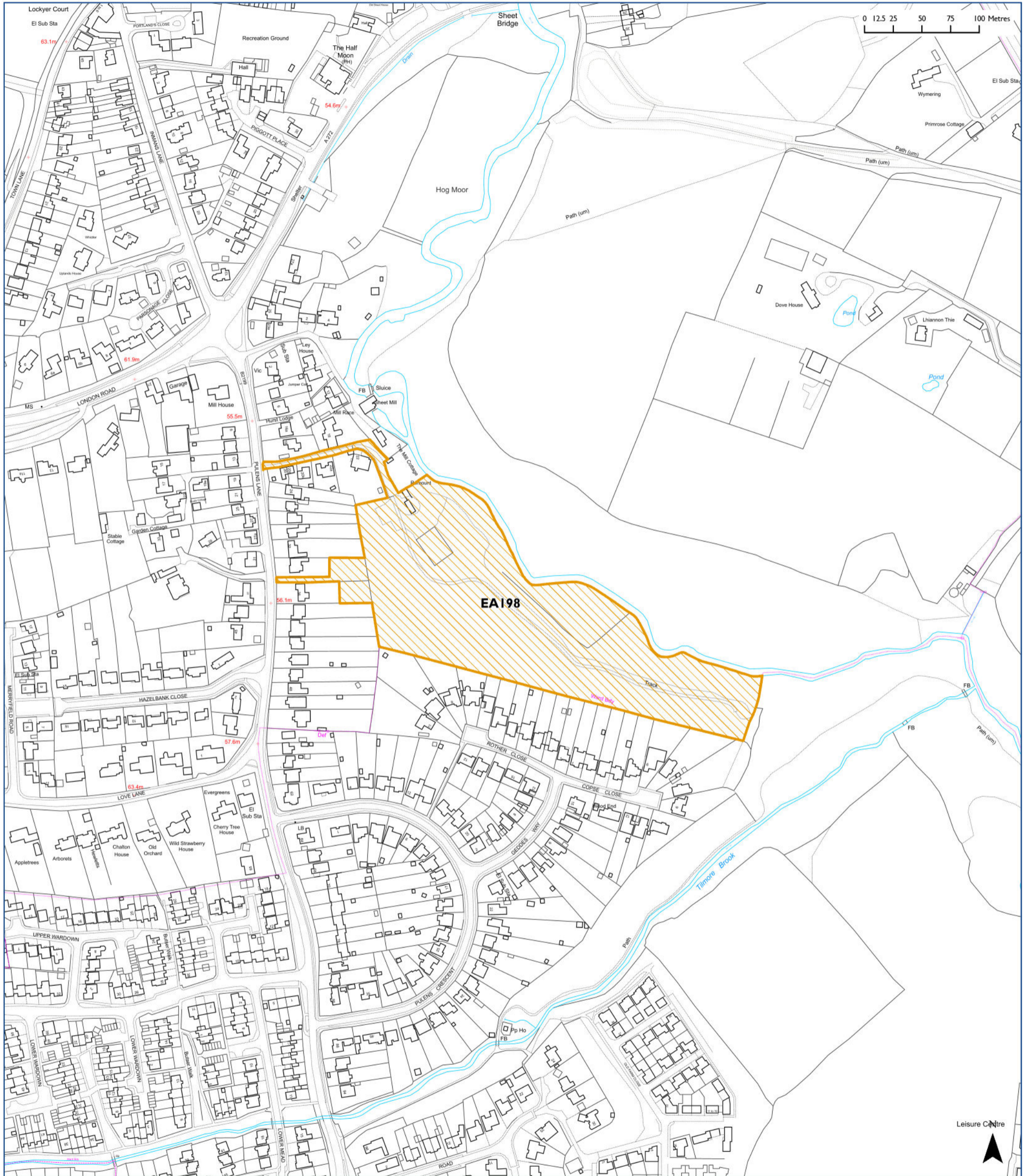
<b>Achievability</b>	<b>Is the site achievable?</b>
There is no reason to indicate why development on the site is not achievable.	
	Yes

<b>Assessment Recommendation</b>	Has Potential
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<b>Reason for Rejection</b>
Not applicable.

<b>Site Area (ha)</b>	<b>Estimated Yield</b>
3.6	19 dwellings

<b>0-5 years</b>	<b>6-10 years</b>	<b>11-15 years</b>
X		



 Has Potential

## South Downs Land Availability Assessment Site Assessment Proforma

<b>REF:</b> EA199	<b>Site Name:</b> Lords Farm, Waterworks Road
<b>Settlement</b>	Sheet
<b>Parish</b>	Sheet
<b>Ward</b>	Froxfield, Sheet and Steep
<b>District</b>	East Hampshire
<b>County</b>	Hampshire
<b>Current Use</b>	Employment and Residential
<b>Proposed Use</b>	Employment, Residential, Car Park and Public Open Space
<b>Recent Source</b>	2022 Call for Sites

<b>Landscape Assessment</b>	<b>Is the site suitable?</b>
The site has a low landscape sensitivity due to its previously developed use, mature boundary vegetation, and proximity to road and railway routes. The boundary vegetation helps to screen existing poor quality and partially vacant development from local and wider views. The railway line delineates the north-western edge of Sheet, and so the site is not well related to the existing settlement pattern. Any redevelopment would need to be employment based and sensitively designed (i.e., farmstead / courtyard style) given the site's historical agricultural and storage uses.	
<b>Suitability</b>	
The site includes an existing dwellinghouse, stables, storage, workshops, and office spaces. The site would create an incongruous extension to the existing settlement pattern as it is beyond the railway line. However, as the site comprises previously developed land, it could be considered further for the sensitive redevelopment of small-scale employment uses. This would not prejudice the vacant dwellinghouse being developed for 1 or 2 dwellings (only) subject to the existing policies of the adopted South Downs Local Plan. Finally, the wooded triangular plot (between Long Road and the railway line) is not considered suitable for a car park but, instead, the trees and existing vegetation should be retained and enhanced.	Yes

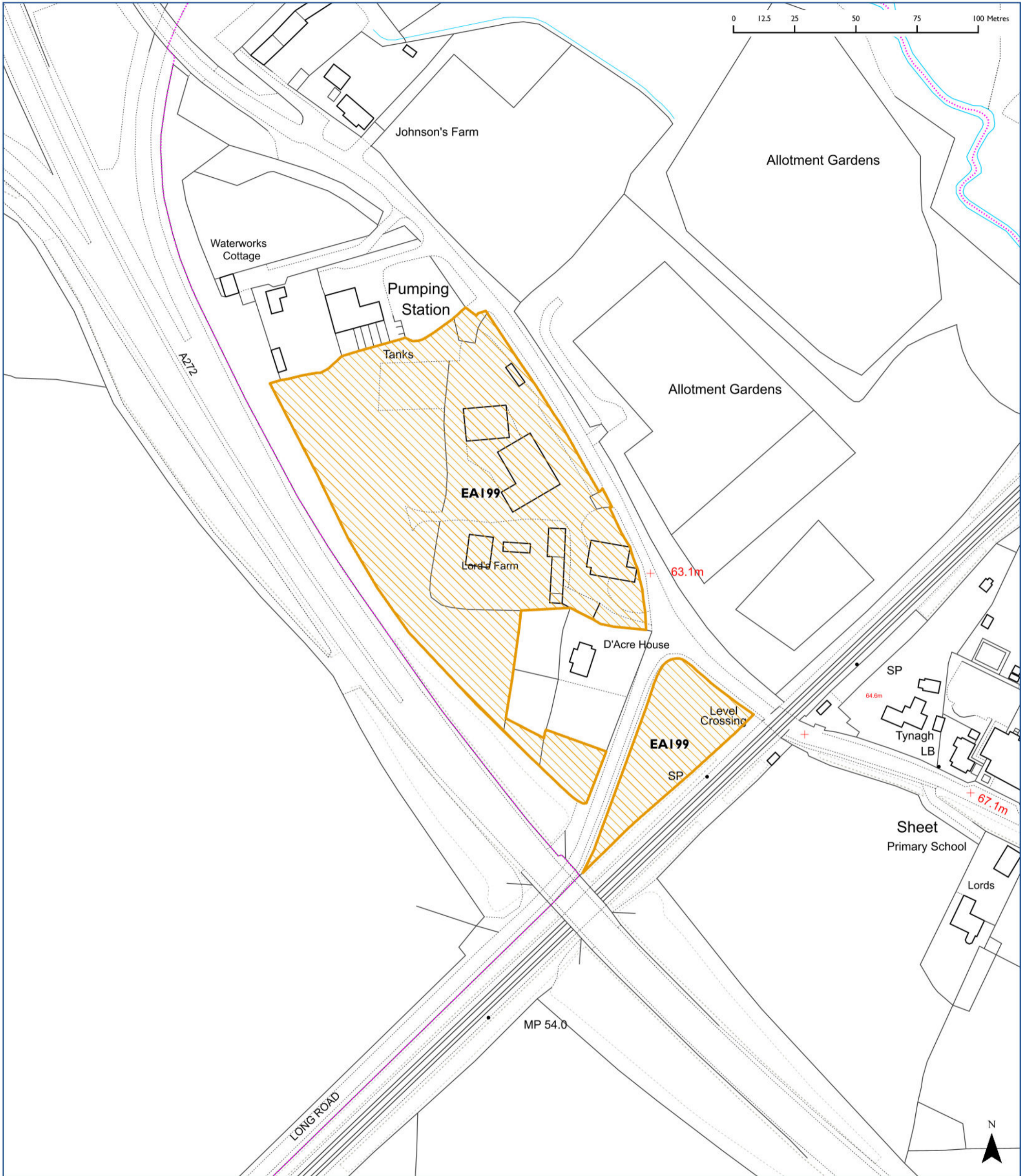
<b>Availability</b>	<b>Is the site available?</b>
The site was promoted during the 2022 Call for Sites and is available for development.	Yes

<b>Achievability</b>	<b>Is the site achievable?</b>
There is no reason to indicate why development on the site is not achievable.	Yes

<b>Assessment Recommendation</b>	Has Potential
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<b>Reason for Rejection</b>
Not applicable.

<b>Site Area (ha)</b>	<b>Estimated Yield</b>	<b>0-5 years</b>	<b>6-10 years</b>	<b>11-15 years</b>
1.5	818sqm employment floorspace	X		



 Has Potential

## South Downs Land Availability Assessment Site Assessment Proforma

<b>REF:</b> EA200	<b>Site Name:</b> Land off Merryfield Road
<b>Settlement</b>	Sheet
<b>Parish</b>	Sheet
<b>Ward</b>	Froxfield, Sheet and Steep
<b>District</b>	East Hampshire
<b>County</b>	Hampshire
<b>Current Use</b>	Former Residential Garden Land and Orchard
<b>Proposed Use</b>	Residential
<b>Recent Source</b>	2025 Regulation 18 consultation

<b>Landscape Assessment</b>	<b>Is the site suitable?</b>
The site has a low landscape sensitivity. The site comprises neutral grassland, trees, native hedgerows, bramble scrub, and three dilapidated built structures. It is enclosed on all sides and is within the defined settlement boundary.	
<b>Suitability</b>	Yes
The site includes (or included) traditional orchard priority habitat associated with its previous use. It is enclosed by existing development and includes a protected tree near its access. The principle of development was accepted in the consideration of a planning application for 9 dwellings (ref. SDNP/24/01858/FUL). The application was refused and the Inspector's report for the dismissed appeal states the principle of residential development is not disputed and matters related to design, layout, living conditions, protected trees and biodiversity net gain were either acceptable or could be overcome by planning conditions. The appeal was, however, dismissed in relation to unsatisfactory road layout with implications for highway safety. Any future revised scheme would need to address this matter.	

