

## **Appendix D(iv)**

### **Site Assessments by Area**

## **Chichester**



## Index of Settlements

<u>Settlements</u>	<u>Page</u>
<b>Bepton</b>	<b>5</b>
<b>Bury</b>	<b>9</b>
<b>Byworth</b>	<b>15</b>
<b>Charlton</b>	<b>21</b>
<b>Chilgrove</b>	<b>27</b>
<b>Eartham</b>	<b>33</b>
<b>Easebourne</b>	<b>39</b>
<b>East Ashling</b>	<b>51</b>
<b>East Dean</b>	<b>57</b>
<b>East Lavant</b>	<b>63</b>
<b>Fernhurst</b>	<b>69</b>
<b>Fittleworth</b>	<b>85</b>
<b>Graffham</b>	<b>95</b>
<b>Halnaker</b>	<b>101</b>
<b>Lower Horncroft</b>	<b>107</b>
<b>Lurgashall</b>	<b>113</b>
<b>Mid Lavant</b>	<b>119</b>
<b>Midhurst</b>	<b>127</b>
<b>Northchapel</b>	<b>149</b>
<b>Petworth</b>	<b>161</b>
<b>Rake</b>	<b>193</b>
<b>Rogate</b>	<b>199</b>
<b>Selham</b>	<b>213</b>
<b>Singleton</b>	<b>219</b>
<b>South Harting</b>	<b>225</b>
<b>Stedham</b>	<b>233</b>
<b>West Ashling</b>	<b>239</b>
<b>West Lavington</b>	<b>245</b>



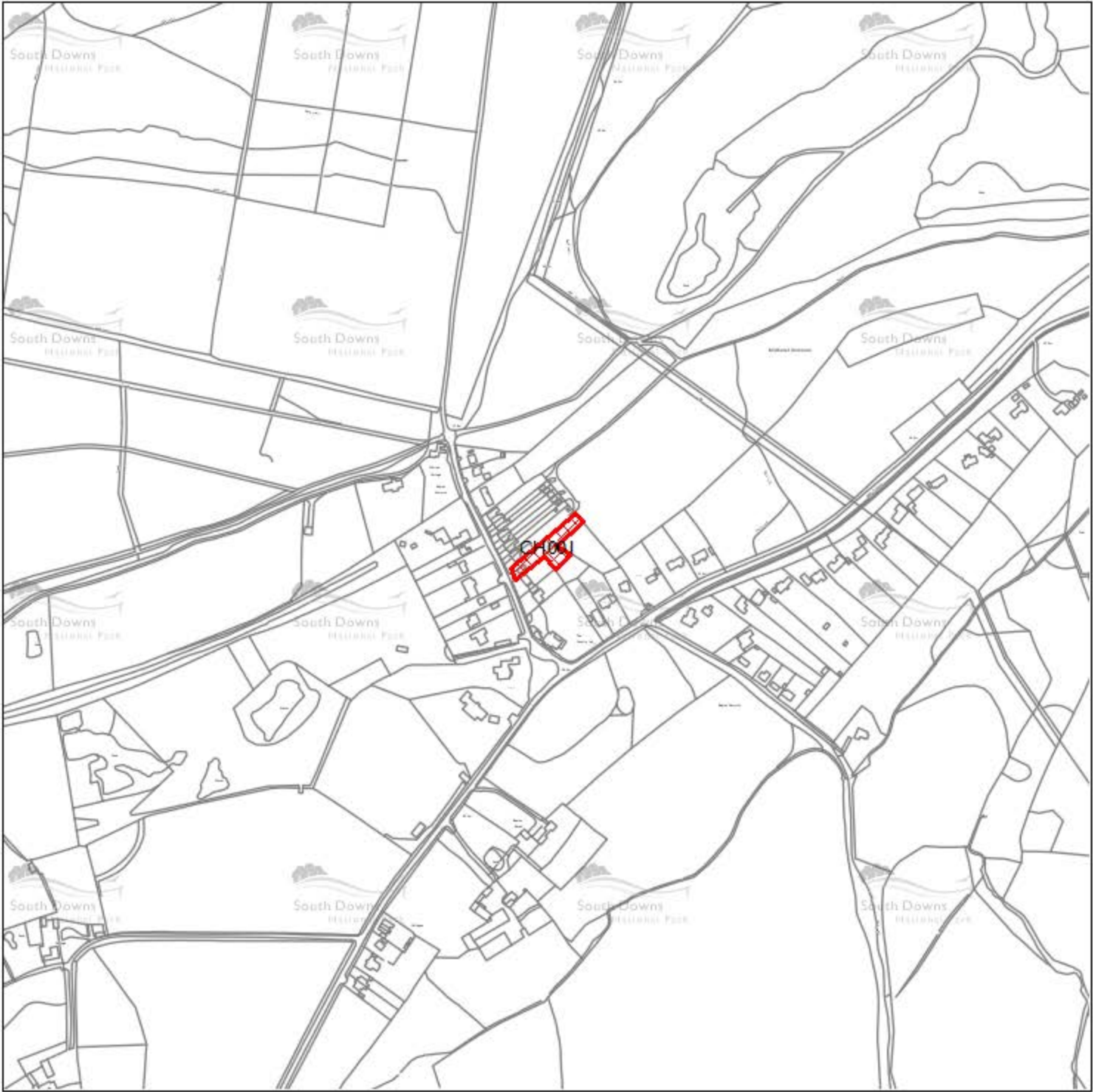
## **Appendix D(iv) - Chichester**

### **Site Assessments by Settlement**



# **Bepton**

Settlement Map

Bepton Common



Key

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

Site Ref	Site Address	Settlement	Parish	Recommendation	Total Yield	0-5 Years	6-10 Years	11-15 Years	Rejected/Excluded Reason
Settlement      Bepton									
CH001	Land Between Fair oak Cottages and Pinecroft	Bepton	Bepton	Excluded	0	0	0	0	The site is not considered suitable to yield 5 or more homes.
Total by Settlement					0	0	0	0	



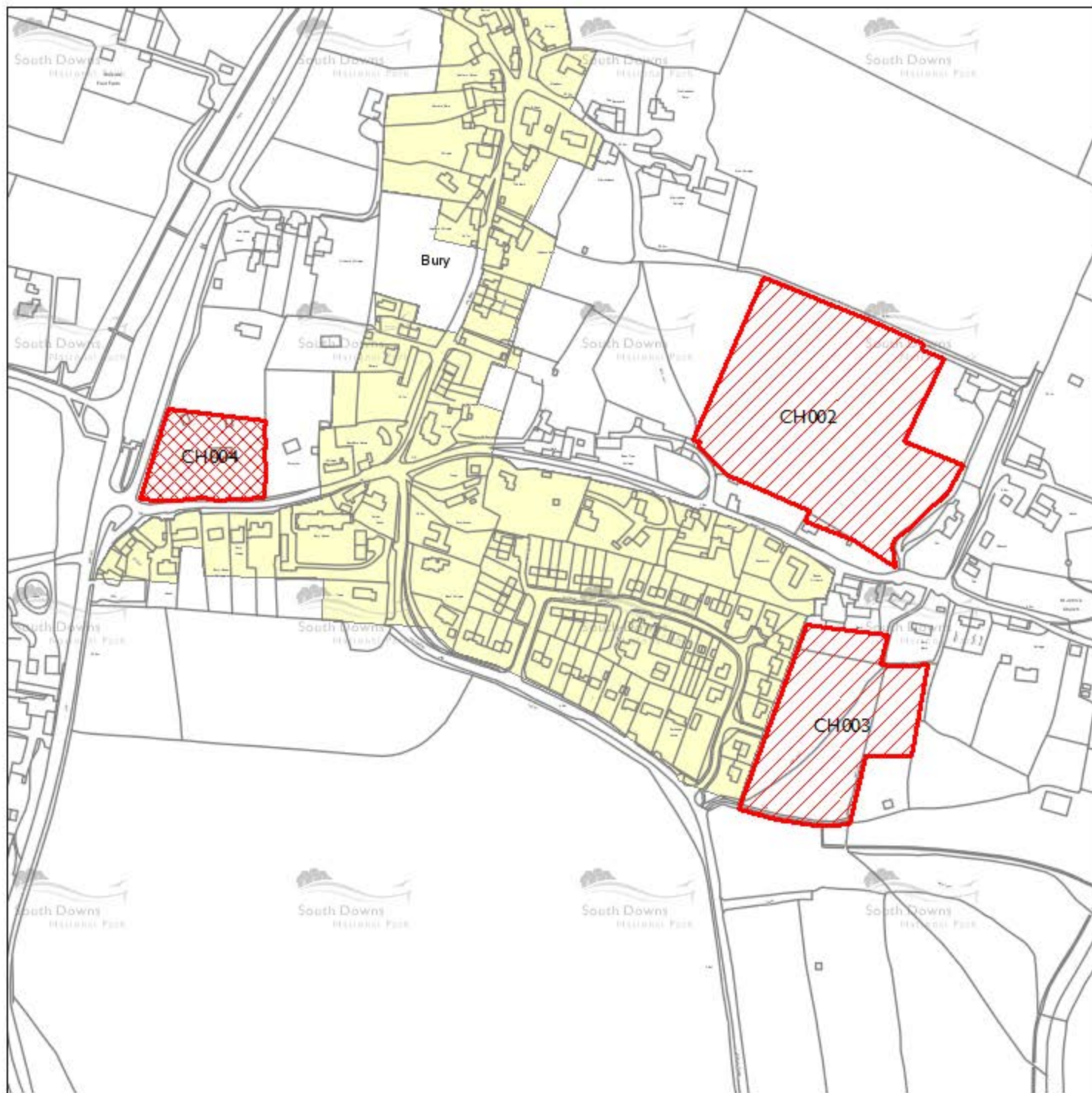
## **Appendix D(iv) - Chichester**

### **Site Assessments by Settlement**





## **Bury**

## Settlement Map

### Bury



#### Key

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

Site Ref	Site Address	Settlement	Parish	Recommendation	Total Yield	0-5 Years	6-10 Years	11-15 Years	Rejected/Excluded Reason
<b>Settlement      Bury</b>									
CH002	Bury Glebe, Church Lane	Bury	Bury	Rejected	0	0	0	0	Development on the site would have a potential adverse impact on the character and appearance of the landscape. Development on the site would have a potential adverse impact on heritage assets.
CH003	Land east of Coombe Crescent	Bury	Bury	Rejected	0	0	0	0	Development on the site would have a potential adverse impact on the character and appearance of the landscape. Development on the site would have a potential adverse impact on heritage assets. Flood risk.
CH004	Land at Jolyons	Bury	Bury	Excluded	0	0	0	0	The site is not considered suitable to yield 5 or more homes.
<b>Total by Settlement</b>					<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	



Site Ref	Site Address	Summary of Landscape Assessment	Summary of Suitability	Suitable	Summary of Availability	Available	Summary of Achievability	Achievable	Reason for Rejection
<b>Settlement Bury</b>									
CH002	Bury Glebe, Church Lane	High Sensitivity High Sensitivity due to the size of the site in comparison with the village, the south facing and elevated topography which exposes it to views from the south and the surrounding public right of way which would be affected. Access likely to have detrimental impacts.	There are two listed buildings adjacent to the site and other listed buildings in the vicinity. The site adjoins the Conservation Area to the south, west and east. Archaeological investigation prior to development or during construction may be required. The site is within 5km of a Special Protection Area.	No	The site is considered to be available for development.	Yes	There is no reason to indicate why development on the site is not achievable.	Yes	Development on the site would have a potential adverse impact on the character and appearance of the landscape. Development on the site would have a potential adverse impact on heritage assets.
CH003	Land east of Coombe Crescent	Medium/High Sensitivity Medium high sensitivity due to the contribution the site makes to the setting of the village when approaching from the south, proximity to conservation area and Site of Nature Conservation Importance (SNCI) and the transition between the recent development to the west and more dispersed character to the east. Impacts on the public right of way which crosses the site	The north eastern corner of the site is located within the conservation area and there are three listed buildings adjacent to the site (to the north). The southern part of the site is within flood zone 2 and 3.	No	The site is considered to be available for development.	Yes	There is no reason to indicate why development on the site is not achievable.	Yes	Development on the site would have a potential adverse impact on the character and appearance of the landscape. Development on the site would have a potential adverse impact on heritage assets. Flood risk.

Site Ref	Site Address	Summary of Landscape Assessment	Summary of Suitability	Suitable	Summary of Availability	Available	Summary of Achievability	Achievable	Reason for Rejection
CH003	Land east of Coombe Crescent	would be detrimental to users.		No		Yes		Yes	

## ***Appendix D(iv) - Chichester***

### **Site Assessments by Settlement**




## **Byworth**

Settlement Map

Byworth



Key

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

Site Ref	Site Address	Settlement	Parish	Recommendation	Total Yield	0-5 Years	6-10 Years	11-15 Years	Rejected/Excluded Reason
<b>Settlement      Byworth</b>									
CH157	Land at Hallgate Farm	Byworth	Petworth	Rejected	0	0	0	0	Development on the site would have a potential adverse impact on the character and appearance of the landscape.
<b>Total by Settlement</b>					<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	



Site Ref	Site Address	Summary of Landscape Assessment	Summary of Suitability	Suitable	Summary of Availability	Available	Summary of Achievability	Achievable	Reason for Rejection
<b>Settlement Byworth</b>									
CH157	Land at Hallgate Farm	Medium/High Sensitivity Medium High Sensitivity due to the historic core and conservation area location of the site, the steeply sloping topography which makes it vulnerable to poorly designed landform and the existing buildings and access to be retained. The undeveloped field to the south of these buildings is considered to be High landscape sensitivity due to it's size and depth having a poor relationship with the existing linear village settlement pattern and its hillside location.	Part of the site is within the conservation area. The site is adjacent to two listed buildings. Due to the conclusions of the landscape assessment the site is not considered to be suitable for development.	No	The site is considered to be available for development and recently been submitted.	Yes	There is no reason to indicate why development on the site could not be achieved.	Yes	Development on the site would have a potential adverse impact on the character and appearance of the landscape.



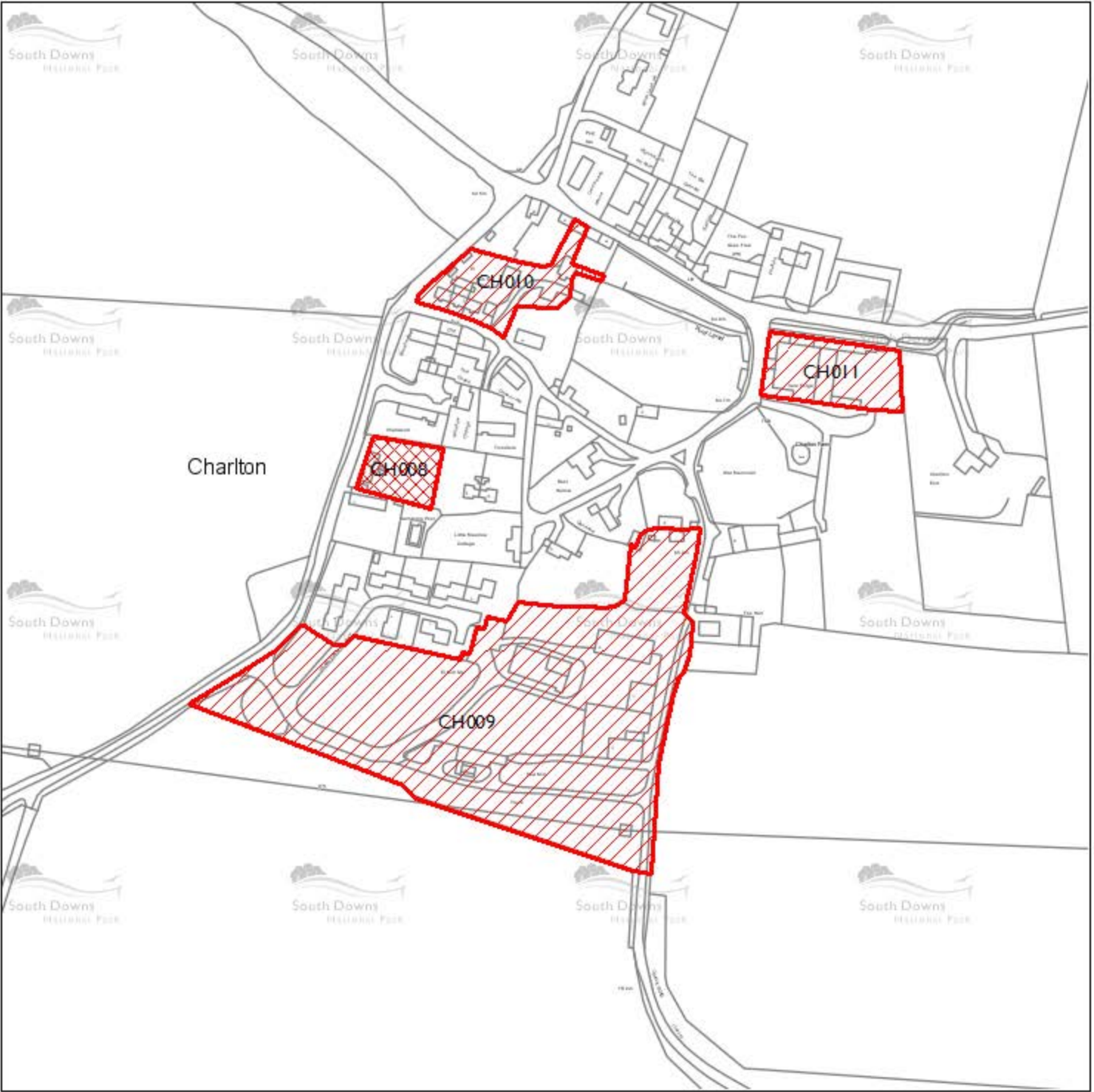
## ***Appendix D(iv) - Chichester***

### **Site Assessments by Settlement**


## **Charlton**


Settlement Map


Charlton



Key

Recommendation  South Downs National Park Boundary (where applicable)

 Rejected

 Excluded

Site Ref	Site Address	Settlement	Parish	Recommendation	Total Yield	0-5 Years	6-10 Years	11-15 Years	Rejected/Excluded Reason
<b>Settlement      Charlton</b>									
CH008	Land at 19-20	Charlton	Singleton	Excluded	0	0	0	0	The site is not considered suitable to yield 5 or more homes.
CH009	Charlton Sawmill, Knights Hill	Charlton	Singleton	Rejected	0	0	0	0	Loss of employment land.
CH010	Land south of Charlton Road	Charlton	Singleton	Rejected	0	0	0	0	The site is not considered suitable to yield 5 or more additional homes.
CH011	Charlton Farm, Carlton Road	Charlton	Singleton	Rejected	0	0	0	0	There is no evidence that the site is available or being actively promoted.
<b>Total by Settlement</b>					<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	



Site Ref	Site Address	Summary of Landscape Assessment	Summary of Suitability	Suitable	Summary of Availability	Available	Summary of Achievability	Achievable	Reason for Rejection
<b>Settlement Charlton</b>									
CH009	Charlton Sawmill, Knights Hill	Medium/High Sensitivity The western side of the site is currently open space and provides good local views of the wider landscape and is Medium High Sensitivity, the area to the east which contains the existing sawmill and industrial units is medium sensitivity owing to it's elevated position on the valley side, its proximity to the existing important public right of way to the east of the site and its relationship with the conservation area to the north. Alternative locations needed for industrial uses.	The site is partly within the conservation area and is adjacent to listed buildings (including one Grade II* to the north-east). There are electricity transmission lines running across the south-east corner of the site. Archaeological investigation prior to development or during construction may be required.	Yes	The site is considered to be available for development.	Yes	There is no reason to indicate why development on the site is not achievable.	Yes	Loss of employment land.
CH010	Land south of Charlton Road	High Sensitivity High sensitivity due to prominent location of site and the wide impact the layout would have on several aspects of the historic core and conservation area of the village.	The site is within the conservation area and there are a number of listed buildings adjacent. Archaeological investigation prior to development or during construction may be required. The site is within a Site of Special Scientific Interest (SSSI) Impact Risk Zones (IRZ) (requiring	No	The site is considered to be available for development.	Yes	There is no reason to indicate why development on the site is not achievable.	Yes	The site is not considered suitable to yield 5 or more additional homes.

Site Ref	Site Address	Summary of Landscape Assessment	Summary of Suitability	Suitable	Summary of Availability	Available	Summary of Achievability	Achievable	Reason for Rejection
CH010	Land south of Charlton Road		additional advice from Natural England).	No		Yes		Yes	
CH011	Charlton Farm, Carlton Road	Medium Sensitivity The site has Medium landscape sensitivity owing to its previously developed nature and assuming a sensitive conversion. Existing employment uses would need alternative site and significant cultural heritage impacts which would need further advice.	The site is within the conservation area. There is Grade II Listed Building on the site and a number of listed buildings adjacent. Archaeological investigation prior to development or during construction may be required. The site is within a Site of Special Scientific Interest (SSSI) Impact Risk Zones (IRZ) (requiring additional advice from Natural England).	No	There is no evidence that the site is available or being actively promoted.	No	There is no reason to indicate why development on the site is not achievable.	Yes	There is no evidence that the site is available or being actively promoted.

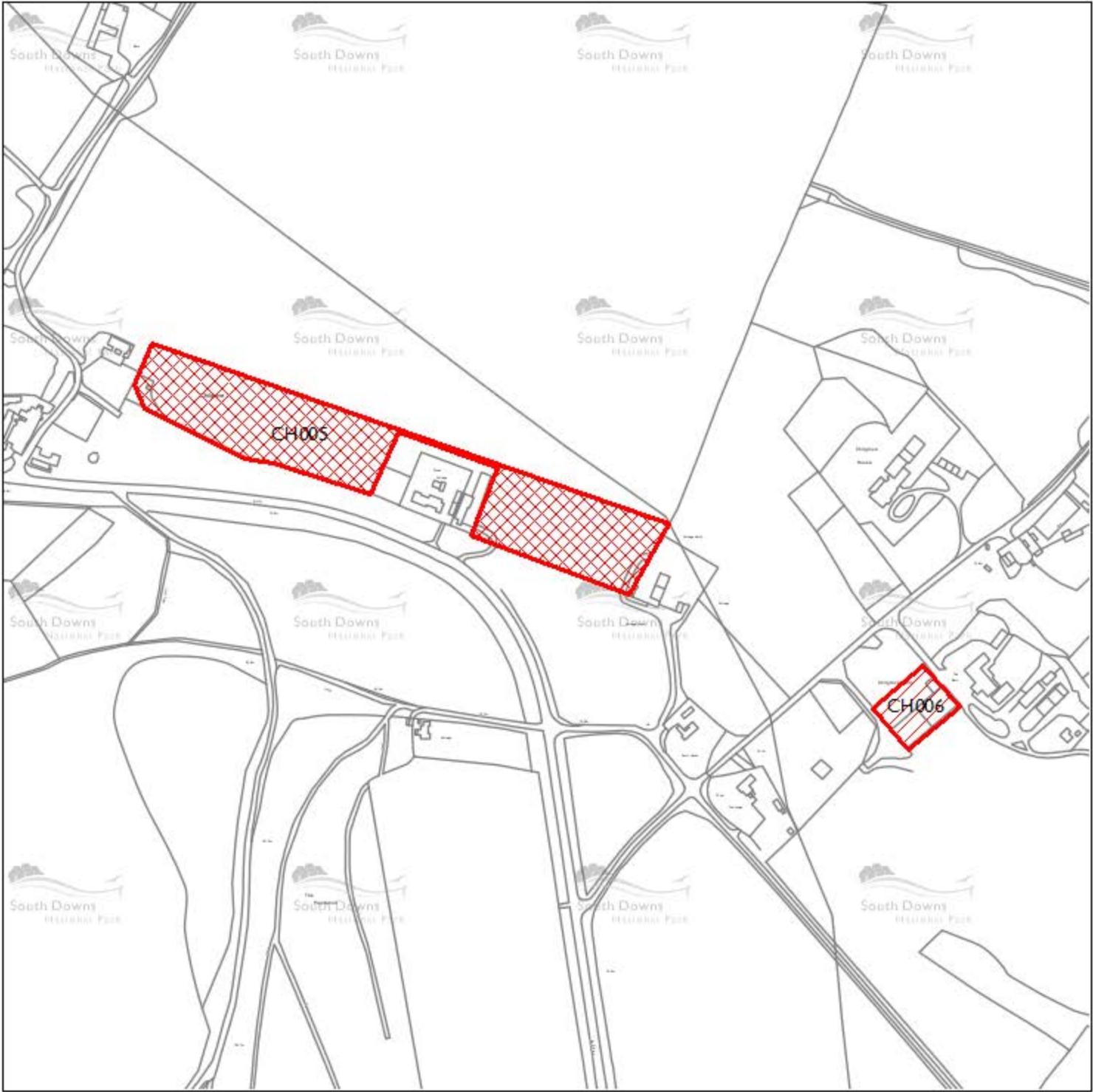
## **Appendix D(iv) - Chichester**

### **Site Assessments by Settlement**




# **Chilgrove**

Settlement Map

Chilgrove



Key

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

Site Ref	Site Address	Settlement	Parish	Recommendation	Total Yield	0-5 Years	6-10 Years	11-15 Years	Rejected/Excluded Reason
<b>Settlement Chilgrove</b>									
CH005	Chilgrove Farm	Chilgrove	West Dean	Excluded	0	0	0	0	The site is not considered to be previously developed land, is outside a settlement and is detached and unrelated to that settlement.
CH006	Chilgrove Farm	Chilgrove	West Dean	Rejected	0	0	0	0	There is no evidence that the site is available or being actively promoted.
<b>Total by Settlement</b>					<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	



Site Ref	Site Address	Summary of Landscape Assessment	Summary of Suitability	Suitable	Summary of Availability	Available	Summary of Achievability	Achievable	Reason for Rejection
<b>Settlement Chilgrove</b>									
CH006	Chilgrove Farm	High Sensitivity The site is located in a prominent downland location and is not related to a settlement.	The existing buildings on the site have been recently renovated and the site is in an existing employment use.	Yes	There is no evidence that the site is available or being actively promoted.	No	There is no reason to indicate why development on the site is not achievable.	Yes	There is no evidence that the site is available or being actively promoted.



## **Appendix D(iv) - Chichester**

### **Site Assessments by Settlement**

## **Eartham**

Settlement Map

Eartham



Key

Recommendation  South Downs National Park Boundary (where applicable)

 Rejected

Site Ref	Site Address	Settlement	Parish	Recommendation	Total Yield	0-5 Years	6-10 Years	11-15 Years	Rejected/Excluded Reason
<div> Settlement Eartham </div>									
CH155	Farm Buildings (behind The George Inn),	Eartham	Eartham	Rejected	0	0	0	0	Development on the site would have a potential adverse impact on the character and appearance of the landscape.
Total by Settlement					0	0	0	0	



Site Ref	Site Address	Summary of Landscape Assessment	Summary of Suitability	Suitable	Summary of Availability	Available	Summary of Achievability	Achievable	Reason for Rejection
<b>Settlement    Eartham</b>									
CHI55	Farm Buildings (behind The George Inn),	Medium/High Sensitivity The site is Medium/high sensitivity due to the sites location at the edge of the village next to a conservation area in a highly visible rural location	There a large number of protected trees along the eastern boundary of the site. Part of the site is in the conservation area (along the eastern boundary) and there is a listed building adjacent to the site.	No	The site is considered to be available and has been recently submitted by site owner	Yes	There is no reason to indicate why development on the site is not achievable.	Yes	Development on the site would have a potential adverse impact on the character and appearance of the landscape.



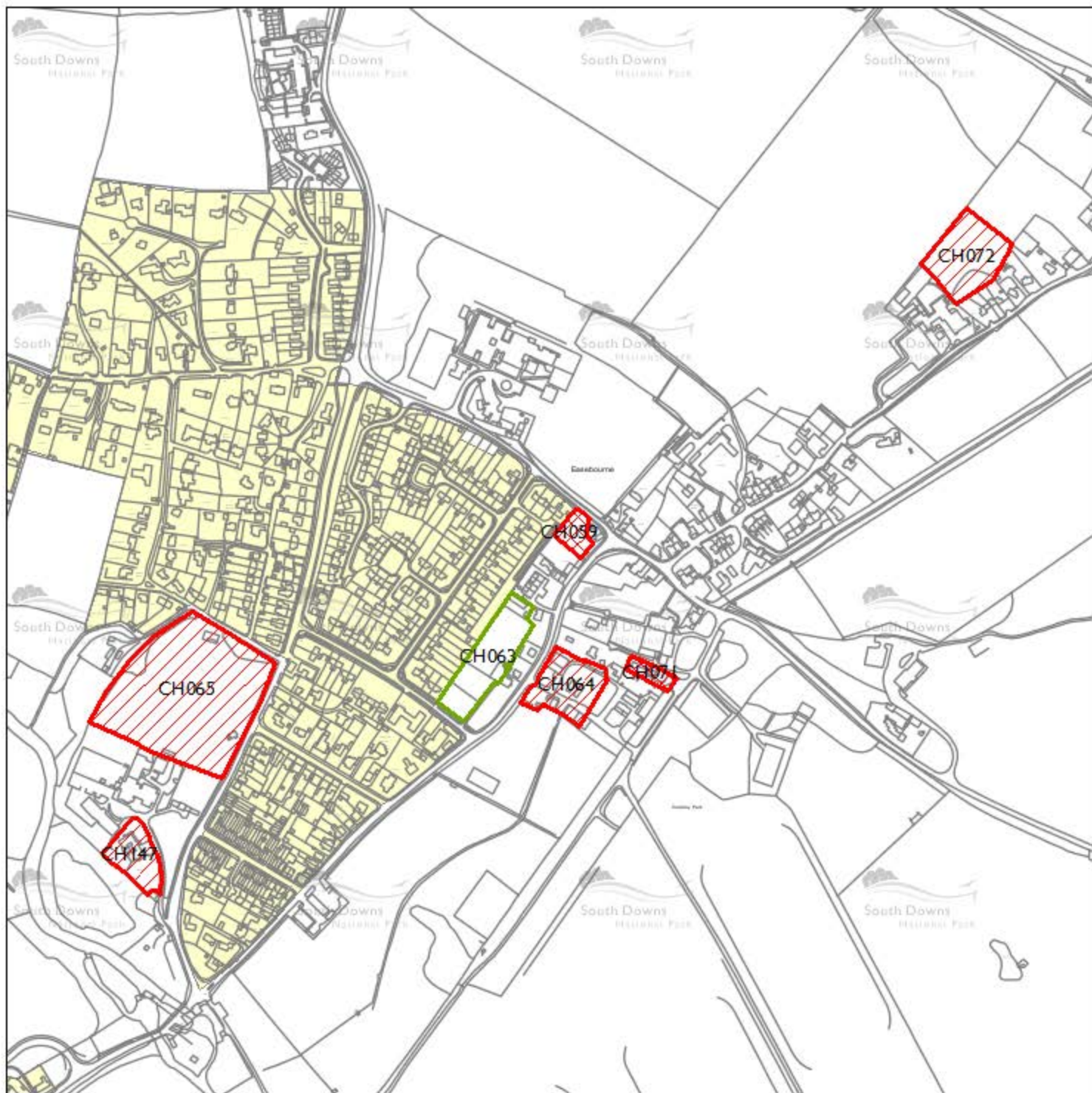
## ***Appendix D(iv) - Chichester***

### **Site Assessments by Settlement**

# **Easebourne**

# Settlement Map

## Easebourne



### Key

#### Recommendation

  Has Potential (Deliverable or Developable)

  Rejected

  Excluded

  South Downs National Park Boundary (where applicable)

  Settlement Boundary

Site Ref	Site Address	Settlement	Parish	Recommendation	Total Yield	0-5 Years	6-10 Years	11-15 Years	Rejected/Excluded Reason
<b>Settlement Easebourne</b>									
CH059	Land to rear of Snow Hill Cottages, Snow Hill	Easebourne	Easebourne	Excluded	0	0	0	0	The site is not considered suitable to yield 5 or more homes.
CH063	Former Allotment Land, West of Easebourne	Easebourne	Easebourne	Has Potential (Deliverable)	14	0	14	0	Not Applicable.
CH064	The Cowdray Estate, Works Yard	Easebourne	Easebourne	Rejected	0	0	0	0	There is no evidence that the site is available or being actively promoted.
CH065	Rothersfield	Easebourne	Easebourne	Rejected	0	0	0	0	There is no evidence that the site is available or being actively promoted. Development on the site would have a potential adverse impact on the character and appearance of the landscape.
CH071	Cowdray Park Farm Shop	Easebourne	Easebourne	Excluded	0	0	0	0	The site is not considered suitable to yield 5 or more homes.

Site Ref	Site Address	Settlement	Parish	Recommendation	Total Yield	0-5 Years	6-10 Years	11-15 Years	Rejected/Excluded Reason
CH072	Sports Field rear of Easebourne School	Easebourne	Easebourne	Rejected	0	0	0	0	Development on the site would have a potential adverse impact on the character and appearance of the landscape. Development on the site would have a potential adverse impact on heritage assets.
CH147	1 & 2 Rotherfield Mews, Dodsley Lane	Easebourne	Easebourne	Rejected	0	0	0	0	The site does not relate well to the existing settlement pattern and development on the site would have a potential adverse impact on the character and appearance of the landscape.
Total by Settlement					14	0	14	0	






CH063

Former Allotment Land, West of Easebourne

Easebourne



Key

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

<b>Site Reference</b>
CH063

**Area**  
**Chichester**

<b>Site Address</b>	<b>Settlement</b>
Former Allotment Land, West of Easebourne	Easebourne
	<b>Parish</b>
	Easebourne

<b>Source</b>	<b>Current Use</b>
Previously assessed by Borough/District Council	Garage courts and grazing land

<b>Summary of Landscape Assessment</b>
<p>Medium Sensitivity</p> <p>Medium Landscape sensitivity due to enclosed nature of site. Historic impact assessment needed given surrounding context and hole in Historic Landscape Characterisation data.</p>

<b>Summary of Suitability</b>	<b>Is the site suitable?</b>
The site is adjacent to the Conservation Area and there are two Grade II listed buildings adjacent.	<b>Yes</b>

<b>Summary of Availability</b>	<b>Is the site available?</b>
The site is considered to be available for development.	<b>Yes</b>

<b>Summary of Achievability</b>	<b>Is development on the site achievable?</b>
The existing access would need to be widened. However this appears feasible but require further land being obtained. Providing suitable access arrangements can be demonstrated, there is no reason to indicate why development on the site is not achievable.	<b>Yes</b>

<b>Assessment Recommendation</b>	<b>Has Potential (Deliverable)</b>
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<b>Reason for Rejection</b>
Not Applicable.

