

Appendix B(iii)

Proformas for sites assessed as “Has Potential” in the West Sussex 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 Adur, Arun, Chichester, Horsham, Mid Sussex and Worthing Areas of the South Downs National Park.

South Downs Land Availability Assessment Site Assessment Proforma

REF: AD001	Site Name: Land off Steepdown Road
Settlement	Sompting
Parish	Sompting
Ward	Cokeham
District	Adur
County	West Sussex
Current Use	Agriculture
Proposed Use	Residential
Recent Source	2025 Regulation 18 consultation

Landscape Assessment	Is the site suitable?
The site has a moderate landscape sensitivity. The eastern area surrounds the farmstead and forms the setting of the listed buildings. The western area relates to the wider downland, although post-war development has diluted the transition to the Downs. The site rises to the west and is more sensitive to views into the site.	
Suitability	Yes
The site is within the setting of listed buildings. The existing access will have an impact on heritage assets although alternative access points - particularly to the south of Dovecote Mews - appear feasible. There is some noise impact from the A27, particularly to the west. The small orchard area, scrub and boundary trees are likely to provide wildlife habitat. The above is relatively uncommon in this location and, therefore, locally important and potentially worthy of retention.	

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

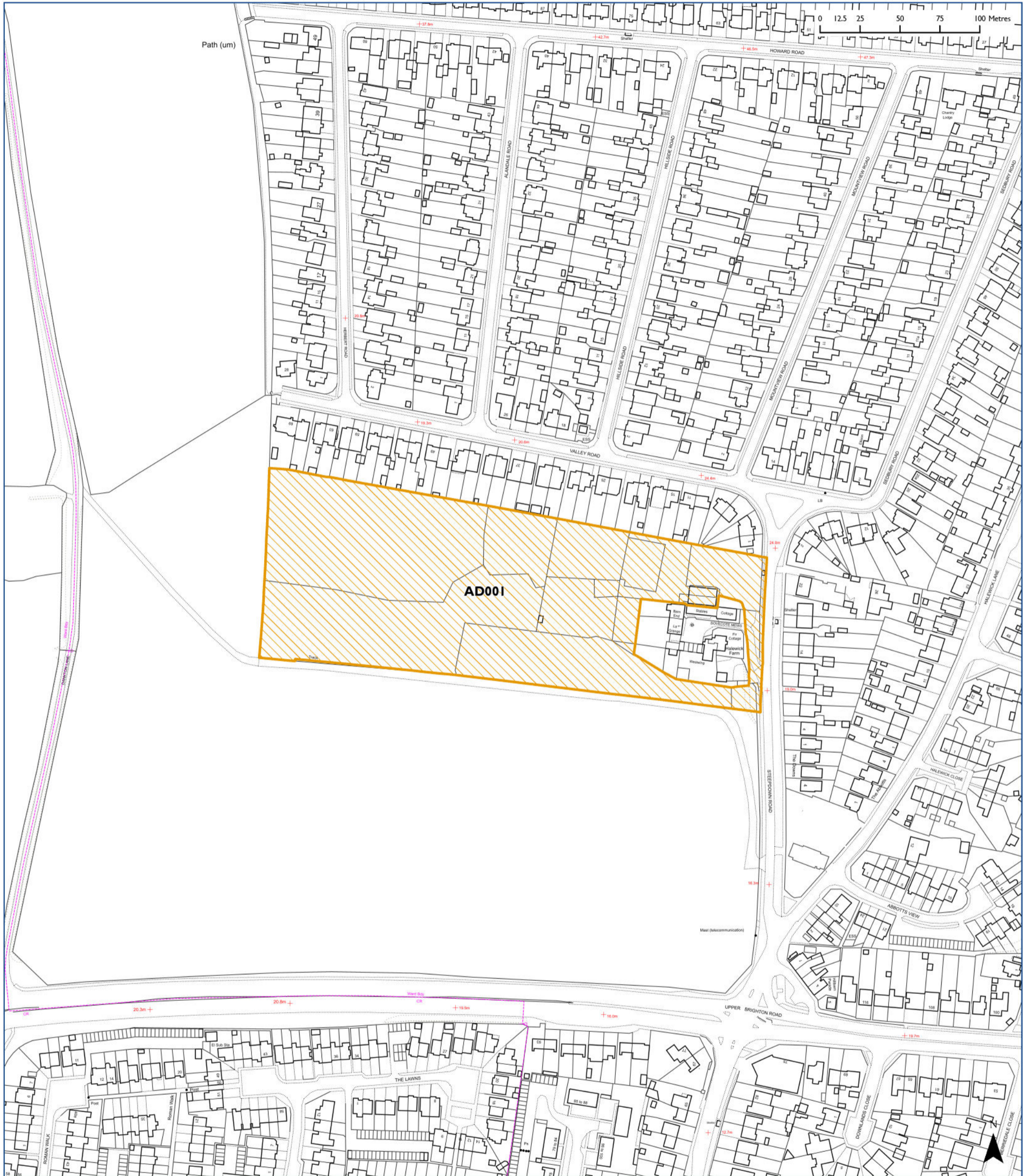
Achievability	Is the site achievable?
There is no reason to indicate why development on the site is not achievable.	Yes

Assessment Recommendation	Has Potential
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Reason for Rejection
Not applicable.

Site Area (ha)	Estimated Yield
3.02	30 dwellings

0-5 years	6-10 years	11-15 years
X		



 Has Potential

South Downs Land Availability Assessment Site Assessment Proforma

REF: AD007	Site Name: Hoe Court
Settlement	Lancing
Parish	Lancing
Ward	Manor
District	Adur
County	West Sussex
Current Use	Agriculture
Proposed Use	Residential
Recent Source	2025 Regulation 18 consultation

Landscape Assessment	Is the site suitable?
The site rises to the north. The south area is more contained, while the north area is more exposed to long views. Recent developments to, and south of, A27 have reduced the sense of remoteness and tranquillity, and the site now has increased urban influences compared to its previous assessment. This also means the site forms part of an important transition from the urban area to the National Park.	
Suitability	Yes (In part)
The site's unmanaged condition may have resulted in significant biodiversity assets. Access would be via the existing private road at its south end onto A27. Whilst this is left-turn only, a new roundabout has been constructed immediately to the east allowing access to west-bound journeys. There is now a footpath and cycle way to the north of A27, and there are new crossing points at the roundabout and to the west near Lancing Manor Leisure Centre. Although not immediately near the site, these crossing points could be accessible from the site. Given the above and the findings of the landscape assessment, the site is considered to be an important gateway location. Development of the whole site would not be suitable due to landscape and biodiversity impacts; however, a smaller developable area in the south area may be suitable for development subject to further investigations.	

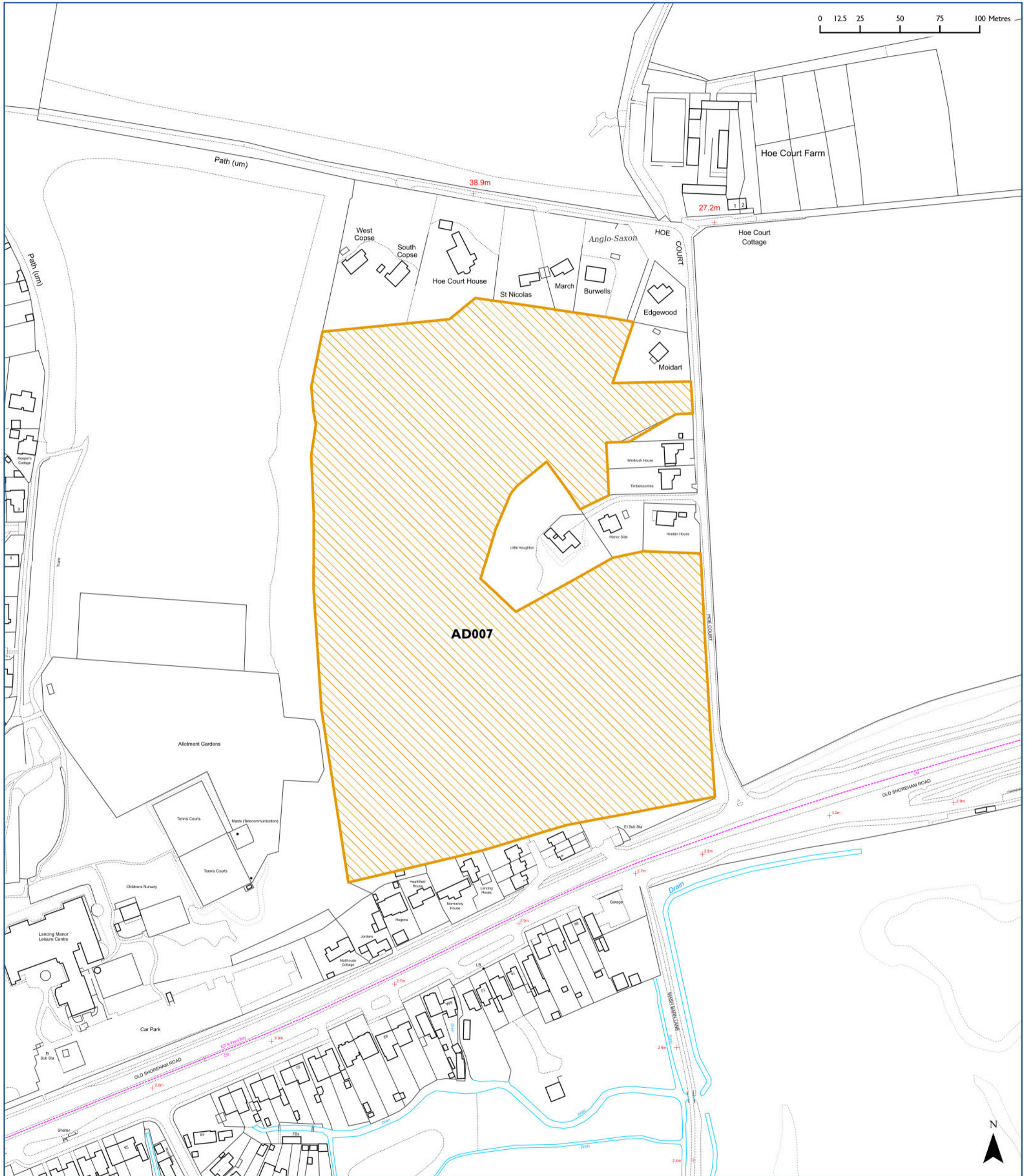
Availability	Is the site available?
The site was promoted during the 2025 Regulation 18 public consultation and is available for development.	Yes

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

Assessment Recommendation	Has Potential
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Reason for Rejection
Not applicable.

Site Area (ha)	Estimated Yield	0-5 years	6-10 years	11-15 years
6.5	50 dwellings	X		



 Has Potential

South Downs Land Availability Assessment Site Assessment Proforma

REF: AR009	Site Name: Former Allotments, north of The Quadrangle
Settlement	Findon
Parish	Findon
Ward	Angmering and Findon
District	Arun
County	West Sussex
Current Use	Grassland / Former Allotments
Proposed Use	Residential
Recent Source	2025 Regulation 18 consultation

Landscape Assessment	Is the site suitable?
The site has a low landscape sensitivity. The site is uncharacteristic of the wider landscape. The A24 is a strong edge to Findon and there are some views from the A24, although the site is largely screened from longer distances views to the east. The vehicular access is through The Quadrangle.	
Suitability	Yes
The site is accessed via The Quadrangle rather than direct onto A24. There is a pedestrian crossing point without signals by the entrance of The Quadrangle, and there is a shared footpath/cycle route on the opposite side of A24. A new route through the site, crossing A24, and connecting to Cross Lane and the rest of the village will be a key consideration. Moreover, the site is considered suitable with an improved pedestrian link to the village.	

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

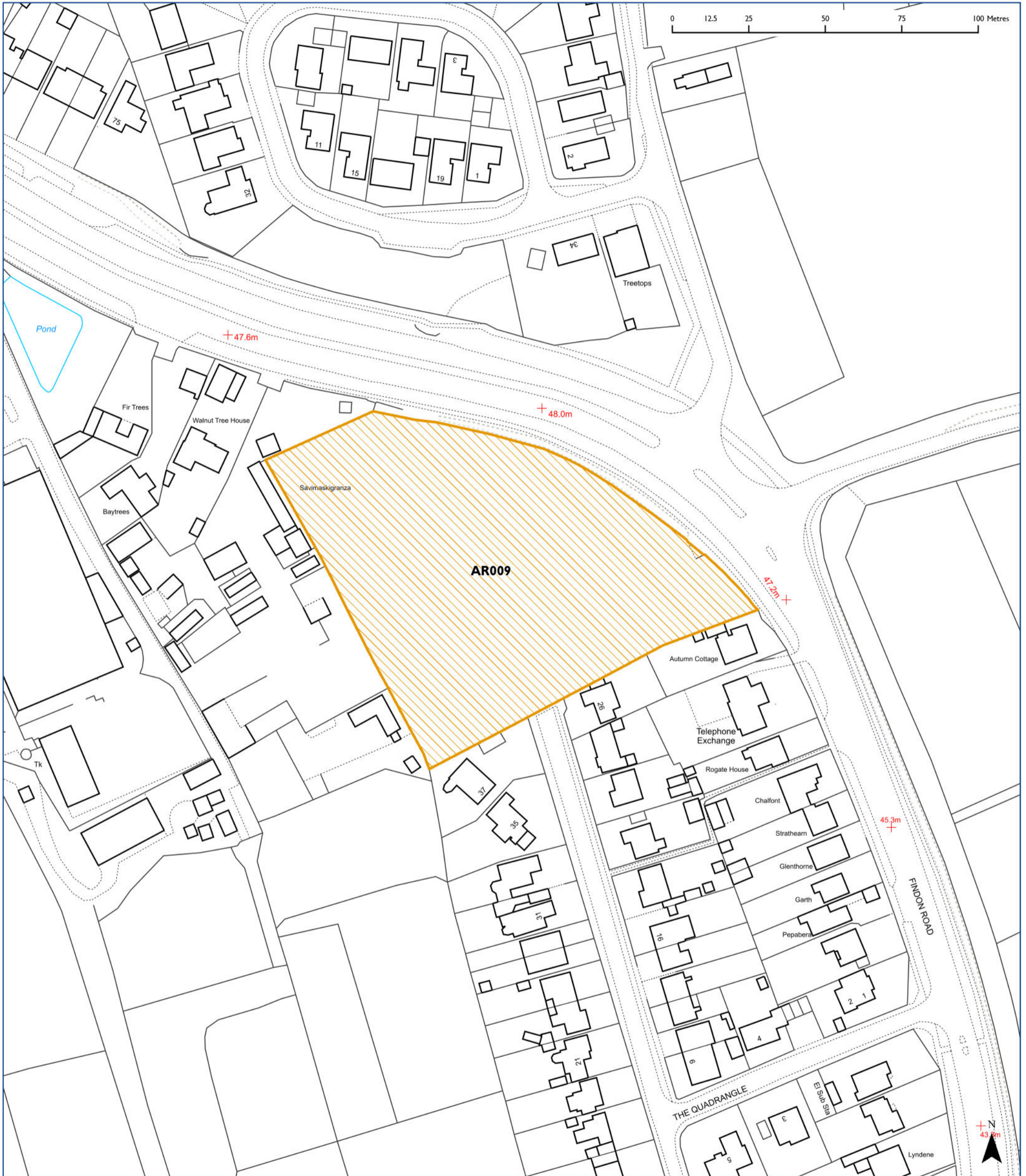
Achievability	Is the site achievable?
There is no reason to indicate why development on the site is not achievable.	
	Yes

Assessment Recommendation	Has Potential
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Reason for Rejection
Not applicable.

Site Area (ha)	Estimated Yield
1.0	20 dwellings

0-5 years	6-10 years	11-15 years
X		



 Has Potential

South Downs Land Availability Assessment Site Assessment Proforma

REF: AR011	Site Name: Land at Elm Rise
Settlement	Findon
Parish	Findon
Ward	Angmering and Findon
District	Arun
County	West Sussex
Current Use	Equestrian
Proposed Use	Residential
Recent Source	2023 Planning Application

Landscape Assessment	Is the site suitable?
The site was previously assessed as having a medium landscape sensitivity in the western area, and a medium-to-high landscape sensitivity in the eastern area as the site becomes more elevated and views from the bridleway would be affected.	
Suitability	Yes
The site is well located within the settlement with residential development to east, west and south of the site. There is an existing access on the west boundary and the existing dwellings to the east are clearly visible and sit above the site when viewed from lower ground to the west. The site is allocated in the adopted South Downs Local Plan under Policy SD69 and the South Downs Planning Committee resolved to grant planning permission (ref. SDNP/23/04993/FUL) for 16 dwellings in May 2025.	

Availability	Is the site available?
The site is available for development as confirmed by planning application ref. SDNP/23/04993/FUL.	
	Yes

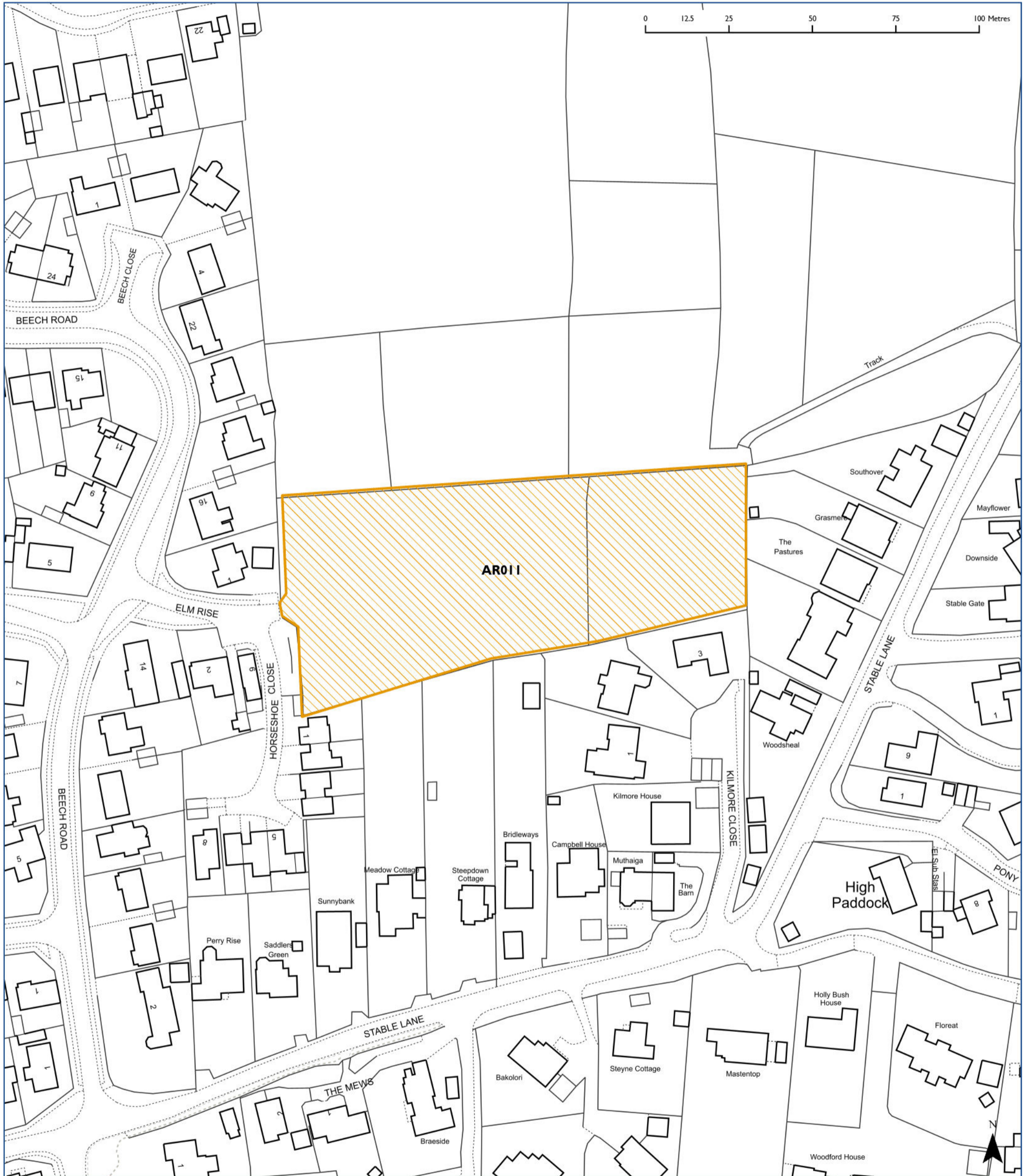
Achievability	Is the site achievable?
There is no reason to indicate why development on the site is not achievable.	
	Yes

Assessment Recommendation	Has Potential
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Reason for Rejection
Not applicable.

Site Area (ha)	Estimated Yield
0.73	16 dwellings

0-5 years	6-10 years	11-15 years
X		



 Has Potential

South Downs Land Availability Assessment Site Assessment Proforma

REF: AR018	Site Name: Soldiers Field House
Settlement	Findon
Parish	Findon
Ward	Angmering and Findon
District	Arun
County	West Sussex
Current Use	Residential Dwelling and Residential Garden Land
Proposed Use	Residential
Recent Source	2019 Planning Application

Landscape Assessment	Is the site suitable?
The site was previously assessed as having medium landscape sensitivity due to its previously developed land status. The views to the west are sensitive from the wider downland. Impacts on adjacent PRow and setting of Nephote Green.	
Suitability	Yes
The site is allocated in the adopted South Downs Local Plan under Policy SD70 and planning permission (ref. SDNP/19/01876/FUL) was allowed on appeal in February 2021 for the construction of 12 dwellings with public open space.	

Availability	Is the site available?
The site is available for development as confirmed by planning application ref. SDNP/19/01876/FUL which was allowed on appeal in February 2021.	
	Yes

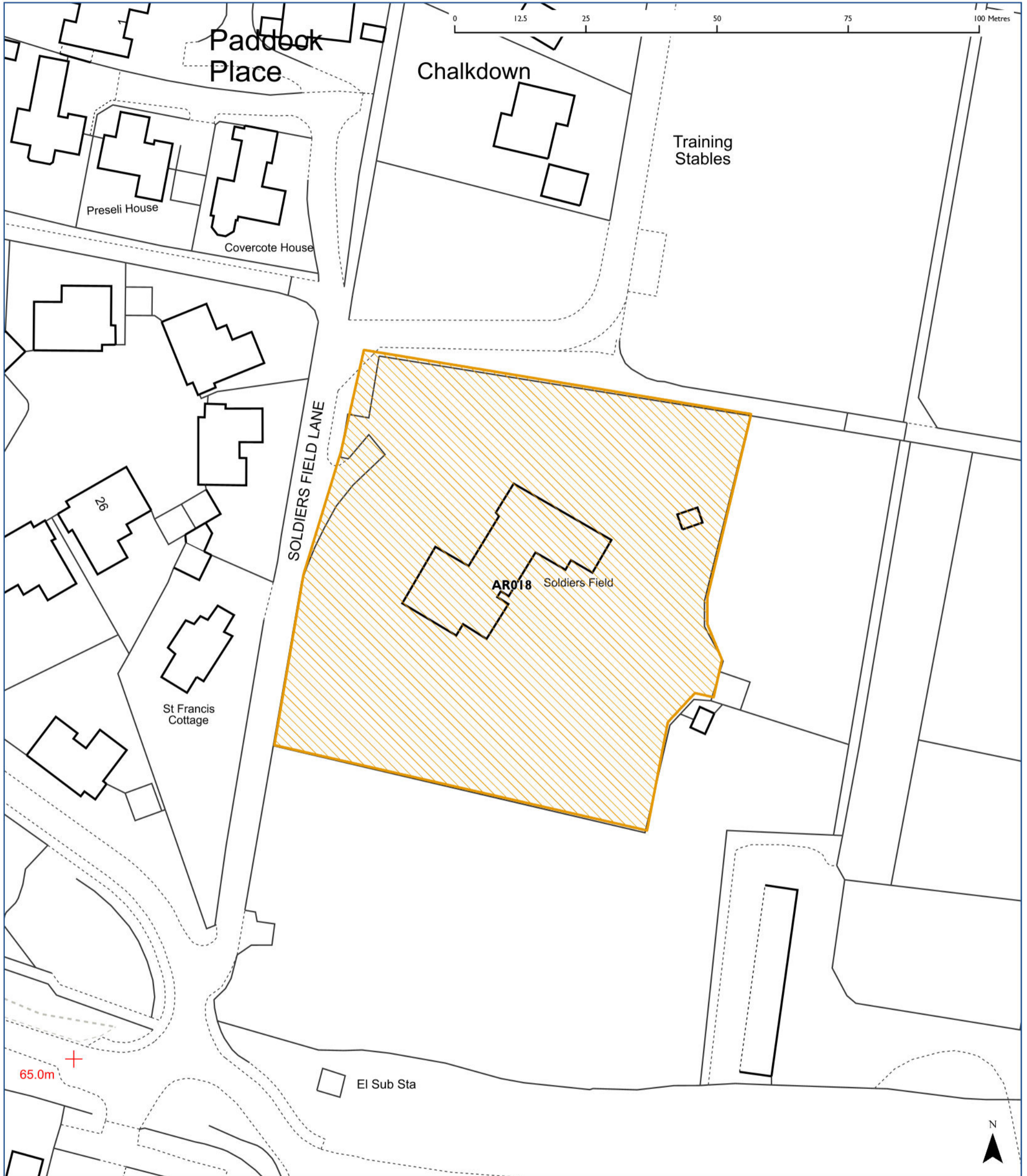
Achievability	Is the site achievable?
There is no reason to indicate why development on the site is not achievable.	
	Yes

Assessment Recommendation	Has Potential
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Reason for Rejection
Not applicable.

Site Area (ha)	Estimated Yield
0.6	12 dwellings

0-5 years	6-10 years	11-15 years
X		



 Has Potential

South Downs Land Availability Assessment Site Assessment Proforma

REF: AR022	Site Name: Land south of Findon (Wyatts Field), Nepcote Lane
Settlement	Findon
Parish	Findon
Ward	Angmering and Findon
District	Arun
County	West Sussex
Current Use	Equestrian
Proposed Use	Residential
Recent Source	2025 Regulation 18 consultation

Landscape Assessment	Is the site suitable?
The site has a high landscape sensitivity. The site retains many features and elements that are historic and is the last remaining open field in this part of the village. There is a sense of tranquillity in the environs of the site in the south and east on Nepcote including the historic assets on the eastern boundary. However, the western two thirds have potential for development, with a significant buffer to the conservation area in the east as this is at the highest point of the site.	
Suitability	Yes
The site is key in the setting of the Nepcote Conservation Area. Historic elements and features are retained in and around the immediate environs of the site. The landscape assessment is determined as high. However, the western two thirds of the site have potential for development with significant buffer to the conservation area. There is potential for joint funding with AR009 to provide new A24 crossing.	

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

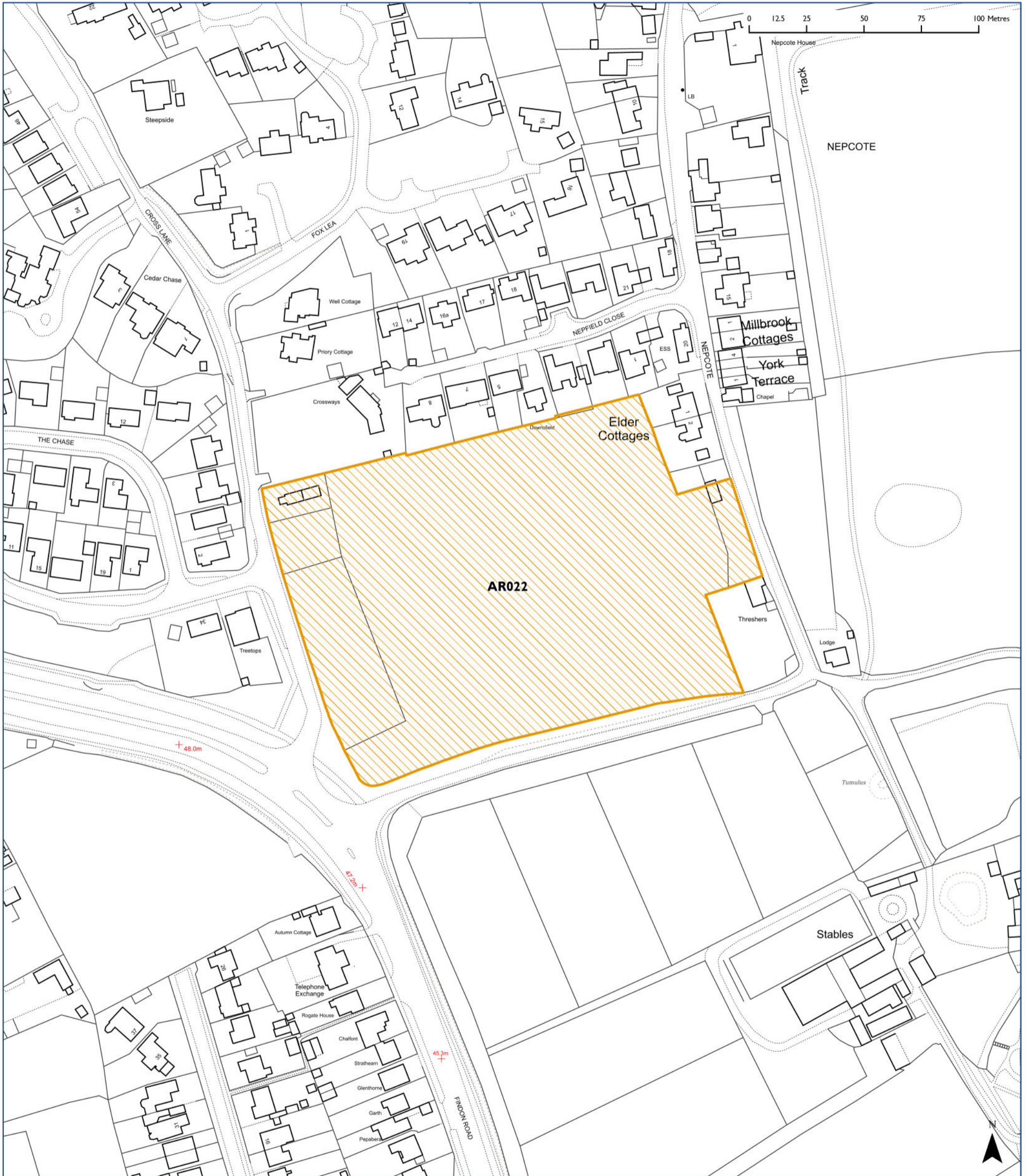
Achievability	Is the site achievable?
There is no reason to indicate why development on the site is not achievable.	Yes

Assessment Recommendation	Has Potential
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Reason for Rejection
Not applicable.

Site Area (ha)	Estimated Yield
2.4	20 dwellings

0-5 years	6-10 years	11-15 years
X		



 Has Potential

South Downs Land Availability Assessment Site Assessment Proforma

REF: AR068	Site Name: Land south of Soldiers Field House
Settlement	Findon
Parish	Findon
Ward	Angmering and Findon
District	Arun
County	West Sussex
Current Use	Agriculture
Proposed Use	Residential
Recent Source	2025 Regulation 18 consultation

Landscape Assessment	Is the site suitable?
The site has a low landscape sensitivity. The submitted LVIA concludes that the site would be a logical extension to the settlement from a landscape and visual perspective; and that there would be negligible landscape and visual impacts with positive impacts from additional planting to strengthen the shaw to the south and soften the edge of the site to the east.	
Suitability	Yes
This site is contained by a woodland shaw to the south, a substantial non-native hedgerow to the north, and stable buildings to the east. Access would be via an existing entrance onto Soldiers Field Lane. Development would have a limited impact on the landscape and significance of the adjacent conservation area, and would feel like a natural extension / infill to the settlement of Findon.	

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

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

Assessment Recommendation	Has Potential
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Reason for Rejection
Not applicable.

Site Area (ha)	Estimated Yield
0.3	8 dwellings

0-5 years	6-10 years	11-15 years
X		



 Has Potential

South Downs Land Availability Assessment Site Assessment Proforma

REF: AR069	Site Name: Former Castle Stables, Arundel Castle
Settlement	Arundel
Parish	Arundel
Ward	Arundel and Walberton
District	Arun
County	West Sussex
Current Use	Commercial Racing Stable
Proposed Use	Residential
Recent Source	2025 SDNPA Sites Search

Landscape Assessment	Is the site suitable?
The site is adjacent to Arundel Park SSSI and ancient woodland, and in the setting of Arundel Castle - a Scheduled Monument and Registered Park and Garden. The site is operated as a commercial racing stable. It comprises a courtyard of single and two storey stone stable buildings (one of which is Grade II listed) and a series of wooden stable structures.	
Suitability	Yes
The site is adjacent to ecological designations, within the setting of heritage assets, and within 5km of the Arun Valley SAC, SPA and Ramsar Site. The site is allocated in the made Arundel NDP under Policy 4(ii) for residential redevelopment subject to: a historic buildings analysis to support the proposed number of dwellings; demonstration that commercial uses for the stables are no longer viable; and a sequential assessment to demonstrate new build elements cannot be achieved in a more appropriate location.	