<b>Availability</b>	<b>Is the site available?</b>
The site is available for development as confirmed by planning application ref. SDNP/24/01858/FUL.	
	Yes

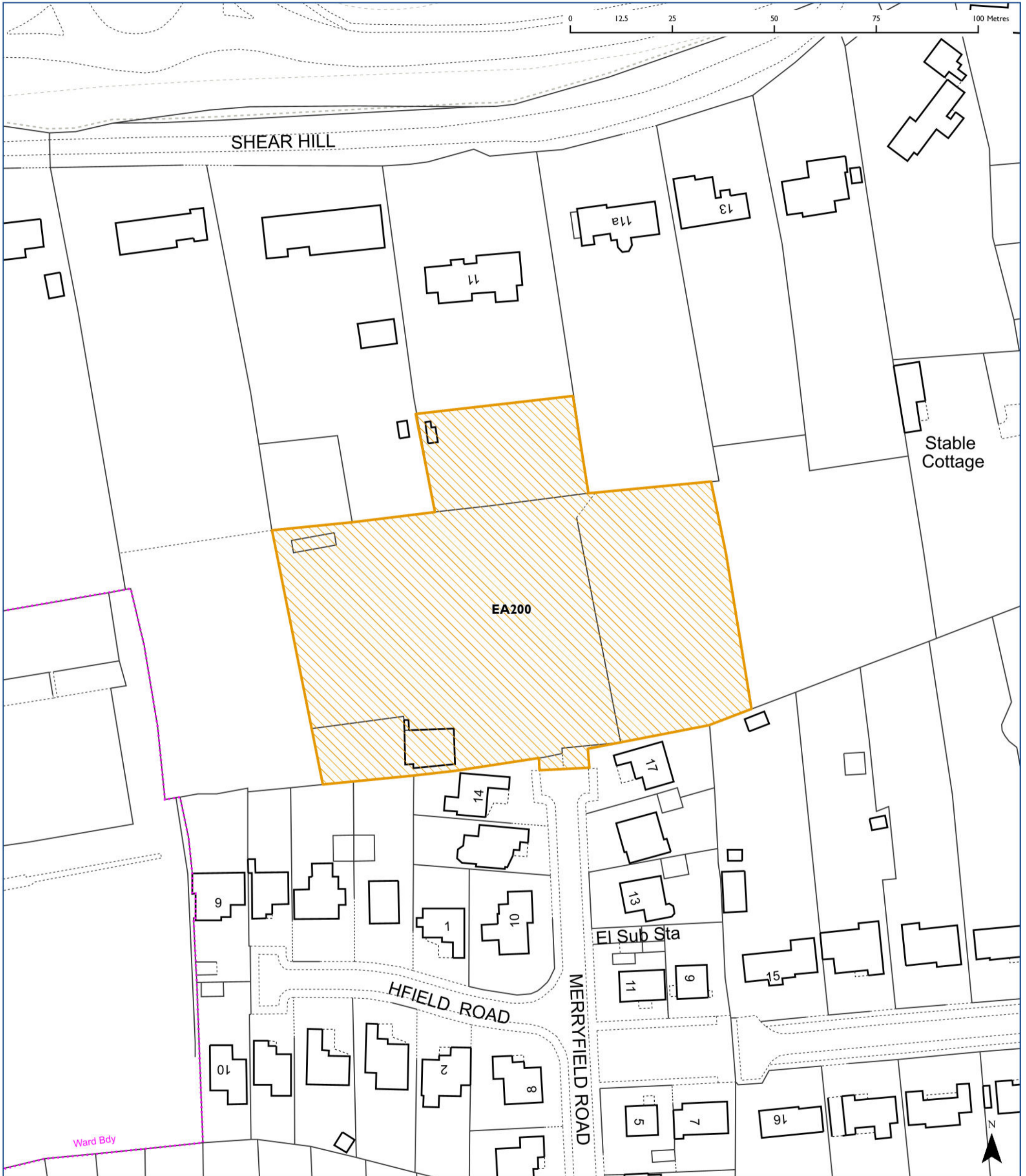
<b>Achievability</b>	<b>Is the site achievable?</b>
There is no reason to indicate why development on the site is not achievable, subject to an appropriate and safe access and road layout. The protected beech tree near the existing access will need to be considered.	
	Yes

<b>Assessment Recommendation</b>	Has Potential
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<b>Reason for Rejection</b>
Not applicable.

<b>Site Area (ha)</b>	<b>Estimated Yield</b>
0.75	8 dwellings

<b>0-5 years</b>	<b>6-10 years</b>	<b>11-15 years</b>
X		



 Has Potential

## South Downs Land Availability Assessment Site Assessment Proforma

<b>REF:</b> EA204	<b>Site Name:</b> Masseys Folly, Church Road
<b>Settlement</b>	Upper Farringdon
<b>Parish</b>	Farringdon
<b>Ward</b>	Binsted, Bentley and Selborne
<b>District</b>	East Hampshire
<b>County</b>	Hampshire
<b>Current Use</b>	Former Village Hall, Village School and Office
<b>Proposed Use</b>	Residential
<b>Recent Source</b>	2023 SDNPA Sites Search

<b>Landscape Assessment</b>	<b>Is the site suitable?</b>
The building (known as “Massey’s Folly”) and its curtilage are both within the defined settlement boundary of Upper Farringdon, and the Upper Farringdon Conservation Area. The building was designed and funded by a local rector, Rev T. Massey. Today, it is Grade II listed and is one of the most distinctive red brick buildings in Hampshire. The building has been vacant since March 2001, is in a state of disrepair, and is on the Register of Buildings at Risk.	
<b>Suitability</b>	Yes
Planning permission and listed building consent were granted in January 2017 for the conversion of the listed building to 5no. dwellings, along with an additional 2no. dwellings to be erected in the rear curtilage of the listed building. The above have established the principle of development and so the site is suitable.	

<b>Availability</b>	<b>Is the site available?</b>
The recent planning permission and listed building consent, and the current discharge of condition applications, confirm that the site is still available.	
	Yes

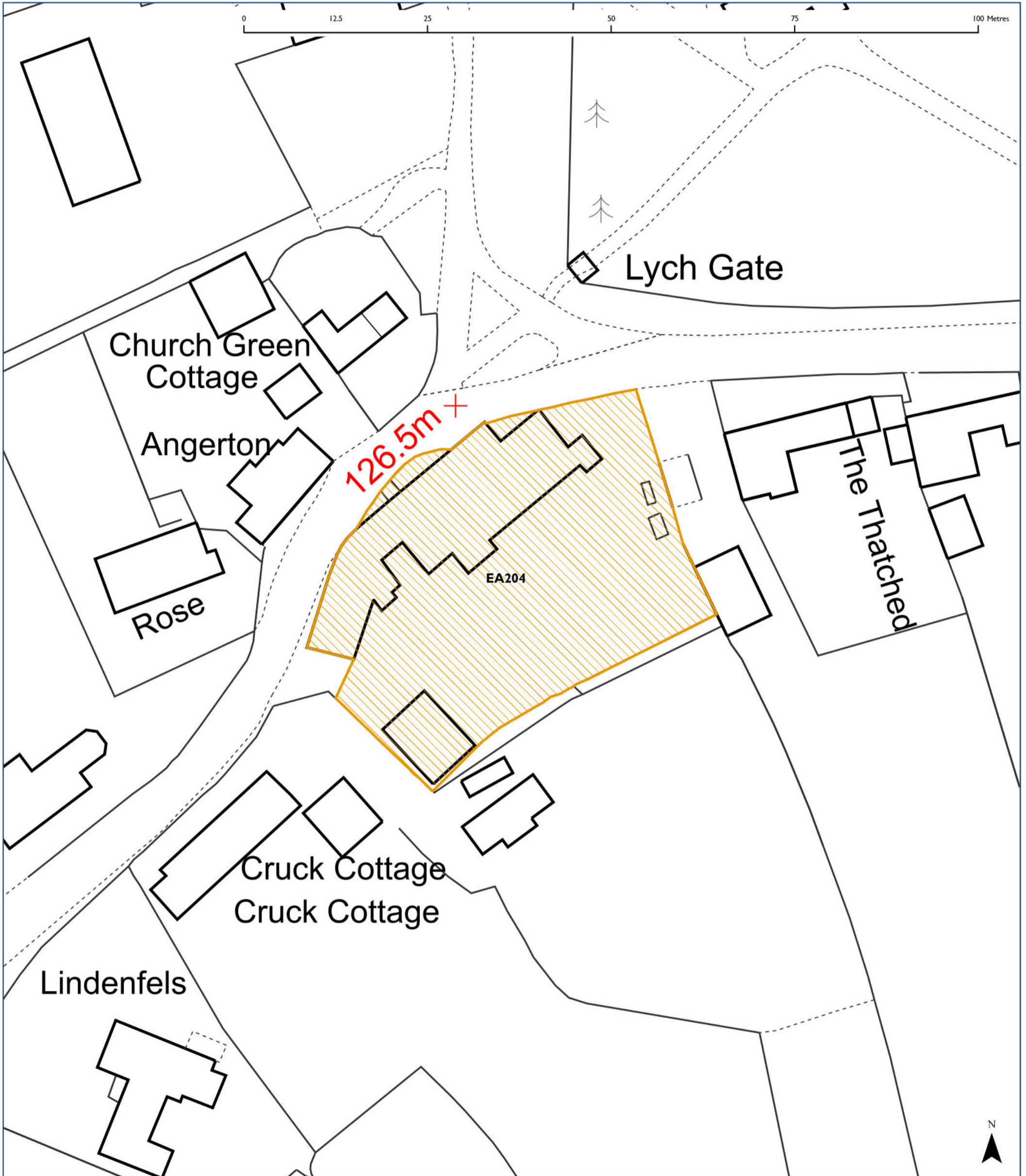
<b>Achievability</b>	<b>Is the site achievable?</b>
There is no reason to indicate why development on the site is not achievable.	
	Yes

<b>Assessment Recommendation</b>	Has Potential
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<b>Reason for Rejection</b>
Not applicable.

<b>Site Area (ha)</b>	<b>Estimated Yield</b>
0.18	7 dwellings

<b>0-5 years</b>	<b>6-10 years</b>	<b>11-15 years</b>
X		



 Has Potential

## South Downs Land Availability Assessment Site Assessment Proforma

<b>REF:</b> EA212	<b>Site Name:</b> Land north of Winchester Road
<b>Settlement</b>	Stroud
<b>Parish</b>	Stroud
<b>Ward</b>	Buriton and East Meon
<b>District</b>	East Hampshire
<b>County</b>	Hampshire
<b>Current Use</b>	Agriculture
<b>Proposed Use</b>	Residential
<b>Recent Source</b>	2025 Regulation 18 consultation

<b>Landscape Assessment</b>	<b>Is the site suitable?</b>
The site has a moderate-high landscape sensitivity due to open views to the south and the role of the site in providing space contribution to the loose knit character and evolution of the settlement.	
<b>Suitability</b>	Yes
The site is well related to the settlement of Stroud and the A272 transport route. The site is adjacent to an area identified in Historic Landscape Characterisation as post 1800 settlement expansion. The north area is in a mineral consultation area for sand and gravel. There is some risk of surface water flooding (1 in 30 – 1 in 1000) in the south area along the A272 boundary and a very small area in the east area alongside Rothercombe Lane. There is a pond / wet woodland belt along the south area. The site may be suitable for some development provided a gap is retained and the design of the scheme supports, and does not detract from, the loose knit character of the settlement form. Facilities in Stroud are located on the other side of the A272 and consideration would be required as to how safe and appropriate access to these could be facilitated. There is potential for access from A272 or Rothercombe Lane but this will require further assessment to determine how a suitable access could come forward.	

