South Downs Local Plan: Pre-Submission

Assessment of Site Allocations against Major Development Considerations

Technical Report

September 2017

FINAL

Please note that this document is under review based on recent developments in case law.

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Chapter 1: Introduction

Background

1.1 Paragraph 116 of the National Planning Policy Framework (NPPF) states that:

"116. Planning permission should be refused for major developments in these designated areas [National Parks, the Broads, and AONBs] except in exceptional circumstances and where it can be demonstrated they are in the public interest. Consideration of such applications should include an assessment of:

- *The need for the development, including in terms of any national considerations, and the impact of permitting it, or refusing it, upon the local economy;*
- *The cost of, and scope for, developing elsewhere outside the designated area, or meeting the need for it in some other way; and*
- *Any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated"*

1.2 Legal opinion has been obtained on the definition of 'major development' in this context (see below) and on whether allocation of a major site in a Local Plan can only be made if the requirements of para. 116 are met. The conclusion of James Maurici QC on the latter point is 'that the matters in the bullet points in para. 116 would have to be addressed in the plan-making process.'

1.3 The South Downs Local Plan: Pre-Submission (2017) proposes in Chapter 9 to allocate a total of 39 sites (33 sites for residential development; five gypsy and traveller sites; and one employment site), together with a further two strategic sites for mixed use development, one of which includes housing. In addition, sites will be allocated in Neighbourhood Development Plans, which must be in general conformity with the strategic polices of the Local Plan.

1.4 Of the 39 sites listed as allocations, 10 were previously assessed in the October 2015 report. That report looked at a total of 17 sites, seven of which are no longer included in the current list of allocations.

1.5 This update report (September 2017) should be read in conjunction with our previous report (October 2015). The findings for eight of the 10 sites previously assessed remain the same, since the sites, in terms of both their size and numbers of dwellings proposed, remain unchanged. We therefore do not propose to re-assess the following eight sites:

SD60: Land at Clements Close, Binsted;
SD68: Land at Egmont Road, Easebourne;
SD76: Land at Itchen Abbas House, Itchen Abbas;
SD79: Land at Old Malling Farm, Lewes;
SD84: Land at Lamberts Lane, Midhurst;
SD87: Land between Church Lane and the A273, Pyecombe;
SD90: Land south of Loppers Ash, South Harting;
SD96: Land at Long Priors, West Meon.

1.6 Of these eight, only one was assessed as major (SD79: Old Malling Farm, Lewes). Appendix A of this report provides an assessment of the eight sites. Appendix B provides a further detailed assessment of the one major site (SD79: Old Malling Farm, Lewes) and Appendix C provides the sustainability appraisal for the same site. These appendices are extracted from the October 2015 report.

1.7 Two sites which were previously assessed are being re-assessed as part of this report as in both cases the number of dwellings proposed had increased and in one case the site boundary has been changed. These two sites are: SD64, Land south of London Road, Coldwaltham and SD73, Land at Petersfield Road, Greatham.

1.8 This September 2017 update report covers all the 39 sites allocated in the South Downs Local Plan: Pre-submission document 2017 (but not the strategic sites) in order to consider:

a) Which allocations are major development; and
b) Whether the development proposed on these sites would constitute exceptional circumstances in the public interest taking account of the assessments required by paragraph 116.

1.9 As stated in the October 2015 report the strategic sites are clearly major development and subject to paragraph 116, but they were not considered as part of this process. In the case of the Shoreham Cement Works, the nature and quantity of the proposed development was insufficiently defined to enable an assessment of exceptional need to be made at this stage, and the work on major development is set out in the Preferred Options and Pre-Submission plans. In the other case, North Street Quarter and adjoining land in Lewes, the nature and quantity of development was defined as part of the Lewes Joint Core Strategy. The decision to allocate this site, including its consideration by the Inspector at the Examination in Public, has already involved an assessment of the need for it, of potential sites elsewhere and of its environmental effects. It was not therefore considered necessary to repeat this process.

The Definition of Major Development

1.10 Our previous report (October 2015) provides a full definition of major development, as obtained by the SDNPA, and this has not changed. In summary, the NPPF does not define major development but the legal opinion from James Maurici QC sets out six principles which can be applied to the site allocations.

1.11 These are summarised as follows:

1. The determination is a matter of planning judgment to be decided by the decision maker in light of all the circumstances and the context of the site.
2. The phrase “major development” is to be given its ordinary meaning. Accordingly, it would be wrong in law to:

   a. Apply the definition of major development contained in the Town and Country Planning (Development Management Procedure) (England) Order 2010.
   b. Apply any set or rigid criteria.
   c. Restrict the definition to proposals that raise issues of national significance.
3. The decision maker may consider whether the development has the potential to have a serious adverse impact on the natural beauty and recreational opportunities provided by a National Park or AONB by reason of its scale, character or nature. However, that does not require (and ought not to include) an in-depth consideration of whether the development will in fact have such an impact. Instead, a prima facie assessment of the potential for such impact, in light of the scale, character or nature of the proposed development is sufficient.
4. As a matter of planning judgement, the decision maker must consider the application in its local context. The same development may amount to “major development” in one National Park, but not in another; or in one part of a National Park, but not in another part of the same National Park.
5. The application of criteria such as whether the development is EIA development, whether it meets the 2010 Order definition, or whether it requires an appraisal of the likely traffic, health, or retail implications of the proposal will all be relevant considerations, but will not determine the matter and may not even raise a presumption either way.
6. Having considered all the circumstances, including the local context, the decision maker must take a common sense view on whether the proposed development can appropriately be described – in ordinary language - as “major development”. This will normally be much larger than 6 housing units.

1.12 Policy SD3: Major Development, in The South Downs Local Plan: Pre-Submission (2017) sets out how the National Park Authority will determine what constitutes major development and, if an application is deemed to constitute major development, how that application will be considered.

Chapter 2: Methodology

Stage 1: Identification of Major Sites

2.1 For each of the sites proposed for allocation, a desk top assessment was made based on: the information provided in the Local Plan: Pre-Submission document; the Strategic Housing Land Availability Assessment (SHLAA); the Gypsies, Travellers and Travelling Showpeople Background Paper (SDNPA 2016); the Employment Land Review (GL Hearn 2015 and SDNPA 2017) and the Sustainability Appraisal of the Local Plan: Pre-Submission document. Reference was also made to the satellite and street views on Google Maps plus a number of site visits. The following information was set out in tabular form:

- Site size in hectares
- Capacity in terms of numbers of dwellings
- Site description
- Landscape assessment
- Constraints in as far as they are relevant to environmental or recreational impacts, including nature conservation and cultural heritage designations;
- Requirements for ecological, archaeological, heritage, landscape and visual impact, or transport assessments.
- Summary of Habitat Regulations Assessment (where relevant)
- Summary of the Sustainability Appraisal

2.2 Based on this information, an assessment was undertaken as to whether or not the development proposed for the site has the potential to have a serious adverse impact on the natural beauty and recreational opportunities provided by the National Park. The reasons for this conclusion were set out.

Stage 2: Assessment of Major Sites

2.3 Each site that was considered to be major development at Stage 1 was then assessed against the following considerations derived from paragraph 116 of the NPPF:

- The need for development in the location proposed, taking account of any local need identified by the relevant housing authority and bearing in mind that housing in the National Park should focus on the needs of its local communities;
- The possible impact on the local economy, in particular any that which is specific to the site or location (as opposed to general benefits such as on the construction industry);
- The scope for meeting the need in some other way, on the assumption that it is a local need which should ideally not be met outside the designated area;
- Detrimental effects on the environment (including wildlife and cultural heritage) and the extent to which the effects can be moderated;
- Detrimental effects on the landscape and the extent to which the effects can be moderated;

- Detrimental effects on recreational opportunities and the extent to which the effects can be moderated.

2.4 A conclusion was then drawn as to whether, at this stage, there is a reasonable expectation that the exceptional circumstances exist and that it could be demonstrated that development would be in the public interest.

Chapter 3: Identification of Major Sites

3.1 As stated above in Chapter 1, eight of the 39 sites were previously assessed in October 2015 and it is not proposed as part of this review report to re-assess them. The results of the Stage 1 assessment for these eight sites are set out in the table in Appendix A. It was concluded that seven were not major and only one, SD79: Old Malling Farm, Lewes, was assessed as major.

3.2 Using broadly the same methodology as the October 2015 report for the Stage 1 assessment the remaining 31 sites have been assessed as set out in Appendix D.

3.3 Of these 31 sites the following 15 are considered definitely not major development as a result of their modest size/capacity and (in the case of the sites at Corhampton and Meonstoke, Fern Farm in Greatham, Fairway and Park Crescent in Midhurst, and West Ashling) their Low and Low/Medium Landscape Sensitivity:

- Kings Ride Farm, Alfriston (SD59) – 6/8 dwellings, 0.32 has.
- New Barn Stables, The Street, Binsted (SD61) – 1 Gypsy and Traveller (G&T) pitch, 0.15 has.
- Land east of Warnford Road, Corhampton and Meonstoke (SD65) – 18 dwellings, 0.81 has.
- Land behind the Fridays, East Dean and Friston (SD70) – 11 dwellings, 0.54 has.
- Soldiers Field House, Findon (SD72) – 10/12 dwellings, 0.6 has.
- Fern Farm, Greatham (SD74) – 4 G&T pitches, 0.55 has.
- Half Acre, Hawkley Road, Hawkley (SD75) – 3 G&T pitches, 0.25 has.
- The Pump House, Kingston Ridge, Kingston Nr Lewes (SD78) – 1 G&T pitch, 0.03 has.
- Castelmer Fruit Farm, Kingston Nr Lewes (SD77) – 10/12 dwellings, 0.72 has.
- Land at the Fairway, Midhurst (SD83) – 8/10 dwellings, 0.3 has.
- Land at Park Crescent, Midhurst (SD85) – 8/12 dwellings, 0.4 has.
- Offham Barns, The Street, Offham (SD86) – 4 G&T pitches, 0.3 has.
- Land north of the Forge, South Harting (SD91) – 5/6 dwellings, 0.4 has.
- Land on south side of Church Road, Steep (SD93) – 8/12 dwellings, 0.45 has.
- Land south of Heather Close, West Ashling (SD95) – 18/20 dwellings, 0.4 has.

3.4 The following remaining 16 sites are more marginal and require a more detailed assessment:

- Former allotment site, Alfriston (SD58) – 5/10 dwellings, 0.4 has.
- Land at Greenway Lane, Buriton (SD62) – 8/10 dwellings, 0.5 has.
- Land south of the A272 at Hinton Marsh, Cheriton (SD63) – 12/15 dwellings, 0.85 has.
- Land south of London Road, Coldwaltham (SD64) – 25/30 dwellings, 8 has.
- Land at Park Lane, Droxford (SD66) – 26/32 dwellings, 1.02 has.
- Cowdray Works yard, Easebourne (SD67) 16/20 dwellings, 1 ha
- Former Easebourne School, Easebourne (SD69) – 16/20 dwellings, 1.7 has.
- Land to the east of Elm Rise, Findon (SD71) – 15/20 dwellings, 0.7 has.

- Land at Petersfield Road, Greatham (SD73) – 35/40 dwellings, 2.4 has.
- Malling Brooks, Lewes (SD80) – employment site, 1.72 has.
- Former Brickworks site and Highway Depot, Midhurst (SD81) – 65/90 dwellings, 2.7 has.
- Holmbush Caravan Park, Midhurst (SD82) – 50/70 dwellings, 4.7 has.
- Land to the rear of Ketchers Field, Selborne (SD88) – 5/6 dwellings, 0.8 has.
- Land at Pulens Lane, Sheet (SD89) – 30/32 dwellings, 3.4 has.
- Stedham Sawmill, Stedham (SD92) – 16/20 dwellings and 3,000m2 B1 use, 1.2 has.
- Land at Ramsdean Road, Stroud (SD94) – 26/30 dwellings, 1.2 has.

3.5 The table at Appendix D gives relevant information on a site by site basis. The following paragraphs compare the above 16 sites from the point of view of key characteristics which will influence whether or not they should be considered major development.

Scale

3.6 In relation to the 'starting point' of the 2010 Order referred to in the 2011 Maurici opinion, all but the Selborne site are proposed for 10 or more dwellings and all apart from the Alfriston site are at least 0.5 hectares. However, the 2013 opinion downplays the significance of this to a 'relevant consideration' that will not determine the matter and may not even raise a presumption either way.

3.7 The sites at Alfriston and Buriton are small in the context of their respective villages and only propose up to 10 dwellings. The site at Cheriton is slightly larger (0.85 has.) and is proposed for more dwellings (up to 15). The three villages have a population of 700-830 and, although they are relatively small, the size of the sites proposed, all under 1 ha, is such that they are not considered major on this basis.

3.8 The sites in Selborne and Findon are also under 1 ha. in size but are also within much larger villages (populations of 1,300 and 2,500 respectively). These 2 sites are also not considered major in terms of scale.

3.9 The employment site in Lewes, although 1.72 has. in size, is not considered to be large within the context of the town, which is the largest in the National Park and has a population of 17,300. It is located within the existing built form of the town, forms an extension to the existing employment site and is bounded by both commercial and residential uses. On balance, the scale of the site is not considered major.

3.10 The sites at Droxford, Cowdray Works yard, Easebourne, Stedham and Stroud are all similar in size (between 1 and 1.2 has.) and capacity (between 16 and 32 dwellings), but the scale of proposed development in the local context of each varies.

3.11 Droxford with a population of 675, Stedham with a population of 767 (including Iping) and Stroud with a population of just 360 are small settlements; hence the proposed introduction of up to 20/32 dwellings, and in the case of Stedham employment use, is significant and may be considered as major in terms of scale.

3.12 The sites in Easebourne should be considered within the context of the relatively large settlement of Midhurst (population 4,900), since Easebourne, while an administratively separate parish of about 1,800 people, is physically and functionally linked to the neighbouring town. The scale of development at the Cowdray Works yard in Easebourne is not significant in this context. The site at the former Easebourne school is also considered to be relatively small in scale within the context of the local area.

3.13 By contrast, the five largest sites at: Coldwaltham (8 has.), Greatham (2.4 has.), Sheet (3.4 has.), the former brickworks site and highway depot in Midhurst (2.7 has.), and Holmbush Caravan Park in Midhurst (4.7 has.), are all over 2 has. in size with capacities over 20 dwellings, although as noted above the last two sites are in the context of the relatively large settlement of Midhurst.

3.14 In relation to the size of the village (850 population in the parish which also includes Watersfield), the 8 hectare, 25/30 dwelling site at Coldwaltham is large and should be considered as major, although the built area will be substantially reduced (to about 2 has.) provided it is developed in accordance with the concept plan in the Local Plan and the proposed development brief based on this. The size of the Greatham site (2.4 has.) is also important in the context of Greatham village which only has about 400 dwellings and 800 population. Both of these sites were assessed as major in the October 2015 report, and in both cases the number of dwellings proposed has been increased.

3.15 The two sites in Midhurst are proposed for the largest numbers of dwellings (up to 70 in the case of the Holmbush Caravan Park site and up to 90 in the case of the combined former brickworks and current highway depot site). The scale of development proposed is large although in the context of Midhurst (about 4,900 population) these are not as significant as they would be elsewhere. However, given the size of the sites and the proposed number of dwellings within the context of the National Park, both may be considered as major in terms of scale.

3.16 The site in Sheet (3.4 has.) is large in the context of Sheet (population about 870) but is located on the periphery of Petersfield, adjacent to existing housing (population about 15,000). The site should be considered within the context of the relatively large settlement of Petersfield, since Sheet, while an administratively separate parish, is physically and functionally linked to the neighbouring town. Moreover, the concept plan, which is being translated into a development brief, will reduce the built area of the site.

3.17 In terms of scale, therefore, taking account both proposed capacity and the local context of the settlements to which they relate, only the sites at Coldwaltham, Droxford, Greatham, Midhurst (both sites), Stedham and Stroud are considered major.

Local Context / Enclosure

3.18 The sites at Lewes and Holmbush Caravan Park in Midhurst are fully enclosed within existing built development and fall within their respective existing settlement boundaries. Their local context and enclosure are therefore factors against considering them as major.

3.19 The sites at Alfriston and Cheriton have a good degree of enclosure by existing residential properties. The Alfriston site also falls within the current settlement boundary and within the local context is viewed as part of the village. The site at Droxford lies on the south-western side of the village and is enclosed by Park Lane and existing housing to the north, and the local junior school to the west, although the school and the site lie outside the existing settlement boundary. To the east there are existing houses and rear gardens providing a reasonable degree of enclosure. Within the local context of Park Lane, the site sits between existing residential development and the school and could be seen as part of the existing village. The local context and enclosure of the above three sites therefore indicates against them being considered as major.

3.20 The site at Stroud and the two sites in Easebourne, although not fully enclosed, are well connected to existing development on one or more sides within the village, although outside the current settlement boundary. The Stroud site has development on three sides, although some of this is open in character (a public house in grounds and residential gardens). In the local context, these sites form part of their village. On balance, their local context and enclosure indicate that they are not major.

3.21 The site at Buriton is a relatively small triangular extension site on the western side of the village, outside the existing settlement boundary. With existing houses to the south on Glebe Road and a large house to the west on the other side of Greenway Lane, the site is effectively enclosed on two sides. Similarly, the site at Findon, although extending into existing open fields on the northern end of the village, is effectively enclosed on three sides by existing residential development. Again, local context and enclosure of these sites points to them being not considered as major.

3.22 The former brickworks and highway depot in Midhurst is a large site on the eastern edge of the town. To the south of the site on Bepton Road there is existing residential development and to the north of the current highway depot there is an existing employment site on Station Road which provides some enclosure. The former brickworks part of the site extends further to the west, and so does not have the same extent of enclosure. On balance, however, the local context within the town of Midhurst and the degree of enclosure are factors militating against it being considered major.

3.23 By contrast, the sites to a greater or lesser degree at Coldwaltham, Sheet, and Stedham are all seen as incursions into open countryside. The Coldwaltham site is located on the southern tip of the village and is a significant size bounded only on one side by existing residential development. The Sheet and Stedham sites are adjacent to existing residential development but only on one side and are not

enclosed on the other sides. As a result, the local context and lack of enclosure of these four sites means they are considered as potentially major on this basis.

3.24 The sites in Selbourne and Greatham are more marginal. The relatively small site in Selborne forms an extension to existing modern residential development at the south-eastern end of the village, but there is only enclosure on one side of the site. Within the local context of the village the site sits at the very southern-eastern edge and is not considered enclosed. The site at Greatham is on the site of a former nursery and is surrounded on three sides by development, including community facilities, but the Local Plan proposes to omit the existing development to the west and south-west from the Settlement Boundary. If this proposal remains in the next stages of plan preparation, development of the nursery site could appear anomalous in the context of Greatham, representing a significant extension into the open countryside as defined by the Local Plan. On balance, the local context and enclosure of the above two sites indicates that they may also be considered as major.

3.25 If considered on the sole basis of the location of the sites in relation to nearby development, and the extent to which they extend into the open countryside, either existing or (in the case of Greatham) proposed, and their location within the local context, then the allocations at Coldwaltham, Greatham, Selborne, Sheet, Stedham and Stroud are to varying degrees potentially major development.

Landscape Sensitivity

3.26 Five of the sites have medium landscape sensitivity, these being at Droxford, the former Easebourne School, Greatham, Holmbush Caravan Park in Midhurst and Stroud. Two sites, Cheriton and Lewes only have low/medium sensitivity. On balance, these seven sites are not considered major in terms of landscape sensitivity.

3.27 One site, Coldwaltham has high landscape sensitivity reflecting the proximity to an SSSI/SPA/Ramsar site and to Open Access Land, and should be considered as major in terms of landscape sensitivity, although there is potential to mitigate this through the reduced built area and landscaping shown in the concept plan and to be translated into a development brief.

3.28 A further eight sites have medium/high landscape sensitivity and are analysed in more detail as follows.

3.29 Parts of the site in Findon have medium/high sensitivity but the impacts on landscape character will be reduced by focusing development on the south and western parts of the site, which have lower sensitivity, hence mitigating impact. The site in Selborne is located at the southern end of the village, away from the historic core and conservation area. Impacts of the site on landscape character will be limited by the previously developed nature of part of the site, the presence of modern housing bordering the site and the policy approach which seeks to limit impacts on landscape character. The site in Stedham, although in a sensitive location adjacent to Iping Common (SSSI) is unsightly as a result of the current use and is also in part previously developed land. Redevelopment of the site will help to limit impacts on

landscape and village character and offer opportunities for enhancements to the public realm and heathland regeneration. On balance, therefore, the above 3 sites are not considered major on landscape grounds despite their medium/high landscape sensitivity.

3.30 By contrast, the site in Alfriston is located in the historic medieval core of the village within a sensitive location and the conservation area. The eastern boundary of the site is more open and there is a clear transition between the site and the river valley to the east. A public right of way also forms the eastern boundary. The site at Buriton does represent an incursion into the open countryside and, although near to existing facilities and a relatively small allocation (8/10 dwellings), there is some potential for harm. The Cowdray Works yard site in Easebourne has medium/high sensitivity due to the historic nature of surrounding townscape and the Cowdray estate character which creates a sense of place. There is a potential impact on the character of the registered parkland.

3.31 The former brickworks and highway depot site in Midhurst has variable sensitivity throughout the site. To the north there are former mineral workings, and the western part of the site intrudes into the common where there is potential for residential development to appear incongruous and intrusive if not carefully designed and landscaped. To the east sensitivity would be lower in the context of existing built form. The site in Sheet is relatively large (3.4 has.) and although sensitivity varies across the site and part of the site is in a brownfield condition, to the east the sensitivity is higher due to the biodiversity constraints of the site and its setting, together with the importance of the River Rother as a major valley feature. On balance, there is a case to consider these sites in their totality and the three sites in paragraph 3.30 as major in terms of landscape sensitivity.

3.32 Looking just at the factor of Landscape Sensitivity, the proposed allocations with a case for being considered major development to varying degrees are those at: Alfriston, Buriton, Coldwaltham, Cowdray Works yard in Easebourne, the former brickworks and highway depot in Midhurst, and Sheet.

Previously Developed Land

3.33 A number of the sites are either totally or in part on previously developed land (PDL) as defined by NPPF. This could be a factor when considering the potential for serious adverse impact on the natural beauty of the National Park.

3.34 The sites in Easebourne, those in Midhurst, and the site in Stedham are all described either wholly or significantly, as being PDL. A proportion of the site at Cheriton is also PDL as a result of the two existing houses. The potential for serious adverse impact on the park for the above six sites is therefore greatly reduced as a result of their status as PDL and their potential to be considered as major is similarly reduced.