Availability	Is the site available?
The site is allocated in the made Arundel NDP and is understood to be available.	Yes

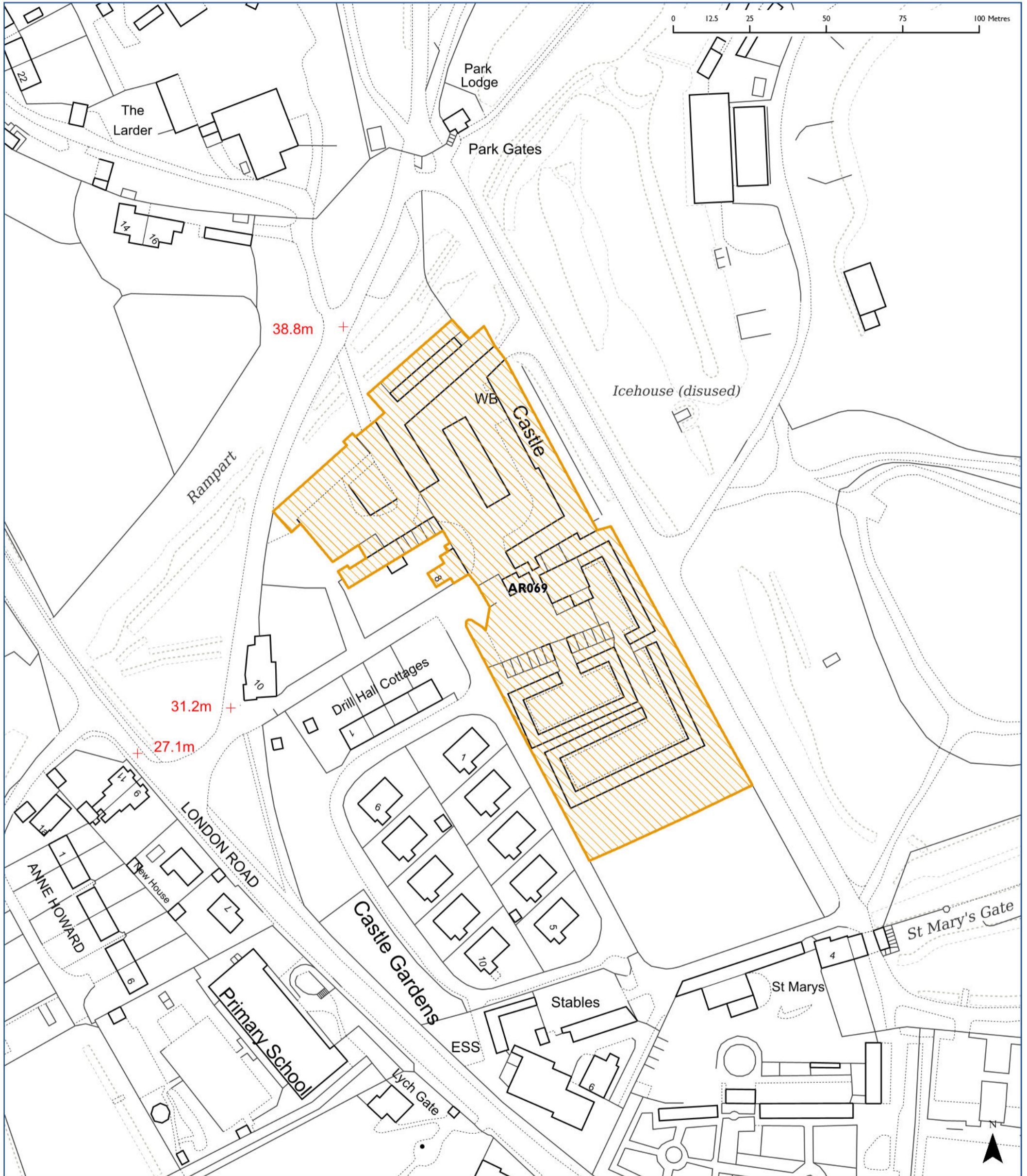
Achievability	Is the site achievable?
There is no reason to indicate why development on the site is not achievable.	Yes

Assessment Recommendation	Has Potential
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Reason for Rejection
Not applicable.

Site Area (ha)	Estimated Yield
1.05	12 dwellings

0-5 years	6-10 years	11-15 years
	X	



 Has Potential

South Downs Land Availability Assessment Site Assessment Proforma

REF: CH003	Site Name: Land east of Coombe Crescent
Settlement	Bury
Parish	Bury
Ward	Fittleworth
District	Chichester
County	West Sussex
Current Use	Agriculture
Proposed Use	Residential
Recent Source	2025 Regulation 18 consultation

Landscape Assessment	Is the site suitable?
The site is considered to have a medium-to-high landscape sensitivity due to the contribution it makes to the setting of the village when approaching from the south, as well as its proximity to the conservation area and a local wildlife site. The site is part of the transition between recent development to the west and a more dispersed character to the east. The site could be visible from higher parts of A29 and development may impact on the PRow network and its users.	
Suitability	Yes (In part)
The site is in a mineral consultation area for chalk. The north east area is in the conservation area and there are three listed buildings adjacent to the site (to the north). The south and east areas are within Flood Zone 2 and 3. In addition, there are two PRowS, one of which crosses diagonally through the site. Given the above, only part of the site (the north-west corner) may be suitable.	

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

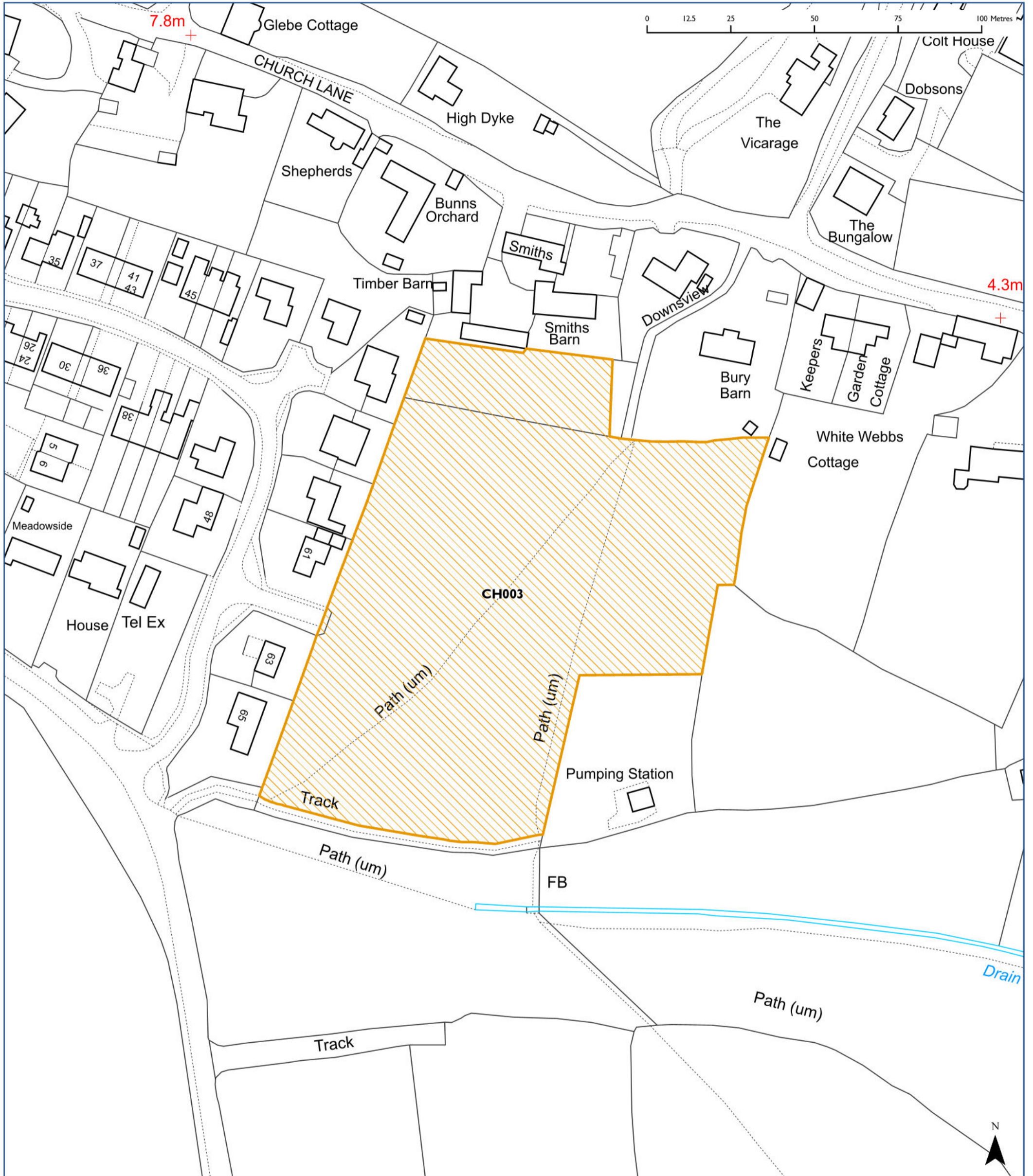
Achievability	Is the site achievable?
There is no reason to indicate why development on the site is not achievable, although issues regarding flood risk will need to be addressed.	Yes

Assessment Recommendation	Has Potential
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Reason for Rejection
Not applicable.

Site Area (ha)	Estimated Yield
1.35	15 dwellings

0-5 years	6-10 years	11-15 years
X		



 Has Potential

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

REF: CH004	Site Name: Land at Jolyons and Robin Hill, Old London Road
Settlement	Bury
Parish	Bury
Ward	Fittleworth
District	Chichester
County	West Sussex
Current Use	Residential Garden Land
Proposed Use	Residential
Recent Source	2015/16 SHLAA

Landscape Assessment	Is the site suitable?
The site has a medium-to-high landscape sensitivity due to its prominence and the potential for negative impacts on the conservation area (to the south and east), highway frontage, views to the scarp, and from gaining access to the site. The site is well screened and is accessed from the old London Road. It sits higher than the Street and development would need to ensure the tree boundary treatment is retained.	
Suitability	Yes
The site is in a mineral consultation area for chalk. The site is allocated in the Bury NDP under Policy 3 for a net increase of 6 dwellings and publicly accessible open space. The redevelopment of the site may also require the redevelopment and replacement of the existing dwelling(s).	

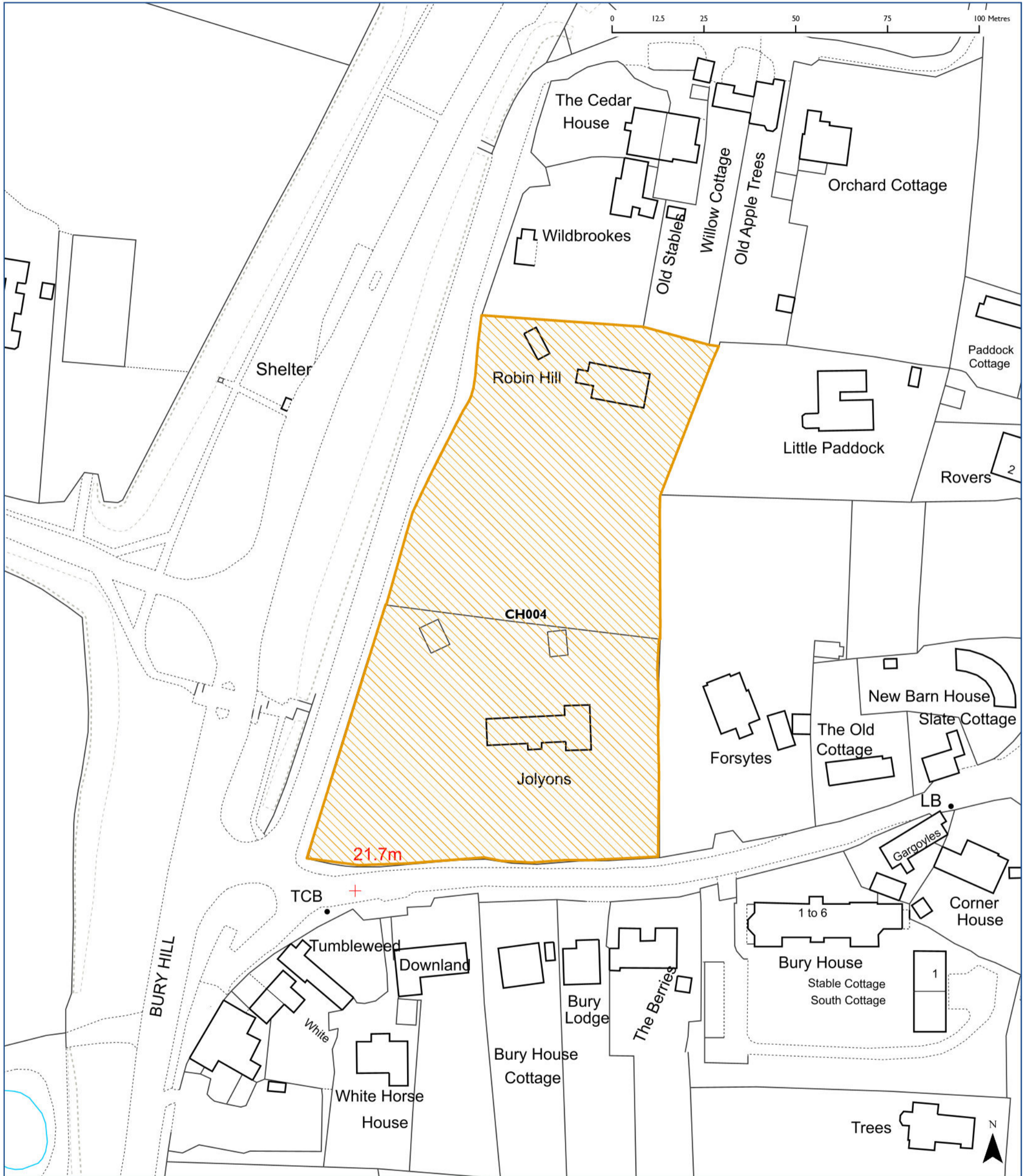
Availability	Is the site available?
The site is allocated in the Bury NDP and is understood to be available. A previous application for 3 dwellings on part of the site was withdrawn in October 2018 – see ref. SDNP/18/04620/FUL.	Yes

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

Assessment Recommendation	Has Potential
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Reason for Rejection
Not applicable.

Site Area (ha)	Estimated Yield	0-5 years	6-10 years	11-15 years
1.10	6 (net) dwellings		X	



 Has Potential

South Downs Land Availability Assessment Site Assessment Proforma

REF: CH026	Site Name: Land at Hawksfold
Settlement	Fernhurst
Parish	Fernhurst
Ward	Fernhurst
District	Chichester
County	West Sussex
Current Use	Agriculture
Proposed Use	Residential
Recent Source	2025 Regulation 18 consultation

Landscape Assessment	Is the site suitable?
The site has high landscape sensitivity due to historic assart fieldscape qualities and adjacent ancient woodland. The site is enclosed and with limited views.	
Suitability	Yes
The site is within a mineral consultation area for brick clay and is within the zones for Ebernoe Common SAC and Singleton & Cocking Tunnels SAC. The site is within a WSCC Historic Parkscape. There is ancient woodland adjacent to the north and south of the site, and an area Tree Protection Order is located to the north of the site. There is a watercourse and its riparian corridor at the south-west boundary. The site may be capable of accommodating small-scale, well-designed development subject to sufficient buffer for the ancient woodland to the south-east portion of the site and the riparian corridor at the south-west of the site, taking into account flood risk. Access to the site is via a narrow lane of rural and distinctive character which limits the capacity of the site. The route is also a footpath and so design should prioritise pedestrians. Access into the field would be better suited in the eastern corner. Any development should be well related and respond to the loose knit character of built form along the lane.	

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

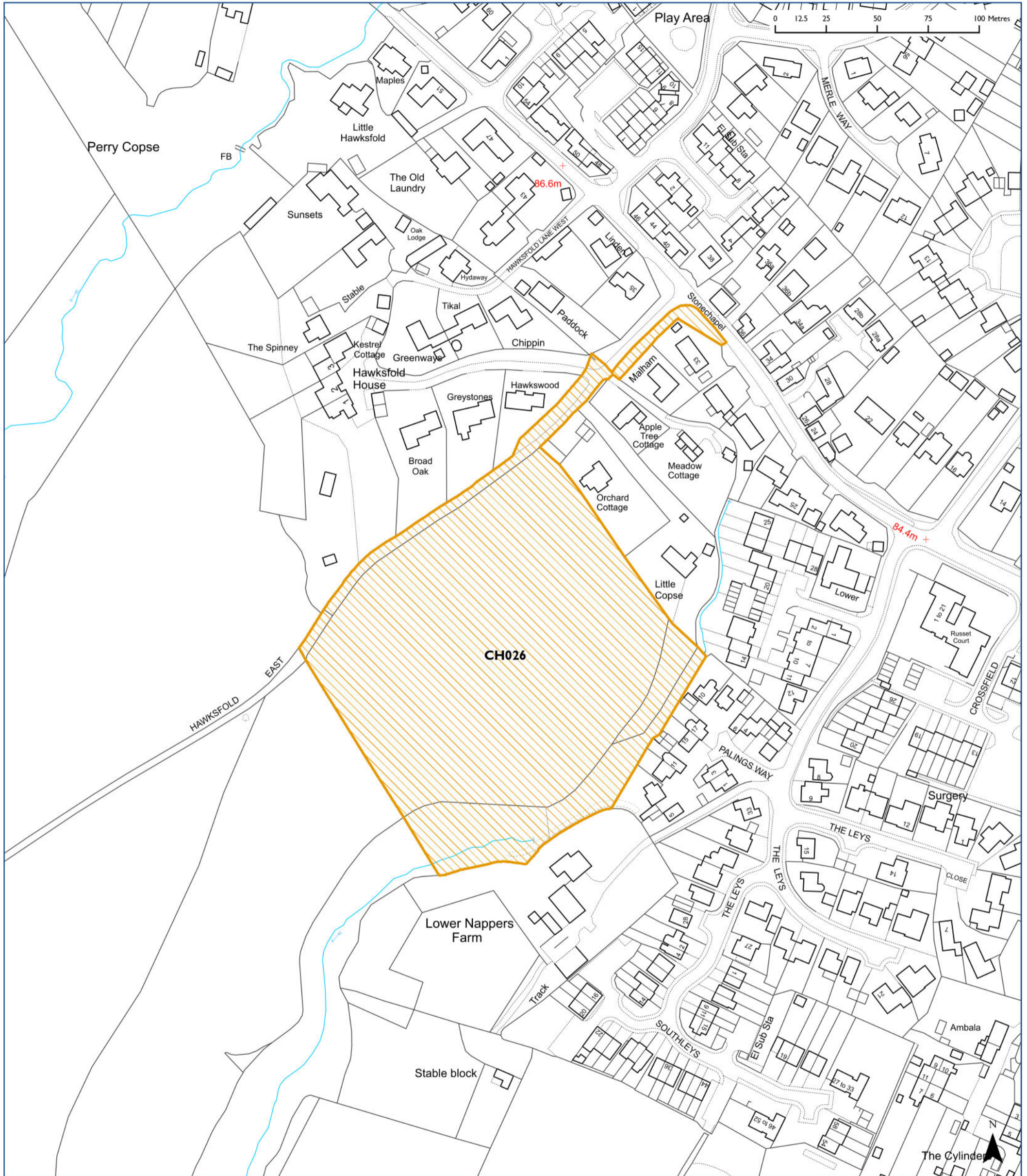
Achievability	Is the site achievable?
There is no reason to indicate why development on the site is not achievable, subject to suitable access being demonstrated.	
	Yes

Assessment Recommendation	Has Potential
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Reason for Rejection
Not applicable.

Site Area (ha)	Estimated Yield
2.21	7 dwellings

0-5 years	6-10 years	11-15 years
X		



 Has Potential

South Downs Land Availability Assessment Site Assessment Proforma

REF: CH032	Site Name: Land at Fleet Cottage, The Fleet
Settlement	Fittleworth
Parish	Fittleworth
Ward	Fittleworth
District	Chichester
County	West Sussex
Current Use	Paddock
Proposed Use	Residential
Recent Source	2015/16 SHLAA

Landscape Assessment	Is the site suitable?
The site has a medium landscape sensitivity. It is well screened due to tree cover and topography. The site is sensitive to views from Fittleworth Common. This could be affected by urbanisation or excessive development of the site which would be inconsistent with the existing semi-rural and smallholder style dwelling.	
Suitability	Yes
The site is in a mineral consultation area for soft sand. The site is allocated in the Fittleworth NDP for the delivery of 6 dwellings – see NDP Policy FITT8.	

Availability	Is the site available?
The site is allocated in the Fittleworth NDP and is understood to be available.	
	Yes

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

Assessment Recommendation	Has Potential
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Reason for Rejection
Not applicable.

Site Area (ha)	Estimated Yield
0.69	6 dwellings

0-5 years	6-10 years	11-15 years
	X	



 Has Potential

South Downs Land Availability Assessment Site Assessment Proforma

REF: CH069	Site Name: Holmbush Caravan Park
Settlement	Midhurst
Parish	Midhurst
Ward	Midhurst
District	Chichester
County	West Sussex
Current Use	Former Caravan Site, Pond and Woodland
Proposed Use	Residential
Recent Source	2019 South Downs Local Plan

Landscape Assessment	Is the site suitable?
The site has an unusual history which makes it previously development land. It has a medium landscape sensitivity as it has inherent landscape character qualities and potential heathland opportunities.	
Suitability	Yes
The site is allocated in the adopted South Downs Local Plan under Policy SD79. The site is constrained by flood zone and protected tree cover. The remaining previously developed area is considered to be suitable for residential development, dependent on ecological sensitivities. The site has a medium landscape sensitivity and opportunities should be sought for enhancing landscape qualities including enhancement/creation of heathland.	

Availability	Is the site available?
The site is allocated in the adopted South Downs Local Plan under Policy SD79 and is understood to be available.	
	Yes

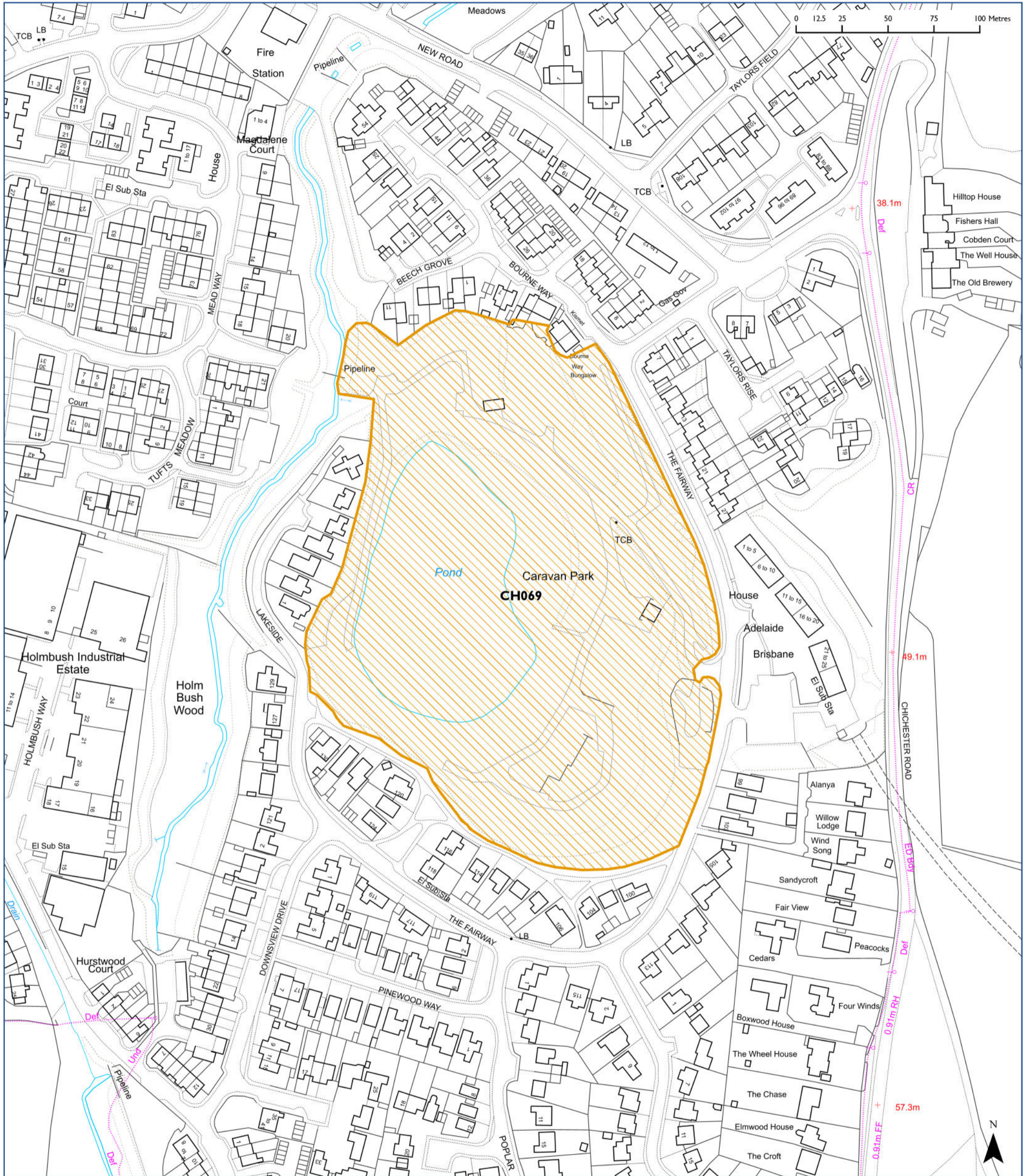
Achievability	Is the site achievable?
The site is constrained by flood zone and protected tree cover which will significantly reduce the developable area. However, overall, the site is considered to be achievable.	
	Yes

Assessment Recommendation	Has Potential
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Reason for Rejection
Not applicable.

Site Area (ha)	Estimated Yield
5ha	50 dwellings

0-5 years	6-10 years	11-15 years
	X	



 Has Potential

South Downs Land Availability Assessment Site Assessment Proforma

REF: CH074	Site Name: Land west of Valentines Lea
Settlement	Northchapel
Parish	Northchapel
Ward	Loxwood
District	Chichester
County	West Sussex
Current Use	Agriculture
Proposed Use	Residential
Recent Source	2025 Regulation 18 consultation

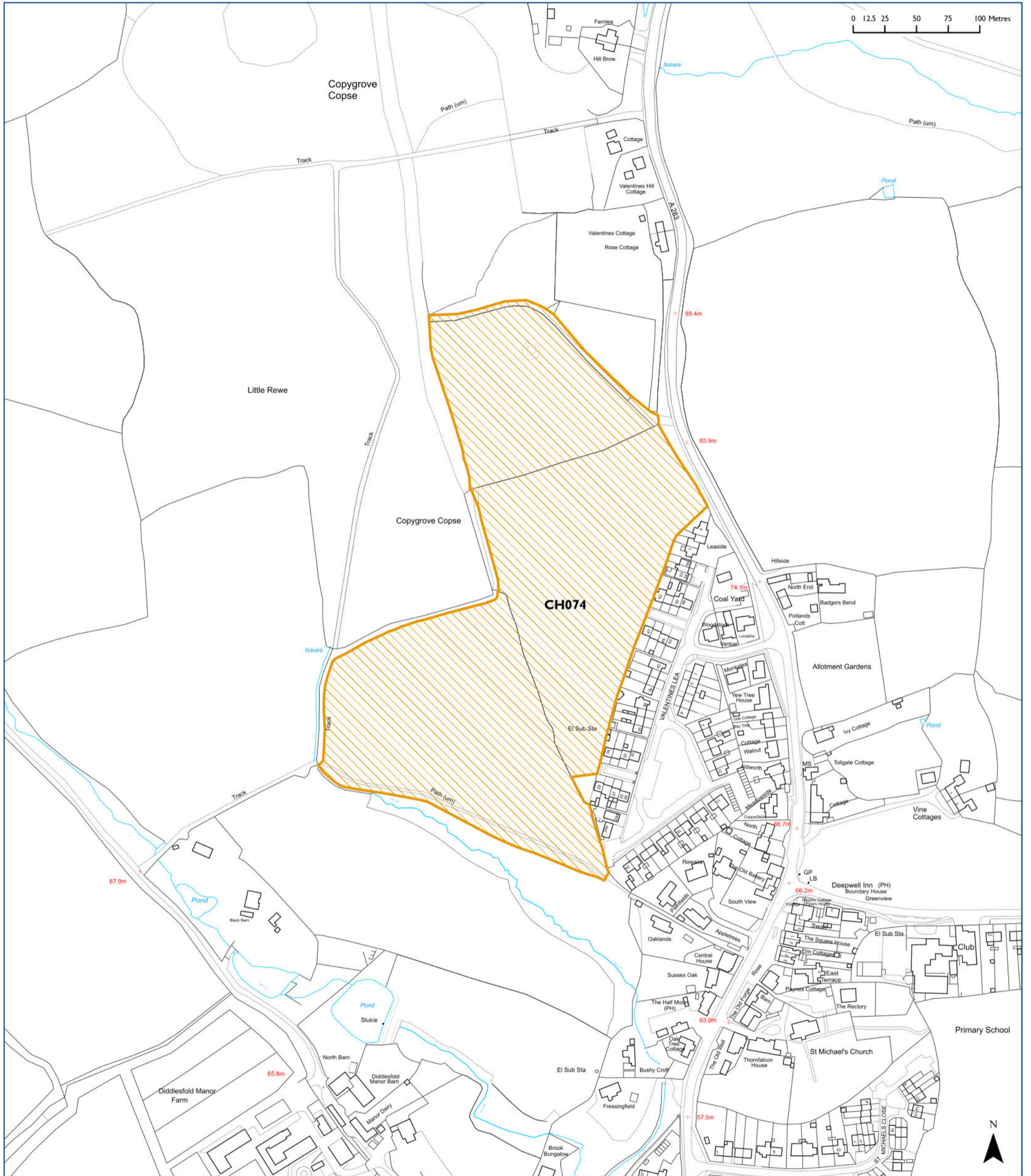
Landscape Assessment	Is the site suitable?
The site has a medium-to-high landscape sensitivity. It is visible in the landscape and is an assart fieldscape. It is on the settlement edge in a prominent location. The existing settlement edge is a detracting influence and would benefit from green infrastructure which integrates it into the landscape in a more appropriate manner.	
Suitability	Yes (In part)
The site totals 7.1ha. It is in a mineral consultation area for brick clay and within zones for The Mens SAC and Ebernoe Common SAC. The site is adjacent to ancient woodland and a local wildlife site to the north. A narrow area of surface water flood risk bisects the site parallel to the A283. The site is considered to be suitable for a sensitively located and well-designed development that addresses the landscape points raised above, providing a more sensitive edge of settlement and with a buffer to the ancient woodland. Development should relate closely with the existing development, located in the 2.5ha “central” field, immediately east of Valentines Lea, with the remainder of the site to provide an appropriate settlement edge and buffer to the ancient woodland, with potential for open space including biodiversity net gain provision. Preferred access to the site would be via Valentines Lea, although not from the south end due to proximity to ancient woodland and protected trees. This access point might be better suited to non-motorised users. Gaining access via the A283 would need further assessment to see if this could be safely achieved due to the bend in the road at this location.	

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

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

Assessment Recommendation	Has Potential
Reason for Rejection	Not applicable.

Site Area (ha)	Estimated Yield	0-5 years	6-10 years	11-15 years
7.1	25 dwellings	X		



 Has Potential

South Downs Land Availability Assessment Site Assessment Proforma

REF: CH088	Site Name: Land east of Hampers Common Industrial Estate
Settlement	Petworth
Parish	Petworth
Ward	Petworth
District	Chichester
County	West Sussex
Current Use	Agriculture
Proposed Use	Employment
Recent Source	2015/16 SHLAA

Landscape Assessment	Is the site suitable?
The site has a low landscape sensitivity. It is well contained within surrounding development and appropriate screening through supplementing the existing hedgerows would be consistent with local landscape character.	
Suitability	Yes
The site is in a mineral consultation area for clay. The site is located to the rear of a small industrial estate and is allocated in the Petworth NDP for employment development under Policy WS4.	

Availability	Is the site available?
The site is allocated in the Petworth NDP and is understood to be available.	
	Yes

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

Assessment Recommendation	Has Potential
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Reason for Rejection
Not applicable.