<b>Site Area (Ha)</b>	<b>Site Density (dph)</b>	<b>Estimated Yield</b>	<b>0-5 years</b>	<b>6-10 years</b>	<b>11-15 years</b>
0.7	20	14	0	14	0



Site Ref	Site Address	Summary of Landscape Assessment	Summary of Suitability	Suitable	Summary of Availability	Available	Summary of Achievability	Achievable	Reason for Rejection
<b>Settlement Easebourne</b>									
CH064	The Cowdray Estate, Works Yard	Medium/High Sensitivity Medium/high sensitivity due to historic nature of surrounding townscape and Cowdray estate character creating a sense of place. Impacts on the Registered parkscape likely due to potential for suburban development to impact on it's character. Alternative location needed for existing uses. Further Historic environment advice needed.	The site is adjacent to the conservation area and a Registered Park and Garden (Grade II* - located to the south). There is a Grade II listed building opposite the site.	Yes	There is no evidence that the site is available or being actively promoted.	No	There is no reason to indicate why development on the site is not achievable.	Yes	There is no evidence that the site is available or being actively promoted.
CH065	Rothersfield	Medium Sensitivity Medium Landscape sensitivity due to existing uses, local community value and existing trees. Connection to River Rother Site of Nature Conservation Interest (SNCI) is also important. Boundary along Dodsley Lane is locally distinctive.	There is a Site of Nature Conservation Interest (SINC) adjacent to the site. The majority of the site is within flood zone 2. There are many mature trees around the perimeter of the site, which would have to be retained.	No	The site is in current and active use as a recreation ground. A long lease for the site has recently been agreed and there are plans to improve the facilities on the site. Therefore, the site is not considered available for development. Future availability	No	There is no reason to indicate why development on the site is not achievable.	Yes	There is no evidence that the site is available or being actively promoted. Development on the site would have a potential adverse impact on the character and appearance of the landscape.

Site Ref	Site Address	Summary of Landscape Assessment	Summary of Suitability	Suitable	Summary of Availability	Available	Summary of Achievability	Achievable	Reason for Rejection
CH065	Rothersfield			No	would be subject to alternative recreation space being available/provided.	No		Yes	
CH072	Sports Field rear of Easebourne School	Medium Sensitivity Medium landscape sensitivity due to the existing use of the site, the relationship with the landform and surrounding properties. Views and impact on the registered parkscape to the east would require further study to ensure that these matters can be fully mitigated through good quality design. Access is unclear.	The site is adjacent to the conservation area and to a Grade II listed building.	No	The site is considered to be available for development.	Yes	There is no reason to indicate why development on the site is not achievable.	Yes	Development on the site would have a potential adverse impact on the character and appearance of the landscape. Development on the site would have a potential adverse impact on heritage assets.
CH147	1 & 2 Rotherfield Mews, Dodsley Lane	Medium Sensitivity The site is medium sensitivity due to PDL status. However it does not relate well to the townscape and would not appear to be well located for housing at the entrance to the hospital which is heavily constrained to traffic. Medical/therapy use likely to be more appropriate than	The site is in close proximity to the conservation area. There is a Site of Nature Conservation Interest (SNCI).	No	The site is considered to be available for development.	Yes	A safe and appropriate access would need to be achieved.	Yes	The site does not relate well to the existing settlement pattern and development on the site would have a potential adverse impact on the character and appearance of the landscape.

Site Ref	Site Address	Summary of Landscape Assessment	Summary of Suitability	Suitable	Summary of Availability	Available	Summary of Achievability	Achievable	Reason for Rejection
CHI47	1 & 2 Rotherfield Mews, Dodsley Lane	residential. Potential for impact from rear gardens on the SNCI.		No		Yes		Yes	



## ***Appendix D(iv) - Chichester***

### **Site Assessments by Settlement**




## **East Ashling**

Settlement Map

East Ashling



Key

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

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

CH012	Bulbecks field	East Ashling	Funtington	Rejected	0	0	0	0	Development on the site would have a potential adverse impact on the character and appearance of the landscape.
CH013	Southwood	East Ashling	Funtington	Excluded	0	0	0	0	The site is not considered to be previously developed land (other than the footprint of the existing dwelling), is outside a settlement and is detached and unrelated to that settlement.

**Total by Settlement**

**0**

**0**

**0**

**0**



Site Ref	Site Address	Summary of Landscape Assessment	Summary of Suitability	Suitable	Summary of Availability	Available	Summary of Achievability	Achievable	Reason for Rejection
<b>Settlement East Ashling</b>									
CH012	Bulbecks field	High Sensitivity High sensitivity the site is poorly connected to the settlement and exposed to views from all directions including a public right of way.	The site is adjacent to the conservation area and there are listed buildings opposite the site. There is a listed telephone box on the boundary.	No	The site is considered to be available for development.	Yes	There is no reason to indicate why development on the site is not achievable.	Yes	Development on the site would have a potential adverse impact on the character and appearance of the landscape.

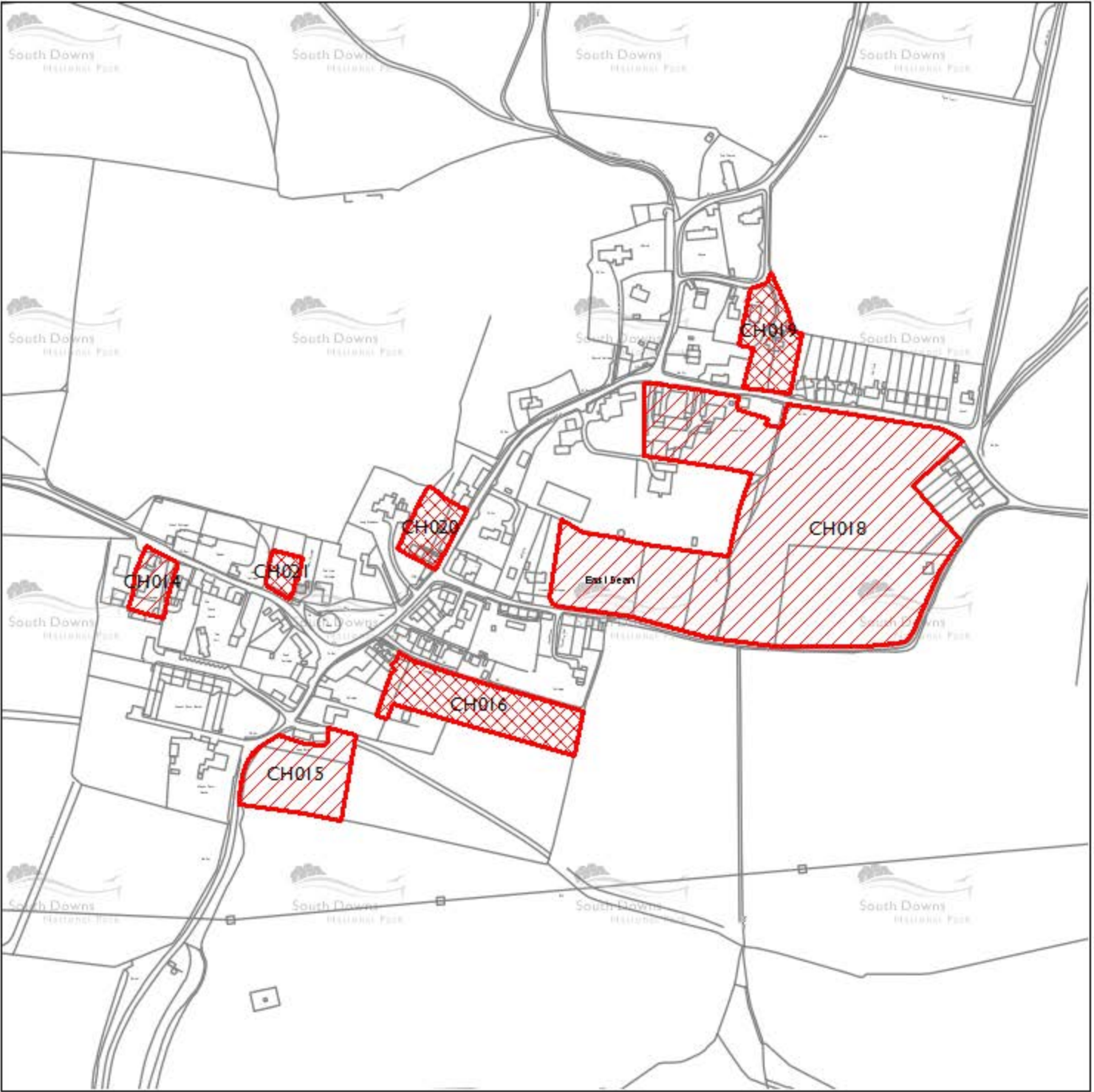


## ***Appendix D(iv) - Chichester***


### **Site Assessments by Settlement**


## **East Dean**


Settlement Map  
East Dean West Sussex



Key

Recommendation  South Downs National Park Boundary (where applicable)

 Rejected

 Excluded

Site Ref	Site Address	Settlement	Parish	Recommendation	Total Yield	0-5 Years	6-10 Years	11-15 Years	Rejected/Excluded Reason
<b>Settlement      East Dean</b>									
CH014	Manor Farm, Charlton Road	East Dean	East Dean	Rejected	0	0	0	0	Development on the site would have a potential adverse impact on the character and appearance of the landscape. Loss of employment land.
CH015	Land east of Manor Farm, Main Road	East Dean	East Dean	Rejected	0	0	0	0	Development on the site would have a potential adverse impact on the character and appearance of the landscape. Development on the site would have a potential adverse impact on heritage assets.
CH016	Land south of Chapel Row,	East Dean	East Dean	Excluded	0	0	0	0	The site is not considered to be previously developed land, is outside a settlement and is detached and unrelated to that settlement.

Site Ref	Site Address	Settlement	Parish	Recommendation	Total Yield	0-5 Years	6-10 Years	11-15 Years	Rejected/Excluded Reason
CH018	Droke Farm,	East Dean	East Dean	Rejected	0	0	0	0	Development on the site would have a potential adverse impact on the character and appearance of the landscape. Development on the site would have a potential adverse impact on heritage assets.
CH019	Land north of Droke Lane,	East Dean	East Dean	Excluded	0	0	0	0	The site is not considered to be previously developed land, is outside a settlement and is detached and unrelated to that settlement.
CH020	Land west of Main Road	East Dean	East Dean	Excluded	0	0	0	0	The site is not considered to be previously developed land, is outside a settlement and is detached and unrelated to that settlement.
CH021	Land north of Charlton Road	East Dean	East Dean	Excluded	0	0	0	0	The site is not considered to be previously developed land, is outside a settlement and is detached and unrelated to that settlement.
Total by Settlement					0	0	0	0	

Site Ref	Site Address	Summary of Landscape Assessment	Summary of Suitability	Suitable	Summary of Availability	Available	Summary of Achievability	Achievable	Reason for Rejection
<b>Settlement East Dean</b>									
CH014	Manor Farm, Charlton Road	Medium/High Sensitivity Medium High Landscape sensitivity due to location within conservation area and historic core of village. In a less sensitive location there would have been potential for the PDL status to lower the site's sensitivity, however, this is a prominent site at the entrance to the village and would require careful bespoke design.	The site is within the conservation area. The northern boundary of the site is within flood zone 2. The site is in an active employment use. Due to the conclusions of the landscape assessment, the site is not considered suitable for development.	No	The site is considered to be available for development and has recently been submitted.	Yes	There is the potential for contamination from current use. There are no other reasons to indicate why development on the site is not achievable.	Yes	Development on the site would have a potential adverse impact on the character and appearance of the landscape. Loss of employment land.
CH015	Land east of Manor Farm, Main Road	High Sensitivity The site is not well connected to the settlement and would extend it into the surrounding countryside in a visible and intrusive location. The site is adjacent to the conservation area and would impact on the setting of the listed buildings adjacent.	The site is adjacent to the conservation area and four Grade II Listed Buildings (north and west).	No	The site is considered to be available for development.	Yes	There is no reason to indicate why development on the site is not achievable.	Yes	Development on the site would have a potential adverse impact on the character and appearance of the landscape. Development on the site would have a potential adverse impact on heritage assets.
CH018	Droke Farm,	High Sensitivity	The majority of the site is located	No	The site is	Yes	There is no	Yes	Development on the

Site Ref	Site Address	Summary of Landscape Assessment	Summary of Suitability	Suitable	Summary of Availability	Available	Summary of Achievability	Achievable	Reason for Rejection
CH018	Droke Farm,	High sensitivity due to the size of the site in comparison with the village, the complex connections with a variety of built form around the village and the scale of development which would link these together. Significant impacts in views from surrounding higher valley sides and public right of way. Access likely to have detrimental impacts.	within flood zones 2. Part of the site is within the conservation area and there are a number of Grade II listed buildings close to the site. There are multiple Tree Preservation Orders along the western boundary. There is a public right of way running through the site.	No	considered to be available for development.	Yes	reason to indicate why development on the site is not achievable.	Yes	site would have a potential adverse impact on the character and appearance of the landscape. Development on the site would have a potential adverse impact on heritage assets.

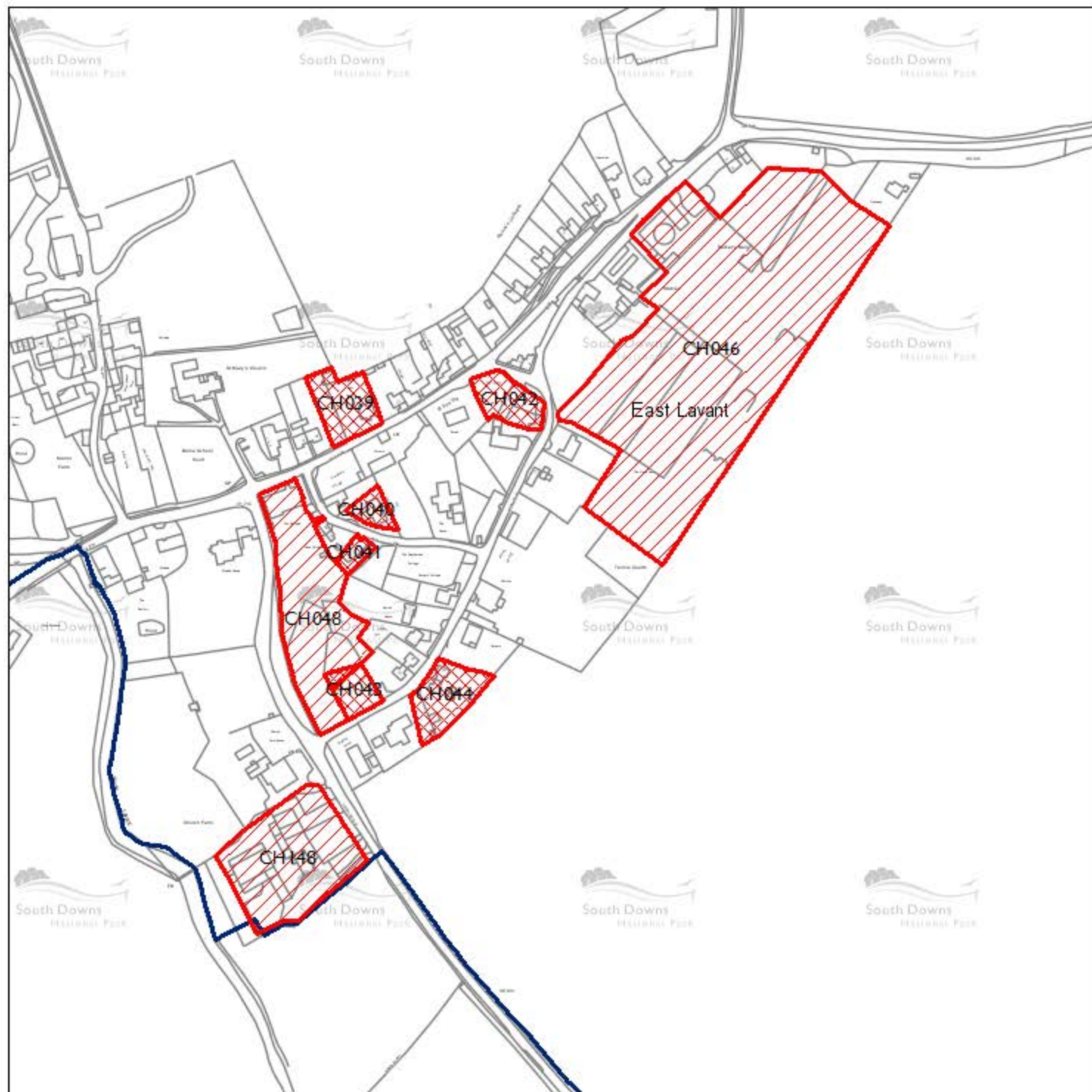
## **Appendix D(iv) - Chichester**

### **Site Assessments by Settlement**


## **East Lavant**

## Settlement Map

### East Lavant



#### Key

Recommendation  South Downs National Park Boundary (where applicable)

 Rejected

 Excluded

Site Ref	Site Address	Settlement	Parish	Recommendation	Total Yield	0-5 Years	6-10 Years	11-15 Years	Rejected/Excluded Reason
<b>Settlement      East Lavant</b>									
CH039	North of Pook Lane	East Lavant	Lavant	Excluded	0	0	0	0	The site is not considered suitable to yield 5 or more homes.
CH040	North of Shop Lane	East Lavant	Lavant	Excluded	0	0	0	0	The site is not considered suitable to yield 5 or more homes.
CH041	South of Shop Lane	East Lavant	Lavant	Excluded	0	0	0	0	The site is not considered suitable to yield 5 or more homes.
CH042	Lower Road Car Park	East Lavant	Lavant	Excluded	0	0	0	0	The site is not considered suitable to yield 5 or more homes.
CH043	Land north of Lower road	East Lavant	Lavant	Excluded	0	0	0	0	The site is not considered suitable to yield 5 or more homes.
CH044	Land south east of Lower Road	East Lavant	Lavant	Excluded	0	0	0	0	The site is not considered suitable to yield 5 or more homes.
CH046	Parkers Stables	East Lavant	Lavant	Rejected	0	0	0	0	Development on the site would have a potential adverse impact on the character and appearance of the landscape. Development on the site would have a potential adverse impact on heritage assets.

Site Ref	Site Address	Settlement	Parish	Recommendation	Total Yield	0-5 Years	6-10 Years	11-15 Years	Rejected/Excluded Reason
CH048	Land at Fordwater Road	East Lavant	Lavant	Rejected	0	0	0	0	Development on the site would have a potential adverse impact on the character and appearance of the landscape. Development on the site would have a potential adverse impact on heritage assets.
CH148	Church Farm, Fordwater Road	East Lavant	Lavant	Rejected	0	0	0	0	Development on the site would have a potential adverse impact on the character and appearance of the landscape. Development on the site would have a potential adverse impact on heritage assets.
Total by Settlement					0	0	0	0	

Site Ref	Site Address	Summary of Landscape Assessment	Summary of Suitability	Suitable	Summary of Availability	Available	Summary of Achievability	Achievable	Reason for Rejection
<b>Settlement East Lavant</b>									
CH046	Parkers Stables	High Sensitivity High Sensitivity due to size of site and location on rising ground to south of village which would compromise the setting of the village and the conservation area.	There are listed buildings adjacent and in close proximity to the site. Part of the site is adjacent and partly within the conservation area. There is a scheduled ancient monument adjacent to the site (to the north). There is a Local Wildlife Site in close proximity (to the north).	No	The site is considered to be available for development.	Yes	There is no reason to indicate why development on the site is not achievable.	Yes	Development on the site would have a potential adverse impact on the character and appearance of the landscape. Development on the site would have a potential adverse impact on heritage assets.
CH048	Land at Fordwater Road	High Sensitivity The site is important to the settlement pattern and has an impact on the fabric of the conservation area due to its prominent location and distinctive features. Views along Fordwater Road are important to conserve and protect from suburban infill development.	The site is within the conservation area and there are two grade II listed buildings and Grade I listed church in close proximity. A small part of the site is within flood zone 2 (south west corner). Archaeological investigation prior to development or during construction may be required.	No	The site is considered to be available for development.	Yes	There is no reason to indicate why development on the site is not achievable.	Yes	Development on the site would have a potential adverse impact on the character and appearance of the landscape. Development on the site would have a potential adverse impact on heritage assets.
CH148	Church Farm, Fordwater Road	Medium/High Sensitivity The site has Medium	The site is within a conservation area and is adjacent to grade II	No 67	The site is considered to be	Yes	There is no reason to indicate	Yes	Development on the site would have a

Site Ref	Site Address	Summary of Landscape Assessment	Summary of Suitability	Suitable	Summary of Availability	Available	Summary of Achievability	Achievable	Reason for Rejection
CHI48	Church Farm, Fordwater Road	High Sensitivity due to its edge of settlement and edge of Lavant Valley location, and is located 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.	listed farmhouse.	No	available for development.	Yes	why development on the site is not achievable.	Yes	potential adverse impact on the character and appearance of the landscape. Development on the site would have a potential adverse impact on heritage assets.

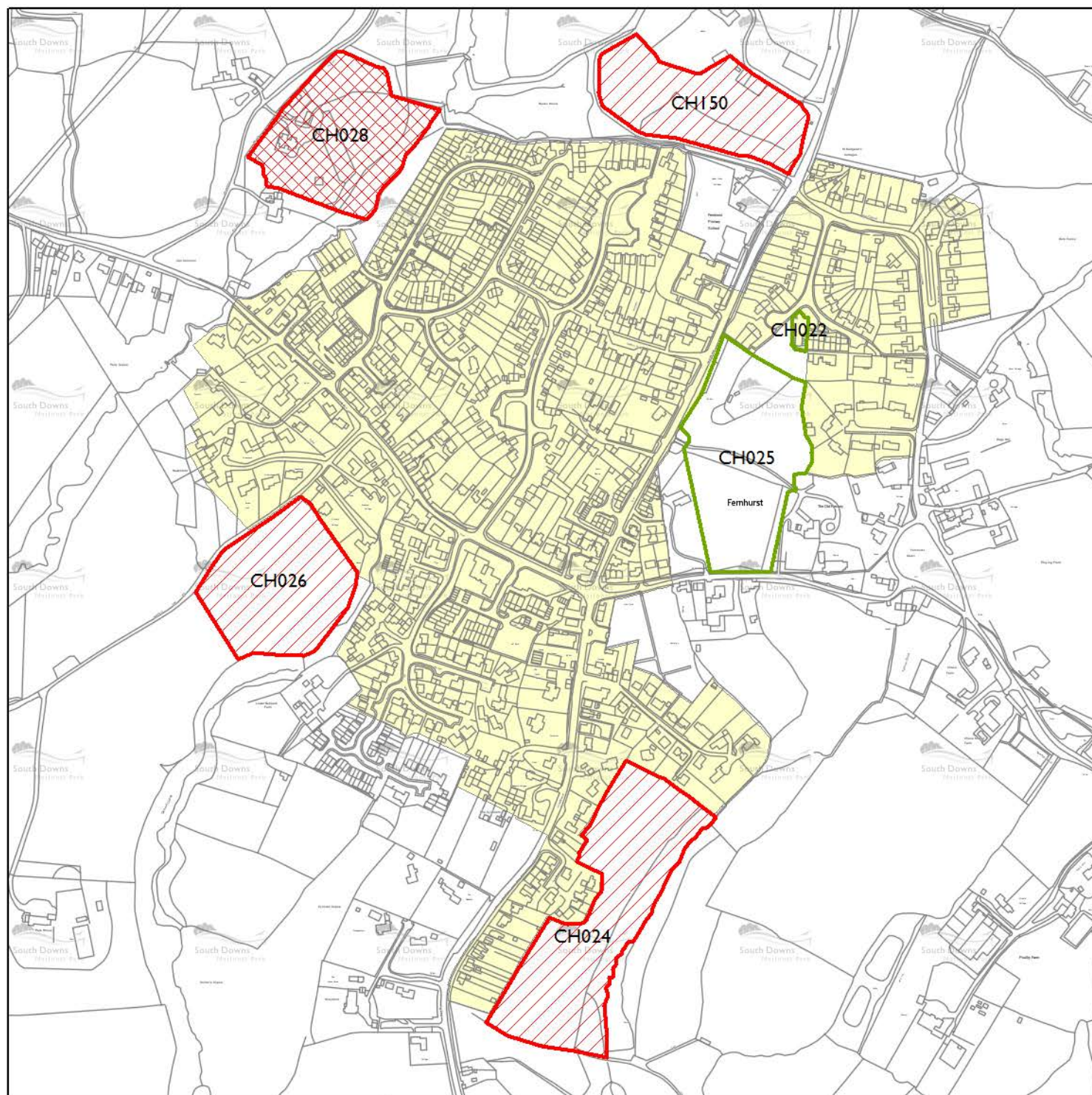
## ***Appendix D(iv) - Chichester***

### **Site Assessments by Settlement**

## **Fernhurst**

# Settlement Map

## Fernhurst



### Key

#### Recommendation

  Has Potential (Deliverable or Developable)

  Rejected

  Excluded

  South Downs National Park Boundary (where applicable)

  Settlement Boundary

Settlement Map

Fernhurst  
(South)



Key

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



Site Ref	Site Address	Settlement	Parish	Recommendation	Total Yield	0-5 Years	6-10 Years	11-15 Years	Rejected/Excluded Reason
<b>Settlement      Fernhurst</b>									
CH022	Garage site at Old Glebe	Fernhurst	Fernhurst	Has Potential (Deliverable)	5	5	0	0	Not Applicable.
CH024	Land at Chase Manor Farm	Fernhurst	Fernhurst	Rejected	0	0	0	0	Development on the site would have a potential adverse impact on the character and appearance of the landscape. Impact on ancient woodland. Development on the site is not currently considered to be achievable.
CH025	Fernhurst Glebe	Fernhurst	Fernhurst	Has Potential (Deliverable)	13	13	0	0	Not Applicable.
CH026	Land at Hawksfold	Fernhurst	Fernhurst	Rejected	0	0	0	0	Development on the site would have a potential adverse impact on the character and appearance of the landscape. Impact on ancient woodland.
CH028	Woodlands, Vann Common	Fernhurst	Fernhurst	Excluded	0	0	0	0	The site is not considered to be previously developed land, is outside a settlement and is detached and unrelated to that settlement.

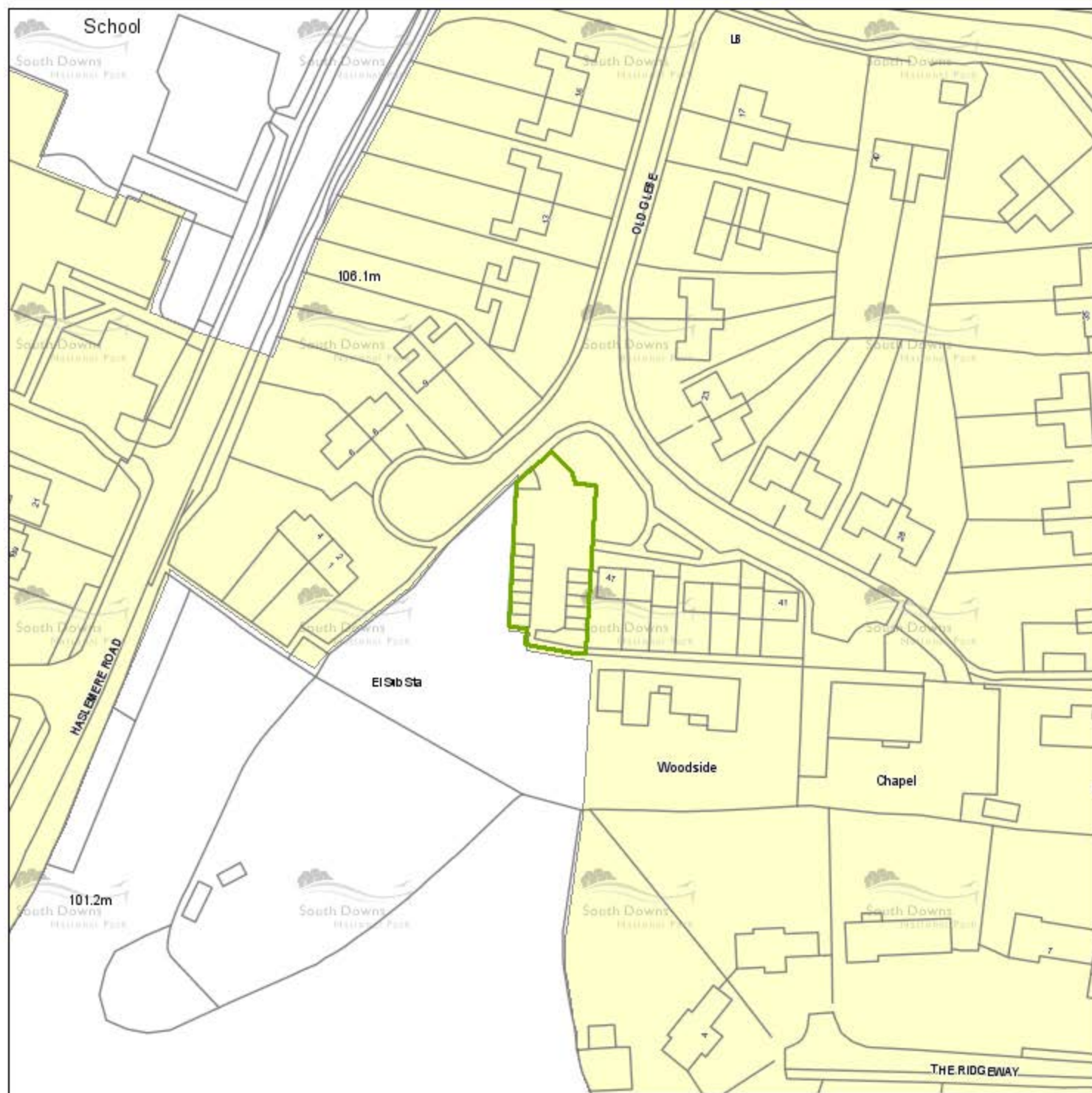
Site Ref	Site Address	Settlement	Parish	Recommendation	Total Yield	0-5 Years	6-10 Years	11-15 Years	Rejected/Excluded Reason
CH150	Land west of Haslemere Road (north of Fernhurst Primary School),	Fernhurst	Fernhurst	Rejected	0	0	0	0	Development on the site would have a potential adverse impact on the character and appearance of the landscape.
CH159	Syngenta	Fernhurst	Fernhurst	Has Potential (Deliverable)	200	150	50	0	Not Applicable.
Total by Settlement					218	168	50	0	



CH022

Garage site at Old Glebe

Fernhurst



### Key

Recommendation

  Has Potential (Deliverable)



South Downs National Park Boundary (where applicable)



Settlement Boundary

Site Reference
CH022

Area  
Chichester

Site Address	Settlement
Garage site at Old Glebe	Fernhurst
	Parish
	Fernhurst

Source	Current Use
Previously assessed by Borough/District Council	Garage court

Summary of Landscape Assessment
N/A

Summary of Suitability	Is the site suitable?
There are protected trees to the south of the site and mature trees on site should be retained. However, the remaining developable area is considered appropriate for a small number of dwellings.	Yes

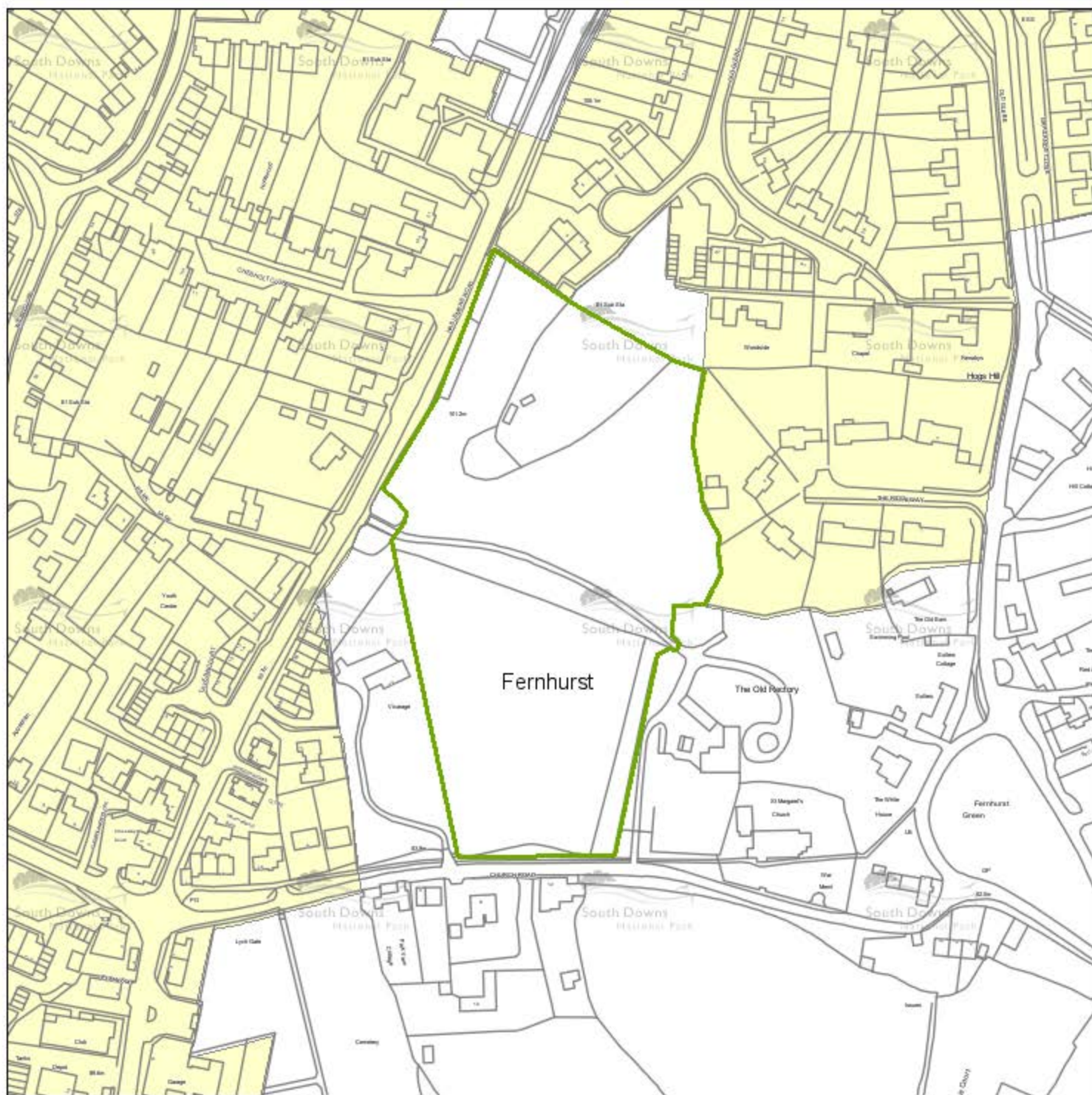
Summary of Availability	Is the site available?
The site is considered to be available for development.	Yes

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

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

Reason for Rejection
Not Applicable.