<b>Availability</b>	<b>Is the site available?</b>
The site was promoted during the 2025 Regulation 18 public consultation and is available for development.	
	Yes

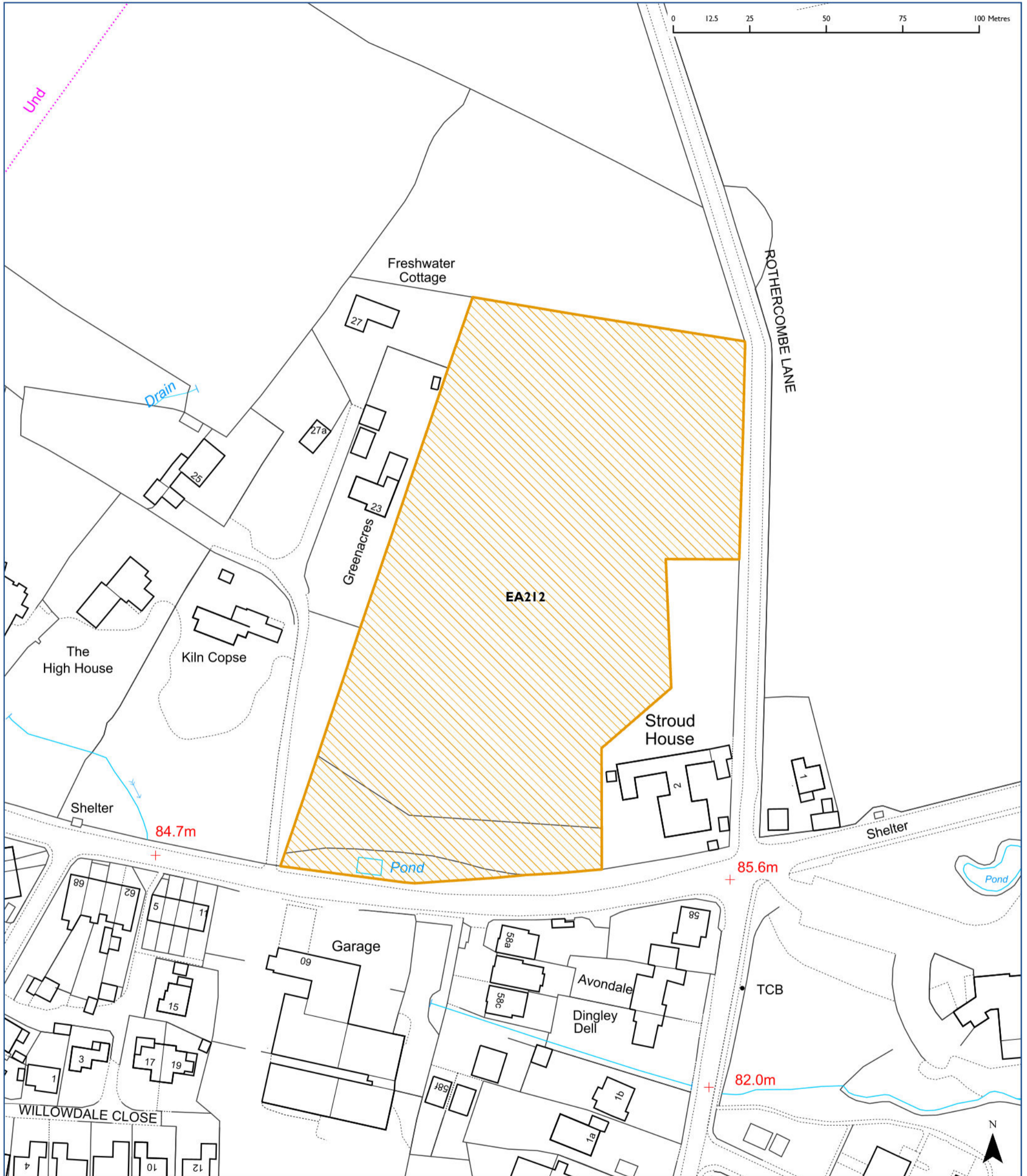
<b>Achievability</b>	<b>Is the site achievable?</b>
At this stage, there is no reason to indicate why development of the site is not achievable. However, access to the A272 will require considered design.	
	Yes

<b>Assessment Recommendation</b>	Has Potential
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<b>Reason for Rejection</b>
Not applicable.

<b>Site Area (ha)</b>	<b>Estimated Yield</b>
1.85	18 dwellings

<b>0-5 years</b>	<b>6-10 years</b>	<b>11-15 years</b>
X		



 Has Potential

## South Downs Land Availability Assessment Site Assessment Proforma

<b>REF:</b> EA215	<b>Site Name:</b> Land west of Liphook / Land at Westlands Park
<b>Settlement</b>	Liphook
<b>Parish</b>	Bramshott and Liphook
<b>Ward</b>	Bramshott and Liphook
<b>District</b>	East Hampshire
<b>County</b>	Hampshire
<b>Current Use</b>	Agriculture
<b>Proposed Uses</b>	Residential, care home, traveller pitches, Class E, community and health uses, SANG, public open space, sports pitches, and car parking for above uses and railway station.
<b>Recent Source</b>	2025 Regulation 18 consultation

<b>Landscape Assessment</b>	<b>Is the site suitable?</b>
The site has a high landscape sensitivity due to its strategic scale, open nature, and visibility from local viewpoints and the wider countryside. It is on the boundary of the National Park and includes agricultural fields surrounded by protected trees, priority habitats, and local wildlife sites that connect to the wider ecological network. Development of the whole site would introduce a large built form into the countryside and create a significant extension to Liphook.	
<b>Suitability</b>	Yes
Liphook is a large local service centre and a gateway to the National Park. The site is within 5km of the Wealden Heaths Phase II SPA and is in walking distance of Liphook Centre, schools and public transport. The site's boundaries include flood zones, heritage assets, contaminated land, and regional overhead cables. The site includes a PRoW which connects to Shipwrights Way, and includes recorded archaeological finds with potential for further archaeology (especially near Bohunt Manor and its driveway). Previously, residential uses have been refused while a medical centre, sports uses and a roundabout have been approved. Development could be explored in the east area, leaving the west area for green infrastructure, biodiversity net gain, active travel, and characteristic and meaningful landscaping to provide an improved settlement edge. Development is likely to constitute major development as per NPPF Paragraph 190 and so exceptional circumstances will need to be demonstrated. The potential for 380 dwellings and a 65 bed care home are, together, the equivalent of 414 C3 residential units.	

<b>Availability</b>	<b>Is the site available?</b>
The site (both north and south areas) was promoted during the 2025 Regulation 18 public consultation and is available for development.	Yes

<b>Achievability</b>	<b>Is the site achievable?</b>
The 2018 Liphook Phase II Transport Feasibility Study found that a high proportion of traffic in Liphook was local, not strategic. The Study considered the potential for a relief road but recommended other solutions which may be more beneficial for the town and would not encourage additional through-traffic. In addition to the above, the drainage, freshwater and sewerage infrastructure of existing and proposed development will need to be considered if the site is to be developed.	Yes

Assessment Recommendation	Has Potential
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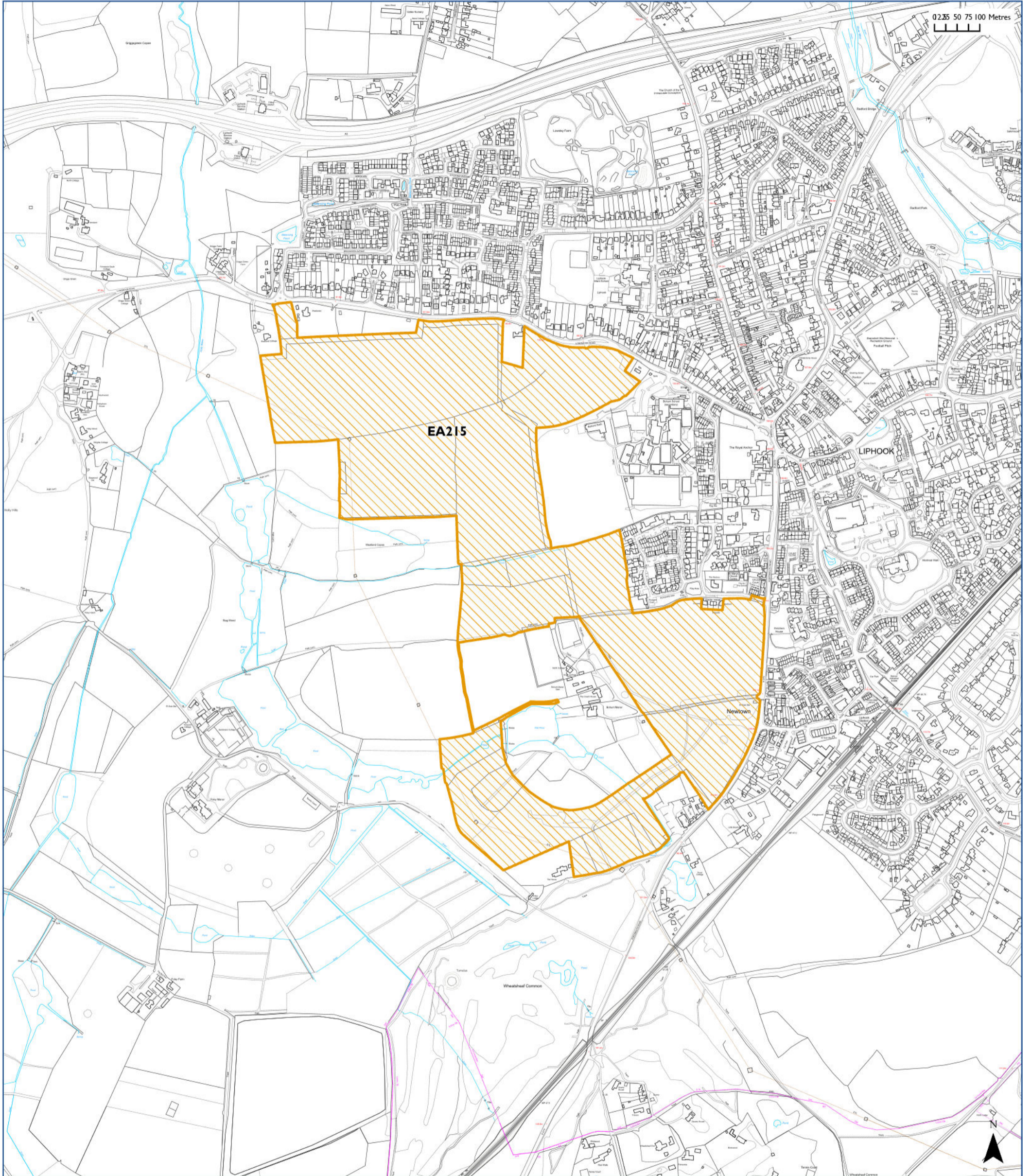
Reason for Rejection
Not applicable.

Site Area	Estimated Yield	0-5 years	6-10 years	11-15 years
52.5	380 homes, 65-bed care home, 14 traveller pitches, Class E, community and health uses, SANG, public open space, sports pitches, and car parking for above uses and railway station.	X	X	X

# Land Availability Assessment 2025

## 'Has Potential' Site

### EA215



 Has Potential

## South Downs Land Availability Assessment Site Assessment Proforma

<b>REF:</b> EA216	<b>Site Name:</b> Land at Westlands off Longmoor Road
<b>Settlement</b>	Liphook
<b>Parish</b>	Bramshott and Liphook
<b>Ward</b>	Bramshott and Liphook
<b>District</b>	East Hampshire
<b>County</b>	Hampshire
<b>Current Use</b>	Residential Garden Land and Paddock
<b>Proposed Use</b>	Residential
<b>Recent Source</b>	2025 Regulation 18 consultation

<b>Landscape Assessment</b>	<b>Is the site suitable?</b>
The site has a low landscape sensitivity given its small scale and relatively enclosed nature. The site is on the boundary of the National Park and is well screened by existing vegetation which avoids impact on long range views into the National Park. Development would need to be small-scale, retain and enhance existing boundary vegetation, and be informed by the depth and density of existing development to the south of Longmoor Road.	
<b>Suitability</b>	Yes
Liphook is a large-scale service centre and a “gateway” to the National Park. The site is within walking distance of Liphook Centre and education facilities. It is in Flood Zone 1, a contaminated land buffer, and 5km of the Wealden Heaths Phase II SPA. A small-scale development could be investigated subject to contamination assessments and the reinstatement of active travel connections.	