Site Area (ha)	Estimated Yield	0-5 years	6-10 years	11-15 years
1.2	4800sqm employment floorspace		X	X



Path (um)



 Has Potential

South Downs Land Availability Assessment Site Assessment Proforma

REF: CH089	Site Name: Land south of Herbert Shiner School
Settlement	Petworth
Parish	Petworth
Ward	Petworth
District	Chichester
County	West Sussex
Current Use	Agriculture
Proposed Use	Residential
Recent Source	2025 Regulation 18 consultation

Landscape Assessment	Is the site suitable?
The site currently has a high landscape sensitivity, but this is likely to change as a result of the existing NDP allocation to the west. The site is on the south facing slopes of the upper Rother Valley, comprising the eastern part of an arable field. The western part is allocated for development in the Petworth NDP. The site bounds Grove Lane to the east. Grove Lane is rural in character with mature hedgerows and banks blocking views into the site other than at the field entrance adjacent to Soanes, a Grade II listed building to the south-east.	
Suitability	Yes
The proposed site would be accessed via the existing NDP allocation to the west onto Station Road. There is no physical demarcation on the ground between the NDP allocation and this proposed extension, and it is considered that extending development eastwards will not significantly increase its impact provided a sufficient buffer of open space / biodiversity net gain is retained between the development and Grove Lane and the listed building of Soanes.	

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

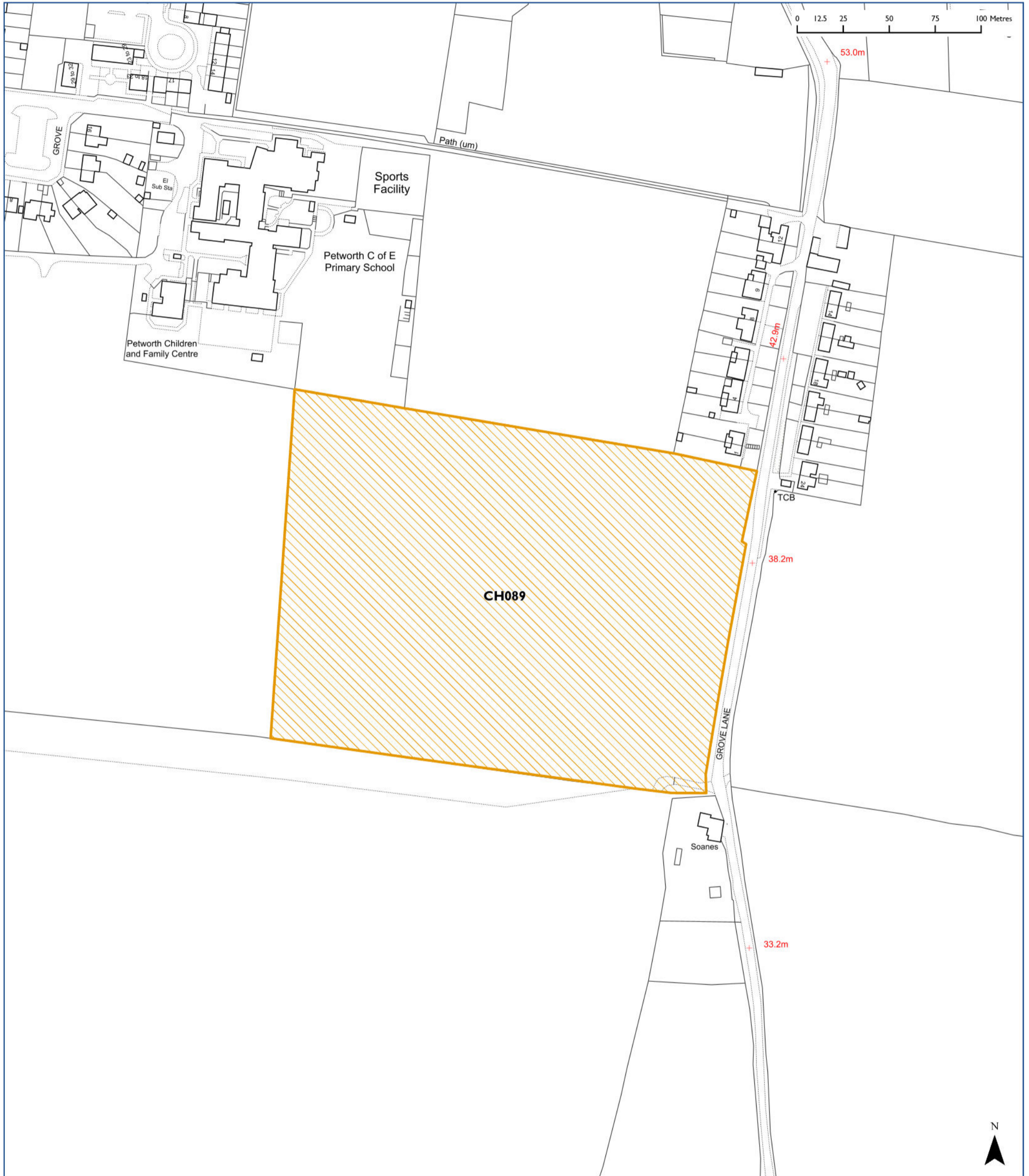
Achievability	Is the site achievable?
There is no reason to indicate why development on the site is not achievable.	Yes

Assessment Recommendation	Has Potential
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Reason for Rejection
Not applicable.

Site Area (ha)	Estimated Yield
4.5	75 dwellings

0-5 years	6-10 years	11-15 years
	X	



 Has Potential

South Downs Land Availability Assessment Site Assessment Proforma

REF: CH094	Site Name: Square Field
Settlement	Petworth
Parish	Petworth
Ward	Petworth
District	Chichester
County	West Sussex
Current Use	Greenfield
Proposed Use	Residential
Recent Source	2015/16 SHLAA

Landscape Assessment	Is the site suitable?
The site has a medium landscape sensitivity. It is well concealed and existing trees are important to retain for screening.	
Suitability	Yes
The site is in a mineral consultation area for building stone. The site is well located within the existing settlement in an accessible location for services and facilities. The site is allocated in the Petworth NDP under Policies H1 and H6 for 30 dwellings and planning permission (ref. SDNP/21/03905/FUL) for 32 dwellings was approved in May 2025. The above have established the principle and quantum of development, respectively.	

Availability	Is the site available?
The site is available for development as confirmed by planning permission ref. SDNP/21/03905/FUL.	Yes

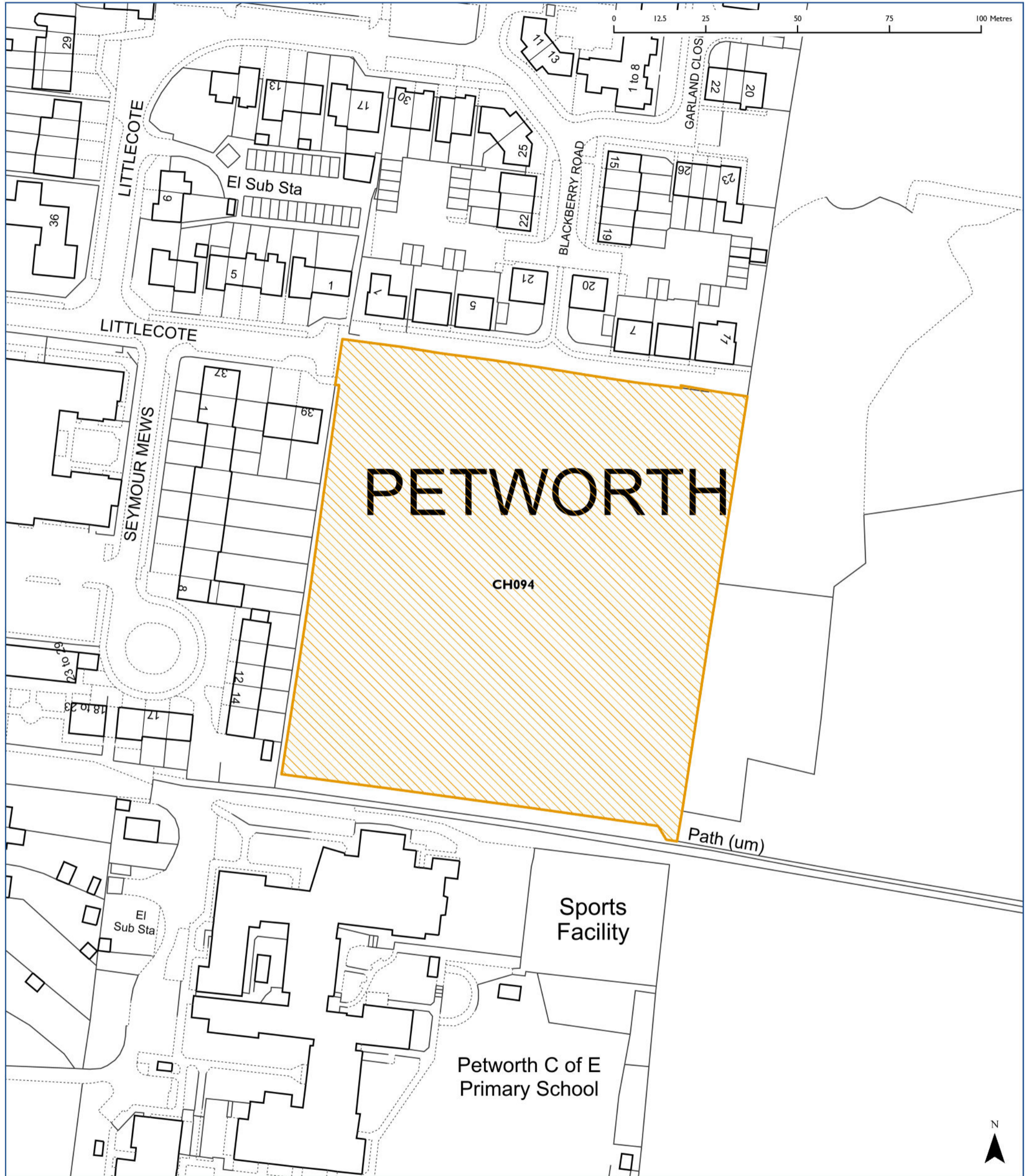
Achievability	Is the site achievable?
There is no reason to indicate why development on the site is not achievable.	Yes

Assessment Recommendation	Has Potential
----------------------------------	---------------

Reason for Rejection
Not applicable.

Site Area (ha)	Estimated Yield
1.25	32 dwellings

0-5 years	6-10 years	11-15 years
X		



 Has Potential

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

REF: CH096	Site Name: Land north of Northend Close
Settlement	Petworth
Parish	Petworth
Ward	Petworth
District	Chichester
County	West Sussex
Current Use	Agriculture
Proposed Use	Residential
Recent Source	2025 Regulation 18 consultation

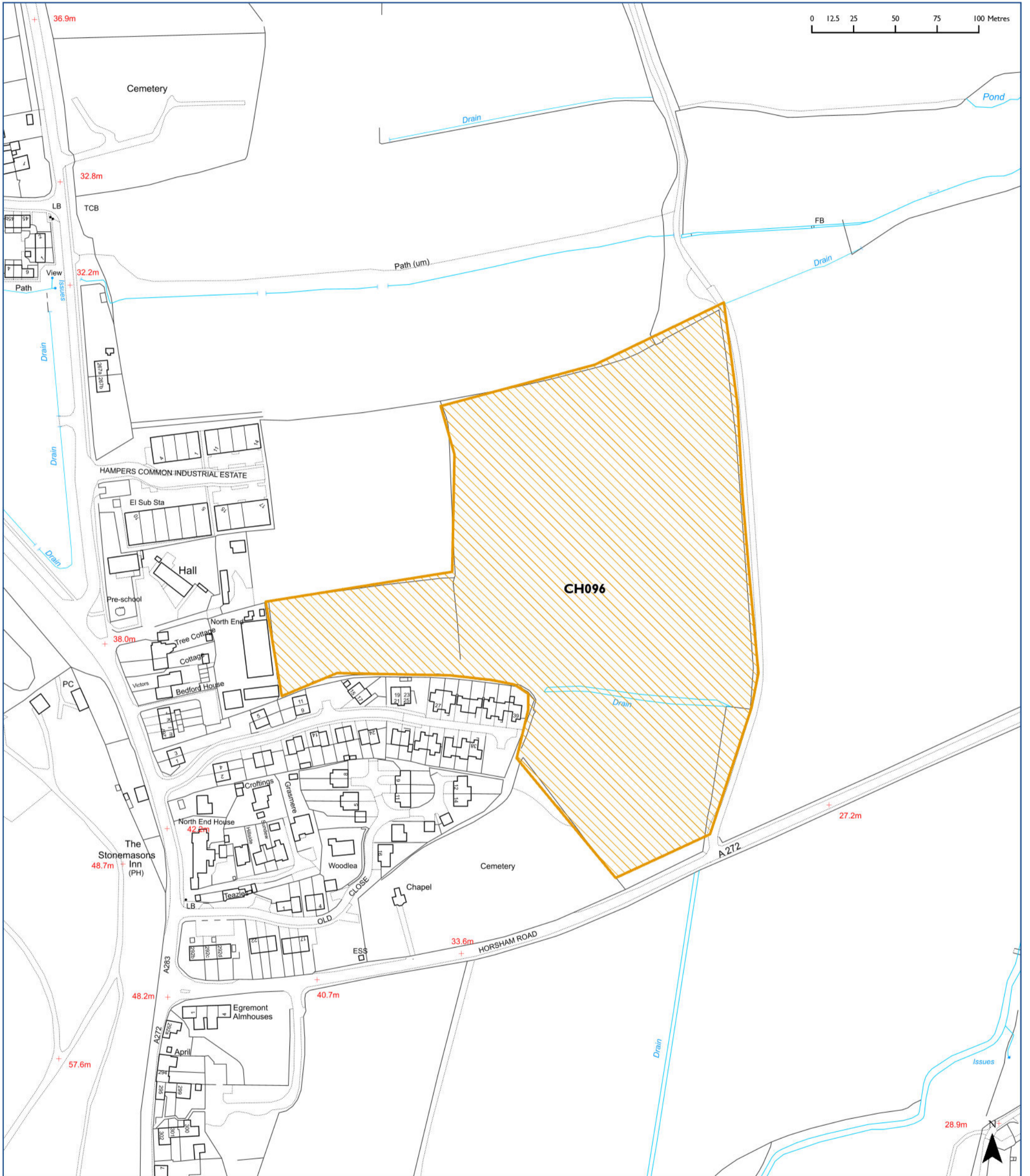
Landscape Assessment	Is the site suitable?
The larger eastern area has a high landscape sensitivity due to exposed views and the potential impact of development on landscape character and historic landscape character. The smaller western area (north of Northend Close) has a low-to-medium landscape sensitivity due to its containment within existing development with appropriate screening.	
Suitability	Yes (In part)
The site is in a mineral consultation area for building stone and clay. Only the field located immediately north of Northend Close (circa 0.6ha) is considered to be suitable for a sensitively designed development. This field is located next to existing employment areas and a site allocated for employment in the Petworth NDP. The remainder (the larger eastern area) is not suitable due to high landscape sensitivity and its location adjacent to a conservation area.	

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

Achievability	Is the site achievable?
The site is considered to be achievable. Several access points exist within the ownership and control of the landowner that are potentially suitable. This includes an existing access track directly into the site from the A283 from the west, and via the allocated employment site from the north. There is also the potential to gain access from the south via Northend Close albeit this is in third-party ownership.	Yes

Assessment Recommendation	Has Potential
----------------------------------	---------------

Reason for Rejection				
Not applicable.				
Site Area (ha)	Estimated Yield	0-5 years	6-10 years	11-15 years
5.15	18 dwellings	X		



 Has Potential

South Downs Land Availability Assessment Site Assessment Proforma

REF: CHI00	Site Name: Land south of Rothermead
Settlement	Petworth
Parish	Petworth
Ward	Petworth
District	Chichester
County	West Sussex
Current Use	Agriculture
Proposed Use	Residential
Recent Source	2022 Call for Sites

Landscape Assessment	Is the site suitable?
The site has a moderate landscape sensitivity due to its limited size and contained aspect adjacent to existing development. The settlement edge is sensitive in this location as existing houses can be seen as you enter Petworth from the south.	
Suitability	Yes
The site is visible in the middle ground of glimpsed views from the A285 upon entering the settlement. In views from the east, the site would be seen against the backdrop of existing development. The existing settlement edge consists of the rear boundaries of properties and is not robust as a result. Adjacent properties have views into and over the site to wider countryside. The site is allocated in the Petworth NDP under Policies H1 and H8 for 10 dwellings establishing the principle of development. The site's promotion during the 2022 Call for Sites, and the current planning application, suggest a lower quantum of 9 dwellings.	

Availability	Is the site available?
The site was promoted during the 2022 Call for Sites and the site is available for development as confirmed by planning application ref. SDNP/25/04030/FUL.	
	Yes

Achievability	Is the site achievable?
There is no reason to indicate why development on the site is not achievable. Policy H8 states that development should provide vehicular access either across the adjacent grain dryer site to Station Road or from the cul-de-sac of Rothermead through 11 Rothermead. Access via Station Road would require third-party land.	
	Yes

Assessment Recommendation	Has Potential
----------------------------------	---------------

Reason for Rejection
Not applicable.

Site Area (ha)	Estimated Yield
0.47	9 dwellings

0-5 years	6-10 years	11-15 years
	X	



 Has Potential

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

REF: CHI18	Site Name: Land at Loppers Ash
Settlement	South Harting
Parish	Harting
Ward	Harting
District	Chichester
County	West Sussex
Current Use	Agriculture
Proposed Use	Residential
Recent Source	2019 South Downs Local Plan

Landscape Assessment	Is the site suitable?
The site has a medium landscape sensitivity due to the views towards the chalk ridge and its edge of settlement location. A careful development with density to mirror existing and adjacent properties would not appear incongruent.	
Suitability	Yes
The site is allocated in the adopted South Downs Local Plan under Policy SD86. The site is considered suitable for small scale development. Archaeological investigation prior to development or during construction may be required.	

Availability	Is the site available?
The site is available for development as confirmed by planning application ref. SDNP/25/01692/FUL.	Yes

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

Assessment Recommendation	Has Potential
----------------------------------	---------------

Reason for Rejection
Not applicable.

Site Area (ha)	Estimated Yield
0.6ha	7 dwellings

0-5 years	6-10 years	11-15 years
X		



 Has Potential

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

REF: CHI22	Site Name: Land north of the Forge
Settlement	South Harting
Parish	Harting
Ward	Harting
District	Chichester
County	West Sussex
Current Use	Agriculture
Proposed Use	Residential
Recent Source	2023 Planning Application

Landscape Assessment	Is the site suitable?
The eastern area has a medium/high landscape sensitivity given that it is classed as a medieval fieldscape and is associated with a watercourse and Mill Lane in the South Harting Conservation Area. The western area has a medium landscape sensitivity and adjoins an existing property to the west.	
Suitability	Yes
The site is allocated in the adopted South Downs Local Plan under Policy SD87 and planning permission (ref. SDNP/23/02243/FUL) was granted in May 2025 for the construction of 5 dwellings.	

Availability	Is the site available?
The site is available for development as confirmed by planning permission ref. SDNP/23/02243/FUL and planning application ref. SDNP/25/02094/DCOND.	
	Yes

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

Assessment Recommendation	Has Potential
----------------------------------	---------------

Reason for Rejection
Not applicable.

Site Area (ha)	Estimated Yield
0.5ha	5 dwellings

0-5 years	6-10 years	11-15 years
X		



 Has Potential

South Downs Land Availability Assessment Site Assessment Proforma

REF: CHI23	Site Name: Stedham Sawmill
Settlement	Stedham
Parish	Stedham with Iping
Ward	Midhurst
District	Chichester
County	West Sussex
Current Use	Agriculture
Proposed Use	Residential
Recent Source	2025 Regulation 18 consultation

Landscape Assessment	Is the site suitable?
The site has a medium-to-high landscape sensitivity due to its important and sensitive location adjacent to Iping Common and limited connectivity to the settlement. The site offers potential for heathland regeneration.	
Suitability	Yes
The site is allocated in the adopted South Downs Local Plan under Policy SD88. The site is in a mineral consultation area for soft sand. The site is considered suitable for residential development of an appropriate design and density to take account of landscape and ecological sensitivities.	

Availability	Is the site available?
The site (with a revised red line) was promoted during the 2025 Regulation 18 public consultation and is available for development.	
	Yes

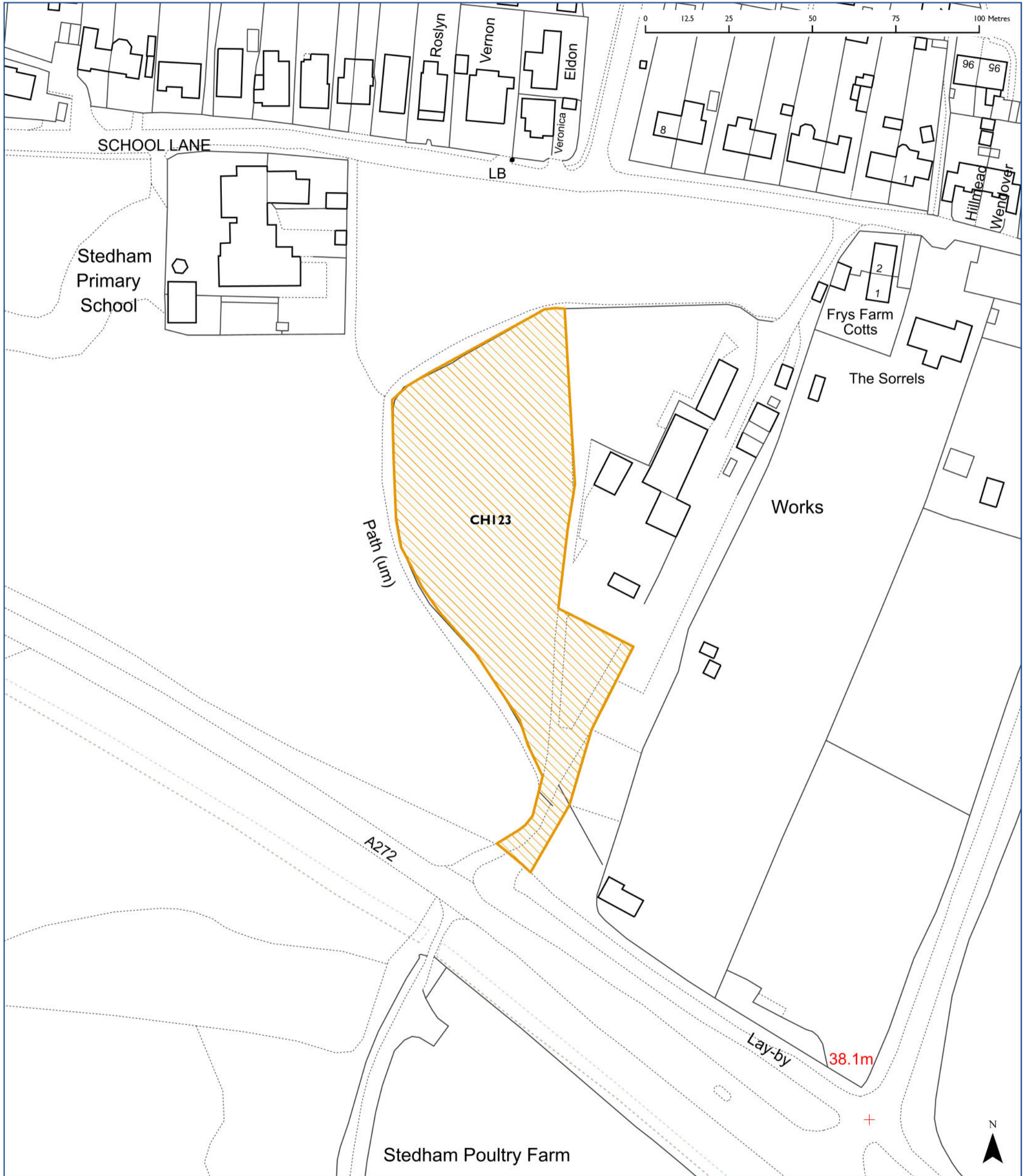
Achievability	Is the site achievable?
There is no reason to indicate why development on the site is not achievable.	
	Yes

Assessment Recommendation	Has Potential
----------------------------------	---------------

Reason for Rejection
Not applicable.

Site Area (ha)	Estimated Yield
0.47	16 dwellings

0-5 years	6-10 years	11-15 years
	X	



 Has Potential

South Downs Land Availability Assessment Site Assessment Proforma

REF: CHI33	Site Name: Land at the Fairway
Settlement	Midhurst
Parish	Midhurst
Ward	Midhurst
District	Chichester
County	West Sussex
Current Use	Car Park
Proposed Use	Residential
Recent Source	2022 Call for Sites

Landscape Assessment	Is the site suitable?
The site has a low landscape sensitivity due to restricted views and its status as previously developed land. The railway tunnel and existing trees are important context for the site.	
Suitability	Yes
The site is allocated in the adopted South Downs Local Plan under Policy SD80. The site is within 250m of a historic landfill site. The site is suitable for a well-designed development that relates well to the railway tunnel and retains and protects the existing trees and protected tree on site.	

Availability	Is the site available?
The site was promoted during the 2022 Call for Sites and the site is available for development as confirmed by application ref. SDNP/25/01089/PIP.	
	Yes

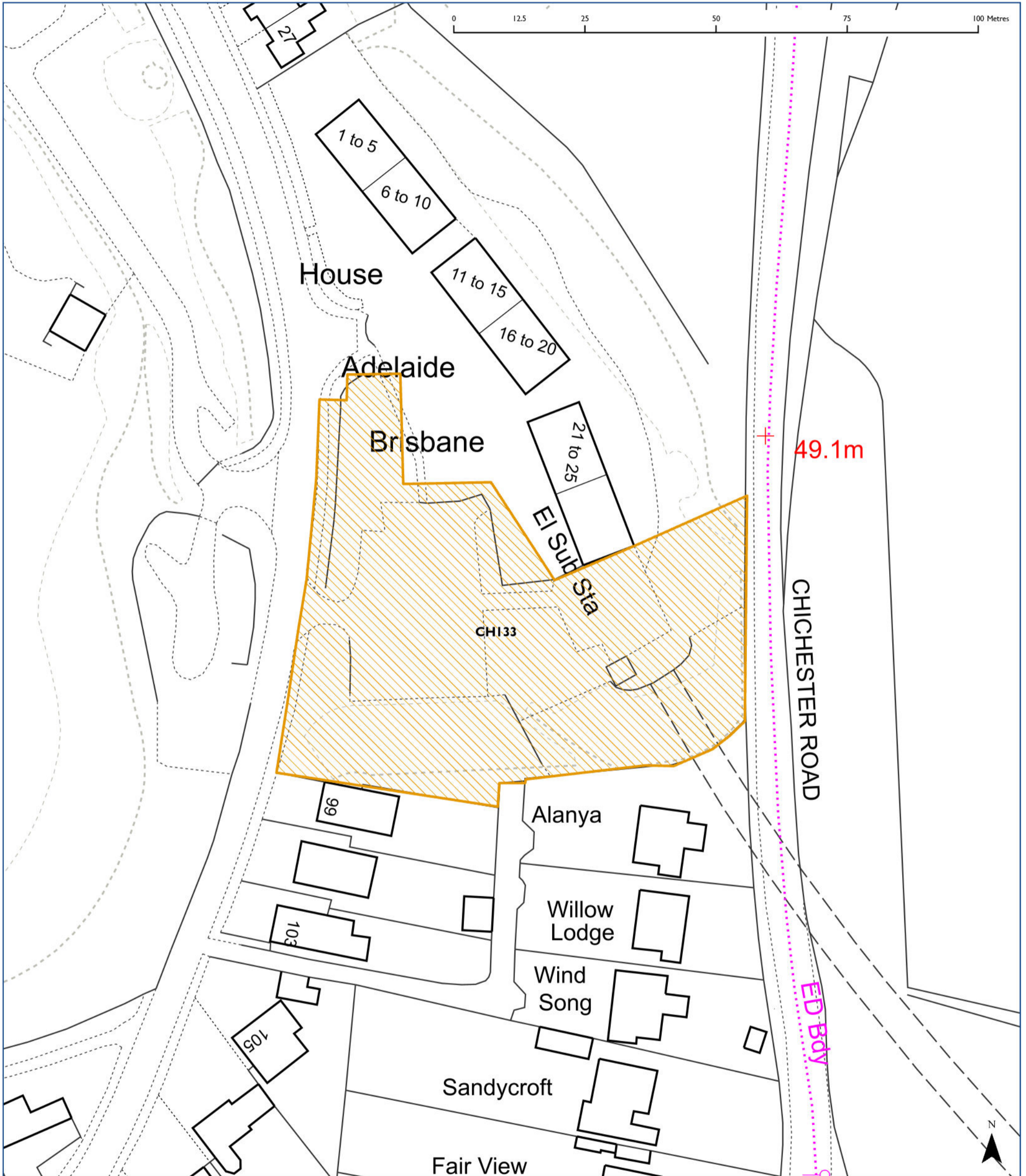
Achievability	Is the site achievable?
There is no reason to indicate why development on the site is not achievable.	
	Yes

Assessment Recommendation	Has Potential
----------------------------------	---------------

Reason for Rejection
Not applicable.

Site Area (ha)	Estimated Yield
0.1	9 dwellings

0-5 years	6-10 years	11-15 years
	X	



 Has Potential

South Downs Land Availability Assessment Site Assessment Proforma

REF: CHI47	Site Name: Midhurst Community Hospital and 1-2 Rotherfields Mews
Settlement	Easebourne
Parish	Easebourne
Ward	Easebourne
District	Chichester
County	West Sussex
Current Use	Non-Residential Institution
Proposed Use	Care Home
Recent Source	2025 Regulation 18 consultation

Landscape Assessment	Is the site suitable?
The site has a moderate landscape sensitivity primarily due to its status as previously developed land. The site does not relate well to the townscape due to its separation by trees/vegetation, bank and separate access drive, and to some degree has its own character from Easebourne.	
Suitability	Yes
The site consists of community hospital buildings which are deemed underutilised and expected to become surplus to operational requirements: Rotherfield Mews, two vacant buildings; areas of hardstanding; and an area of undeveloped land to the west which is in use as a communal garden area and a vacant patch of land. The hospital buildings consist of a much modernised and extended Victorian building with limited architectural value. Rotherfield Mews is a purpose-built modern building. The proposal would see the site redeveloped, whilst maintaining full access to the Riverbank GP Surgery, which is not included in the proposal. The site is bounded by mature trees and vegetation, extending into the site along the access road. There are a number of mature specimens on the area of land to the west of the hospital buildings used as a communal garden. The west and south boundary touch the edge of Flood Zones 2 and 3, with the River Rother and Rotherfield Pond beyond. This does not appear to significantly impact the developable area, with the remainder of the site in Zone 1. There is 1 in 100 and 1 in 1000 surface water flood risk at the entrance of the access track from the A286. The site is adjacent to the Midhurst Conservation Area, although the Conservation Area Appraisal notes the area is significant for its natural appearance and value to wildlife, rather than historic importance. The site is adjacent to a Site of Nature Conservation Interest (SNCI) and there are opportunities to support the betterment of the ecological network, and this should be explored. In conclusion, the site is not without constraints but is in a sustainable location with access to local services with public transport connectivity, with opportunities for biodiversity net gain and ecological betterment. The site is proposed for a 66-bed care home which is the equivalent of circa 35 C3 residential units.	