Site Area (Ha)	Site Density (dph)	Estimated Yield	0-5 years	6-10 years	11-15 years
0.06	83	5	5	0	0



## Recommendation

☐ Has Potential (Deliverable)

 South Downs National Park Boundary (where applicable)

 Settlement Boundary

Site Reference
CH025

Area  
Chichester

Site Address	Settlement
Fernhurst Glebe	Fernhurst
	Parish
	Fernhurst

Source	Current Use
Previously assessed by Borough/District Council	Parkland

Summary of Landscape Assessment
<p>Medium/High Sensitivity</p> <p>The site has Medium High sensitivity due to its relationship in the southern part with the conservation area and the old rectory. The northern part of the site is Medium sensitivity due to the surrounding housing development and weaker relationship with the historic core of the village.</p>

Summary of Suitability	Is the site suitable?
Parts of the northern portion of the site (excluding the wooded area) may be suitable for carefully designed and laid out development, being of medium sensitivity in landscape terms. All mature trees should be retained. The southern part of the site is within the conservation area and covered by a Tree Preservation Order area. The site is adjacent to three grade II listed buildings. Archaeological investigation prior to development or during construction may be required.	Yes

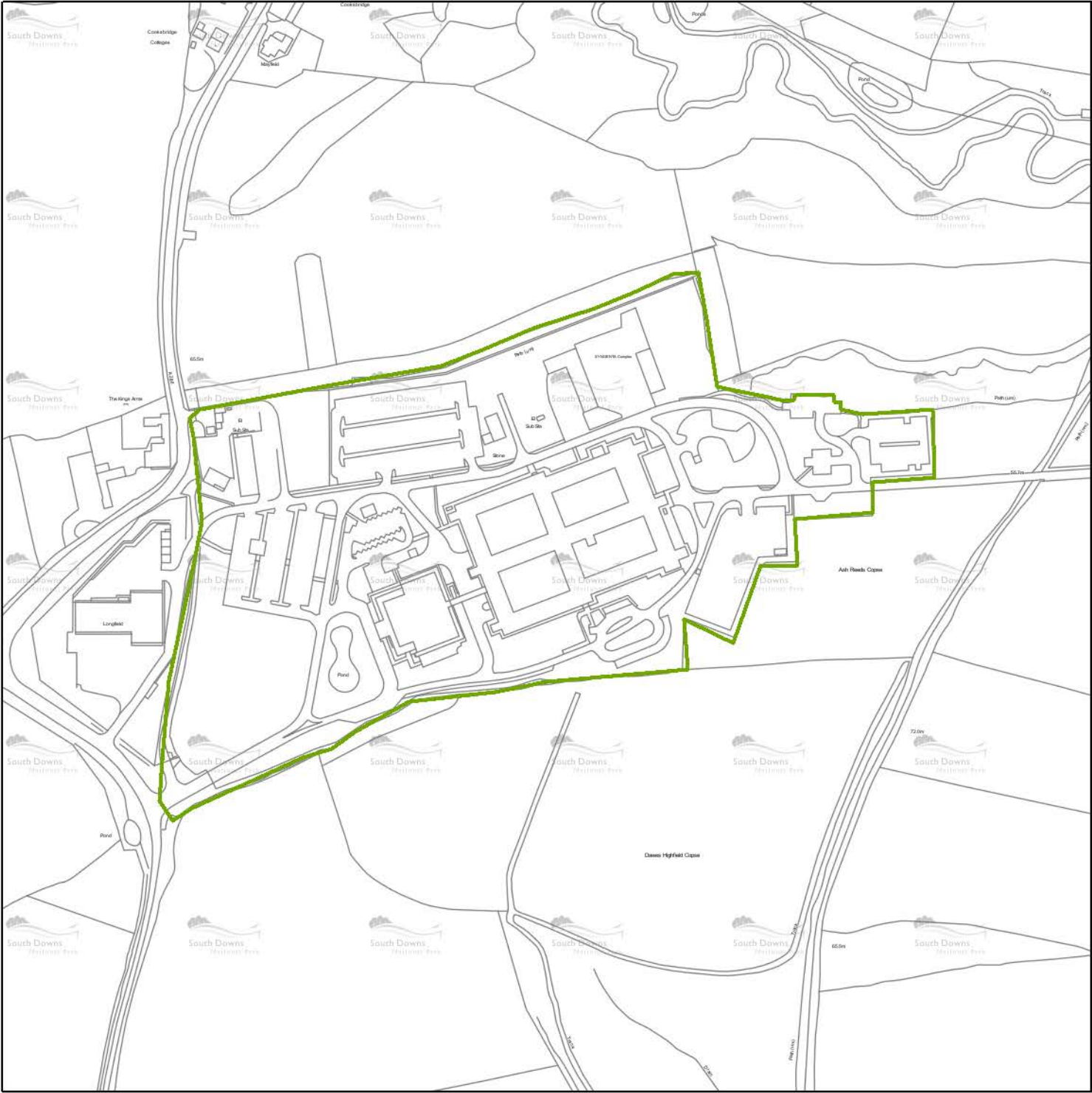
Summary of Availability	Is the site available?
The site is considered to be available for development.	Yes

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

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

Reason for Rejection
Not Applicable.

Site Area (Ha)	Site Density (dph)	Estimated Yield	0-5 years	6-10 years	11-15 years
0.5	26	13	13	0	0



Key

Recommendation

South Downs National Park Boundary (where applicable)

Has Potential (Deliverable)

<b>Site Reference</b>
CHI59

Area  
Chichester

<b>Site Address</b>	<b>Settlement</b>
Syngenta	Fernhurst
	<b>Parish</b>
	Fernhurst

<b>Source</b>	<b>Current Use</b>
Other	Industrial, storage and part vacant/derelict

<b>Summary of Landscape Assessment</b>
Development would have a major impact on the landscape and, due to the size and complexity of the site, the landscape issues are not suitable for assessment through the SHLAA methodology but will require separate, more detailed assessment to assess suitability.

<b>Summary of Suitability</b>	<b>Is the site suitable?</b>
The site is considered suitable for mixed use development including residential and employment with potential for other uses (e.g. leisure, community, elderly accommodation). Proposals will need to demonstrate high quality design and high sustainability standards, for example through a sustainable transport strategy and alternatives to individual reliance upon private cars. Potential improvements to the site will also need to be considered, for example opening up previously culverted watercourse and improving connections to the adjacent public rights of way network. Careful consideration should be made to the appropriate amount of employment floorspace/uses to be retained and/or provided on the site. The site is currently being considered through the Fernhurst Neighbourhood Plan.	<b>Yes</b>

<b>Summary of Availability</b>	<b>Is the site available?</b>
The site is being actively promoted for development. A Lawful Development Certificate application was approved in December 2013, confirming that B1(a) use is extant on the site (SDNP/13/03520/LDE). Therefore, the site has permitted development rights for conversion of B1 to C3, confirmed by a Prior Approval Notification Request which found prior approval was not required for conversion to residential.	<b>Yes</b>

<b>Summary of Achievability</b>	<b>Is development on the site achievable?</b>
Access to the site will need to be considered. Viability evidence suggests that a yield of between 150-250 is achievable. An assessment yield of 200 may be appropriate. Further work will be required.	<b>Yes</b>

<b>Assessment Recommendation</b>	<b>Has Potential (Deliverable)</b>
----------------------------------	------------------------------------

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

<b>Site Area (Ha)</b>	<b>Site Density (dph)</b>	<b>Estimated Yield</b>	<b>0-5 years</b>	<b>6-10 years</b>	<b>11-15 years</b>
8.7	23	200	150	50	0



Site Ref	Site Address	Summary of Landscape Assessment	Summary of Suitability	Suitable	Summary of Availability	Available	Summary of Achievability	Achievable	Reason for Rejection
<b>Settlement Fernhurst</b>									
CH024	Land at Chase Manor Farm	Medium/High Sensitivity The site has medium high sensitivity due to its reference as an assart fieldscape, poor access and likely impacts therein and poor relationship with the settlement pattern of Fernhurst.	There is ancient woodland within the site along the eastern boundary and a Tree Preservation Order area on the boundary.	No	The site is considered to be available for development.	Yes	It is not clear where a safe access could be achieved.	No	Development on the site would have a potential adverse impact on the character and appearance of the landscape. Impact on ancient woodland. Development on the site is not currently considered to be achievable.
CH026	Land at Hawksfold	High Sensitivity High sensitivity due to assart fieldscape qualities, adjacent ancient woodland, views and experiential impacts on public right of way users	There is ancient woodland adjacent to the site to the north and south and protected trees to the north of the site.	No	The site is considered to be available for development.	Yes	There is no reason to indicate why development on the site is not achievable.	Yes	Development on the site would have a potential adverse impact on the character and appearance of the landscape. Impact on ancient woodland.
CHI50	Land west of Haslemere Road (north of Fernhurst Primary School),	High Sensitivity High Landscape Sensitivity due to settlement edge being notably defined in this area by the public right	The site is adjacent to ancient woodland. Due to the conclusions of the landscape assessment the site is not considered suitable for development.	No	The site was recently submitted and is considered to be available for development.	Yes	There is no reason to indicate why development on the site could not be achieved.	Yes	Development on the site would have a potential adverse impact on the character and appearance of the

Site Ref	Site Address	Summary of Landscape Assessment	Summary of Suitability	Suitable	Summary of Availability	Available	Summary of Achievability	Achievable	Reason for Rejection
CHI50	Land west of Haslemere Road (north of Fernhurst Primary School),	of way which runs along the southern boundary of the site, the site is highly visible and development would be detrimental to users of the public right of way.		No		Yes		Yes	landscape.

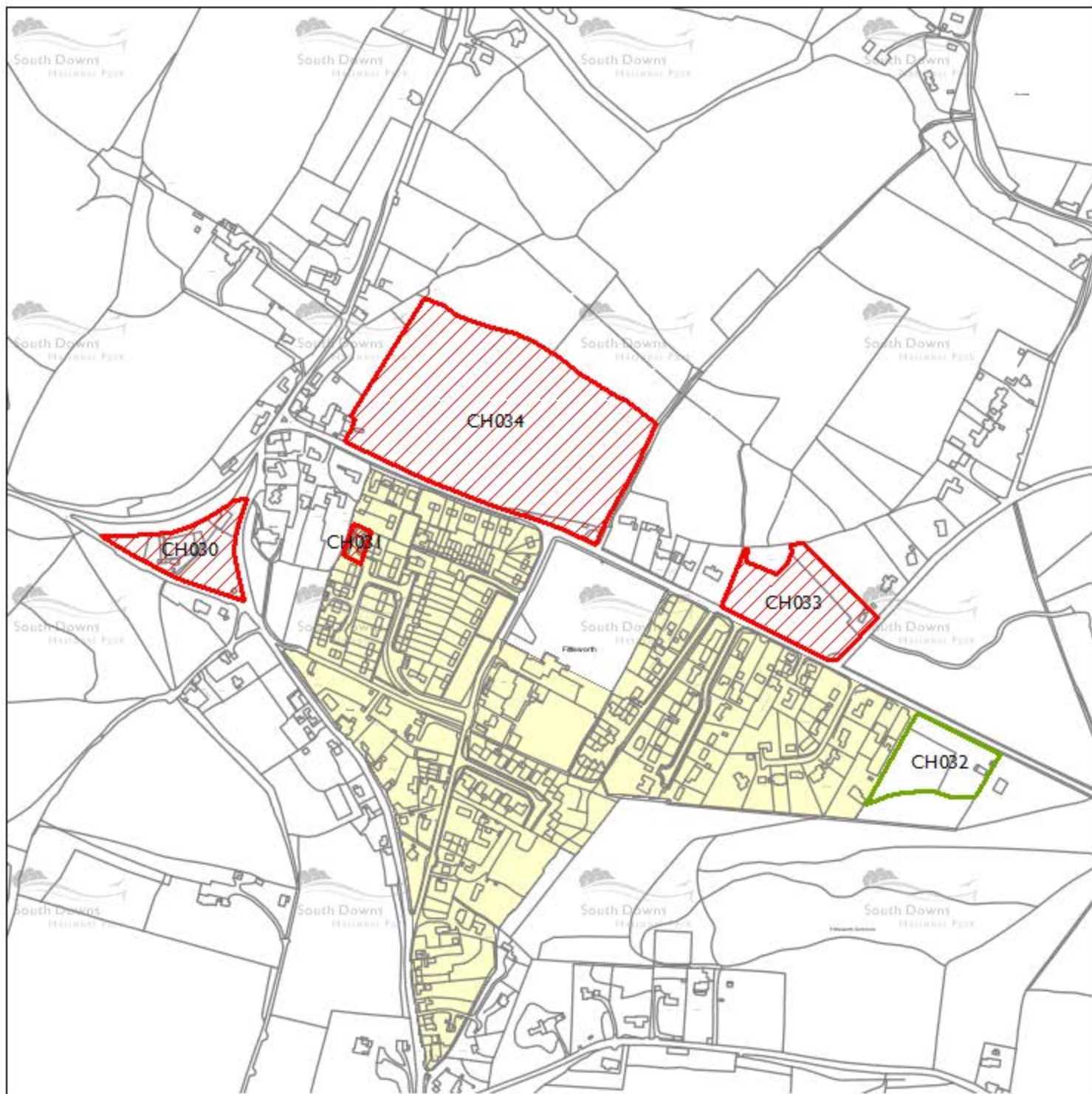
## ***Appendix D(iv) - Chichester***

### **Site Assessments by Settlement**

## **Fittleworth**

# Settlement Map

## Fittleworth



### Key

#### Recommendation

  Has Potential (Deliverable or Developable)

  Rejected

  Excluded

  South Downs National Park Boundary (where applicable)

  Settlement Boundary

Site Ref	Site Address	Settlement	Parish	Recommendation	Total Yield	0-5 Years	6-10 Years	11-15 Years	Rejected/Excluded Reason
<b>Settlement      Fittleworth</b>									
CH030	Land on Church Lane	Fittleworth	Fittleworth	Rejected	0	0	0	0	Development on the site would have a potential adverse impact on the character and appearance of the landscape. The site is Registered Common Land and is not available.
CH031	Greatpin Croft	Fittleworth	Fittleworth	Excluded	0	0	0	0	The site is not considered suitable to yield 5 or more homes.
CH032	Land at Fleet Cottage, The Fleet	Fittleworth	Fittleworth	Has Potential (Deliverable)	6	6	0	0	Not Applicable.
CH033	Land at Dunrovin	Fittleworth	Fittleworth	Rejected	0	0	0	0	Development on the site would have a potential adverse impact on the character and appearance of the landscape.




Site Ref	Site Address	Settlement	Parish	Recommendation	Total Yield	0-5 Years	6-10 Years	11-15 Years	Rejected/Excluded Reason
CH034	Land north of A283 Upper Street	Fittleworth	Fittleworth	Rejected	0	0	0	0	The site does not relate well to the existing settlement pattern and development on the site would have a potential adverse impact on the character and appearance of the landscape.
Total by Settlement					6	6	0	0	

Land at Fleet Cottage, The Fleet  
Fittleworth



 Has Potential (Deliverable)

 Settlement Boundary

90

Site Reference
CH032

Area  
Chichester

Site Address	Settlement
Land at Fleet Cottage, The Fleet	Fittleworth
	Parish
	Fittleworth

Source	Current Use
Previously assessed by Borough/District Council	Paddock and orchard ancillary to house

Summary of Landscape Assessment
<p>Medium Sensitivity</p> <p>The site is well screened due to tree cover and topography. The site is sensitive to views from Fittleworth Common which could be affected by urbanisation or excessive development of the site which would be inconsistent with the existing semi-rural and smallholder style dwelling.</p>

Summary of Suitability	Is the site suitable?
The site is within 5km of a Special Protection Area. Small scale development along the road frontage is considered suitable.	Yes

Summary of Availability	Is the site available?
The site is considered to be available for development.	Yes

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

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

Reason for Rejection
Not Applicable.

Site Area (Ha)	Site Density (dph)	Estimated Yield	0-5 years	6-10 years	11-15 years
0.7	9	6	6	0	0



Site Ref	Site Address	Summary of Landscape Assessment	Summary of Suitability	Suitable	Summary of Availability	Available	Summary of Achievability	Achievable	Reason for Rejection
<b>Settlement Fittleworth</b>									
CH030	Land on Church Lane	High Sensitivity The site is not well connected to the settlement and would extend it into the surrounding countryside in a visible and intrusive location. The site is within the conservation area in part and would impact on the setting of the listed building	Much of site is wooded and there is a Local Wildlife Site adjacent. The eastern part of the site half of site is in Conservation Area and site adjacent to a Grade I listed church. The site is Registered Common Land. The site is within 5km of a Special Protection Area.	No	The site is Registered Common Land and not available.	No	There is no reason to indicate why development on the site is not achievable.	Yes	Development on the site would have a potential adverse impact on the character and appearance of the landscape. The site is Registered Common Land and is not available.
CH033	Land at Dunrovin	Medium/High Sensitivity The site is small in scale but prominent in local views. Assart fieldscape is highly sensitive to change.	The site is located with 5km of a Special Protection Area.	No	The site is considered to be available for development.	Yes	There is no reason to indicate why development on the site is not achievable.	Yes	Development on the site would have a potential adverse impact on the character and appearance of the landscape.
CH034	Land north of A283 Upper Street	High Sensitivity The site is a large site inappropriate to the scale of the village. It is not well related to the settlement pattern and is in a highly visible and detached location, likely impacts on the	A large scale and prominent site which is not well related to the existing settlement. A small part of the site is within the conservation area. There are adjacent grade II listed buildings. The site is located within 5km of a Special Protection Area.	No	The site is considered to be available for development.	Yes	There is no reason to indicate why development on the site is not achievable.	Yes	The site does not relate well to the existing settlement pattern and development on the site would have a potential adverse impact on the character and

Site Ref	Site Address	Summary of Landscape Assessment	Summary of Suitability	Suitable	Summary of Availability	Available	Summary of Achievability	Achievable	Reason for Rejection
CH034	Land north of A283 Upper Street	conservation area and adjacent listed buildings.		No		Yes		Yes	appearance of the landscape.

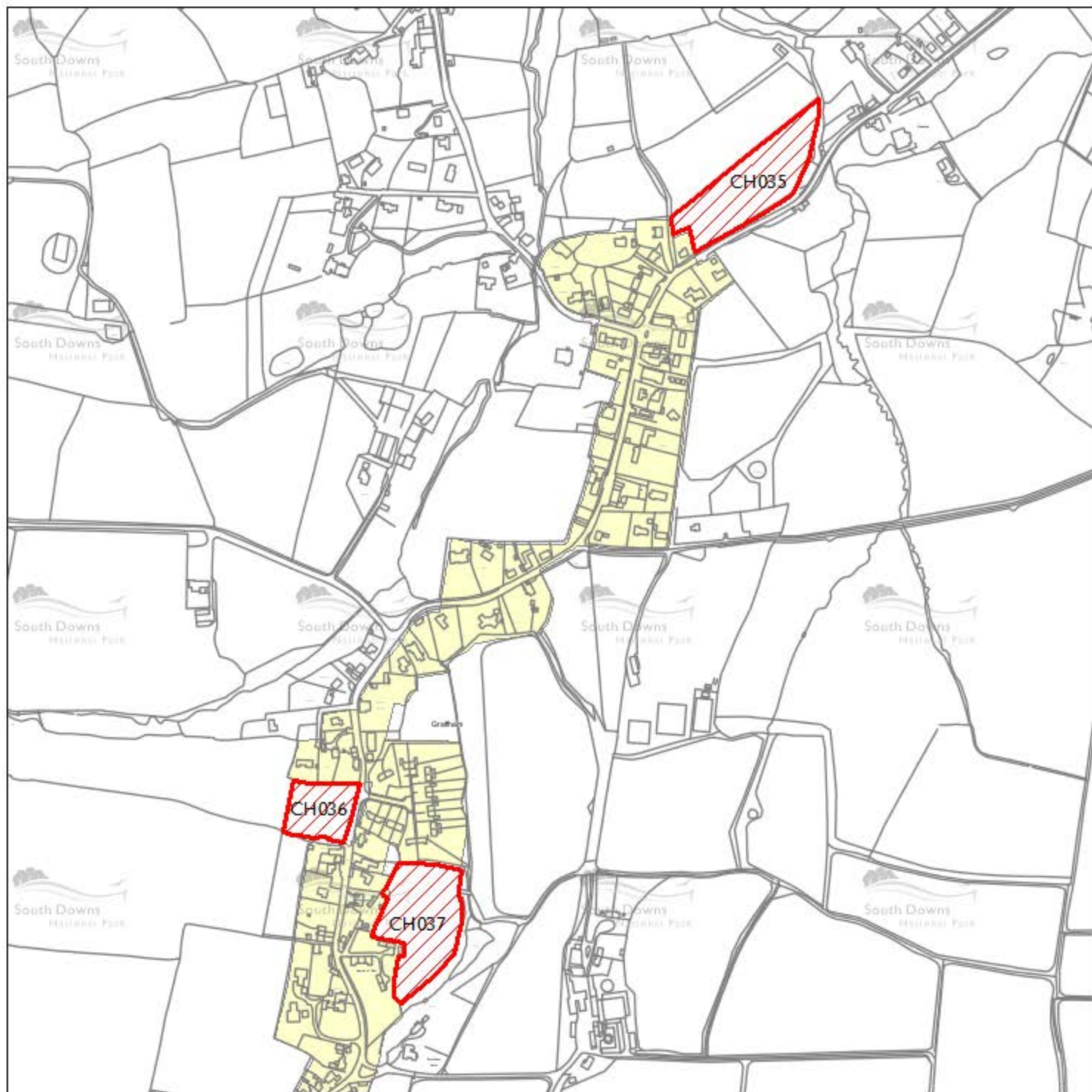
## **Appendix D(iv) - Chichester**

### **Site Assessments by Settlement**




## **Graffham**

## Settlement Map

### Graffham



#### Key

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

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

CH035	Land at Popple Hill Cottage	Graffham	Graffham	Rejected	0	0	0	0	Development on the site would have a potential adverse impact on the character and appearance of the landscape. Impact on Ancient Woodland. There is no evidence that the site is available or being actively promoted.
CH036	Land at Graffham (east)	Graffham	Graffham	Rejected	0	0	0	0	Development on the site would have a potential adverse impact on the character and appearance of the landscape. Development on the site would have a potential adverse impact on heritage assets.
CH037	Land to the rear of Almshouses	Graffham	Graffham	Rejected	0	0	0	0	Development on the site would have a potential adverse impact on the character and appearance of the landscape. Development on the site would have a potential adverse impact on heritage assets.

**Total by Settlement**

**0**

**0**

**0**

**0**



Site Ref	Site Address	Summary of Landscape Assessment	Summary of Suitability	Suitable	Summary of Availability	Available	Summary of Achievability	Achievable	Reason for Rejection
<b>Settlement   Graffham</b>									
CH035	Land at Popple Hill Cottage	High Sensitivity This is a large site which currently forms part of the dispersed settlement pattern and contributes to the experience of a large tract of undeveloped countryside along the public right of way network. Road frontage would also truncate this experience within the village.	The site is adjacent to ancient woodland and in close proximity to a Local Wildlife Site. There is a public right of way along western and southern boundary. The site is within 5km of a Special Protection Area.	No	There is no evidence that the site is available or being actively promoted.	No	There is no reason to indicate why development on the site is not achievable.	Yes	Development on the site would have a potential adverse impact on the character and appearance of the landscape. Impact on Ancient Woodland. There is no evidence that the site is available or being actively promoted.
CH036	Land at Graffham (east)	Medium/High Sensitivity The site is Medium High Sensitivity due to its high level of visibility from the village, public right of way and scarp slope, and its assart fieldscape status. The site is increasingly sensitive towards the west where the relationship with the adjoining properties becomes weaker.	The site is adjacent to the conservation area and two grade II listed buildings. There is a public right of way running along the northern boundary.	No	The site is considered to be available for development.	Yes	There is no reason to indicate why development on the site is not achievable.	Yes	Development on the site would have a potential adverse impact on the character and appearance of the landscape. Development on the site would have a potential adverse impact on heritage assets.
CH037	Land to the rear of Almshouses	Medium/High Sensitivity The site is an assart	The site is adjacent to the conservation area and a grade II	No	The site is considered to be	Yes	A safe and appropriate	Yes	Development on the site would have a

Site Ref	Site Address	Summary of Landscape Assessment	Summary of Suitability	Suitable	Summary of Availability	Available	Summary of Achievability	Achievable	Reason for Rejection
CH037	Land to the rear of Almshouses	fieldscape, adjacent to distinctive listed building (Almshouses) and is not well related to the settlement. Access likely to be detrimental to local character.	listed building.	No	available for development.	Yes	access would need to be achieved.	Yes	potential adverse impact on the character and appearance of the landscape. Development on the site would have a potential adverse impact on heritage assets.

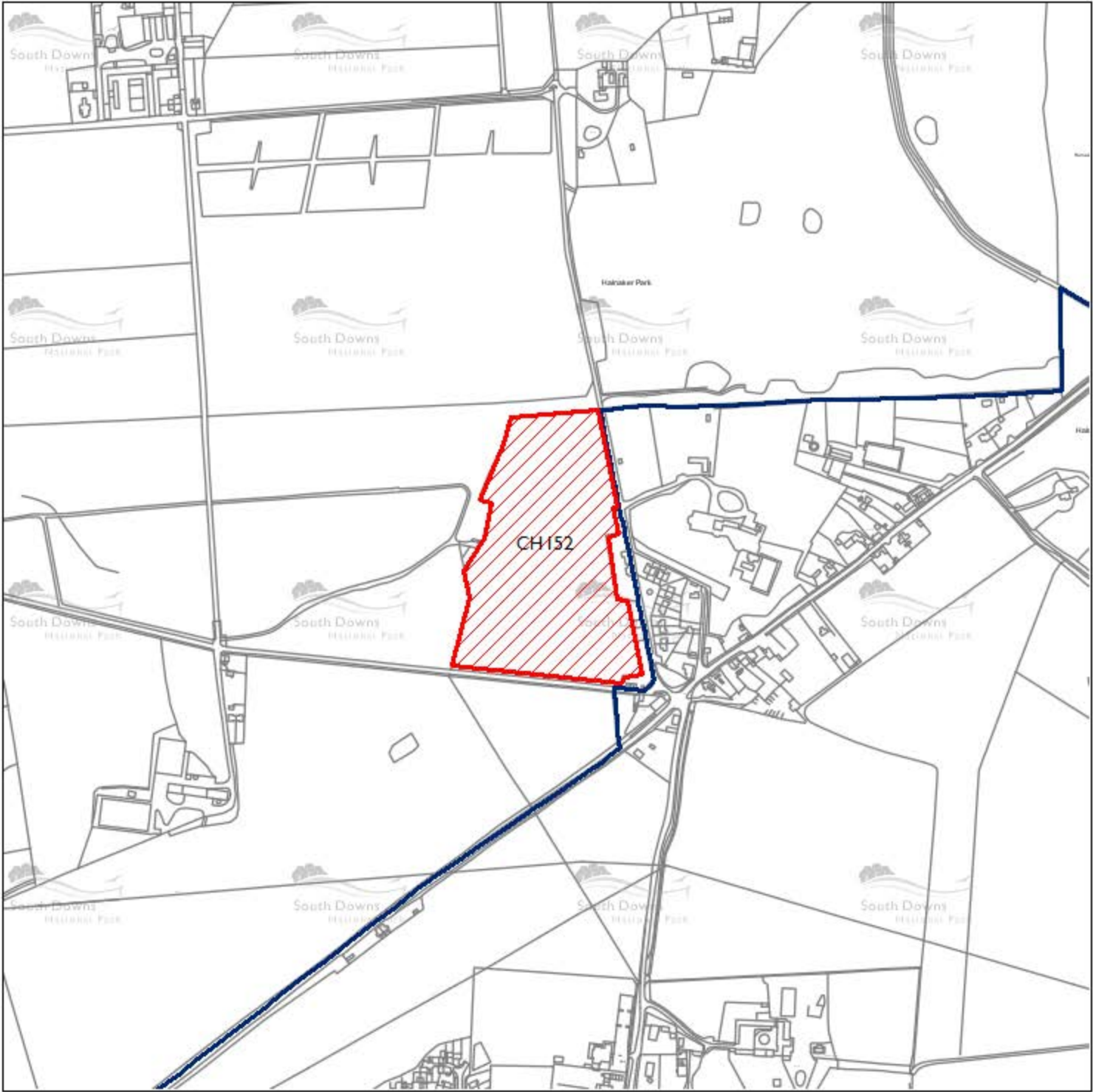
## ***Appendix D(iv) - Chichester***

### **Site Assessments by Settlement**



# **Halnaker**

Settlement Map

Halnaker



Key

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

Site Ref	Site Address	Settlement	Parish	Recommendation	Total Yield	0-5 Years	6-10 Years	11-15 Years	Rejected/Excluded Reason
<div> Settlement Halnaker </div>									
CH152	Land west of Park Cottage	Halnaker	Boxgrove	Rejected	0	0	0	0	Development on the site would have a potential adverse impact on the character and appearance of the landscape and heritage assets
Total by Settlement					0	0	0	0	



Site Ref	Site Address	Summary of Landscape Assessment	Summary of Suitability	Suitable	Summary of Availability	Available	Summary of Achievability	Achievable	Reason for Rejection
<b>Settlement Halnaker</b>									
CH152	Land west of Park Cottage	High Sensitivity High sensitivity due to cultural heritage associations of the site and impact on the existing landscape features, listed buildings and conservation area.	The site is adjacent to the conservation area. The site is located opposite Halnaker House, a grade II listed building. There is a Scheduled Ancient Monument along the northern boundary and Ancient Woodland located adjacent to the site (which abuts the western boundary).	No	The site is considered available and has recently been submitted	Yes	There is no reason to indicate why development on the site is not achievable.	Yes	Development on the site would have a potential adverse impact on the character and appearance of the landscape and heritage assets



## ***Appendix D(iv) - Chichester***

### **Site Assessments by Settlement**

# **Lower Horncroft**

Settlement Map

Lower Horncroft



Key

Recommendation



  Has Potential (Deliverable or Developable)

  South Downs National Park Boundary (where applicable)

Site Ref	Site Address	Settlement	Parish	Recommendation	Total Yield	0-5 Years	6-10 Years	11-15 Years	Rejected/Excluded Reason
Settlement      Lower Horncroft									
CH135	Tripp Hill Farmhouse Paddocks, Lower Horncroft	Lower Horncroft	Fittleworth	Has Potential (Deliverable)	6	0	6	0	Not Applicable.
Total by Settlement					6	0	6	0	



Key

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

Site Reference
CHI35

Area  
Chichester

Site Address	Settlement
Tripp Hill Farmhouse Paddocks, Lower Horncroft	Lower Horncroft
	Parish
	Fittleworth

Source	Current Use
Submission	Pasture and Office Car Park

Summary of Landscape Assessment
<p>Medium/High Sensitivity</p> <p>The site is prominent and adjacent to a listed building as part of that complex. Further historic buildings advice needed. Medium Sensitivity, the site is visible from the Serpent trail and an alternative location for the existing car park use would be required which could lead to additional urbanising impact. The site is capable of being appropriately screened.</p>

Summary of Suitability	Is the site suitable?
The site is adjacent to a grade II listed building. The western section is considered would be suitable for small scale well designed development sensitive to the adjacent listed building and right of way.	Yes

Summary of Availability	Is the site available?
The site is considered to be available for development.	No

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

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

Reason for Rejection
Not Applicable.