<b>Availability</b>	<b>Is the site available?</b>
The site was promoted during the 2025 Regulation 18 public consultation and is available for development.	Yes

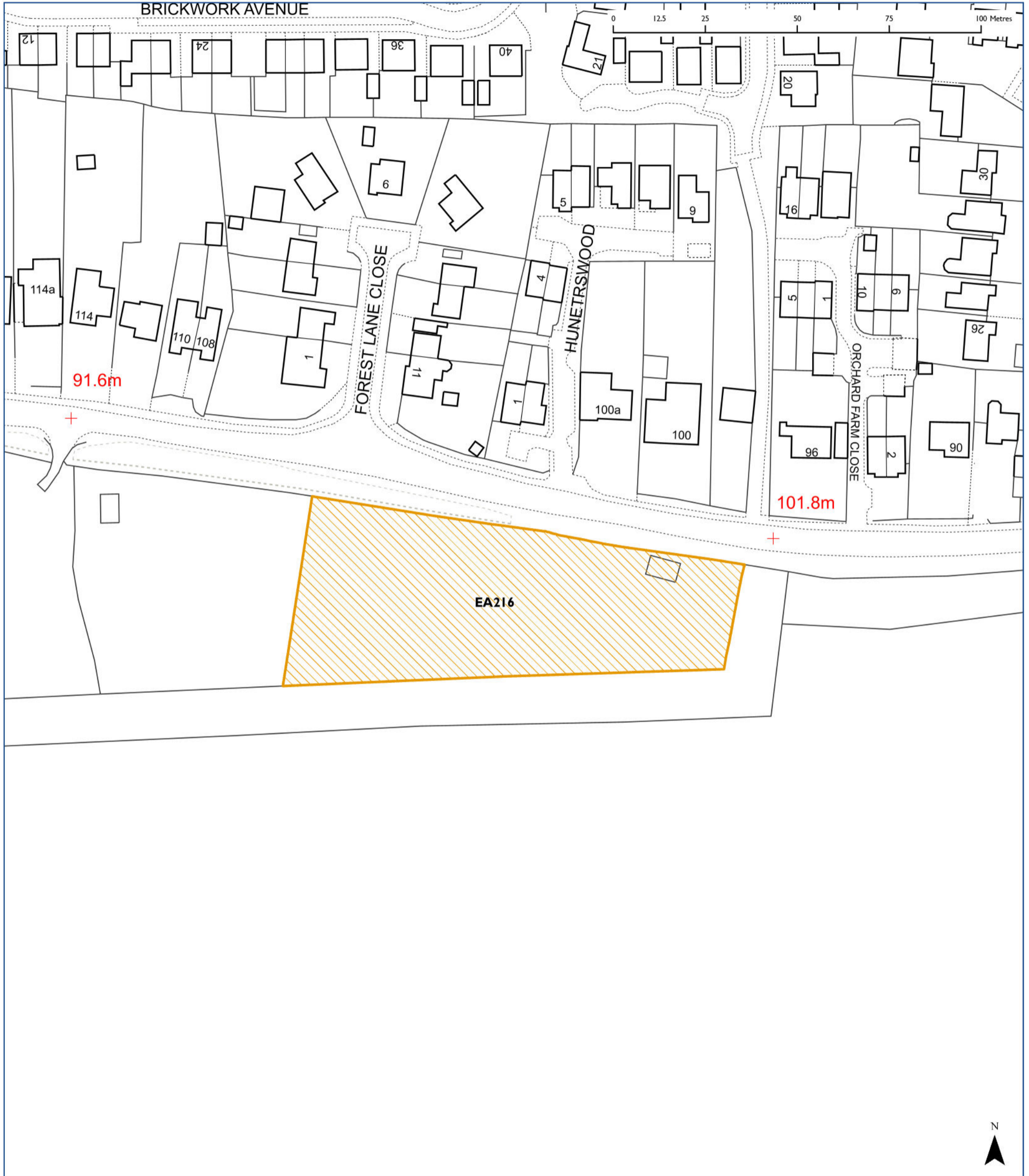
<b>Achievability</b>	<b>Is the site achievable?</b>
There is no reason to indicate why development on the site is not achievable.	Yes

<b>Assessment Recommendation</b>	Has Potential
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<b>Reason for Rejection</b>
Not applicable.

<b>Site Area (ha)</b>	<b>Estimated Yield</b>
0.47	8 dwellings

<b>0-5 years</b>	<b>6-10 years</b>	<b>11-15 years</b>
X		



 Has Potential

## South Downs Land Availability Assessment Site Assessment Proforma

<b>REF:</b> EA219	<b>Site Name:</b> Land at Brows Farm
<b>Settlement</b>	Liss
<b>Parish</b>	Liss
<b>Ward</b>	Liss
<b>District</b>	East Hampshire
<b>County</b>	Hampshire
<b>Current Use</b>	Agriculture
<b>Proposed Use</b>	Residential and Public Open Space
<b>Recent Source</b>	2023 SDNPA Sites Search

<b>Landscape Assessment</b>	<b>Is the site suitable?</b>
The site comprises arable agricultural land adjacent to both open fields and existing agricultural buildings. The latter have been converted for business uses. The site slopes gently downhill from south-west to north-east. The site and adjacent open fields provide long range views to the listed St Mary's Church from Farnham Road.	
<b>Suitability</b>	Yes
The site is in a mineral consultation area for sand and gravel and is within 5km of the Wealden Heaths Phase II SPA. The site is allocated in the Liss NDP under Policies 8 and 18 for 15 dwellings. The NDP includes a development brief for the landscape, layout, and design of development to ensure that the existing feeling of openness is retained, and distant views from Farnham Road and PRow (towards the Hill Brow Ridge and St Mary's Church) are maintained. As part of the above, the NDP also sets out the delivery of a new village green to protect open rural views. The NDP allocation has established the principle of development for 15 homes and a village green.	

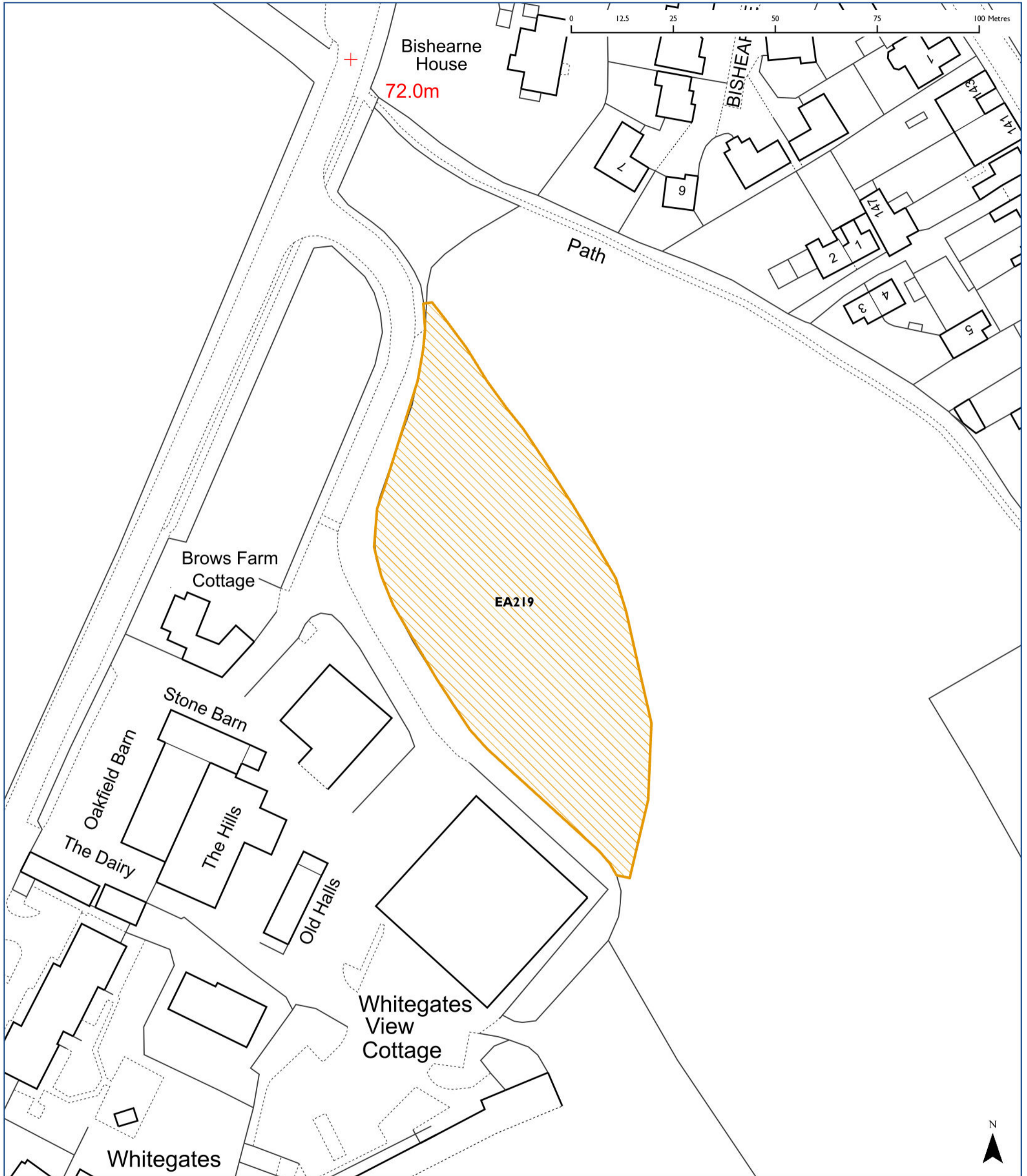
<b>Availability</b>	<b>Is the site available?</b>
The site is allocated in the Liss NDP and is understood to be available.	Yes

<b>Achievability</b>	<b>Is the site achievable?</b>
There is no reason to indicate why development on the site is not achievable.	Yes

<b>Assessment Recommendation</b>	Has Potential
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<b>Reason for Rejection</b>
Not applicable.

<b>Site Area (ha)</b>	<b>Estimated Yield</b>	<b>0-5 years</b>	<b>6-10 years</b>	<b>11-15 years</b>
1.74	15 dwellings and public open Space		X	



 Has Potential

## South Downs Land Availability Assessment Site Assessment Proforma

<b>REF:</b> EA223	<b>Site Name:</b> Land at Copper Beeches, Silver Birch and Heathmount
<b>Settlement</b>	Hill Brow
<b>Parish</b>	Liss
<b>Ward</b>	Liss
<b>District</b>	East Hampshire
<b>County</b>	Hampshire
<b>Current Use</b>	C2 Care Use
<b>Proposed Use</b>	C3 Residential
<b>Recent Source</b>	2025 Submission

<b>Landscape Assessment</b>	<b>Is the site suitable?</b>
The site has a high landscape sensitivity. The site comprises three vacant buildings on a raised plateau (the Hill Brow Ridge) along B2070 London Road. Heathmount (a non-designated heritage asset) and the core of Copper Beeches are considered worthy of retention. The rest of the site slopes down the ridge and comprises priority habitat which connects to the wider ecological network. Development on the raised plateau would need to consider drainage implications for lower areas.	
<b>Suitability</b>	Yes
The site is within 5km of the Wealden Heaths Phase II SPA and is in a mineral consultation area. The site comprises three vacant buildings which were previously used for a 98-bed care home. The linear hamlets follow B2070 London Road and include development on a raised plateau (the Hill Brow Ridge) to a limited depth from the road. Development should be focused around the existing built footprint. The site has been promoted for a residential-led redevelopment and the promoter is exploring a limited number of small office / studio units. The consideration of the current care use may also be required. An indicative quantum of 25 dwellings – including conversion of Heathmount and applying a density of 35 dwellings per hectare over the footprint of the other buildings - has been calculated for the purpose of further investigation.	