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

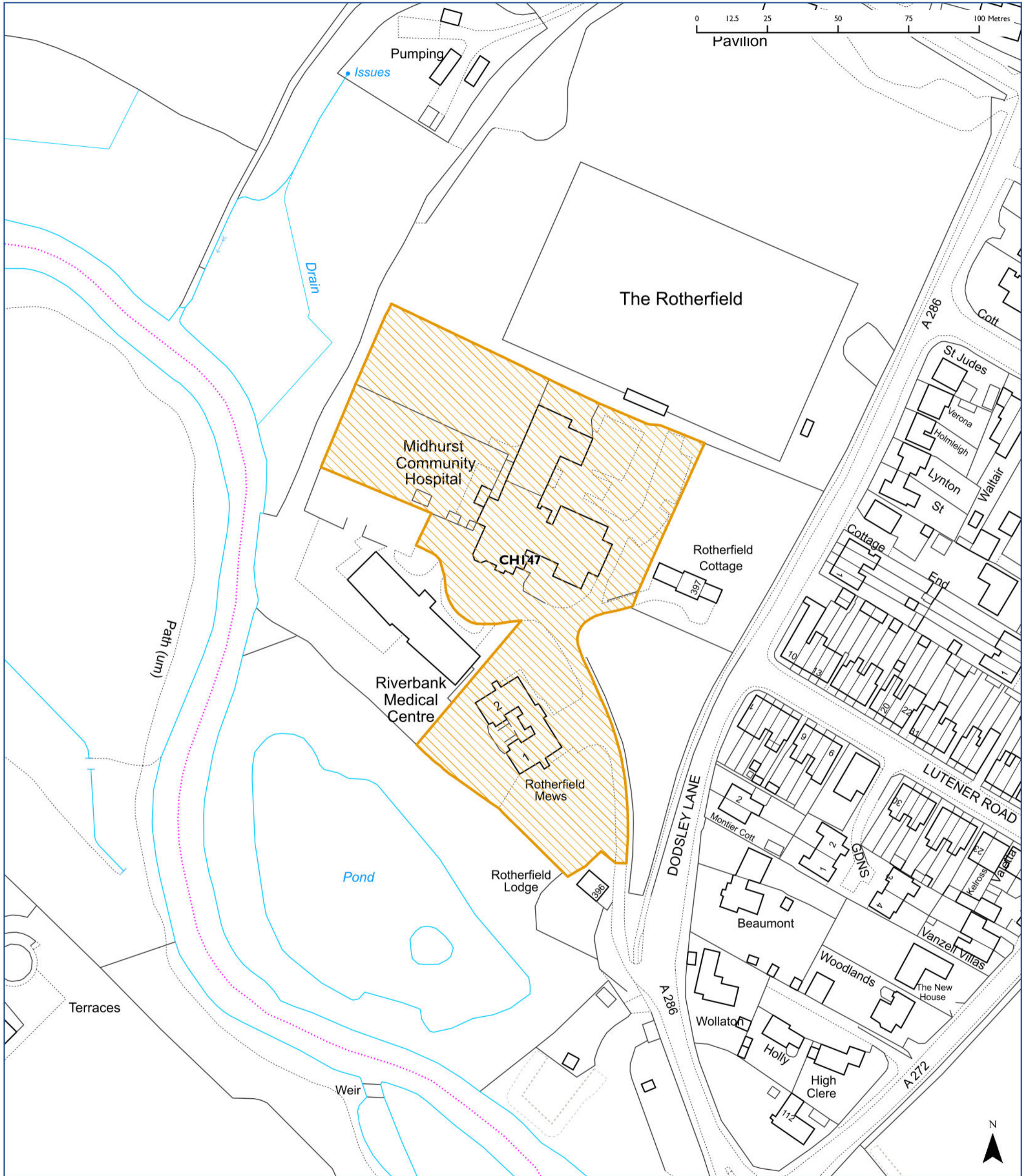
Achievability	Is the site achievable?
There is no reason to indicate why development of the site is not achievable, although the current site access is a narrow, single track, and mature tree lined access road with passing places, and this will require careful consideration.	Yes

Assessment Recommendation	Has Potential
----------------------------------	---------------

Reason for Rejection
Not applicable.

Site Area (ha)	Estimated Yield
1.2	66 bed care home

0-5 years	6-10 years	11-15 years
	X	



 Has Potential

South Downs Land Availability Assessment Site Assessment Proforma

REF: CHI48	Site Name: Church Farm Barns, Fordwater Road
Settlement	East Lavant
Parish	Lavant
Ward	Lavant
District	Chichester
County	West Sussex
Current Use	Agricultural Buildings
Proposed Use	Residential
Recent Source	2015/16 SHLAA

Landscape Assessment	Is the site suitable?
The site has a medium-to-high landscape sensitivity due to its edge of settlement and edge of Lavant Valley location, and its location within the conservation area. The site is previously developed land although the existing buildings are important to the context of the village and the site itself.	
Suitability	Yes
The site is in a mineral consultation area for sharp sand and gravel. The site is within a conservation area and is adjacent to a Grade II listed farmhouse. The 2025 update to the EA National Flood Map for Planning indicates that the site's frontage is within flood zone when taking into account climate change (2070-2125). There are also a couple of small pockets of surface water flood risk on site. The site is allocated in the Lavant NDP under Policy LNDP21 for 5 dwellings and so the principle of development has been established.	

Availability	Is the site available?
The site is allocated in the Lavant NDP and is understood to be available.	Yes

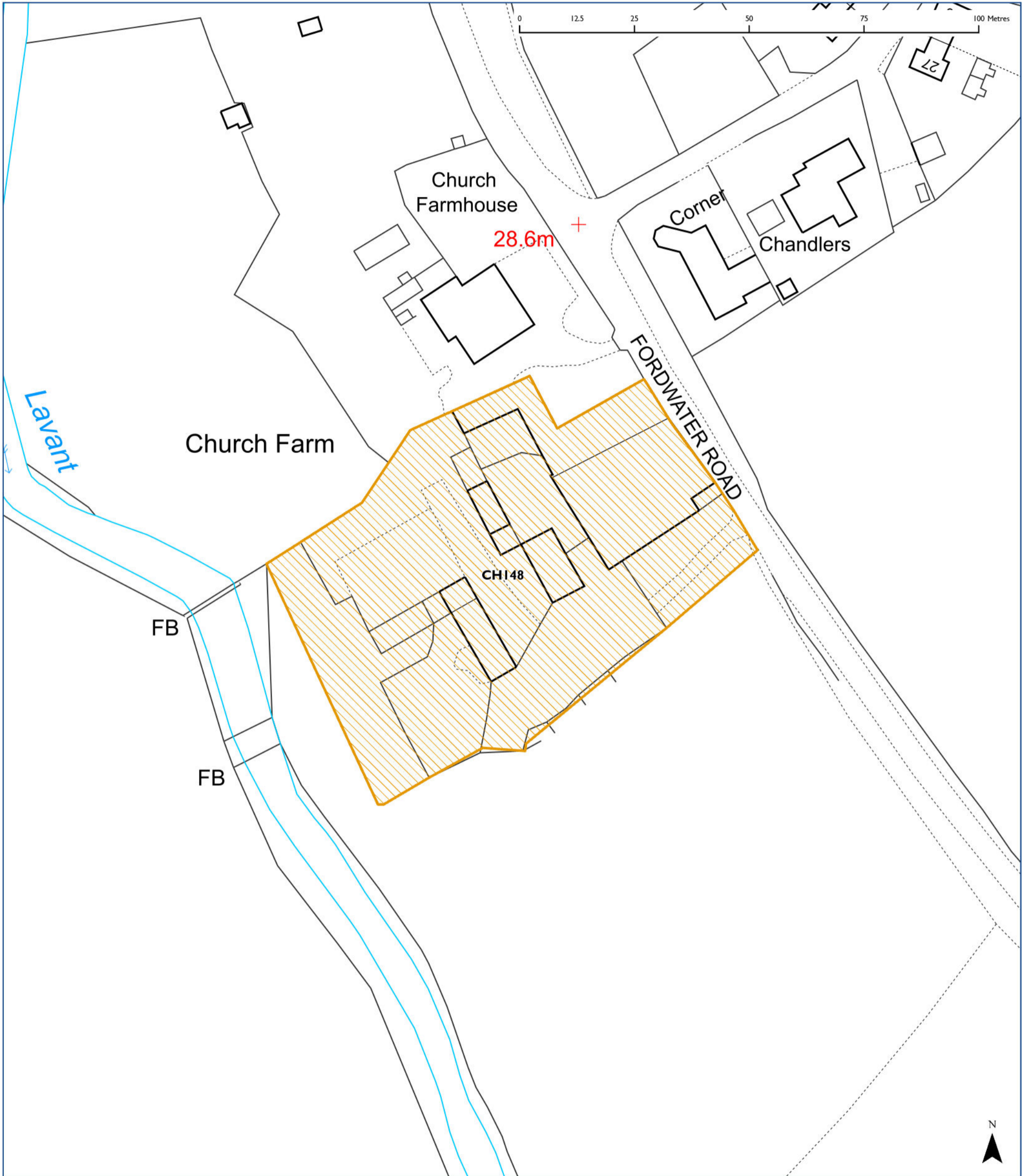
Achievability	Is the site achievable?
There is no reason to indicate why development on the site is not achievable.	Yes

Assessment Recommendation	Has Potential
----------------------------------	---------------

Reason for Rejection
Not applicable.

Site Area (ha)	Estimated Yield
0.5	5 dwellings

0-5 years	6-10 years	11-15 years
	X	



 Has Potential

South Downs Land Availability Assessment Site Assessment Proforma

REF: CHI59	Site Name: Former Syngenta Site, Midhurst Road
Settlement	-
Parish	Fernhurst
Ward	Fernhurst
District	Chichester
County	West Sussex
Current Use	Industrial, Storage and part Vacant/Derelict
Proposed Use	Residential and Commercial
Recent Source	2015/16 SHLAA

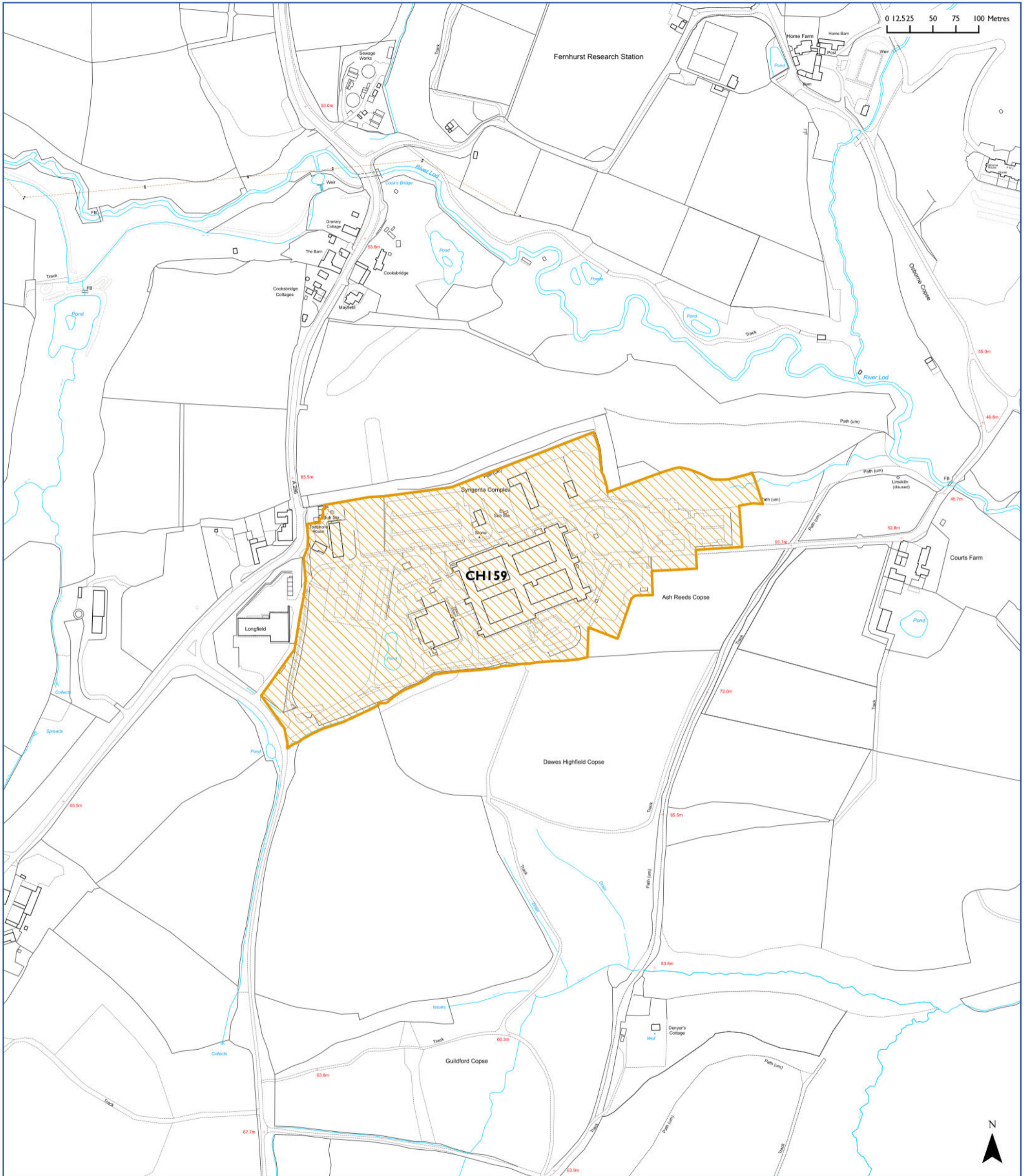
Landscape Assessment	Is the site suitable?
The site was developed as an army barracks at the end of WWII and redeveloped as the UK headquarters for ICI in the 1980s. There are a number of buildings on site (including pre-fabricated WWII structures, porta cabins and single storey workshops), the most prominent of which are the Highfield Office building (3-storeys in height) and the building known as the Pagoda (4-storeys in height). The site is contained within a landscaped setting and contains substantial areas of car parking and hardstanding. It is relatively well screened by existing mature trees and other vegetation. The site sits within Verdley Wood and is adjoined to the east and south by Ancient Woodland (Ash Reeds Copse and Dawes Highfield Copse). The site is also bound to the north by the Cooksbridge Meadow Nature Reserve.	
Suitability	Yes
The site is allocated for a sustainable mixed-use development in the Fernhurst NDP under Policy SA1. Planning permission was granted in October 2020 under ref. SDNP/19/00913/FUL for 210 dwellings and 233sqm floorspace for café, retail and community uses.	

Availability	Is the site available?
The site is available for development as confirmed by planning application ref. SDNP/19/00913/FUL (approved October 2020) of which a number of planning conditions were discharged in 2023.	
	Yes

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

Assessment Recommendation	Has Potential
Reason for Rejection	
Not applicable.	

Site Area (ha)	Estimated Yield	0-5 years	6-10 years	11-15 years
10.5	210 dwellings and 233sqm floorspace for café, retail and community uses	X	X	



 Has Potential

South Downs Land Availability Assessment Site Assessment Proforma

REF: CHI65	Site Name: Land east of Pitsham Lane
Settlement	Midhurst
Parish	Cocking
Ward	Midhurst
District	Chichester
County	West Sussex
Current Use	Agriculture
Proposed Use	Residential
Recent Source	2025 Regulation 18 consultation

Landscape Assessment	Is the site suitable?
The site has a high landscape sensitivity. As a whole, the site is a large and mostly open site at the southern edge of Midhurst. It has gently sloping topography. There is a lack of established southern boundary, and development of the southern area as submitted may appear intrusive and poorly connected. A potential benefit of some development would be to remediate the existing imposing settlement edge through appropriate and improved design and layout. It is noted that there is an historic field boundary consisting of a line of trees bisecting the area north-south.	
Suitability	Yes (In part)
The site is adjacent to the defined settlement boundary, is partly on a historic landfill site, and is in a mineral consultation area for soft sand. It is open and exposed to long distance views and local views from a bridleway adjacent to the west. The site is considered suitable for some development to the east of the central historic field boundary and adjacent to existing development to the north, with landscape-led design to address the current settlement boundary issues highlighted above. There is good potential for open space/biodiversity enhancement. The site is adjacent to ancient woodland and watercourse on the east boundary which would need a suitable buffer and sustainable drainage measures. There are a number of trees on site that should be retained. The site is within the 6.5km zone for Singleton & Cockings Tunnels SAC and the 12km zone for Ebernoe Common SAC. Vehicular access is poor along Pitsham Lane, and access along this bridleway should be avoided other than to non-motorised users.	

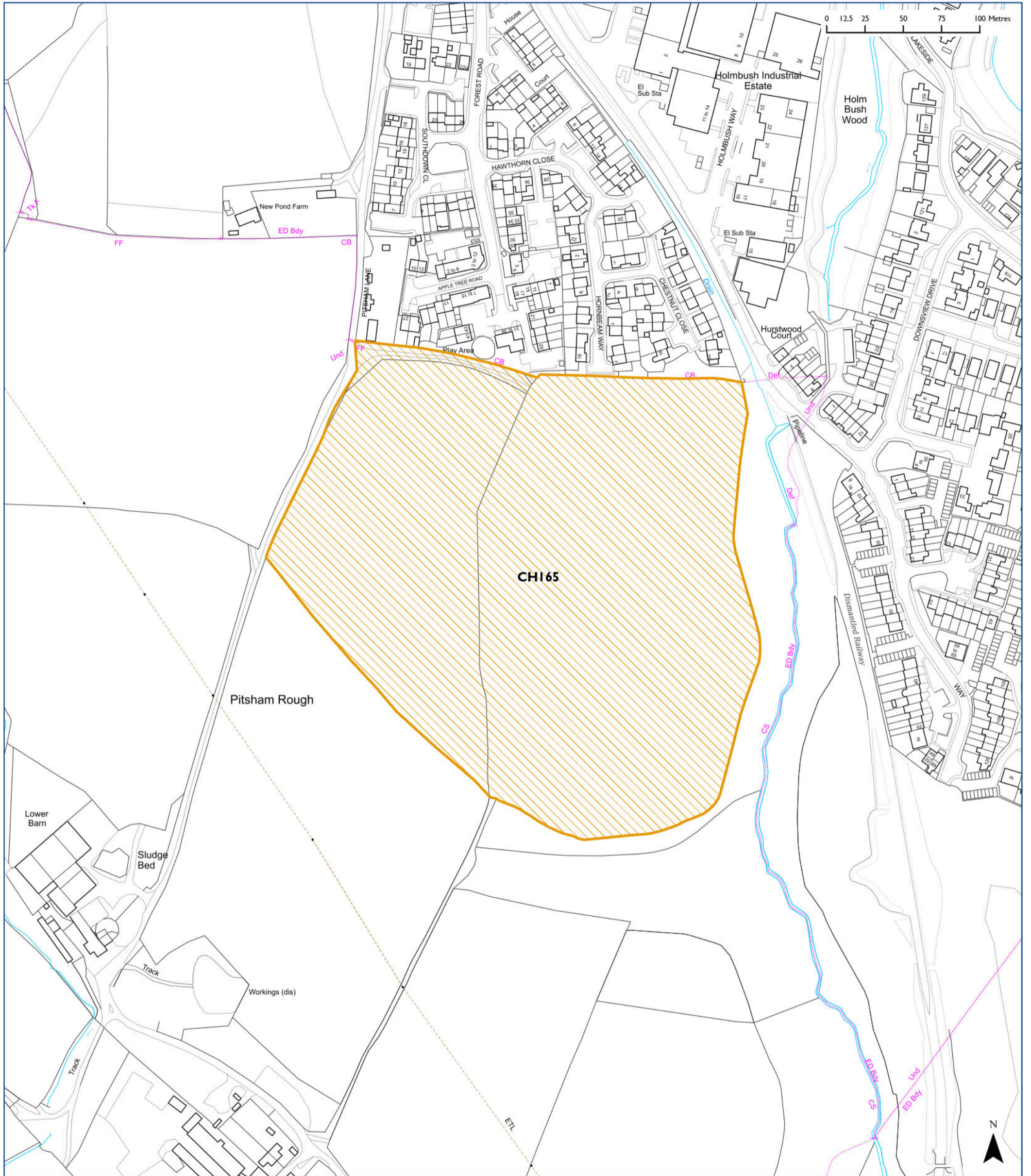
Availability	Is the site available?
The site was promoted during the 2025 Regulation 18 public consultation and is available for development.	Yes

Achievability	Is the site achievable?
There is no reason to indicate why development is not achievable. There may be options to connect through existing development or via Holmbush Way.	Yes

Assessment Recommendation	Has Potential
Reason for Rejection	
Not applicable.	

Site Area (ha)	Estimated Yield
7.7	50 dwellings

0-5 years	6-10 years	11-15 years
X		



 Has Potential

South Downs Land Availability Assessment Site Assessment Proforma

REF: CHI91	Site Name: Hillside Nursery, Bury Common
Settlement	Bury Common
Parish	Bury
Ward	Fittleworth
District	Chichester
County	West Sussex
Current Use	Former Nursery
Proposed Use	Residential and Commercial
Recent Source	2022 Call for Sites

Landscape Assessment	Is the site suitable?
The committee report for SDNP/21/05619/FUL explains that the layout and separation of domestic and commercial have a clear narrative and rationale based upon well-considered evidence. There are positive landscape-led aspects including the response to topography in built form and boundaries, the large area of hardstanding (yard), and the positive principles of green infrastructure and water management. Some of the design details depart from positive principles and include common contemporary elements that do not speak strongly enough of Bury.	
Suitability	Yes
The site is in a mineral consultation area for chalk. Planning permission was granted under ref. SDNP/21/05619/FUL for 7 dwellings and 7 commercial workspace suites in February 2023.	

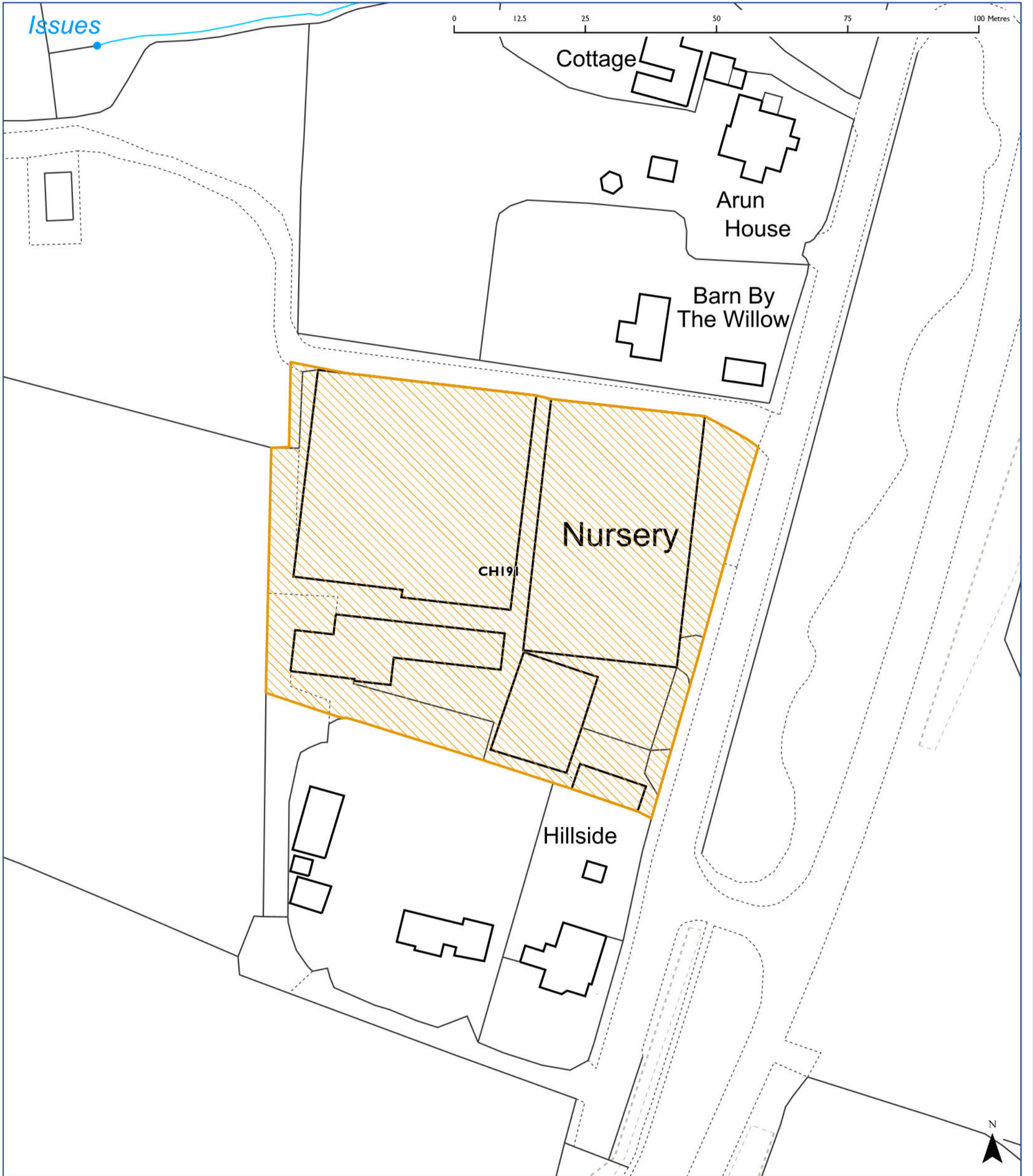
Availability	Is the site available?
The site is available for development as confirmed by planning application ref. SDNP/21/05619/FUL.	
	Yes

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

Assessment Recommendation	Has Potential
----------------------------------	---------------

Reason for Rejection
Not applicable.

Site Area (ha)	Estimated Yield	0-5 years	6-10 years	11-15 years
0.59	7 dwellings and 650sqm commercial floorspace	X		



 Has Potential

South Downs Land Availability Assessment Site Assessment Proforma

REF: CH203	Site Name: Land at Former Easebourne School
Settlement	Easebourne
Parish	Easebourne
Ward	Easebourne
District	Chichester
County	West Sussex
Current Use	Former Playing Fields
Proposed Use	Residential
Recent Source	2025 Regulation 18 consultation

Landscape Assessment	Is the site suitable?
The site has a moderate landscape sensitivity. It is located adjacent to the former primary school recent redevelopment and to the rear of existing properties on Easebourne Street. The site is well related to these existing developments.	
Suitability	Yes
The site is considered suitable for small-scale, well-designed development with access via the redevelopment of the former primary school. The boundary of the site should be designed to sensitively define the boundary of the settlement at this location and integrate with existing development form. There are a number of mature trees on site. Trees on the north / north-west boundary should be retained, as should the area of trees and pond in the south-west area of the site and the design of any development should avoid and minimise impacts on habitat function. Maintain the green corridor along the south area of the site would provide wider habitat connectivity for the group of trees and pond.	

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

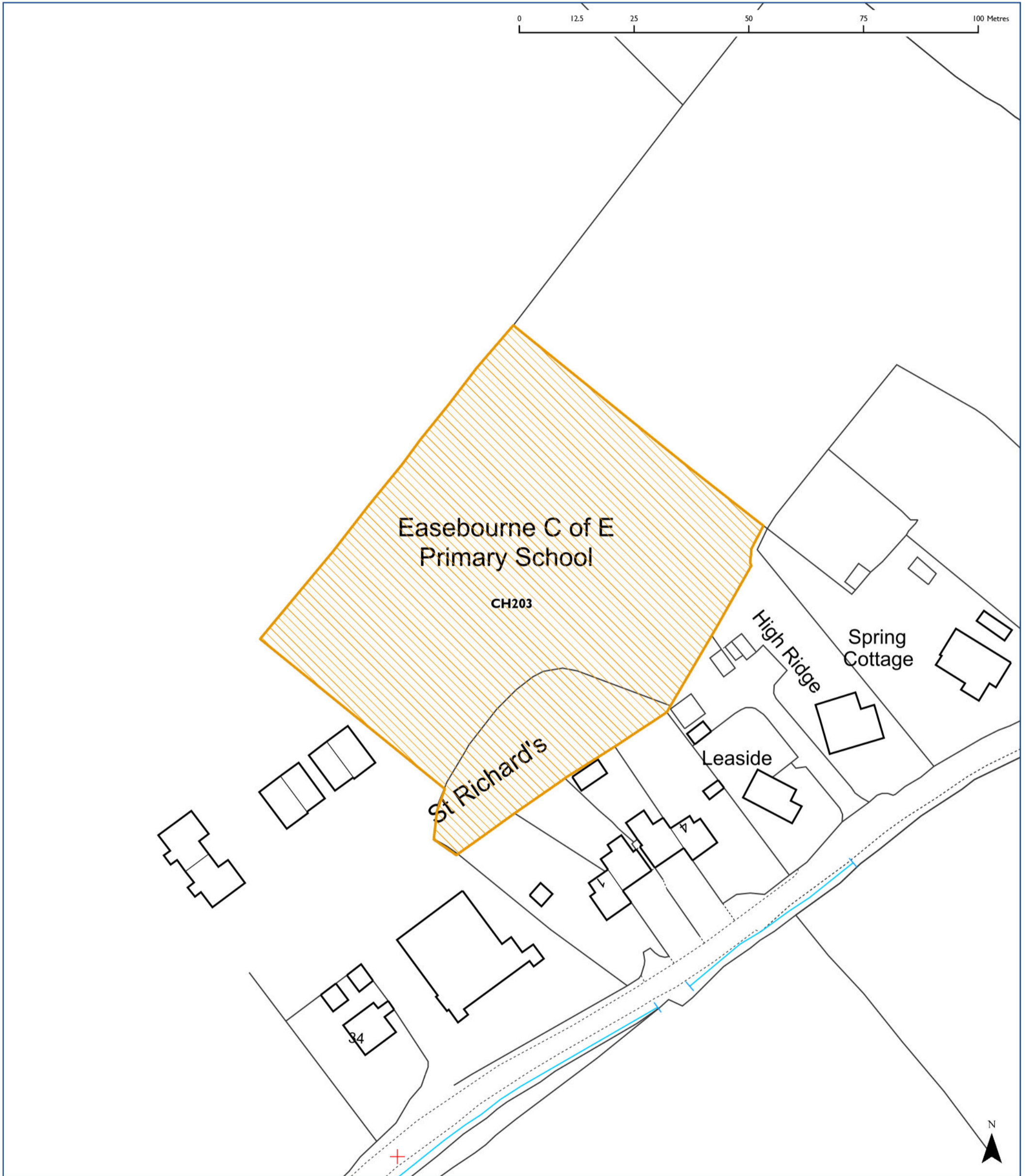
Achievability	Is the site achievable?
There is no reason to indicate why development on the site is not achievable.	Yes

Assessment Recommendation	Has Potential
----------------------------------	---------------

Reason for Rejection
Not applicable.

Site Area (ha)	Estimated Yield
0.71	9 dwellings

0-5 years	6-10 years	11-15 years
X		



 Has Potential

South Downs Land Availability Assessment Site Assessment Proforma

REF: CH206	Site Name: Land west of Budgenor Lodge
Settlement	Easebourne
Parish	Easebourne
Ward	Easebourne
District	Chichester
County	West Sussex
Current Use	Agriculture
Proposed Use	Residential
Recent Source	2025 Regulation 18 consultation

Landscape Assessment	Is the site suitable?
The site has moderate to high landscape sensitivity owing to its elevated position above the Rother Valley and location adjacent to listed Budgenor Lodge. However, the site sits within the context of the settlement area of Easebourne.	
Suitability	Yes
The site is within a mineral consultation area for building stone and within Source Protection Zones 2 and 3. The site is within 5km of the Singleton & Cocking Tunnels SAC and 12km of the Ebernoe Common SAC. The site is considered to be potentially suitable for a sensitively designed scheme with development located closest to the settlement boundary. Any development should respond to views and provide an appropriate transition of rural character to the open countryside, an appropriate setting for the listed Budgenor Lodge, a well-designed access to Hazelwood Close, a well-designed approach to managing water, flood risk, and preventing pollution, and address the notable bank on the site and any associated ground instability.	

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

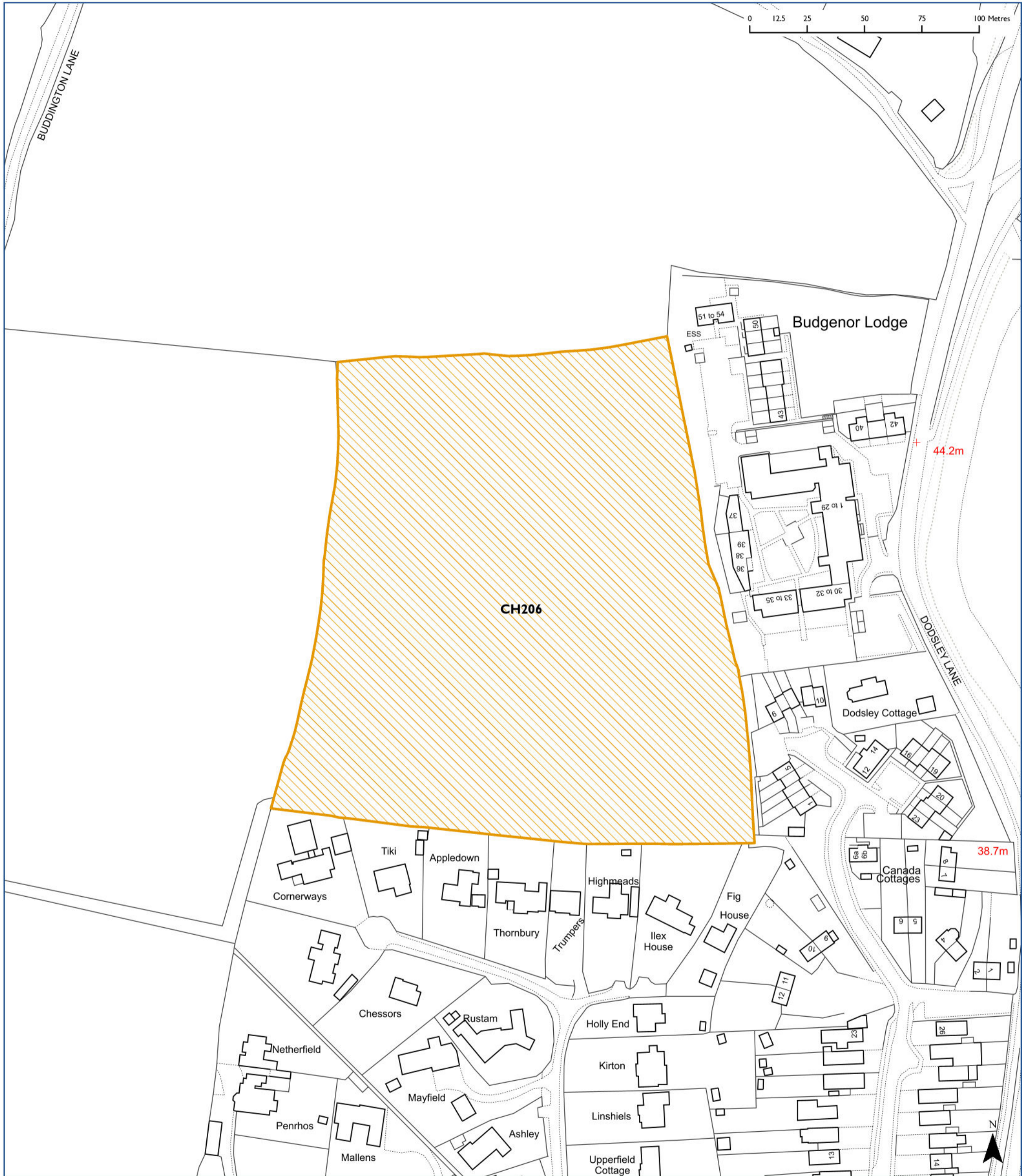
Achievability	Is the site achievable?
There is no reason to indicate why development on the site is not achievable.	Yes

Assessment Recommendation	Has Potential
----------------------------------	---------------

Reason for Rejection
Not applicable.