3.35 Furthermore, two of the sites are described as former plant nurseries (Droxford and Greatham) and the site in Alfriston was previously used for allotments, including a number of greenhouse buildings. The site at Selborne also contains existing buildings used for agricultural purposes. Although not strictly PDL, all 4 sites contain structures

and buildings used as part of an agricultural or horticultural use. The site at Sheet is also described as brownfield in part, with the presence of existing buildings but the site is unlikely to be classed as PDL. On balance for the above five sites the potential impact of development is reduced by previous use and their potential to be considered major is similarly reduced.

3.36 In terms of use and previous development the sites at Buriton, Coldwaltham, Findon, Lewes and Stroud are all on greenfield sites that do not contain any built structures, are not previously developed and so this factor indicate in favour of them being considered as major.

Need for Further Assessments

3.37 The Maurici opinion states that whether development of a site requires an EIA or an appraisal of the likely traffic, health, or retail implications will all be relevant considerations, but will not determine the matter and may not even raise a presumption either way. This section covers the need for further assessment, apart from assessments of landscape, ecology and cultural heritage (which are considered elsewhere). In doing this it is recognises that not only is it but one of a number of considerations but in terms of the six points at 1.11 it is a relatively modest one when assessing the potential for serious adverse impact upon the National Park.

3.38 A variety of further assessments will be required for each of the sites in question, and this will be carried out as part of any future application process. Some requirements are more onerous than others and the list of assessments reflects some of the known issues, particularly if they are in a very sensitive location, difficult to access, in a known area of flooding, subject to contamination etc. A number of sites are also included in the SHLAA where further analysis has taken place regarding the suitability of sites for development. For the 16 marginal sites, most require several separate assessments.

3.39 On most sites, given their location, trees and hedgerows exist hence an arboricultural impact assessment is required. Similarly, those sites which have been previously developed require contamination reports.

3.40 Flood Risk Assessments are required on most sites, mainly due to their location. In the case of five sites additional Surface Water Management Plans are required (Cowdray Works yard in Easebourne, Lewes, Sheet, Stedham and Stroud). Hydrogeological surveys are also required for both the Holmbush Caravan Park site in Midhurst and the Stedham site, and a hydrological survey is required for the Coldwaltham site to assess the impact of development on the adjacent Waltham Brooks SAC. There are only three sites, those at Buriton, Cheriton and Findon, where there are no requirements for flooding and surface water management assessments.

3.41 Transport assessments are required for the sites in Alfriston, Droxford, Lewes, Holmbush Caravan Park in Midhurst, Selborne, Sheet and Stroud, principally due to access issues and potential impacts on the adjacent highways.

3.42 The sites at Alfriston, Droxford, the former brickworks and depot and the Holmbush Caravan Park, both in Midhurst, Sheet, Stedham and Stroud have the greatest need for further assessments. By contrast the sites at Buriton, Cheriton, the former school in Easebourne and Findon have the least.

3.43 This limited need for further assessment of the sites at Buriton, Cheriton, former school in Easebourne and Findon indicates against them being considered as major.

Ecology and Wildlife

3.44 The 2013 Maurici opinion also clarifies that it is necessary to consider the potential impacts on wildlife and cultural heritage in addition to 'scenic beauty and landscape' in deciding whether a site is to be considered 'major'. The need for further assessment of ecology, geodiversity, archaeology and cultural heritage is therefore also an indication of such potential impacts. Based on the stated requirements for further assessments and other known information about the sites, this section deals specifically with the elements of ecology/wildlife while the next section addresses heritage/archaeology.

3.45 Ecology Assessments including protected species are required on eight sites: Alfriston, Cheriton, Coldwaltham, Findon, the former brickworks and highway depot in Midhurst, Holmbush Caravan Park in Midhurst, Sheet and Stedham. The site at Stroud requires just an Ecology Assessment. By contrast the sites at Buriton and Lewes do not require any further assessments for ecology or landscape. The sites at Coldwaltham and Stedham are particularly sensitive due to their proximity to national nature conservation designations. Furthermore the following four of the above sites also require a Project Level Habitat Regulations Assessment: Cheriton, Coldwaltham, and both sites in Midhurst.

3.46 Although an Ecological Assessment of the site itself is not required, the site at Greatham is approximately 600m from the Woolmer Forest SSSI and SAC which forms part of the Wealden Heaths Phase II SPA. The proposed development therefore has the potential to have a detrimental impact on this site of international importance for breeding bird species listed in Annex 1 of the Birds Directive.

Cultural Heritage

3.47 Heritage Statements combined with Archaeological Assessments are required on six sites: Alfriston, Cowdray Works Yard in Easebourne, Droxford, Greatham, Sheet and Stroud. Heritage Statements only are required on three sites: Cheriton, the former Easebourne school site, and Stedham. Archaeological Assessments only are required on two sites: Lewes and the former brickworks and highway depot site in Midhurst.

3.48 There are only five sites where there are no requirements for either Heritage or Archaeological Assessments (Buriton, Coldwaltham, Findon, Holmbush Caravan Park in Midhurst and Selborne).

3.49 The need for Heritage Statements and/or Archaeological Assessments on all but five sites indicates the common need generally for greater information on cultural heritage on eleven sites. The sites at Alfriston, Cheriton, Cowdray Works Yard in Easebourne, former Easebourne school site, Droxford, Greatham, Sheet and Stedham are all either in or near a Conservation Area and close to existing listed buildings. The site at Stroud is located in a wider area noted for high archaeological interest, and close to a Scheduled Monument. The site at Lewes has already been prepared in part for redevelopment but due to its former wetland nature it has been identified as having high potential for wetland archaeology. The former brickworks and highway depot site in Midhurst is located in an area of archaeological interest.

3.50 The above eleven sites indicate the potential for serious impacts on cultural heritage.

Recreational Opportunities

3.51 The identification of major sites must also consider the potential for serious harm to recreational opportunities in the National Park (pursuant to the second national park purpose). Such issues are raised in relation to most of the sites, usually as a result of impact on views from public rights of way and in one case, at Coldwaltham, from Open Access Land. However, it is also important to note the potential for enhancement of routes through sites and potential connections. As a factor, the potential harm to recreational opportunities is not easy to determine at this stage but we have looked below at each of the 16 marginal sites to assess whether there is the potential for harm or not.

3.52 The site at Easebourne School is not visible from a public right of way, just farmland, and already contains buildings, some listed, which will be retained. Development of the site at Buriton, although visible from a public footpath at a distance, would be viewed against existing built development and so would not significantly impact on the enjoyment of the public right of way. Neither site can therefore be regarded as major from the point of view of impact on recreational opportunities.

3.53 The development of sites at Alfriston, Cowdray Works in Easebourne, Findon, Greatham, Lewes, Stroud and Holmbush Caravan Park, Midhurst, are unlikely to harm existing recreational opportunities. Moreover, they do provide opportunities to improve public access, pedestrian routes etc.

3.54 The site at Alfriston is adjacent to a public right of way to the east and would offer the opportunity to further enhance pedestrian access into the main historic core of the village on North street through the site. The Cowdray Works site in Easebourne has the potential to improve pedestrian access through the site, between Easebourne Lane to the west, the main access point to the site, and Cowdray Park which lies to the east of the site. The site at Findon would give an opportunity to connect Elm Rise to the west of the site, and the likely vehicular access point, to the northern end of Stable Lane which is located to the east of the site. The site at Greatham offers the opportunity to further connect the existing site access on Petersfield Road with the public right of way to the east of the site. At the Lewes site a public footpath linking South Malling and the town centre of Lewes currently exists and it has the potential to be improved as part of any redevelopment scheme. The policy for the Stroud site

proposes pedestrian and cycle routes with links through the site and towards the existing public right of way to the south. The Holmbush Caravan Park site in Midhurst is currently closed to the public and would be opened up as a result of redevelopment. Given the potential for improvement and enhancement of public access, the above seven sites are not considered major from the point of view of serious impact on recreational opportunities.

3.55 Both the Cheriton and Stedham sites are well linked to the A272 and would be accessed from it. In both cases there are no current public rights of way through the sites. Further linkages are possible, particularly in the case of Stedham where there is the potential to re-route the existing public right of way through the site from north to south. Neither of these two sites are considered major from the point of view of serious impact on recreational opportunities.

3.56 The site at Droxford is adjacent to Park Lane, which forms part of the Wayfarers Way long distance footpath. Access to the site will be required from Park Lane. Although the current route of the footpath is unlikely to be changed, there is the potential for harm to the experience of using an existing important right of way. Similarly, the site in Selborne is accessed along an existing public right of way and this is likely to be the main proposed access to the site, providing it is capable of being widened for vehicular use. As such there is a potential for harm to the recreational opportunity offered by the right of way.

3.57 The sites at Coldwaltham, and the former brickworks to varying degrees and highway depot site in Midhurst, adjacent to Midhurst Common, are visible from open access land. The latter is also potentially visible from several public footpaths including the Serpent Trail recreational route. The Sheet site is next to the River Rother and potentially visible from two public footpaths. Although opportunities exist for links through the sites, there is the potential for harm given their sensitive locations. In the case of these three sites there is a potential for some harm to recreational opportunities, albeit this may not in itself be 'serious' depending on the extent to which recreational benefits, such as improved footpath links, can be achieved through the development briefs to be prepared in accordance with the concept plans shown in the Local Plan.

Conclusion

3.58 We have developed the methodology from the October 2015 report for the Stage 1 assessment for 31 allocation sites. This has been due primarily to the larger number of sites in total (31) and the high number of marginal sites (16) where further analysis is required to determine whether or not they are considered major and considered further in Stage 2. In addition to scale, local context/enclosure, landscape sensitivity, the need for further assessment and recreational opportunities, we have also looked at use of the sites, and in particular their status as previously developed land (PDL). We have also analysed in more detail the requirements for further assessments and the potential for harm to ecology and wildlife, heritage and archaeology, and recreational opportunity.

3.59 Using the above methodology for the Stage 1 assessment for 31 allocation sites, we have concluded that fifteen of the sites are clearly not major development. Sixteen sites were more marginal and have been analysed in further detail. The table below shows a summary of this analysis.

Table 1: Summary of Stage 1 Assessment

Site Description	SC	L/E	LS	USE	FA	EC	CH	RO
SD58: Former allotment site, Alfriston	✗	✗	✓	✗	✓	✓	✓	✗
SD62: Land at Greenway Lane, Buriton	✗	✗	✓	✓	✗	✗	✗	✗
SD63: Land south of the A272 at Hinton Marsh, Cheriton	✗	✗	✗	✗✗	✗	✓	✓	✗
SD64: Land south of London Road, Coldwaltham	✓	✓	✓	✓	✓	✓	✗	✓
SD66: Land at Park Lane, Droxford	✓	✗	✗	✗	✓	✗	✓	✓
SD67: Cowdray Works yard, Easebourne	✗	✗	✓	✗✗	✓	✗	✓	✗
SD69: Former Easebourne School, Easebourne	✗	✗	✗	✗✗	✗	✗	✓	✗
SD71: Land to the east of Elm Rise, Findon	✗	✗	✗	✓	✗	✓	✗	✗
SD73: Land at Petersfield Road, Greatham	✓	✓	✗	✗	✓	✓	✓	✗
SD80: Malling Brooks, Lewes	✗	✗	✗	✓	✓	✗	✓	✗
SD81: Former Brickworks site & Highway Depot, Midhurst	✓	✗	✓	✗✗	✓	✓	✓	✓
SD82: Holmbush Caravan Park, Midhurst	✓	✗	✗	✗✗	✓	✓	✗	✗
SD88: Land to the rear of Ketchers Field, Selborne	✗	✓	✗	✗	✓	✗	✗	✓
SD89: Land at Pulens Lane, Sheet	✗	✓	✓	✗	✓	✓	✓	✓
SD92: Stedham Sawmill, Stedham	✓	✓	✗	✗✗	✓	✓	✓	✗
SD94: Land at Ramsdean Road, Stroud	✓	✗	✗	✓	✓	✓	✓	✗

Key to factors: SC = Scale, L/E = Local Context / Enclosure, LS = Landscape Sensitivity, USE = site previously developed including agricultural buildings, FA = Further Assessments, EC = Ecology and Wildlife, CH = Cultural Heritage, RO = Recreational Opportunities

✓ = factor indicates major, ✗ = factor indicates not major;
(for USE, ✗✗ = PDL, ✗ = former agricultural buildings and plant nurseries)

3.60 On balance, given that the Maurici opinion advises that the key consideration is whether the development has the potential to have a serious adverse impact on the natural beauty and recreational opportunities (my emphasis), the following conclusions have been reached about the 16 'marginal sites'.

3.61 The sites at Cheriton, the former Easebourne School, Findon and Lewes do not constitute major development proposals as a result of their scale in the local context, their enclosure and their low/medium and medium landscape sensitivity. In the case of Findon, part of the site does have medium/high landscape sensitivity but development can be contained to the western and lower side of the site.

3.62 Both the Alfriston and Cowdray Works Yard sites have medium/high landscape sensitivity due to their sensitive location. However, both sites are well enclosed and connected to their respective villages. The Easebourne site is previously developed land and the Alfriston site was previously allotments with greenhouses. Connections between existing rights of way could also be enhanced as a result of redevelopment. As such both sites are not considered major.

3.63 The Holmbush Caravan Park site in Midhurst, although large when compared to other allocations, is well contained within the town of Midhurst, has medium landscape sensitivity and is PDL. Therefore, the site is not considered as major.

3.64 The sites in Buriton and Selborne are both relatively small. However, both have medium/high landscape sensitivity, mainly due to their edge of village location. In the case of Selborne the site has buildings used as part of the agricultural industry, reducing its impact on the surrounding landscape. In both cases few further assessments are required and there is no impact on ecology/wildlife or heritage/archaeology. On balance, we do not consider them to be major.

3.65 By contrast the site at Droxford is relatively large in the local context. However, due to its medium landscape sensitivity, level of enclosure and previous use as a nursery we have concluded that it is not major.

3.66 We have concluded that the following six sites qualify as major sites for the purposes of paragraph 116 of the NPPF and are taken forward for Stage 2 assessment:

- Land south of London Road, Coldwaltham (SD64) – 25/30 dwellings, 8 has.
- Land at Petersfield Road, Greatham (SD73) – 35/40 dwellings, 2.4 has.
- Former Brickworks site and Highway Depot, Midhurst (SD81) – 65/90 dwellings, 2.7 has.
- Land at Pulens Lane, Sheet (SD89) – 30/32 dwellings, 3.4 has.
- Stedham Sawmill, Stedham (SD92) – 16/20 dwellings and 3,000m2 B1 use, 1.2 has.
- Land at Ramsdean Road, Stroud (SD94) – 26/30 dwellings, 1.2 has.

3.67 The sites at Coldwaltham, Greatham, Stedham and Stroud are considered to be major development because of their scale in relation to the size of the villages and their lack of enclosure. All four sites also require a number of further assessments. The former brickworks and highway depot site in Midhurst, although PDL, is relatively large in scale, and has medium/high landscape sensitivity due to its proximity to Midhurst Common. The site at Sheet also has medium/high landscape sensitivity and is not enclosed. Both sites require a number of further assessments.

Chapter 4: Assessment of Major Sites

4.1 This chapter sets out the conclusions reached about whether development proposed for the five major sites is likely to be justified by exceptional circumstances in the public interest. Before doing so, it considers what might be an exceptional need in the context of the South Downs National Park.

Definition of Need

4.2 The first consideration required by paragraph 116 is that of need for the development. It should be borne in mind that national park authorities are not obliged to meet objectively assessed needs in full where to do so would give rise to conflict with national planning policies and with their statutory purposes. Footnote 9 of the NPPF provides specific reference to National Parks. The 2010 DEFRA Circular ('English National Parks and the Broads UK Government Vision') recognises that National Parks are not suitable locations for unrestricted housing and that they should focus on delivering affordable housing responding to local needs.

4.3 This policy approach is also made clearer in the White Paper 'Fixing our broken housing market' published in 2017. Paragraph A38 of the document says: 'The Government proposes to clarify which national policies it regards as providing a strong reason to restrict development when preparing plans……it is proposed that these are limited to the policies currently at footnote 9 of the NPPF, with the addition of Ancient Woodland and aged or veteran trees; and that these are no longer set as 'examples' but as a clear list.'

4.4 As a result, the SHMA[1] states that the policy focus in the South Downs Local Plan is on meeting local needs with a specific focus on providing affordable housing; and working with local authorities to plan to meet housing needs across the wider housing market areas (HMAs). The SDNPA should plan to meet a proportion of these housing needs within the National Park itself, in particular to meet the local affordable housing need; but this proportion would be defined taking account of the statutory Purposes and Duty and 2010 Circular based on:

- Meeting local housing needs, particularly for affordable housing;
- Supporting local employment opportunities and key services;
- Landscape impact and development constraints.

4.5 The expectation is therefore not that the SDNPA will meet "full objectively assessed need" but that it will seek to meet "local needs" focused on supporting communities within the SDNP, rather than catering particularly for wider market demand, as far as is compatible with the designation of the landscape.

4.6 As a result, it is not considered that a shortfall in meeting a pro-rata part of the full objectively assessed needs in the HMAs of which the SDNP forms part is in itself an

[1] Strategic Housing Market Assessment, SDNPA, Final Report, September 2015 by GL Hearn Ltd

exceptional circumstance in the public interest, justifying major development in accordance with paragraph 116 of the NPPF. Instead consideration is given to local and affordable needs of the specific community in which the site is located, including those of other nearby communities. However, evidence at such a small scale is only available for the existing situation and may not reflect how such needs will emerge over the longer 15 year plan period, so some assumptions need to be made about this. In two cases (East Hampshire and Lewes) the adopted Joint Core Strategies set requirements for the SDNP part of their plan area; in both cases this is at level below what it would be on a pro rata population basis. Such requirements are also taken to be need in the context of a definition of exceptional circumstances.

Conclusions for Each Site

4.7 The results of the Stage 2 assessment are set out in the table in Appendix E. The Sustainability Appraisal for these sites is set out in Appendix F. The conclusions are as follows:

1) Land south of London Road, Coldwaltham

4.8 Although there are 59 households in Horsham District who have chosen Coldwaltham as an area of choice, very few of these have a local connection to the parish and so would not necessarily represent a local need. Need within Horsham District has increased considerably. Coldwaltham, as one of only 3 villages in the Horsham part of the SDNP, will be expected to meet some of the local need. Other potential sites identified by the SHLAA for Coldwaltham are not considered suitable.

4.9 Existing local need in Coldwaltham is likely to be met by the site at Silverdale (8 dwellings, currently under construction). The SHMA identifies a longer-term demographic need for 13 dwellings per annum in the Horsham District part of the National Park. It may be appropriate to meet a proportion of this need in settlements in the SDNP to support local employment and services, subject to landscape and other constraints; but there are limited opportunities to do so in other villages.

4.10 The high landscape sensitivity derives from the potential impact on the nearby designated sites, hence boundary treatment and the retention of mature trees is critical. The potential adverse effects on the environment are mitigated by the restricted area and landscaping proposed in the concept plan and subsequent development brief. Mitigation should also be carried out in accordance with the findings of the various assessments required on the site, including hydrological issues.

4.11 In order to demonstrate exceptional circumstances, it will be necessary to carry out a local housing needs survey in the parish to supplement the longer-term demographic need in the SHMA and to take account of the completion of the site at Silverdale. It is likely that this need will not be evident until later in the plan period and that release of this site will need to be phased for the second or third 5 years of the plan period. An additional criterion to this effect will therefore need to be included in the site allocation policy at the next stage of plan preparation. Subject to this and to the mitigation

measures referred to above, it is considered that the tests for exceptional circumstances in the public interest would be met.

2) Land at Petersfield Road, Greatham, Hampshire

4.12 The site is larger than needed to meet local housing needs in Greatham but could also make a contribution to meeting the local and affordable needs of adjoining parishes, where opportunities are limited for landscape and other reasons. It could also make a small contribution towards the market housing needs of the wider HMA, although most of these could be met in nearby Whitehill and Bordon. However, the site is required to help meet the requirements inherited from the EHJCS for 100 dwellings to be allocated in the villages of East Hants within the National Park, which are over and above the Whitehill and Borden provision. Not all of these can be found in villages with settlement boundaries elsewhere.

4.13 The allocation is in a sustainable location between existing housing and the primary school and near to the village hall. The size and tenure of housing should be such as to meet local and affordable needs and not those of commuters using the nearby A3.

4.14 In terms of detrimental impacts on the environment, landscape and recreational opportunities, the site itself is relatively free of major environmental constraints, its landscape impact would be limited and its effect on the adjoining right of way would be minimal. However, its proximity to important European wildlife sites threatens to have a detrimental impact. Subject to mitigation measures (such as SANGs) to deal with this, and to a criterion being introduced to the policy to ensure that the tenure and size of housing meets local needs, it is considered that the tests for exceptional circumstances in the public interest would be met.

3) Former Brickworks site and Highway Depot, Midhurst

4.15 Midhurst has a high demand for affordable housing. Currently figures show some 79 households with a local connection with the Parish seeking affordable rented dwellings and 50 have expressed an interest in shared ownership. There are currently some 574 affordable rented homes in Midhurst.

4.16 This site is one of only 9 sites in Midhurst which were identified in the SHLAA as having potential, 5 of which are proposed as allocations in the current plan. This is the largest, accounting for almost 50% of the potential yield. Other sites are relatively small in comparison, hence delivering the local need in another way is difficult. Located at the edge of the of the town it is previously developed land and adjacent to existing employment and residential uses. It is in a sustainable location, and is well linked to existing public transport and local facilities.

4.17 The landscape sensitivity and biodiversity issues arise from the proximity of an SSSI Impact Risk Zone (Iping Common SSSI). It is also adjacent to sensitive heathland and woodland at Midhurst Common, which is both a LWS and a SINC. The policy is for a wide-ranging comprehensive approach which has the potential to enable

enhancements to the biodiversity of the site and minimise the potential impacts of new residential development.

4.18 Subject to the mitigation measures referred to above, and included in the concept plan and subsequent development brief, it is considered that the tests for exceptional circumstances in the public interest would be met.

4) Land at Pulens Lane, Sheet

4.19 Sheet, with a population of 871, is on the periphery of Petersfield, population about 15,000. This site is on the periphery of Petersfield, adjacent to an existing residential area of the town. The site should therefore be considered within the context of the relatively large settlement of Petersfield, since Sheet, while an administratively separate parish, is physically and functionally linked to the neighbouring town.

4.20 There is limited information available regarding local need for Sheet and within the parish this is the only site contained in the SHLAA that could deliver new homes in the future. However, for Petersfield, there is a high housing need, with 262 households with a local connection seeking homes. Current sites within the town with permission and allocated in the Petersfield Neighbourhood Plan will help to meet that need, but there will still remain a large unmet need over time.

4.21 The landscape sensitivity, which varies considerably across the site is principally due to the biodiversity constraints of the site and its setting, together with the importance of the River Rother as a major valley feature. The policy, together with the concept plan in the Local Plan and the development brief, recognise the importance of this corridor by proposing the development of a woodland park adjacent to the River Rother of approximately 20m in width. The policy also seeks to enhance biodiversity and provide for protected species and protect and enhance trees within the site.