<b>Availability</b>	<b>Is the site available?</b>
The site is available for development as confirmed by planning application ref. SDNP/25/01063/FUL.	Yes

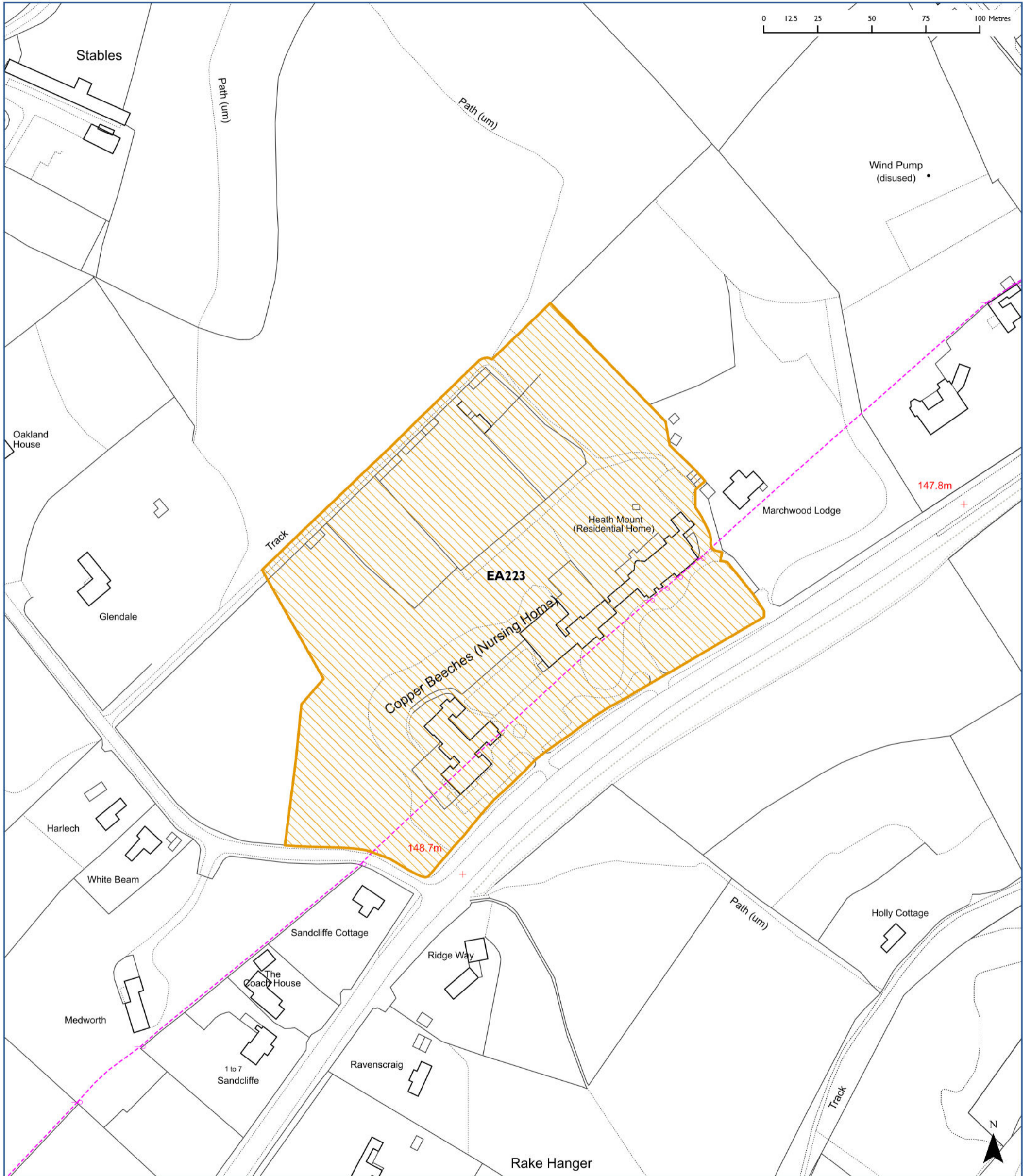
<b>Achievability</b>	<b>Is the site achievable?</b>
There is no reason to indicate why development on the site is not achievable.	Yes

<b>Assessment Recommendation</b>	Has Potential
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<b>Reason for Rejection</b>
Not applicable.

<b>Site Area (ha)</b>	<b>Estimated Yield</b>
3.38	25 dwellings

<b>0-5 years</b>	<b>6-10 years</b>	<b>11-15 years</b>
X		



 Has Potential

## South Downs Land Availability Assessment Site Assessment Proforma

<b>REF:</b> EA225	<b>Site Name:</b> Land at Festival Hall
<b>Settlement &amp; Parish</b>	Petersfield
<b>Ward</b>	Petersfield St Peters
<b>District</b>	East Hampshire
<b>County</b>	Hampshire
<b>Current Use</b>	Car Park with 1 Dwelling and Former GP Surgery.
<b>Proposed Use</b>	Car Park with Residential and Commercial Uses.
<b>Recent Source</b>	2025 Regulation 18 consultation

<b>Landscape Assessment</b>	<b>Is the site suitable?</b>
The site has a low landscape sensitivity given that it comprises a car park and two twentieth century buildings – one of which is vacant and dilapidated. The site has a high heritage sensitivity as there are four listed buildings adjacent to the south-west, a non-designated heritage asset adjacent to the east, and the whole site is bound on three sides by, and its south area is in, Petersfield Conservation Area.	
<b>Suitability</b>	Yes
The site is in Petersfield Town Centre within walking distance to community, commercial, and education uses, and public transport – including a railway station. The west area has potential for contaminated land and the whole site is in the contaminated land buffer and has archaeological potential. The site is allocated in the Petersfield NDP as a community facility (Policy CPI, ref. CI) and the west area is identified as a town centre opportunity area for residential and employment use (Policy RPI, ref. MU3) and potential for a hotel (Policy TPI). The NDP explains that the site is a priority for enhancement and that development must respect the status and future development of Festival Hall. Both Festival Hall and the outdoor swimming pool are accessed via this site. The site is considered suitable subject to access, heritage, hotel, parking, and existing user considerations, as well as the continued access and operation of Festival Hall and the outdoor swimming pool.	

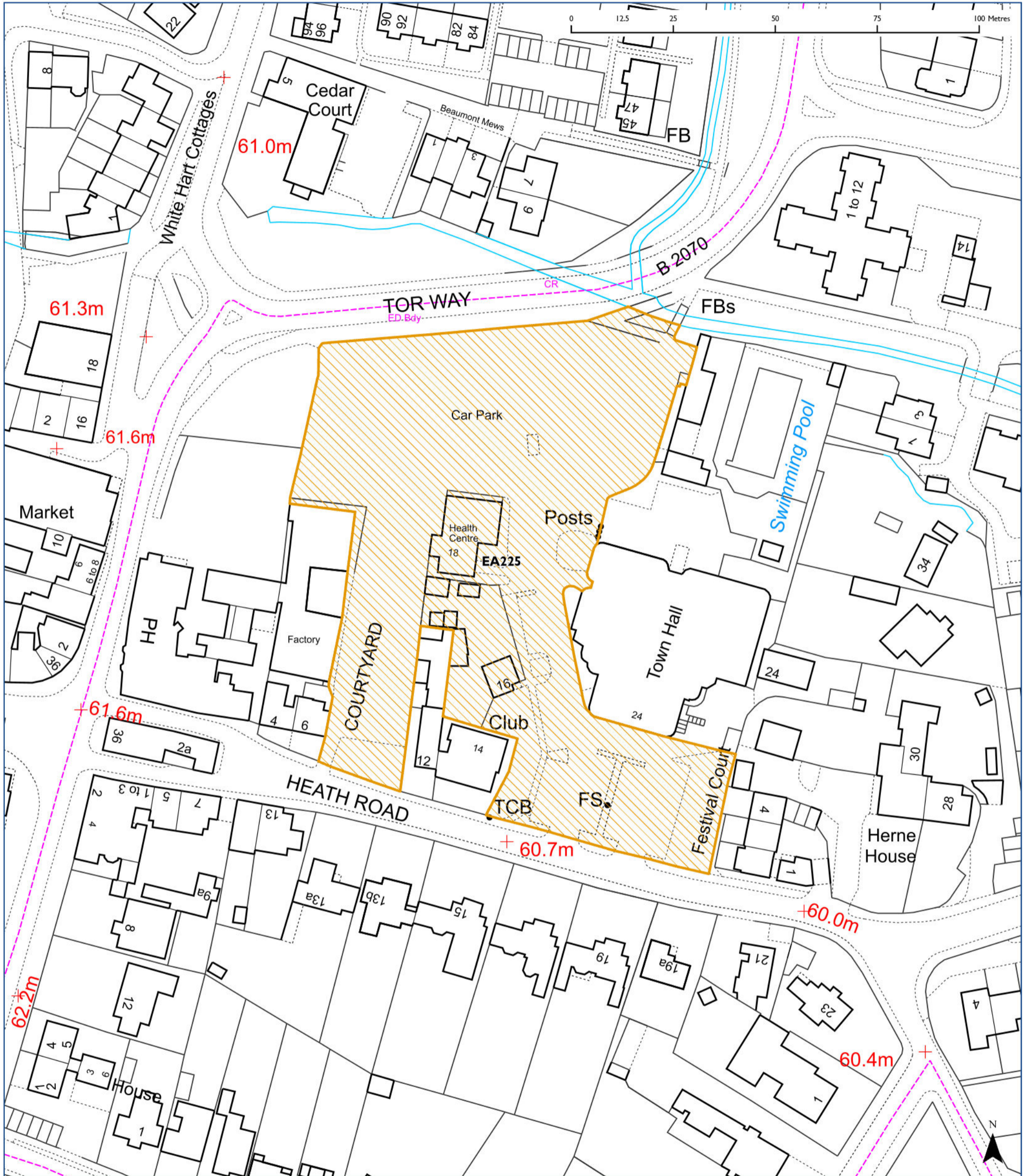
<b>Availability</b>	<b>Is the site available?</b>
The site was promoted during the 2025 Regulation 18 public consultation and is available for development subject to lease arrangements.	Yes

<b>Achievability</b>	<b>Is the site achievable?</b>
There is no reason to indicate why development on the site is not achievable. Further investigation is required to understand whether access should continue from Heath Road or if there is an opportunity to open-up B2070 Tor Way.	Yes

<b>Assessment Recommendation</b>	Has Potential
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<b>Reason for Rejection</b>
Not applicable.

Site Area	Estimated Yield	0-5 years	6-10 years	11-15 years
0.84	Car parking, 20 dwellings, and 162sqm commercial floorspace		X	



 Has Potential

## South Downs Land Availability Assessment Site Assessment Proforma

<b>REF:</b> WI056	<b>Site Name:</b> Land north of Hewlett Close
<b>Settlement</b>	Twyford
<b>Parish</b>	Twyford
<b>Ward</b>	Colden Common and Twyford
<b>District</b>	Winchester
<b>County</b>	Hampshire
<b>Current Use</b>	Grassland
<b>Proposed Use</b>	Residential
<b>Recent Source</b>	2022 Call for Sites

<b>Landscape Assessment</b>	<b>Is the site suitable?</b>
The site was previously assessed as having low-to-medium landscape sensitivity. The site is surrounded by mature trees on three sides (including protected trees along its north and west boundaries) and is open to views from existing residential development adjacent to the south. The site is relatively flat, although a change in gradient (and the proximity of the protected trees) in the north area means that development should be focused to the south and centre of the site.	
<b>Suitability</b>	Yes
The site is adjacent to existing residential development and is well-screened on three sides. The site may be allocated as open space in the Twyford NDP (see Policy CPI) and the SHLAA (2016) commented that the site appears to provide open space for surrounding permitted developments. Notwithstanding the above, the officer site visit in June 2023 found the site to be gated off to public access. Given the above and the findings of the landscape assessment, the site is considered suitable subject to further investigation about open space potential either on or adjacent to the site.	

<b>Availability</b>	<b>Is the site available?</b>
The site was promoted during the 2022 Call for Sites and is available for development.	Yes

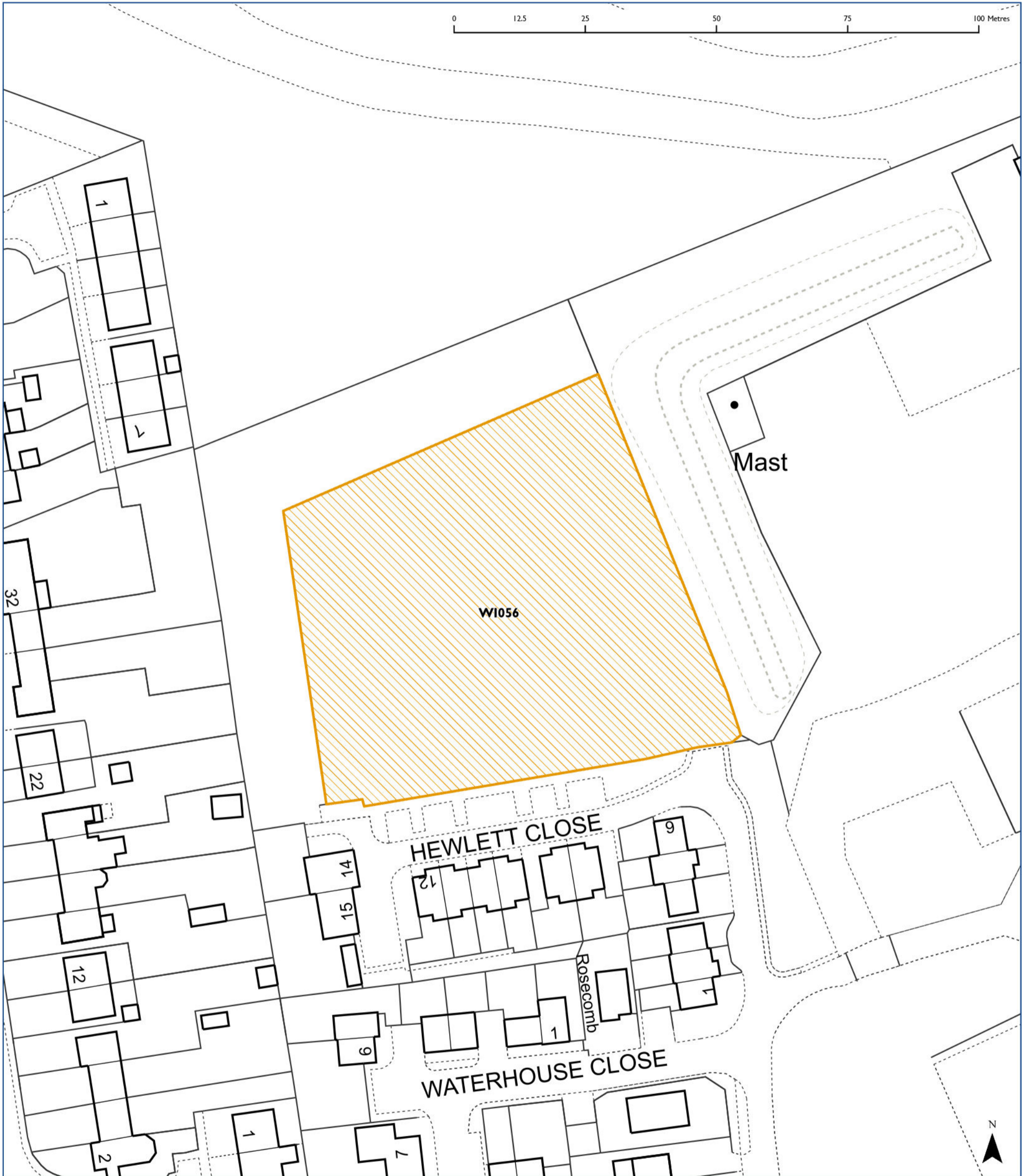
<b>Achievability</b>	<b>Is the site achievable?</b>
There is no reason to indicate why development on the site is not achievable.	Yes