Site Area (ha)	Estimated Yield
3.7	25 dwellings

0-5 years	6-10 years	11-15 years
X		



 Has Potential

South Downs Land Availability Assessment Site Assessment Proforma

REF: CH210	Site Name: Bridgelands Site, Verdley Place
Settlement	-
Parish	Fernhurst
Ward	Fernhurst
District	Chichester
County	West Sussex
Current Use	Vacant - The site has extant planning permission (refs FH/132/80 and FH/120/85) for buildings for the manufacture, testing and maintenance of prototype agricultural machinery and apparatus only.
Proposed Use	Residential
Recent Source	2022 Call for Sites

Landscape Assessment	Is the site suitable?
The site has a moderate landscape sensitivity as while much of the site is open, the landscape has been subject to recent change and demonstrates limited characteristic or historic elements.	
Suitability	Yes
The site is in a mineral consultation area for brick clay. The site is a combination of woodland, pastureland and previously development land. Whilst some relatively recent small-scale development has occurred in the vicinity, the site is generally remote from a settlement and associated facilities and services. There are some narrow linear areas of surface water flood risk in the eastern part of the site. The site is allocated in the Fernhurst NDP under Policy SA3 for 10 dwellings and is considered suitable for small scale residential and/or mixed-use development.	

Availability	Is the site available?
The site is available. It is allocated in the Fernhurst NDP and was promoted during the 2022 Call for Sites.	Yes

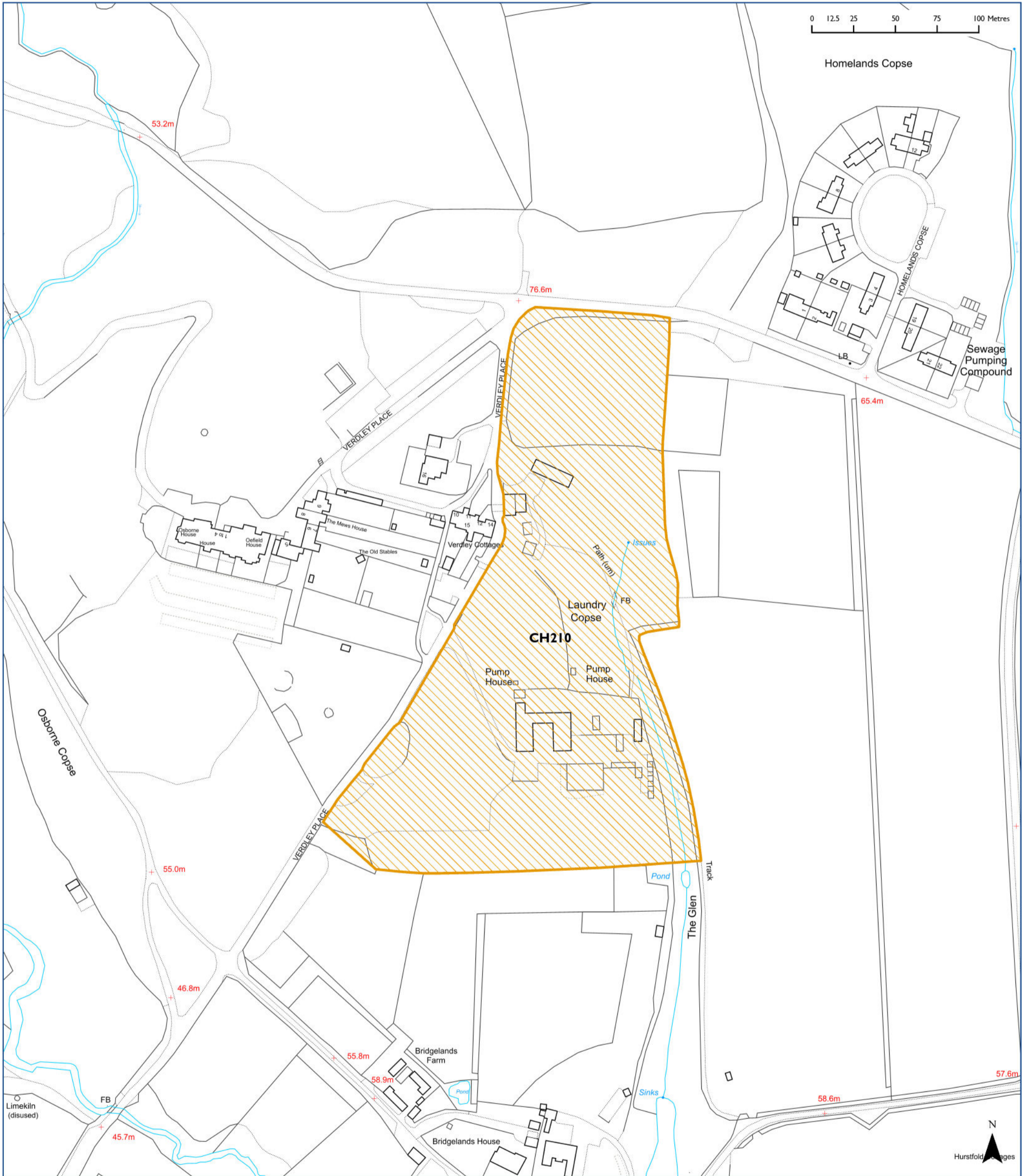
Achievability	Is the site achievable?
There is no reason to indicate why development on the site is not achievable.	Yes

Assessment Recommendation	Has Potential
----------------------------------	---------------

Reason for Rejection
Not applicable.

Site Area (ha)	Estimated Yield
4.46	10 dwellings

0-5 years	6-10 years	11-15 years
	X	



 Has Potential



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

REF: CH215	Site Name: Land west of The Street
Settlement	Lodsworth
Parish	Lodsworth
Ward	Easebourne
District	Chichester
County	West Sussex
Current Use	Agriculture
Proposed Use	Residential
Recent Source	2025 Regulation 18 consultation

Landscape Assessment	Is the site suitable?
The site is of moderate to high landscape sensitivity due its historic isolated farmstead character. Development of the whole of the site submitted would extend the settlement significantly south and have a negative impact on the nucleated settlement pattern.	
Suitability	Yes (In part)
The site is within Source Protection Zones 2 and 3 and there is a small area of surface water flood risk (1 in 1000) identified. The site is within a mineral consultation area for building stone. The site is within the 6.5km zone for Ebernoe Common SAC and the 12km zones for The Mens SAC and Singleton & Cocking Tunnels SAC. A small-scale development, sensitively designed, and focused around the existing stables and commercial activity retaining the isolated farmstead character could potentially be accommodated.	

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

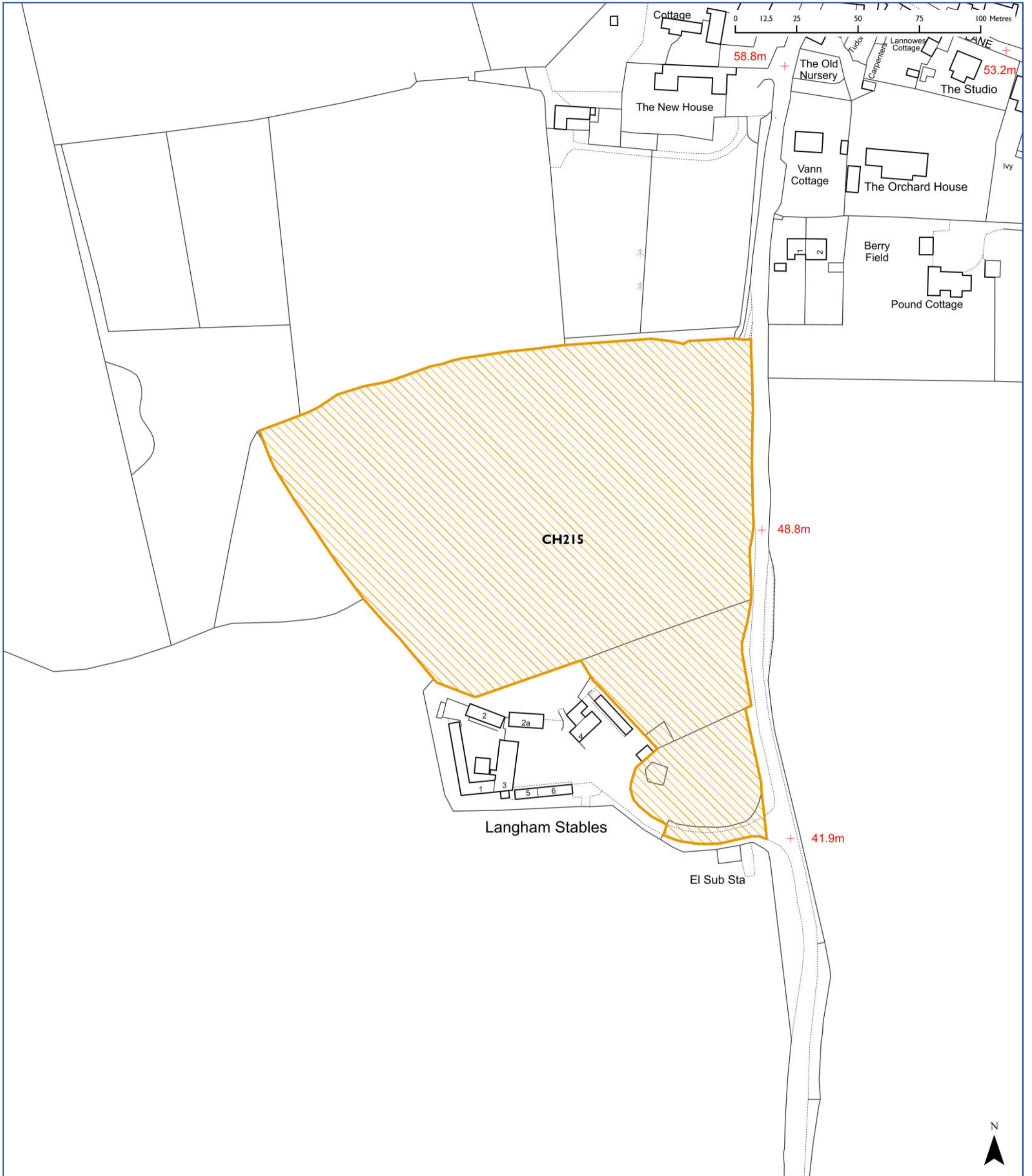
Achievability	Is the site achievable?
There is no reason to indicate why development on the site is not achievable.	Yes

Assessment Recommendation	Has Potential
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Reason for Rejection
Not applicable.

Site Area (ha)	Estimated Yield
2.5	10 dwellings

0-5 years	6-10 years	11-15 years
X		



 Has Potential

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

REF: CH217	Site Name: Land at Forest Road and Hawthorn Close
Settlement	Midhurst
Parish	Midhurst
Ward	Midhurst
District	Chichester
County	West Sussex
Current Use	Car Park
Proposed Use	Residential (100% Affordable)
Recent Source	2022 Call for Sites

Landscape Assessment	Is the site suitable?
The site has a low landscape sensitivity. The two parts of the site are within the built-up area of Midhurst Town and part of the relatively newer development around Holmbush Way.	
Suitability	Yes
The two parts of the site are considered to be potentially suitable for a small-scale development particularly of affordable homes, subject to demonstrating that there is capacity to compensate for the loss of parking. Surface water flooding susceptibility (1 in 30-1 in 1000) is indicated at the south-east boundary of the southern parcel. Any scheme should be well designed, integrating well with the surrounding development and provide additional planting/green infrastructure to address potential flood risk.	

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

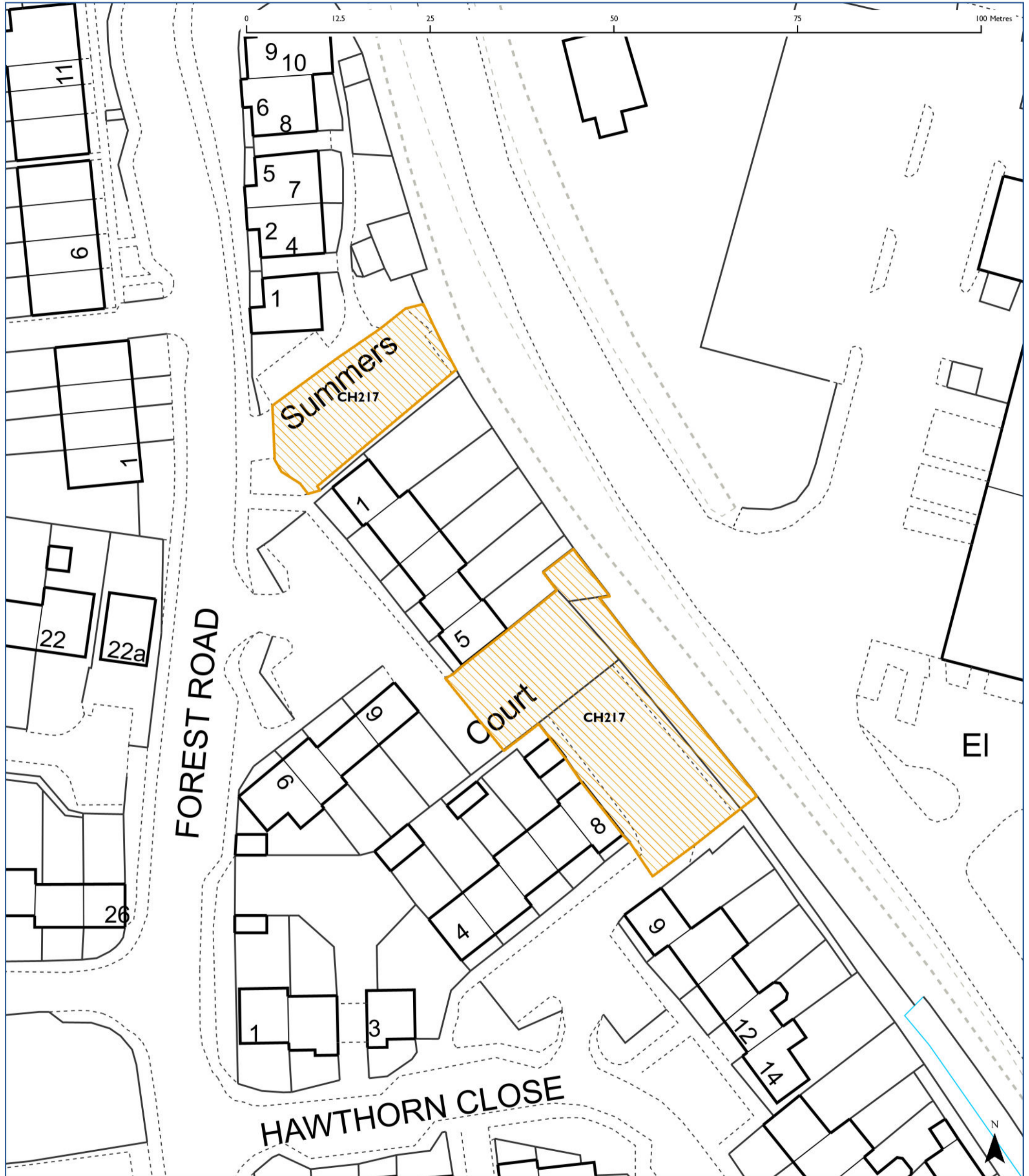
Achievability	Is the site achievable?
There is no reason to indicate why development on the site is not achievable, subject to the outcomes of a parking assessment and ensuring sufficient provision exists elsewhere.	
	Yes

Assessment Recommendation	Has Potential
----------------------------------	---------------

Reason for Rejection
Not applicable.

Site Area (ha)	Estimated Yield
0.11	5 dwellings

0-5 years	6-10 years	11-15 years
X		



 Has Potential

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

REF: CH218	Site Name: Former Bus Depot, Pitsham Lane
Settlement	Midhurst
Parish	Midhurst
Ward	Midhurst
District	Chichester
County	West Sussex
Current Use	Former Bus Depot
Proposed Use	Residential
Recent Source	2022 Call for Sites

Landscape Assessment	Is the site suitable?
The site has a low landscape sensitivity. It is within the built-up area of Midhurst and immediately adjacent to modern development to the west of Holmbush Way.	
Suitability	Yes
The site may have potential contamination due to its former use as a bus station and this would need to be investigated. The site is considered to be potentially suitable for a small-scale development, particularly for affordable homes. Any scheme should be well designed, integrating well with the surrounding development and with access from Apple Tree Road.	

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

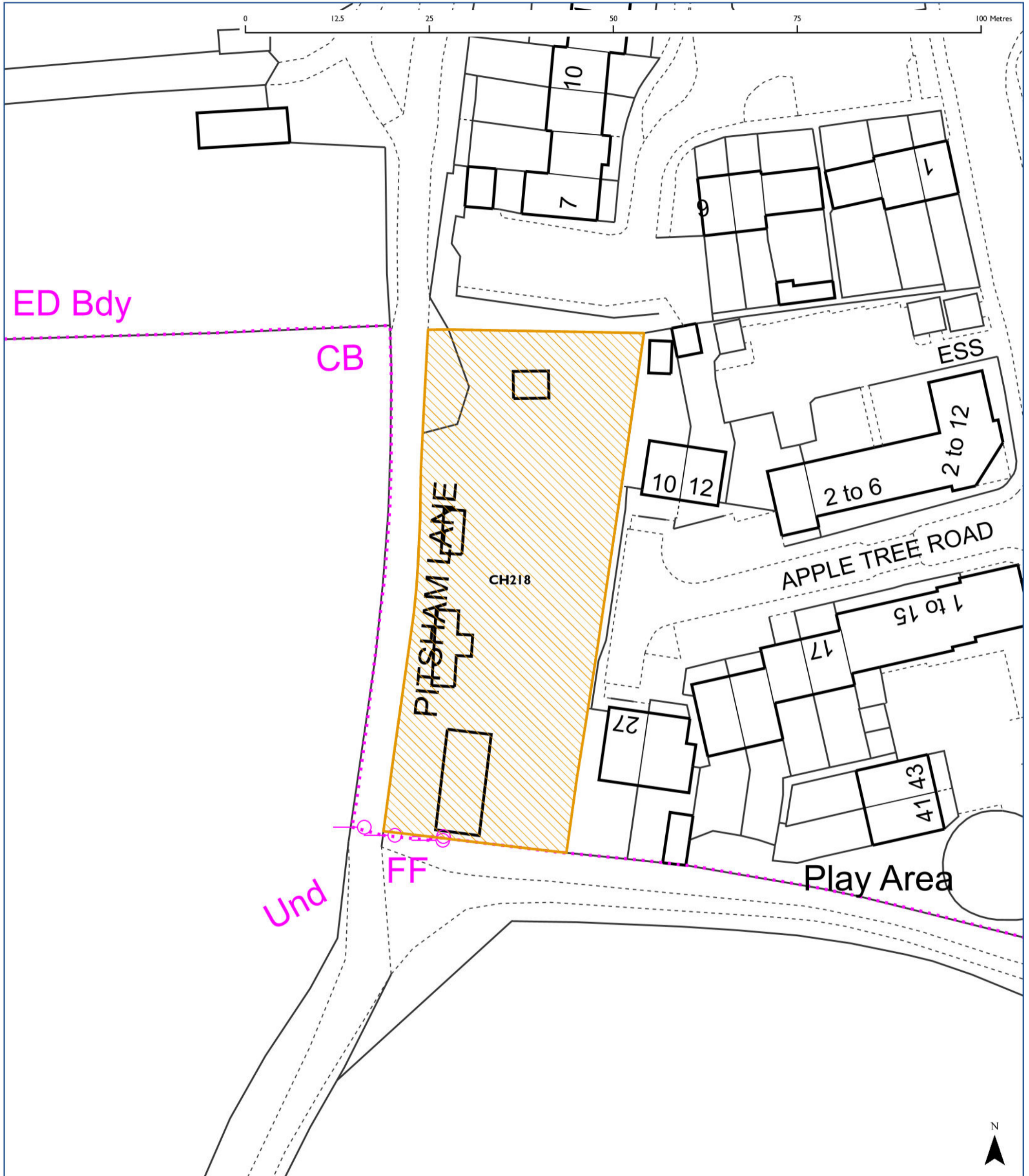
Achievability	Is the site achievable?
There is no reason to indicate why development on the site is not achievable, albeit it would rely on third-party land to secure access.	
	Yes

Assessment Recommendation	Has Potential
----------------------------------	---------------

Reason for Rejection
Not applicable.

Site Area (ha)	Estimated Yield
0.19	6 dwellings

0-5 years	6-10 years	11-15 years
X		



 Has Potential

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

REF: CH222	Site Name: Land adjacent to The Grange Car Park
Settlement	Midhurst
Parish	Midhurst
Ward	Midhurst
District	Chichester
County	West Sussex
Current Use	Former Grange Centre Building (now cleared)
Proposed Use	Residential and Commercial
Recent Source	2025 Regulation 18 consultation

Landscape Assessment	Is the site suitable?
The site has a medium to high landscape sensitivity due to the location of the site within the Midhurst Conservation Area and its visible / prominent location adjacent to the leisure centre and public car park.	
Suitability	Yes
The site is within the defined settlement and town centre boundaries of Midhurst. Trees of value should be retained. The site is considered suitable for a sensitively designed and landscape-led mixed residential/commercial scheme, responding to the site's prominent location, responding to the conservation area, and making a positive contribution to the townscape and character of Midhurst. The design of any scheme should enhance green infrastructure links and avoid harm to the amenity of neighbouring uses.	

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

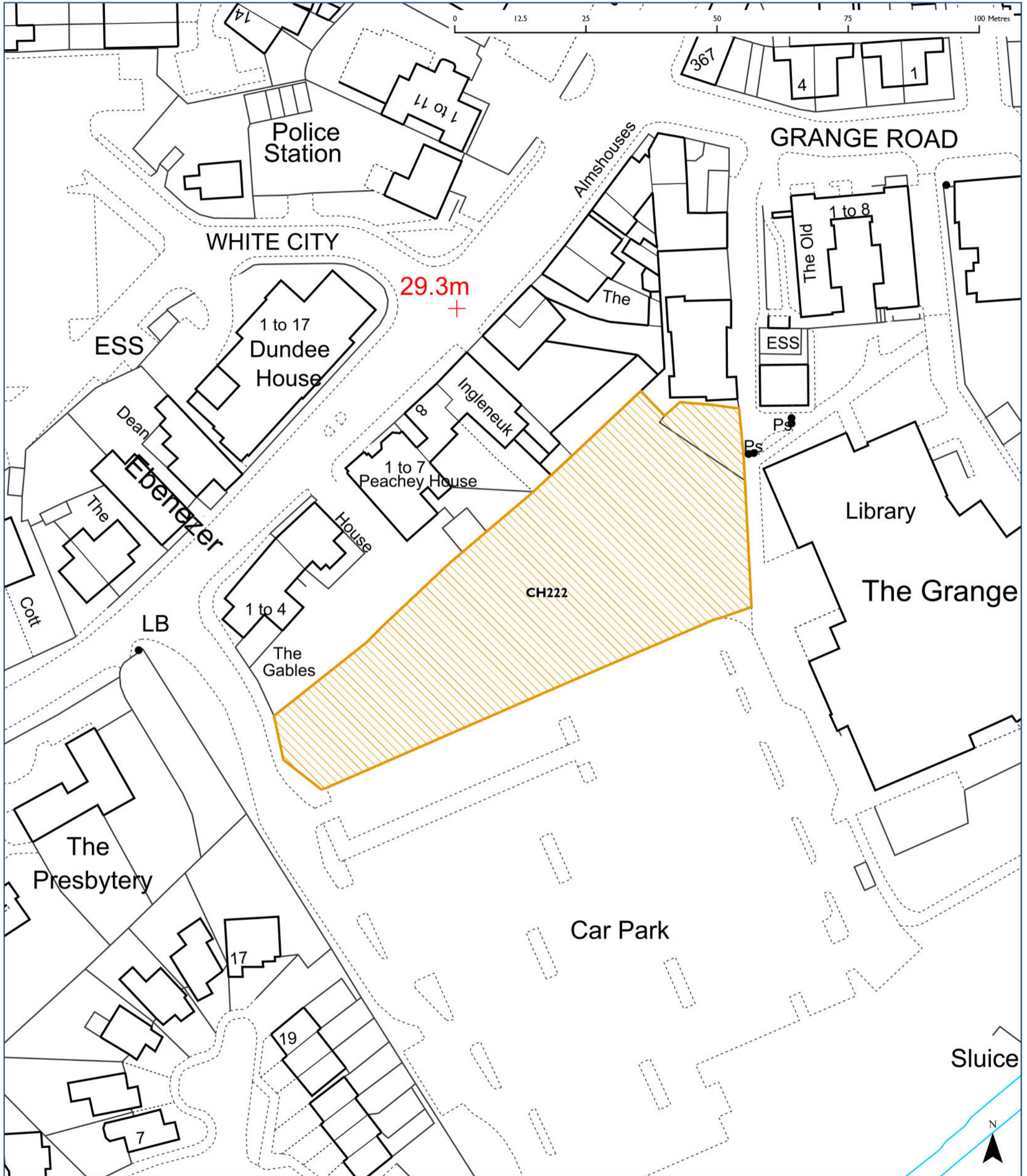
Achievability	Is the site achievable?
There is no reason to indicate why development on the site is not achievable.	Yes

Assessment Recommendation	Has Potential
----------------------------------	---------------

Reason for Rejection
Not applicable.

Site Area (ha)	Estimated Yield
0.32	10 dwellings

0-5 years	6-10 years	11-15 years
X		



 Has Potential

South Downs Land Availability Assessment Site Assessment Proforma

REF: CH229	Site Name: Petworth South
Settlement	Petworth
Parish	Petworth
Ward	Petworth
District	Chichester
County	West Sussex
Current Use	Agriculture
Proposed Use	Residential
Recent Source	2022 Call for Sites

Landscape Assessment	Is the site suitable?
The site has a high landscape sensitivity. It is on the south facing slope of the upper Rother Valley and development would extend the built form into the undeveloped countryside to the south of Petworth.	
Suitability	Yes
The north-east area is in a mineral consultation area for building stone. The whole site is allocated in the Petworth NDP under Policies HI and H7 for 100 homes. The NDP allocation has established the principle of development.	

Availability	Is the site available?
The site is allocated in the Petworth NDP and is understood to be available.	
	Yes

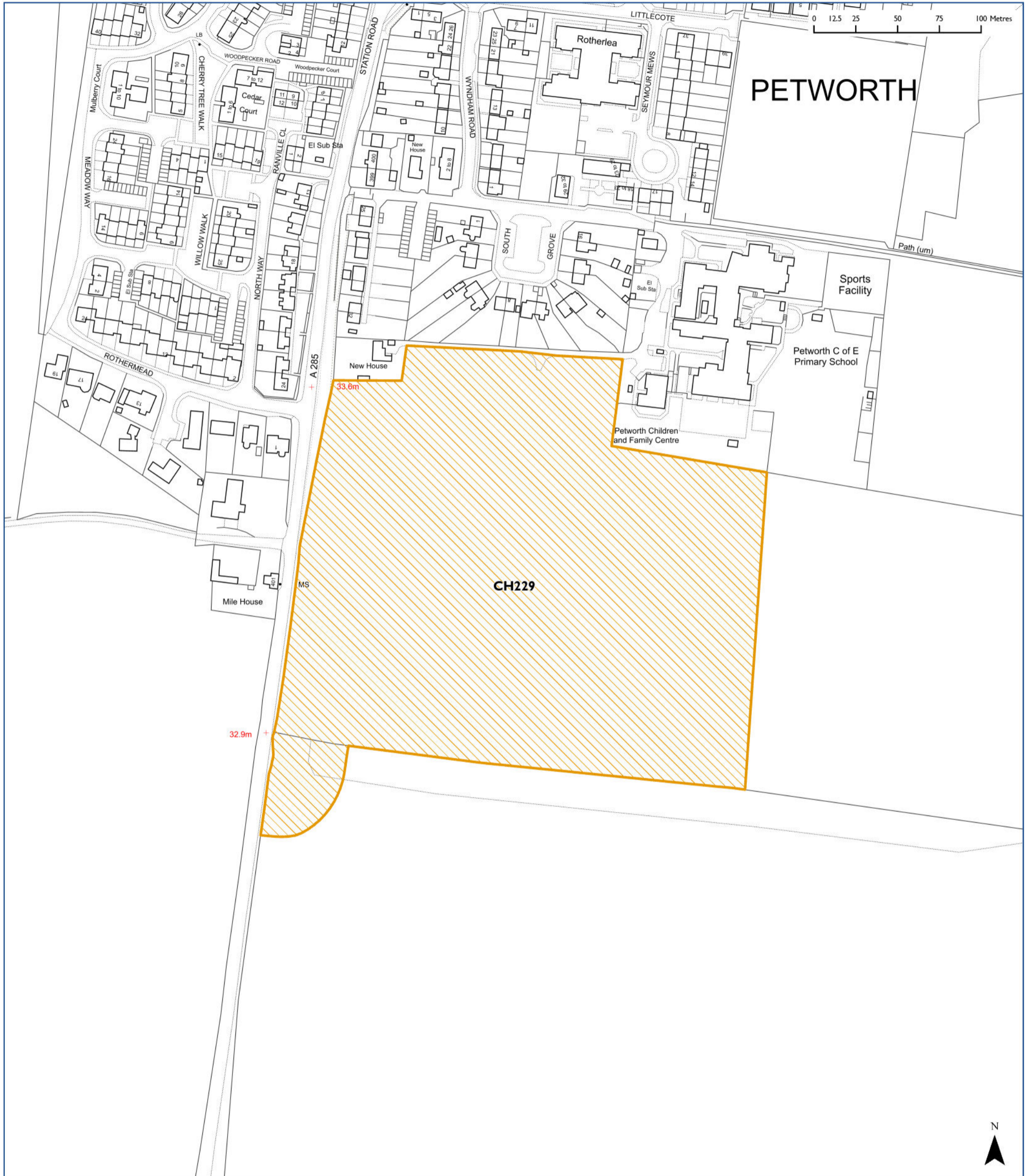
Achievability	Is the site achievable?
There is no reason to indicate why development on the site is not achievable.	
	Yes

Assessment Recommendation	Has Potential
----------------------------------	---------------

Reason for Rejection
Not applicable.

Site Area (ha)	Estimated Yield
5.85	100 dwellings

0-5 years	6-10 years	11-15 years
	X	



 Has Potential

South Downs Land Availability Assessment Site Assessment Proforma

REF: CH233	Site Name: Renault Garage and bungalow south of A272
Settlement	Rogate
Parish	Rogate
Ward	Harting
District	Chichester
County	West Sussex
Current Use	Residential and Commercial
Proposed Use	Residential
Recent Source	2023 SDNPA Sites Search

Landscape Assessment	Is the site suitable?
The site has a moderate-to-high landscape sensitivity. This is due to the prominent location of the site at the eastern entrance to the village, however the site is previously developed land. There is locally historic parkland on the other side of the A272, with the rear boundary of the site also forming a historic landscape feature which should be retained.	
Suitability	Yes
The site is allocated in the Rogate and Rake NDP under Policy H6 for 11 dwellings. Opportunity could be taken to investigate improved pedestrian access into the village from the site. Access would be achieved from the A272 and is unlikely to be an issue given the existing use benefits from direct access from the road. There is an area of surface water flood risk (1 in 30-1 in 1000) within the site. The high groundwater levels also need to be taken into consideration.	