Site Area (Ha)	Site Density (dph)	Estimated Yield	0-5 years	6-10 years	11-15 years
0.3	20	6	0	6	0



## **Appendix D(iv) - Chichester**

### **Site Assessments by Settlement**



# **Lurgashall**

Settlement Map

Lurgashall



Key

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

Site Ref	Site Address	Settlement	Parish	Recommendation	Total Yield	0-5 Years	6-10 Years	11-15 Years	Rejected/Excluded Reason
<b>Settlement      Lurgashall</b>									
CH156	Land north of Greengates	Lurgashall	Lurgashall	Rejected	0	0	0	0	Development on the site would have a potential adverse impact on the character and appearance of the landscape.
<b>Total by Settlement</b>					<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	



Site Ref	Site Address	Summary of Landscape Assessment	Summary of Suitability	Suitable	Summary of Availability	Available	Summary of Achievability	Achievable	Reason for Rejection
<b>Settlement Lurgashall</b>									
CHI56	Land north of Greengates	Medium/High Sensitivity Medium High Sensitivity due to size of site, location off the village green, existing allotment use and proximity to public right of way. A smaller site could still address these issues if community support is present.	The site is adjacent to the conservation area (with the access running through the conservation area). There is a protected tree on the boundary of the site (as the access point). The northern part of site is in use as an allotment use. Due to the conclusions of the landscape assessment the site is not considered suitable for development.	No	The site is considered to be available for development and has recently been submitted.	Yes	There is no reason to indicate why development on the site could not be achieved.	Yes	Development on the site would have a potential adverse impact on the character and appearance of the landscape.



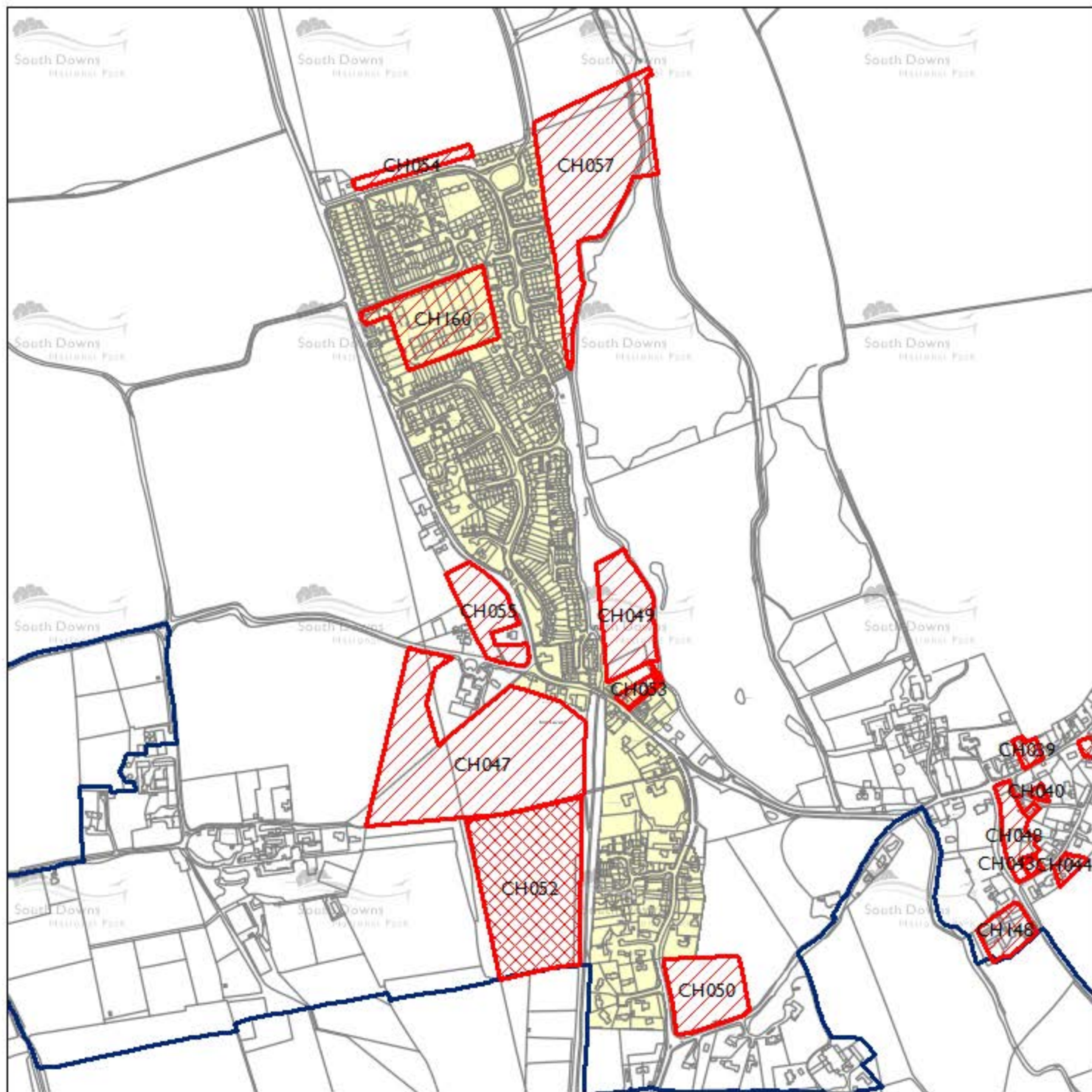
## ***Appendix D(iv) - Chichester***

### **Site Assessments by Settlement**

## **Mid Lavant**

# Settlement Map

## Mid Lavant



### Key

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

Site Ref	Site Address	Settlement	Parish	Recommendation	Total Yield	0-5 Years	6-10 Years	11-15 Years	Rejected/Excluded Reason
<b>Settlement Mid Lavant</b>									
CH047	West Lavant Field / Land west of centurion way and south of the primary school	Mid Lavant	Lavant	Rejected	0	0	0	0	Development on the site would have a potential adverse impact on the character and appearance of the landscape.
CH049	Land east of Churchmead Close	Mid Lavant	Lavant	Rejected	0	0	0	0	Development on the site would have a potential adverse impact on the character and appearance of the landscape.
CH050	Land at Pook Lane	Mid Lavant	Lavant	Rejected	0	0	0	0	Development on the site would have a potential adverse impact on the character and appearance of the landscape. Development on the site would have a potential adverse impact on heritage assets.
CH052	Land south of Primary School	Mid Lavant	Lavant	Excluded	0	0	0	0	The site is not considered to be previously developed land, is outside a settlement and is detached and unrelated to that settlement.

Site Ref	Site Address	Settlement	Parish	Recommendation	Total Yield	0-5 Years	6-10 Years	11-15 Years	Rejected/Excluded Reason
CH053	Land north west of Lavant Road	Mid Lavant	Lavant	Excluded	0	0	0	0	The site is not considered suitable to yield 5 or more homes.
CH054	Land north of Lavant Down Road	Mid Lavant	Lavant	Rejected	0	0	0	0	Development on the site would have a potential adverse impact on the character and appearance of the landscape.
CH055	Land west of Midhurst Road	Mid Lavant	Lavant	Rejected	0	0	0	0	Development on the site would have a potential adverse impact on the character and appearance of the landscape. Development on the site would have a potential adverse impact on heritage assets.
CH057	Land east of Mid Lavant	Mid Lavant	Lavant	Rejected	0	0	0	0	Development on the site would have a potential adverse impact on the character and appearance of the landscape. Flood risk.
CHI60	Eastmead Industrial Estate	Mid Lavant	Lavant	Rejected	0	0	0	0	Loss of employment land.
Total by Settlement					0	0	0	0	

Site Ref	Site Address	Summary of Landscape Assessment	Summary of Suitability	Suitable	Summary of Availability	Available	Summary of Achievability	Achievable	Reason for Rejection
<b>Settlement Mid Lavant</b>									
CH047	West Lavant Field / Land west of centurion way and south of the primary school	High Sensitivity High Sensitivity due to the size of the site impacting widely on village character experienced from the surrounding roads, public right of way and viewpoints	The site is adjacent to a conservation area and a grade II listed building. Archaeological investigation prior to development or during construction may be required. The site is within 5km of a Special Protection Area.	No	The site is considered to be available for development.	Yes	There is no reason to indicate why development on the site is not achievable.	Yes	Development on the site would have a potential adverse impact on the character and appearance of the landscape.
CH049	Land east of Churchmead Close	High Sensitivity High Sensitivity due to the expansion of built form into the river valley floor, this would be inconsistent with the existing development line of the Centurion Way which is a well chosen line.	Parts of the site is within flood zone 2 (north) and flood zone 3 (eastern boundary). The site is adjacent to a conservation area. There are three grade II listed buildings adjacent to the site (to the south).	No	The site is considered to be available for development.	Yes	There is no reason to indicate why development on the site is not achievable.	Yes	Development on the site would have a potential adverse impact on the character and appearance of the landscape.
CH050	Land at Pook Lane	High Sensitivity The site has high sensitivity due to its highly visible location, long distance views and inclusion within the conservation area.	The majority of the site is within the conservation area. There is a grade II listed building adjacent. There is a Scheduled Ancient Monument along the northern boundary of the site. Development immediately adjacent to the SAM may be restricted in order to preserve the physical character of the monuments and preservation of their settings may entail further	No	The site is considered to be available for development.	Yes	There is no reason to indicate why development on the site is not achievable.	Yes	Development on the site would have a potential adverse impact on the character and appearance of the landscape. Development on the site would have a potential adverse impact on heritage assets.

Site Ref	Site Address	Summary of Landscape Assessment	Summary of Suitability	Suitable	Summary of Availability	Available	Summary of Achievability	Achievable	Reason for Rejection
CH050	Land at Pook Lane		restriction.	No		Yes		Yes	
CH054	Land north of Lavant Down Road	High Sensitivity High Sensitivity due to exposed, flat settlement edge location with no surrounding structure in which to host development. Views from the Trundle and surrounding public right of way would be affected by the intrusion of this site beyond the existing edge.	The eastern third of the site is within flood zone 2. The site is within 5km of a Special Protection Area.	No	The site is considered to be available for development.	Yes	There is no reason to indicate why development on the site is not achievable.	Yes	Development on the site would have a potential adverse impact on the character and appearance of the landscape.
CH055	Land west of Midhurst Road	High Sensitivity Allotments have particular importance as community and social facilities and local food production. Alternative site would be required, existing site is in the centre of the village and most accessible for local residents.	Part of the site is within the conservation area and there are a number of grade II listed buildings located around the site. The site is within 5km of a Special Protection Area. Archaeological investigation may be required prior to development or during construction.	No	The site is considered to be available for development.	Yes	There is no reason to indicate why development on the site is not achievable.	Yes	Development on the site would have a potential adverse impact on the character and appearance of the landscape. Development on the site would have a potential adverse impact on heritage assets.

Site Ref	Site Address	Summary of Landscape Assessment	Summary of Suitability	Suitable	Summary of Availability	Available	Summary of Achievability	Achievable	Reason for Rejection
CH057	Land east of Mid Lavant	High Sensitivity High sensitivity due to the expansion of built form into the river valley floor which would be inconsistent with the surrounding settlement pattern and introduce urbanising elements into an otherwise undeveloped landscape feature.	The site is wholly within flood zone 2 and the northern half of the site is within flood zone 3. There is a public right of way along the eastern edge of the site.	No	The site is considered to be available for development.	Yes	There is no reason to indicate why development on the site is not achievable.	Yes	Development on the site would have a potential adverse impact on the character and appearance of the landscape. Flood risk.
CH160	Eastmead Industrial Estate	Low Sensitivity Low landscape sensitivity due to PDL status and location within established area of post-war housing within the existing settlement.	The site is in active employment use.	No	The site is considered to be available for development and has recently been submitted	Yes	Potential for contamination from past uses would require investigation. There are no other reasons to indicate why development on the site is not achievable.	Yes	Loss of employment land.

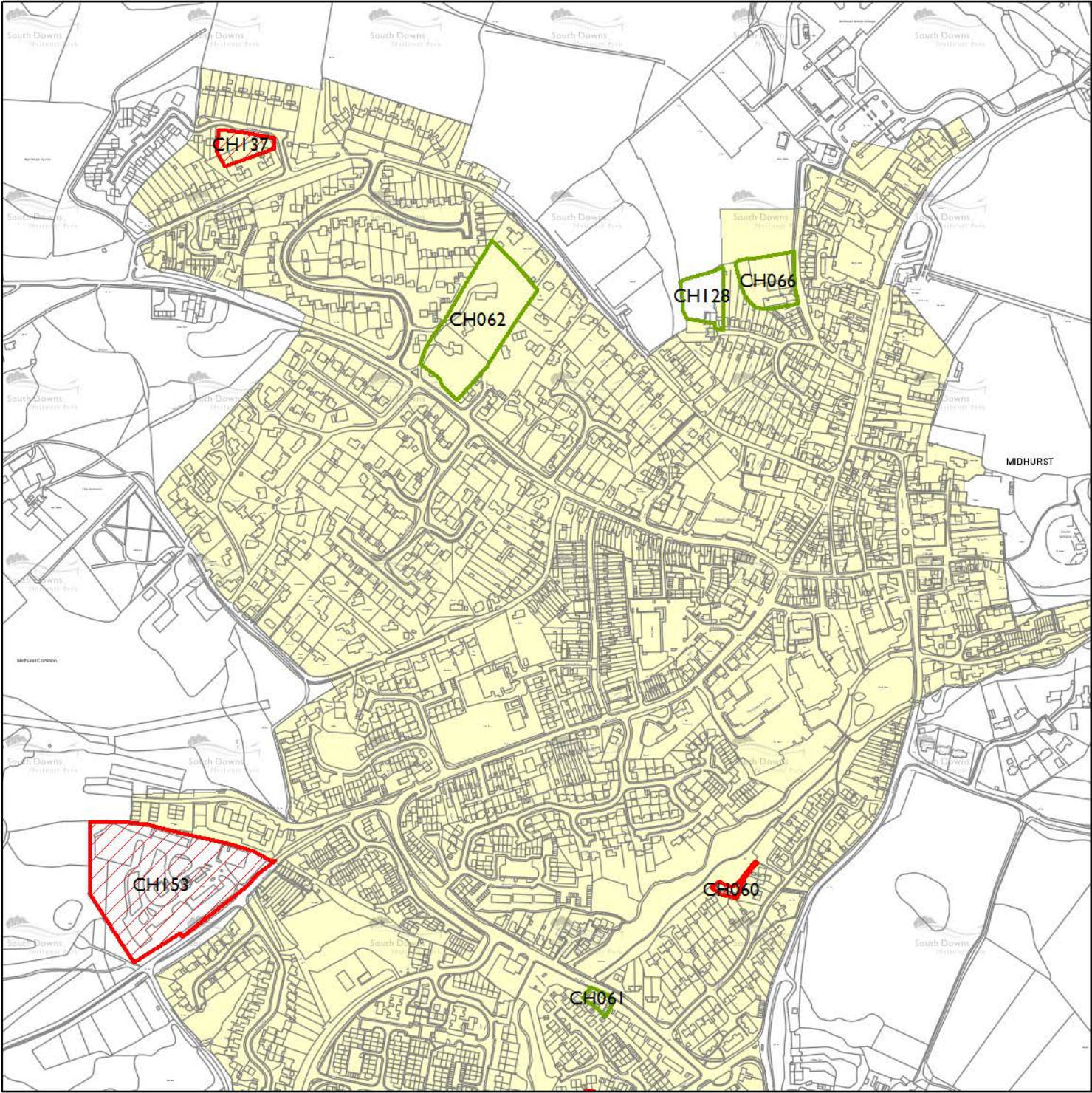


## ***Appendix D(iv) - Chichester***






### **Site Assessments by Settlement**

## **Midhurst**

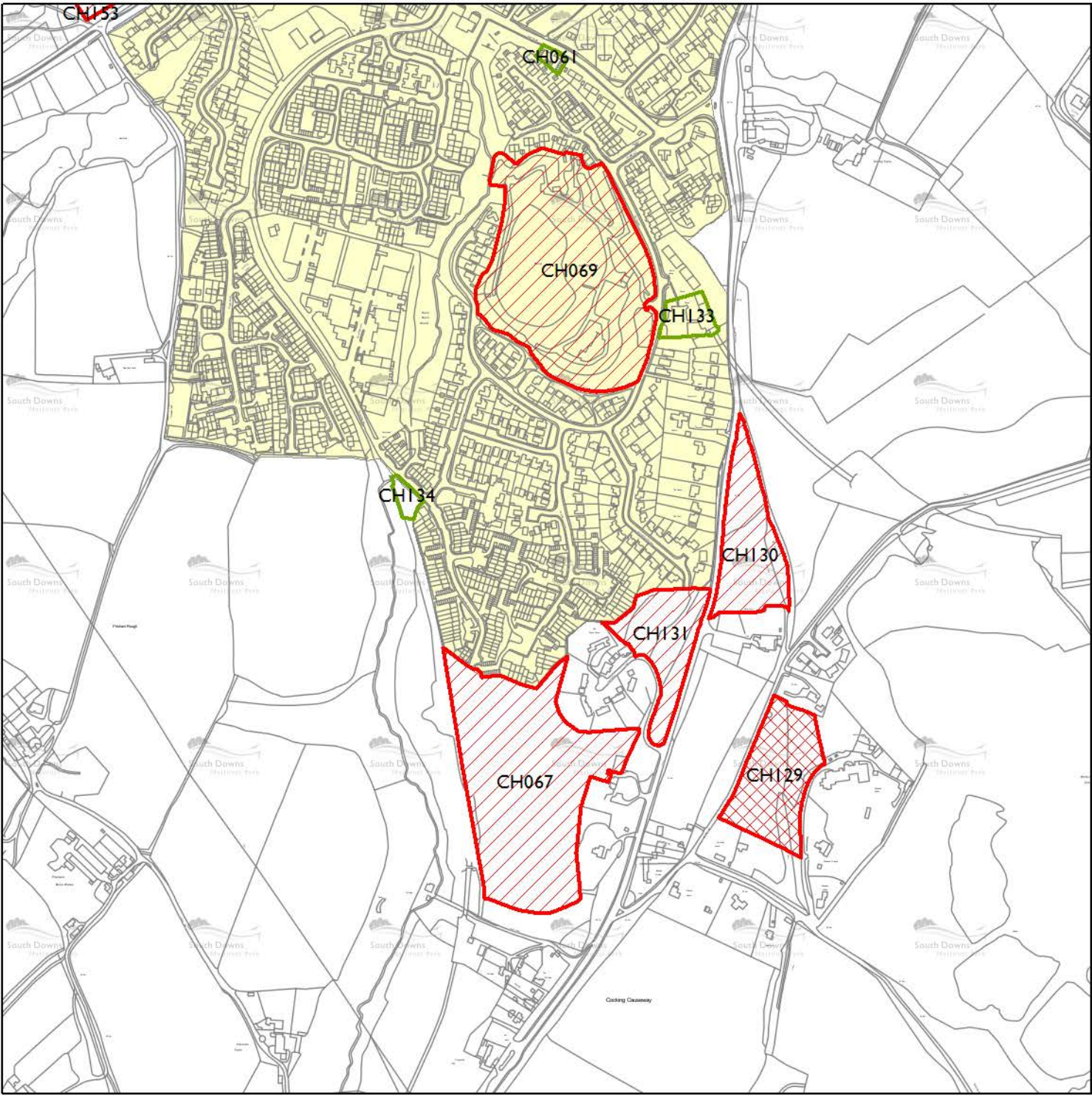
Settlement Map  
Midhurst (North)



Key

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

Settlement Map  
Midhurst (South)



Key

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



Site Ref	Site Address	Settlement	Parish	Recommendation	Total Yield	0-5 Years	6-10 Years	11-15 Years	Rejected/Excluded Reason
<b>Settlement Midhurst</b>									
CH060	Garage Site at Taylors Field	Midhurst	Midhurst	Excluded	0	0	0	0	The site is not considered suitable to yield 5 or more homes.
CH061	Garage site at New Road	Midhurst	Midhurst	Has Potential (Deliverable)	5	5	0	0	Not Applicable.
CH062	84a Petersfield Road	Midhurst	Midhurst	Has Potential (Deliverable)	40	20	20	0	Not Applicable.
CH066	Midhurst Grammar School	Midhurst	Midhurst	Has Potential (Deliverable)	15	15	0	0	Not Applicable.
CH067	Land South of Barlavington Valley	Midhurst	West Lavington	Rejected	0	0	0	0	Development on the site would have a potential adverse impact on the character and appearance of the landscape.
CH069	Holmbush Caravan Park	Midhurst	Midhurst	Excluded	0	0	0	0	As of 1st April 2014, there is an extant planning permission for residential development on the site which is listed in Appendix B and the dwellings are counted under a different element of supply.

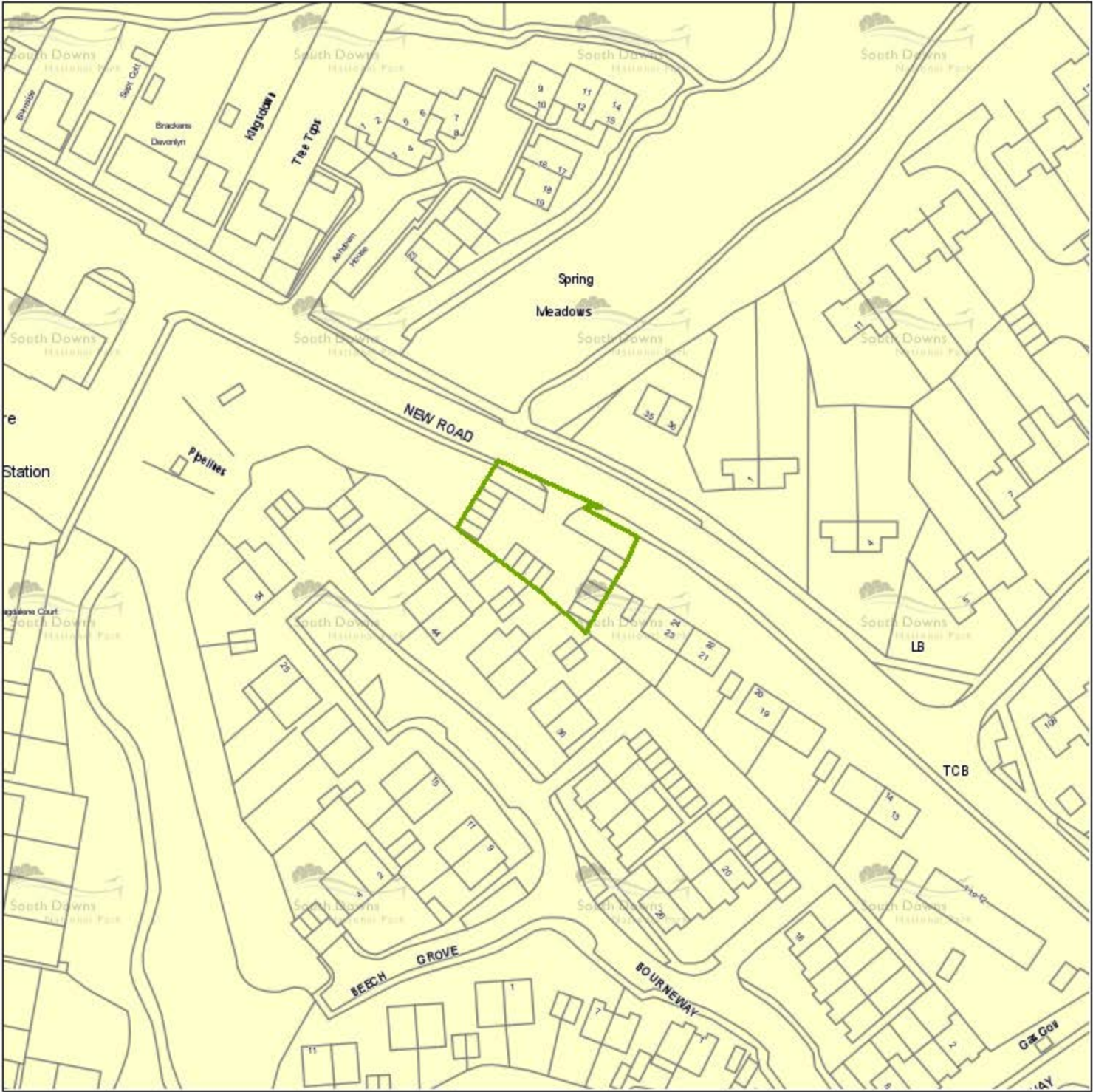
Site Ref	Site Address	Settlement	Parish	Recommendation	Total Yield	0-5 Years	6-10 Years	11-15 Years	Rejected/Excluded Reason
CH128	12 Park Crescent	Midhurst	Midhurst	Has Potential (Deliverable)	10	10	0	0	Not Applicable.
CH130	North of the Royal Oak	Midhurst	West Lavington	Rejected	0	0	0	0	Development on the site would have a potential adverse impact on the character and appearance of the landscape. The site is Registered Common Land and not available.
CH131	Woodland east of Southlands Park	Midhurst	West Lavington	Rejected	0	0	0	0	Development on the site would have a potential adverse impact on the character and appearance of the landscape.
CH133	Brisbane House, The Fairway	Midhurst	Midhurst	Has Potential (Deliverable)	10	10	0	0	Not Applicable.
CH134	Land adjoining Holmbush Way	Midhurst	Midhurst	Has Potential (Deliverable)	5	5	0	0	Not Applicable.
CH137	Land to rear 1-8 St Richard's Flats,	Midhurst	Midhurst	Rejected	0	0	0	0	Loss of recreation space.

Site Ref	Site Address	Settlement	Parish	Recommendation	Total Yield	0-5 Years	6-10 Years	11-15 Years	Rejected/Excluded Reason
CH153	Highway Depot, Bepton Road	Midhurst	Midhurst	Rejected	0	0	0	0	Loss of employment land. There is no evidence that the site is available or being actively promoted. Development on the site is not currently considered to be achievable.
Total by Settlement					85	65	20	0	




CH061

Garage site at New Road

Midhurst



Key

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

Site Reference
CH061

Area  
Chichester

Site Address	Settlement
Garage site at New Road	Midhurst
	Parish
	Midhurst

Source	Current Use
Previously assessed by Borough/District Council	Garage court

Summary of Landscape Assessment
N/A

Summary of Suitability	Is the site suitable?
The site is 250m from an Historic Landfill Site. Archaeological investigation may be required prior to development or during construction.	Yes

Summary of Availability	Is the site available?
The site is considered to be available for development.	Yes

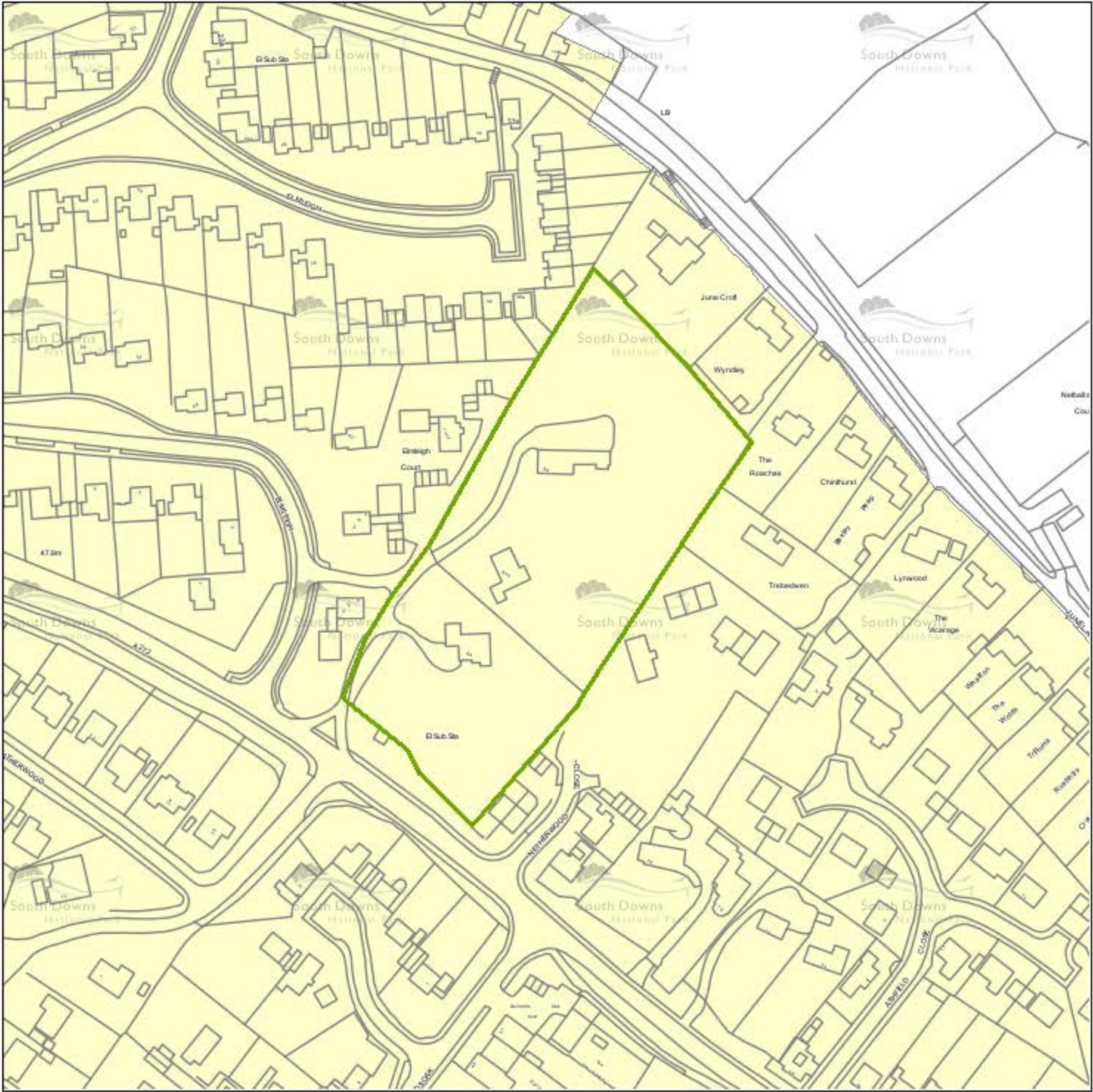
Summary of Achievability	Is development on the site achievable?
There is no reason to indicate why development on the site is not achievable.	Yes

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

Reason for Rejection
Not Applicable.