<b>Assessment Recommendation</b>	Has Potential
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<b>Reason for Rejection</b>
Not applicable.

<b>Site Area (ha)</b>	<b>Estimated Yield</b>
0.5	15 dwellings

<b>0-5 years</b>	<b>6-10 years</b>	<b>11-15 years</b>
X		



 Has Potential

## South Downs Land Availability Assessment Site Assessment Proforma

<b>REF:</b> WI060	<b>Site Name:</b> Land at Park Lane
<b>Settlement</b>	Droxford
<b>Parish</b>	Droxford
<b>Ward</b>	Central Meon Valley
<b>District</b>	Winchester
<b>County</b>	Hampshire
<b>Current Use</b>	Agricultural Buildings
<b>Proposed Use</b>	Residential
<b>Recent Source</b>	2015/16 SHLAA

<b>Landscape Assessment</b>	<b>Is the site suitable?</b>
The site is assessed as having a medium landscape sensitivity. The site comprises a former plant nursery and is not readily visible from Park Lane due to the existing, dense, boundary privet hedge. The site is viewed in the context of the settlement, and trees on site are visible in views to Droxford Church from the Wayfarers Walk. The appearance, design, materials, and scale of development will need to conserve important landmark views (especially Droxford Church) and should be informed by the built form and design of the conservation area and listed buildings.	
<b>Suitability</b>	Yes
The site is allocated in the adopted South Downs Local Plan for 26 dwellings and so the principle of development has been established. However, it has since been discovered that development may be further limited by the absence of foul sewers in the vicinity, a constraint which was not apparent when originally allocated. A revised capacity is suggested given the need to address foul drainage onsite.	

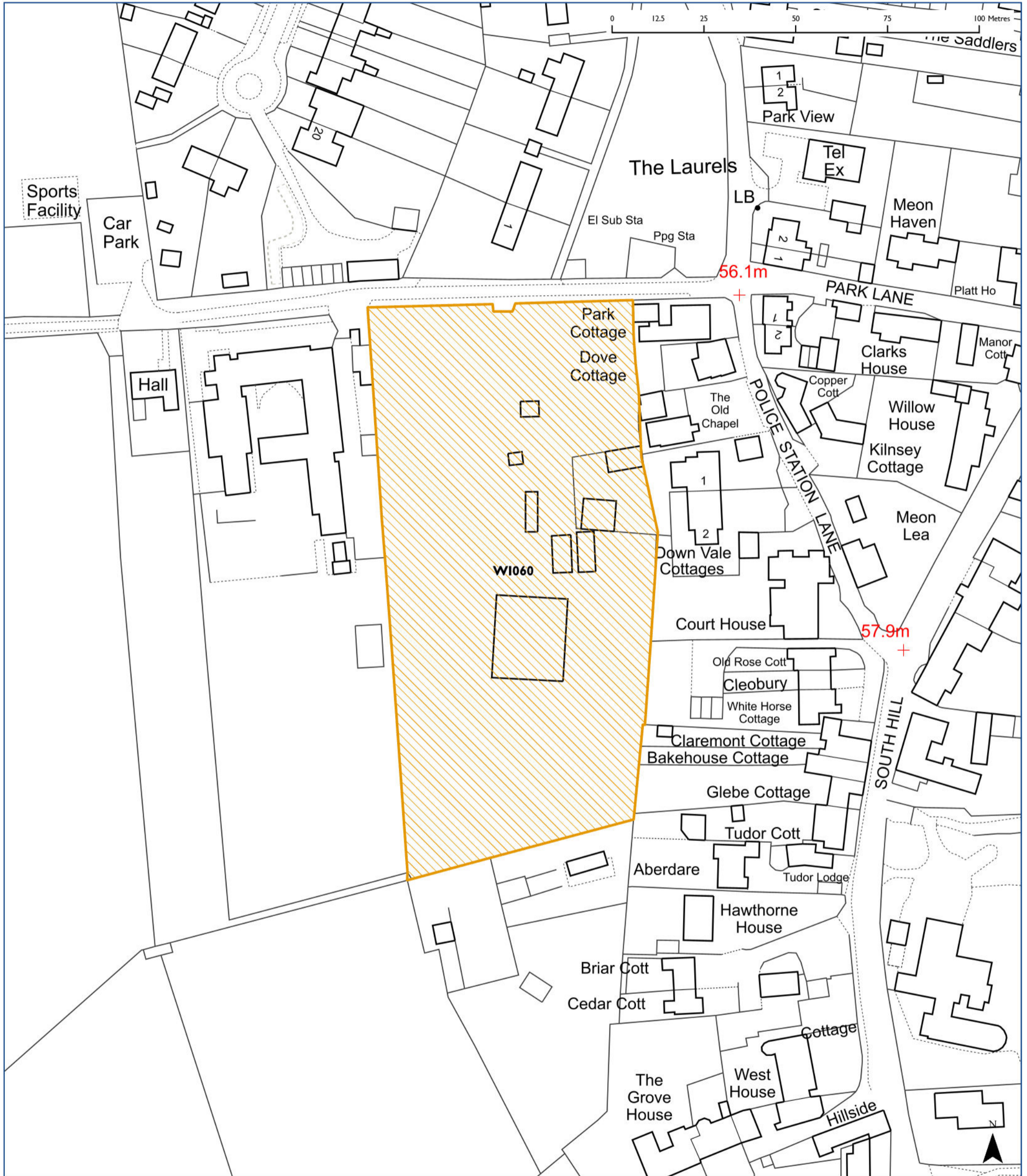
<b>Availability</b>	<b>Is the site available?</b>
The site is available for development as confirmed by planning application ref. SDNP/25/03644/FUL.	Yes

<b>Achievability</b>	<b>Is the site achievable?</b>
The development quantum may be limited by the capacity of Park Lane. The lane is narrow and used to access the recreation ground, school, and existing residential development. The existing highway constraint is not insurmountable and there is no reason to indicate why some scale of development cannot be achieved.	Yes
<b>Assessment Recommendation</b>	Has Potential

<b>Reason for Rejection</b>
Not applicable.

<b>Site Area (ha)</b>	<b>Estimated Yield</b>
1.04	9 dwellings

<b>0-5 years</b>	<b>6-10 years</b>	<b>11-15 years</b>
	X	



 Has Potential

## South Downs Land Availability Assessment Site Assessment Proforma

<b>REF:</b> WI066	<b>Site Name:</b> Land north of Hazeley Road
<b>Settlement</b>	Twyford
<b>Parish</b>	Twyford
<b>Ward</b>	Colden Common and Twyford
<b>District</b>	Winchester
<b>County</b>	Hampshire
<b>Current Use</b>	Agriculture
<b>Proposed Use</b>	Residential and Car Park
<b>Recent Source</b>	2023 Planning Application

<b>Landscape Assessment</b>	<b>Is the site suitable?</b>
The Twyford NDP Examiner observed the site from both its immediate and wider context, and noted the topography, mature trees, and relationship to existing community facilities. The Examiner concluded that the site was a good example of how a community had identified and promoted a housing site both to satisfy strategic housing needs and to reinforce social and community wellbeing.	
<b>Suitability</b>	Yes
The site is allocated for 20 dwellings and 20 car parking spaces in the Twyford NDP under Policies HN2 and DB1, and planning permission was granted in February 2025 for 22 dwellings under ref. SDNP/23/02340/FUL.	

<b>Availability</b>	<b>Is the site available?</b>
The site is available for development as confirmed by planning permission ref. SDNP/23/02340/FUL.	
	Yes

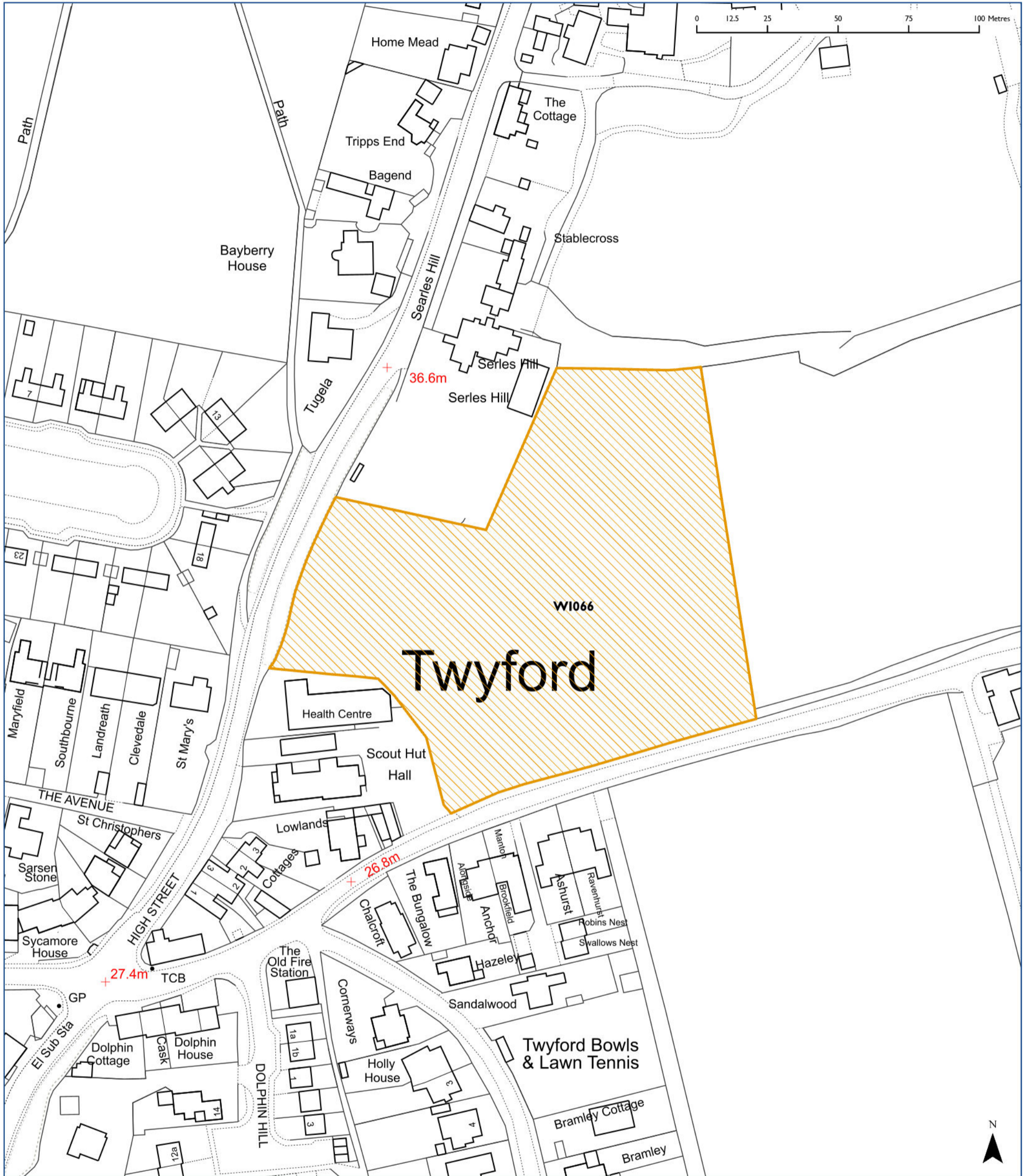
<b>Achievability</b>	<b>Is the site achievable?</b>
There is no reason to indicate why development on the site is not achievable.	
	Yes

<b>Assessment Recommendation</b>	Has Potential
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<b>Reason for Rejection</b>
Not applicable.