Availability	Is the site available?
The site is allocated in the Rogate and Rake NDP and is understood to be available.	Yes

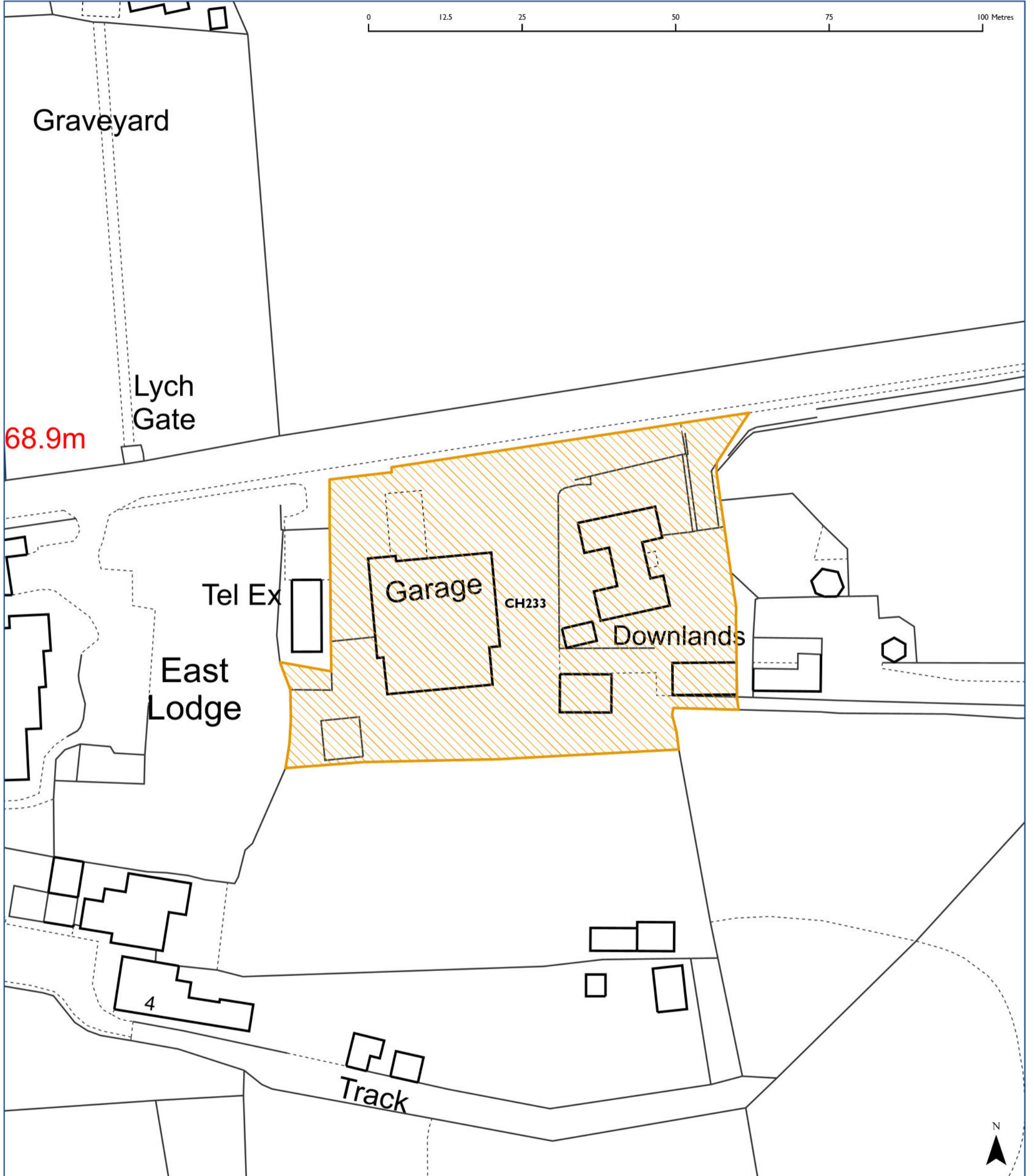
Achievability	Is the site achievable?
There is no reason to indicate why development on the site is not achievable.	Yes

Assessment Recommendation	Has Potential
----------------------------------	---------------

Reason for Rejection
Not applicable.

Site Area (ha)	Estimated Yield
0.33	11 dwellings

0-5 years	6-10 years	11-15 years
	X	



 Has Potential

South Downs Land Availability Assessment Site Assessment Proforma

REF: CH237	Site Name: 1-4 Parsonage Estate
Settlement	Rogate
Parish	Rogate
Ward	Harting
District	Chichester
County	West Sussex
Current Use	Residential
Proposed Use	Residential
Recent Source	2025 SDNPA Sites Search

Landscape Assessment	Is the site suitable?
The site has a moderate landscape sensitivity. It sits in a prominent location in the village, and the arrangement of properties provide a sense of place / a central setting to the estate, in combination with nos 76 and 77. If considered for redevelopment, the opportunity could be taken to maintain this characteristic, whilst also better addressing the A272.	
Suitability	Yes
The site is within the defined settlement boundary of Rogate and is adjacent to a conservation area. There is a group of protected trees in the far northeast corner. There is a small area of surface water flood risk along the north boundary and in the south area. Access should be via the Parsonage Estate rather than a new access off A272. Parsonage Estate Road is also utilised for on street parking. The design and layout of redevelopment should accommodate the necessary parking requirements to avoid an additional parking burden to Parsonage Estate.	

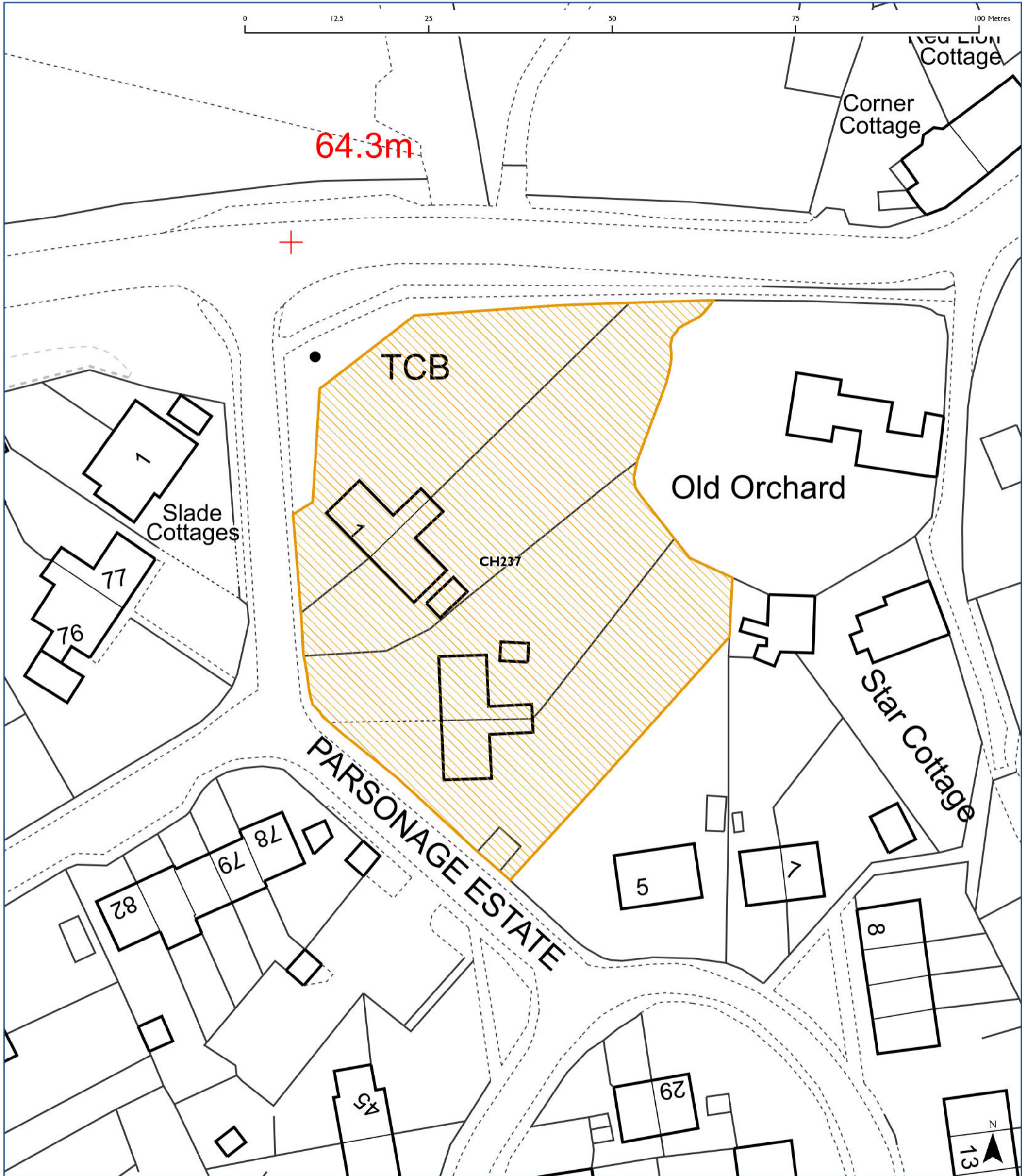
Availability	Is the site available?
The site is understood to be available for development.	Yes

Achievability	Is the site achievable?
There is no reason to indicate why development on the site is not achievable, subject to sewerage infrastructure considerations.	Yes

Assessment Recommendation	Has Potential
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Reason for Rejection
Not applicable.

Site Area (ha)	Estimated Yield	0-5 years	6-10 years	11-15 years
0.32	8 (net) dwellings	X		



 Has Potential

South Downs Land Availability Assessment Site Assessment Proforma

REF: CH271	Site Name: Clayton Court, Rogate Road
Settlement	Hill Brow
Parish	Rogate
Ward	Harting
District	Chichester
County	West Sussex
Current Use	C2 Care Use
Proposed Use	C3 Residential
Recent Source	2025 SDNPA Sites Search

Landscape Assessment	Is the site suitable?
The site has a low landscape sensitivity given that it is relatively flat and enclosed on all sides by mature and well-established trees, including ancient woodland. The site includes a main house, ancillary buildings and generous grounds. Although there have been twentieth century alterations and extensions, the main house and ancillary buildings are still considered to be of heritage value.	
Suitability	Yes
The north boundary is in a contaminated land buffer and the whole site is in a mineral consultation area for building stone, in a source protection zone, and within 5000m of the Wealden Heaths Phase II SPA. The main house is considered to be a non-designated heritage asset worthy of retention. The conversion of the existing built development provides an opportunity to enhance a non-designated heritage asset, although consideration over its current care use may be required.	

Availability	Is the site available?
The site is available for development as confirmed by planning application ref. SDNP/25/03113/FUL.	Yes

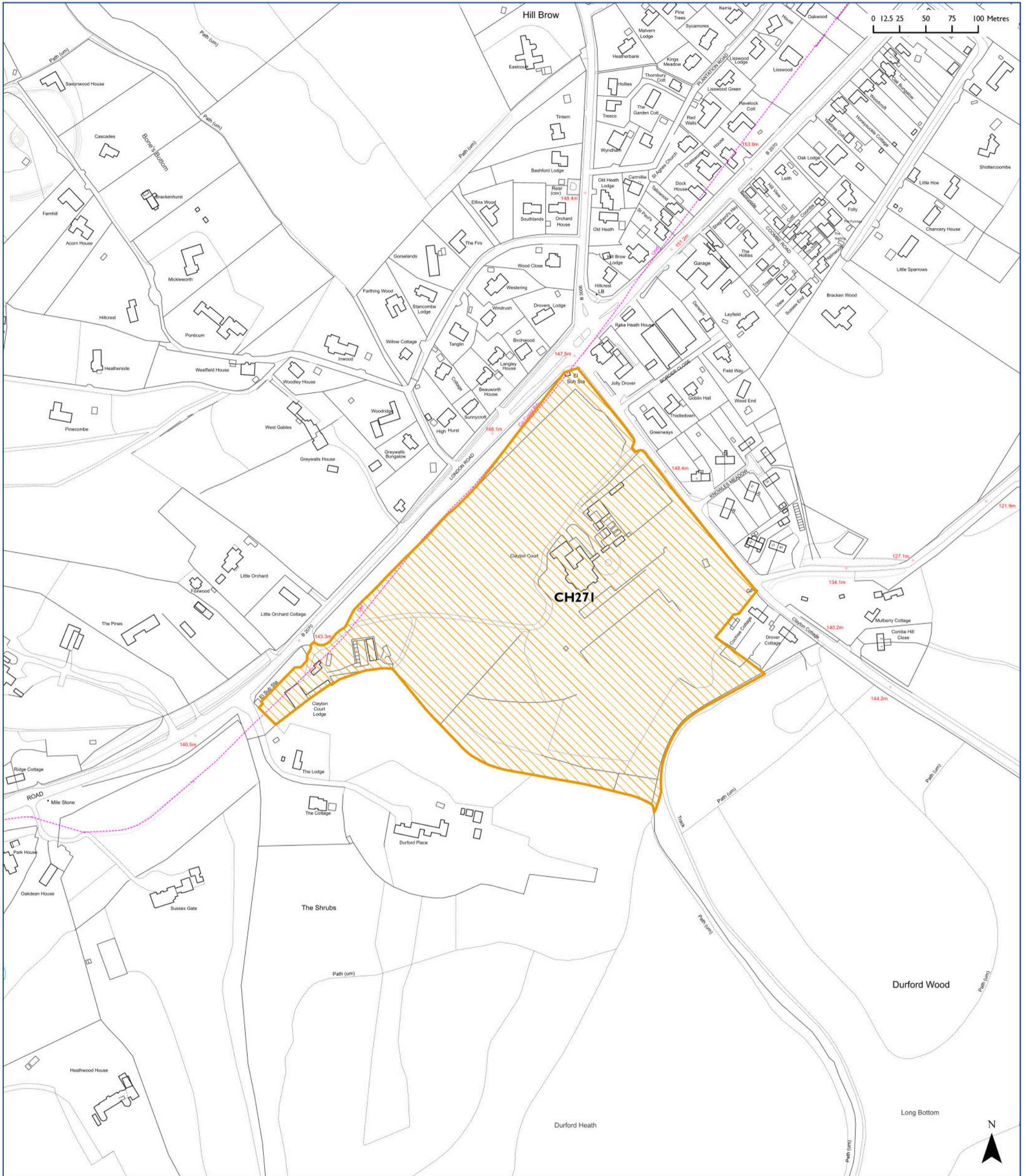
Achievability	Is the site achievable?
There is no reason to indicate why development on the site is not achievable, subject to appropriate and safe access.	Yes

Assessment Recommendation	Has Potential.
----------------------------------	----------------

Reason for Rejection
Not applicable.

Site Area (ha)	Estimated Yield
9.5	16 dwellings

0-5 years	6-10 years	11-15 years
X		



 Has Potential

South Downs Land Availability Assessment Site Assessment Proforma

REF: CH274	Site Name: St Cuthmans School, Tote Lane
Settlement	-
Parish	Stedham with Iping
Ward	Midhurst
District	Chichester
County	West Sussex
Current Use	Education
Proposed Use	Residential
Recent Source	2024 Planning Permission

Landscape Assessment	Is the site suitable?
The site is in an elevated position on the Greensand Hills on the south-east edge of the Milland Basin and the dip slope of the Rother Valley. The site is relatively secluded given its remote location and its mature boundary trees and hedges. There are some open and glimpsed views from public vantage points in the east and south, and long-distance views from the south. There are a variety of buildings and structures in the north area which all vary in quality, condition, age and status. The main building – the Grade II listed St Cuthmans (or “Wispsers”) – is elevated above terraced parkland to the south and has a steep wooded drop to the north.	
Suitability	Yes
Planning permission (ref. SDNP/23/02187/FUL) was granted in November 2024 for the conversion of the Grade II listed St Cuthmans and its ancillary outbuildings to provide 10 dwellings, the re-use of former school grounds to provide 9 new-build dwellings, and the extension of two existing cottages for residential use. Although development would cause “less than substantial” harm, it was considered that the harm was outweighed by the public benefits of preserving and enhancing the special historic and architectural interest of the listed buildings and their setting.	

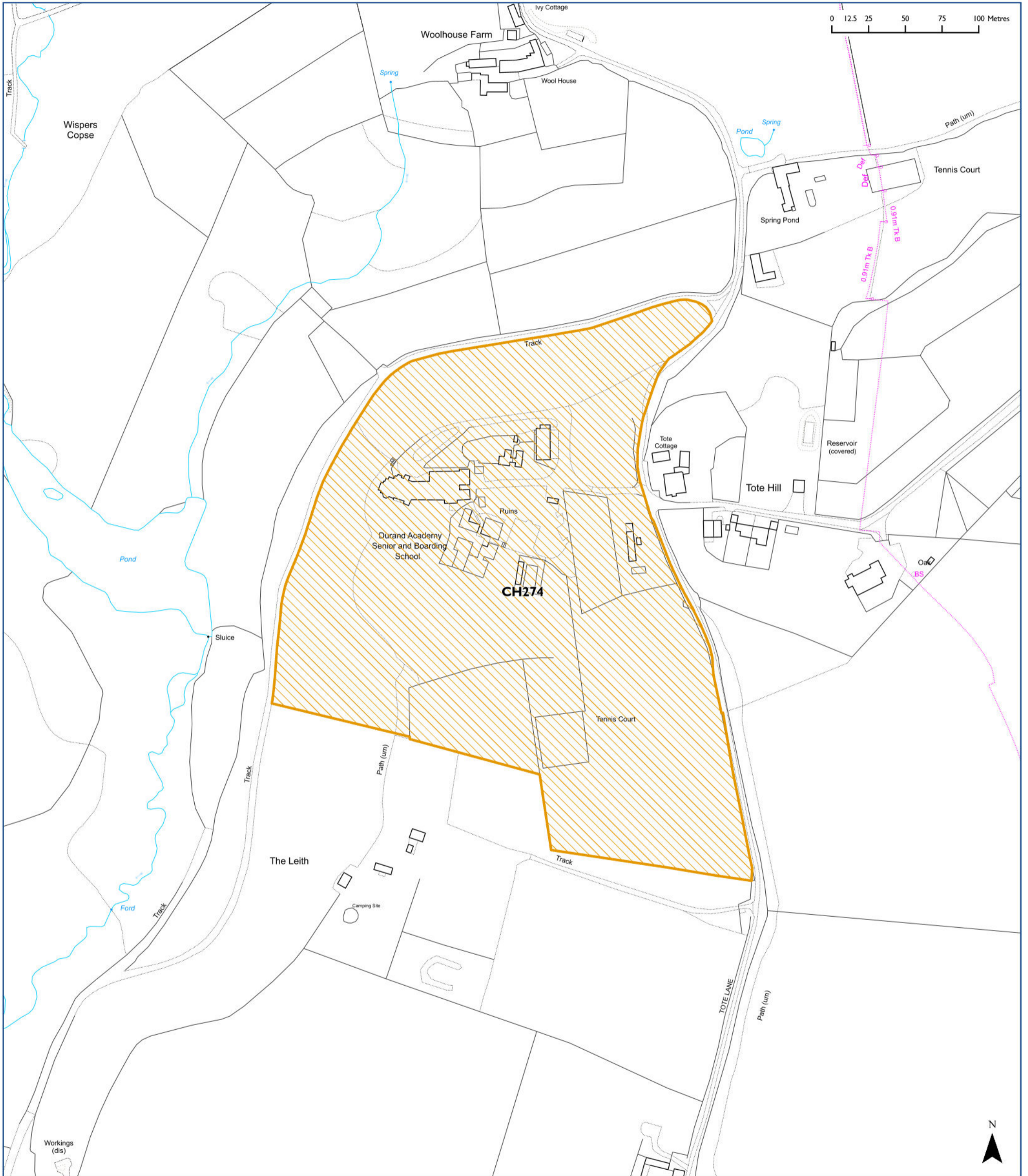
Availability	Is the site available?
The site is available for development as confirmed by planning permission ref. SDNP/23/02187/FUL.	
	Yes

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

Assessment Recommendation	Has Potential
----------------------------------	---------------

Reason for Rejection
Not applicable.

Site Area (ha)	Estimated Yield	0-5 years	6-10 years	11-15 years
8	19 (net) dwellings	X		



 Has Potential

South Downs Land Availability Assessment Site Assessment Proforma

REF: CH277	Site Name: Land at Rake Road
Settlement	Milland
Parish	Milland
Ward	Fernhurst
District	Chichester
County	West Sussex
Current Use	Former Builder and Brick Yard
Proposed Use	Residential
Recent Source	2025 Regulation 18 consultation

Landscape Assessment	Is the site suitable?
The site has a moderate landscape sensitivity. The site is a former builder and brick yard identified in the Milland NDP as a non-designated heritage asset. The site comprises grassland enclosed by woodland, and includes dilapidated structures associated with its historic use. The north boundary is delineated by (and partially includes) Stretton's Copse which is the subject of an Area TPO and includes ancient woodland priority habitat, whilst the south boundary is delineated by an existing stream at a lower ground level compared to the rest of the site.	
Suitability	Yes
The site is within the Sussex North Water Resource Zone, a mineral consultation area for brick clay, 5000m of the Wealden Heaths Phase II SPA, and 12,000m of the Singleton and Cocking Tunnels SAC. The site's shape and extent has been influenced by the surrounding stream, road, and ancient woodland, and there may be potential for contamination associated with the former and historic use. The site may have potential for some careful and sympathetic development, but any developable area would need to be informed by the ancient woodland (and its 15m buffer) and the watercourse buffer associated with the existing stream.	

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

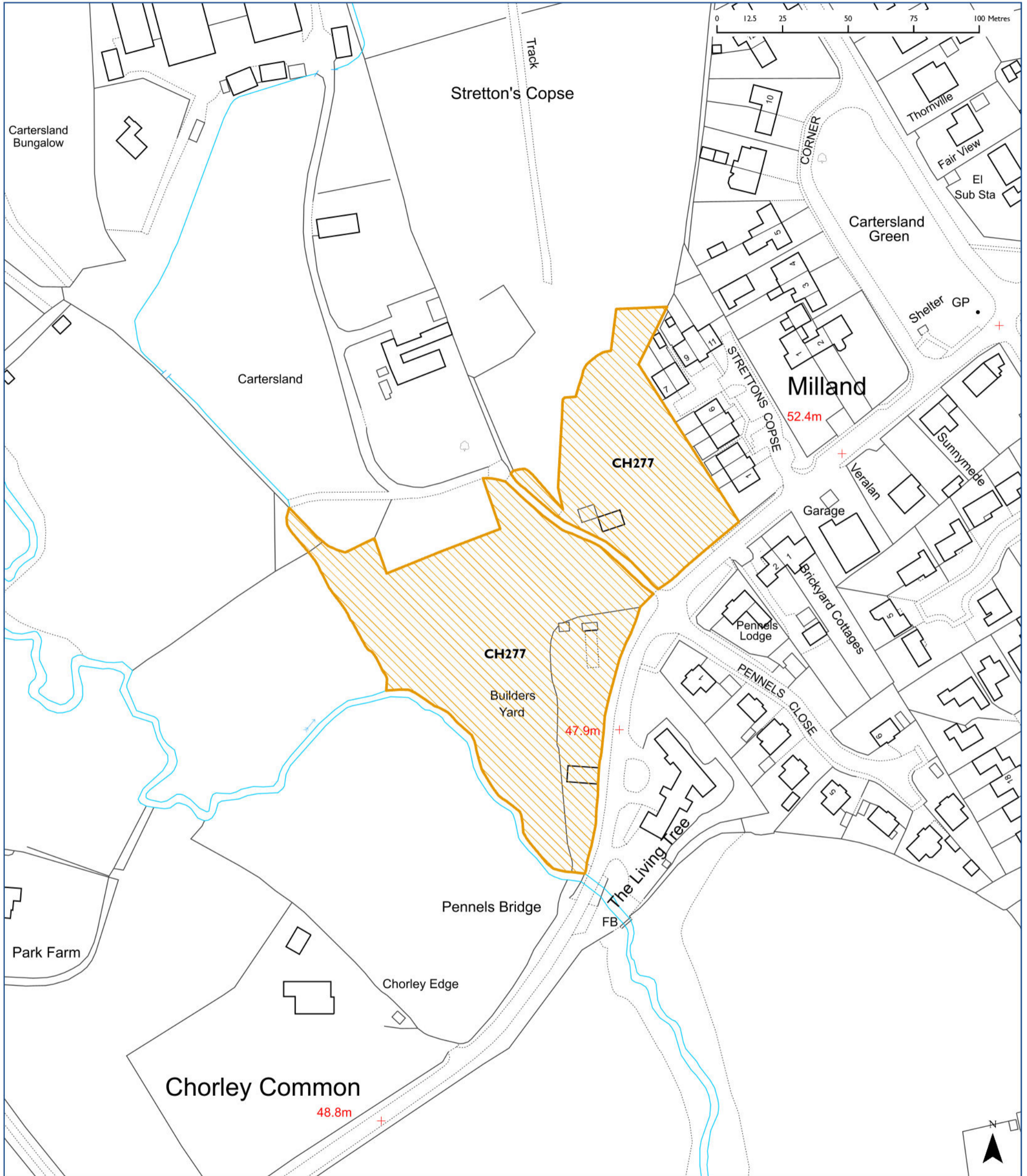
Achievability	Is the site achievable?
There is no reason to indicate why development on the site is not achievable.	
	Yes

Assessment Recommendation	Has Potential
----------------------------------	---------------

Reason for Rejection
Not applicable.

Site Area (ha)	Estimated Yield
1.60	8 dwellings

0-5 years	6-10 years	11-15 years
X		



 Has Potential

South Downs Land Availability Assessment Site Assessment Proforma

REF: CH278	Site Name: Land at Fernhurst Road
Settlement	Milland
Parish	Milland
Ward	Fernhurst
District	Chichester
County	West Sussex
Current Use	Agriculture and Equestrian
Proposed Use	Residential
Recent Source	2025 Regulation 18 consultation

Landscape Assessment	Is the site suitable?
The site has a moderate landscape sensitivity. It exhibits some key characteristics of its landscape character area. It is relatively flat with full and glimpsed views from Fernhurst Road and the PRow network, respectively.	
Suitability	Yes
The site is within the Sussex North Water Resource Zone, a mineral consultation area for brick clay, 5000m of the Wealden Heaths Phase II SPA, and 12,000m of the Singleton and Cocking Tunnels SAC. There is a historic landfill site within 90m to the north-east, and an existing stream to the east, of the site. It is considered that the site is suitable for development but will need to be informed by the above, along with existing development densities and infrastructure provisions.	

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

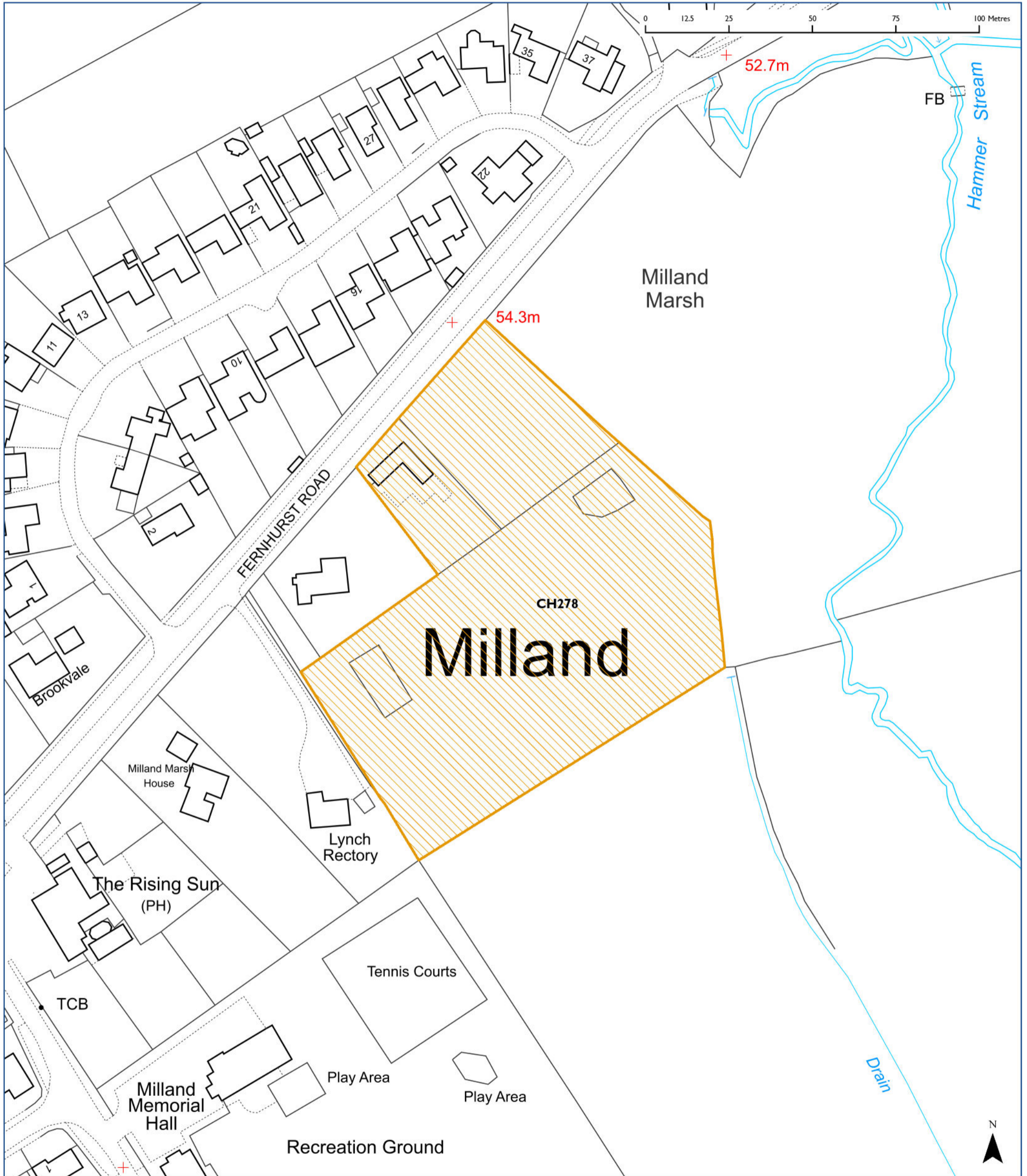
Achievability	Is the site achievable?
There is no reason to indicate why development on the site is not achievable.	
	Yes

Assessment Recommendation	Has Potential
----------------------------------	---------------

Reason for Rejection
Not applicable.

Site Area (ha)	Estimated Yield
1.06	13 dwellings

0-5 years	6-10 years	11-15 years
X		



 Has Potential

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

REF: CH282	Site Name: Petworth Garage Sites
Settlement	Petworth
Parish	Petworth
Ward	Petworth
District	Chichester
County	West Sussex
Current Use	Garages
Proposed Use	Residential
Recent Source	2025 SDNPA Sites Search

Landscape Assessment	Is the site suitable?
The site comprises 11 x 1960s single-storey garage courts either side of A285 Station Road as part of the Hyde Housing Estate in Petworth. The number of garages ranges from 11 to 24 garages at any one site.	
Suitability	Yes
The South Downs Planning Committee provided a resolution in October 2025 to grant planning permission for the demolition of garages across 11 sites east and west of A285 Station Road and construct 19 dwellings with associated accesses, parking spaces and landscaping – see planning application ref. SDNP/25/01421/FUL.	