Site Area (Ha)	Site Density (dph)	Estimated Yield	0-5 years	6-10 years	11-15 years
0.1	50	5	5	0	0

CH062  
84a Petersfield Road  
Midhurst



Key

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

<b>Site Reference</b>
CH062

Area  
Chichester

<b>Site Address</b>	<b>Settlement</b>
84a Petersfield Road	Midhurst
	<b>Parish</b>
	Midhurst

<b>Source</b>	<b>Current Use</b>
Previously assessed by Borough/District Council	Residential

<b>Summary of Landscape Assessment</b>
<p>Low/Medium Sensitivity</p> <p>The site does not have wider landscape impact and is within an area of existing housing. Existing trees are important to local amenity along A272.</p>

<b>Summary of Suitability</b>	<b>Is the site suitable?</b>
There is a Tree Preservation Order adjacent to the site (west). The site is consider suitable subject to retention and protection of mature trees.	<b>Yes</b>

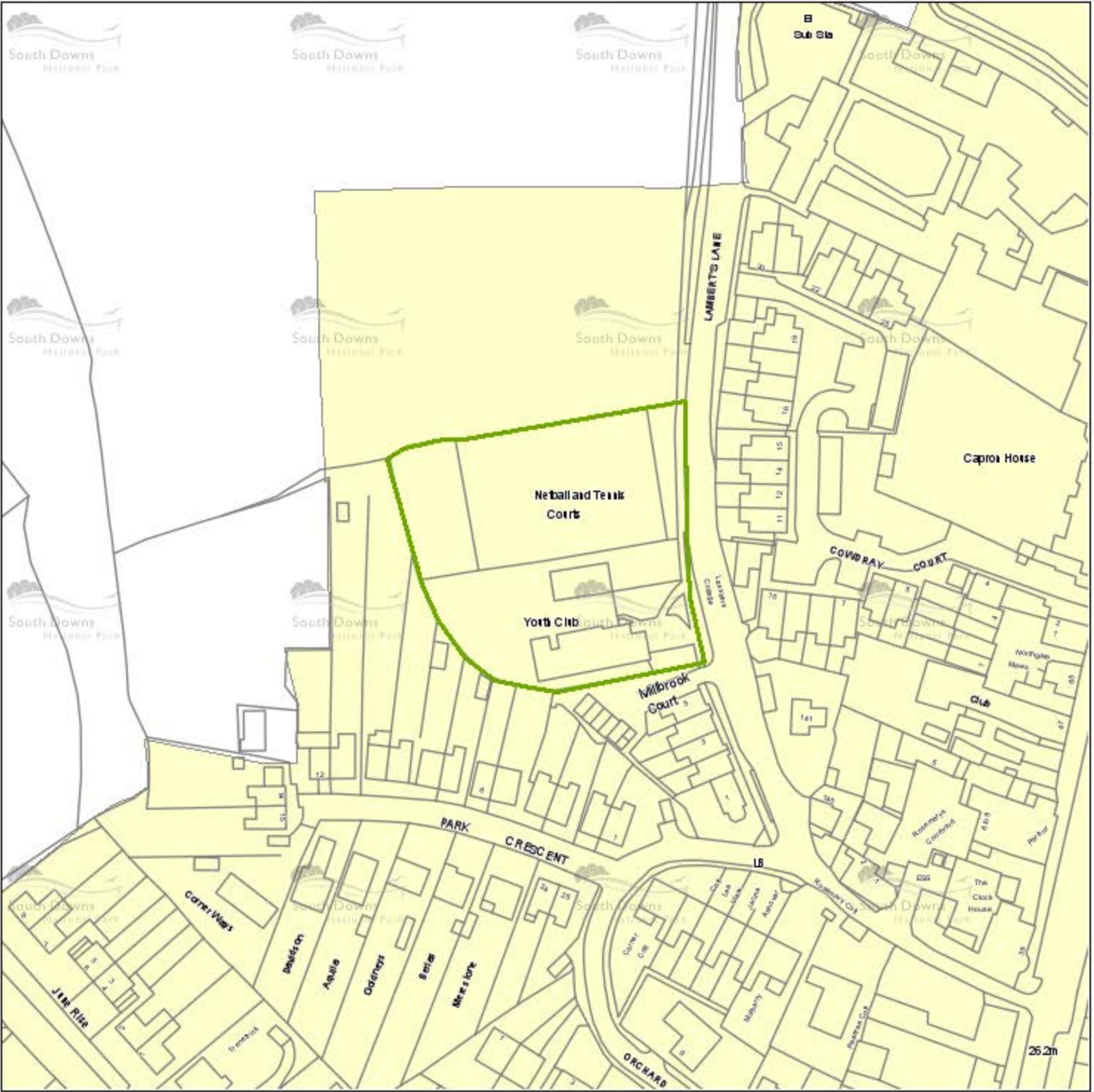
<b>Summary of Availability</b>	<b>Is the site available?</b>
The site is considered to be available for development.	<b>Yes</b>

<b>Summary of Achievability</b>	<b>Is development on the site achievable?</b>
Appropriate access directly onto the A272 or Elmleigh would be feasible, but may require the existing signalised pedestrian crossing to be moved. A transport statement would be required to support this proposal. The access arrangements should be reviewed as part of a Stage One Road Safety Audit.	<b>Yes</b>




<b>Assessment Recommendation</b>	<b>Has Potential (Deliverable)</b>
----------------------------------	------------------------------------

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

<b>Site Area (Ha)</b>	<b>Site Density (dph)</b>	<b>Estimated Yield</b>	<b>0-5 years</b>	<b>6-10 years</b>	<b>11-15 years</b>
1.3	31	40	20	20	0



**Key**

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

<b>Site Reference</b>
CH066

**Area**  
**Chichester**

<b>Site Address</b>	<b>Settlement</b>
Midhurst Grammar School	Midhurst
	<b>Parish</b>
	Midhurst

<b>Source</b>	<b>Current Use</b>
Previously assessed by Borough/District Council	Community Uses

<b>Summary of Landscape Assessment</b>
<p>Medium Sensitivity</p> <p>Due to brownfield status reducing sensitivity. Conservation area and high visibility of site needs to be factored into design process. Careful appropriate local character approach.</p>

<b>Summary of Suitability</b>	<b>Is the site suitable?</b>
Suitable for a carefully designed development appropriate to local character. The site is adjacent to the conservation area and there is a grade II listed building in close proximity.	<b>Yes</b>

<b>Summary of Availability</b>	<b>Is the site available?</b>
The site is considered to be available for development. There has been a recent pre-application enquiry on the site. It would need to be demonstrated that any loss of community facility would be appropriate.	<b>Yes</b>

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

<b>Assessment Recommendation</b>	<b>Has Potential (Deliverable)</b>
----------------------------------	------------------------------------

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

<b>Site Area (Ha)</b>	<b>Site Density (dph)</b>	<b>Estimated Yield</b>	<b>0-5 years</b>	<b>6-10 years</b>	<b>11-15 years</b>
0.4	37	15	15	0	0

## Midhurst



### Key

### Recommendation

☐ Has Potential (Deliverable)

 South Downs National Park Boundary (where applicable)

 Settlement Boundary

<b>Site Reference</b>
CH128

<b>Site Address</b> 12 Park Crescent	<b>Settlement</b>
	Midhurst
	<b>Parish</b> Midhurst
<b>Source</b>	<b>Current Use</b>
Submission	Residential

<b>Summary of Landscape Assessment</b>
<p>Low/Medium Sensitivity</p> <p>Due to small size of site and limited visibility, topography could result in increased visual impact from development of the site.</p>

<b>Summary of Suitability</b>	<b>Is the site suitable?</b>
Mature trees on the site should be retained.	<b>Yes</b>

<b>Summary of Availability</b>	<b>Is the site available?</b>
The site is considered to be available for development.	<b>Yes</b>

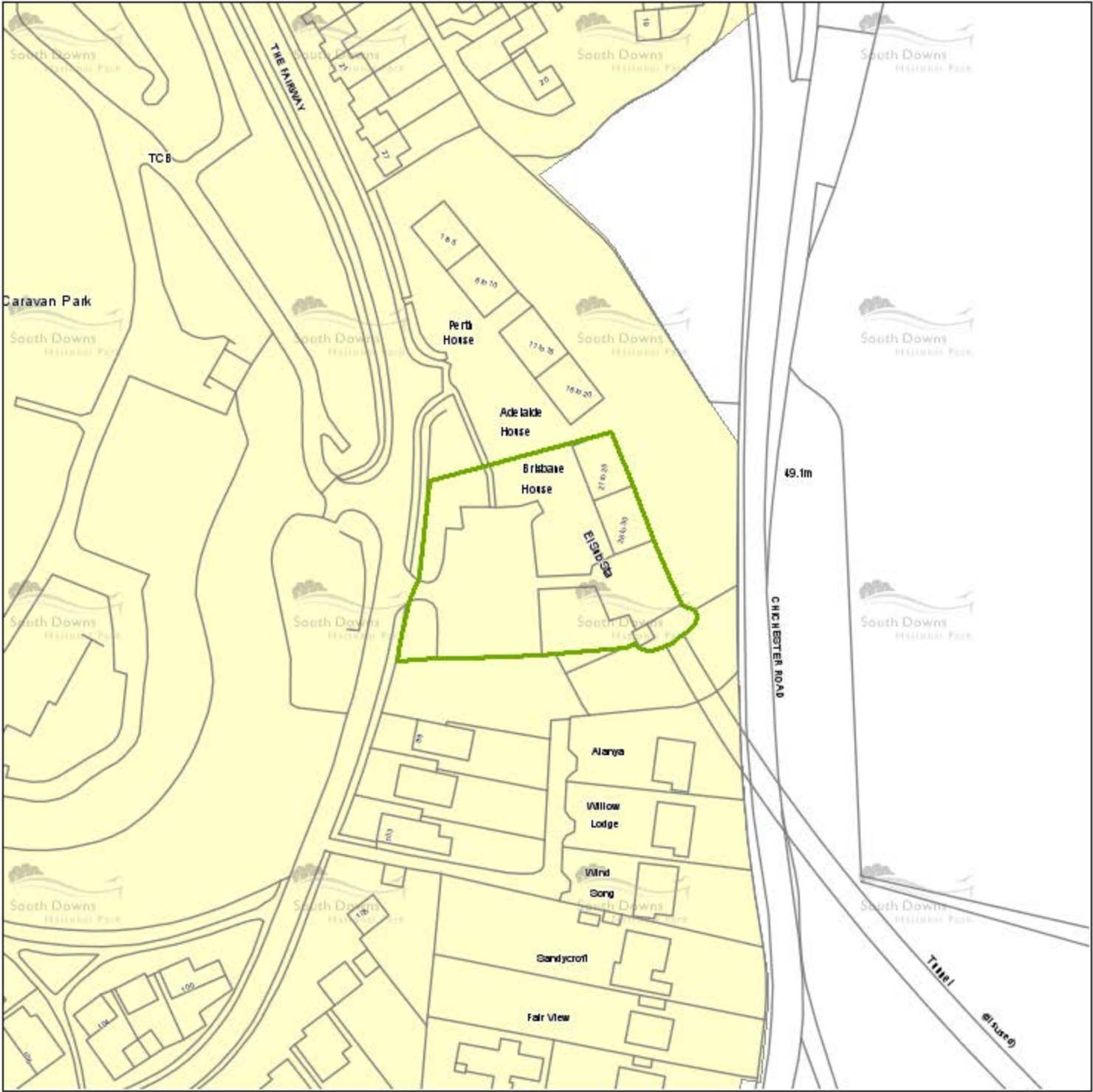
<b>Summary of Achievability</b>	<b>Is development on the site achievable?</b>
Access may require demolition of the existing house.	<b>Yes</b>

<b>Assessment Recommendation</b>	<b>Has Potential (Deliverable)</b>
----------------------------------	------------------------------------




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

<b>Site Area (Ha)</b>	<b>Site Density (dph)</b>	<b>Estimated Yield</b>	<b>0-5 years</b>	<b>6-10 years</b>	<b>11-15 years</b>
0.3	33	10	10	0	0

CHI33  
Brisbane House, The Fairway  
Midhurst



Key

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

<b>Site Reference</b>
CHI33

Area  
Chichester

<b>Site Address</b>		<b>Settlement</b>
Brisbane House, The Fairway		Midhurst
		<b>Parish</b>
		Midhurst
<b>Source</b>	<b>Current Use</b>	
Submission	Residential	

<b>Summary of Landscape Assessment</b>
<p>Low Sensitivity</p> <p>Due to PDL status and restricted views. Railway tunnel context is important and existing trees are important to site context.</p>

<b>Summary of Suitability</b>	<b>Is the site suitable?</b>
Suitable for well-designed development that relates well to the railway tunnel and retains and protects the existing trees on site (include a tree protected by Tree Preservation Order). The site is within 250m of an Historic Landfill Site.	<b>Yes</b>

<b>Summary of Availability</b>	<b>Is the site available?</b>
The site is considered to be available for development.	<b>Yes</b>

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

<b>Assessment Recommendation</b>	<b>Has Potential (Deliverable)</b>
----------------------------------	------------------------------------

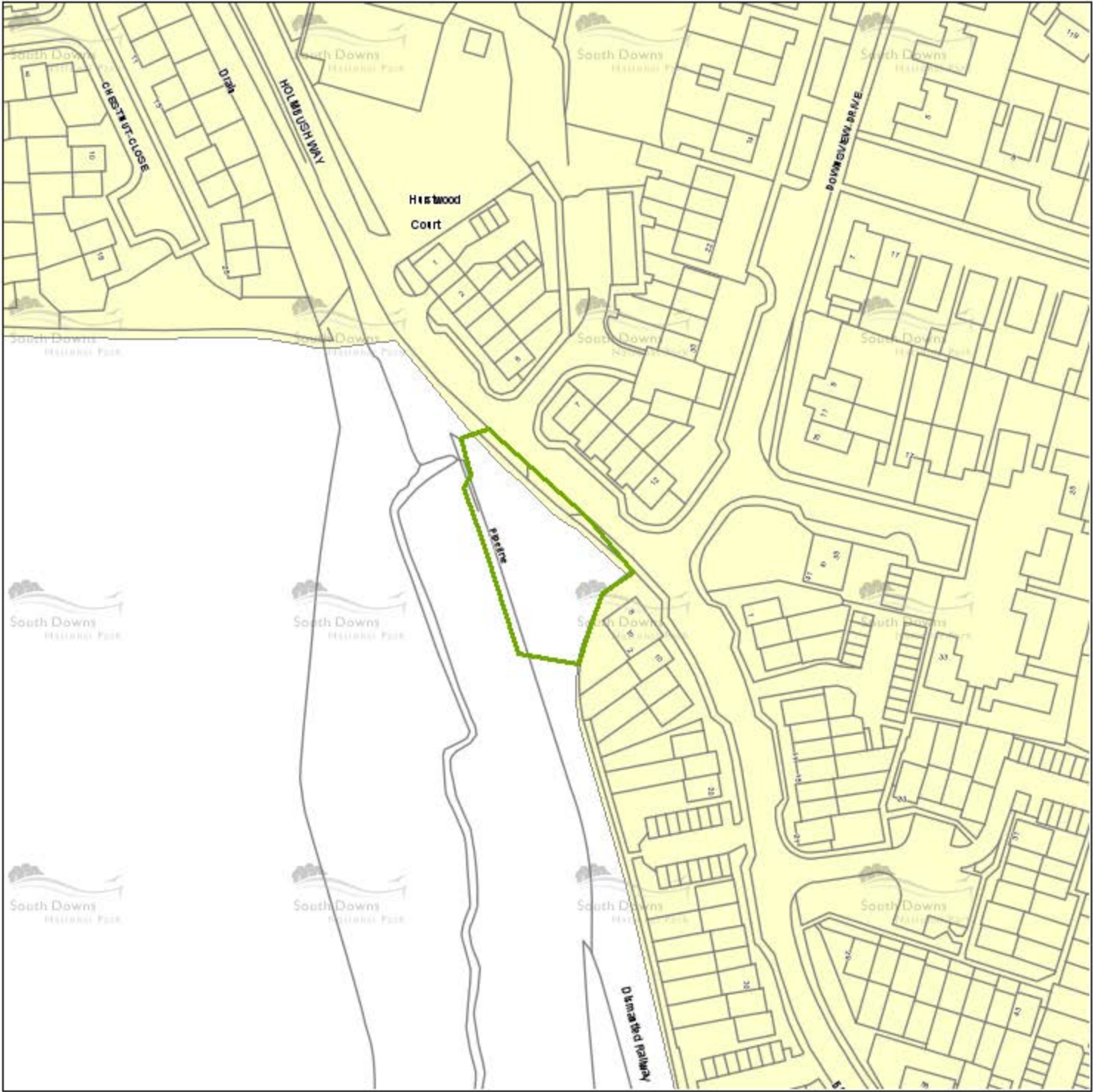
<b>Reason for Rejection</b>
Not Applicable.

<b>Site Area (Ha)</b>	<b>Site Density (dph)</b>	<b>Estimated Yield</b>	<b>0-5 years</b>	<b>6-10 years</b>	<b>11-15 years</b>
0.3	33	10	10	0	0




CHI34

Land adjoining Holm bush Way

Midhurst



Key

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

<b>Site Reference</b>
CHI34

Area  
Chichester

<b>Site Address</b>		<b>Settlement</b>
Land adjoining Holmbush Way		Midhurst
		<b>Parish</b>
		Midhurst
<b>Source</b>	<b>Current Use</b>	
Submission	Grazing	

<b>Summary of Landscape Assessment</b>
<p>Low/Medium Sensitivity</p> <p>Due to small size of site and limited visibility, topography could result in increased visual impact from development of the site.</p>

<b>Summary of Suitability</b>	<b>Is the site suitable?</b>
There is a Tree Preservation Area to the south. The site is within 250m of an Historic Landfill Site.	<b>Yes</b>

<b>Summary of Availability</b>	<b>Is the site available?</b>
The site is considered to be available for development.	<b>Yes</b>

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

<b>Assessment Recommendation</b>	<b>Has Potential (Deliverable)</b>
----------------------------------	------------------------------------

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

<b>Site Area (Ha)</b>	<b>Site Density (dph)</b>	<b>Estimated Yield</b>	<b>0-5 years</b>	<b>6-10 years</b>	<b>11-15 years</b>
0.1	50	5	5	0	0



Site Ref	Site Address	Summary of Landscape Assessment	Summary of Suitability	Suitable	Summary of Availability	Available	Summary of Achievability	Achievable	Reason for Rejection
<b>Settlement Midhurst</b>									
CH067	Land South of Barlavington Valley	High Sensitivity High sensitivity due to the size of the site and it's poor relationship with the settlement pattern. Development of this site would extend suburban influences into the wider countryside setting of Midhurst; the existing limit of development being well chosen in relation to the contours of the land.	The whole site is within a Tree Preservation Order area. The disused Chichester-Midhurst Railway line runs through site. A large part of the site is within flood risk zone 2 and 3. The site is within 250m of an Historic Landfill Site.	No	The site is considered to be available for development.	Yes	There is no reason to indicate why development on the site is not achievable.	Yes	Development on the site would have a potential adverse impact on the character and appearance of the landscape.
CH130	North of the Royal Oak	High Sensitivity High sensitivity due to the rural character of the site, high visibility and likely impact of development and poor/no relationship with the settlement pattern. Impact of tree removal likely to be significant change to landscape character to facilitate housing development.	The site is Registered Common Land. The site is within 250m of an Historic Landfill Site. There is a grade II listed building adjacent (to south).	No	The site is Registered Common Land and not available.	Yes	There is no reason to indicate why development on the site is not achievable.	Yes	Development on the site would have a potential adverse impact on the character and appearance of the landscape. The site is Registered Common Land and not available.
CH131	Woodland east of Southlands Park	Medium/High Sensitivity Medium/high sensitivity due to potential for cumulative impacts	Part of the site is Registered Common Land. There are several Tree Preservation Orders on site and many more in the	No	The site is considered to be available for development.	Yes	There is no reason to indicate why development on the site is not	Yes	Development on the site would have a potential adverse impact on the

Site Ref	Site Address	Summary of Landscape Assessment	Summary of Suitability	Suitable	Summary of Availability	Available	Summary of Achievability	Achievable	Reason for Rejection
CHI31	Woodland east of Southlands Park	from adjacent houses and proximity to A286	surrounding area. A Grade II listed pub is 50m across the road to the east. The site is within 250m of an Historic Landfill Site.	No		Yes	achievable.	Yes	character and appearance of the landscape.
CHI37	Land to rear 1-8 St Richard's Flats,	Low medium sensitivity The site does not have wider landscape impact and is within an area of existing housing. The existing layout of housing is distinctive and additional development may impact on this.	The site is currently in use as a play area.	No	The site is considered to be available for development.	Yes	There is no reason to indicate why development on the site is not achievable.	Yes	Loss of recreation space.
CHI53	Highway Depot, Bepton Road	Medium Sensitivity Medium Landscape Sensitivity opportunity for significant GI to be incorporated into any development appropriate to location adjacent to SNCI.	The site is currently in active employment use. There may be potential for mixed use development in combination with intensification of adjacent areas, although impact on nearby Local Wildlife Site would need to be considered. The site is adjacent to an Historic Landfill Site.	Yes	The site is currently in use and is not considered to be currently available.	No	Location surrounded by industrial uses. There is potential for incompatible uses. Achievability would be improved by combination with adjacent sites as a mixed use scheme.	No	Loss of employment land. There is no evidence that the site is available or being actively promoted. Development on the site is not currently considered to be achievable.

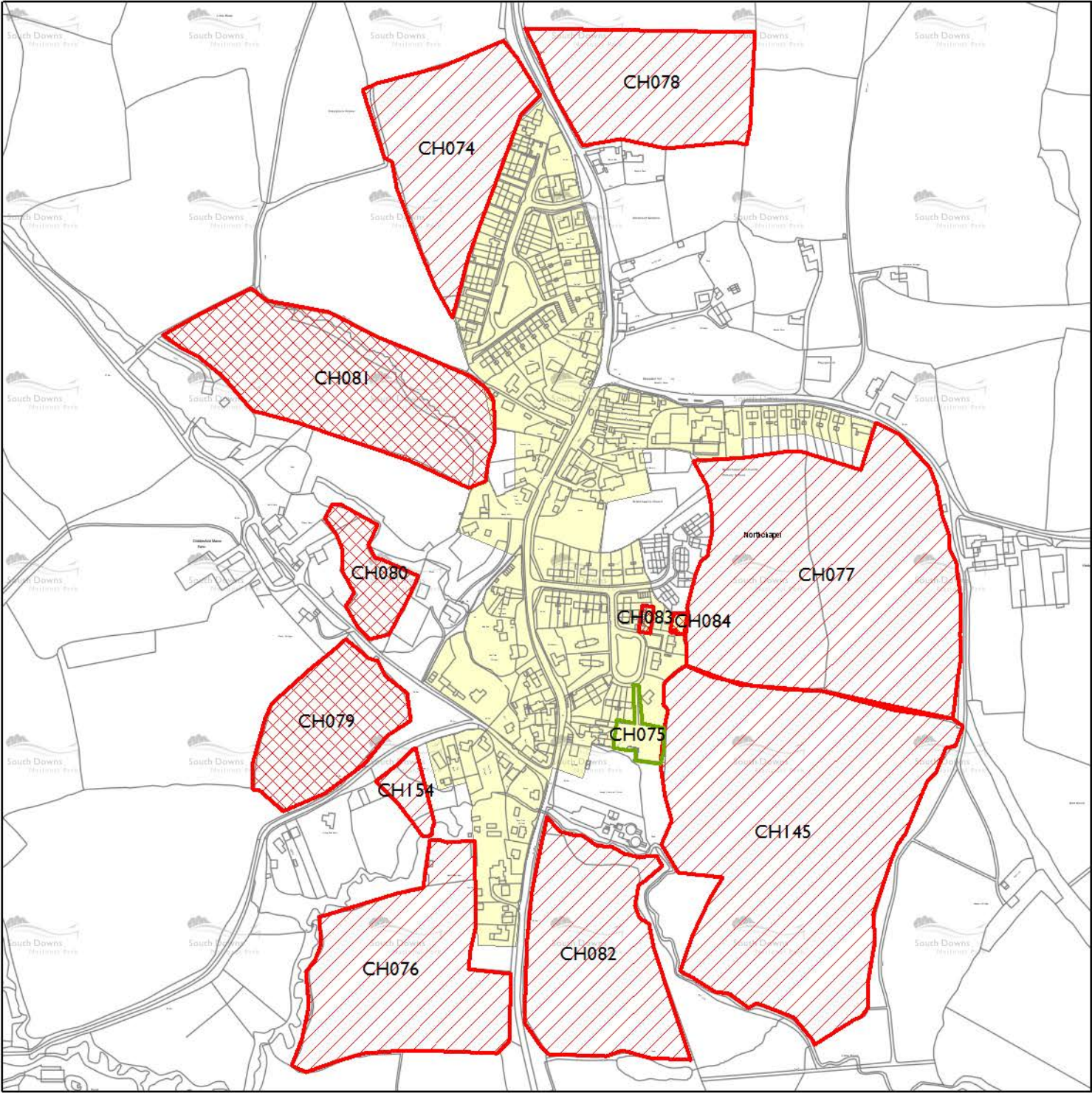
## **Appendix D(iv) - Chichester**

### **Site Assessments by Settlement**

# **Northchapel**

Settlement Map

Northchapel



Key

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

Site Ref	Site Address	Settlement	Parish	Recommendation	Total Yield	0-5 Years	6-10 Years	11-15 Years	Rejected/Excluded Reason
<b>Settlement      Northchapel</b>									
CH074	Land west of Valentines Lea	Northchapel	Northchapel	Rejected	0	0	0	0	Development on the site would have a potential adverse impact on the character and appearance of the landscape. Impact on Ancient Woodland.
CH075	Land at Luffs Meadow	Northchapel	Northchapel	Has Potential (Deliverable)	8	8	0	0	Not Applicable.
CH076	Land South of Northchapel	Northchapel	Northchapel	Rejected	0	0	0	0	Development on the site would have a potential adverse impact on the character and appearance of the landscape. Impact on Ancient Woodland.
CH077	Land South of Northchapel Primary School	Northchapel	Northchapel	Rejected	0	0	0	0	Development on the site would have a potential adverse impact on the character and appearance of the landscape.

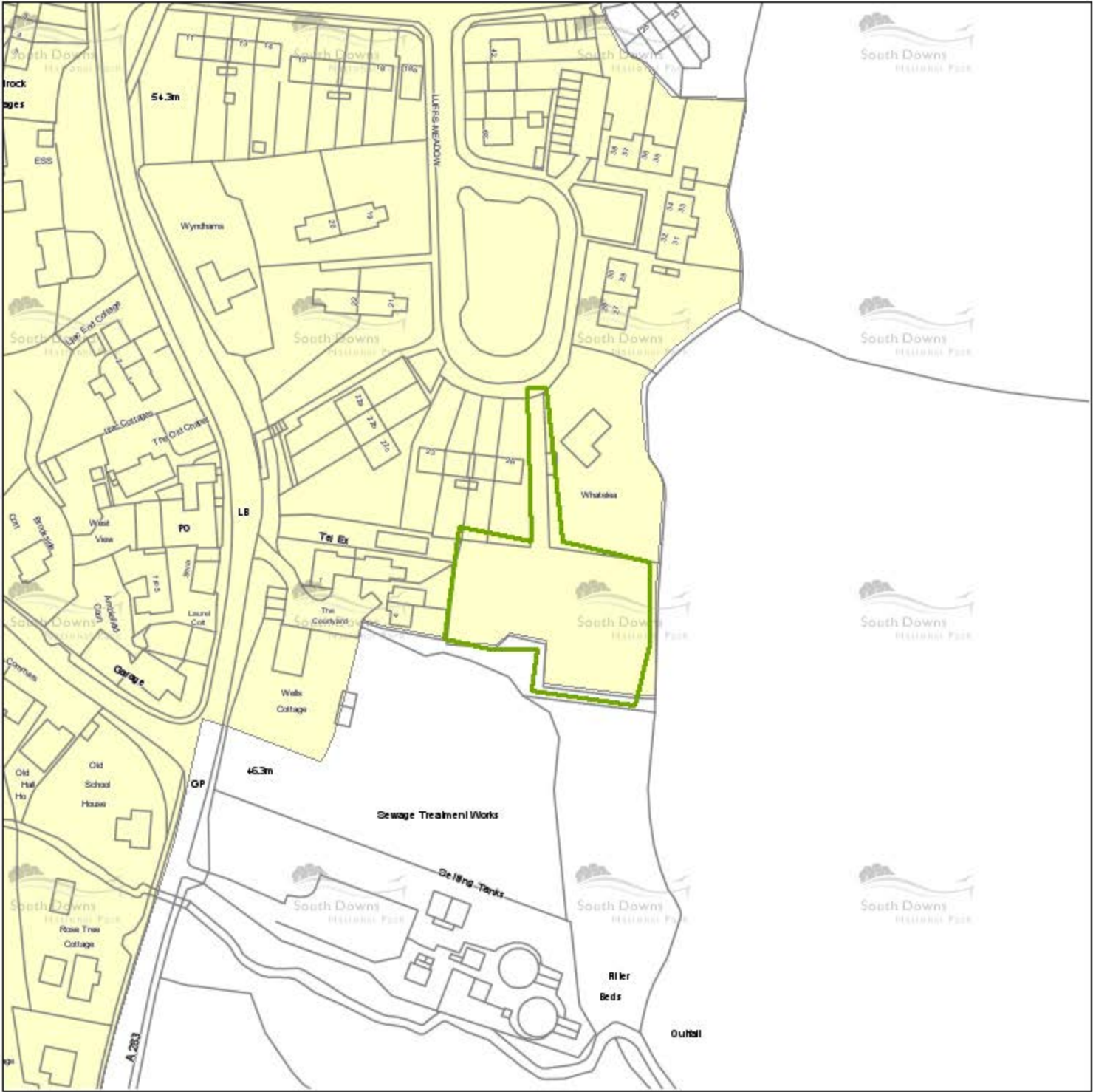
Site Ref	Site Address	Settlement	Parish	Recommendation	Total Yield	0-5 Years	6-10 Years	11-15 Years	Rejected/Excluded Reason
CH078	The Northchapel Estate	Northchapel	Northchapel	Rejected	0	0	0	0	Development on the site would have a potential adverse impact on the character and appearance of the landscape.
CH079	Land north of Hillgrove Lane	Northchapel	Northchapel	Excluded	0	0	0	0	The site is not considered to be previously developed land, is outside a settlement and is detached and unrelated to that settlement.
CH080	Land adjoining the dairy, Diddlesfold Manor	Northchapel	Northchapel	Excluded	0	0	0	0	The site is not considered to be previously developed land, is outside a settlement and is detached and unrelated to that settlement.
CH081	Oaklands, Petworth Road	Northchapel	Northchapel	Excluded	0	0	0	0	The site is not considered to be previously developed land, is outside a settlement and is detached and unrelated to that settlement.
CH082	Land south of Northchapel	Northchapel	Northchapel	Rejected	0	0	0	0	Development on the site would have a potential adverse impact on the character and appearance of the landscape. Impact on Ancient Woodland.

Site Ref	Site Address	Settlement	Parish	Recommendation	Total Yield	0-5 Years	6-10 Years	11-15 Years	Rejected/Excluded Reason
CH083	Luffs Meadow (plot 1)	Northchapel	Northchapel	Excluded	0	0	0	0	The site is not considered suitable to yield 5 or more additional homes.
CH084	Luffs Meadow (plot 2)	Northchapel	Northchapel	Excluded	0	0	0	0	The site is not considered suitable to yield 5 or more additional homes.
CH145	Land east of Luffs Meadow,	Northchapel	Northchapel	Rejected	0	0	0	0	Development on the site would have a potential adverse impact on the character and appearance of the landscape.
CH154	Land adjoining Causennae/Mole End,	Northchapel	Northchapel	Rejected	0	0	0	0	The site is not considered suitable to yield 5 or more additional homes.
Total by Settlement					8	8	0	0	

CH075

Land at Luffs Meadow

Northchapel



Key

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

<b>Site Reference</b>
CH075

**Area**  
**Chichester**

<b>Site Address</b>	<b>Settlement</b>
Land at Luffs Meadow	Northchapel
	<b>Parish</b>
	Northchapel

<b>Source</b>	<b>Current Use</b>
Previously assessed by Borough/District Council	Overgrown scrubland with some semi-mature trees.

<b>Summary of Landscape Assessment</b>
Medium Sensitivity, the site is well screened by existing vegetation which would need to be retained.

<b>Summary of Suitability</b>	<b>Is the site suitable?</b>
There are four oaks protected by Tree Preservation Orders along its eastern boundary. If it was to be developed it would require the trees around the perimeter to be retained. A public right of way runs along the southern boundary of the site.	<b>Yes</b>

<b>Summary of Availability</b>	<b>Is the site available?</b>
The site is considered to be available for development.	<b>Yes</b>

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

<b>Assessment Recommendation</b>	<b>Has Potential (Deliverable)</b>
----------------------------------	------------------------------------

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

<b>Site Area (Ha)</b>	<b>Site Density (dph)</b>	<b>Estimated Yield</b>	<b>0-5 years</b>	<b>6-10 years</b>	<b>11-15 years</b>
0.2	40	8	8	0	0



Site Ref	Site Address	Summary of Landscape Assessment	Summary of Suitability	Suitable	Summary of Availability	Available	Summary of Achievability	Achievable	Reason for Rejection
<b>Settlement Northchapel</b>									
CH074	Land west of Valentines Lea	Medium/High Sensitivity The site 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 structure which integrates it into the landscape in a more appropriate manner.	The site is adjacent to Ancient Woodland and Site of Nature Conservation Interest to north. There is Ancient Woodland in close proximity to south and Tree Preservation Orders to south-east.	No	The site is considered to be available for development.	Yes	There is no reason to indicate why development on the site is not achievable.	Yes	Development on the site would have a potential adverse impact on the character and appearance of the landscape. Impact on Ancient Woodland.
CH076	Land South of Northchapel	High Sensitivity High sensitivity due to the assart fieldscape definition of the site and the high visibility of the site in relation to the village as surrounding open countryside.	There is ancient woodland along the western and southern boundary of the site. A public right of way runs along the western boundary. A very small part of the site (in north) is within flood zone 2 and 3.	No	There is no evidence that the site is available or being actively promoted for development.	No	There is no reason to indicate why development on the site is not achievable.	Yes	Development on the site would have a potential adverse impact on the character and appearance of the landscape. Impact on Ancient Woodland.
CH077	Land South of Northchapel Primary School	High Sensitivity High sensitivity due to the assart fieldscape definition of the site and the high visibility of the site in relation to the village as	In addition, the site is adjacent to a conservation area and a listed building.	No	The site is considered to be available for development.	Yes	There is no reason to indicate why development on the site is not achievable.	Yes	Development on the site would have a potential adverse impact on the character and appearance of the landscape.

Site Ref	Site Address	Summary of Landscape Assessment	Summary of Suitability	Suitable	Summary of Availability	Available	Summary of Achievability	Achievable	Reason for Rejection
CH077	Land South of Northchapel Primary School	surrounding open countryside.		No		Yes		Yes	
CH078	The Northchapel Estate	High Sensitivity High sensitivity due to the assart fieldscape definition of the site and the high visibility of the site in relation to the village as surrounding open countryside. The historic settlement edge defined by the CA and the Listed buildings adjoining the assart field pattern is highly sensitive to change.	The site is adjacent to Northchapel Conservation Area and three grade II listed buildings.	No	The site is considered to be available for development.	Yes	There is no reason to indicate why development on the site is not achievable.	Yes	Development on the site would have a potential adverse impact on the character and appearance of the landscape.
CH082	Land south of Northchapel	High Sensitivity High sensitivity due to the assart fieldscape definition of the site and the high visibility of the site in relation to the village as surrounding open countryside.	A small part of the site is within flood zone 2 and 3 (north eastern corner). There is Ancient Woodland within and adjacent to the north and a small Tree Preservation Order Area in the north west corner.	No	The site is considered to be available for development.	Yes	There is no reason to indicate why development on the site is not achievable.	Yes	Development on the site would have a potential adverse impact on the character and appearance of the landscape. Impact on Ancient Woodland.
CH145	Land east of Luffs Meadow,	High Sensitivity High sensitivity due to the assart fieldscape	There is Ancient Woodland surrounding the site to the south and south east. There is a group	No	The site is considered to be available for	Yes	There is no reason to indicate why development	Yes	Development on the site would have a potential adverse

Site Ref	Site Address	Summary of Landscape Assessment	Summary of Suitability	Suitable	Summary of Availability	Available	Summary of Achievability	Achievable	Reason for Rejection
CHI45	Land east of Luffs Meadow,	definition of the site and the high visibility of the site in relation to the village as surrounding open countryside.	of protected trees on the on the western boundary. There is a public right of way along the northern boundary.	No	development.	Yes	on the site is not achievable.	Yes	impact on the character and appearance of the landscape.
CHI54	Land adjoining Causennae/Mole End,								The site is not considered suitable to yield 5 or more additional homes.