4.22 Potential effects on the environment as a result of development are recognised with a variety of reports and assessments, including surface water management, trees on site and the proximity of a listed building. Together with the policy proposal for a woodland park it is not anticipated that there will be substantial constraints and mitigation, in accordance with their findings, is achievable. Furthermore, recreational opportunities could be improved by the proposed green infrastructure enhancements, leading to greater connectivity.

4.23 Subject to the mitigation measures referred to above, it is considered that the tests for exceptional circumstances in the public interest would be met.

5) Stedham Sawmill, Stedham

4.24 There is an identified local need for more affordable housing. Although the site offers the potential for greater numbers of dwellings, it will also be able to make a contribution to meeting local and affordable needs of adjoining parishes, where opportunities may be limited. The site is accessible to local amenities and will also help to meet the need for employment land.

4.25 In terms of detrimental impacts on the environment, landscape and recreational opportunities, the site itself is relatively free of major environmental constraints and its landscape impact would be limited. The allocation site is in part previously developed land, and the redevelopment of the site offers an opportunity to significantly enhance the public realm. In addition, pedestrian and cycle routes can be enhanced and would improve connectivity both within the site and to the village.

4.26 The site is near the Iping Common SSSI, but this is recognised in the policy approach which seeks to ensure that there is no significant impact as a result of new development, and that it is accompanied by an enhancement of habitats on site.

4.27 Subject to the mitigation measures referred to above, it is considered that the tests for exceptional circumstances in the public interest would be met.

6) Land at Ramsdean Road, Stroud

4.28 Stroud is a small village located west of the town of Petersfield. The potential effects on the environment are focused on both archaeological potential and nature conservation. Given the site's location in a wider area noted for high archaeological interest, the policy approach seeks to ensure that an Archaeological Assessment and a Heritage Statement are prepared to support new development proposals and that any mitigation is carried out in accordance with their findings. The site is adjacent to a SINC and an existing watercourse.

4.29 Despite being in a prominent location in the village, the site is surrounded on three sides by existing development in the form of houses to the west, a public house to the north and residential gardens and a primary school to the south. It only has medium landscape sensitivity and the policy approach requires both a Landscape Visual Impact Assessment and Arboricultural Impact Assessment (with Arboricultural Method Statement and associated Tree Protection Plan). Its actual, as opposed to potential, landscape impact will depend upon the outcome of these assessments. In order for the site not to have a significant adverse impact on the landscape, the policy would need to ensure that development provides a suitable transition in form and fabric from the existing residential areas to the west and the open countryside to the east and south.

4.30 These mitigation measures in respect of landscape and others in relation to archaeology and wildlife could ensure that the site meets the environmental tests of paragraph 116 of the NPPF.

4.31 Current housing need data suggests only a very small local need, however, it is recognised that for Petersfield, there is a high housing need with 262 households with a local connection seeking homes. Current sites within the town with permission and allocated in the Petersfield Neighbourhood Plan will help to meet that need. Within the context of Stroud, this is the only SHLAA site with potential for future dwellings. Although the EHJCS requires sites for 100 dwellings to be allocated in the villages in the National Park, sites have been put forward and in some cases allocated totalling greater than this figure in seven villages excluding Stroud.

4.32 Although the site is relatively close to Petersfield and has a reasonable bus service, the current pedestrian and cycle links to the town are poor and would need improvement if this site was to be considered suitable to meet an element of Petersfield's needs. For these to be taken into account, the policy would need to recognise this. In the absence of this, it is likely that any identifiable need would not be evident until much later in the plan period, if at all. Therefore, on the basis of currently proposed policy, it is considered that this site is only likely to meet the tests for exceptional circumstances in the public interest if it can be demonstrated that it meets the local needs of Stroud and nearby villages either now or in the longer term.

4.33 The scale of the proposed development within the village in relation to the current lack of local need would suggest that the assessment for exceptional circumstances in the public interest may not be met in relation to affordable housing provision in the immediate locality. A village hall is proposed as part of the scheme and has strong community support, but the need for a community facility is not a need for the housing and provision of 'planning gain' in this form cannot be used to make a development acceptable which would otherwise not be so. In order to demonstrate exceptional circumstances, it will be necessary to include in the policy a requirement to carry out a more detailed local housing needs survey in the parish to supplement the longer term demographic need in the SHMA and to take account of the surrounding villages. Alternatively, or in addition, the policy should require the improvement of pedestrian and cycle links to Petersfield in order that it can meet some of Petersfield's needs in a sustainable way.

Chapter 5: Conclusions

5.1 Of the 39 sites currently listed as allocations, ten were previously assessed in the October 2015 report. That report looked at a total of 17 sites, seven of which are no longer included in the current list of allocations. The findings for eight of the 10 sites remaining from those previously assessed stay the same since the sites, in terms of both their size and numbers of dwellings proposed, remain the same. Of the eight sites, only one was assessed as major (SD79: Old Malling Farm, Lewes).

5.2 Following a robust and consistent examination of the evidence available at this stage in relation to the remaining 31 allocated sites, it was concluded that 15 of the allocations are clearly not major development.

5.3 Of the remaining 16 'marginal sites', 10 were considered not to be major development. The remaining six allocations at Coldwaltham, Greatham, the former brickworks and highway depot in Midhurst, Sheet, Stedham and Stroud are considered to be major development on balance and based on current information and case law, albeit it is recognised that this is open to interpretation.

5.4 These six sites have been assessed against the considerations set out in paragraph 116 of the NPPF.

5.5 All six sites are considered to have the potential to have serious adverse impacts on the environment and natural beauty of the National Park, in terms of designated nature conservation sites/ species, archaeological interest, and cultural heritage. However, all the sites can meet the key assessments in relation to no detriment to the environment and landscape, subject to mitigation measures.

Appendix A: Allocation Sites- Assessment Table (taken from the October 2015 assessment)

Policy Ref Site Name No dwellings Area	Description	Landscape Assessment	Other Relevant Constraints or Requirements / HRA Implications	Sustainability Appraisal Summary	Major Dev't?	Reason
SD79 *Land at Old Malling Farm, LEWES* **200** dwellings **6.6** has. net (10 has. gross)	Greenfield site on the northern side of the town in a 'green finger' between the 1970s part of the Malling Estate to the east and the River Ouse, mainline railway and Landport Estate to the west. In agricultural use.	Landscape mitigation measures must address the following sensitivities: Views from the site to local landmark features. The strong rural, tranquil and natural character of the Ouse Valley with no development apparent on its eastern banks, save for historic settlement. The visually sensitive western edge of the site above the Ouse Valley floor. The context of the wider Ouse Valley floodplain when viewed from elevated locations. From elevated locations to the west the entire site is clearly visible and separates Old Malling Farm and Lewes Malling Deanery. From elevated locations to the east the northern field of the site is visually prominent and is seen as part of the wider Ouse Valley corridor. The Ouse corridor to the north of Lewes was included in the SDNP as a high-quality setting to Lewes town for scenic, cultural heritage and nature conservation reasons.	SSSI adjacent to the site and within a SSSI Impact Risk Zone. SNCI along the adjacent disused railway cutting on the east of the site. Adjoins Old Deanery Conservation Area and Listed Buildings. Within an area of high archaeological potential, near a medieval settlement and the ruins of a college of Benedictine Canons. Much of the site is best and most versatile agricultural land. Ouse Valley Way runs to the west of the site. HRA implications: this site is 1km from Lewes Down SAC. There is potential for LSE in-combination with other projects and/ or plans. Impact pathways present: Air quality Recreational pressure	Whilst the policy for the site will help limit potential effects, the development will lead to inevitable residual effects on landscape quality, the setting of the historic environment and Best and Most Versatile Agricultural Land. Potential negative effects on biodiversity also have the potential to arise. Development will lead to the sterilisation of Grade 2 and Grade 3a agricultural land. Significant effects on the Malling Deanery Conservation Area can be avoided if the proposed policy approaches are implemented effectively and green infrastructure and design improvements are realised. In terms of positive effects, the policy will deliver housing (including affordable housing) which will help meet local needs and support the vitality of Lewes.	**Yes**	Scale Potential impact on landscape (views from elevated locations and Hamsey Church; views out of the site to local landmark features). Potential impact on cultural heritage (archaeology, listed buildings and Conservation Area) Potential impact on recreational opportunities (Ouse Valley Way and open access land on surrounding elevated locations) Potential impact on wildlife (SSSI and SNCI) EIA development

Appendix A: Allocation Sites- Assessment Table (taken from the October 2015 assessment)

Policy Ref Site Name No dwellings Area	Description	Landscape Assessment	Other Relevant Constraints or Requirements / HRA Implications	Sustainability Appraisal Summary	Major Dev't?	Reason
SD60 *Land at Clements Close, BINSTED* **12** dwellings **0.5** has.	Agricultural land, adjacent residential development and the settlement boundary to the north. There is thick belt of trees and hedgerow on the south and east boundary.	Low/Medium Sensitivity The site is not widely visible and relates to the existing recent settlement pattern.	Within 5km of SPA and SAC. Archaeological assessment required. Ecological survey required. Retain existing mature trees and hedgerows around site. Contribute to East Hants Hangers Biodiversity Opportunity Area. Be consistent in density and character with existing. HRA implications: This site is located 3km from the Wealden Heaths Phase II SPA. Impact pathways include: Recreational pressure	The proposed allocation is located in proximity to areas of significant ecological sensitivity. Whilst the policy presents a number of approaches for supporting the biodiversity value of the site, potential effects on biodiversity will need to be carefully managed. The site is accessible to existing village facilities and amenities, including the school, pub and recreation ground. However, the site is not in close proximity to shops and other services and is relatively poorly connected by public transport networks. This may increase the need to travel by the private car. The allocation is unlikely to have significant effects on landscape quality or the historic environment.	**No**	Low/Medium Sensitivity. 12 dwellings not large in context of c1650 population. Contained by trees/ built up area. Despite requirement for surveys, these should not be a determining factor, severe harm is unlikely and constraints are likely to be capable of mitigation. Potential for biodiversity enhancement.
SD68 *Land east of Cowdray Road, EASEBOURNE* **14** dwellings **0.7** has.	Grazing land and car parks adjacent to the settlement boundary. Approx. 1 km from Midhurst centre.	Medium sensitivity due to enclosed nature of site. Historic impact assessment needed given surrounding context and hole in Historic Landscape Characterisation data.	Adjacent to the Conservation Area and two grade II listed buildings (to the east); Heritage Statement required. Transport statement may be required. LA required.	Whilst development at this location has the potential to have negative effects on features and areas of historic environment and townscape value, the proposed policy provides a robust approach to ensuring that the fabric and setting of cultural heritage	**No**	Within built up area. 14 dwellings not large in the context of Easebourne/ Midhurst together (population c6,600)or even Easebourne alone (c1,700) Relationship to Listed Buildings not significant (to their rear).

Appendix A: Allocation Sites- Assessment Table (taken from the October 2015 assessment)

Policy Ref Site Name No dwellings Area	Description	Landscape Assessment	Other Relevant Constraints or Requirements / HRA Implications	Sustainability Appraisal Summary	Major Dev't?	Reason
			Consider street frontage on Egmont Road and boundary treatment. Ecological survey and retention of hedgerows required. No HRA implications.	assets are protected and enhancements facilitated. The site has good accessibility to the services and facilities in Midhurst by walking/cycling and public transport.		Despite requirements for surveys, serious harm is unlikely and this should not be determining factor. Landscape, heritage and ecological constraints are likely to be capable of mitigation.
SD76 *Land at Itchen Abbas House, ITCHEN ABBAS* **8** dwellings **0.7** has.	Grassed area adjacent to the settlement boundary of Itchen Abbas. Set within established mature grounds of Itchen Abbas House. It is located at the lowest part of the site and relates well to surrounding built form and the settlement pattern.	Low/Medium Sensitivity Landscape impact could be minimised provided development is well designed and in character with the surrounding built form.	River Itchen SSSI and SAC nearby and within a SSSI Impact Risk Zone. Ecological survey required. Contribute to Itchen Valley Biodiversity Opportunity Area. Should not harm amenity of adjoining public footpath. HRA implications: this site is located within 50m of the River Itchen SAC. Impact pathways present: – Water quantity (maintenance of flow velocity) Water quality (siltation and low nutrient inputs)	Given the scale of the proposed development, its relationship with the existing village, and the use of previously developed land it is likely that housing on this site would have a relatively neutral effect – and, in the case of housing and the rural economy, a positive effect. Some uncertainty remains about effects on biodiversity and health (potentially contaminated land). With appropriate mitigation these might be resolved, although the provision of public transport to this small rural community may present a greater challenge. There are also opportunities that could be realised through the development of the site.	**No**	Low/ Medium Landscape Sensitivity. Small capacity. Despite requirement for ecological survey, this should not be a determining factor and ecological constraints are likely to be capable of mitigation/ enhancement. No requirement for other assessments. HRA implications relate to water quality/ quantity and not directly to natural beauty/ wildlife.

Appendix A: Allocation Sites- Assessment Table (taken from the October 2015 assessment)

Policy Ref Site Name No dwellings Area	Description	Landscape Assessment	Other Relevant Constraints or Requirements / HRA Implications	Sustainability Appraisal Summary	Major Dev't?	Reason
SD84 *Land at Lamberts Lane, MIDHURST* **15** dwellings **0.4** has.	Hard surface of tennis/netball courts, two single storey buildings (previously a youth club and Women's Institute) south of the tennis courts, an overgrown and treed area west of the tennis courts. Wholly within the settlement boundary.	Medium Sensitivity due to brownfield status. Conservation area and high visibility of site needs to be factored into design process. Careful appropriate local character approach.	Adjacent to the Conservation Area; Grade II listed building nearby (to the east); Heritage Statement required. Transport statement may be required. LA required. Ecological survey required. Demonstrate no loss of existing community facilities. No HRA implications	As an accessible location, the allocation at this site will support the use of sustainable modes of transport and promote healthier lifestyles, climate change mitigation and the vitality of Midhurst. The proposed allocation will lead to the loss of (currently disused) community facilities. Allocations at this location also have the potential to lead to effects on townscape quality and the setting of historic environment assets and areas of value present locally.	**No**	A brownfield site of less than 0.5 has. within settlement boundary. 15 dwellings not large in the context of Midhurst (c4,900 population). Community facilities available in new school, Despite requirements for Heritage Statement, ecological survey, LA and TA, these should not be a determining factor and constraints are likely to be capable of mitigation.
SD87 *Land between Church Lane and the A273, PYECOMBE* **8** dwellings **1.0** ha	Agricultural land within the settlement boundary.	Medium Sensitivity due to views from the surrounding downland and public right of way network. These are in the context of the surrounding trunk road junction and service station. Existing hedgerow is important to retain and development should reflect surrounding densities to minimise visual impact and maintain consistency with surrounding character.	Retention of hedgerows on and round site required. LVIA required. Noise attenuation measures required. Contribute to Stanmer and Ditchling Downs Biodiversity Opportunity Area. No HRA implications.	The proximity to the A273 is a key concern in terms of the health and wellbeing of future residents. Important to consider how noise and air pollution can be adequately mitigated (e.g. through the uptake of green infrastructure options). The policy will help limit potential effects on biodiversity and the setting of the historic environment and facilitate enhancements. Any future development is likely to help meet local	**No**	Although area of site is large in the context of Pyecombe and 8 dwellings are also significant (c200 population), it falls below 2010 Order definition as <10 dwellings proposed; site is within settlement boundary. Views of it are dominated by busy main roads and a petrol station. Requirements for LVIA and hedgerow retention indicate potential for harm, but this is not a determining factor and harm is unlikely to be serious,

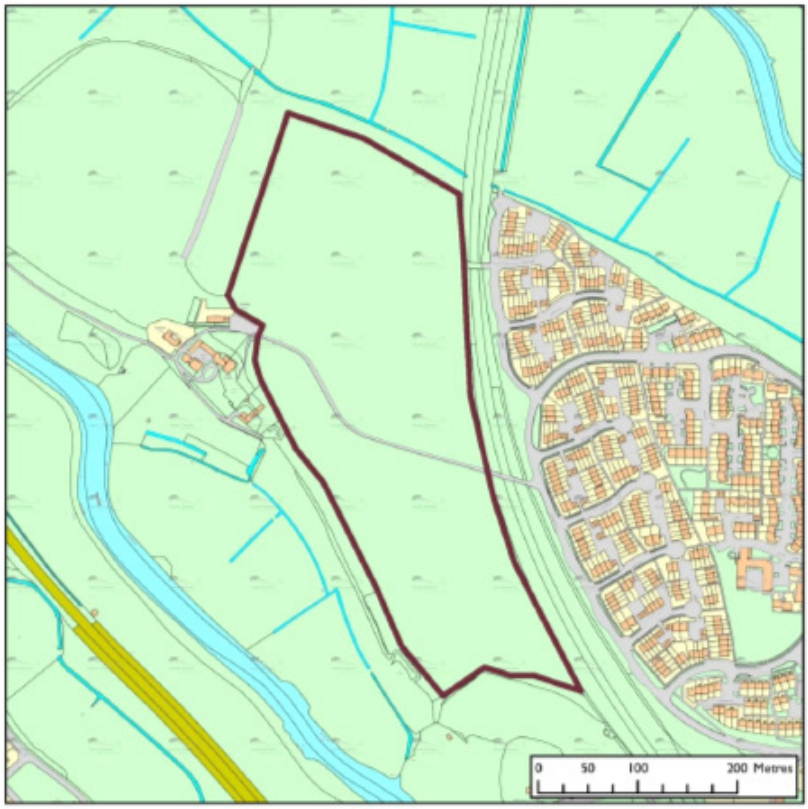
Appendix A: Allocation Sites- Assessment Table (taken from the October 2015 assessment)

Policy Ref Site Name No dwellings Area	Description	Landscape Assessment	Other Relevant Constraints or Requirements / HRA Implications	Sustainability Appraisal Summary	Major Dev't?	Reason
				housing need, although whether it will help meet demand for affordable local housing is less clear. New residents may support the viability of local businesses and the rural economy, whilst accessibility to larger settlements (including Burgess Hill) and their wider services is good, with sustainable transport options available.		subject to retention of hedgerow.
SD90 *Land south of Loppers Ash, SOUTH HARTING* **8** dwellings **0.4** has.	Agricultural/grazing land adjacent to the settlement boundary of South Harting.	Medium Sensitivity 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.	LA required Archaeological assessment required. Form of development to continue existing- low / medium density. Consider boundary treatment. No HRA implications.	Positive effects include the provision of new housing to meet local needs and benefits associated with the vitality of South Harting. Potentially constrained from an archaeological heritage perspective and it will be important that any potential impacts are identified and suitably mitigated. This is recognised by the policy. No significant biodiversity constraints. Limited access by sustainable transport modes due to poor connections to Petersfield by bus.	**No**	Small scale – less than 10 dwellings and 0.5 has. Infill development. Limited requirement for surveys indicates limited potential for harm, although this is not a determining factor.
SD96	Part of a larger agricultural field between residential	Medium / Low Sensitivity owing to influence of adjacent housing development.	Transport statement may be required. LVIA required.	Groundwater sensitivity is a consideration for this site and potential negative effects will	**No**	Medium / Low Sensitivity. Small area – less than 0.5 has.

Appendix A: Allocation Sites- Assessment Table (taken from the October 2015 assessment)

Policy Ref Site Name No dwellings Area	Description	Landscape Assessment	Other Relevant Constraints or Requirements / HRA Implications	Sustainability Appraisal Summary	Major Dev't?	Reason
Land at Long Priors, WEST MEON **10** dwellings **0.3** has.	development to the west and a recreation ground to the east.	The site is visible from local public right of way, and is located on key landscape features (River Meon Valley sides).	Retention of existing mature trees. Site covered by Source Protection Zone 2. Consider boundary treatment. Site has been defined to exclude more visible area to the north. No HRA implications.	need to be identified and appropriately mitigated. This issue is addressed by the proposed policy. Important to consider how development might affect the landscape character of West Meon and the surrounding area. In this context the policy requires a LA and retention of mature trees. Biodiversity and climate adaptation benefits to be secured through landscape work. Accessibility to the existing range of services and facilities in West Meon is good; but accessibility by public transport to Petersfield and Winchester is limited by a two hourly bus service.		Requirements for surveys indicate potential for harm, although this is not a determining factor. Groundwater sensitivity not an issue in relation to potential serious harm to natural beauty or directly to wildlife. Potential to enhance biodiversity.