Availability	Is the site available?
The site is available for development as confirmed by planning application ref. SDNP/25/01421/FUL.	
	Yes

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

Assessment Recommendation	Has Potential
----------------------------------	---------------

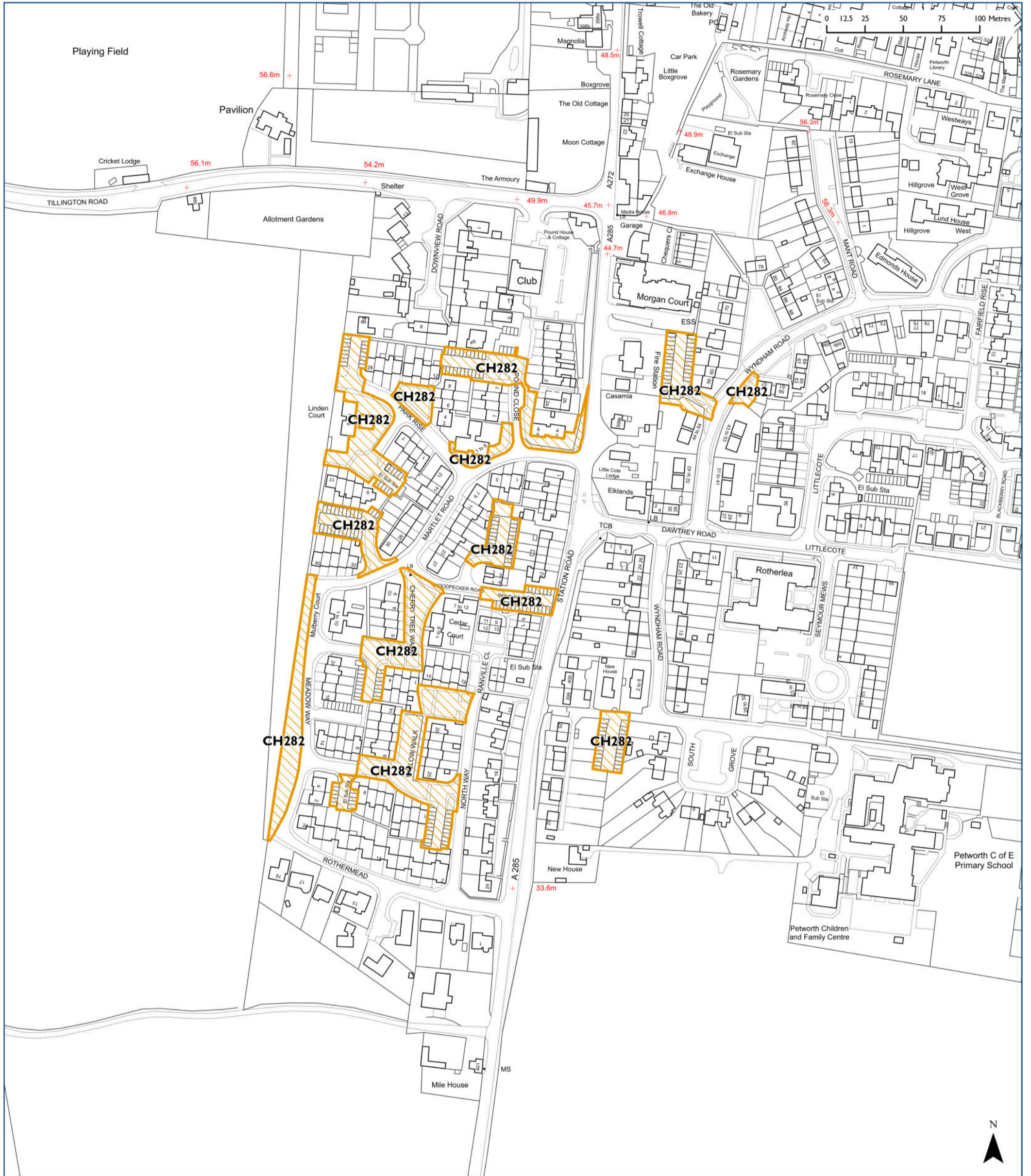
Reason for Rejection
Not applicable.

Site Area (ha)	Estimated Yield
1.58	19 dwellings

0-5 years	6-10 years	11-15 years
	X	

Land Availability Assessment 2025

'Has Potential' Site CH282



 Has Potential

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

REF: CH283	Site Name: Land at Rotherbridge Lane
Settlement	Petworth
Parish	Petworth
Ward	Petworth
District	Chichester
County	West Sussex
Current Use	Residential Dwelling, Agricultural Buildings and Agriculture
Proposed Use	Residential
Recent Source	2025 Regulation 18 consultation

Landscape Assessment	Is the site suitable?
The site has a medium landscape sensitivity due to existing built structures, their agricultural / farmstead context within surrounding land, the edge of settlement location, and the prominence of the site on the approach to Petworth from A285. The main agricultural building is derelict while the farmhouse (and setting) is important as a defining entry point into Petworth. The remainder of the site is open field which has a rural character despite its edge of settlement location.	
Suitability	Yes (In part)
The north area is considered to be suitable for a small number of dwellings around and addressing the Rotherbridge Lane access track, but extending no further south than the existing farmstead. The area further south and west is not considered to be suitable due to its open nature, visibility and landscape impact, particularly when approaching Petworth from the south. Any development should consider the junction works required to facilitate the development of CH089 and CH229.	

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

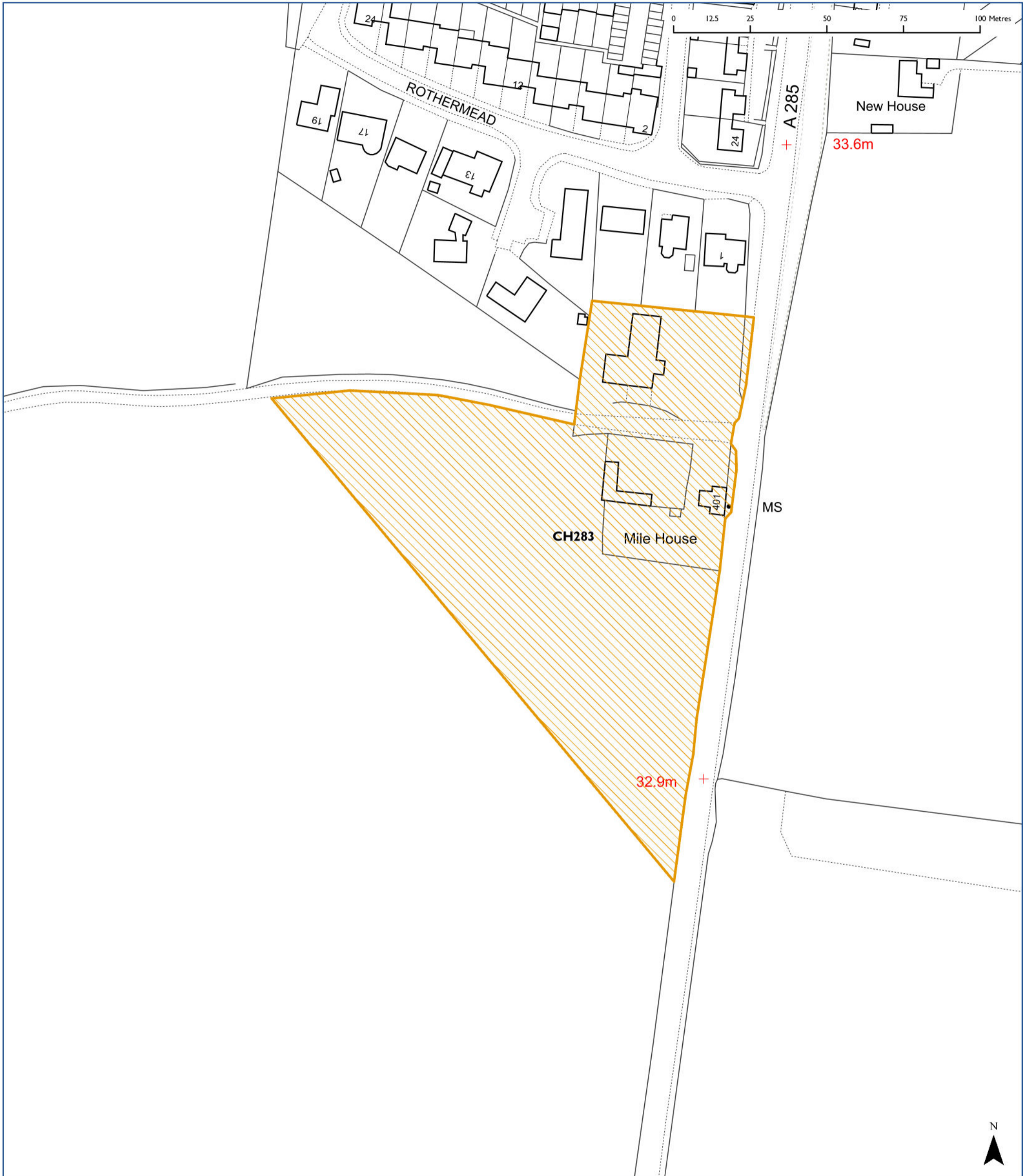
Achievability	Is the site achievable?
There is no reason to indicate why development on the site is not achievable.	Yes

Assessment Recommendation	Has Potential
----------------------------------	---------------

Reason for Rejection
Not applicable.

Site Area (ha)	Estimated Yield
1.35	7 dwellings

0-5 years	6-10 years	11-15 years
X		



 Has Potential

South Downs Land Availability Assessment Site Assessment Proforma

REF: HO007	Site Name: Land at Horsham Road / Bayards Field
Settlement	Steyning
Parish	Steyning
Ward	Steyning and Ashurst
District	Horsham
County	West Sussex
Current Use	Agriculture
Proposed Use	Residential
Recent Source	2025 Regulation 18 consultation

Landscape Assessment	Is the site suitable?
The site has a medium landscape sensitivity. It is large with open views towards the scarp slope, in proximity to a PRoW, and adjacent to heritage assets. It also has historical significance as one of the only remaining intact medieval boundaries in Steyning. The land is higher than adjacent roads, with high banks and hedgerows along Horsham Road and Mouse Lane which will make it challenging to integrate with the adjacent settlement.	
Suitability	Yes
The site is in a mineral consultation area for chalk. The site is adjacent to the conservation area and listed buildings to the south and south-east. The south-eastern area is relatively well contained, with existing hedgerows along Horsham Road. However, the site rises to the north and the whole site is higher than adjacent land to the south-east (along Mouse Lane). The site was identified in the Wiston Whole Estate Plan as a potential housing site, now proposed for 30 to 60 dwellings, including affordable and key worker housing, a community building and public open space. The site is in a sustainable location opposite the leisure centre and close to the village centre and other facilities. There are bus stops immediately adjacent to the access. It is considered that the south-east area may be suitable for built development subject to access, pedestrian safety, drainage and heritage considerations, and opportunities for public open space and biodiversity net gain on the remainder of the site.	

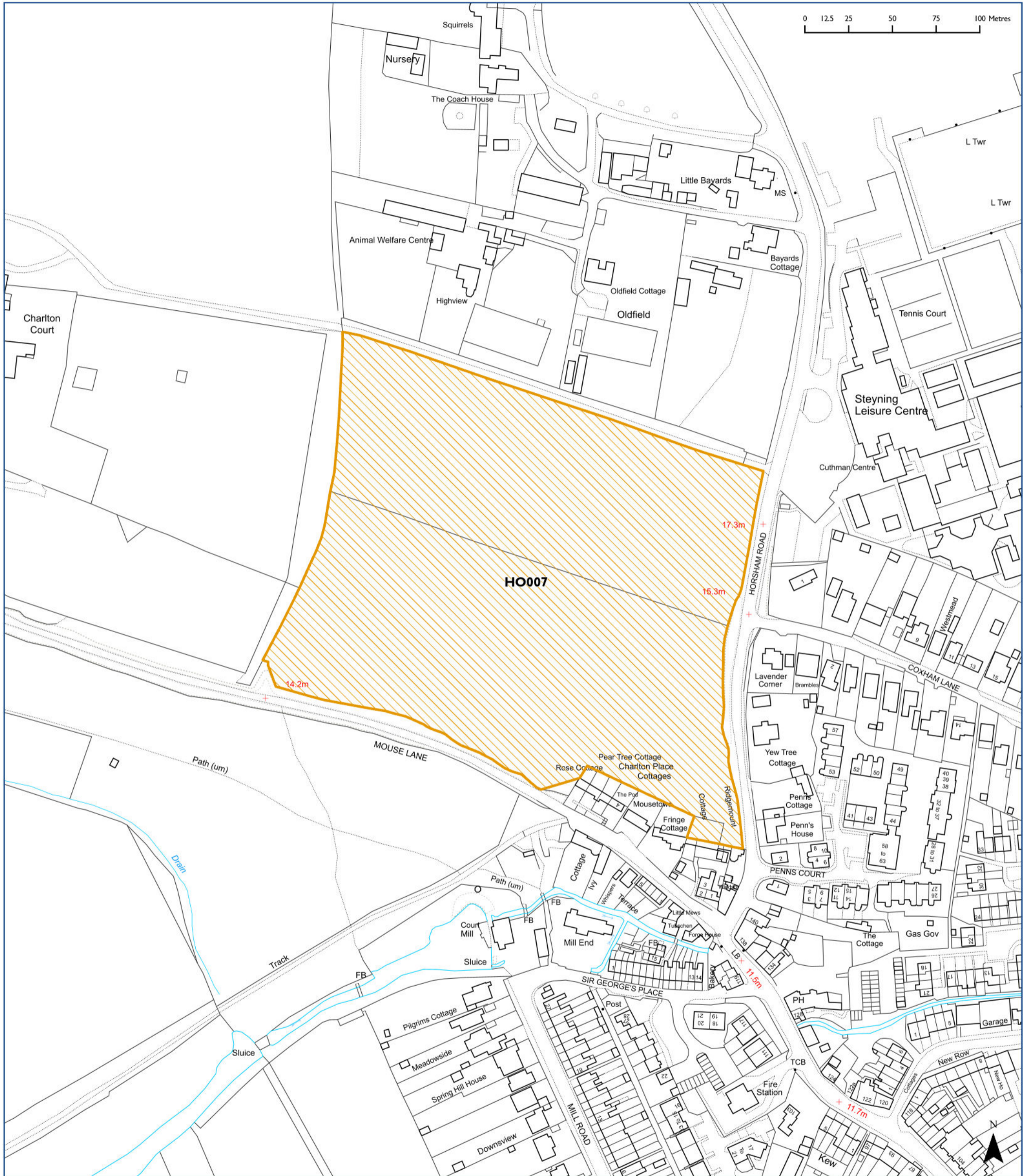
Availability	Is the site available?
The site was promoted during the 2025 Regulation 18 public consultation and is available for development.	Yes

Achievability	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

Assessment Recommendation	Has Potential
Reason for Rejection	Not applicable.

Site Area (ha)	Estimated Yield
5.3	60 dwellings

0-5 years	6-10 years	11-15 years
X		



 Has Potential

South Downs Land Availability Assessment Site Assessment Proforma

REF: HO015	Site Name: Land south of London Road / Land at Brookland Way
Settlement	Coldwaltham
Parish	Coldwaltham
Ward	Pulborough, Coldwaltham and Amberley
District	Horsham
County	West Sussex
Current Use	Agriculture
Proposed Use	Residential, Class E(a) Shop, and Public Open Space
Recent Source	2025 Regulation 18 consultation

Landscape Assessment	Is the site suitable?
The site has a high landscape sensitivity due to the elevation and openness at its northern extent and along the PRow. The site also has a settlement separation function between Coldwaltham and Watersfield. The area to the south-east which is in parallel with existing development is highly sensitive due to proximity of SSSI and Open Access Land.	
Suitability	Yes (In part)
The site is in a mineral consultation area for soft sand. The south-east boundary is adjacent to a sewage treatment works. The site is adjacent to a SSSI and is within 100m of a Ramsar site and SPA. The site is allocated in adopted South Downs Local Plan under Policy SD64 and extensive work was undertaken to support this allocation. The north area (in line with SD64) is suitable for development, while the remainder (parts to the south, west and east) is unsuitable due to landscape sensitivity and proximity to designated area and should be retained as open space.	

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

Achievability	Is the site achievable?
A new access onto the A29 would be preferable to the more intensive use of Brook Lane as the latter has substandard visibility to the east and is rural in nature. The north area which is allocated could be accessed from Brookland Way.	Yes

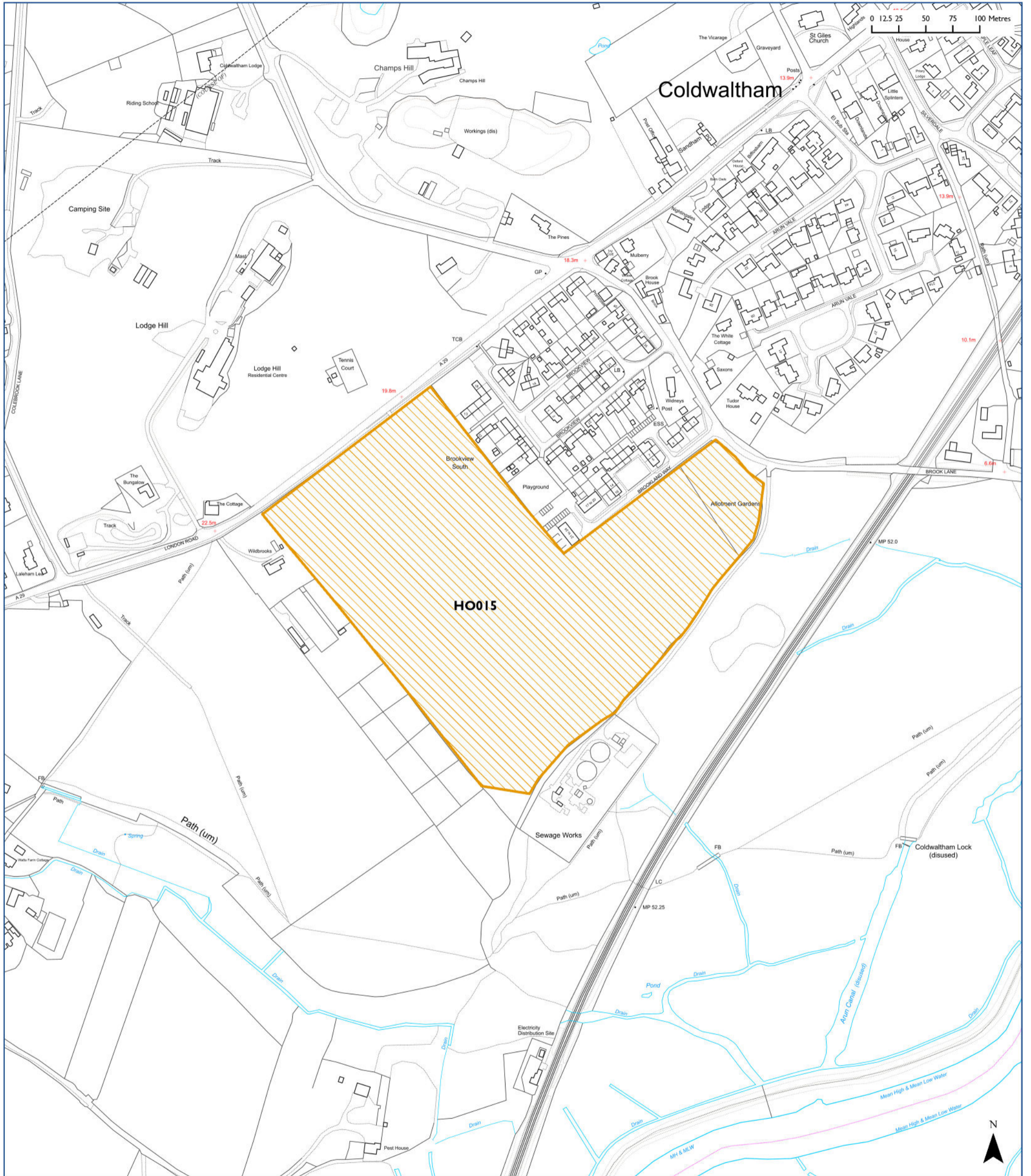
Assessment Recommendation	Has Potential
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Reason for Rejection
Not applicable.

Site Area (ha)	Estimated Yield	0-5 years	6-10 years	11-15 years
8.58	30 dwellings, 280sqm Class E(a) Shop, and Public Open Space		X	

Land Availability Assessment 2025

'Has Potential' Site HO015



 Has Potential

South Downs Land Availability Assessment Site Assessment Proforma

REF: HO022	Site Name: Shoreham Cement Works
Settlement	Upper Beeding
Parish	Upper Beeding
Ward	Bramber, Upper Beeding and Woodmancote
District	Horsham
County	West Sussex
Current Use	Materials Recovery Facility and Former Cement Works
Proposed Use	Residential, Employment, Retail and Community Uses
Recent Source	2022 Area Action Plan (AAP) consultation

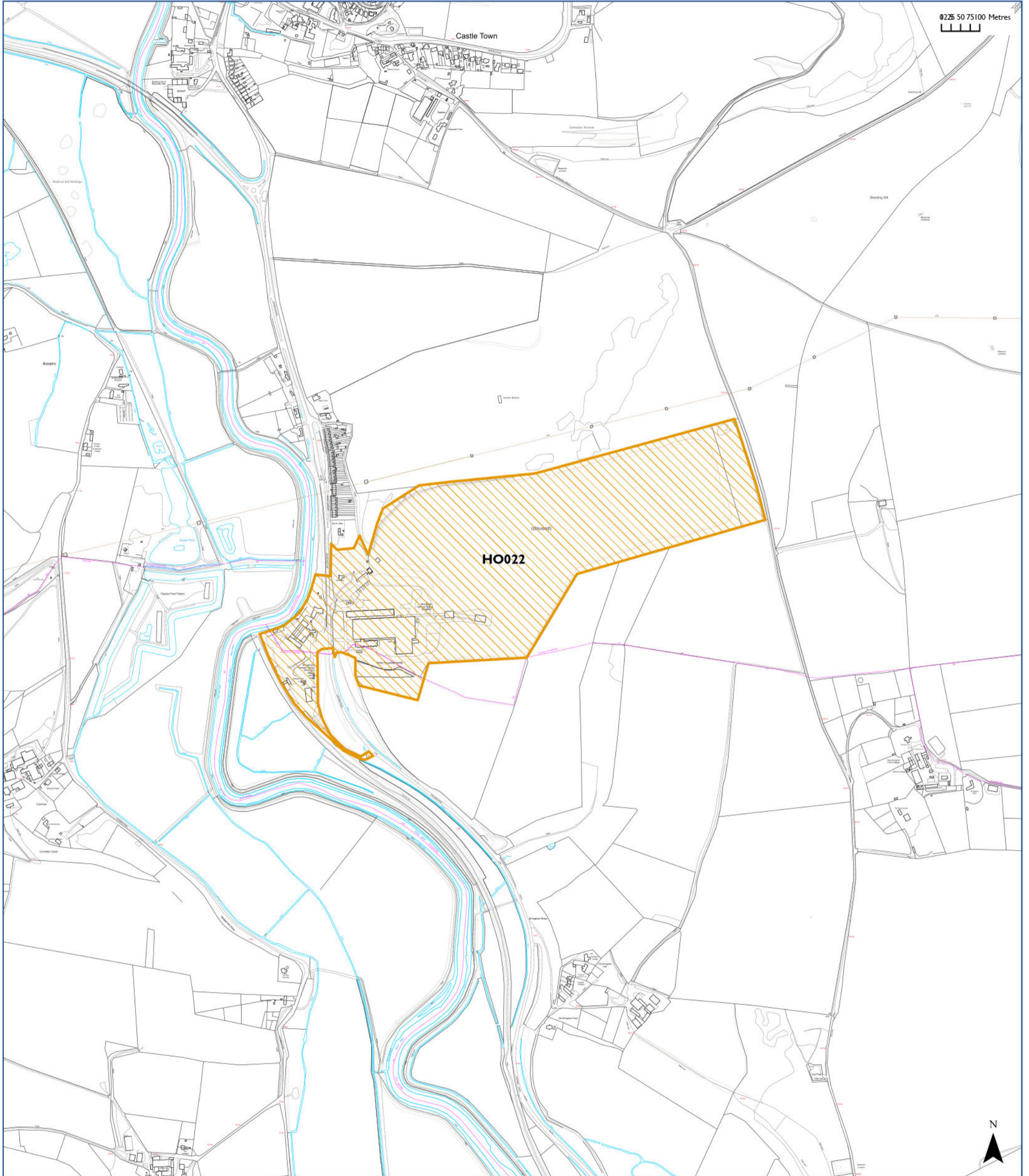
Landscape Assessment	Is the site suitable?
A Local Landscape Character and Sensitivity Study for the site was carried out by LUC in May 2022. The study identifies the main character areas, their opportunities and constraints, and makes recommendations for design principles. Full study at: https://www.southdowns.gov.uk/planning-policy/the-south-downs-local-plan-review/evidence-base/area-action-plan-shoreham-cement-works/	
Suitability	Yes
The site is allocated in the adopted South Downs Local Plan under Policy SD56 for mixed residential, employment and recreation use and is, therefore, suitable for development. A number of evidence base studies have been produced to inform development which was originally proposed to be progressed through an Area Action Plan (AAP). Details available at: https://www.southdowns.gov.uk/planning-policy/the-south-downs-local-plan-review/evidence-base/area-action-plan-shoreham-cement-works/	

Availability	Is the site available?
The site owner has indicated that the site is available for development.	Yes

Achievability	Is the site achievable?
There are some viability challenges but, overall, the site is considered to be achievable.	Yes

Assessment Recommendation	Has Potential
Reason for Rejection	
Not applicable.	

Site Area (ha)	Estimated Yield	0-5 years	6-10 years	11-15 years
44	400 dwellings, 62,000 sqm for employment, and 4000sqm for retail, community and other neighbourhood uses		X	X



 Has Potential

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

REF: HO024	Site Name: Land north of The Street
Settlement	Washington
Parish	Washington
Ward	Storrington and Washington
District	Horsham
County	West Sussex
Current Use	Storage and Workshop Area
Proposed Use	Residential
Recent Source	2024 Planning Application

Landscape Assessment	Is the site suitable?
The site has a moderate landscape sensitivity owing to its previously developed site status, its historic continuity, and its visual sensitivity from the Street.	
Suitability	Yes
The site is within a conservation area and in close proximity to listed buildings. The South Downs Planning Committee resolved to grant planning permission in May 2025 (ref. SDNP/24/03835/FUL) for 5 dwellings with associated access, parking, and landscaping.	

Availability	Is the site available?
The site is available for development as confirmed by planning application ref. SDNP/24/03835/FUL.	
	Yes

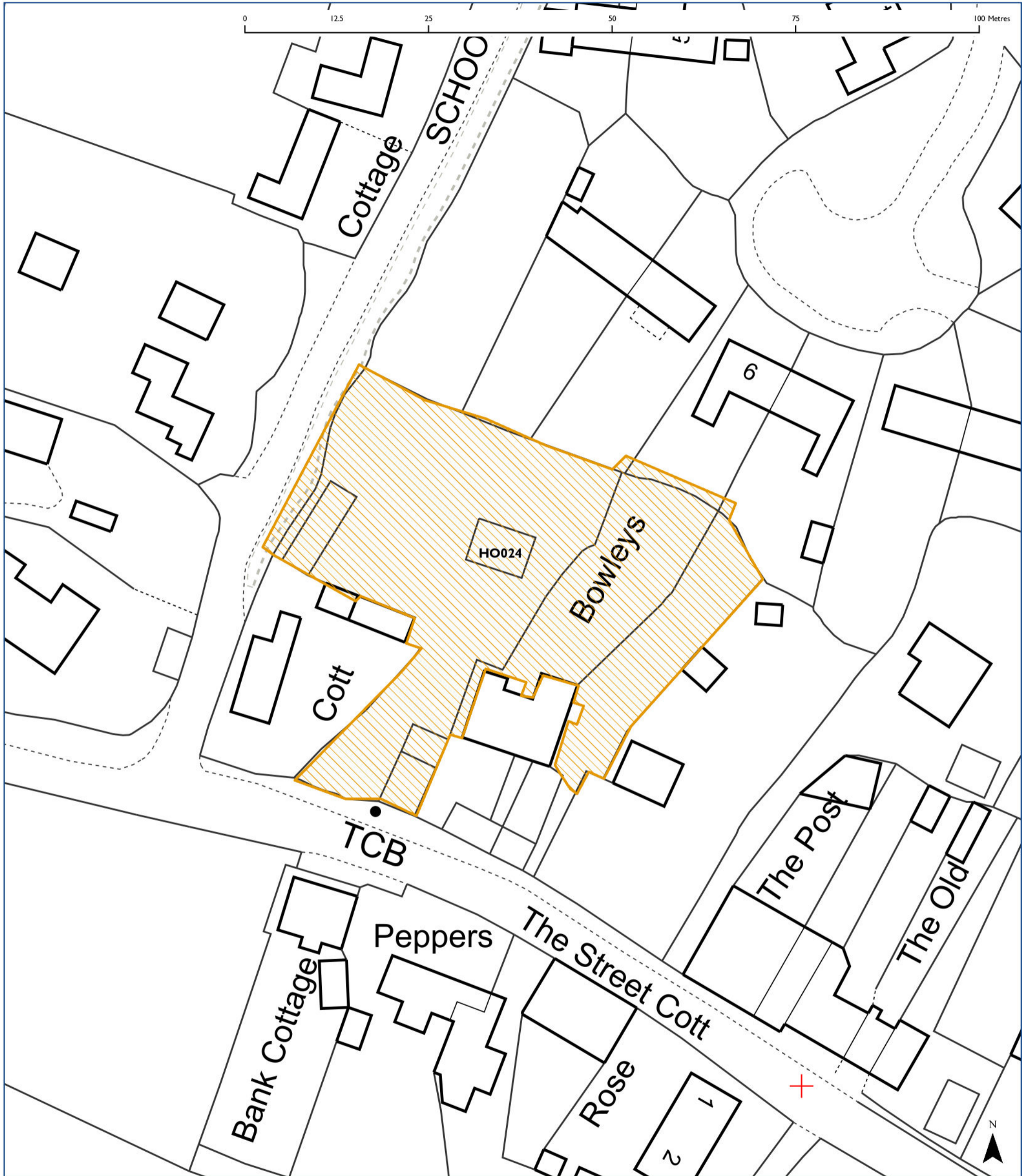
Achievability	Is the site achievable?
There is no reason to indicate why development on the site is not achievable.	
	Yes

Assessment Recommendation	Has Potential
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Reason for Rejection
Not applicable.

Site Area (ha)	Estimated Yield
0.18	5 dwellings

0-5 years	6-10 years	11-15 years
	X	



 Has Potential

South Downs Land Availability Assessment Site Assessment Proforma

REF: HO040	Site Name: Pulborough Garden Centre
Settlement	Pulborough
Parish	Pulborough
Ward	Pulborough, Coldwaltham and Amberley
District	Horsham
County	West Sussex
Current Use	Garden Centre
Proposed Use	Garden Centre Extension
Recent Source	2020 Planning Application

Landscape Assessment	Is the site suitable?
The site is detached from the settlement and close to the river crossing at Stopham Bridge. There is low quality landscape on site due to ancillary buildings, advertising and open storage of materials / car parking.	
Suitability	Yes
The site is allocated in the Pulborough NDP under Policy 9 / PPNP16 for the intensification and extension of the existing garden centre. Planning permission (ref. SDNP/20/05831/FUL) for the extension of the garden centre and reconfiguration of the car park was approved in March 2021.	

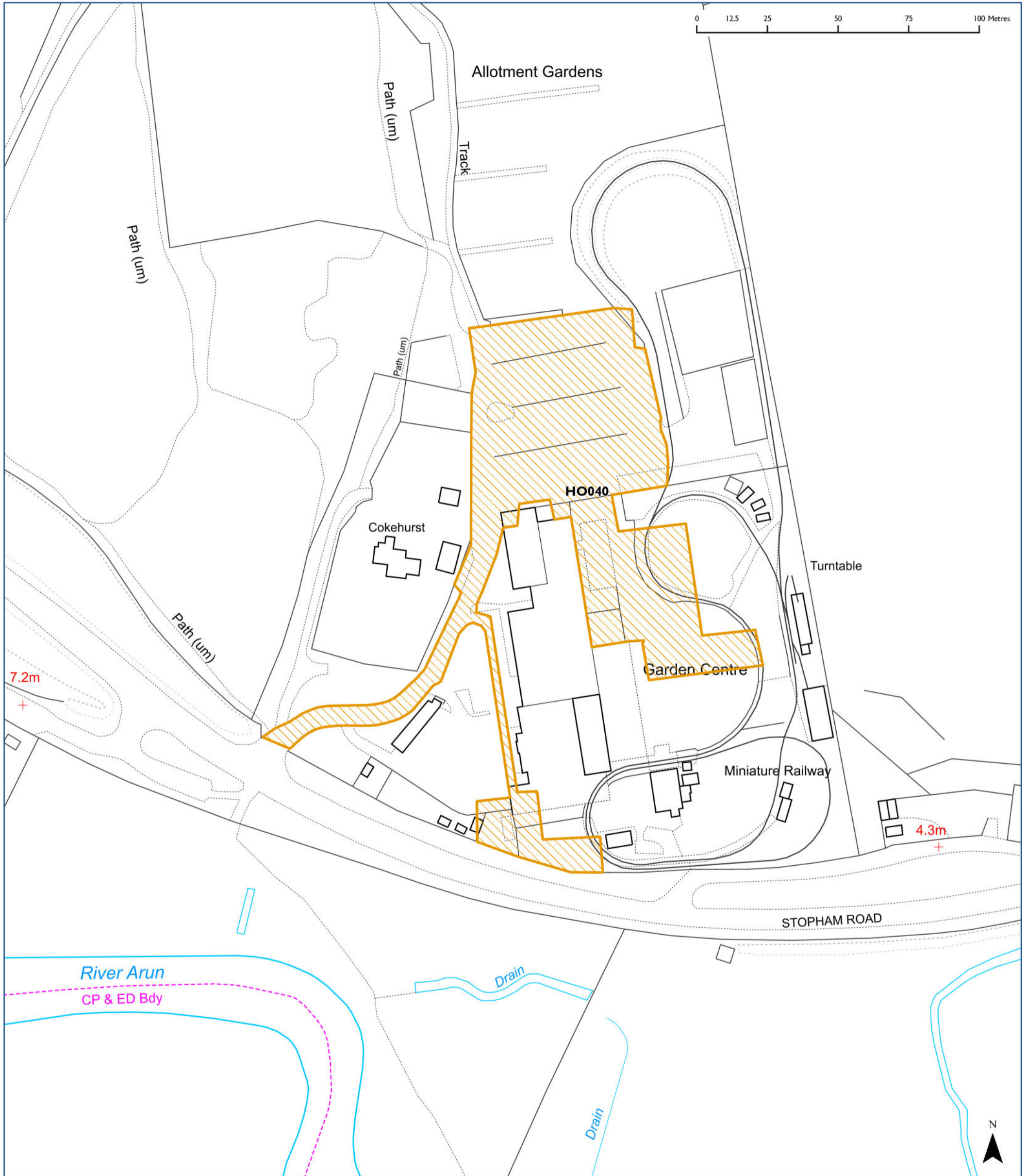
Availability	Is the site available?
The site is allocated in the Pulborough NDP and the site is available as confirmed by planning application ref. SDNP/20/05831/FUL.	
	Yes

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

Assessment Recommendation	Has Potential
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Reason for Rejection
Not applicable.