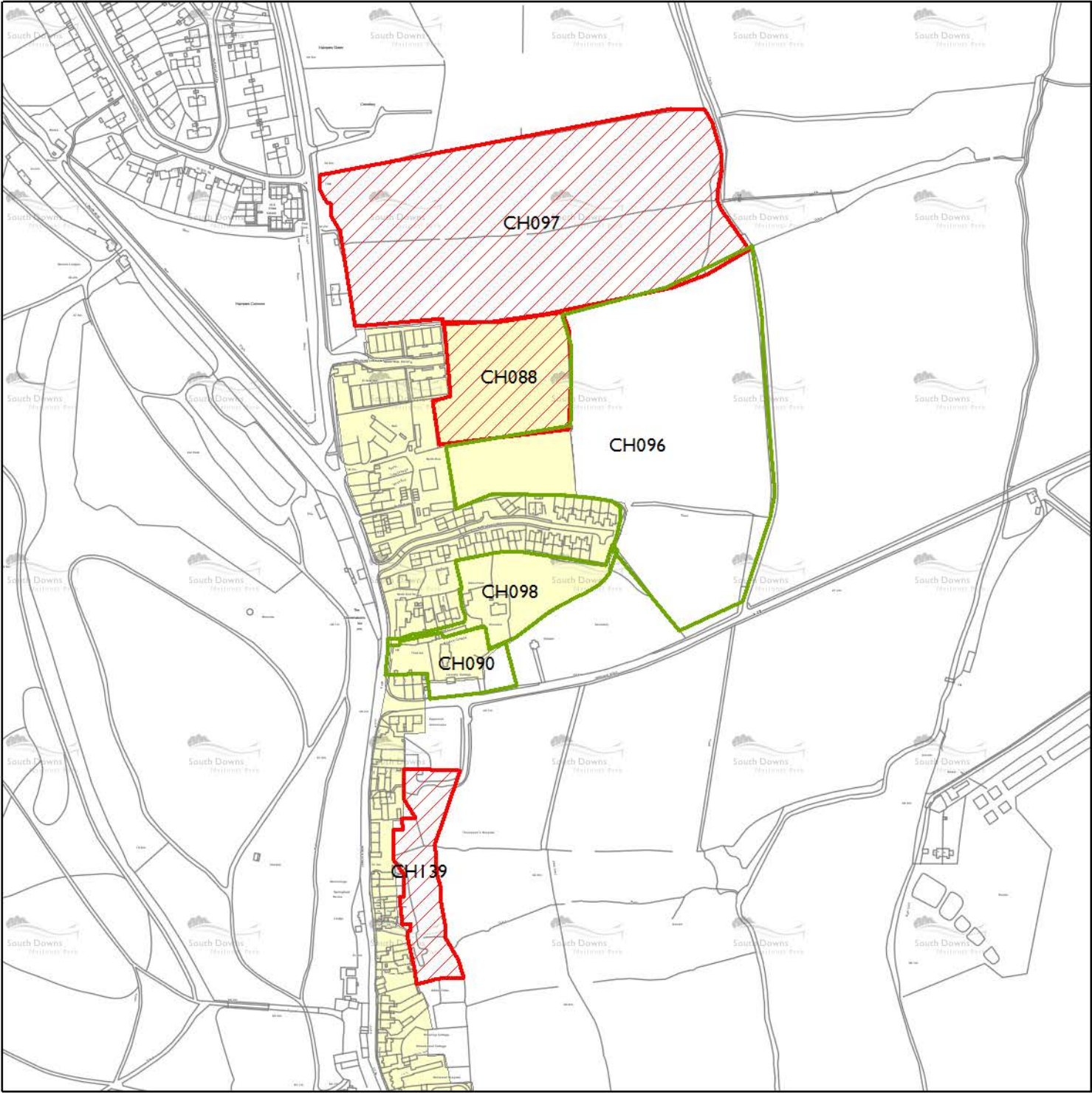
## **Appendix D(iv) - Chichester**

### **Site Assessments by Settlement**

## **Petworth**

Settlement Map

Petworth North



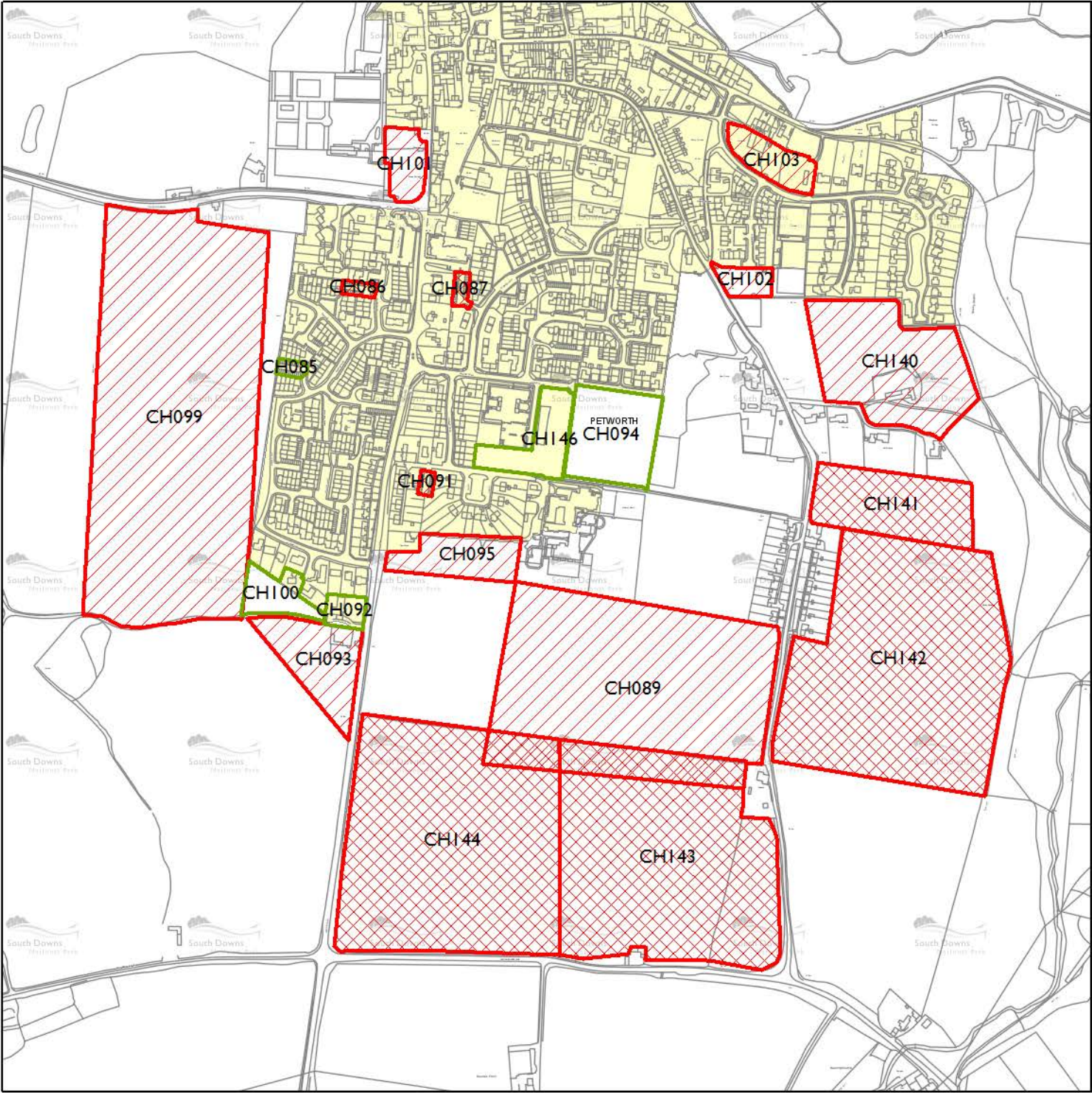
Key

- Recommendation
- Has Potential (Deliverable or Developable)

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

Settlement Map

Petworth



Key

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

Site Ref	Site Address	Settlement	Parish	Recommendation	Total Yield	0-5 Years	6-10 Years	11-15 Years	Rejected/Excluded Reason
<b>Settlement      Petworth</b>									
CH085	Garage site at Martlet Road	Petworth	Petworth	Has Potential (Deliverable)	5	5	0	0	Not Applicable.
CH086	Garage site at Pound Close	Petworth	Petworth	Excluded	0	0	0	0	The site is not considered suitable to yield 5 or more additional homes.
CH087	Garage site at Wyndham Road	Petworth	Petworth	Excluded	0	0	0	0	The site is not considered suitable to yield 5 or more additional homes.
CH088	Land east of Hampers Common Industrial Estate	Petworth	Petworth	Rejected	0	0	0	0	Loss of employment land.
CH089	Land south of Herbert Shiner School	Petworth	Petworth	Rejected	0	0	0	0	Development on the site would have a potential adverse impact on the character and appearance of the landscape.
CH090	Laundry Cottage and land to north	Petworth	Petworth	Has Potential (Deliverable)	7	7	0	0	Not Applicable.
CH091	Garage site at South Grove	Petworth	Petworth	Excluded	0	0	0	0	The site is not considered suitable to yield 5 or more additional homes.

Site Ref	Site Address	Settlement	Parish	Recommendation	Total Yield	0-5 Years	6-10 Years	11-15 Years	Rejected/Excluded Reason
CH092	Land to the rear of Rothermead	Petworth	Petworth	Has Potential (Deliverable)	6	6	0	0	Not Applicable.
CH093	Land west of Station Road	Petworth	Petworth	Rejected	0	0	0	0	Development on the site would have a potential adverse impact on the character and appearance of the landscape.
CH094	Square Field	Petworth	Petworth	Has Potential (Deliverable)	70	70	0	0	Not Applicable.
CH095	Land south of school	Petworth	Petworth	Rejected	0	0	0	0	Development on the site would have a potential adverse impact on the character and appearance of the landscape.
CH096	Land north of Northend Close	Petworth	Petworth	Has Potential (Deliverable)	20	20	0	0	Not Applicable.

Site Ref	Site Address	Settlement	Parish	Recommendation	Total Yield	0-5 Years	6-10 Years	11-15 Years	Rejected/Excluded Reason
CH097	Land north of Hampers Common Industrial Estate	Petworth	Petworth	Rejected	0	0	0	0	Development on the site would have a potential adverse impact on the character and appearance of the landscape.
CH098	Land at Woodlea, Northmead	Petworth	Petworth	Has Potential (Deliverable)	13	13	0	0	Not Applicable.
CH099	Land south of playing field	Petworth	Petworth	Rejected	0	0	0	0	Development on the site would have a potential adverse impact on the character and appearance of the landscape. Development on the site would have a potential adverse impact on heritage assets.
CH100	Land south of 13 Rothermead	Petworth	Petworth	Has Potential (Deliverable)	8	8	0	0	Not Applicable.

Site Ref	Site Address	Settlement	Parish	Recommendation	Total Yield	0-5 Years	6-10 Years	11-15 Years	Rejected/Excluded Reason
CH101	Land at junction of Tillington Road	Petworth	Petworth	Rejected	0	0	0	0	Development on the site would have a potential adverse impact on the character and appearance of the landscape. Development on the site would have a potential adverse impact on heritage assets. Development on the site is not currently considered to be achievable.
CH102	Grove Road allotments	Petworth	Petworth	Rejected	0	0	0	0	Development on the site would have a potential adverse impact on the character and appearance of the landscape.
CH103	Land at allotments and Scout Hut	Petworth	Petworth	Rejected	0	0	0	0	Development on the site would have a potential adverse impact on the character and appearance of the landscape.

Site Ref	Site Address	Settlement	Parish	Recommendation	Total Yield	0-5 Years	6-10 Years	11-15 Years	Rejected/Excluded Reason
CH139	Land to east of North Street	Petworth	Petworth	Rejected	0	0	0	0	Development on the site would have a potential adverse impact on the character and appearance of the landscape. Development on the site would have a potential adverse impact on heritage assets.
CH140	Quarry Farm, Grove Lane	Petworth	Petworth	Rejected	0	0	0	0	Development on the site would have a potential adverse impact on the character and appearance of the landscape.
CH141	Land south of Grove Lane	Petworth	Petworth	Excluded	0	0	0	0	The site is not considered to be previously developed land, is outside a settlement and is detached and unrelated to that settlement.
CH142	Land east of Grove Lane	Petworth	Petworth	Excluded	0	0	0	0	The site is not considered to be previously developed land, is outside a settlement and is detached and unrelated to that settlement.
CH143	Land west of Grove Lane	Petworth	Petworth	Excluded	0	0	0	0	The site is not considered to be previously developed land, is outside a settlement and is detached and unrelated to that settlement.

Site Ref	Site Address	Settlement	Parish	Recommendation	Total Yield	0-5 Years	6-10 Years	11-15 Years	Rejected/Excluded Reason
CHI44	Land east of Station Road	Petworth	Petworth	Excluded	0	0	0	0	The site is not considered to be previously developed land, is outside a settlement and is detached and unrelated to that settlement.
CHI46	East of Littlecote (Rotherlea)	Petworth	Petworth	Has Potential (Deliverable)	25	25	0	0	Not Applicable.
Total by Settlement					154	154	0	0	

CH085

Garage site at Martlet Road

Petworth



### Key

Recommendation

Has Potential (Deliverable)



South Downs National Park Boundary (where applicable)



Settlement Boundary

Site Reference
CH085

Area  
Chichester

Site Address	Settlement
Garage site at Martlet Road	Petworth
	Parish
	Petworth

Source	Current Use
Previously assessed by Borough/District Council	Garage court

Summary of Landscape Assessment
N/A

Summary of Suitability	Is the site suitable?
The site is considered suitable for a small number of dwellings. However, impact on surrounding parking provision would need to be considered.	Yes

Summary of Availability	Is the site available?
The site is considered to be available for development.	Yes

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

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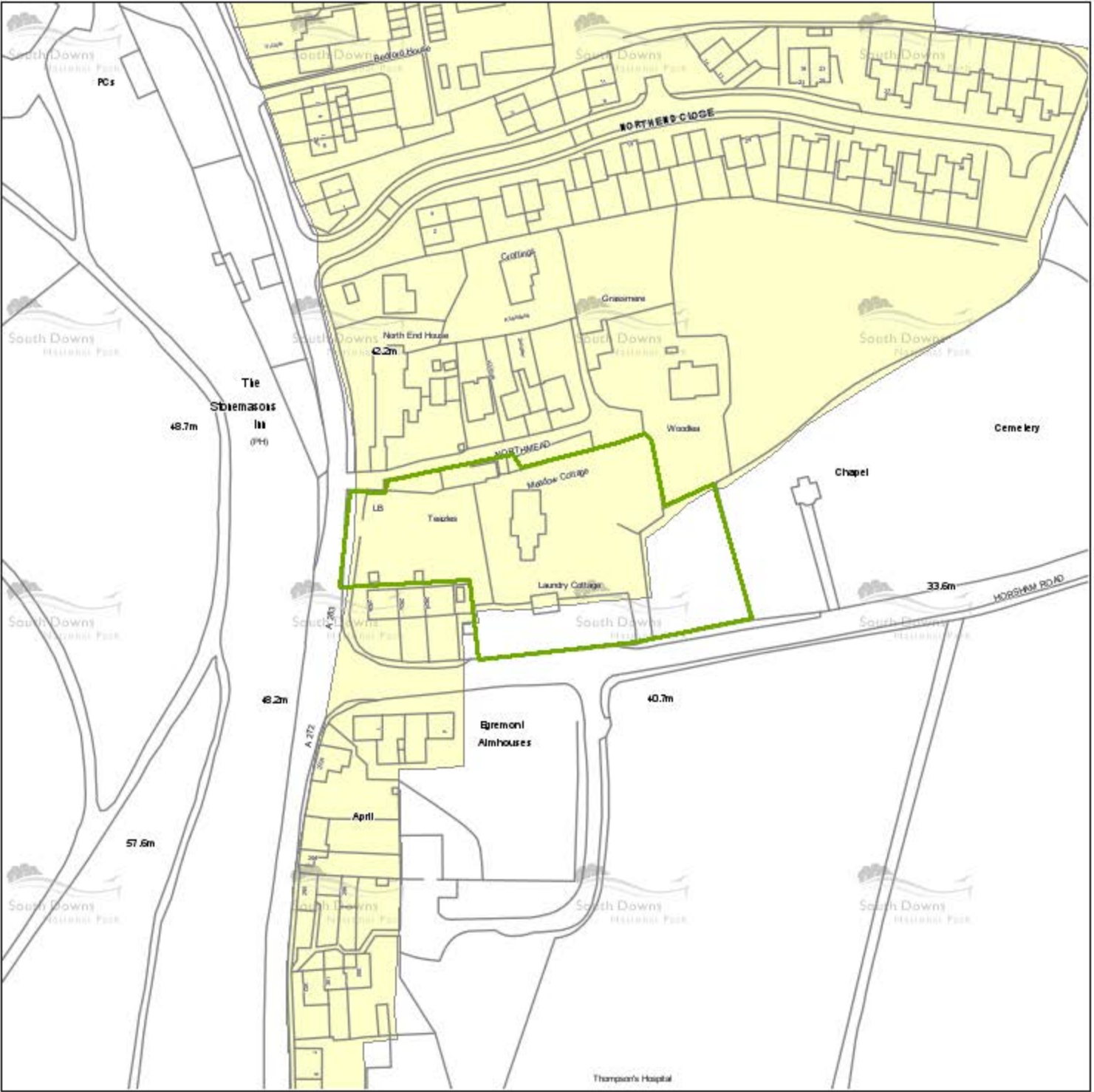
Reason for Rejection
Not Applicable.

Site Area (Ha)	Site Density (dph)	Estimated Yield	0-5 years	6-10 years	11-15 years
0.1	50	5	5	0	0

CH090

Laundry Cottage and land to north

Petworth



Key

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

Site Reference
CH090

Area  
Chichester

Site Address	Settlement
Laundry Cottage and land to north	Petworth
	Parish
	Petworth

Source	Current Use
Previously assessed by Borough/District Council	Residential

Summary of Landscape Assessment
<p>Medium/High Sensitivity</p> <p>The site has many existing features which are important to local character. It is surrounded by the conservation area and has significant frontage onto the A272. Historic advice needed</p>

Summary of Suitability	Is the site suitable?
<p>Planning permission has been granted for residential development on this site (in combination with site CH098). This was granted after the base date of this study. On this part of the joint site, a 7 net dwellings have been approved.</p>	Yes

Summary of Availability	Is the site available?
<p>The site has a planning permissions for residential development which was recently approved.</p>	Yes

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

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

Reason for Rejection
Not Applicable.

Site Area (Ha)	Site Density (dph)	Estimated Yield	0-5 years	6-10 years	11-15 years
0.5	14	7	7	0	0

CH092

Land to the rear of Rothermead

Petworth



Key

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

<b>Site Reference</b>
CH092

**Area**  
**Chichester**

<b>Site Address</b>	<b>Settlement</b>
Land to the rear of Rothermead	Petworth
	<b>Parish</b>
	Petworth

<b>Source</b>	<b>Current Use</b>
Previously assessed by Borough/District Council	Disused barn and open space

<b>Summary of Landscape Assessment</b>
<p>Medium Sensitivity</p> <p>Medium sensitivity due to the edge of settlement location and PDL status. The site is not visible from the wider countryside.</p>

<b>Summary of Suitability</b>	<b>Is the site suitable?</b>
The site is considered suitable for a small number of dwellings.	<b>Yes</b>

<b>Summary of Availability</b>	<b>Is the site available?</b>
The site is considered to be available for development.	<b>Yes</b>

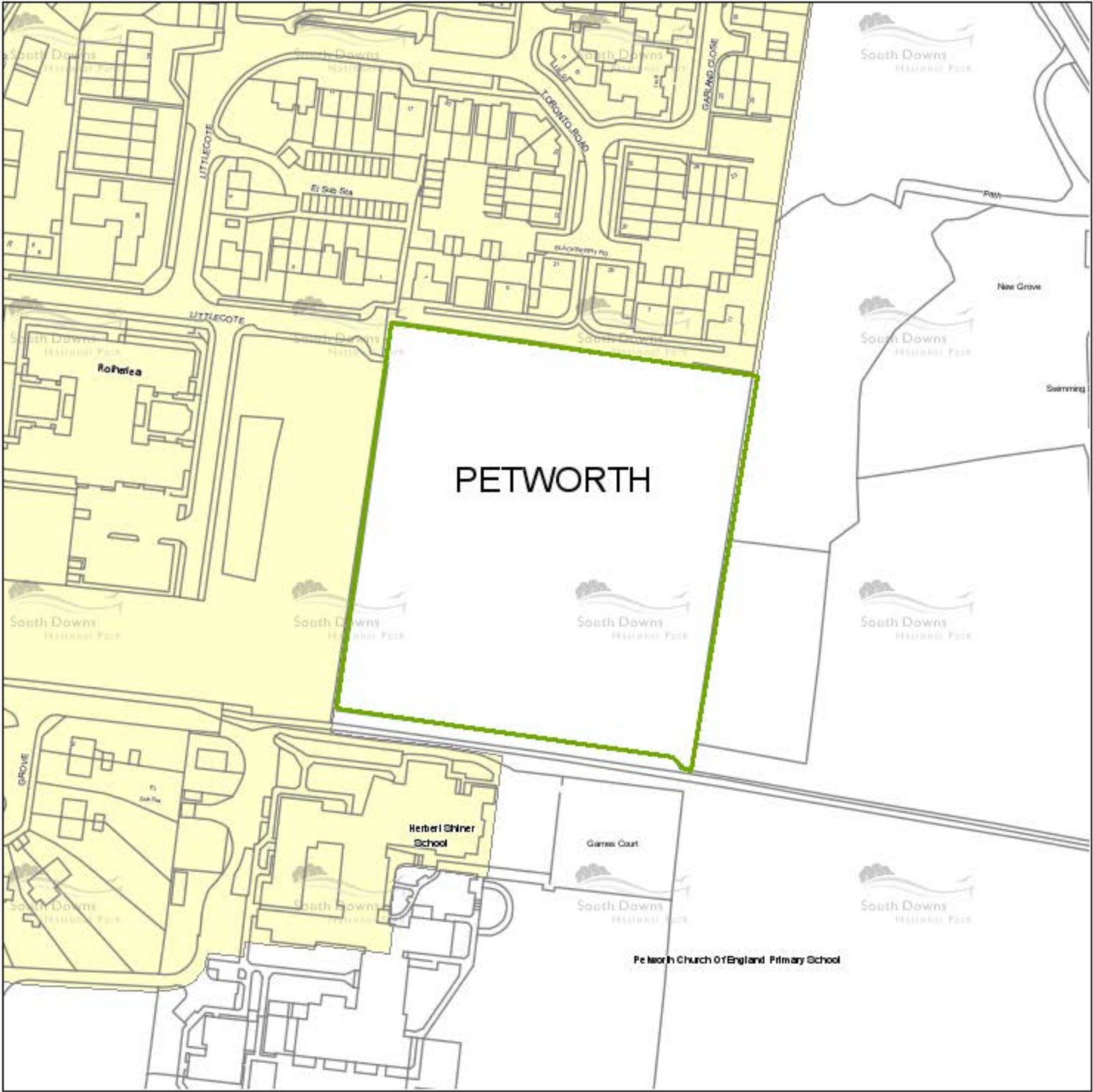
<b>Summary of Achievability</b>	<b>Is development on the site achievable?</b>
There is no reason to indicate why development on the site is not achievable.	<b>Yes</b>

<b>Assessment Recommendation</b>	<b>Has Potential (Deliverable)</b>
----------------------------------	------------------------------------




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

<b>Site Area (Ha)</b>	<b>Site Density (dph)</b>	<b>Estimated Yield</b>	<b>0-5 years</b>	<b>6-10 years</b>	<b>11-15 years</b>
0.2	30	6	6	0	0

CH094  
Square Field  
Petworth



Key

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

Site Reference
CH094

Area  
Chichester

Site Address	Settlement
Square Field	Petworth
	Parish
	Petworth

Source	Current Use
Previously assessed by Borough/District Council	Open space

Summary of Landscape Assessment
Medium Sensitivity The site is well concealed. Access not known, existing trees important to retain for screening.

Summary of Suitability	Is the site suitable?
Existing vegetation around site boundary should be retained.	Yes

Summary of Availability	Is the site available?
The site is considered to be available for development.	Yes

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

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

Site Area (Ha)	Site Density (dph)	Estimated Yield	0-5 years	6-10 years	11-15 years
1.3	54	70	70	0	0

Land north of Northend Close  
Petworth



☐ Has Potential (Deliverable)

 Settlement Boundary

Site Reference
CH096

Area  
Chichester

Site Address	Settlement
Land north of Northend Close	Petworth
	Parish
	Petworth

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

Summary of Landscape Assessment
<p>Low/Medium/High Sensitivity</p> <p>High sensitivity for eastern large section onto A272, smaller section adjacent to Northend Close due to exposure to views and impact on landscape character and historic landscape character. Low medium sensitivity for section north of Northend Close due to containment within existing development with appropriate screening.</p>

Summary of Suitability	Is the site suitable?
The small field north of Northend Close would be suitable for sensitive development. The remainder of the site would not be suitable, due to high sensitivity in landscape terms, and is also adjacent to a conservation area.	Yes

Summary of Availability	Is the site available?
The site is considered to be available for development.	Yes

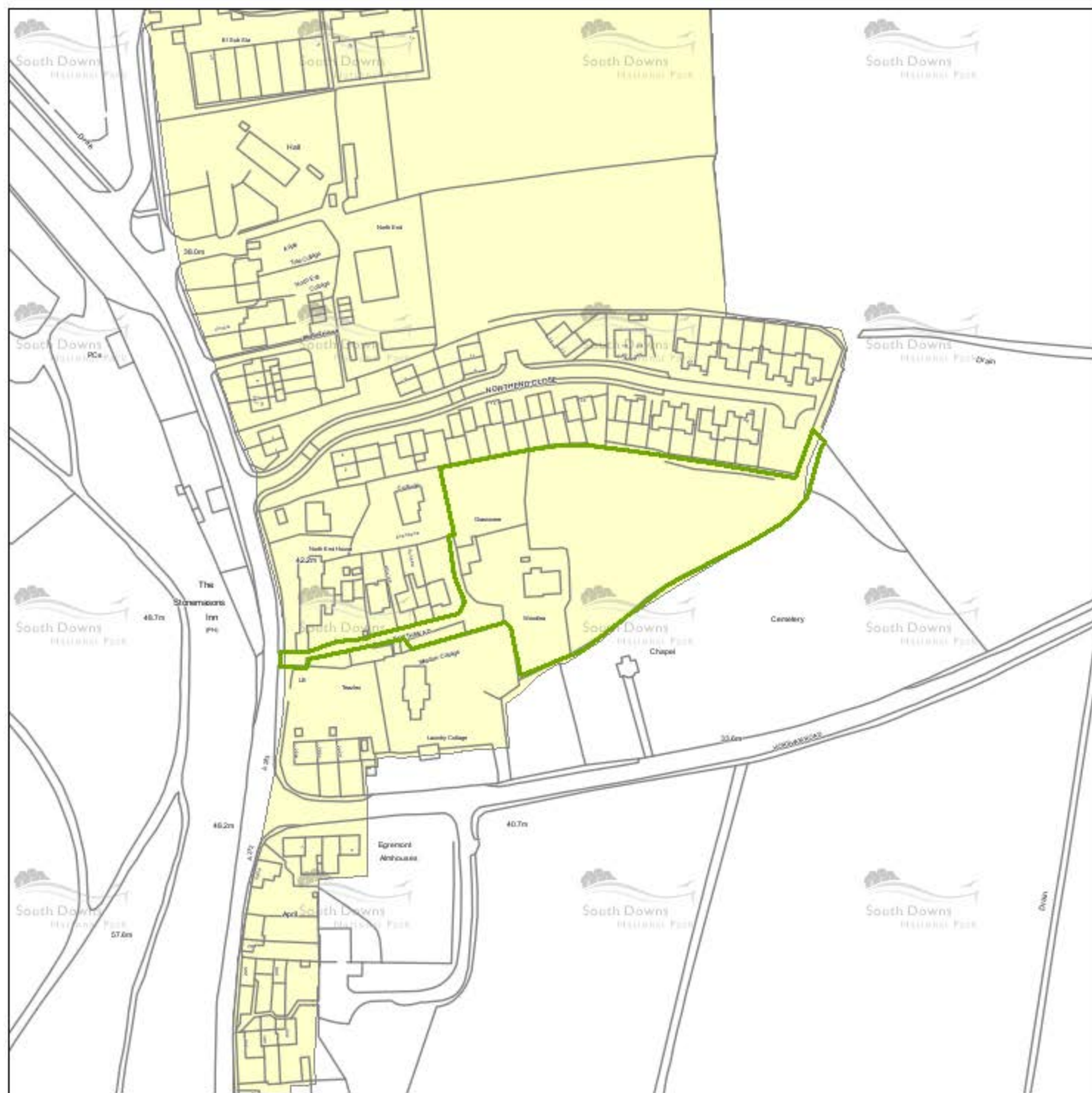
Summary of Achievability	Is development on the site achievable?
There is no reason to indicate why development on the site is not achievable.	Yes

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

Site Area (Ha)	Site Density (dph)	Estimated Yield	0-5 years	6-10 years	11-15 years
0.6	33	20	20	0	0

## Petworth



### Key

### Recommendation

☐ Has Potential (Deliverable)

 South Downs National Park Boundary (where applicable)

 Settlement Boundary

<b>Site Reference</b>
CH098

Area  
Chichester

<b>Site Address</b>	<b>Settlement</b>
Land at Woodlea, Northmead	Petworth
	<b>Parish</b>
	Petworth

<b>Source</b>	<b>Current Use</b>
Previously assessed by Borough/District Council	Residential and Agricultural/Grazing

<b>Summary of Landscape Assessment</b>
Medium/High Sensitivity The site is adjacent to the cemetery (conservation area)

<b>Summary of Suitability</b>	<b>Is the site suitable?</b>
Planning permission has been granted for residential development on this site (in combination with site CH090). This was granted after the base date of this study. On this part of the joint site, a 13 net dwellings have been approved.	<b>Yes</b>

<b>Summary of Availability</b>	<b>Is the site available?</b>
The site has a planning permissions for residential development which was recently approved.	<b>Yes</b>

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

<b>Assessment Recommendation</b>	<b>Has Potential (Deliverable)</b>
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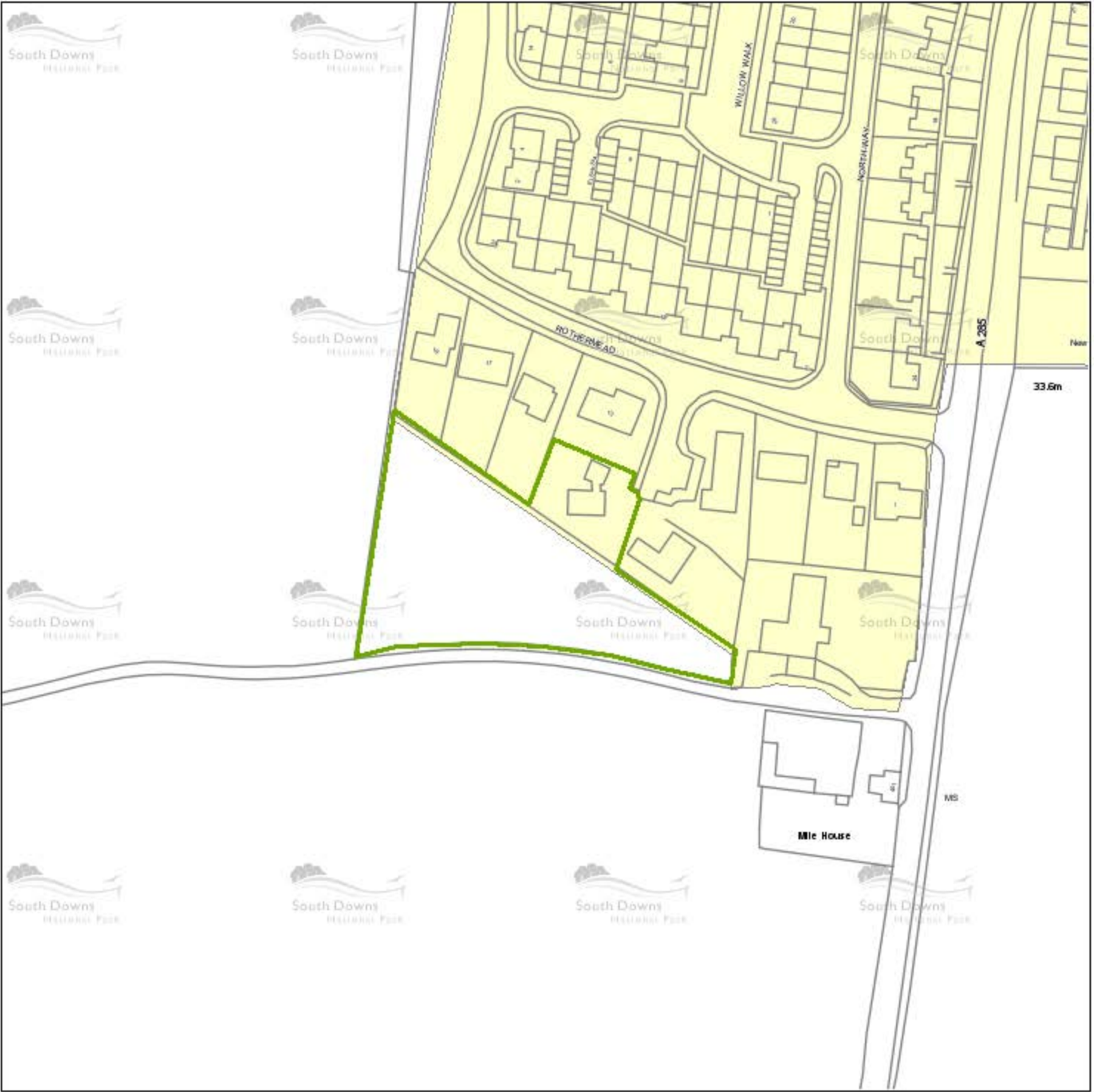
<b>Reason for Rejection</b>
Not Applicable.