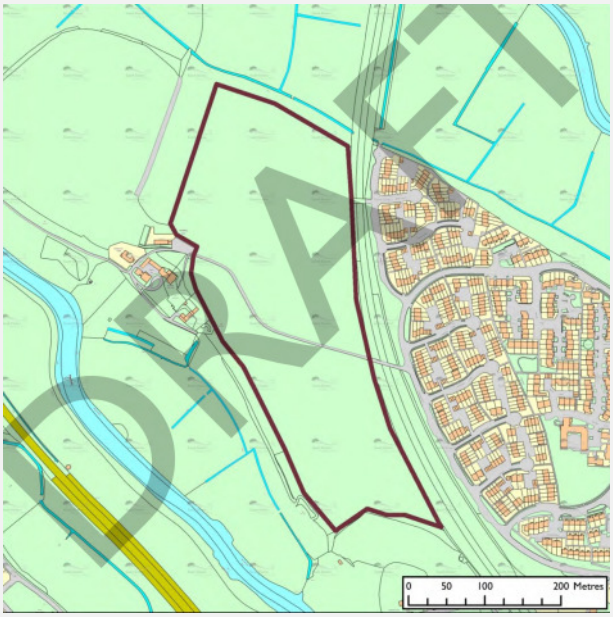
Appendix B: Major Site Assessments (taken from October 2015 assessment)

SD79	Land at Old Malling Farm, Lewes	
		
Need for Development	**Impact on Local Economy**	**Scope for meeting the need in some other way**
See Lewes JCS and SHMA. Lewes town has significant housing needs (for both open market and affordable housing). The District Council's Housing Register consistently shows well in excess of 400 households seeking affordable housing in the town. The town also experiences a relatively buoyant housing market in comparison with the other towns in the district.	The development would assist the local construction industry. Large scale of development could help retention of expenditure in Lewes and support town centre and other facilities.	See Lewes JCS. Opportunities for the outward expansion of Lewes town are extremely limited, due to the sensitive and high quality National Park landscape, and the extensive floodplain of the River Ouse. Most development opportunities are within the town, through the redevelopment of a limited number of sites. Most of these opportunities are small-scale and would be expected to come forward through the development management process or the Lewes Town Neighbourhood Plan. The only other sizeable site is North Street Quarter, but this will not meet all housing needs.
Detrimental Effects on Environment / Extent of Moderation	**Detrimental Effects on Landscape/ Extent of Moderation**	**Detrimental Effects on Recreational Opportunities/ Extent of Moderation**

There are several potential detrimental effects on the environment as a result of this development: • Loss of best and most versatile agricultural land (grade 2 & 3a). • Impact on Offham Marshes SSSI to the west of the River Ouse and the SNCI along the disused railway cutting to the east. • Impact on high archaeological potential (medieval settlement and the ruins of a college of Benedictine Canons). • Effect on setting of Hamsey Church and its visual association with Lewes and of the Malling Deanery Conservation Area. • Undermining the character of historic settlement along the river and the extent to which it contributes to scenic quality of the area as a whole. • Narrowing the perceived and physical width of the green corridor currently penetrating the town and its role as a setting to the town.	A Landscape Impact Assessment was carried out in April 2012. The key sensitivities were: • Views from the site to local landmark features. • The strong rural, tranquil and natural character of the Ouse Valley with no development apparent on its eastern banks, save for historic settlement. • The visually sensitive western edge of the site above the Ouse Valley floor. • The context of the wider Ouse Valley floodplain when viewed from elevated locations. • From elevated locations to the west the entire site is clearly visible and separates Old Malling Farm & Lewes Malling Deanery. • From elevated locations to the east the northern field of the site is visually prominent and is seen as part of the wider Ouse Valley corridor. • The Ouse corridor to the north of Lewes was included in the SDNP as a high quality setting to Lewes town.	While not currently accessible to the public, the site is an important setting for the Ouse Valley Way as it emerges from Lewes. Development could change the character of a significant length of this path from rural to suburban, undermining the sense of tranquillity and naturalness readily perceived along the footpath. Some moderation is possible by setting development back from the bank below which the path runs.
Conclusions		
The SDNPA originally considered that this site should not be developed and would not meet the major development test. It did not therefore include it as a strategic site in the Lewes Joint Core Strategy (JCS). However, the Inspector at the Examination had a different view and requested that a Modification be made to the plan in respect of this site if he was to find the JCS sound. In the light of the need for housing, especially affordable housing, within Lewes and the importance which the Inspector attached to meeting this need as far as possible, it is considered that an exceptional circumstance can be demonstrated in terms of need. Moreover, the JCS has demonstrated that this need cannot be fully met outside the designated area of the National Park, although sites at Ringmer and Cooksbridge do make a contribution. Consideration must then be given to the severity of the adverse environmental, landscape and recreational impacts and the extent to which they can be moderated. The 2012 Landscape Assessment sets out various ways in which the adverse landscape impacts can be mitigated and these are included in the criteria set out in the draft policy for consideration as a modification by the JCS Inspector. The criteria also address the other potential adverse impacts. Subject to these criteria and the Inspector maintaining his view, following further examination, that the site should be allocated for development, it is must be reluctantly accepted that the tests for exceptional circumstances in the public interest are met.		

Appendix C: Sustainability Appraisal Findings for the Old Malling Farm Site (taken from October 2015)

Policy SD79: Land at Old Malling Farm, Lewes



Number of allocations: c. 200 dwellings

Approximate size of site: c.10 ha

Sustainability Theme	Rating	Commentary
Landscape	-	The site has the potential to have impacts on views from surrounding areas. In this context a range of sensitivities have been highlighted for the site, including the following: A strong sense of place; the visually sensitive western edge of the site; the site's impact on views from elevated locations to east and west; impacts on the context of the River Ouse floodplain; impacts on the setting of Old Malling Farm / Lewes Malling Deanery; and a recognition of the Ouse corridor to the north of Lewes providing a high quality setting to Lewes. These sensitivities are recognised through the policy's focus on: high quality design and layout as reflecting its National Park location; its aim to ensure that development is consistent with positive local character and local distinctiveness (including its relationship to the Malling Deanery Conservation Area); its promotion of appropriate densities at different locations of the sites; its protection and enhancement of the views from elevated chalk hills to the east and west and from Hamsey in the north; and the policy's promotion of green infrastructure enhancements. The policy also seeks to limit effects on light pollution from the development. Whilst the policy approach will help limit effects on visual amenity, the development of this greenfield site will have inevitable, and potentially significant effects, on landscape quality.
Climate Change Adaptation	?	Whilst the site is not located within a Flood Zone 2 or 3, the susceptibility of surrounding areas to flooding (including related to the River Ouse) leads to potential effects from new development at this location on fluvial and surface water flooding. The policy seeks to address this through ensuring that a site specific flood risk assessment is undertaken and an

		appropriate surface water drainage strategy (including implementation) is agreed.
Biodiversity	?	The proposed site is located within 200m from the Offham Marshes SSSI, which is located on the western side of the River Ouse. The two units of the SSSI located closest to the site have been evaluated to be in 'favourable' and 'unfavourable recovering' condition. The site is located within an SSSI Impact Risk Zone for 'all development'. As such, development in the region of 200 dwellings raises the possibility of adverse effects on the Offham Marshes SSSI without avoidance and mitigation measures. The disused railway cutting on the east of the site has been designated as the South Malling Disused Railway SNCI. The northern part of the site is located on Coastal and Floodplain Grazing Marsh 'additional' BAP Priority Habitat. The site is located within the Brighton and Lewes Downs Biosphere Reserve, which is part of a global network of Biosphere Reserves recognised by UNESCO as *'special places for testing interdisciplinary approaches to understanding and managing changes and interactions between social and ecological systems, including conflict prevention and management of biodiversity'*. The policy seeks to ensure that '*appropriate measures are implemented to mitigate adverse impacts*' on the SNCI and the SSSI and that fields which are in the same ownership as the site but outside the developable area, are designated as Local Nature Reserves and/or Local Green Space, with appropriate management mechanisms put in place. The policy also seeks to ensure that trees and hedgerows are protected where appropriate. This will help mitigate potential effects on biodiversity features and areas of biodiversity value and ecological features in the area.
Cultural Heritage	-	Development of 200 dwellings at this site has the potential to have effects on the Malling Deanery Conservation Area, which is located adjacent to the site to the south. Five listed buildings are present in the Conservation Area, including the Grade II* listed Malling Deanery, the Grade II listed Church of St Michael and the Grade II listed Church Lane Bridge, Malling Rectory and Gateway to Malling Deanery. One Grade II listed structure is located at Old Malling Farm (ruins of a College of Benedictine Canons) to the west of the site. The policy will help limit potential effects on these features and areas of historic environmental importance through seeking to '*ensure that development respects the character, amenity and setting of the Conservation Area and the Church of St Michael*.' However, inevitable effects on the setting of the conservation area and listed buildings are likely to take place. The site is located within an area of High Archaeological Potential. This is recognised by the policy which seeks to ensure that studies are undertaken to evaluate the archaeological value of the location.
Cultural Activity		The site is located in good proximity to the cultural services offered by Lewes. The allocation is unlikely to have significant positive or negative effects relating to sustainable tourism.

Appendix C: Sustainability Appraisal Findings for the Old Malling Farm Site (taken from October 2015)

Health and Wellbeing	+	The site is located approximately 1.3 km from the High Street when accessed by foot/cycle. It has relatively good access to existing residential areas and pedestrian and cycle networks- and the policy seeks to put in place measures to improve access to the site by non-car modes. As such, the location of the site has potential to promote healthier modes of travel.
Vitality of Communities	+	The development of 200 dwellings will support the vitality and vibrancy of Lewes through supporting services, facilities and amenities.
Accessibility	?	The site is located at relative distance (c.1.3km by foot) to the services and facilities located in Lewes town centre. It is also located approximately 2.4km to the railway station. This is recognised by the policy, which seeks to put in place measures to improve access to the site by non-car modes.
Sustainable Transport	?	The site is located at relative distance (c.1.3km by foot) to the services and facilities located in Lewes town centre. It is also located approximately 2.4km to the railway station. This is recognised by the policy, which seeks to put in place measures to improve access to the site by non-car modes.
Housing	+	The site will deliver in the region of c.200 dwellings. The policy states that 50% of these will be affordable. This will contribute to meeting local housing needs.
Climate Change Mitigation	?	In terms of greenhouse gas emissions, road transport is an increasingly significant contributor to emissions locally. The extent to which new development has the potential to support climate change mitigation through facilitating a reduced level of car dependency is therefore a key element. In this context the policy seeks to put in place measures to improve access to the site by non-car modes. The development of 200 dwellings at this location will lead to increases in the built footprint of Lewes, with associated effects on stimulating additional greenhouse gas emissions. However the preamble for the policy seeks to ensure that an on-site renewable energy strategy is required to ensure sustainable zero carbon development is delivered.
Rural Economy	-	Land at the site has been classified as Grade 2 and 3a agricultural land. This is land classified as the Best and Most Versatile Agricultural Land. Development at this location will therefore lead to the loss of this land.

Summary of appraisal

Summary: Policy SD79: Land at Old Malling Farm, Lewes

Whilst the policy for the site will help limit potential effects, the development of a 10 ha greenfield site at this location will lead to inevitable residual effects on landscape quality, the setting of the historic environment and on land classified as the Best and Most Versatile Agricultural Land. Due to the site's location near to a number of designated nature conservation sites, potential negative effects on biodiversity also have the potential to arise.

Development at this location will lead to the sterilisation of Grade 2 and Grade 3a agricultural land. This is land classified as the Best and Most Versatile Agricultural Land.

In terms of positive effects, the policy will deliver housing (including affordable housing) which will help meet local needs and support the vitality of Lewes.

Appendix C: Sustainability Appraisal Findings for the Old Malling Farm Site (taken from October 2015)

Potential significant effects?

Whilst the policy seeks to limit potential negative effects, due to the nature and location of the development, impacts on landscape quality and visual amenity are likely to be inevitable and significant.

Significant effects on the Malling Deanery Conservation Area can be avoided if the proposed policy approaches are implemented effectively and green infrastructure and design improvements are realised.

The delivering of 200 houses (of which 50% are affordable) will have a significant contribution to meeting local housing need.

Recommendations

Whilst development at this site has the potential to lead to a number of negative effects, some of which have the potential to be significant, many of these effects are inevitable given the location and scale of the development. In this context the current policy promotes an appropriate range of approaches which will support a limitation of these effects.

Key			
Likely adverse effect	-	Likely positive effect	+
Neutral/no effect		Uncertain effects	?

Appendix D: Allocation Sites - Assessment Table (June 2017)

Policy Ref Site Name No dwellings Area	Description	Landscape Assessment	Other Relevant Constraints or Requirements / HRA Implications	Sustainability Appraisal Summary	Major Dev't?	Reason
SD58 *Former Allotment Site, ALFRISTON* **5/10** dwellings **0.4** has.	Underutilised site within the historic core of the village.	Medium/High Sensitivity The site is within the medieval core of Alfriston and is located adjacent to the riverside in a sensitive, high profile location. The existing agricultural buildings deter from the setting of the river and the public right of way along the riverside. Notwithstanding this the site is assessed as Medium / high sensitivity owing to the location within the medieval core of the village.	Arboricultural Impact Assessment required. Arboricultural Method Statement required and associated Tree Protection Plan. Archaeological Assessment required. Ecology Assessment including Protected Species Survey. Flood Risk Assessment required. Heritage Statement required. Land Contamination Survey required. Transport Assessment required.	The site is located in a sensitive location in relation to the historic environment and landscape character, and is located adjacent to BAP Priority Habitats. This is recognised by the policy, which seeks to secure protect and enhance the historic environment and landscape character and secure biodiversity enhancements. Whilst part of the site is located within an area at risk of flooding, the policy precludes development in the higher risk areas of the site, and initiates mitigation measures. The development of 5-10 dwellings at the site will help meet local housing needs and support the vitality of the local area. The site is also accessible to village amenities, and relatively accessible to surrounding larger settlements by bus and the rail network.	**No**	Small area – less than 0.5 has. Requirements for surveys indicate potential for harm, although this is not a determining factor. Severe harm is unlikely and constraints are likely to be capable of mitigation. Medium/High landscape sensitivity due to location within the medieval core of the village but accessible to local amenities and transport links.
SD59 *Kings Ride Farm, ALFRISTON* **6/8** dwellings **0.32** has.	Former agricultural buildings located adjacent to existing residential development in the south-western corner of the village.	Medium Sensitivity due to its prominent and highly visible location on the upper valley sides of the Cuckmere valley and being alongside the SDW national trail. The topography and elevation of the site means that it is particularly visually	Arboricultural Impact Assessment required. Arboricultural Method Statement required and associated Tree Protection Plan. Ecology Assessment including Protected Species Survey	Whilst development at this location has the potential to have some negative effects on landscape character at this edge of village location, the proposed policy provides a robust approach to protecting and enhancing landscape character. The development of 6-8 dwellings at	**No**	Small scale – less than 10 dwellings and 0.5 has. Requirements for surveys indicate potential for harm, although this is not a determining factor. Severe harm is unlikely and constraints are likely

Appendix D: Allocation Sites - Assessment Table (June 2017)

Policy Ref Site Name No dwellings Area	Description	Landscape Assessment	Other Relevant Constraints or Requirements / HRA Implications	Sustainability Appraisal Summary	Major Dev't?	Reason
		sensitive from outwith the settlement.		the site will help meet local housing needs and support the vitality of the local area. The site is also accessible to village amenities, and relatively accessible to surrounding larger settlements by bus and the rail network.		to be capable of mitigation.
SD61 *New Barn Stables, The Street, BINSTED* **0.15** has. **1** pitch	Located just off The Street to the rear of existing homes and has an existing G&T site with permanent permission for 1 pitch.	Site lies within the East Hampshire Greensand Terrace Landscape Character Area. The northern part of the site is well contained by flanking vegetation and is not readily apparent from the public footpath that runs south from the road a little to the east of the site. This part of the site is well related to the nucleated settlement pattern which is a characteristic of this Landscape Character Area; it does not protrude beyond the built limits of the village. The southern part of the site consists of pasture falling away to the south towards a small watercourse and woodland. This land forms part of the rural southern fringe of the settlement.	Sewage and Utilities assessment required. Bordered by trees and hedges to the north and east.	Not available	**No**	Small area – less than 0.5 has., proposal for one pitch.
SD62 *Land at Greenway Lane, BURITON* **8/10** dwellings **0.5** has.	Paddock site located in the north-western corner of the village adjacent to existing housing to the east.	Medium to High Sensitivity due to a location likely exposed in both short and longer distance views - additionally altering the visual character of the settlement and in parallel the extension of the	Arboricultural Impact Assessment required. Arboricultural Method Statement required and associated Tree Protection Plan.	The allocation is unlikely to have significant effects on biodiversity, or the historic environment. Impacts on landscape character will also be limited by the relatively small allocation given the size of	**No**	Small scale – up to 10 dwellings and 0.5 has. Exposed views, changes to visual character of the settlement.

Policy Ref Site Name No dwellings Area	Description	Landscape Assessment	Other Relevant Constraints or Requirements / HRA Implications	Sustainability Appraisal Summary	Major Dev't?	Reason
		settlement which does not reinforce the settlement pattern.		the site. The site is accessible to existing village facilities and amenities, including the school, pub and sports facilities. The site is also, due to its proximity to the town, accessible to the wide range of services, facilities and amenities located in Petersfield. This is further supported by the site's proximity to the bus links between Buriton and Petersfield. It is uncertain whether the site will lead to the loss of land classified as 'the Best and Most Versatile Agricultural Land.'		
SD63 *Land south of the A272 at Hinton Marsh, CHERITON* **12/15** dwellings **0.85** has.	Land south of the A272, comprising 2 existing houses with gardens.	Low/Medium sensitivity. The site lies within the remaining fieldscape between recent residential development and the Hinton Ampner historic parkland. This part of the South Downs is characterised by blocks of ancient woodland, a late medieval field pattern marked typically by hedgerows, often with oak standards and thick tree belts. Water meadows associated with the River Itchen are present locally and permanent pasture is a typical land use, associated with sheep grazing. The landscape is of medium-scale along the Itchen Valley. The eastern boundary of the site is also the Parish	Drainage strategy required. Ecological Impact Assessment required including Protected Species survey. Heritage Statement required. Landscape Visual Impact assessment required. Project Level Habitat Regulations Assessment required.	Positive effects associated with the proposed allocations include the provision of new housing to meet local needs and benefits associated with the vitality of Cheriton. Potential effects on the neighbouring parkland are recognised by the policy, as is the need to preclude impacts on the River Itchen SSSI & SAC. The site is adjacent to a bus route to Winchester, New Alresford and Petersfield. However this is only a two hourly service.	**No**	Requirements for surveys indicate potential for harm, although this is not a determining factor. Severe harm is unlikely and constraints are likely to be capable of mitigation.

Policy Ref Site Name No dwellings Area	Description	Landscape Assessment	Other Relevant Constraints or Requirements / HRA Implications	Sustainability Appraisal Summary	Major Dev't?	Reason
		boundary, for most of its length it is currently equestrian fencing. The remaining boundaries around the site are variable; comprising fencing and hedgerows. The site has low medium sensitivity due to likely impacts on the parkland. Limited visual impact in wider landscape. Some previously developed land is present where existing properties stand. The policy seeks to ensure development provides a suitable transition in built form and fabric from the existing residential areas to the north and west and the open countryside to the south and east				
SD64 *Land south of London Road, COLDWALTHAM* **25/30** dwellings **8** has.	Agricultural land adjacent to the settlement boundary at the southern end of the village.	High sensitivity, due to the elevation and openness at the northern extent of the site and along the public right of way. The site also has a settlement separation function between Coldwaltham and Watersfield. However the allocation proposed through the policy is part of the area which has been evaluated to be of medium/high sensitivity due to its proximity to Open Access Land. Whilst the policy seeks to ensure that a Landscape and Visual Impact Assessment is undertaken to inform design and layout and careful consideration is given to the	Arboricultural Impact Assessment required. Arboricultural Method Statement required and associated Tree Protection Plan. Landscape Visual Impact Assessment required. SSSI site adjacent to the site; within a SSSI Impact Risk Zone; within 100m of SPA/ Ramsar site. Ecology Assessment including Protected Species Survey	Located within an area of significant ecological sensitivity, with Waltham Brooks SSSI and the Arun Valley SPA and Ramsar site present locally. The proposed approach to the protection of biodiversity assets is unlikely to be sufficient to ensure that potential effects on the nature conservation value of these sites are avoided. The site is accessible to existing village facilities and amenities, including the school and pub. The site is also, due to its relative proximity to Pulborough, accessible to the range of services,	**Yes**	Medium/ High Sensitivity. Scale – 25/30 dwellings significant in the context of Coldwaltham (population c850). Proximity of SSSI, Ramsar site and SPA. HRA implications include potential serious harm to wildlife / natural beauty. Need for surveys indicates potential for harm, although not a determining factor.

Policy Ref Site Name No dwellings Area	Description	Landscape Assessment	Other Relevant Constraints or Requirements / HRA Implications	Sustainability Appraisal Summary	Major Dev't?	Reason
		boundary treatment of the site, due to the sensitivity of the site, potential effects are on landscape quality may still arise. High Sensitivity due to its proximity to SSSI and Open Access Land. Access from adjacent development would be essential if ecological issues are surmountable.	Boundary treatment required. Flood risk assessment including surface water management plan required. Hydrological survey required. Project Level Habitat Regulations Assessment required. HRA implications: site is 120m from Arun Valley Ramsar and SPA, and 650m from the SAC. Also 3.8km from Duncton to Bignor Escarpment SAC, and 2.6km from The Mens SAC. Potential impact pathways: Loss of supporting habitat for barbastelle bats at Mens SAC. Loss of supporting habitat for Bewicks Swan Water quality Absence of nutrient enrichment	facilities and amenities located in this nearby large village. However, bus links between the two settlements are poor. This has the potential to encourage the use of the private car. The allocation is unlikely to have significant effects on landscape quality or the historic environment. Due to the presence of nationally and internationally designated nature conservation sites locally, effects have the potential to be significant if the proposed policy approach to the protection and enhancement of biodiversity value is not made more robust.		Possible serious harm to views from Open Access Land.
SD65 *Land East of Warnford Road,*	Site comprises 3 existing planning consents for	Not available	Existing planning consents in place.	Not available	**No**	Enclosed site, number of different consents in place.

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Policy Ref Site Name No dwellings Area	Description	Landscape Assessment	Other Relevant Constraints or Requirements / HRA Implications	Sustainability Appraisal Summary	Major Dev't?	Reason
CORHAMPTON & MEONSTOKE **18** dwellings **0.81** has.	residential development totalling 18 dwellings on land to the rear of existing housing within the village with housing on all sides.		Corhampton has a defined settlement policy boundary. The site falls within this boundary and is a brownfield site. In this instance, the application site is a brownfield site within the boundaries of a sufficiently large village to accommodate a further 10 dwellings; in a residential area where it is surrounded by dwellings; away from the historic core and conservation area; and there are limited wider views of the site.			
SD66 *Land at Park Lane, DROXFORD* **26/32** dwellings **1.02** has.	Former plant nursery located to the west of the historic core of the village on Park Lane, east of the Junior school.	Medium Sensitivity due to its potential risk to views of the church and the Conservation Area from the west of the settlement on the well loved circular PROW / permissive route and Wayfarers Walk long distance waymarked trail. The SDILCA HLC defines the site as being the northern part within the Post 1800 settlement expansion and the southern part of the site being Recent Enclosures Field patterns of 18th-19th Century. The view from	Arboricultural Impact Assessment required. Arboricultural Method Statement required and associated Tree Protection Plan. Archaeological Assessment required. Flood Risk Assessment required. Heritage Statement required.	Potential impacts on landscape character and the historic environment will be mitigated through the policy approaches proposed. The development of c.26-32 dwellings at the site will help meet local housing needs and support the vitality of the local area. The site is also accessible to village amenities. Due to the relatively limited size of the allocation, and proposed policy approaches, potential negative	**No**	Some enclosure, requirements for surveys indicate potential for harm, although this is not a determining factor.