<b>Site Area (ha)</b>	<b>Estimated Yield</b>
1.62	22 dwellings

<b>0-5 years</b>	<b>6-10 years</b>	<b>11-15 years</b>
X		



 Has Potential

## South Downs Land Availability Assessment Site Assessment Proforma

<b>REF:</b> WI084	<b>Site Name:</b> Land south of A272 at Hinton Marsh / Land at Spring and Thatch Cottages
<b>Settlement</b>	New Cheriton
<b>Parish</b>	Kilmeston
<b>Ward</b>	Upper Meon Valley
<b>District</b>	Winchester
<b>County</b>	Hampshire
<b>Current Use</b>	Residential and Paddock
<b>Proposed Use</b>	Residential
<b>Recent Source</b>	2024 Submission

<b>Landscape Assessment</b>	<b>Is the site suitable?</b>
The site comprises two dwellings known as Spring Cottage and Thatch Cottage, their curtilages, and an area of paddock. The Thatched Cottage is considered to be a non-designated heritage asset and offers a sensitive frontage to the A272. The site is in an environmentally sensitive area close to the source of the River Itchen SSSI and SAC, priority habitat, and the Hinton Ampner House and Gardens.	
<b>Suitability</b>	Yes
The site is at risk of groundwater flooding due to the winterbournes in the vicinity. Historical borehole records indicate the presence of a spring circa 1900. The site is allocated in the adopted South Downs Local Plan for 12 to 15 dwellings under Policy SD63, establishing the principle of development. The Inspector concluded that SD63 was justified, effective and sound as submitted. The principal difference between the allocation and the re-promotion is the substitution of Itchen Field for Hangar Field to provide the required off-site public access land. The former needs to be grazed by cattle to maintain its SAC and SSSI status, whilst the latter (although further away) provides a larger area with access to the Hinton Ampner Estate. Further investigation will be required to determine the suitability of the alternatively proposed public access land.	

<b>Availability</b>	<b>Is the site available?</b>
The site was re-promoted in 2024 and is available for development.	
	Yes

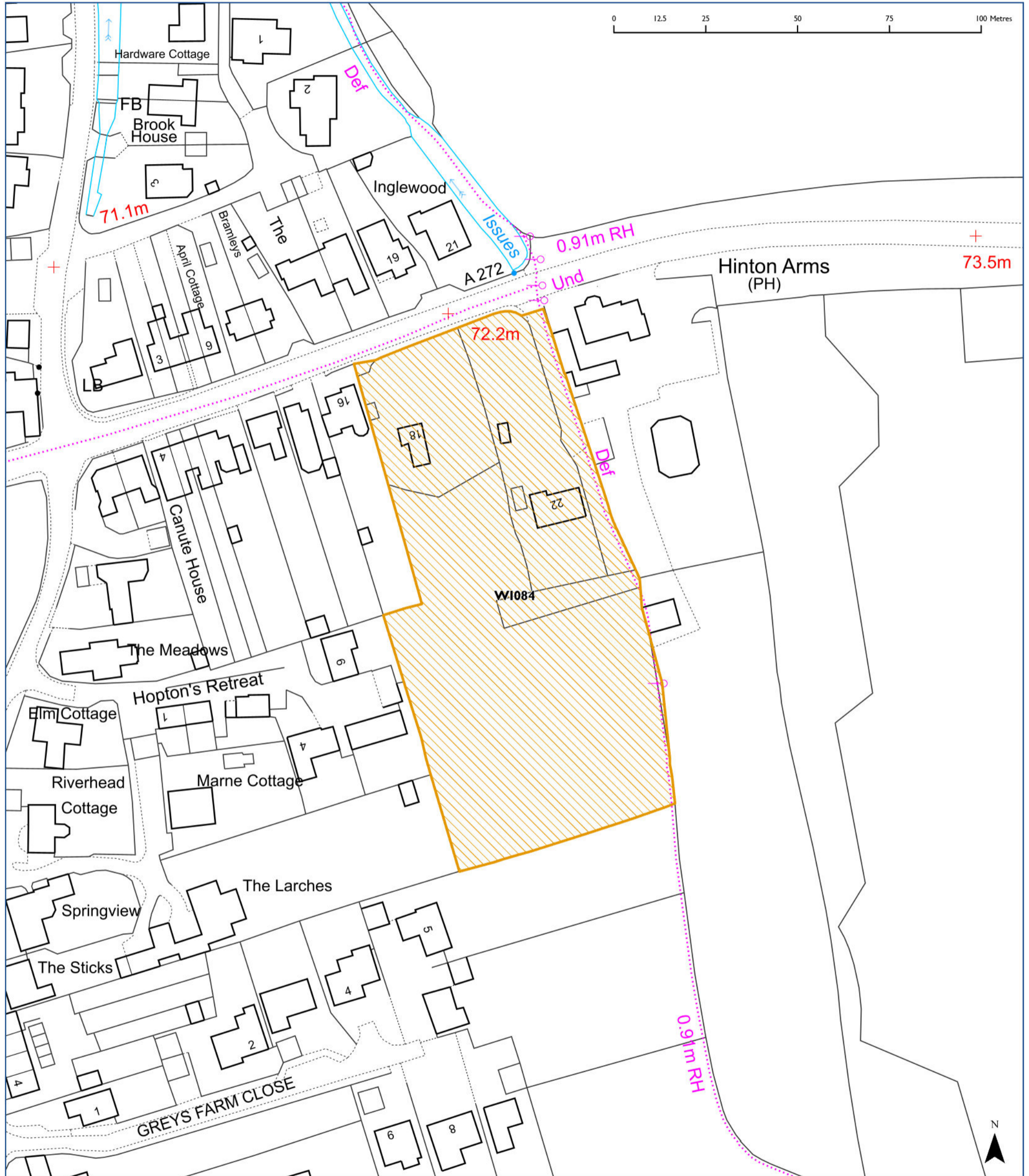
<b>Achievability</b>	<b>Is the site achievable?</b>
There is no reason to indicate why development on the site is not achievable.	
	Yes

<b>Assessment Recommendation</b>	Has Potential
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<b>Reason for Rejection</b>
Not applicable.

<b>Site Area (ha)</b>	<b>Estimated Yield</b>
0.86	14 dwellings

<b>0-5 years</b>	<b>6-10 years</b>	<b>11-15 years</b>
	X	



 Has Potential

## South Downs Land Availability Assessment Site Assessment Proforma

<b>REF:</b> WI096	<b>Site Name:</b> Land at Itchen Abbas House
<b>Settlement</b>	Itchen Abbas
<b>Parish</b>	Itchen Valley
<b>Ward</b>	Alresford and Itchen Valley
<b>District</b>	Winchester
<b>County</b>	Hampshire
<b>Current Use</b>	Residential Garden Land
<b>Proposed Use</b>	Residential
<b>Recent Source</b>	2015/16 SHLAA

<b>Landscape Assessment</b>	<b>Is the site suitable?</b>
The site was previously assessed as having a low-to-medium landscape sensitivity, and that any potential landscape impacts could be minimised provided development is well designed and in character with the surrounding built form.	
<b>Suitability</b>	Yes
The site is set within the established and mature grounds of Itchen Abbas House. The site is located at the lowest part of a wider land parcel and is considered to relate well to surrounding built form and settlement pattern. The site is within 250m of historic landfill and is in close proximity to the River Itchen SAC and SSSI, and the Avington Park (Grade II*) Registered Park and Garden. Development will need to have special regard to the setting of the registered park and garden. The site is allocated in the adopted South Downs Local Plan (SDLP) for 8-10 dwellings under Policy SD73. As such, the principle of development has been established.	

<b>Availability</b>	<b>Is the site available?</b>
The availability of the land was confirmed during the examination of the adopted South Downs Local Plan (SDLP).	
	Yes

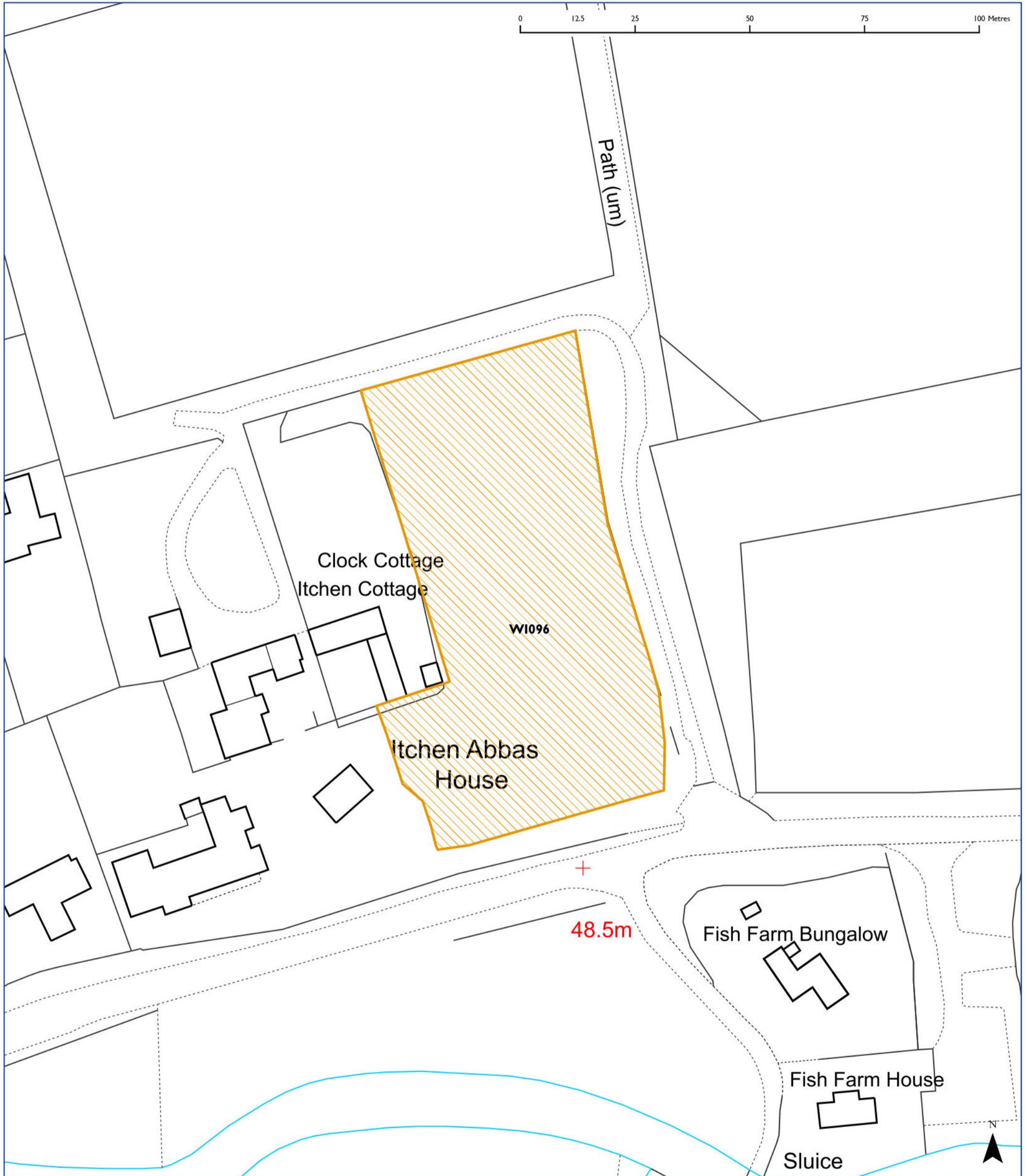
<b>Achievability</b>	<b>Is the site achievable?</b>
There is no reason to indicate why development on the site is not achievable.	
	Yes

<b>Assessment Recommendation</b>	Has Potential
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<b>Reason for Rejection</b>
Not applicable.