<b>Site Area (Ha)</b>	<b>Site Density (dph)</b>	<b>Estimated Yield</b>	<b>0-5 years</b>	<b>6-10 years</b>	<b>11-15 years</b>
0.8	16	13	13	0	0




CH100

Land south of 13 Rothermead

Petworth



Key

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

<b>Site Reference</b>
CH100

**Area**  
**Chichester**

<b>Site Address</b>	<b>Settlement</b>
Land south of 13 Rothermead	Petworth
	<b>Parish</b>
	Petworth

<b>Source</b>	<b>Current Use</b>
Previously assessed by Borough/District Council	Agricultural/grazing

<b>Summary of Landscape Assessment</b>
Medium Sensitivity Due to limited size of site and contained aspect adjacent to existing development. The settlement edge is sensitive in this location.

<b>Summary of Suitability</b>	<b>Is the site suitable?</b>
The northern part of the site would be suitable for well designed, sensitive development.	<b>Yes</b>

<b>Summary of Availability</b>	<b>Is the site available?</b>
The site is considered to be available for development.	<b>Yes</b>

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

<b>Assessment Recommendation</b>	<b>Has Potential (Deliverable)</b>
----------------------------------	------------------------------------

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

<b>Site Area (Ha)</b>	<b>Site Density (dph)</b>	<b>Estimated Yield</b>	<b>0-5 years</b>	<b>6-10 years</b>	<b>11-15 years</b>
0.5	16	8	8	0	0



Site Reference
CHI46

Area  
Chichester

Site Address	Settlement
East of Littlecote (Rotherlea)	Petworth
	Parish
	Petworth

Source	Current Use
Other	Long grass and beginnings of scrub

Summary of Landscape Assessment
<p>Low Sensitivity</p> <p>Low sensitivity owing to surrounding development and disused urban character of site and boundary features.</p>

Summary of Suitability	Is the site suitable?
The site is considered suitable. Any proposal would need consider a new link road to the adjacent school.	Yes

Summary of Availability	Is the site available?
The site is considered to be available for development.	Yes

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

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

Reason for Rejection
Not Applicable.

Site Area (Ha)	Site Density (dph)	Estimated Yield	0-5 years	6-10 years	11-15 years
0.7	36	25	25	0	0



Site Ref	Site Address	Summary of Landscape Assessment	Summary of Suitability	Suitable	Summary of Availability	Available	Summary of Achievability	Achievable	Reason for Rejection
<b>Settlement Petworth</b>									
CH088	Land east of Hampers Common Industrial Estate	Low/Medium Sensitivity The site is well contained within surrounding development and appropriate screening through supplementing the existing hedgerows would be consistent with local landscape character.	Located to rear of small industrial estate and currently allocated as employment land.	No	There is no evidence that the site is available or being actively promoted.	No	There is no reason to indicate why development on the site is not achievable. Access could only be achieved through the existing industrial estate.	Yes	Loss of employment land.
CH089	Land south of Herbert Shiner School	High sensitivity The site is on the south facing slopes of the upper Rother Valley and would intrude into the undeveloped character of the landscape to the south of Petworth.	There is a listed building adjacent	No	The site is considered to be available for development.	Yes	There is no reason to indicate why development on the site is not achievable.	Yes	Development on the site would have a potential adverse impact on the character and appearance of the landscape.
CH093	Land west of Station Road	Medium/High Sensitivity Medium high sensitivity due to the context of the farm site in its surrounding land and the prominence of the site at the entrance to Petworth	Due to the conclusions of the landscape assessment the site is not considered suitable for development.	No	The site is considered to be available for development.	Yes	There is no reason to indicate why development on the site is not achievable.	Yes	Development on the site would have a potential adverse impact on the character and appearance of the landscape.

Site Ref	Site Address	Summary of Landscape Assessment	Summary of Suitability	Suitable	Summary of Availability	Available	Summary of Achievability	Achievable	Reason for Rejection
CH095	Land south of school	High Sensitivity The site is on the south facing slopes of the upper Rother Valley and would intrude into the undeveloped character of the landscape to the south of Petworth.	Due to the conclusions of the landscape assessment the site is not considered suitable for development.	No	The site is considered to be available for development.	Yes	There is no reason to indicate why development on the site is not achievable.	Yes	Development on the site would have a potential adverse impact on the character and appearance of the landscape.
CH097	Land north of Hampers Common Industrial Estate	High Sensitivity The site is poorly related to the settlement pattern and relates more strongly to the surrounding countryside due to its elongated layout away from the settlement. The site is highly visible.	Due to the conclusions of the landscape assessment the site is not considered suitable for development.	No	The site is considered to be available for development.	Yes	There is no reason to indicate why development on the site is not achievable.	Yes	Development on the site would have a potential adverse impact on the character and appearance of the landscape.
CH099	Land south of playing field	High Sensitivity The site is on the south facing slopes of the upper Rother valley and forms part of the setting of the registered parkscape, and the adjoining conservation area. Development would have an unacceptable level of impact on these features and impact on the wider views of the	The site is adjacent to the conservation area, the grade II listed Petworth Park Wall and Grade I listed Petworth Park (located to the north). There is ancient woodland adjacent to the south western corner of the site.	No	The site is considered to be available for development.	Yes	There is no reason to indicate why development on the site is not achievable.	Yes	Development on the site would have a potential adverse impact on the character and appearance of the landscape. Development on the site would have a potential adverse impact on heritage assets.

Site Ref	Site Address	Summary of Landscape Assessment	Summary of Suitability	Suitable	Summary of Availability	Available	Summary of Achievability	Achievable	Reason for Rejection
CH099	Land south of playing field	downs and the parkscape.		No		Yes		Yes	
CH101	Land at junction of Tillington Road	High Sensitivity High sensitivity due to location within registered parkscape, conservation area and poor relationship with the town for residential development. Likely lower sensitivity to estate managed housing for estate workers/connected personnel although visual impacts over the wall should be clarified. Historic environment advice essential.	The site is within the conservation area and is adjacent to a grade II listed Park and Garden Walls and grade I listed Petworth Park. There are numerous other listed buildings within the vicinity, including one Grade II* listed.	No	The site is considered to be available for development.	Yes	No suitable access available.	No	Development on the site would have a potential adverse impact on the character and appearance of the landscape. Development on the site would have a potential adverse impact on heritage assets. Development on the site is not currently considered to be achievable.
CH102	Grove Road allotments	High sensitivity The site is in existing use as allotments and has importance for the local community as a result. Alternative site would be needed.	The site is within 250m of an Historic Landfill Site. The site is in close proximity to the conservation area.	No	The site is considered to be available for development.	Yes	There is no reason to indicate why development on the site is not achievable.	Yes	Development on the site would have a potential adverse impact on the character and appearance of the landscape.
CH103	Land at allotments and Scout Hut	Medium/High Sensitivity The site is vulnerable to views from the	The site is physically adjacent to the conservation area and a grade II listed building.	No	The site is considered to be available for	Yes	There is no reason to indicate why development	Yes	Development on the site would have a potential adverse

Site Ref	Site Address	Summary of Landscape Assessment	Summary of Suitability	Suitable	Summary of Availability	Available	Summary of Achievability	Achievable	Reason for Rejection
CHI03	Land at allotments and Scout Hut	conservation area and also could affect the setting of the conservation area, access and levels likely to be an issue (as for Sheepdown Drive) and existing hedgerows and trees to consider. Possible alternative site needed for allotments.		No	development.	Yes	on the site is not achievable.	Yes	impact on the character and appearance of the landscape.
CHI39	Land to east of North Street	Medium/High Sensitivity Medium high sensitivity due to location at the rear of the conservation area and orientation of the site alongside the rear of several listed properties. Views from the east and impacts on town fabric from access issues.	The site is within the conservation area and is adjacent to a number of listed buildings.	No	The site is considered to be available for development.	Yes	There is no reason to indicate why development on the site is not achievable.	Yes	Development on the site would have a potential adverse impact on the character and appearance of the landscape. Development on the site would have a potential adverse impact on heritage assets.
CHI40	Quarry Farm, Grove Lane	Medium/High Sensitivity High sensitivity due to the views from the public right of way over the site and out to the surrounding countryside which would be blocked by development. The	The site is within 250m of an Historic Landfill Site. Due to the conclusions of the landscape assessment the site is not considered suitable for development.	No	The site is considered to be available for development.	Yes	There is no reason to indicate why development on the site is not achievable.	Yes	Development on the site would have a potential adverse impact on the character and appearance of the landscape.

Site Ref	Site Address	Summary of Landscape Assessment	Summary of Suitability	Suitable	Summary of Availability	Available	Summary of Achievability	Achievable	Reason for Rejection
CHI40	Quarry Farm, Grove Lane	farmstead area would be Medium High Sensitivity due to its location in the wider countryside and the need to prevent urbanising features being introduced.		No		Yes		Yes	



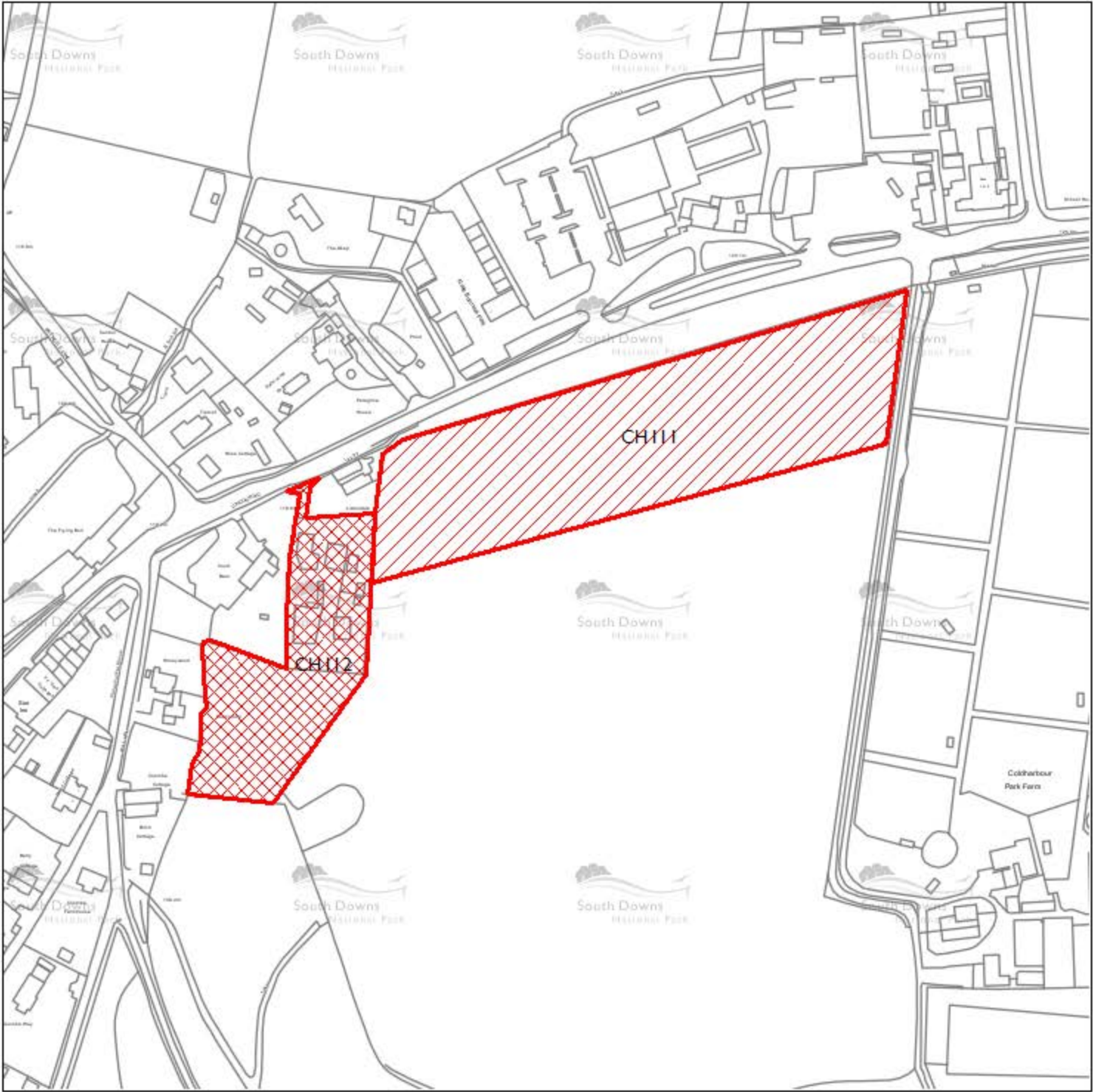
## **Appendix D(iv) - Chichester**

### **Site Assessments by Settlement**




#### **Rake**

Settlement Map

Rake



Key

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

Site Ref	Site Address	Settlement	Parish	Recommendation	Total Yield	0-5 Years	6-10 Years	11-15 Years	Rejected/Excluded Reason
<b>Settlement      Rake</b>									
CH111	Land south of London Road	Rake	Rogate	Rejected	0	0	0	0	The site does not relate well to the existing settlement pattern and development on the site would have a potential adverse impact on the character and appearance of the landscape.
CH112	Land at Court Barn, London Road	Rake	Rogate	Excluded	0	0	0	0	The site is not considered suitable to yield 5 or more homes.
<b>Total by Settlement</b>					<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	



Site Ref	Site Address	Summary of Landscape Assessment	Summary of Suitability	Suitable	Summary of Availability	Available	Summary of Achievability	Achievable	Reason for Rejection
<b>Settlement Rake</b>									
CH111	Land south of London Road	Medium/High Sensitivity The site is rising ground in a vulnerable area due to surrounding land uses and existing impacts on landscape character. The elevation of the field and the un-characteristic layout of the site means that all but the frontage to the B2070 is High Sensitivity. The immediate frontage to the B2070 is Medium Sensitivity due to its relationship with the settlement pattern.	The site is within 5km of a Special Protection Area. There is a Tree Preservation Order area adjacent. The site is within a Site of Scientific Interest (SSSI) Impact Risk Zone (IRZ) (requires further advice from Natural England)	No	The site is considered available for development.	Yes	There is no reason to indicate why development on the site could not be achieved.	Yes	The site does not relate well to the existing settlement pattern and development on the site would have a potential adverse impact on the character and appearance of the landscape.



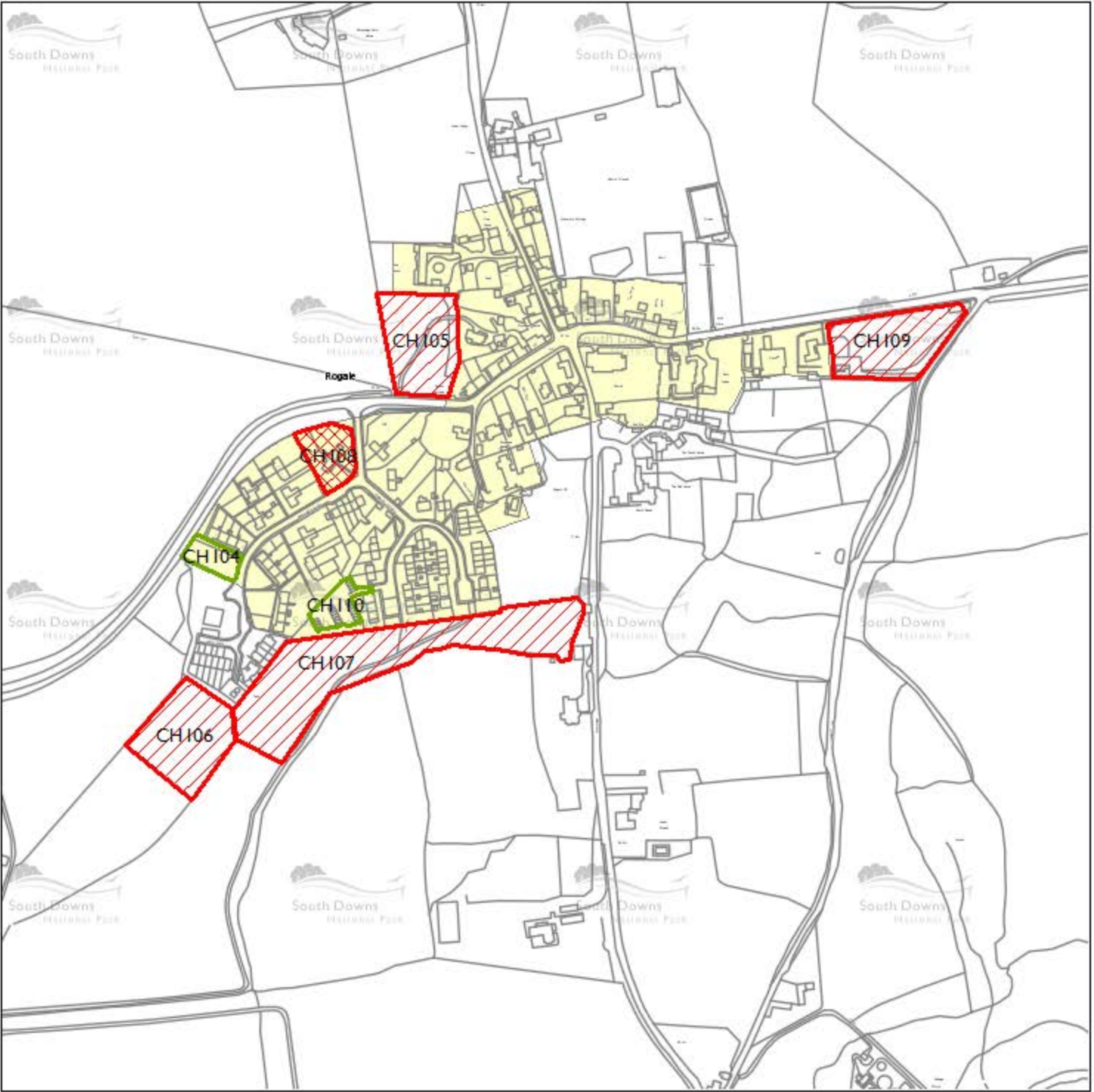
## **Appendix D(iv) - Chichester**

### **Site Assessments by Settlement**

#### **Rogate**

Settlement Map

Rogate



Key

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

Site Ref	Site Address	Settlement	Parish	Recommendation	Total Yield	0-5 Years	6-10 Years	11-15 Years	Rejected/Excluded Reason
<b>Settlement Rogate</b>									
CH104	Land at Parsonage Estate	Rogate	Rogate	Has Potential (Deliverable)	5	5	0	0	Not Applicable.
CH105	West of Woodpeckers, A272	Rogate	Rogate	Rejected	0	0	0	0	Development on the site would have a potential adverse impact on the character and appearance of the landscape.
CH106	Land south of Hugo Platt	Rogate	Rogate	Rejected	0	0	0	0	Development on the site would have a potential adverse impact on the character and appearance of the landscape. Development on the site is not currently considered to be achievable.
CH107	Land south of Parsonage Estate	Rogate	Rogate	Rejected	0	0	0	0	Development on the site would have a potential adverse impact on the character and appearance of the landscape.
CH108	76 Parsonage Estate	Rogate	Rogate	Excluded	0	0	0	0	The site is not considered suitable to yield 5 or more homes.

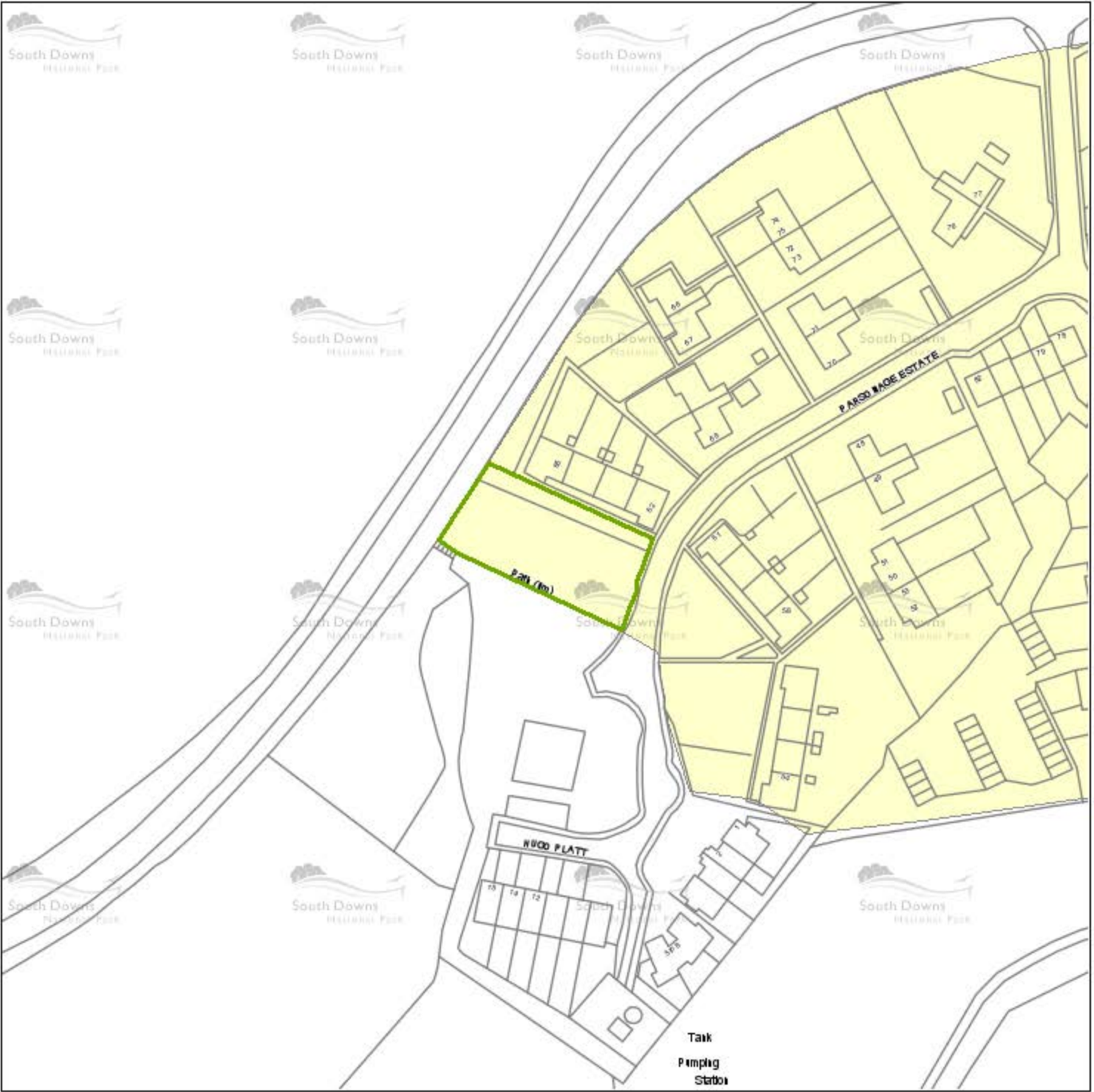
Site Ref	Site Address	Settlement	Parish	Recommendation	Total Yield	0-5 Years	6-10 Years	11-15 Years	Rejected/Excluded Reason
CH109	Land east of Sans Songe	Rogate	Rogate	Rejected	0	0	0	0	Development on the site would have a potential adverse impact on the character and appearance of the landscape.
CH110	Garage site at Parsonage	Rogate	Rogate	Has Potential (Deliverable)	6	6	0	0	Not Applicable.
Total by Settlement					11	11	0	0	



CHI04

Land at Parsonage Estate

Rogate



Key

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

Site Reference
CHI04

Area  
Chichester

Site Address	Settlement
Land at Parsonage Estate	Rogate
	Parish
	Rogate

Source	Current Use
Previously assessed by Borough/District Council	Open Space

Summary of Landscape Assessment
<p>Medium Sensitivity</p> <p>The site is in the context of an existing housing estate, Development of, the site would be likely to have impacts on the existing properties which would require careful consideration. Boundary to the north is also vulnerable to intrusion due to levels and poor hedgerow.</p>

Summary of Suitability	Is the site suitable?
Could be suitable for a small development, designed with sensitivity to the amenity of the adjacent houses and the view from the main road.	Yes

Summary of Availability	Is the site available?
The site is considered to be available for development.	Yes

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

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

Reason for Rejection
Not Applicable.

Site Area (Ha)	Site Density (dph)	Estimated Yield	0-5 years	6-10 years	11-15 years
0.1	50	5	5	0	0




CHI10

Garage site at Parsonage

Rogate



Key

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

Site Reference
CHI10

Area  
Chichester

Site Address	Settlement
Garage site at Parsonage	Rogate
	Parish
	Rogate

Source	Current Use
Previously assessed by Borough/District Council	Garage court

Summary of Landscape Assessment
N/A

Summary of Suitability	Is the site suitable?
The site is considered suitable for a small number of dwellings.	Yes

Summary of Availability	Is the site available?
The site is considered to be available for development.	Yes

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

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

Reason for Rejection
Not Applicable.

Site Area (Ha)	Site Density (dph)	Estimated Yield	0-5 years	6-10 years	11-15 years
1.1	6	6	6	0	0



Site Ref	Site Address	Summary of Landscape Assessment	Summary of Suitability	Suitable	Summary of Availability	Available	Summary of Achievability	Achievable	Reason for Rejection
<b>Settlement Rogate</b>									
CHI05	West of Woodpeckers, A272	Medium/High Sensitivity Medium/high sensitivity due to edge of settlement location and Conservation Area boundary. Site is well defined and is contiguous with existing boundaries. There is development to the south of the site and it would not be perceived in isolation. Views from public right of way to west important to consider.	The site is adjacent to the conservation (with a small part within the site) and is adjacent to a Grade II listed building. The site is within a Site of Scientific Interest (SSSI) Impact Risk Zone (IRZ) (may require further advice from Natural England)	No	The site is considered to be available for development.	Yes	There is no reason to indicate why development on the site is not achievable.	Yes	Development on the site would have a potential adverse impact on the character and appearance of the landscape.
CHI06	Land south of Hugo Platt	High Sensitivity The site is High Sensitivity as an assart fieldscapes within a wide tract of fieldscapes. The site is poorly connected to the settlement and would appear as an uncharacteristic intrusion into the wider landscape setting of Rogate.	There is a protected tree on the northern boundary. The site is adjacent to a pumping station. The site is within a Site of Scientific Interest (SSSI) Impact Risk Zone (IRZ) (may require further advice from Natural England)	No	The site is considered to be available for development.	Yes	Site has no clear access point from road network.	No	Development on the site would have a potential adverse impact on the character and appearance of the landscape. Development on the site is not currently considered to be achievable.
CHI07	Land south of Parsonage Estate	Medium/High Sensitivity The site west of the public right of way is	There is a public right of way running through the site. The site is within a Site of Scientific	No 209	The site is considered to be available for	Yes	There is no reason to indicate why development	Yes	Development on the site would have a potential adverse

Site Ref	Site Address	Summary of Landscape Assessment	Summary of Suitability	Suitable	Summary of Availability	Available	Summary of Achievability	Achievable	Reason for Rejection
CHI07	Land south of Parsonage Estate	High Sensitivity as an assart fieldscape within a wide tract of fieldscapes. The site would appear as an uncharacteristic intrusion into the wider landscape setting of Rogate and would change the characteristics of the landscape as experienced from the public right of way. To the east of the public right of way the site is slightly more enclosed and relates to the school, and the adjacent dwelling. This area is Medium High Sensitivity, may have local community value for the school.	Interest (SSSI) Impact Risk Zone (IRZ) (may require further advice from Natural England)	No	development.	Yes	on the site is not achievable.	Yes	impact on the character and appearance of the landscape.
CHI09	Land east of Sans Songe	High Sensitivity The site is High Sensitivity due to the existing steep topography which makes the site visually sensitive to wider views. Development would involve significant regarding which would be detrimental to local	Due to the landscape conclusions, the site is not considered suitable for development. The site is within a Site of Scientific Interest (SSSI) Impact Risk Zone (IRZ) (may require further advice from Natural England)	No	The site is considered to be available for development.	Yes	There is no reason to indicate why development on the site is not achievable.	Yes	Development on the site would have a potential adverse impact on the character and appearance of the landscape.

Site Ref	Site Address	Summary of Landscape Assessment	Summary of Suitability	Suitable	Summary of Availability	Available	Summary of Achievability	Achievable	Reason for Rejection
CHI09	Land east of Sans Songe	character. The site is located on the edge of the settlement and is poorly related to existing settlement pattern.		No		Yes		Yes	



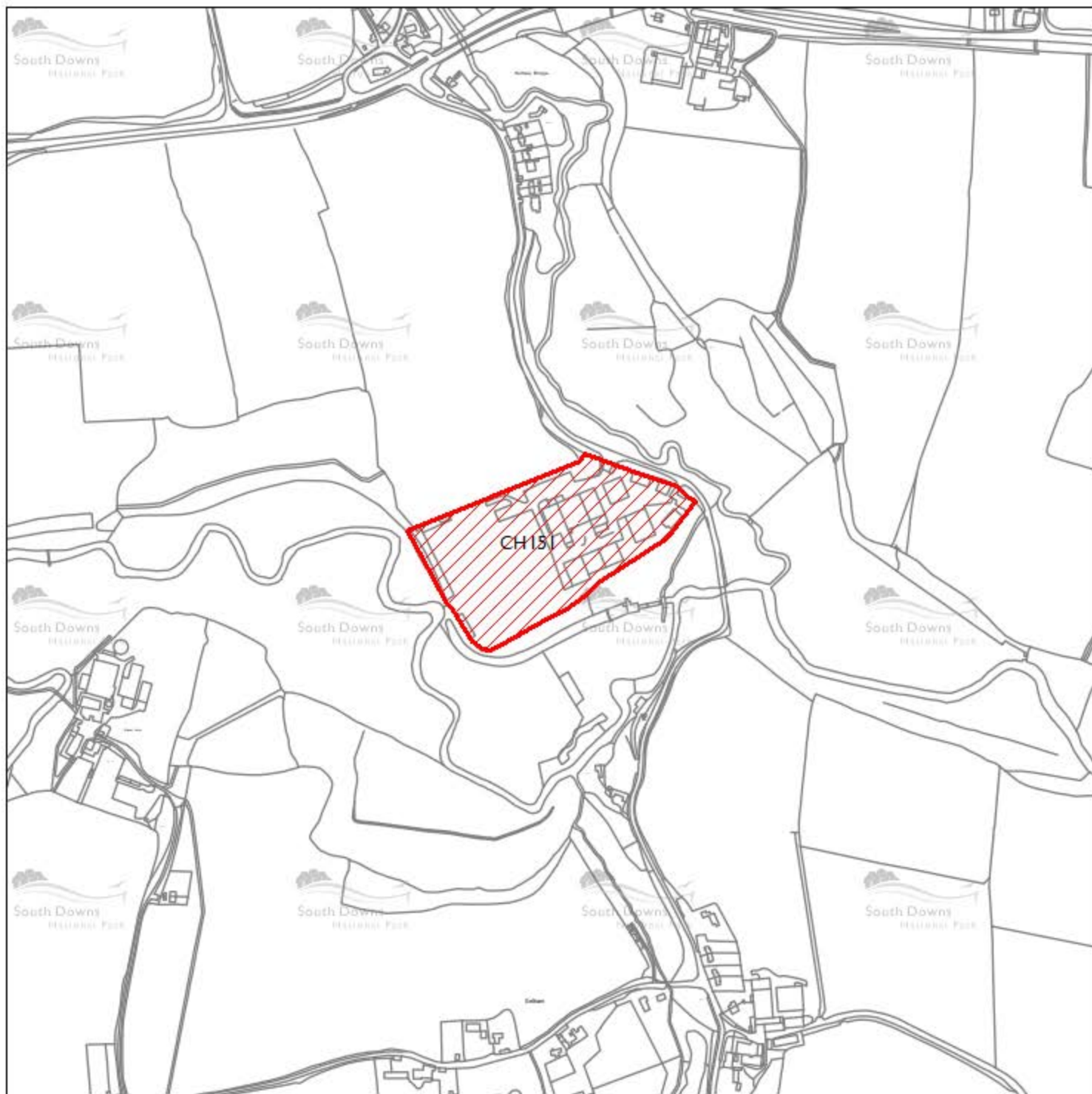
## **Appendix D(iv) - Chichester**

### **Site Assessments by Settlement**

## **Selham**

## Settlement Map

### Selham



#### Key

Recommendation  South Downs National Park Boundary (where applicable)

 Rejected

Site Ref	Site Address	Settlement	Parish	Recommendation	Total Yield	0-5 Years	6-10 Years	11-15 Years	Rejected/Excluded Reason
Settlement      Selham									
CH151	Selham Sawmill	Selham	Lodsworth	Rejected	0	0	0	0	Loss of employment land.
Total by Settlement					0	0	0	0	



Site Ref	Site Address	Summary of Landscape Assessment	Summary of Suitability	Suitable	Summary of Availability	Available	Summary of Achievability	Achievable	Reason for Rejection
<b>Settlement   Selham</b>									
CH151	Selham Sawmill		The site is in active employment use.	No	The site is considered available and has recently been submitted.	Yes	There is no reason to indicate why development on the site is not achievable.	Yes	Loss of employment land.