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		Park Lane has changed with the removal of much of the dense privet hedge. In views from further to the west beyond the settlement edge trees on the site are visible with views to Droxford Church spire beyond. The site would be viewed in the context of the settlement in these views but landmark views to the church should be retained and will limit the height of any development. From the PROW at the foot of the valley side to the west there are views across the settlement. Access to the site is problematic due to the narrow width of the Park Lane and its combined use by the school. It may be possible to overcome / mitigate these issues through additional road width and/or parking provision for the school as part of any scheme proposals & further advice should be sought on this issue from the highway authority.	Highways assessment required. Landscape Visual Impact Assessment required. Transport Assessment required.	effects are unlikely to be significant. Similarly potential positive effects are unlikely to be significant.		
SD67 *Cowdray Works Yard, EASEBOURNE* **16/20** dwellings **1.0** ha	Current yard site adjacent to conservation area (north and west) and in close proximity to grade 1 listed buildings	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 its	Archaeological Assessment required. Flood Risk Assessment required. Heritage Statement required.	Whilst development at this location has the potential to have negative effects on features and areas of historic environment and townscape value, the proposed policy provides a robust approach to ensuring that the fabric and	**No**	Within the settlement of Easebourne. 20 dwellings is not large in the context of Easebourne/ Midhurst together (population c6,600) or even

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		character. Alternative location needed for existing uses. Further Historic environment advice needed.	Landscape Visual Impact Assessment required. Land Contamination Survey required. Surface Water Management Plan required.	setting of cultural heritage assets are protected and enhancements facilitated. The site, which is located approximately 1km to the centre of Midhurst, has good accessibility to the services and facilities in the town by walking/cycling and public transport.		Easebourne alone (c1,700). Requirements for surveys indicate potential for harm, although this is not a determining factor. Brownfield site within settlement boundary.
SD69 *Former Easebourne School, EASEBOURNE* **16/20** dwellings **1.7** has.	Disused former school (listed building) and grounds on raised site west of Easebourne Street, partly within the conservation area	Medium 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.	Flood Risk Assessment required. Heritage Statement required. Landscape Visual Impact Assessment required.	Whilst development at this location has the potential to have negative effects on features and areas of historic environment and townscape value, the proposed policy provides a robust approach to ensuring that the fabric and setting of cultural heritage assets are protected and enhancements facilitated. The policy will also support biodiversity enhancements at this location. The site, which is located approximately 1km to the centre of Midhurst, has good accessibility to the services and facilities in the town by walking/cycling and public transport. Due to the relatively limited size of the allocation, and proposed policy approaches, potential negative effects are unlikely to be	**No**	Within built up area. 16-20 dwellings not large in the context of Easebourne/ Midhurst together (population c6,600) or even Easebourne alone (c1,700). Development suitable on existing buildings footprint, subject to sensitive design and full analysis & potential retention of heritage elements. Requirements for surveys indicate potential for harm, although this is not a determining factor.

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				significant. Similarly potential positive effects are unlikely to be significant.		
SD70 *Land behind the Fridays, EAST DEAN & FRISTON* **11** dwellings **0.54** has.	Land to the south of the village adjacent to existing housing to the north and recreation facilities to the south.	Medium Sensitivity. The site relates well to the existing settlement in terms of topography, size and relationship to surrounding uses and densities. This has a Medium sensitivity. The site is located at the point of transition from East Dean to the surrounding open landscape. There is a linear row of 1950's houses to the north (beyond an associated car parking area); the cricket pitch to the south; a couple of sporadic dwellings to the west and a row of dwellings on higher land to the east beyond the highway.	Existing planning consents in place.	Not available	**No**	Consents in place. Relatively small site and low numbers, medium landscape sensitivity.
SD71 *Land to the east of Elm Rise, FINDON* **15/20** dwellings **0.7** has.	Located to the north east of the village core, bordered on 3 sides by existing residential development	Medium/High Sensitivity. Medium sensitivity in western section. Medium high sensitivity to east as the site becomes more elevated and views from the bridleway would be affected.	Landscape Assessment required. Ecology Assessment including Protected Species Survey. Landscape Visual Impact Assessment required.	The site is not sensitive in terms of biodiversity or historic environment interest. Whilst parts of the site have medium high landscape sensitivity, impacts on landscape character will be reduced by focusing development on the south and western parts of the site, which have lower sensitivity. The site has good access to services and facilities, as well as public transport networks. Due to the relatively limited size of the allocation, and proposed policy	**No**	The site is well located within the settlement with residential development on east, west and south of the site. Possible existing access point to south of site. Sloping site, but existing dwellings to the west are clearly visible and sit above the site when viewed from lower ground at eastern boundary.

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				approaches, potential negative effects are unlikely to be significant. Similarly potential positive effects are unlikely to be significant.		Requirements for surveys indicate potential for harm, although this is not a determining factor. Severe harm is unlikely and constraints are likely to be capable of mitigation. 15/20 dwellings small scale within the local context of Findon, pop. 2,557.
SD72 *Soldiers Field House, FINDON* **10/12** dwellings **0.6** has.	Modern residential property in large plot enclosed on all sides by tall beech hedge, located on the eastern edge of the village.	Medium sensitivity due to the PDL status, Views to the west are sensitive from the wider downland and impacts on the adjacent public right of way. Impacts on setting of Nepcote Green. The site is adjacent to a TPO area. A public right of way runs along the western boundary. The site is considered suitable for small scale development of modest sized homes. Mitigation required to ensure no adverse impact on views from surrounding downland.	Archaeological Assessment required. Ecology Assessment including Protected Species Survey. Landscape Visual Impact Assessment required. Transport statement required.	The site is not sensitive in terms of biodiversity or historic environment interest. Whilst parts of the site have medium landscape sensitivity, impacts on landscape character will be reduced by the proposed policy approaches. The site has good access to services and facilities, as well as public transport networks. Due to the relatively limited size of the allocation, and proposed policy approaches, potential negative effects are unlikely to be significant. Similarly potential positive effects are unlikely to be significant.	**No**	Requirements for surveys indicate potential for harm, although this is not a determining factor. Severe harm is unlikely and constraints are likely to be capable of mitigation. 10/12 dwellings small scale within the local context of Findon, pop. 2,557.

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Policy Ref Site Name No dwellings Area	Description	Landscape Assessment	Other Relevant Constraints or Requirements / HRA Implications	Sustainability Appraisal Summary	Major Dev't?	Reason
SD73 *Land at Petersfield Road, GREATHAM* **35/40** dwellings **2.4** has.	Disused plant nursery adjacent to the settlement boundary. Surrounded by residential properties to the north-east, agricultural land to the south, and a village hall and school to the west.	Medium Sensitivity. The size of the site and its location within the centre of the settlement makes it more sensitive than would normally occur for a site which is previously developed land. The site is in a prominent position. It is well screened behind a mature hedgerow, although the roofs of the existing glasshouses can be seen above this. Public right of way along south-eastern boundary, but views are limited.	Arboricultural Impact Assessment required. Arboricultural Method Statement required and associated Tree Protection Plan. Archaeological assessment required. Flood risk assessment required. Heritage statement required, adjacent to (across road from) Grade II Listed Building and Conservation Area. Landscape Visual Impact Assessment required. Mineral assessment report required. Project Level Habitat Regulations Assessment required. Contribute to Rother Valley Biodiversity Opportunity Area. HRA implications: this site is located 600m from Wealden Heaths Phase II SPA, 1.4km from Woolmer Forest SAC, 1.5km from East Hampshire Hangers SAC	The location of the site close to Wealden Heaths Phase II SPA and within the SSSI Impact Risk Zone for the Woolmer Forest SSSI is a significant constraint facing the site. This is recognised in the policy, which highlights that consultation with Natural England will be required. Effects on local historic environment assets and archaeology of the site will be limited by the proposed policy approach. The development of 40 dwellings at the site will help meet local housing needs and support the vitality of the local area. The site is also accessible to village amenities, and relatively accessible to Liss by bus. The site is located in a Mineral Consultation Area, which is acknowledged through the policy. Due to the presence of nationally and internationally designated nature conservation sites locally, effects on biodiversity have the potential to be significant if the proposed policy approach to the protection and enhancement of biodiversity value is not effectively implemented.	**Yes**	Large site in relation to village (c800 population, c400 dwellings). Strictly not brownfield – a nursery is an agricultural use and therefore excluded from the definition of Previously Developed Land in the Glossary to the NPPF. Significant constraint from proximity to European sites. Potential for serious harm in terms of wildlife impact arising from proximity to European sites, as identified by HRA. Need for LIA, archaeological assessment, Transport and Heritage Statements indicates potential for harm, although not a determining factor.

Policy Ref Site Name No dwellings Area	Description	Landscape Assessment	Other Relevant Constraints or Requirements / HRA Implications	Sustainability Appraisal Summary	Major Dev't?	Reason
			& 5.2km from Shortheath Common SAC. Potential impact pathways: Recreational pressure (bird breeding season) and habitats Water quality, Water quantity			
SD74 *Fern Farm, GREATHAM* **0.55** has. **4** pitches	Existing private G&T site on the southern side of Longmoor Road. Comprises an irregularly shaped steeply sloping plot that adjoins a small residential estate, on the eastern edge of a ribbon of development at Greatham.	Low/medium sensitivity. The site is located within 400m of the Wealden Heaths Phase SPA. Woolmer Forest / Weaver's Down LCA. Whilst the upper northern parts are visually exposed and overlook adjoining housing the lower central part is more discreet being located at a similar level to the adjoining houses where there is an immediate relationship with the settlement edge. Close relationship to existing settlement and its relative containment does limit its impact to the immediate area. The roadside fencing and planting has, however, had an adverse effect on the attractive views south westwards from the road that appear to have been were available approaching the settlement from the east.	Foul sewerage and utilities assessment. Flood risk assessment. Lighting assessment. Biodiversity Survey and report.	Not available	**No**	If development is confined to this area it is unlikely to have any appreciable landscape or visual impact/effects beyond its immediate boundaries

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SD75 *Half Acre, Hawkley Road, HAWKLEY* **0.25** has. **3** pitches	Existing private G&T site located on eastern side of Hawkley Road	The site lies in a distinctive tract of unspoilt countryside within the Rother Valley Mixed Farmland and Woodland LCA. The area, in the main, is lightly settled with scattered hamlets and small farmsteads and mostly has a remote and tranquil character. Hawkley Road defines the south-western boundary and the existing hedgerow provides a good screen in views from the road and the site is discreet at the point of access; a house lies on the opposite side of the road but is screened from the site. The north-western boundary is defined by a sunken byway flanked by mature trees and hedgerows. the relationship to the existing building complex and the property on the opposite side of the road means it is not a wholly isolated development and is located where there is some activity.	Foul sewerage and utilities assessment. Lighting assessment.	Not available	**No**	Small area – less than 0.5 has. Development has a very limited and localised effect on landscape character and views being visually well contained and not subject to overlooking.
SD77 *Castelmer Fruit Farm, KINGSTON NR LEWES* **10/12** dwellings **0.72** has.	Part of a larger area of woodland/orchard including a small commercial garage located on the north-eastern side of the	Medium sensitivity. The site lies within the remaining fieldscape created post 1920, contemporary with the original orchard planting. This part of the South Downs is characterised by chalk grassland and woodland on the steeper slopes.	Arboricultural Impact Assessment required. Arboricultural Method Statement required and associated Tree Protection Plan.	Whilst development at this location has the potential to have negative effects on biodiversity habitats and species, the proposed policy provides a robust approach to ensuring that the ecological networks are protected and	**No**	Relatively small area, 0.6 has. confined to the area around existing commercial buildings. Requirements for surveys indicate potential for harm,

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	village. Site limited to western corner.	Minor lanes and tracks descend the valley sides and are typically historic. The landscape is of medium scale and the site boundary comprises trees and hedgerows on all but the side adjacent to existing settlement which remains open. In terms of landscape quality, the site has been evaluated as having medium sensitivity due to likely visual impact in wider landscape. The site includes some previously developed land where existing properties/greenhouses stand. This is recognised by the policy, which seeks to ensure than new development is accompanied by a Landscape Visual Impact Assessment, publicly accessible public open space is provided and a suitably landscaped transition at the site boundaries is implemented. Landscape character will also be supported by the small size of the allocation relative to the size of the site, and the location of the allocation in south western portion of the site in the area currently occupied by the existing dwelling, the garage, greenhouses and part of the orchard.	Archaeological assessment required. Ecology Assessment including Protected Species Survey. Flood risk assessment including Surface Water Management plan required. Landscape Visual Impact Assessment required. Land contamination survey required.	enhanced and the most sensitive parts of the site are not developed. Similarly the policy approach will help protect landscape character, including longer distance views to and from the site. This will be supported by the small size of the allocation, in the south-western portion currently occupied by the existing dwelling, the garage, greenhouses and part of the orchard. In terms of accessibility and sustainable transport links, the site is relatively poorly connected by bus, but is in relative proximity to the wider range of facilities available in Lewes. The site is also accessible to village amenities. The development of c.10-12 dwellings at the site will help meet local housing needs and support the vitality of the local area.		although this is not a determining factor. Severe harm is unlikely and constraints are likely to be capable of mitigation.

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SD78 *The Pump House, Kingston Ridge, KINGSTON NR LEWES* **0.03** has.	Site on the north-western edge of the village with temporary permission for one pitch.	Existing private G&T site (one pitch) with a limited localised effect on landscape character with views being well contained and not subject to overlooking.	Foul sewerage and utilities assessment required.	Not available	**No**	Small area – less than 0.5 has. One pitch proposed.
SD80 *Malling Brooks, LEWES* **1.72** has.	Area of cleared woodland located between the existing Malling Brooks employment site and surrounding residential.	The site formerly had the character of 'brooks'; pastureland drained by numerous ditches, which had become overgrown by mature trees. The site is visible in views from the hills surrounding Lewes, and partially screens the adjacent industrial estate from some views.	Archaeological surveys including fieldwork assessment required. Transport assessment and travel plan required. A scheme for the provision of surface water drainage works required. A scheme required to deal with the risks of contamination. There are numerous records of protected and notable species in the area and most notably of reptiles on site. Due to its former wetland nature the site has been identified as having high potential for wetland archaeology, including prehistoric organic remains.	Not available	**No**	Site contained within the existing settlement boundary, adjacent to existing employment uses. Requirements for surveys indicate potential for harm, although this is not a determining factor. Severe harm is unlikely and constraints are likely to be capable of mitigation.

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			The whole site is within Flood Risk Zone 3A. However, it is defended by the flood defences protecting the wider Brooks Road area, and commercial/industrial uses are defined as 'less vulnerable' in flood risk terms and in principle appropriate for zone 3A. A public footpath cuts across the north-western end of the site providing a link from the South Malling area into the industrial estate and towards the town centre. Its attractiveness to pedestrians must be protected and enhanced. There are two historic landfill records overlapping the boundaries of the site.			
SD81 *Former Brickworks Site and Highway Depot, MIDHURST* **65/90** dwellings **2.7 has.**	Two adjacent sites, council recycling depot to the south and former brickworks site to the north.	Medium/High Sensitivity. To the north, the site has former mineral workings with existing sheds and buildings on the eastern edge. The western part of the site intrudes beyond the build form and into the common where residential	Arboricultural Impact Assessment required. Arboricultural Method Statement required and associated Tree Protection Plan.	The current use of the site provides significant opportunities for enhancements to townscape and biodiversity. In this context the policy approach for the allocation will lead to a range of benefits through enhancing	**Yes**	Large area – 2.7 has. previously developed land within the settlement boundary. 65/90 dwellings is large but not in the context of

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		development would appear incongruous and intrusive. In the future areas of the afforested common are likely to be cleared for timber and heathland creation which could increase the visual sensitivity of the landscape. The site has a varied sensitivity across from the west where it would be Medium/High Landscape Sensitivity to the east where it would be lower in the area of existing built form. Any future proposals for the site should be prepared in conjunction with any heathland management plan for Midhurst Common (LWS) in order for a scheme to take full account of future landscape change in its preparation and also to maximise mutually sustaining solutions for. To the south on the current depot site, Medium Landscape Sensitivity opportunity for significant GI to be incorporated into any development appropriate to location adjacent to SINC. 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	Archaeological assessment required. Ecology Assessment including Protected Species Survey. Flood risk assessment including Surface Water Management plan required. Ground stability survey required. Land contamination survey required. Lighting assessment required. Project Level Habitat Regulations Assessment required.	habitats and ecological networks and facilitating significant enhancements to the public realm. The policy's focus on green infrastructure enhancements will also support climate change adaptation. The site, which is located approximately 800m to the centre of Midhurst, has good accessibility to the services and facilities in the town by walking/cycling and public transport.		Midhurst (c4,900 population). Requirements for surveys indicate potential for harm, although this is not a determining factor. Brownfield site within settlement boundary. Medium/High landscape sensitivity to the northwestern part of the site, proximity of Midhurst Common.

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		Wildlife Site would need to be considered. The site is adjacent to an Historic Landfill Site.				
SD82 *Holmbush Caravan Park, MIDHURST* **50/70** dwellings **4.7** has.	Large disused caravan site on PDL centred on a large pond located within the area of existing residential uses.	Medium sensitivity. The site has an unusual history which makes it PDL. It has inherent landscape character qualities and potential heathland opportunities which make it medium sensitivity.	Development Masterplan required. Arboricultural Impact Assessment required. Arboricultural Method Statement required and associated Tree Protection Plan. Ecology Assessment including Protected Species Survey. Flood risk assessment required. Ground stability survey required. Hydrogeological survey required. Land contamination survey required. Landscape visual impact assessment required. Lighting assessment required. Transport assessment required. Project Level Habitat Regulations Assessment required.	Flood risk on the site is recognised by the policy which seeks to ensure new development is only located in Flood Zone 1 and suitable flood risk mitigation measures are implemented. Potential impacts from new development on biodiversity and landscape character will be minimised and enhancements secured through the proposed policy approaches for the site allocation. The site, which is located approximately 900m to the centre of Midhurst, has good accessibility to the services and facilities in the town by walking/cycling and public transport.	**No**	Large area – 4.7 has. previously developed land within the settlement boundary surrounded by existing houses. 50/70 dwellings is large but not in the context of Midhurst (c4,900 population). Requirements for surveys indicate potential for harm, although this is not a determining factor. Severe harm is unlikely and constraints are likely to be capable of mitigation. Medium landscape sensitivity due to existing landscape character and qualities but brownfield site within settlement boundary and site lies within area of well-established existing housing.

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			The site is constrained by flood zone and TPO'd tree cover. Previously developed area is considered to be suitable for residential development, dependent on ecological sensitivities. The site has medium landscape sensitivity: opportunities should be sought for enhancing landscape qualities including enhancement/creation of heathland.			
SD83 *Land at the Fairway, MIDHURST* **8/10** dwellings **0.3** has.	Underused parking area and land adjacent to existing residential development, located in the southern suburbs of Midhurst	Low Sensitivity due to PDL status and restricted views, contained within existing residential development in Midhurst.	Arboricultural Impact Assessment required. Arboricultural Method Statement required and associated Tree Protection Plan. Protected Species Survey required. Railway tunnel context is important and existing trees (include a tree protected by Tree Preservation Order) are	The site is not sensitive for landscape and is not located within an area at risk of fluvial, surface water or groundwater flooding. In relation to biodiversity, the value of existing trees on the site are recognised through the policy. A disused railway tunnel entrance in the southeast corner of the site provides historical character and context. This is recognised by the policy which seeks to enhance the setting of this feature.	**No**	Small area – less than 0.5 has. within the settlement boundary. 8/10 dwellings not large in the context of Midhurst (c4,900 population). Requirements for surveys indicate potential for harm, although this is not a determining factor. Severe harm is unlikely and constraints are likely

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			important to site context. The site is within 250m of an Historic Landfill Site.	The site, which is located approximately 900m to the centre of Midhurst, has good accessibility to the services and facilities in the town by walking/cycling and public transport.		to be capable of mitigation. Low landscape sensitivity and brownfield site within settlement boundary.
SD85 *Land at Park Crescent, MIDHURST* **8/12** dwellings **0.4** has.	Site located northwest of the historic core of Midhurst, gardens to existing residential properties.	Low/Medium Sensitivity due to small size of site and limited visibility, topography could result in increased visual impact from development of the site. Site assessed as low landscape sensitivity in the sustainable settlement of Midhurst.	Arboricultural Method Statement required and associated Tree Protection Plan. Mature trees on the site should be retained. Protected Species Survey required. Transport Statement required.	The site has excellent accessibility to the services, facilities and amenities in Midhurst, including by foot. The site is not located in an area sensitive for biodiversity, the historic environment or landscape character, and is not within an area at risk of flooding.	**No**	Small area – less than 0.5 has. within the settlement boundary. 8/12 dwellings not large in the context of Midhurst (c4,900 population). Requirements for surveys indicate potential for harm, although this is not a determining factor. Severe harm is unlikely and constraints are likely to be capable of mitigation.
SD86 *Offham Barns, The Street, OFFHAM* **0.3** has. 4 pitches	Located on the eastern side of the A275, extension to the north of the existing G&T site.	Not available	Foul Sewerage and Utilities assessment required. Lighting assessment required.	Not available	**No**	Small area – less than 0.5 has. Small scale of development proposed.
SD88	Located adjacent to existing housing	Medium/High sensitivity, the site is located on an existing public right of	Arboricultural Impact Assessment required.	Whilst the site is sensitive in landscape terms, impacts from the	**No**	Small scale of development proposed.

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Land to rear of Ketchers Field, SELBORNE **5/6** dwellings **0.8** has.	south of the village and beyond the historic core in the Selborne conservation area.	way within the National Park. The site is not large scale and has buildings on it. It is located on the outer edge of existing development in a highly sensitive location. Existing screening may not be adequate to mitigate for potential effect.	Arboricultural Method Statement required and associated Tree Protection Plan. Highways Assessment required. Surface Water Management Plan required. Project Level Habitat Regulations Assessment required.	site allocation on landscape character will be limited by the relatively small size of the allocation, the previously developed nature of part of the site, the presence of modern housing bordering the site and the policy approach which seeks to limit impacts on landscape character. Potential effects on biodiversity are likely to be limited by the relatively small size of the allocation and the policy approaches initiated for the site allocation. Similarly the proximity of the site to areas of historic environment interest is reflected by the proposed policy approach.		Requirements for surveys indicate potential for harm, although this is not a determining factor. Severe harm is unlikely and constraints are likely to be capable of mitigation.
SD89 *Land at Pulens Lane, SHEET* **30/32** dwellings **3.4** has.	Large area of open paddock and woodland adjacent to the River Rother and north east of existing residential.	Medium/High sensitivity high sensitivity to development (depending on scale owing to location on the valley floor adjacent to the river). Brownfield condition reduces this to medium sensitivity, although suggest that the site could support only limited and sensitively designed development to the north-western corner. Some associated green infrastructure improvements could be very beneficial for connectivity along the river. To the	Arboricultural Impact Assessment required. Arboricultural Method Statement required and associated Tree Protection Plan. Archaeological assessment required. Ecology Assessment including Protected Species Survey. Flood risk assessment including Surface Water	Potential impacts of new development on landscape character, biodiversity networks and the historic environment will be minimised (and enhancements secured) through the SDNPA's commitment to prepare a development brief for the site. Green infrastructure enhancements proposed for the site, including the development of a woodland park adjacent to the River Rother will support health	**Yes**	Medium/high landscape sensitivity. Lack of enclosure. Requirements for surveys indicate potential for harm, although this is not a determining factor.