<b>Site Area (ha)</b>	<b>Estimated Yield</b>
0.5	9 dwellings

<b>0-5 years</b>	<b>6-10 years</b>	<b>11-15 years</b>
	X	



 Has Potential

## South Downs Land Availability Assessment Site Assessment Proforma

<b>REF:</b> W1100	<b>Site Name:</b> Land at Old Green Farm
<b>Settlement</b>	Owslebury
<b>Parish</b>	Owslebury
<b>Ward</b>	Upper Meon Valley
<b>District</b>	Winchester
<b>County</b>	Hampshire
<b>Current Use</b>	Contractor Yard
<b>Proposed Use</b>	Residential
<b>Recent Source</b>	2025 Regulation 18 consultation

<b>Landscape Assessment</b>	<b>Is the site suitable?</b>
The site has a high landscape sensitivity. The site is used as a contractor's yard and is bound by vegetation on three sides, limiting views from adjacent highways. The site's southern boundary is more open and potentially exposed to longer views. The site is located at the south-western end of a linear and historic village.	
<b>Suitability</b>	Yes
The site is in an elevated position in the catchment of the River Itchen. The site is located at the convergence of three lanes in the setting of various listed buildings. It is adjacent to two bridleways in the west and is in proximity to local wildlife sites and priority habitat. There may be potential for contamination associated with current and previous land uses on and adjacent to the site. In considering the above and the landscape assessment, development would need to be linear (not blocked) and address the accesses on to Whites Hill and the Bus Terminus. Development may be suitable subject to access, contamination, drainage, heritage, highways, and nutrient considerations.	

<b>Availability</b>	<b>Is the site available?</b>
The site was promoted during the 2025 Regulation 18 public consultation and is available for development.	Yes

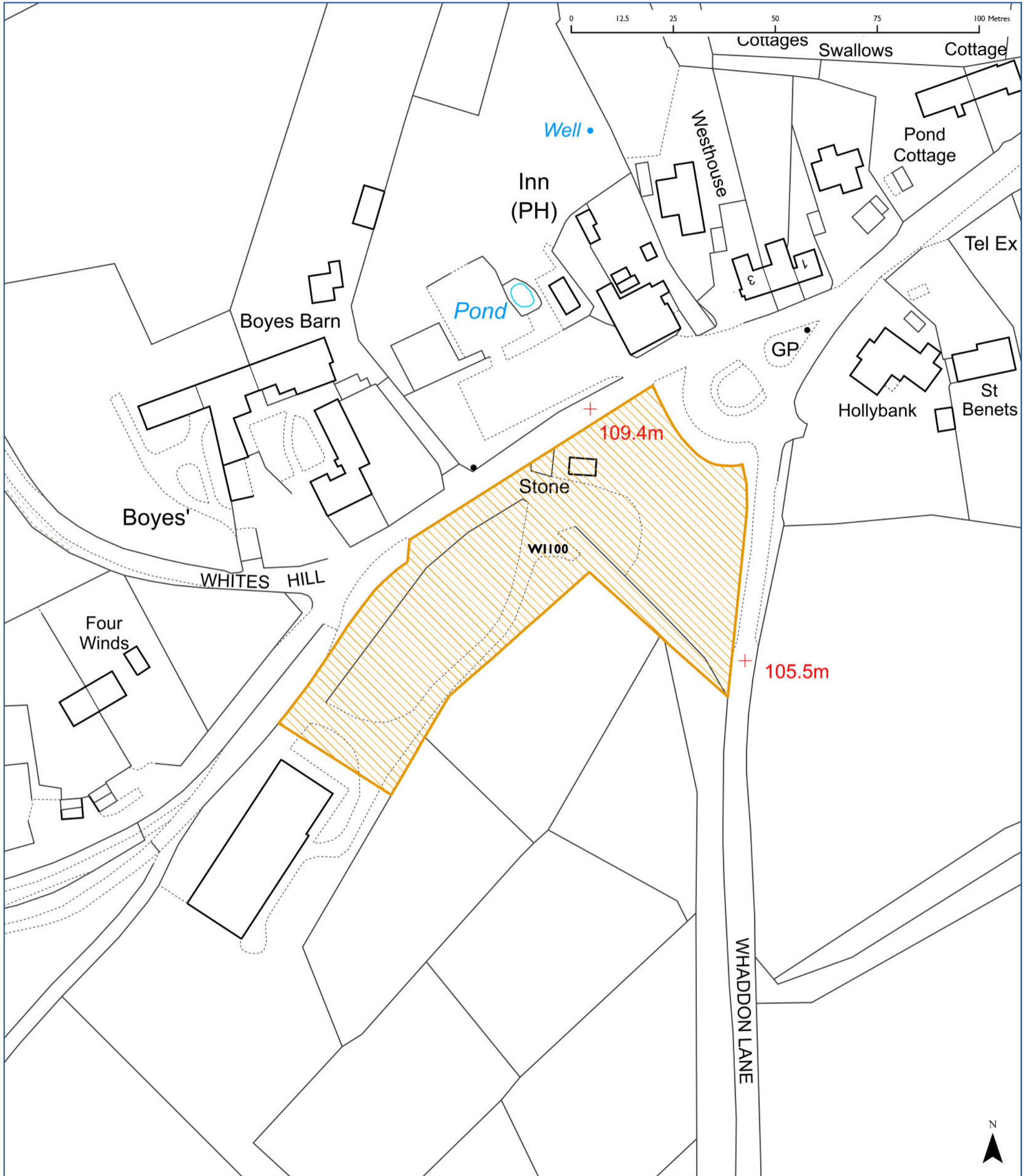
<b>Achievability</b>	<b>Is the site achievable?</b>
The site is accessed via two gated entrances off Whites Hill and the Bus Terminus where Whites Hill, Whaddon Lane and Main Road all converge. Investigation is required to understand how development could be appropriately accessed without raising highway safety concerns and harming the area's rural and historic character.	Yes

<b>Assessment Recommendation</b>	Has Potential
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<b>Reason for Rejection</b>
Not applicable.

<b>Site Area (ha)</b>	<b>Estimated Yield</b>
0.47	7 dwellings

<b>0-5 years</b>	<b>6-10 years</b>	<b>11-15 years</b>
X		



 Has Potential

## South Downs Land Availability Assessment Site Assessment Proforma

<b>REF:</b> W1102	<b>Site Name:</b> Land north of Dodds Lane
<b>Settlement</b>	Swanmore
<b>Parish</b>	Swanmore
<b>Ward</b>	Central Meon Valley
<b>District</b>	Winchester
<b>County</b>	Hampshire
<b>Current Use</b>	Agriculture
<b>Proposed Use</b>	Residential
<b>Recent Source</b>	2022 Call for Sites

<b>Landscape Assessment</b>	<b>Is the site suitable?</b>
The site has a moderate landscape sensitivity given its relatively enclosed and flat nature. Development would be on the boundary of the National Park. It would need to enhance existing boundary vegetation and be limited to the west area around the existing access and stables. This would allow the east area to be used for meaningful and characteristic landscape buffers to help soften the edge of built development. This could include open space, biodiversity net gain, and habitat connectivity, amongst other environmental opportunities.	
<b>Suitability</b>	Yes
The site is in Flood Zone I, in a mineral consultation area for clay, and has an existing access off Dodds Lane. The site is enclosed by existing development to the south and west, and by mature trees and hedgerows to the north and east. The site is on the boundary of the National Park and is part of a transitional area between countryside in the east and suburban village in the west. As set out in the landscape assessment, development would need to be limited to the west area to allow for appropriate mitigation and biodiversity opportunities in the east area.	

<b>Availability</b>	<b>Is the site available?</b>
The site was promoted during the 2022 Call for Sites and is available for development.	
	Yes

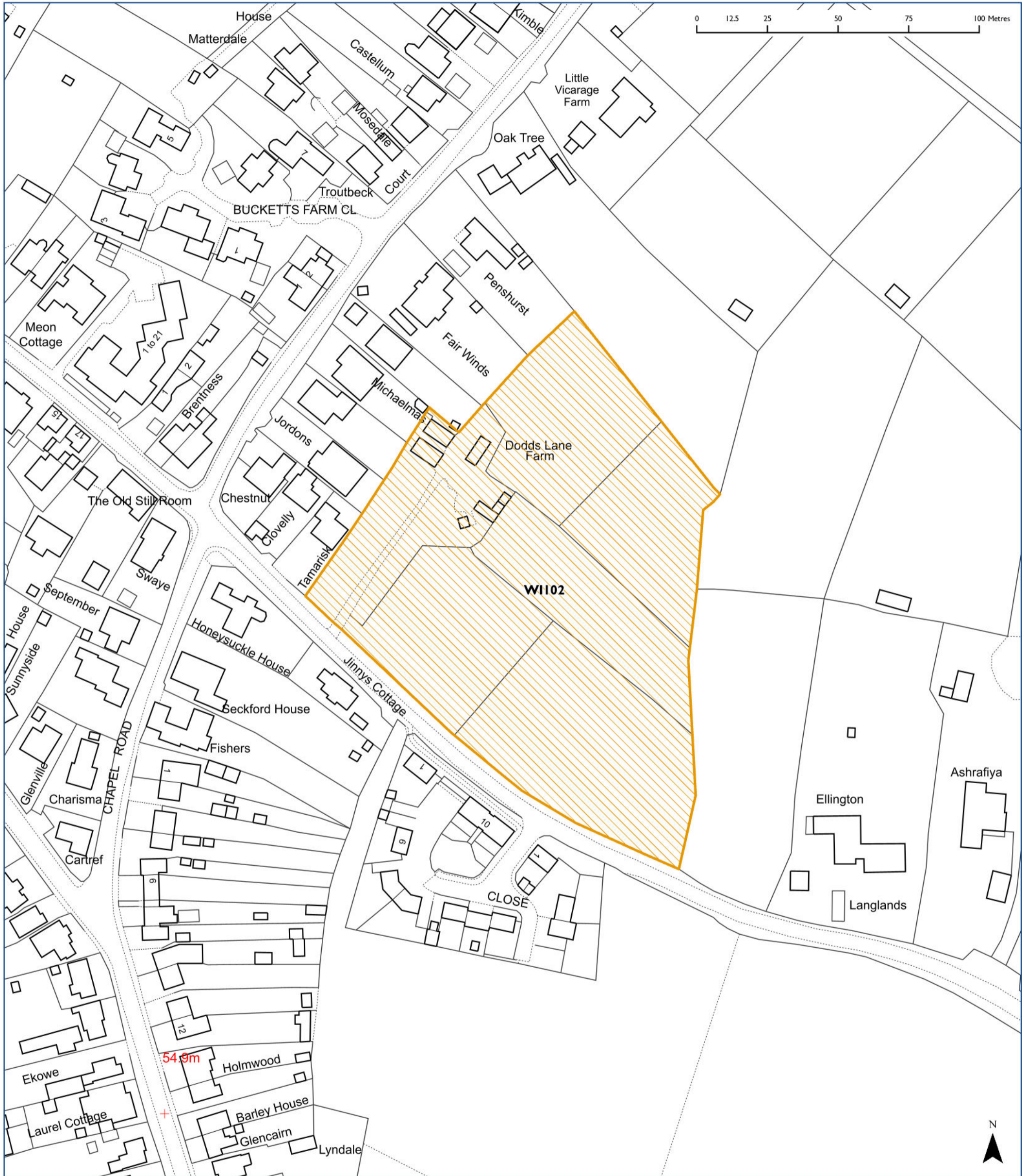
<b>Achievability</b>	<b>Is the site achievable?</b>
There is no reason to indicate why development on the site is not achievable.	
	Yes

<b>Assessment Recommendation</b>	Has Potential
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<b>Reason for Rejection</b>
Not applicable.

<b>Site Area (ha)</b>	<b>Estimated Yield</b>
1.64	15 dwellings

<b>0-5 years</b>	<b>6-10 years</b>	<b>11-15 years</b>
X		



 Has Potential