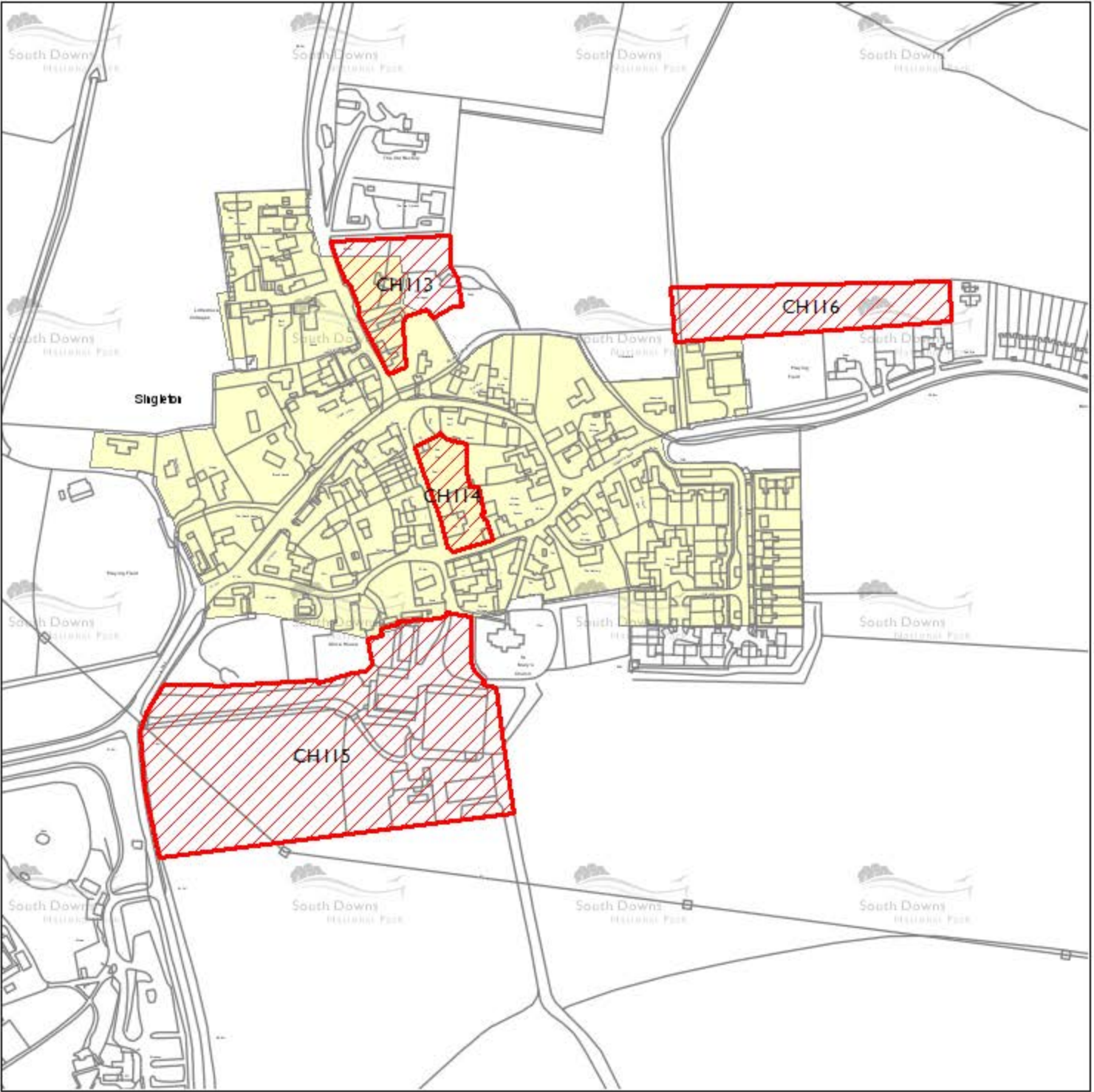
## **Appendix D(iv) - Chichester**

### **Site Assessments by Settlement**




# **Singleton**

Settlement Map

Singleton



Key

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

Site Ref	Site Address	Settlement	Parish	Recommendation	Total Yield	0-5 Years	6-10 Years	11-15 Years	Rejected/Excluded Reason
<b>Settlement      Singleton</b>									
CHI13	Land south of the Old Rectory	Singleton	Singleton	Rejected	0	0	0	0	Development on the site would have a potential adverse impact on the character and appearance of the landscape. Development on the site would have a potential adverse impact on heritage assets.
CHI14	Land north of Charlton Road	Singleton	Singleton	Rejected	0	0	0	0	Development on the site would have a potential adverse impact on the character and appearance of the landscape. Development on the site would have a potential adverse impact on heritage assets.
CHI15	Manor Farm	Singleton	Singleton	Rejected	0	0	0	0	Development on the site would have a potential adverse impact on the character and appearance of the landscape. Development on the site would have a potential adverse impact on heritage assets.

Site Ref	Site Address	Settlement	Parish	Recommendation	Total Yield	0-5 Years	6-10 Years	11-15 Years	Rejected/Excluded Reason
CHI16	Land north of Singleton Primary School	Singleton	Singleton	Rejected	0	0	0	0	Development on the site would have a potential adverse impact on the character and appearance of the landscape. Development on the site is not currently considered to be achievable.
Total by Settlement					0	0	0	0	

Site Ref	Site Address	Summary of Landscape Assessment	Summary of Suitability	Suitable	Summary of Availability	Available	Summary of Achievability	Achievable	Reason for Rejection
<b>Settlement Singleton</b>									
CHI13	Land south of the Old Rectory	High Sensitivity High Sensitivity for the southern part of the site within the Conservation area and the historic core, containing a listed building. Medium high Sensitivity for the northern section of the site outside the conservation area due to visual sensitivity to height and density of development, and impacts on the conservation area.	The site is partly in the conservation area. There is a grade II listed building within the site and two grade II listed buildings adjacent. A small part of the site is within flood zone 2.	No	The site is considered to be available for development.	Yes	There is no reason to indicate why development on the site is not achievable.	Yes	Development on the site would have a potential adverse impact on the character and appearance of the landscape. Development on the site would have a potential adverse impact on heritage assets.
CHI14	Land north of Charlton Road	High Sensitivity The site contains a listed building and is within the Conservation area with several listed buildings overlooking the site. Potential for significance detrimental impact to the settlement character due to the size and proportion of the site. Suggest Historic buildings advice needed.	The site is within the conservation area and there is a grade II listed building located within the site. The northern half of the site is in flood zone 2, and the north-west corner being in flood zone 3. Archaeological investigation prior to development or during construction may be required.	No	There is no evidence that the site is available or being actively promoted.	Yes	There is no reason to indicate why development on the site is not achievable.	Yes	Development on the site would have a potential adverse impact on the character and appearance of the landscape. Development on the site would have a potential adverse impact on heritage assets.
CHI15	Manor Farm	High Sensitivity, the site	The eastern half of the site is	No 223	The site is	Yes	The existing	Yes	Development on the

Site Ref	Site Address	Summary of Landscape Assessment	Summary of Suitability	Suitable	Summary of Availability	Available	Summary of Achievability	Achievable	Reason for Rejection
CHI15	Manor Farm	contains a listed building and is within the Conservation area with several listed buildings overlooking the site. Potential for significant detrimental impact to the settlement character due to the size and proportion of the site.	within the conservation area. There is a grade II listed building within the site. The site is adjacent to a Registered Park and Garden and to a Grade I listed church. There is a public right of way along the eastern boundary. Archaeological investigation prior to development or during construction may be required.	No	considered to be available for development.	Yes	access is unsuitable to accommodate any significant intensification. Suitable access would need to be achieved.	Yes	site would have a potential adverse impact on the character and appearance of the landscape. Development on the site would have a potential adverse impact on heritage assets.
CHI16	Land north of Singleton Primary School	Medium/High Sensitivity The site is Medium High Sensitivity due to the elevation of the site above the surrounding built form the long thin layout of is problematic in design/circulation terms.	There is a public right of way along the western boundary of the site.	No	The site is considered to be available for development.	Yes	It is not clear where access to the site could be achieved.	No	Development on the site would have a potential adverse impact on the character and appearance of the landscape. Development on the site is not currently considered to be achievable.

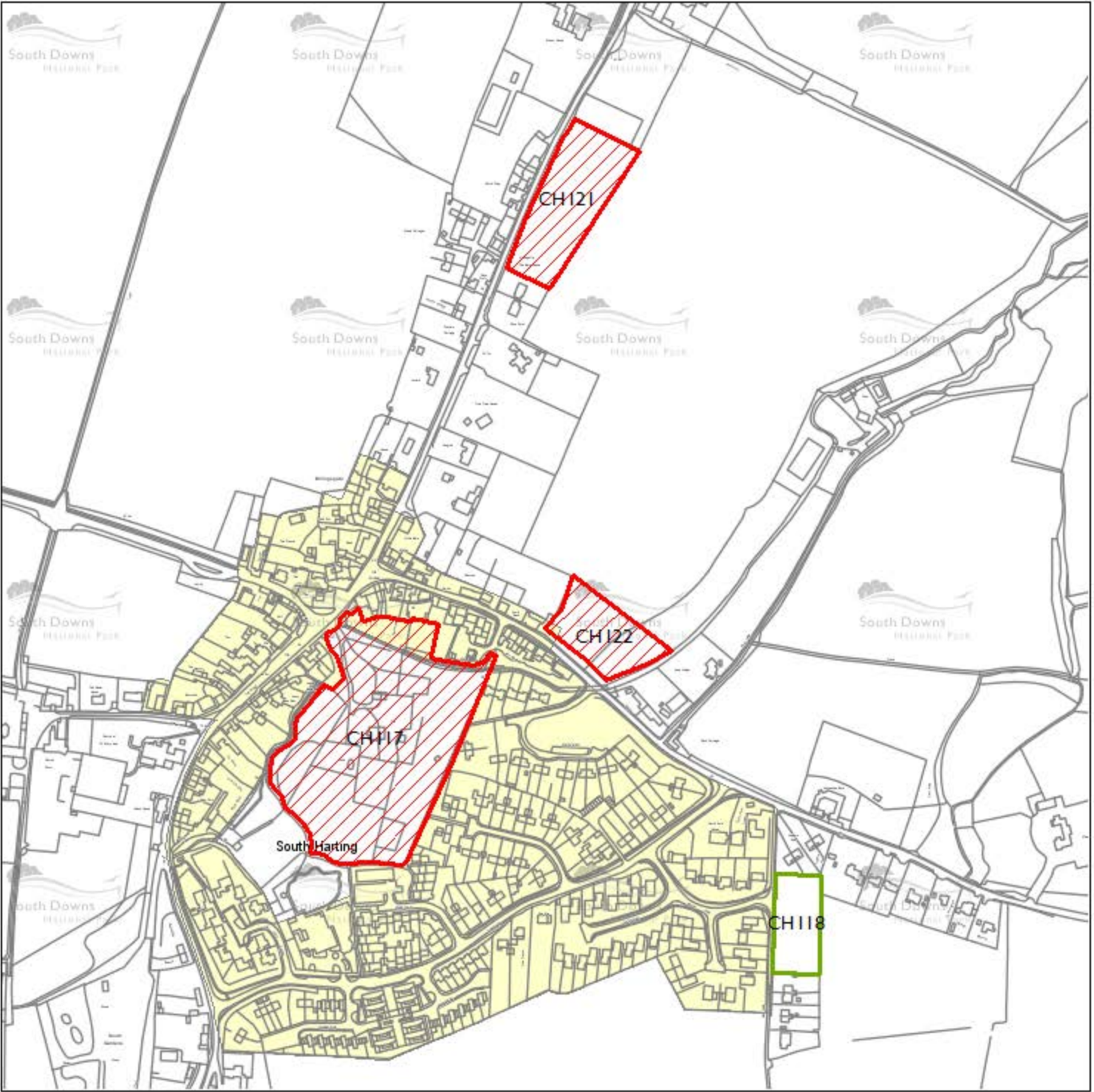
## **Appendix D(iv) - Chichester**

### **Site Assessments by Settlement**





# **South Harting**

Settlement Map

South Harting



Key

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

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

CHI17	The Glebe, Half House and Paddocks	South Harting	Harting	Rejected	0	0	0	0	The site does not relate well to the existing settlement pattern and development on the site would have a potential adverse impact on the character and appearance of the landscape. Development on the site is not currently considered to be achievable.
CHI18	Land south of Lopper Ash	South Harting	Harting	Has Potential (Deliverable)	8	8	0	0	Not Applicable.
CHI21	Land north of Pays Farm Cottages.	South Harting	Harting	Rejected	0	0	0	0	Development on the site would have a potential adverse impact on the character and appearance of the landscape.
CHI22	Land north of the Forge	South Harting	Harting	Rejected	0	0	0	0	Development on the site would have a potential adverse impact on the character and appearance of the landscape.

**Total by Settlement**

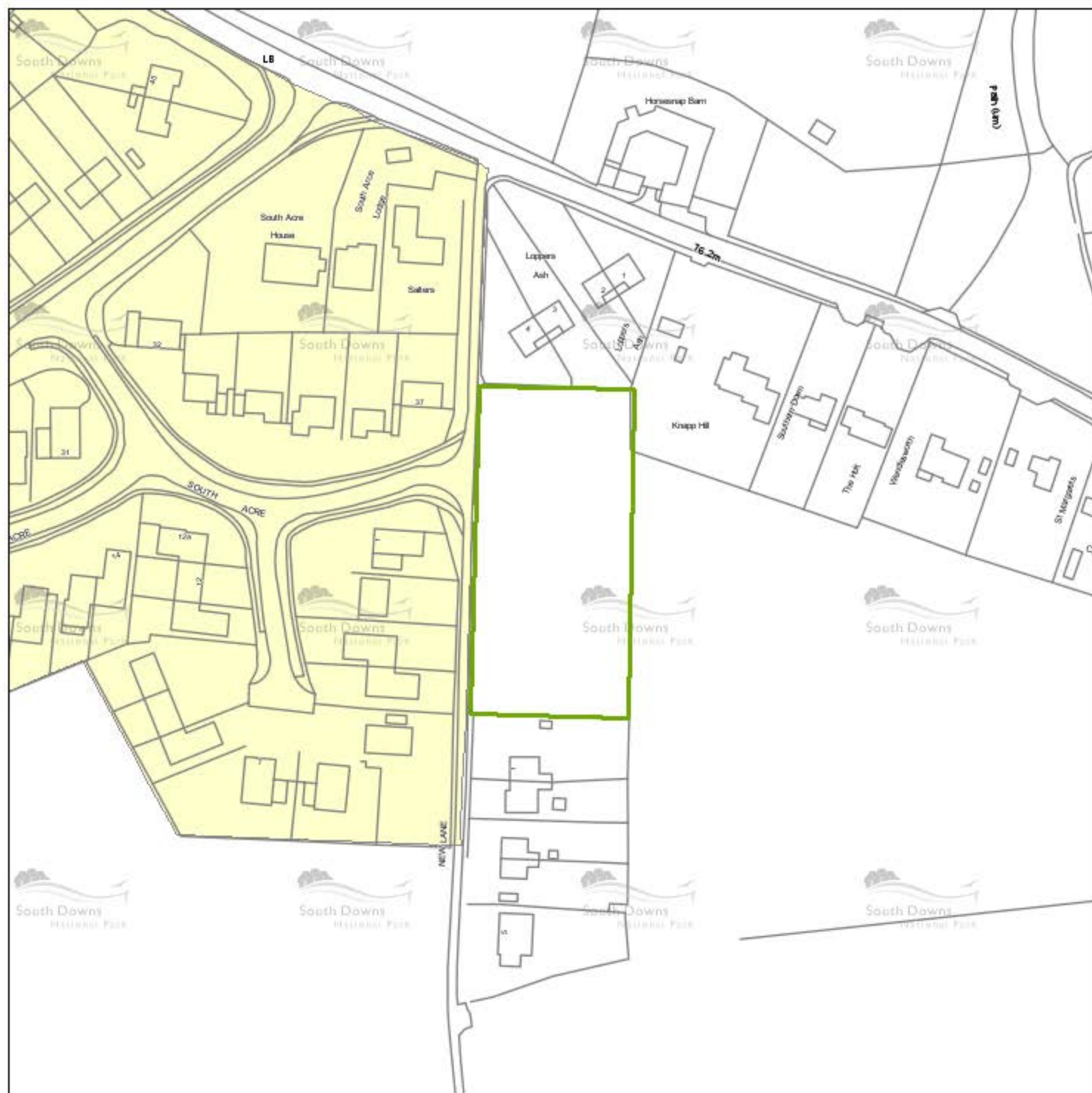
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**8**

**0**

**0**

### South Harting



### Key

### Recommendation

☐ Has Potential (Deliverable)

 South Downs National Park Boundary (where applicable)

 Settlement Boundary

<b>Site Reference</b>
CH118

**Area**  
**Chichester**

<b>Site Address</b>	<b>Settlement</b>
Land south of Lopper Ash	South Harting
	<b>Parish</b>
	Harting

<b>Source</b>	<b>Current Use</b>
Previously assessed by Borough/District Council	Agricultural/grazing

<b>Summary of Landscape Assessment</b>
<p>Medium Sensitivity</p> <p>Due to the views towards the chalk ridge and the edge of settlement location. Careful development with density to mirror existing and adjacent properties would not appear incongruent.</p>

<b>Summary of Suitability</b>	<b>Is the site suitable?</b>
The site is considered suitable for small scale development. Archaeological investigation prior to development or during construction may require advice.	<b>Yes</b>

<b>Summary of Availability</b>	<b>Is the site available?</b>
The site is considered to be available for development.	<b>Yes</b>

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

<b>Assessment Recommendation</b>	<b>Has Potential (Deliverable)</b>
----------------------------------	------------------------------------

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

<b>Site Area (Ha)</b>	<b>Site Density (dph)</b>	<b>Estimated Yield</b>	<b>0-5 years</b>	<b>6-10 years</b>	<b>11-15 years</b>
0.4	20	8	8	0	0



Site Ref	Site Address	Summary of Landscape Assessment	Summary of Suitability	Suitable	Summary of Availability	Available	Summary of Achievability	Achievable	Reason for Rejection
<b>Settlement South Harting</b>									
CHI17	The Glebe, Half House and Paddocks	High Sensitivity High Sensitivity due to the views from the public right of way over the site, and those within the conservation area. The site is notable for its location within the settlement which is part of South Harting's local distinctiveness. Development would intrude on enjoyment of the public right of way through the settlement.	Part of the site is within the conservation area. There is a grade II listed building within the site and there are number of listed buildings adjacent. There is a public right of way along the western edge.	No	The site is considered to be available for development.	Yes	Development on the site is not currently considered to be achievable. Further consideration of safe and appropriate access would need to be made.	No	The site does not relate well to the existing settlement pattern and development on the site would have a potential adverse impact on the character and appearance of the landscape. Development on the site is not currently considered to be achievable.
CHI21	Land north of Pays Farm Cottages.	High Sensitivity High sensitivity due to the impact on views and settlement character and the conservation area	The site is adjacent to conservation area to the south and west.	No	The site is considered to be available for development.	Yes	There is no reason to indicate why development on the site is not achievable.	Yes	Development on the site would have a potential adverse impact on the character and appearance of the landscape.
CHI22	Land north of the Forge	Medium/High Sensitivity Medium high sensitivity for the eastern section classed as medieval	The site is adjacent to the conservation area (with a small part within the south western corner).	No	The site is considered to be available for development.	Yes	There is no reason to indicate why development on the site is not	Yes	Development on the site would have a potential adverse impact on the

Site Ref	Site Address	Summary of Landscape Assessment	Summary of Suitability	Suitable	Summary of Availability	Available	Summary of Achievability	Achievable	Reason for Rejection
CHI22	Land north of the Forge	landscapes and associated with the watercourse and mill Lane which is included in the conservation area, Medium Sensitivity for the western part of the site which adjoins existing property to the west.		No		Yes	achievable.	Yes	character and appearance of the landscape.

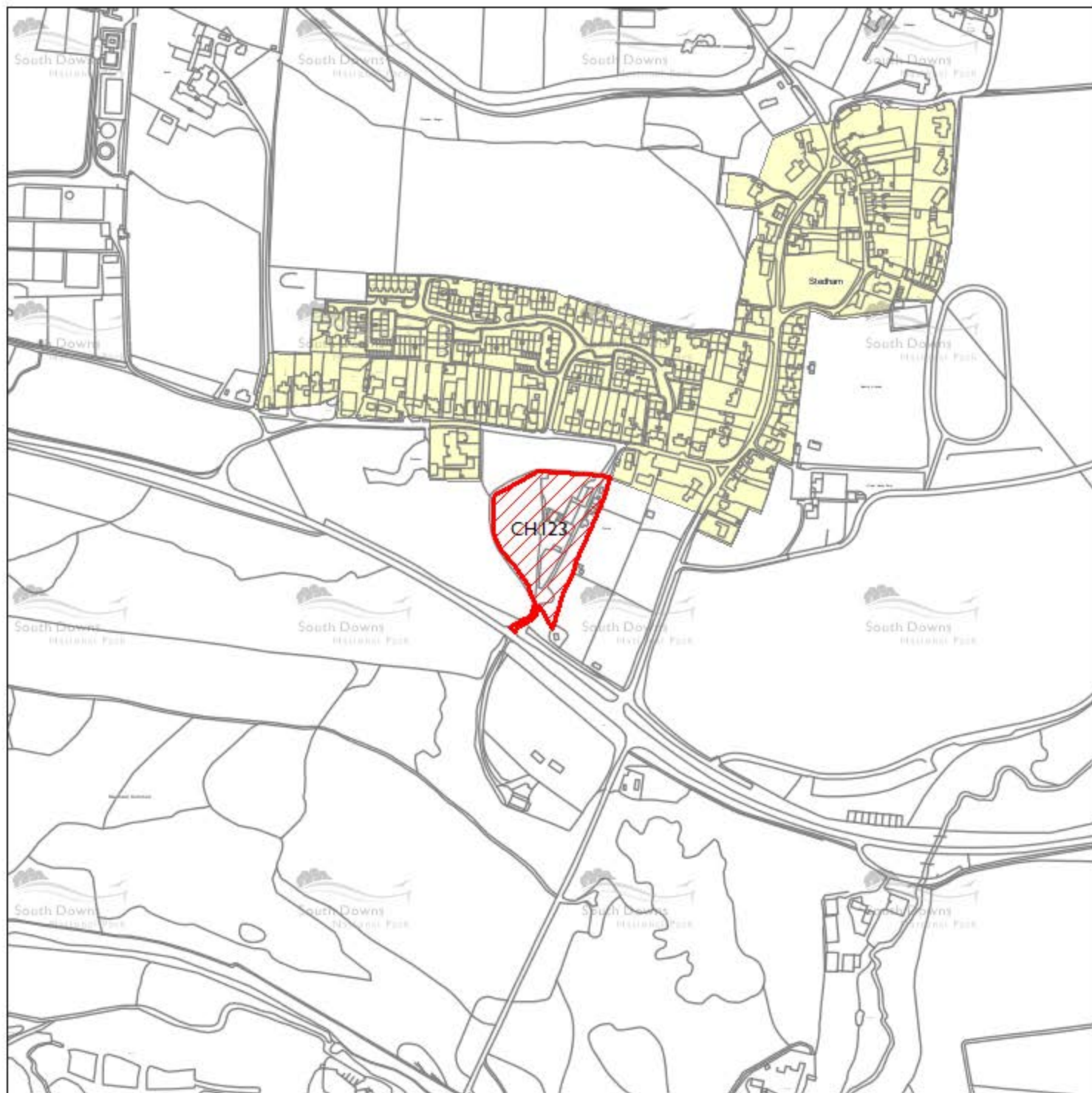
## **Appendix D(iv) - Chichester**

### **Site Assessments by Settlement**




## **Stedham**

## Settlement Map

### Stedham



#### Key

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

Site Ref	Site Address	Settlement	Parish	Recommendation	Total Yield	0-5 Years	6-10 Years	11-15 Years	Rejected/Excluded Reason
<b>Settlement      Stedham</b>									
CH123	Stedham Business Park / Stedham Sawmill	Stedham	Stedham with Iping	Rejected	0	0	0	0	Development on the site would have a potential adverse impact on the character and appearance of the landscape. Loss of employment land.
<b>Total by Settlement</b>					<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	



Site Ref	Site Address	Summary of Landscape Assessment	Summary of Suitability	Suitable	Summary of Availability	Available	Summary of Achievability	Achievable	Reason for Rejection
<b>Settlement Stedham</b>									
CHI23	Stedham Business Park / Stedham Sawmill	Medium/High Sensitivity The site is Medium High Sensitivity due to its important and sensitive location adjacent to Iping common and limited connectivity to the settlement. However the site is PDL and offers potential for heathland regeneration.	The site is in close proximity to Iping Common Site of Special Scientific Interest (SSSI) and is with a SSSI Impact Risk Zone (IPR) (requiring further advice from Natural England). There is woodland adjacent to the west of the site and a Grade II listed farmhouse adjacent to the site entrance.	No	There is no evidence that the site is available or being actively promoted. The site is in existing employment use.	Yes	There is no reason to indicate why development on the site is not achievable.	Yes	Development on the site would have a potential adverse impact on the character and appearance of the landscape. Loss of employment land.



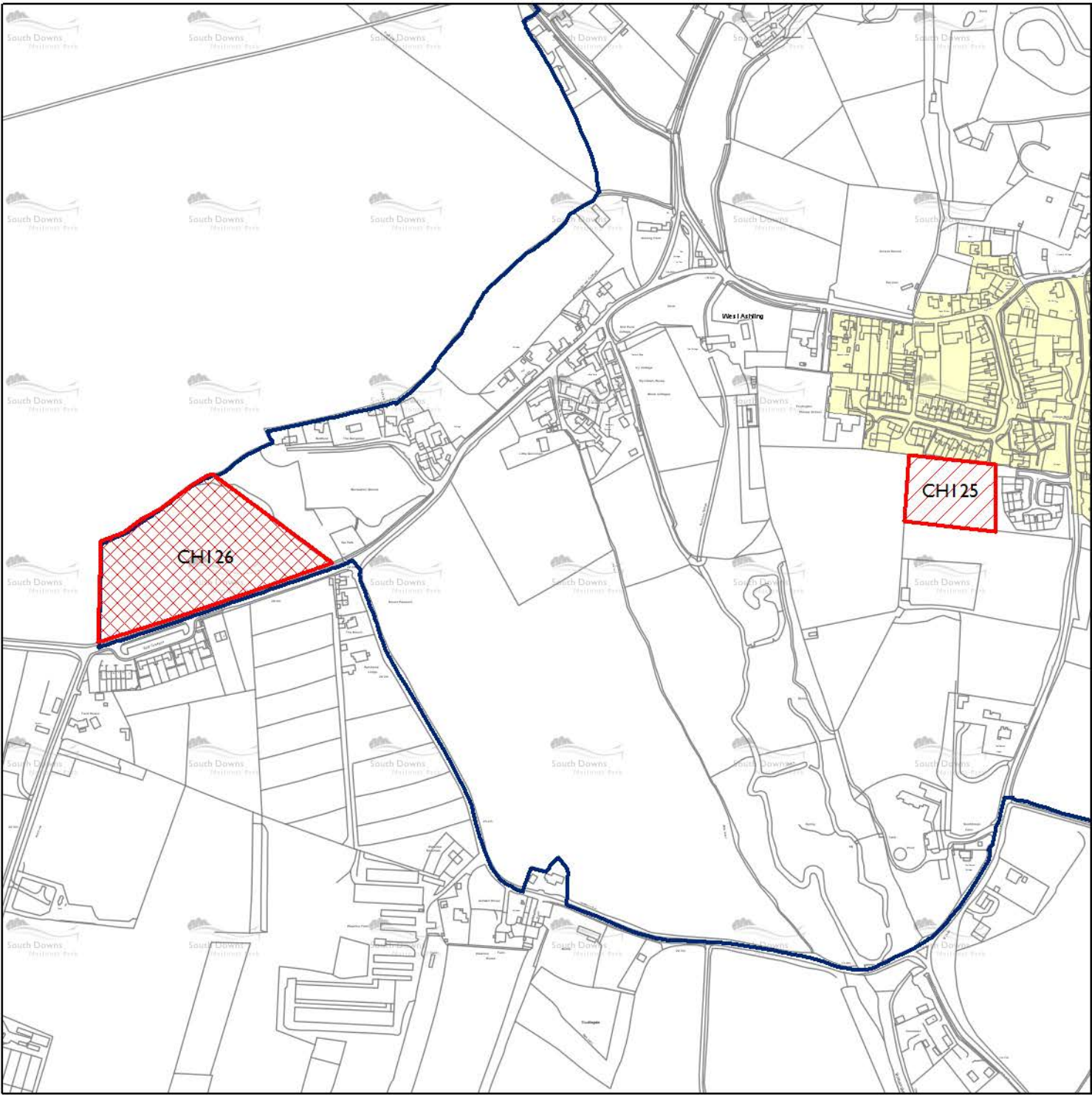
## **Appendix D(iv) - Chichester**

### **Site Assessments by Settlement**





# **West Ashling**

Settlement Map

West Ashling



Key

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

Site Ref	Site Address	Settlement	Parish	Recommendation	Total Yield	0-5 Years	6-10 Years	11-15 Years	Rejected/Excluded Reason
<b>Settlement      West Ashling</b>									
CH125	Land south of Heather Close	West Ashling	Funtington	Rejected	0	0	0	0	The site does not relate well to the existing settlement pattern and development on the site would have a potential adverse impact on the character and appearance of the landscape.
CH126	Land opposite Edith Cottages	West Ashling	Funtington	Excluded	0	0	0	0	The site is not considered to be previously developed land, is outside a settlement and is detached and unrelated to that settlement.
<b>Total by Settlement</b>					<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	



Site Ref	Site Address	Summary of Landscape Assessment	Summary of Suitability	Suitable	Summary of Availability	Available	Summary of Achievability	Achievable	Reason for Rejection
<b>Settlement West Ashling</b>									
CHI25	Land south of Heather Close	Further landscape assessment required.	Site is bounded to the north and east by existing residential development. The site is within 5km of a Special Protection Area.	No	The site is considered to be available for development.	Yes	There is no reason to indicate why development on the site is not achievable.	Yes	The site does not relate well to the existing settlement pattern and development on the site would have a potential adverse impact on the character and appearance of the landscape.



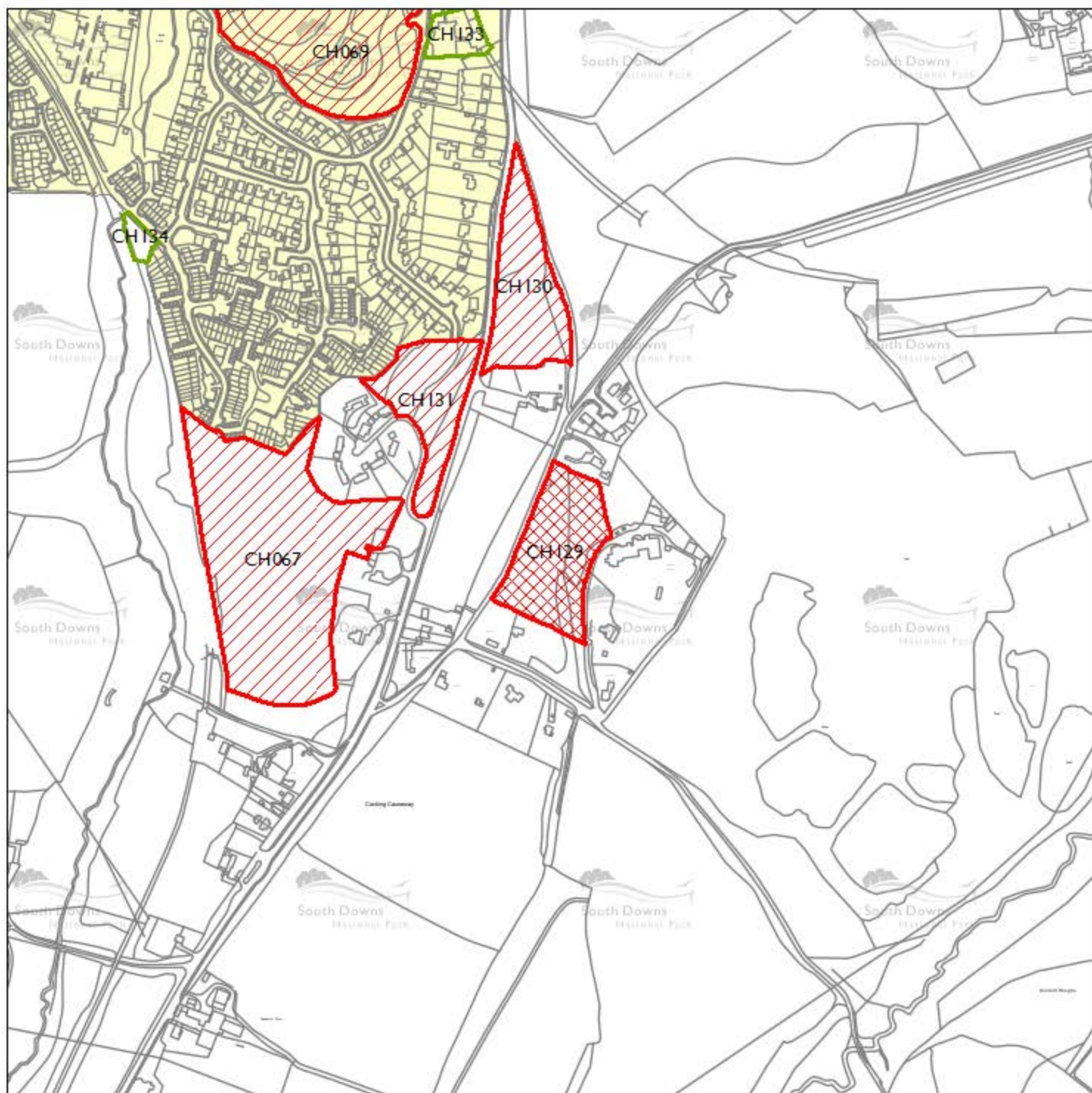
## ***Appendix D(iv) - Chichester***

### **Site Assessments by Settlement**

# **West Lavington**

## Settlement Map

### West Lavington



#### Key

##### Recommendation

  Has Potential (Deliverable or Developable)

  Rejected

  Excluded

  South Downs National Park Boundary (where applicable)

  Settlement Boundary

Site Ref	Site Address	Settlement	Parish	Recommendation	Total Yield	0-5 Years	6-10 Years	11-15 Years	Rejected/Excluded Reason
Settlement      West Lavington									
CH129	Land south of Woodside, Oaklands Lane	West Lavington	West Lavington	Excluded	0	0	0	0	The site is not considered to be previously developed land, is outside a settlement and is detached and unrelated to that settlement.
Total by Settlement					0	0	0	0	