Policy Ref Site Name No dwellings Area	Description	Landscape Assessment	Other Relevant Constraints or Requirements / HRA Implications	Sustainability Appraisal Summary	Major Dev't?	Reason
		east the site is Medium/High Sensitivity due to the biodiversity constraints of the site and its setting, together with the importance of the River Rother as a major valley feature. Development may be possible on parts of the site however access, public access to the river, biodiversity issues and design and layout issues mean that this is a complicated site which needs significant care to be successful.	Management plan required. Heritage Statement required. Transport Assessment required. Landscape Visual Impact Assessment required. Land contamination survey required.	and wellbeing, biodiversity enhancements and help support landscape character. The site is in good proximity to the services and facilities in Petersfield and public transport links.		
SD91 *Land North of the Forge, SOUTH HARTING* **5/6** dwellings **0.4** has.	Part of larger arable filed on the north eastern edge of the village, fronting Elsted Road.	Medium/High Sensitivity, for the eastern section classed as medieval fieldscapes 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.	Archaeological and Historic Environment surveys required. Ecology Assessment required. Heritage Statement required. Surface Water Management Plan required.	Positive effects associated with the proposed allocations include the provision of new housing to meet local needs and benefits associated with the vitality of South Harting. This site is potentially constrained from an archaeological heritage perspective and it will be important that any potential impacts are identified and suitably mitigated. This is recognised by the policy. The site is not significantly constrained by biodiversity considerations. The site has limited access by sustainable transport modes due to poor connections to Petersfield by bus.	**No**	Small scale – less than 10 dwellings and 0.5 has. Requirements for surveys indicate potential for harm, although this is not a determining factor. Severe harm is unlikely and constraints are likely to be capable of mitigation.

Appendix D: Allocation Sites - Assessment Table (June 2017)

Policy Ref Site Name No dwellings Area	Description	Landscape Assessment	Other Relevant Constraints or Requirements / HRA Implications	Sustainability Appraisal Summary	Major Dev't?	Reason
SD92 *Stedham Sawmill, STEDHAM* **16/20** dwellings **1.2** has.	Large open area located between Stedham village and the A272.	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.	Ecology Assessment including Protected Species Survey. Flood risk assessment required and Surface Water Management Plan. Heritage Statement required. Hydrogeological survey required. Land contamination survey required. Landscape visual impact assessment required. Lighting assessment required.	The location of the site on previously developed land will help limit impacts on landscape and villagescape character and offers opportunities for enhancements to the public realm and heathland regeneration. The biodiversity constraints present in the vicinity of the are recognised by the policy, which seeks to ensure that new development demonstrates that there would be no significant impact on the Iping Common SSSI through development of the site, and development is accompanied by an enhancement of habitats on site. The development of 16-20 dwellings at the site will help meet local housing needs and support the vitality of the local area. The site is also accessible to village amenities, and relatively accessible to Midhurst by bus.	**No**	Medium/high landscape sensitivity. Lack of enclosure. Requirements for surveys indicate potential for harm, although this is not a determining factor. Previously developed land.
SD93 *Land on south side of Church Road, STEEP* **8/12** dwellings **0.45** has.	Undeveloped site in the centre of the village north of Bedales school.	Medium Sensitivity for development of any density or depth owing to the surrounding settlement character which should be conserved. The site is a complicated shape and may not be large enough for the SHLAA threshold given the surrounding	Arboricultural Method Statement required and associated Tree Protection Plan. Arboricultural Impact assessment required.	Whilst the site is sensitive in landscape terms, impacts from the site allocation on landscape character will be limited by the relatively small size of the allocation and the policy's aim to	**No**	Under 0.5 has. Requirements for surveys indicate potential for harm, although this is not a determining factor.

Policy Ref Site Name No dwellings Area	Description	Landscape Assessment	Other Relevant Constraints or Requirements / HRA Implications	Sustainability Appraisal Summary	Major Dev't?	Reason
		settlement pattern. The existing boundary trees along the eastern boundary are likely to be a constraint to development and would need to be assessed careful to avoid overspill effects into the field adjacent & loss of boundary trees affecting this area as well.	Heritage statement required.	limit impacts on landscape character. Potential effects on biodiversity are likely to be limited by the relatively small size of the allocation and the policy approaches initiated for the site allocation. Similarly the proximity of the site to areas of historic environment interest is reflected by the proposed policy. The development of c.8-12 dwellings will support the vitality and vibrancy of Steep through supporting services, facilities and amenities. The site is in relative proximity to Petersfield, with its range of services and facilities. However public transport links are poor to the town, so the site allocation would lead to a degree of car dependence.		
SD94 *Land at Ramsdean Road, STROUD* **26/30** dwellings **1.2** has.	Large paddock located to the east of Ramsdean Road on the eastern side of the village. The Seven Stars PH located on the A272 is to the north divided by a small watercourse and	Medium sensitivity. The site is in a prominent location within the settlement and is adjacent to a Site of Importance for Nature Conservation (SINC) to the east and an existing watercourse to the north.	Arboricultural Impact Assessment required. Arboricultural Method Statement required and associated Tree Protection Plan. Archaeological Assessment required. Ecology Survey required.	Potential effects on the local archaeological resource will be limited by the proposed policy, which seeks to ensure an archaeological assessment is undertaken and a heritage statement prepared to support new development proposals. Similarly, potential impacts on landscape will be limited through	**Yes**	Large scale in relation to village (c360 population). Requirements for surveys indicate potential for harm, although this is not a determining factor.

Policy Ref Site Name No dwellings Area	Description	Landscape Assessment	Other Relevant Constraints or Requirements / HRA Implications	Sustainability Appraisal Summary	Major Dev't?	Reason
	there are existing houses on Ramsdean Road both to the west and South of the site including Langrish Primary School.		Flood Risk Assessment required including Surface Water Management Plan. Heritage Statement required. Land Contamination Survey required. Highways assessment required Landscape Visual Impact Assessment required. Highways Assessment required. There are areas to the north of the site where there is risk of surface water flooding. The site is close to a Schedule Ancient Monument.	the policy approach for the site allocation. The development of 26-30 dwellings at the site will help meet local housing needs and support the vitality of the local area. The site is also accessible to Petersfield's amenities.		
SD95 *Land south of Heather Close, WEST ASHLING* **18/20** dwellings **0.4** has.	Paddock located south of the village adjacent to existing residential development	Low sensitivity due to the modest size of the site positioned as a logical extension to the settlement, on land which is largely not visible from publically accessible land, roads or PROW. Access via adjacent housing estate(s) is not likely to be problematic. Site within 5.6km of the Solent Coast SPA.	Arboricultural Impact Assessment required. Arboricultural Method Statement required and associated Tree Protection Plan Ecological Assessment required.	The site is located under 2km from the Solent Maritime SAC and Chichester and Langstone Harbours SPA. The SPA is covered by the Chichester Harbour SSSI and is situated within an SSSI Impact Risk Zone for the types of development proposed. These constraints are acknowledged by the policy	**No**	Small area – less than 0.5 has. Site is bounded to the north and east by existing residential development and is of low landscape sensitivity. Requirements for surveys indicate potential for harm,

Appendix D: Allocation Sites - Assessment Table (June 2017)

Policy Ref Site Name No dwellings Area	Description	Landscape Assessment	Other Relevant Constraints or Requirements / HRA Implications	Sustainability Appraisal Summary	Major Dev't?	Reason
			Site within a Mineral Safeguarding Area for unconsolidated gravel.	The site is not located within an area sensitive for landscape character or historic environment interest. The development of 8-12 dwellings at the site will help meet local housing needs and support the vitality of the local area. The site is located in a Mineral Safeguarding Area, which is acknowledged through the policy.		although this is not a determining factor. Severe harm is unlikely and constraints are likely to be capable of mitigation.

Appendix E: Major Site Assessments

1) SD64: Land south of London Road, Coldwaltham

2) SD73: Land at Petersfield Road, Greatham

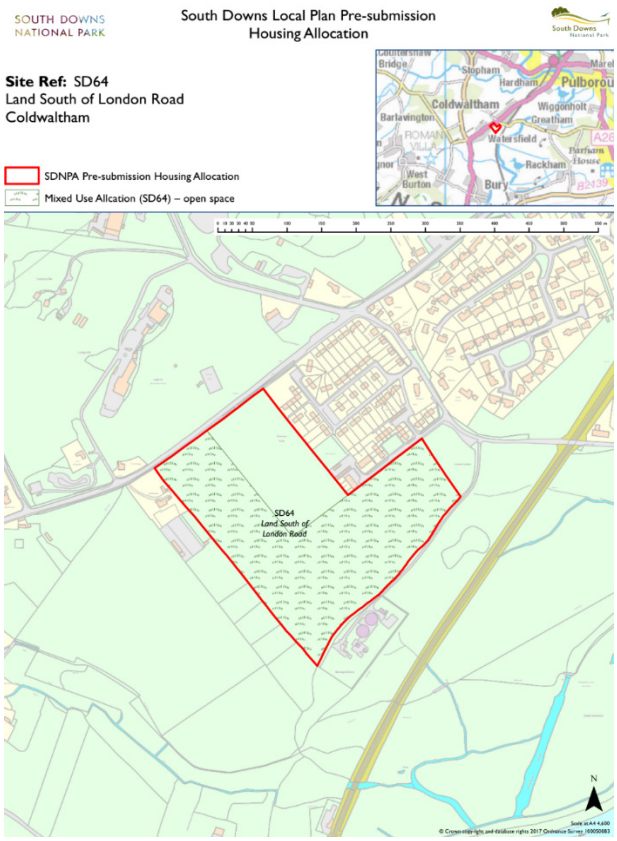
3) SD81: Former Brickworks site and Highway Depot, Midhurst

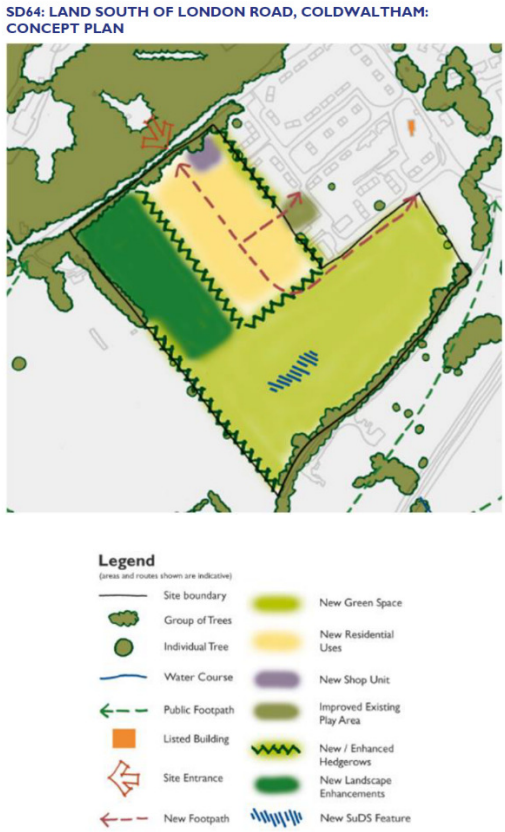
4) SD89: Land at Pulens Lane, Sheet

5) SD92: Stedham Sawmill, Stedham

6) SD94: Land at Ramsdean Road, Stroud

SD64	Land south of London Road, Coldwaltham





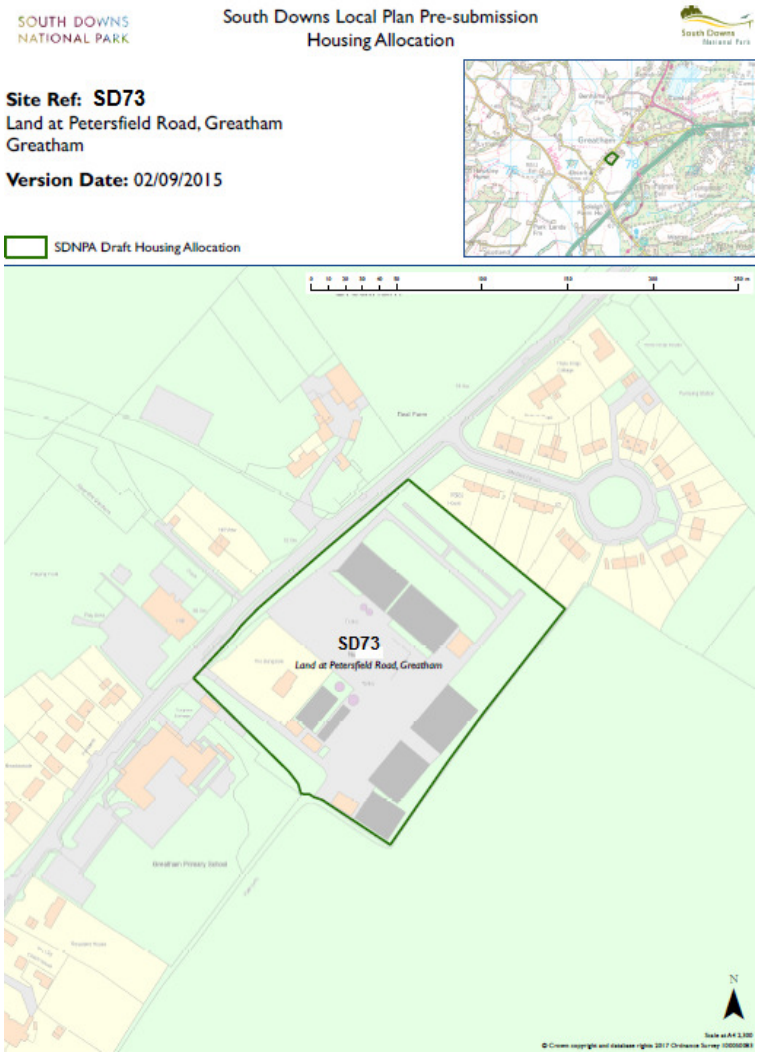
Need for Development	Impact on Local Economy	Scope for meeting the need in some other way
The SHMA estimates housing need for the part of Horsham within the SDNP to be 13 dpa. Coldwaltham is one of three villages in the Horsham part of the SDNP with settlement boundaries but no suitable sites have been identified in the others (Amberley and Washington). The housing register currently shows 59 households seeking rented units in Coldwaltham. However, current data only suggests 3 to have a local connection and hence constitute local need. In the 3 years between April	The development could assist the local construction industry, depending on the extent to which local firms are used. The site has been amended by increasing it to include improved public realm for adjacent housing, parking for users of the open space and publicly accessible landscaped open space. There is also the suggestion of small shop unit including customer parking to serve the local community.	In terms of meeting longer term need, the SHLAA looked at other sites in the village and did not find them suitable, apart from the Silverdale site (permission granted for 4 x two bedroom units and 4 x three bedroom units, and under construction) and a site for 6 dwellings west of Besley Farm in the nearby hamlet of Watersfield. While it may be possible to find sites outside the designated area in Pulborough, these would not be true substitutes for sites in the village

2014 and April 2017 the numbers on the housing register in Horsham has increased by some 36%. The nearby site at Silverdale, will meet immediate rented housing need, and is under construction.	However, overall it will have only a marginal effect in helping the retention of existing facilities and businesses.	because of poor public transport links.
Detrimental Effects on Environment / Extent of Moderation	**Detrimental Effects on Landscape/ Extent of Moderation**	**Detrimental Effects on Recreational Opportunities/ Extent of Moderation**
The site is close to the Waltham Brooks SSSI, and the Arun Valley SPA and Ramsar site. The effects on biodiversity will need to be further considered through the next stages of plan development. The effects have the potential to be significant if the proposed policy approach to the protection and enhancement of biodiversity value is not made robust. The site includes to the south and east a landscape/open space buffer to the area for new housing. An Ecology Assessment including Protected Species Survey, and a Project Level Habitat Regulations Assessment are both required. Mitigation should be carried out in accordance with their findings. The site is located in a wider area identified as a groundwater source protection zone. A Flood Risk Assessment including Surface Water Management Plan and a Hydrological survey are required. Mitigation should be carried out in accordance with their findings.	High Sensitivity due to its proximity to SSSI/SPA/RAMSAR and Open Access Land. The site constitutes an unexceptional flat field, in agricultural use and devoid of any permanent buildings. It is a logical southerly extension of the existing housing to the north and west of the site. Whilst the policy seeks to ensure that a Landscape and Visual Impact Assessment is undertaken to inform design and layout and careful consideration is given to the boundary treatment of the site, potential effects on landscape quality may still arise due to the sensitivity of the site. Mitigation should be carried out in accordance with the findings of the LVIA. The smaller developable area and landscape proposals shown in the concept plan, and to be translated into a planning brief, indicate a means of mitigation.	The SSSI is also Open Access land and so the recreational experience of enjoying the SSSI could be adversely affected. However, the site is screened from the Open Access land by mature trees and development on it would be viewed against existing development in Coldwaltham. It is proposed to have high quality, appropriately scaled and inclusive public open space to be secured through an obligation as permanent landscaped open space. This is also to provide a suitable transition from the existing and proposed residential areas to the SSSI. Improvements are proposed to the existing children's play area as opposed to new provision.
Conclusions		
Although there are 59 households in Horsham District who have chosen Coldwaltham as an area of choice, very few of these have a local connection to the parish and so would not necessarily represent a local need. Need within Horsham District has increased considerably. Coldwaltham, as one of only 3 villages in the Horsham part of the SDNP, will be expected to meet some of the local need. Other potential sites identified by the SHLAA for Coldwaltham are not considered suitable. Existing local need in Coldwaltham is likely to be met by the site at Silverdale (8 dwellings currently under construction). The SHMA identifies a longer term demographic need for 13 dwellings per annum in the Horsham District part of the National Park. It may be appropriate to meet a proportion of this need in settlements in the SDNP to support local employment and services and subject to landscape and other constraints; but there are limited opportunities to do so in other villages.		

The high landscape sensitivity derives from the potential impact on the nearby designated sites, hence boundary treatment and the retention of mature trees is critical. The potential adverse effects on the environment and recreational opportunities are mitigated by the restricted area and landscaping proposed in the concept plan and subsequent development brief. Mitigation should also be carried out in accordance with the findings of the various assessments required on the site, including hydrological issues.

In order to demonstrate exceptional circumstances, it will be necessary to carry out a local housing needs survey in the parish to supplement the longer term demographic in the SHMA and to take account of the completion of the site at Silverdale. It is likely that this need will not be evident until later in the plan period and that release of this site will need to be phased for the second or third 5 years of the plan period. An additional criterion to this effect will therefore need to be included in the site allocation policy at the next stage of plan preparation. Subject to this and to the mitigation measures referred to above, it is considered that the tests for exceptional circumstances in the public interest would be met.

SD73	Land at Petersfield Road, Greatham



Need for Development	Impact on Local Economy	Scope for meeting the need in some other way
12 households with a local connection with the Parish are currently seeking rented dwellings in Greatham; a further 11 are registered for intermediate housing. Nearby, 11 households with a local connection to Selborne and one with a link to Hawkley need dwellings to rent, while 5 households with a local connection to Selborne and 2 to Hawkley are registered for intermediate housing. The EHJCS requires sites for 100 dwellings to be allocated in the villages in the National Park.	The development could assist the local construction industry, depending on the extent to which local firms are used. The site also offers the opportunity for a small retail unit in the heart of the village, near the existing school and village hall, with off road parking. However, overall it will have only a marginal effect in helping the retention of existing facilities and businesses.	Greatham is close to the Whitehill Bordon strategic development site which will provide 2725 new houses over the next 15 years. However this has already been taken into account by the JCS in setting the requirement for 100 dwellings in East Hants villages. The SHLAA indicates that there are insufficient suitable sites to meet all this need in other villages with settlement boundaries with only one small site at Fern Farm in Greatham. Some local need can be met on a suitable allocated / SHLAA site at Ketchers Field in Selborne but this is not sufficient.

Detrimental Effects on Environment / Extent of Moderation	Detrimental Effects on Landscape/ Extent of Moderation	Detrimental Effects on Recreational Opportunities/ Extent of Moderation
Approximately 600m from the Woolmer Forest SSSI and SAC which forms part of the Wealden Heaths Phase II SPA, a site of international importance for breeding bird species listed in Annex 1 of the Birds Directive. The location presents a significant constraint for the site but this is recognised in the policy. Mitigation in the form of SANGS is likely to be required in order to relieve recreational pressure. Effects on biodiversity have the potential to be significant if the proposed policy approach to the protection and enhancement of biodiversity value is not effectively implemented. Project Level Habitat Regulations assessment required and mitigation should be carried out in accordance with its findings. Some archaeology interest on-site; and adjacent to (across road from) a Grade II Listed Building and a Conservation Area. Archaeological assessment and Heritage Statement required and mitigation should be carried out in accordance with their findings.	Medium Landscape Sensitivity. The size of the site and its location within the centre of the settlement makes it more sensitive than would normally occur for a developed site. The site is in a prominent position. It is well screened behind a mature hedgerow, although the roofs of the existing glasshouses can be seen above this. An Arboricultural Impact Assessment and Arboricultural Method Statement are required with an associated Tree Protection Plan. A Landscape Visual Impact Assessment is also required. Mitigation should be carried out in accordance with their findings.	There is a public right of way along south-eastern boundary, but views of the site are limited. Development is unlikely to have a significant detrimental effect on the experience of using this footpath. SANGs could enhance local recreational provision.