Site Area (ha)	Estimated Yield	0-5 years	6-10 years	11-15 years
0.61	Garden Centre Extension	X		



 Has Potential

South Downs Land Availability Assessment Site Assessment Proforma

REF: HO048	Site Name: Land at Valerie Manor
Settlement	Upper Beeding
Parish	Upper Beeding
Ward	Bramber, Upper Beeding and Woodmancote
District	Horsham
County	West Sussex
Current Use	Care Home Gardens
Proposed Use	Care Home Extension
Recent Source	2023 SDNPA Sites Search

Landscape Assessment	Is the site suitable?
Valerie Manor is a 17 th century Grade II listed building with a purpose-built nursing wing set with large landscaped and accessible gardens. The manor and wider site are visible in views from the South Downs Way running to and from Beeding Hill. Development for further beds would need to respect, and be sympathetic to, the special architectural and historic character and setting of the manor.	
Suitability	Yes
The site is allocated for a 30 bed care home extension under Policy 7 of the Upper Beeding NDP and planning permission (ref. SDNP/20/02161/FUL) was granted in March 2021 for the construction of a 30-bed nursing home. The 30 C2 beds are the equivalent of 16 C3 residential units.	

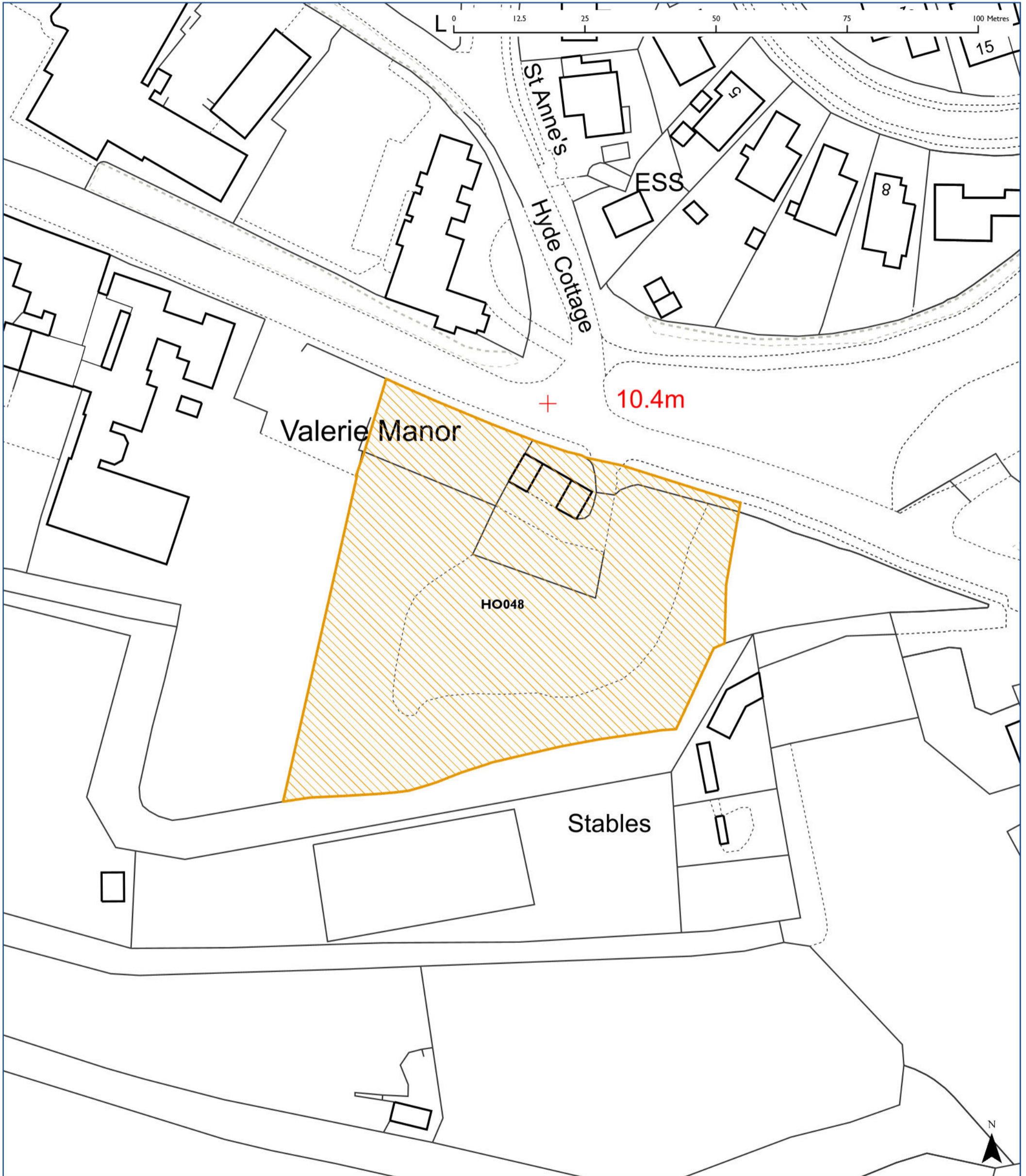
Availability	Is the site available?
The site is allocated in the Upper Beeding NDP and the site is available as confirmed by planning permission ref. SDNP/20/02161/FUL.	Yes

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

Assessment Recommendation	Has Potential
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Reason for Rejection
Not applicable.

Site Area (ha)	Estimated Yield	0-5 years	6-10 years	11-15 years
0.46	30 bed care home extension	X		



 Has Potential

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

REF: HO051	Site Name: Land north of North Farm
Settlement	Washington
Parish	Washington
Ward	Storrington and Washington
District	Horsham
County	West Sussex
Current Use	Agriculture
Proposed Use	Commercial
Recent Source	2025 Regulation 18 consultation

Landscape Assessment	Is the site suitable?
The site has a moderate landscape sensitivity overall. There are open downs to the north and west. The northern area is adjacent to A24 and is less visible from some middle and longer distance views, while the eastern area has a higher sensitivity as it is on higher ground and has greater visibility from the local and wider landscape, including permissive PRowWs on three of its boundaries.	
Suitability	Yes
The Wiston Estate Winery is situated in this location and there is an existing mix of commercial and residential development. The site is considered to be suitable for commercial expansion although development in the eastern area will need to be carefully and sympathetically considered given the area's higher sensitivity.	

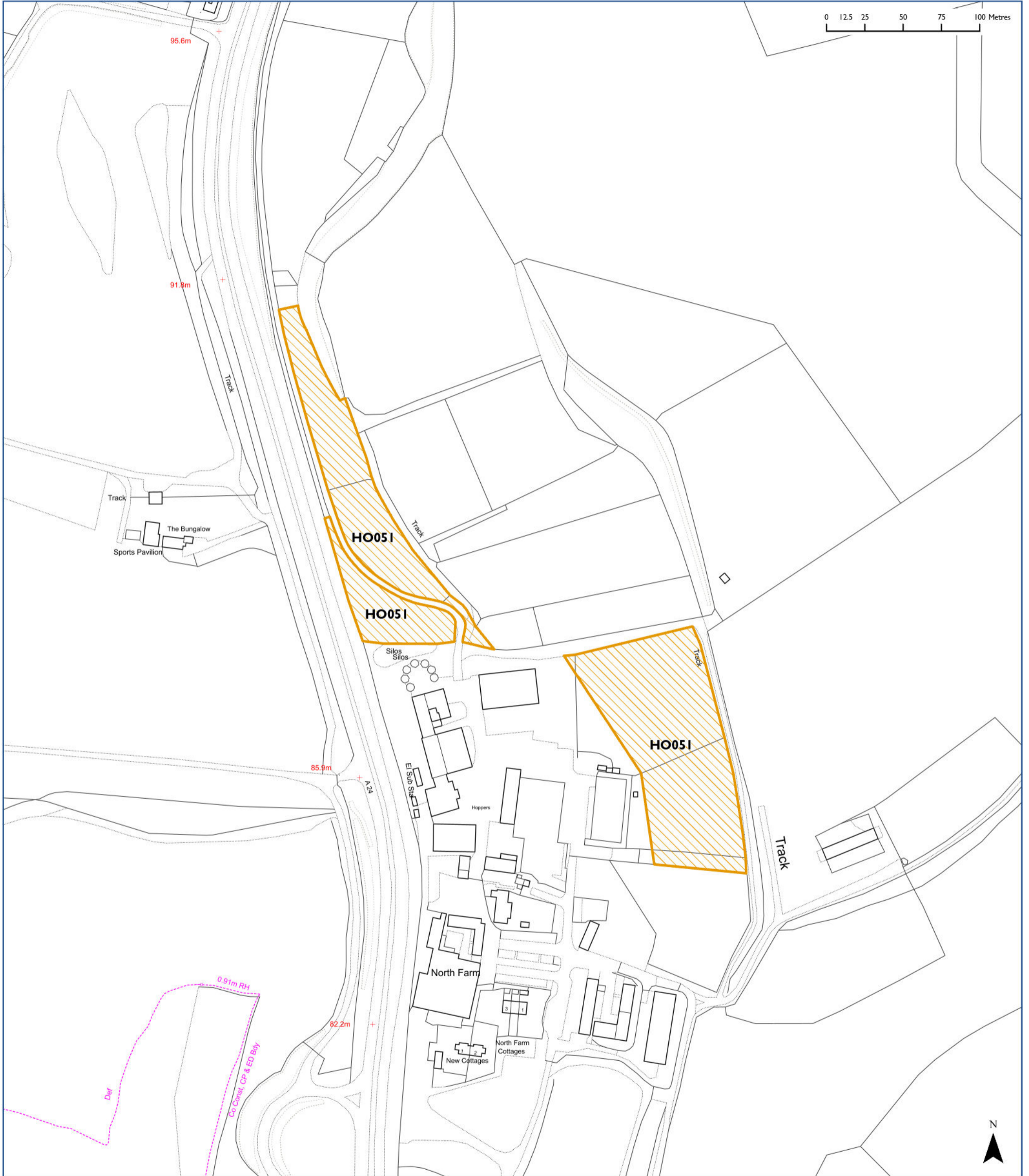
Availability	Is the site available?
The site was promoted during the 2025 Regulation 18 public consultation and is available for development.	Yes

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

Assessment Recommendation	Has Potential
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Reason for Rejection
Not applicable.

Site Area (ha)	Estimated Yield	0-5 years	6-10 years	11-15 years
1.84	2000sqm commercial floorspace		X	



 Has Potential

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

REF: HO052	Site Name: Land at Hardham Mill
Settlement	Hardham
Parish	Coldwaltham
Ward	Pulborough, Coldwaltham and Amberley
District	Horsham
County	West Sussex
Current Use	Agriculture and Office
Proposed Use	Employment
Recent Source	2022 Call for Sites

Landscape Assessment	Is the site suitable?
The site has a moderate landscape sensitivity. The site comprises a two-storey, standalone office building and a flat area of greenfield with access gate and track. There is a row of trees to the north and a hedge along the eastern boundary.	
Suitability	Yes
The site is in a mineral consultation area for soft sand. The site is located within a mixed-use area. Although the site is quite open as seen from the road and footpath, there is an existing office unit on site. The site is considered to be suitable for employment use subject to the design, layout and density of development.	

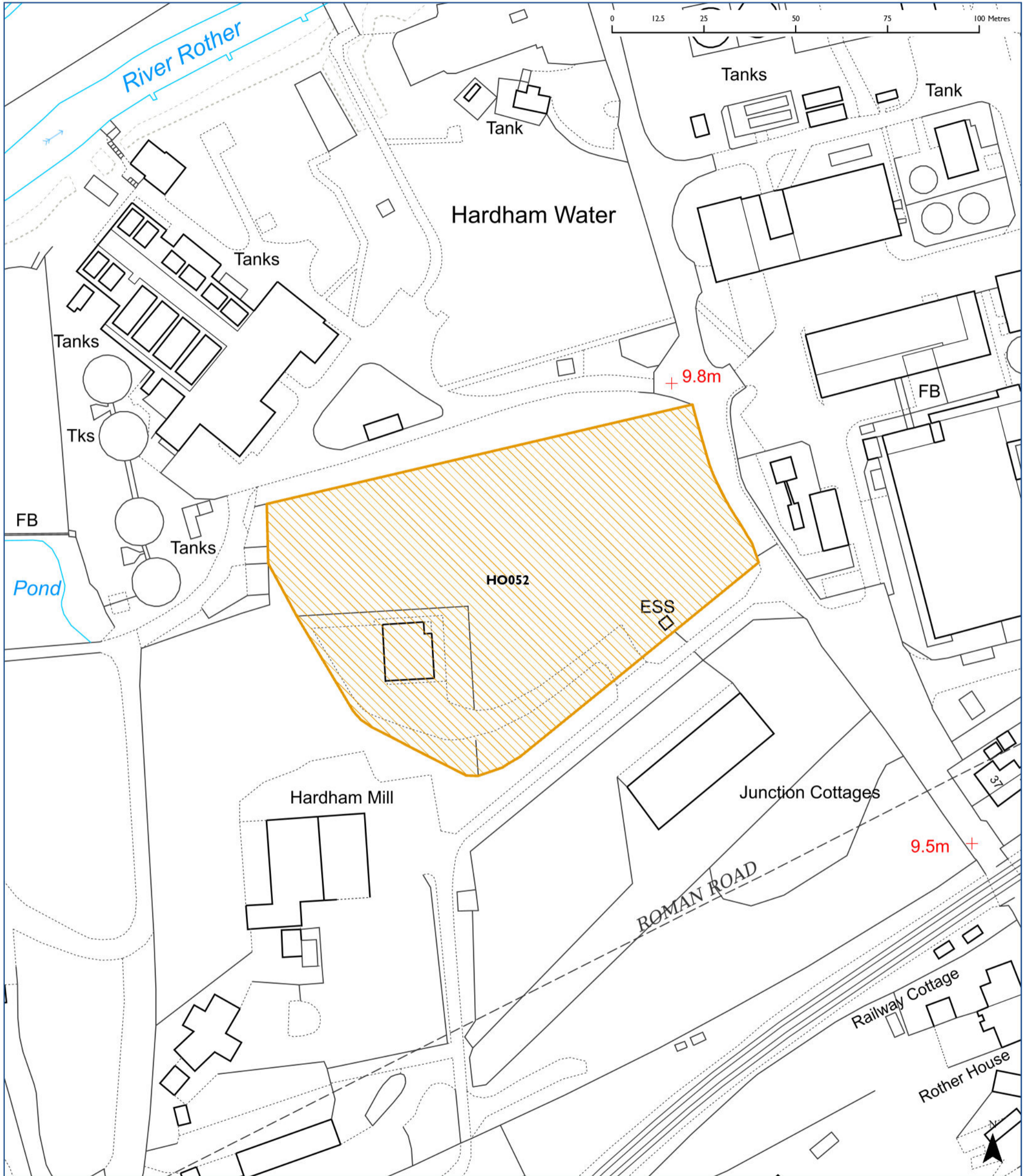
Availability	Is the site available?
The site was promoted during the 2022 Call for Sites and is available for development.	Yes

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

Assessment Recommendation	Has Potential
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Reason for Rejection
Not applicable.

Site Area (ha)	Estimated Yield	0-5 years	6-10 years	11-15 years
0.84	2,760sqm employment floorspace	X		



 Has Potential

South Downs Land Availability Assessment Site Assessment Proforma

REF: HO057	Site Name: Land at East Street Farm
Settlement	Amberley
Parish	Amberley
Ward	Pulborough, Coldwaltham and Amberley
District	Horsham
County	West Sussex
Current Use	Agriculture, Equestrian and Car Park
Proposed Use	Residential, Community Hall and Public Open Space
Recent Source	2023 SDNPA Sites Search

Landscape Assessment	Is the site suitable?
The north and central parcels are enclosed by existing residential development and the school. The south parcel is more open but partly developed for a car park.	
Suitability	Yes
The site comprises three distinct parcels which could be suitable for a combination of new homes, public open space and biodiversity net gain. Further investigation is required to determine the most suitable areas within the site for the above. As part of this, the developable area should retain capacity for a community hall (circa 0.9ha) in the instance that the allocation in the Amberley NDP (see Policy FI 2) is confirmed as unavailable. Moreover, the total area available for residential development is subject to the land requirements for a community hall.	

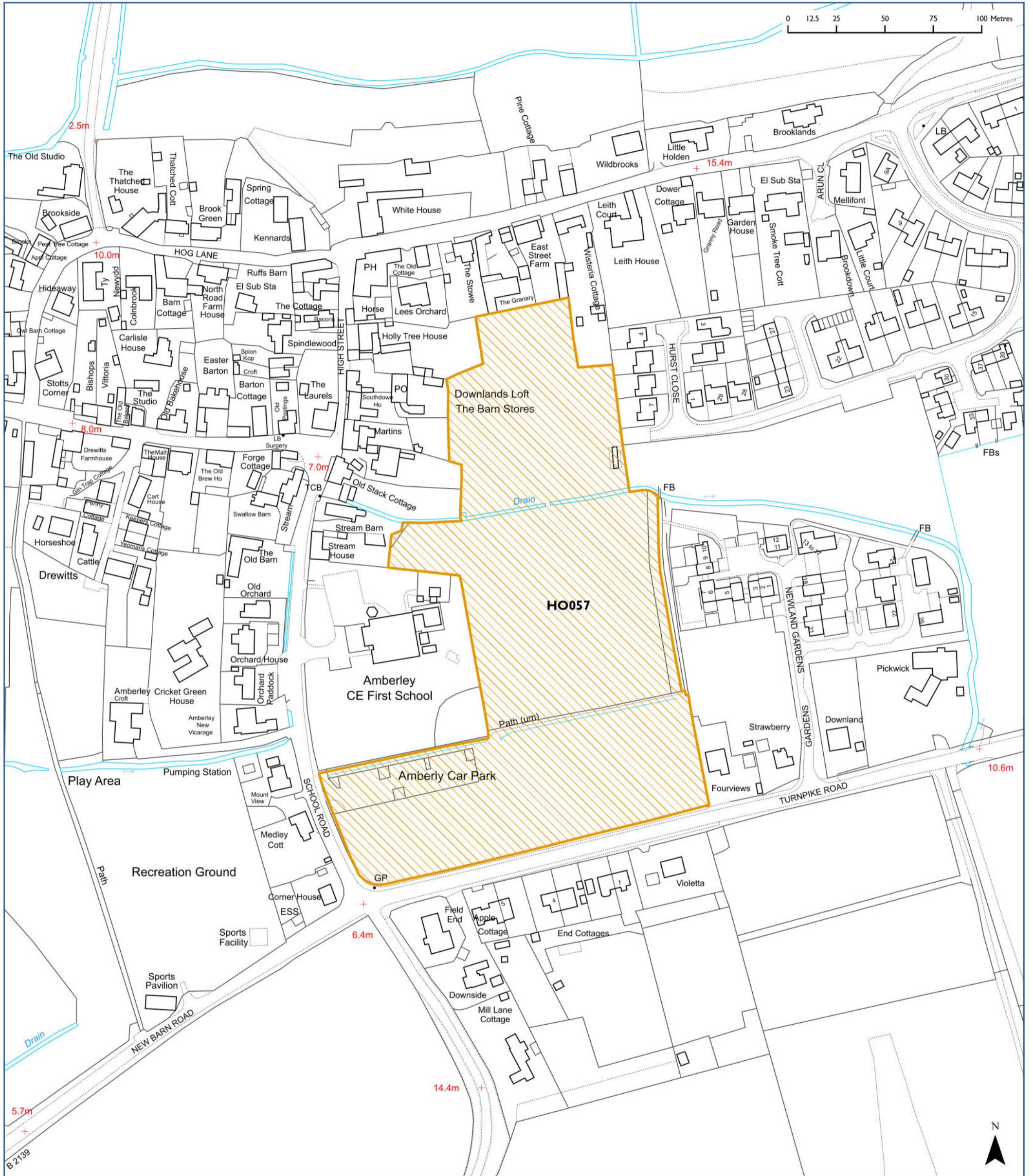
Availability	Is the site available?
The landowner has confirmed their intent to promote the site for a scheme that meets local needs, including affordable housing and smaller units, and potentially for a community hall facility and amenity space.	
	Yes

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

Assessment Recommendation	Has Potential
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Reason for Rejection
Not applicable.

Site Area (ha)	Estimated Yield	0-5 years	6-10 years	11-15 years
3.14	20 dwellings, community hall and public open space.		X	



 Has Potential

South Downs Land Availability Assessment Site Assessment Proforma

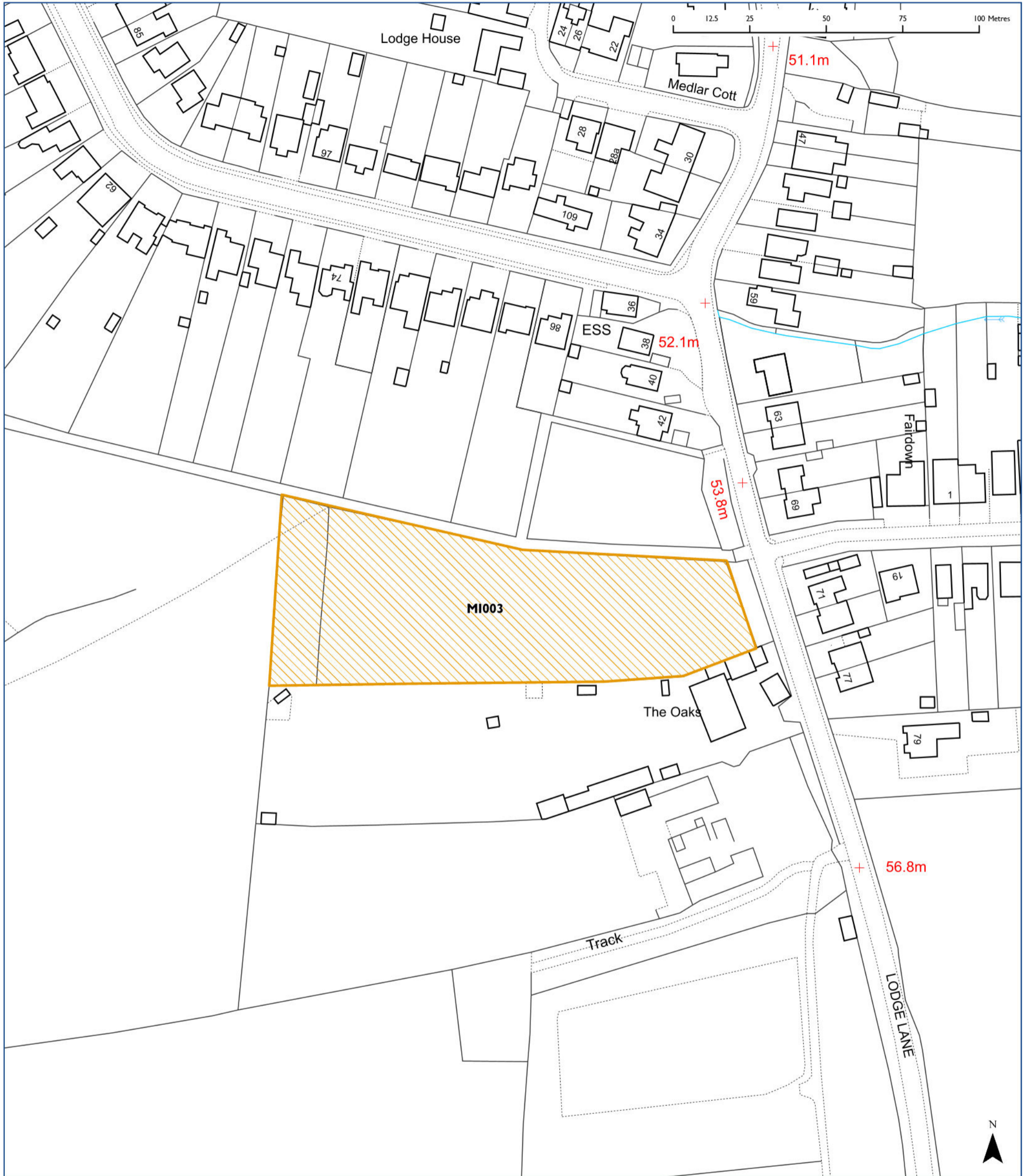
REF: MI003	Site Name: Land at Southdowns Farm
Settlement	Keymer
Parish & Ward	Hassocks
District	Mid Sussex
County	West Sussex
Current Use	Agriculture
Proposed Use	Residential
Recent Source	2025 Regulation 18 consultation

Landscape Assessment	Is the site suitable?
The site has a medium landscape sensitivity. It is visible from Lodge Lane as a field, and there are long distance views to the chalk ridge and Jack and Jill Windmills across the site from the PRoW where gaps in the hedgerow allow. However, in views towards the site from the Downs near Ditchling Beacon, the site is largely screened by trees / mature hedgerows, and development would be seen in the context of the adjacent built-up area. From Jack and Jill Windmills, the west area is more visible. From the PRoW (north boundary), views across adjacent gardens are possible and the site is seen against the context of a range of unconnected sheds and outbuildings at Southdowns Farm.	
Suitability	Yes (In part)
The site is in a mineral consultation area for soft sand. There are protected trees on the east boundary and there is a local green space adjacent to the west. The site is quite contained with a footpath to the north and a single dwelling with a significant rear garden to the south. Planning application ref. SDNP/18/03629/OUT was refused in December 2018 for 10 dwellings (east area), partly on grounds of landscape impact. Additional evidence submitted at Regulation 18 indicates that development would have a low-medium impact on landscape views and that access can be achieved without impacting protected trees. It is considered that the west area is more open and built development should be confined to the east area with open space or possibly allotments in the west area. There are opportunities to improve and link to the PRoW network and adjacent local green space, and potential to provide some traffic management measures along Lodge Lane.	

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

Summary of Achievability	Is the site achievable?
There is no reason to indicate why development on the site is not achievable. The National Park boundary runs along the west edge of Lodge Lane and part of the access and/or sightlines may be within the Mid Sussex District Council (MSDC) planning area. A separate planning application to MSDC may be required.	
	Yes

Assessment Recommendation		Has Potential		
Reason for Rejection				
Not applicable.				
Site Area (ha)	Estimated Yield	0-5 years	6-10 years	11-15 years
0.71	10 dwellings	X		



 Has Potential

South Downs Land Availability Assessment Site Assessment Proforma

REF: MI014	Site Name: Land east of Lodge Lane
Settlement	Keymer
Parish	Hassocks
Ward	Hassocks
District	Mid Sussex
County	West Sussex
Current Use	Agriculture and Equestrian
Proposed Use	Residential
Recent Source	2025 Regulation 18 consultation

Landscape Assessment	Is the site suitable?
The site has a moderate landscape sensitivity. The eastern area is more visually sensitive from the high ground to the south than the western area which is considered moderate due to a better proximity to the existing settlement pattern and retention of outer buffer areas to the settlement edge.	
Suitability	Yes (In part)
The site is in a mineral consultation area for soft sand. The site abuts the Keymer Conservation Area to the east and is within an NDP local gap. Notwithstanding, the site is well contained and whilst technically in breach of the local gap policy, it would not extend built development appreciably further into the Keymer / Ditchling local gap than existing development. It is considered that whilst there would be limited harm to the gap, at this stage, on balance, it would not be unreasonable when considering the likely benefit of the overall development. Great care would need to be taken on built form (massing and layout) and impact on views, particularly local, and integration of the development with the village. Care will also need to be taken to mitigate any potential impact on the conservation area which is considered achievable. There are opportunities to address existing flooding on Lodge Lane and adjacent properties by storing water on the site to slow the flow of the stream on the southern boundary.	

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

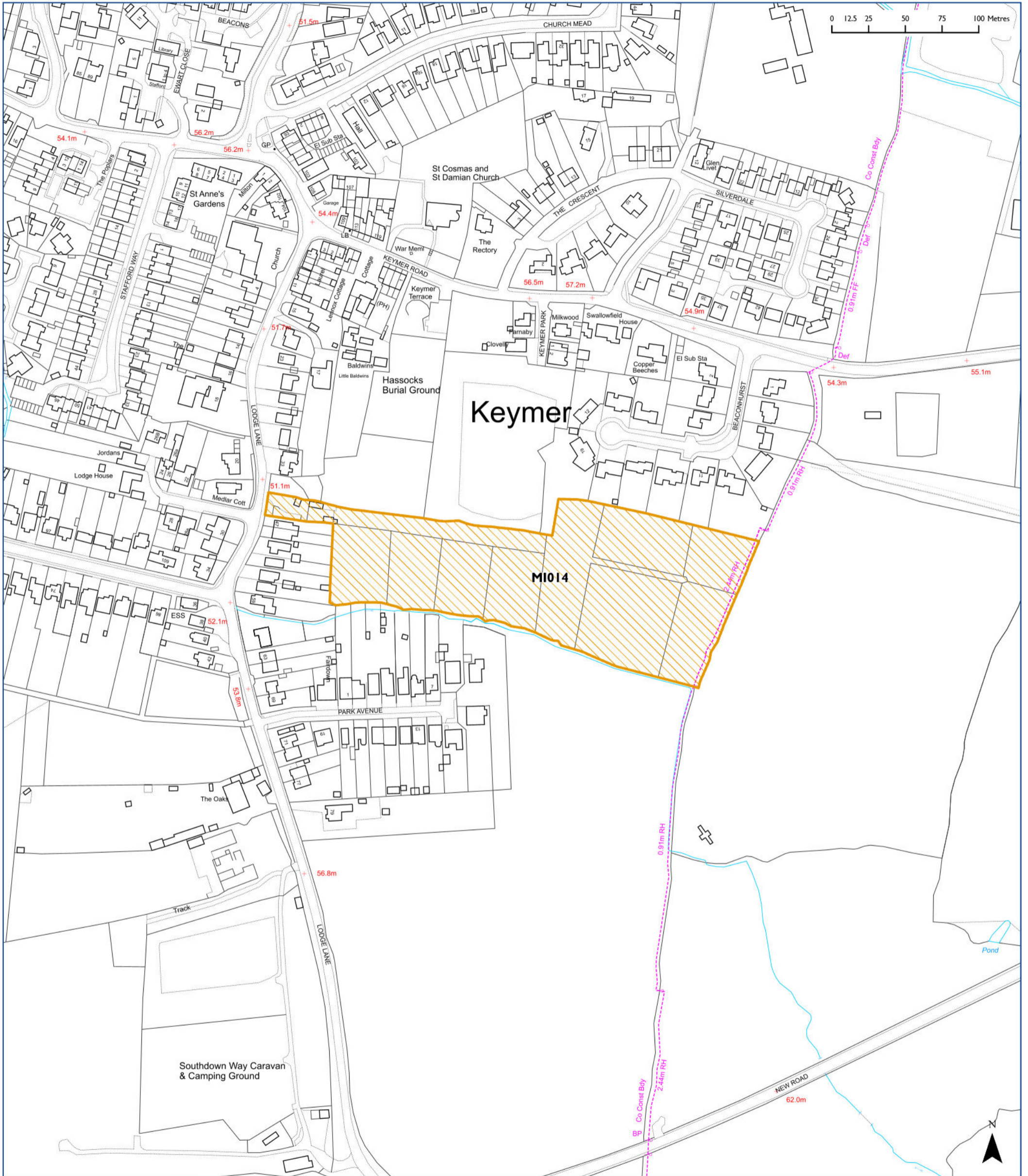
Achievability	Is the site achievable?
Development can be achieved although access arrangements on to Lodge Lane may require further consideration and are outside the National Park so would require a separate planning application to Mid Sussex District Council.	Yes

Assessment Recommendation	Has Potential
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Reason for Rejection
Not applicable.

Site Area (ha)	Estimated Yield
2.31	30 dwellings

0-5 years	6-10 years	11-15 years
X		



 Has Potential