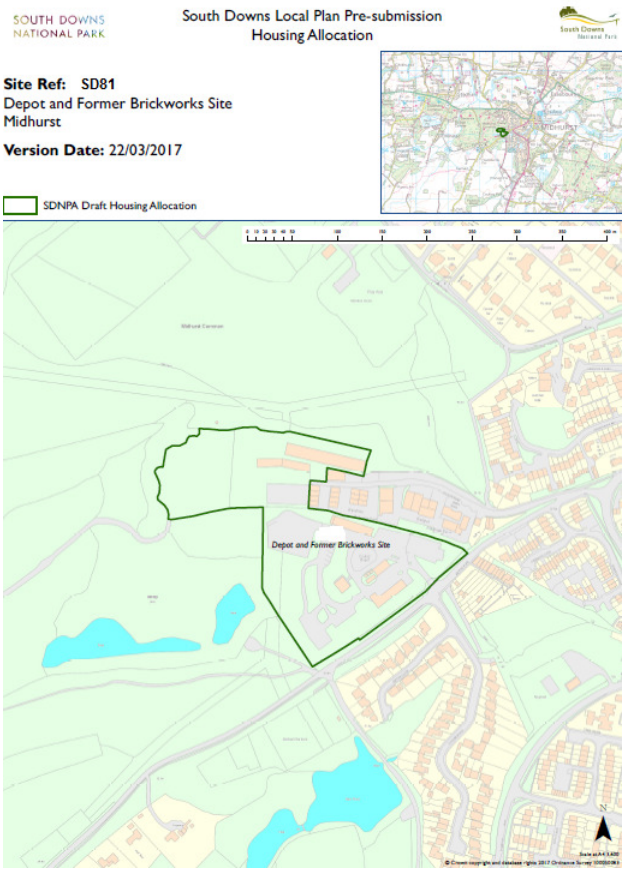
Conclusions

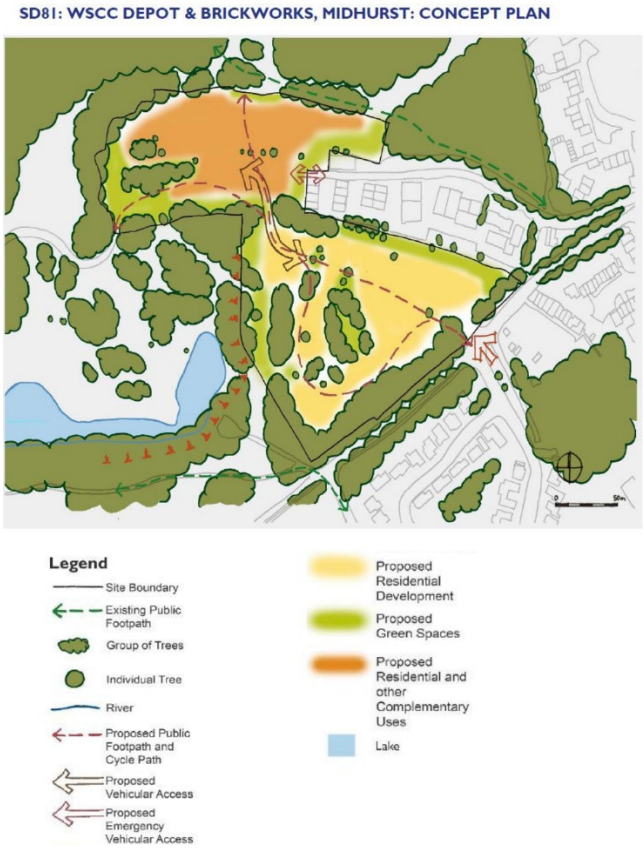
The site is larger than needed to meet local housing needs in Greatham but could also make a contribution to meeting the local and affordable needs of adjoining parishes, where opportunities are limited for landscape and other reasons. It could also make a small contribution towards the market housing needs of the wider HMA, although most of these could be met in nearby Whitehill and Bordon. However the site is required to help meet the requirements inherited from the EHJCS for 100 dwellings to be allocated in the villages of East Hants within the National Park, which are over and above the Whitehill and Borden provision. Not all of these can be found in villages with settlement boundaries elsewhere.

The allocation is in a sustainable location between existing housing and the primary school and near to the village hall. The size and tenure of housing should be such as to meet local and affordable needs and not those of commuters using the nearby A3.

In terms of detrimental impacts on the environment, landscape and recreational opportunities, the site itself is relatively free of major environmental constraints, its landscape impact would be limited and its effect on the adjoining right of way would be minimal. However its proximity to important European wildlife sites threatens to have a detrimental impact. Subject to mitigation measures (such as SANGs) to deal with this, and to a criterion being introduced to the policy to ensure that the tenure and size of housing meets local needs, it is considered that the tests for exceptional circumstances in the public interest would be met.

SD81	Former Brickworks site and Highway Depot, Midhurst





Need for Development	Impact on Local Economy	Scope for meeting the need in some other way
The site is proposed to 65-90 dwellings. This could make a significant contribution to meeting local housing needs. There is substantial demand for affordable housing in Midhurst, which is an important strategic location for future development for both the town itself and the larger catchment. The council would encourage local lettings plans whereby people with priority housing need and a connection to the parish would be prioritised over those	The development could assist the local construction industry, depending on the extent to which local firms are used. Overall it will have only a marginal effect in helping the retention of existing facilities and businesses.	In terms of meeting longer term need, the SHLAA has looked at other sites in Midhurst. There are only 9 sites in total with potential, 5 of which, including this site, are allocated in the current plan. This is the largest site allocation (65-90 dwellings) out of a potential c. 170 dwellings. 6 sites of the 9 identified yield of 10 dwellings or less and total c. 40 dwellings.

elsewhere in the district for first lettings. 79 households with a local connection with the Parish are currently seeking rented dwellings in Midhurst; 50 households have expressed an interest in shared ownership, but as they have had no financial assessment, this may be an unrealistic aspiration for some. There are currently some 574 affordable rented homes in Midhurst.		
Detrimental Effects on Environment / Extent of Moderation	**Detrimental Effects on Landscape/ Extent of Moderation**	**Detrimental Effects on Recreational Opportunities/ Extent of Moderation**
A sensitive site for biodiversity, within an SSSI Impact Risk Zone for 'residential development of 50 units or more' (Iping Common SSSI). Scale of development has potential to impact on the integrity of this nationally designated site. Site also located adjacent to sensitive heathland and woodland at Midhurst Common, which is a Local Wildlife Site (LWS), and identified as Site of Importance for Nature Conservation (SINC). Parts of the site have been identified as potential habitats for protected and notable species. The site adjoins areas of deciduous woodland BAP Priority Habitat. The policy states a requirement for an arboricultural impact assessment, arboricultural method statement and associated tree protection plan together with an ecology assessment and protected species survey. Mitigation should be carried out in accordance with their findings. A flood risk assessment is required due to the risk of surface water flooding and a land contamination survey is required due to the previous use. Mitigation should be carried out in accordance with their findings. A lighting assessment is required together with an archaeological assessment and again any required	Medium/High Sensitivity. Varied sensitivity across the site. Future proposals should be prepared in conjunction with any heathland management plan for Midhurst Common (LWS) in order for a scheme to take full account of future landscape change in its preparation and also to maximise mutually sustaining solutions. To the south, the concept plan illustrates the opportunity for significant GI to be incorporated into any development appropriate to location adjacent to SINC. The site is adjacent to an Historic Landfill Site.	Given its location adjacent to the Common (SINC and LWS), opportunities exist for links through the site to these recreational opportunities from the centre of Midhurst, only 800m away.

mitigation should be carried out in accordance with their findings. The policy seeks to deliver an ecosystem services-led solution to mitigate the sensitive interface with Midhurst Common, and provide positive enhancements to wildlife habitats within and surrounding the site, whilst providing wildlife corridors within the site as part of a site-specific Wildlife Management and Enhancement Plan. Trees will be protected.		

Conclusions

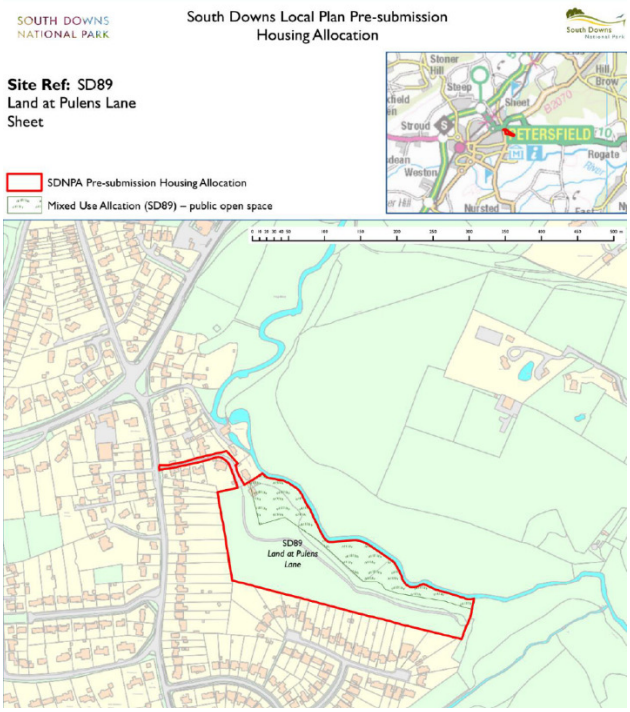
Midhurst has a high demand for affordable housing. Currently figures show some 79 households with a local connection with the Parish seeking affordable rented dwellings and 50 have expressed an interest in shared ownership. There are currently some 574 affordable rented homes in Midhurst.

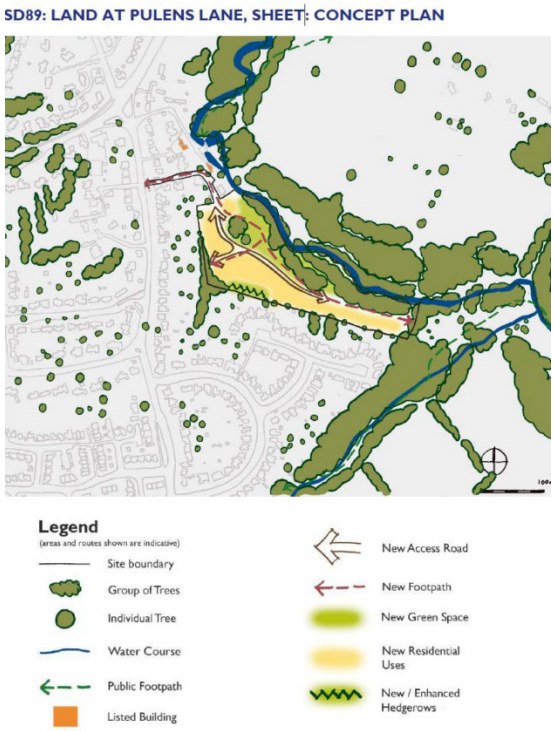
This site is one of only 9 sites in Midhurst which were identified in the SHLAA as having potential, 5 of which are proposed as allocations in the current plan. This is the largest, accounting for almost 50% of the potential yield. Other sites are relatively small in comparison, hence delivering the local need in another way is difficult. Located at the edge of the of the town it is previously developed land and adjacent to existing employment and residential uses. It is in a sustainable location, and is well linked to existing public transport and local facilities.

The landscape sensitivity and biodiversity issues arise from the proximity of an SSSI Impact Risk Zone (Iping Common SSSI). It is also adjacent to sensitive heathland and woodland at Midhurst Common, which is both a LWS and a SINC. The policy is for a wide-ranging comprehensive approach which has the potential to enable enhancements to the biodiversity offer of the site and minimise the potential impacts of new residential development at this location, in accordance with the concept plan and a subsequent development brief.

Subject to the mitigation measures referred to above, it is considered that the tests for exceptional circumstances in the public interest would be met.

SD89	Land at Pulens Lane, Sheet





Need for Development	Impact on Local Economy	Scope for meeting the need in some other way
The site is proposed to deliver 30-32 dwellings. This will contribute to meeting local housing needs. There is no information for Sheet regarding affordable rented need because Hampshire Home Choice (Housing Register) does not give applicants the option of selecting it. There are currently 6 households seeking intermediate housing in Sheet.	The development could assist the local construction industry, depending on the extent to which local firms are used. Overall it will have only a marginal effect in helping the retention of existing facilities and businesses.	In terms of meeting longer term need, the SHLAA has looked at other sites in Sheet. Only one other site was selected as having potential (16 dwellings) and this site already has planning permission and is being developed, delivering 4 rented homes. This site is therefore the only site identified in the village (30/32 dwellings).

Currently a small development in Sheet that is on site delivering 4 rented homes - SDNP/15/05485/FUL. The site is located on the fringe of Petersfield where there is a high housing need, with 262 households with a local connection seeking homes. There are currently 3 large sites in Petersfield that will help to meet this need (total of 146 affordable homes), but this will be over a long period so more development will be required.		
Detrimental Effects on Environment / Extent of Moderation	**Detrimental Effects on Landscape/ Extent of Moderation**	**Detrimental Effects on Recreational Opportunities/ Extent of Moderation**
The site is located adjacent to a significant area of deciduous woodland BAP Priority Habitat, which is located along the River Rother. The river is a key ecological corridor, providing ecological linkages. This is recognised by the presence of the Rother Biodiversity Opportunity Area. The policy recognises the importance of this corridor by proposing the development of a woodland park adjacent to the River Rother of approximately 20m in width. The policy also seeks to enhance biodiversity and provide for protected species and protect and enhance trees within the site. The policy states a requirement for an arboricultural impact assessment, arboricultural method statement and associated tree protection plan together with an ecology assessment and protected species survey. Mitigation should be carried out in accordance with their findings. A flood risk assessment including surface water management plan is required. Mitigation should be carried out in accordance with its findings. The proximity of a grade 2 listed cottage adjacent to the northern entrance needs to be addressed and	Medium/high sensitivity due to the biodiversity constraints of the site and its setting, together with the importance of the River Rother as a major valley feature. Public access to the river, biodiversity issues and design and layout issues mean that this is a complicated site which needs significant care to be successful. As such potential effects on landscape character will be limited by the SDNPA's commitment to prepare a development brief for the site (in accordance with the concept plan in the Local Plan), and the undertaking of a Landscape Visual Impact Assessment. Brownfield condition on part of the site reduces sensitivity to medium. A land contamination survey is required and mitigation should be carried out in accordance with its findings. Some associated green infrastructure improvements, as shown on the concept plan, could be very beneficial for connectivity along the river.	Edge of existing residential development with no connection to the River Rother. Proposed green infrastructure enhancements including the development of a woodland park adjacent to the river will support greater connectivity, health and wellbeing, biodiversity enhancements and help support landscape character. The site is well located, approximately 1.2km from the centre of Petersfield, and has good accessibility to the services and facilities in the town.

a Heritage Statement is required. Future development will need to take into account the findings and recommendations of the report.		

Conclusions

Sheet, with a population of 871, is on the periphery of Petersfield, population about 15,000. This site is on the periphery of Petersfield, adjacent to an existing residential area of the town. The site should therefore be considered within the context of the relatively large settlement of Petersfield, since Sheet, while an administratively separate parish, is physically and functionally linked to the neighbouring town.

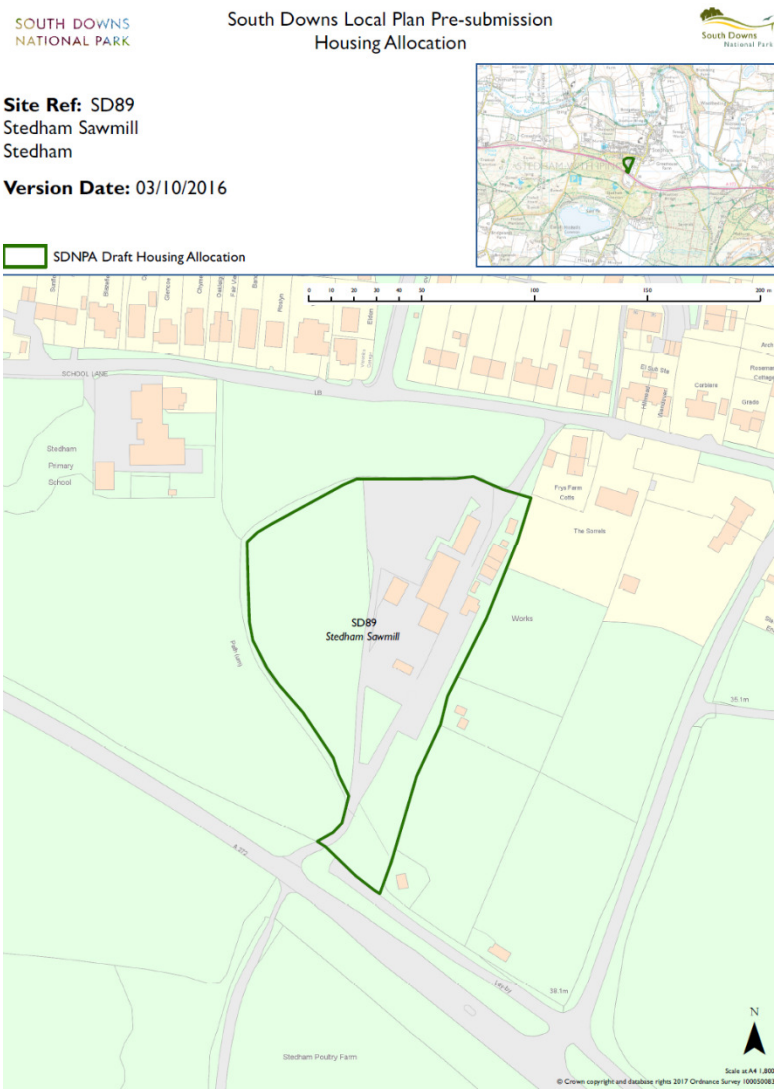
There is limited information available regarding local need for Sheet and within the parish this is the only site contained in the SHLAA that could deliver new homes in the future. However, for Petersfield, there is a high housing need, with 262 households with a local connection seeking homes. Current sites within the town with permission and allocated in the Petersfield Neighbourhood Plan will help to meet that need, but there will still remain a large unmet need over time.

The landscape sensitivity, which varies considerably across the site is principally due to the biodiversity constraints of the site and its setting, together with the importance of the River Rother as a major valley feature. The policy, together with the concept plan in the Local Plan and the development brief, recognise the importance of this corridor by proposing the development of a woodland park adjacent to the River Rother of approximately 20m in width. The policy also seeks to enhance biodiversity and provide for protected species and protect and enhance trees within the site.

Potential effects on the environment as a result of development are recognised with a variety of reports and assessments, including surface water management, trees on site and the proximity of a listed building. Together with the policy proposal for a woodland park it is not anticipated that there will be substantial constraints and mitigation, in accordance with their findings, is achievable. Furthermore, recreational opportunities could be improved by the proposed green infrastructure enhancements, leading to greater connectivity.

Subject to the mitigation measures referred to above, it is considered that the tests for exceptional circumstances in the public interest would be met.

SD92	Stedham Sawmill, Stedham

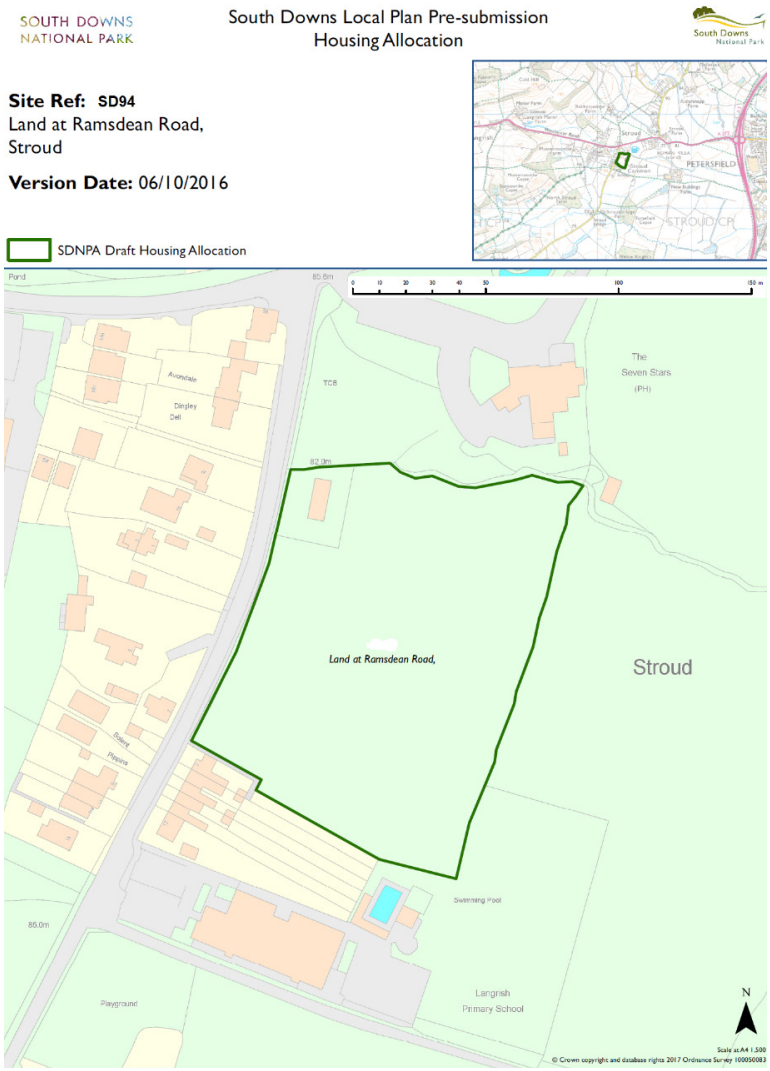


Need for Development	Impact on Local Economy	Scope for meeting the need in some other way
There is a demand for affordable housing in the Parish. The development of 16-20 dwellings at the site will help meet local housing needs and support the vitality of the local area. The site is also accessible to village amenities, and relatively accessible to Midhurst by bus. There are currently 6 households with a local connection within the Parish (Stedham and Iping) seeking dwellings in Stedham; 5 of the 6 have expressed an interest in shared ownership. 5 of the 6 are also currently resident in the Parish.	The development could assist the local construction industry, depending on the extent to which local firms are used. The allocation also includes 3,000m2 B1 employment floorspace, identified in the ELR (2015) and supported as a commitment with planning permission.	This is the only site identified in the SHLAA within the Parish. There is a high demand for one-bedroom properties but turnover of existing stock is low. The allocation site includes 3,000m2 B1 employment floorspace. This is recognised in the ELR (2015) as a site to be protected, supplying local employment as well as servicing the wider economy. The loss of this site would impact elsewhere in the Park where opportunities for employment land are limited.

The site is shown in the Employment Land Review 2017 and is recognised as a poor quality under occupied site. The current proposal is for 3,00m2 B1 employment floorspace.		
Detrimental Effects on Environment / Extent of Moderation	**Detrimental Effects on Landscape/ Extent of Moderation**	**Detrimental Effects on Recreational Opportunities/ Extent of Moderation**
The site is within the SSSI impact risk zone and as such proposals must demonstrate that any impacts can be suitably mitigated. An Ecology Assessment including a Protected Species Survey is required. A mitigation plan will be required. A Flood Risk Assessment is required and Surface Water Management Plan. A Hydrogeological Survey is required. Given the previous commercial use a Land Contamination Survey is required. A Lighting assessment is also required. Due to the proximity of the listed farmhouse a Heritage Statement is required to ensure that development proposals address the setting of the listed building. The biodiversity constraints present in the vicinity of the site are recognised by the policy, which seeks to ensure that new development demonstrates that there would be no significant impact on the Iping Common SSSI through development of the site, and development is accompanied by an enhancement of habitats on site.	Medium/High Sensitivity, due to its important and sensitive location adjacent to Iping common (SSSI) and limited connectivity to the settlement. However, the site is in part PDL and will help limit impacts on landscape and villagescape character and offers opportunities for enhancements to the public realm and heathland regeneration. A Landscape Visual Impact Assessment is required given the location of the site at the edge of the village and adjacent to the main A272.	The site offers opportunities for a well-designed and publicly accessible pedestrian and cycle route through the site from north to south linking the village with the A272. There are also opportunities to incorporate the public right of way on the eastern boundary.

Conclusions
There is an identified local need for more affordable housing. Although the site offers the potential for greater numbers of dwellings, it will also be able to make a contribution to meet local and affordable needs of adjoining parishes, where opportunities may be limited. The site is accessible to local amenities and will also help to meet the need for employment land. In terms of detrimental impacts on the environment, landscape and recreational opportunities, the site itself is relatively free of major environmental constraints and its landscape impact would be limited. The allocation site is in part previously developed land, and the redevelopment of the site offers an opportunity to significantly enhance the public realm. In addition, pedestrian and cycle routes can be enhanced and improve connectivity both within the site and its connections to the village. The site is near the Iping Common SSSI, but this is recognised in the policy approach which seeks to ensure that there is no significant impact as a result of new development, and that it is accompanied by an enhancement of habitats on site. Subject to the mitigation measures referred to above, it is considered that the tests for exceptional circumstances in the public interest would be met.

SD94	Land at Ramsdean Road, Stroud



Need for Development	Impact on Local Economy	Scope for meeting the need in some other way
The site is proposed to deliver 26-30 dwellings to help meet local housing needs and support the vitality of the local area. The site is also accessible to Petersfield's amenities. Only 2 households with a local connection with the Parish are currently seeking rented dwellings in Stroud; a further 2 are registered for intermediate housing. The EHJCS requires sites for 100 dwellings to be allocated in the villages in the National Park.	The development could assist the local construction industry, depending on the extent to which local firms are used. Overall it will have only a marginal effect in helping the retention of existing facilities and businesses.	EHJCS has set a requirement for 100 dwellings in East Hants villages. The SHLAA considered 6 sites in Stroud, but only this site was considered to have potential, (up to 30 dwellings), there are no other sites in the village. The village itself has a small population of c. 360 and with only a total of 4 households seeking affordable housing (both rented and intermediate) the demand is therefore low. Currently c. 1300 applicants are on the housing register in East Hants. Although it may not be unreasonable for the smaller

		settlements to play their part in meeting some of this housing need, Stroud as small settlement needs to be considered in relation to other villages in the area. Sites have been put forward less than 20 dwellings in each of the villages of Binsted, East Meon, Selborne and Steep (total of 44 dwellings), all of which are considerably larger than Stroud in terms of population. Similarly sites are allocated for dwellings in Buriton (10), Greatham (38) and Sheet (31) which aim to deliver almost 80 dwellings. These 7 villages have the potential to yield greater than the 100 dwellings figure in the EHJCS excluding the site at Stroud.
Detrimental Effects on Environment / Extent of Moderation	**Detrimental Effects on Landscape/ Extent of Moderation**	**Detrimental Effects on Recreational Opportunities/ Extent of Moderation**
The site has archaeological potential and is located in a wider area noted for high archaeological interest. This archaeological potential is reflected by the presence of the Roman villa at Stroud, a scheduled monument, located approximately 150m to the east of the site. The policy requires an archaeological assessment and a heritage statement to support new development proposals. Mitigation should be carried out in accordance with their findings. The site is adjacent to a Site of Importance for Nature Conservation (SINC) and existing watercourse. Trees are present on and adjacent to the northern and eastern boundaries of the site. The policy seeks to ensure that development provides a suitable transition in form and fabric from the existing residential areas to the west and the open countryside to the east and south, retain mature trees and hedgerows, and initiate a Arboricultural Impact Assessment, Arboricultural Method Statement and associated Tree Protection Plan, as well as a Landscape Visual Impact	Medium sensitivity. Prominent location within the settlement and adjacent SINC to the east and an existing watercourse to the north. Comprises a field within a mosaic of fields, woodland and hedgerows on the settlement edge. Policy approach includes both a Landscape Visual Impact Assessment and Arboricultural Impact Assessment (with Arboricultural Method Statement and associated Tree Protection Plan). The eastern boundary of the site is currently well screened by a hedgerow. Mitigation should be carried out in accordance with their findings	To the south of the site (south of the school) is a PROW running east-west. As a relatively large site within a small village, it is accessible to existing village facilities and amenities, including the nearby primary school, pub and sports / recreational facilities.

Assessment. Mitigation should be carried out in accordance with their findings. The northern end of the site is adjacent to an existing watercourse and prone to surface flooding, hence a Flood Risk Assessment and Surface Water Management Plan is required. Mitigation should be carried out in accordance with its findings.		

Conclusions

Stroud is a small village located west of the town of Petersfield. The potential effects on the environment are focused on both archaeological potential and nature conservation. Given the site's location in a wider area noted for high archaeological interest, the policy approach seeks to ensure that an Archaeological Assessment and a Heritage Statement are prepared to support new development proposals and that any mitigation is carried out in accordance with their findings. The site is adjacent to a SINC and an existing watercourse.

Despite being in a prominent location in the village, the site is surrounded on three sides by existing development in the form of houses to the west, a public house to the north and residential gardens and a primary school to the south. It only has medium landscape sensitivity and the policy approach requires both a Landscape Visual Impact Assessment and Arboricultural Impact Assessment (with Arboricultural Method Statement and associated Tree Protection Plan). Its actual, as opposed to potential, landscape impact will depend upon the outcome of these assessments. In order for the site not to have a significant adverse impact on the landscape, the policy would need to ensure that development provides a suitable transition in form and fabric from the existing residential areas to the west and the open countryside to the east and south.

These mitigation measures in respect of landscape and others in relation to archaeology and wildlife could ensure that the site meets the environmental tests of paragraph 116 of the NPPF.

Current housing need data suggests only a very small local need, however, it is recognised that for Petersfield, there is a high housing need with 262 households with a local connection seeking homes. Current sites within the town with permission and allocated in the Petersfield Neighbourhood Plan will help to meet that need. Within the context of Stroud, this is the only SHLAA site with potential for future dwellings. Although the EHJCS requires sites for 100 dwellings to be allocated in the villages in the National Park, sites have been put forward and in some cases allocated totalling greater than this figure in seven villages excluding Stroud.

Although the site is relatively close to Petersfield and has a reasonable bus service, the current pedestrian and cycle links to the town are poor and would need improvement if this site was to be considered suitable to meet an element of Petersfield's needs. For these to be taken into account, the policy would need to recognise this. In the absence of this, it is likely that any identifiable need would not be evident until much later in the plan period, if at all. Therefore, on the basis of currently proposed policy, it is considered that this site is only likely to meet the tests for exceptional circumstances in the public interest if it can be demonstrated that it meets the local needs of Stroud and nearby villages either now or in the longer term.

The scale of the proposed development within the village in relation to the current lack of local need would suggest that the assessment for exceptional circumstances in the public interest may not be met in relation to affordable housing provision in the immediate locality. A village hall is proposed as part of the scheme and has strong community support, but the need for a community facility is not a need for the housing and provision of 'planning gain' in this form cannot be used to make a development acceptable which would otherwise not be so. In order to demonstrate exceptional circumstances, it will be necessary to include in the policy a requirement to carry out a more detailed local housing needs survey in the parish to supplement the longer term demographic need in the SHMA and to take account of the surrounding villages. Alternatively, or in addition, the policy should require the improvement of pedestrian and cycle links to Petersfield in order that it can meet some of Petersfield's needs in a sustainable way.

Appendix F: Sustainability Appraisal Findings for the Major Sites

1) SD64: Land south of London Road, Coldwaltham

2) SD73: Land at Petersfield Road, Greatham

3) SD81: Former Brickworks site and Highway Depot, Midhurst

4) SD89: Land at Pulens Lane, Sheet

5) SD92: Stedham Sawmill, Stedham

6) SD94: Land at Ramsdean Road, Stroud

Policy SD64: Land South of London Road, Coldwaltham		
 Number of allocations: c.25-30 dwellings Approximate size of site: c.8 has.		
Sustainability Theme	**Rating**	**Commentary**
Landscape	?	The site has been deemed to be of high landscape sensitivity due to the elevation and openness at the northern extent of the site and along the public right of way. The site also has a settlement separation function between Coldwaltham and Watersfield. However the allocation proposed through the policy is part of the area which has been evaluated to be of medium/high sensitivity due to its proximity to Open Access Land. Whilst the policy seeks to ensure that a Landscape and Visual Impact Assessment is undertaken to inform design and layout and careful consideration is given to the boundary treatment of the site, due to the sensitivity of the site, potential effects are on landscape quality may still arise.
Climate Change Adaptation		The site is not located within an area at risk of fluvial, surface water or groundwater flooding.
Biodiversity	?	The site is located within 50m of the Waltham Brooks SSSI, which has been evaluated as being in an 'unfavourable recovering' condition. The site is within the SSSI's Impact Risk Zone for the type of development proposed (the site is within an Impact Risk Zone for '*All planning applications outside/extending outside existing settlements/urban areas affecting greenspace, farmland, semi natural habitats or features such as trees, hedges, streams, rural buildings/structures*'). The part of the SSSI on the far side of the railway line (approximately 100m distant) has been designated as the Arun Valley SPA and Ramsar site. The Arun Valley SAC is also located slightly further south. The Waltham Brooks has also been designated as a Local Nature Reserve. The site is 3.8km from Duncton to Bignor Escarpment SAC and 2.6km from The Mens SAC As such, allocation of c.25-30 units at this location raises the possibility of adverse effects on these sites without appropriate avoidance and mitigation measures. The policy approach for the allocation only

		highlights that an '*appropriate ecological survey will be required*'. In this context there is further scope for additional approaches to be included to ensure that potential effects are avoided in the first instance.
Cultural Heritage		The Grade II listed Widneys, situated on Brook Lane, is located in the vicinity of the site. The building is however well screened from the site, with a number of houses located between.
Cultural Activity		The allocation is unlikely to have significant positive or negative effects relating to sustainable tourism.
Health and Wellbeing		No significant effects at this level of detail.
Vitality of Communities	+	The development of c.30 dwellings will support the vitality and vibrancy of Coldwaltham through supporting services, facilities and amenities.
Accessibility	+	The site is accessible to existing village facilities and amenities, including the school and pub. The site is also, due to its relative proximity to Pulborough, accessible to the range of services, facilities and amenities located in this nearby large village. However, bus links between the two settlements are poor.
Sustainable Transport	?	The site has good accessibility to the school due to its close proximity. However, the site has poor accessibility to the services, facilities and amenities located in Pulborough by bus.
Housing	+	The site will deliver 25/30 dwellings. This will contribute to meeting local housing needs.
Climate Change Mitigation	?	The development of 25/30 dwellings at this location will lead to increases in the built footprint of Coldwaltham. However, given the amount of housing proposed for this site it is not anticipated that associated effects on greenhouse gas emissions will be significant.
Rural Economy	+	Through increasing local housing stock, the delivery of housing at this site has the potential to support the village's vitality (although this will be limited by the proposed size of the allocation).

Summary of appraisal

Summary: Policy SD64: Land South of London Road, Coldwaltham

The proposed allocation is located within an area of significant ecological sensitivity, with Waltham Brooks SSSI and the Arun Valley SPA and Ramsar site present locally. The proposed approach to the protection of biodiversity assets is unlikely to be sufficient to ensure that potential effects on the nature conservation value of these sites are avoided.

The site is accessible to existing village facilities and amenities, including the school and pub. The site is also, due to its relative proximity to Pulborough, accessible to the range of services, facilities and amenities located in this nearby large village. However, bus links between the two settlements are poor. This has the potential to encourage the use of the private car.

The allocation is unlikely to have significant effects on landscape quality or the historic environment.

Potential significant effects?

Due to the presence of nationally and internationally designated nature conservation sites locally, effects have the potential to be significant if the proposed policy approach to the protection and enhancement of biodiversity value is not made more robust.

Recommendations

There is additional scope for the policy to propose specific approaches which seek to avoid effects on the Waltham Brooks SSSI and the Arun Valley SPA and Ramsar site.

Key			
Likely adverse effect	-	Likely positive effect	
Neutral/no effect		Uncertain effects	?

Policy SD73: Land at Petersfield Road, Greatham		
Number of allocations: c.35-40 dwellings Approximate size of site: c.2.4 ha		
Sustainability Theme	**Rating**	**Commentary**
Landscape	?	Whilst the site is located on previously developed land, the site has been established as having medium landscape sensitivity due to the size of the site and its location within the centre of the settlement. The proposed policy notes that a Landscape and Visual Impact Assessment will be required and the retention of existing hedgerows and careful consideration is given to the boundary treatment of the site. It also highlights that a Heritage Statement should be prepared. Given the disused glasshouses currently on site development has the scope to enhance landscape character.
Climate Change Adaptation		The site is not located within an area at risk of fluvial, surface water or groundwater flooding.
Biodiversity	?	The site is located approximately 600m from the Wealden Heaths Phase II SPA. The SPA is covered by the Woolmer Forest SSSI and is situated within an SSSI Impact Risk Zone for the types of development proposed *('any residential developments with a total net gain in residential units'*). These constraints are acknowledged by the policy, which states '*advice from Natural England will be required on appropriate measures to mitigate the impacts of recreational disturbance*'. The site is not located adjacent to areas of BAP Priority Habitat. The policy seeks to ensure that new development supports the aims of the Rother Valley Biodiversity Opportunity Area, within which the site is located.
Cultural Heritage	?	The Grade II listed Deal Farmhouse is located on the opposite side of Petersfield Road from the site, and the site is located within an area of archaeological interest. This is recognised by the policy, which seeks to ensure that a Heritage Statement is prepared and a pre-application archaeological assessment is undertaken.
Cultural Activity		No significant effects are anticipated.
Health and Wellbeing		No significant effects are anticipated.

Vitality of Communities	+	The development of c.35-40 dwellings will support the vitality and vibrancy of Greatham through supporting services, facilities and amenities.
Accessibility	+	The site is accessible to existing village facilities and amenities, including the school, village hall, pub and sports/recreational facilities. The site is also, due to its relative proximity to Liss (c.3km), accessible to the range of services, facilities and amenities located in this nearby larger village and the railway station. However, bus links between the two settlements are limited to a two hourly service during the day.
Sustainable Transport	?	Whilst the site is located close to an existing bus link, this is limited to a two hourly service. The site is located 3km from Liss railway station.
Housing	+	The delivery of approximately 35-40 dwellings on this site would help contribute towards meeting local demand for housing.
Climate Change Mitigation	-	The development of approximately 35-40 dwellings at this location will lead to increases in the built footprint of Greatham- however, given the amount of housing proposed for this site it is not anticipated that associated effects on greenhouse gas emissions will be significant.
Rural Economy	+	Through increasing local housing stock, the delivery of housing at this site has the potential to support the village's vitality. The site is located in a Mineral Consultation Area, which is acknowledged through the policy.

Summary of appraisal

Summary: Policy SD73: Land at Petersfield Road, Greatham

The location of the site close to Wealden Heaths Phase II SPA and within the SSSI Impact Risk Zone for the Woolmer Forest SSSI is a significant constraint facing the site. This is recognised the policy, which highlights that consultation with Natural England will be required. Effects on local historic environment assets and archaeology of the site will be limited by the proposed policy approach.

The development of 40 dwellings at the site will help meet local housing needs and support the vitality of the local area. The site is also accessible to village amenities, and relatively accessible to Liss by bus.

The site is located in a Mineral Consultation Area, which is acknowledged through the policy.

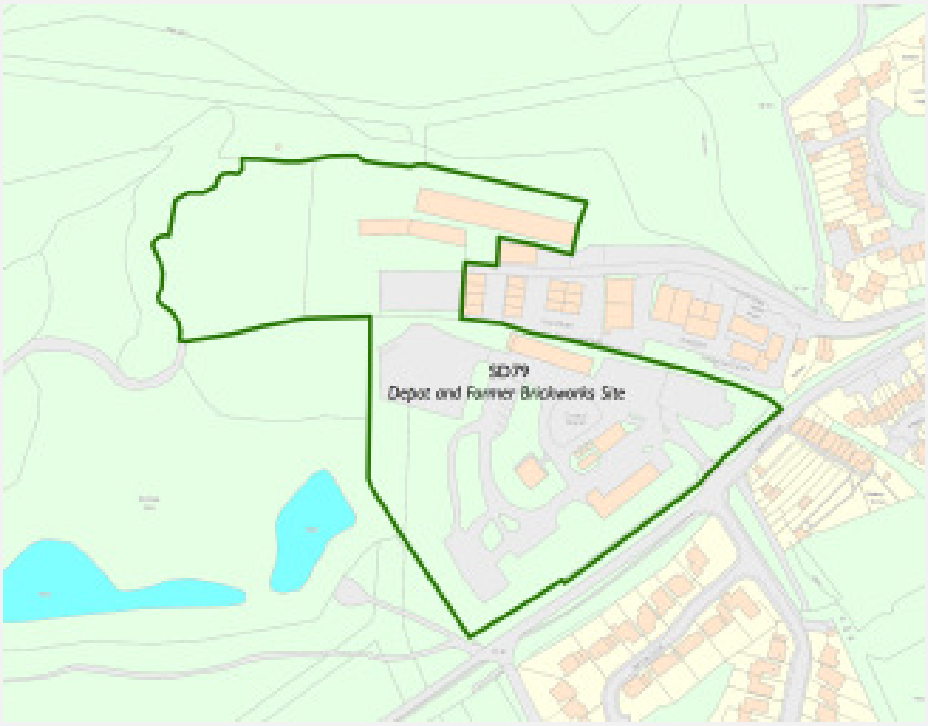
Potential significant effects?

Due to the presence of nationally and internationally designated nature conservation sites locally, effects on biodiversity have the potential to be significant if the proposed policy approach to the protection and enhancement of biodiversity value is not effectively implemented.

Recommendations

None proposed.

Policy SD81: West Sussex County Depot and Former Brickworks Site, Midhurst



Number of allocations: c.65-90 dwellings

Approximate size of site: c. 2.7ha

Sustainability Theme	Rating	Commentary
Landscape	+	Redevelopment of the site has significant potential for enhancements to townscape/landscape character in the vicinity. Low sensitivity, the site is PDL, inconsistent with surrounding residential land and continued within the settlement pattern.
Climate Change Adaptation	+	The site is not located within an area at risk of fluvial or groundwater flooding. Parts of the site are however at risk of surface-water flooding. In this context the policy seeks to provide suitable on-site surface water drainage, minimise hard surfaced areas on site, and use permeable surfaces and soft landscaping where possible to maximise infiltration of water and reduce surface water run-off. This will also be supported by the provision of on-site green infrastructure enhancements promoted by the policy. This will help reduce the risk of surface water flooding.
Biodiversity	+	The site is sensitive for biodiversity. The site is within an SSSI Impact Risk Zone for 'residential development of 50 units or more'. This relates to the Iping Common SSSI. Given the policy allocates for 65-90 dwellings, development of this scale has the potential to impact on the integrity of this nationally designated site. The site is also located adjacent to sensitive heathland and woodland at Midhurst Common, which is a LWS, and identified as a SINC. Parts of the site have been identified as potential habitats for protected and notable species. The site adjoins areas of deciduous woodland BAP Priority Habitat.

		These sensitivities are reflected by the policy for the allocation. The policy states that an arboricultural impact assessment, arboricultural method statement and associated tree protection plan should be prepared alongside new development proposals, as well as an ecology assessment and protected species survey. It also seeks to deliver an ecosystem services-led solution to mitigate the sensitive interface with Midhurst Common, and provide positive enhancements to wildlife habitats within and surrounding the site, whilst providing wildlife corridors within the site as part of a site-specific Wildlife Management and Enhancement Plan. It also seeks to protect trees on the site. Given this wide-ranging comprehensive approach, it is considered that the policy has the potential to enable enhancements to the biodiversity offer of the site and minimise the potential impacts of new residential development at this location.
Cultural Heritage		The site is not sensitive for historic environment interest. No listed buildings or scheduled monuments are located in the vicinity of the site and the site is not located in proximity to a conservation area. No significant effects are anticipated therefore.
Cultural Activity		The site has good accessibility to the cultural opportunities afforded by its location in Midhurst.
Health and Wellbeing		No significant effects are anticipated.
Vitality of Communities	+	The development of c.65-90 dwellings will support the vitality and vibrancy of Midhurst through supporting services, facilities and amenities.
Accessibility	+	Located 800m from the town centre, the site is accessible to the wide range of existing facilities and services located in Midhurst. This will support accessibility to amenities.
Sustainable Transport	?	The site, which is located approximately 0.8km to the centre of Midhurst by foot/cycle, has good accessibility to the services and facilities in the town. This will support the use of sustainable modes of transport.
Housing	+	The site will deliver 65-90 dwellings. This will contribute to meeting local housing needs.
Climate Change Mitigation	-	The site has good accessibility to the services and facilities in the town. This will support climate change mitigation by reducing the need to travel. The development of 65-90 dwellings at this location will lead to increases in the built footprint of Midhurst- however, given the amount of housing proposed for this site, and, existing uses on the site, it is not anticipated that associated effects on greenhouse gas emissions will be significant.
Rural Economy		As a residential site within a town location, no significant effects are anticipated.

Summary of appraisal

Summary: SD81: West Sussex County Depot and Former Brickworks Site, Midhurst

The current use of the site provides significant opportunities for enhancements to townscape and biodiversity. In this context the policy approach for the allocation will lead to a range of benefits through enhancing habitats and ecological networks and facilitating significant enhancements to the

public realm. The policy's focus on green infrastructure enhancements will also support climate change adaptation.

The site, which is located approximately 800m to the centre of Midhurst, has good accessibility to the services and facilities in the town by walking/cycling and public transport.

Potential significant effects?

None identified at this level of detail.

Recommendations

None proposed.

Policy SD89: Land at Pulens Lane, Sheet

Number of allocations: c.30-32 dwellings

Approximate size of site: c. 3.4ha

Sustainability Theme	Rating	Commentary
Landscape	?	The site sits on the banks of the River Rother, a major landscape feature in the SDNP and in Petersfield. The site comprises a large linear field which is bounded by rear gardens to the south east and the River Rother to the north. The site is medium-high sensitivity due to the biodiversity constraints of the site and its setting, together with the importance of the River Rother as a major valley feature. Potential effects on landscape character will be limited by the SDNPA's commitment to prepare a development brief for the site, and the undertaking of a Landscape Visual Impact Assessment.
Climate Change Adaptation		Given the presence of the River Rother, parts of the site are within Flood Zone 2 and 3. This is recognised by the policy which seeks to ensure suitable fluvial and surface water flood mitigation measures are implemented with new development at this location, and as part of the proposed Development Brief. The site is not located within an area at risk of groundwater flooding.
Biodiversity	?	The site is located adjacent to a significant area of deciduous woodland BAP Priority Habitat, which is located along the River Rother. The River Rother is a key ecological corridor, providing ecological linkages. This is recognised by the presence of the Rother Biodiversity Opportunity Area. The policy recognises the importance of this corridor by proposing the development of a woodland park adjacent to the River Rother of approximately 20m in width. The policy also seeks to enhance biodiversity and provide for protected species and protect and enhance trees within the site. These elements will be supported by the preparation of a Development Brief for the site by the SDNPA.

Cultural Heritage	?	The Grade II listed Mill Cottage is located to the north of the site. The historic environment and setting of the site will be supported by the preparation of the Development Brief by the SDNPA.
Cultural Activity		No significant effects are anticipated.
Health and Wellbeing	+	Green infrastructure enhancements proposed for the site, including the development of a woodland park adjacent to the River Rother will support health and wellbeing by promoting access to open space.
Vitality of Communities	+	The development of 30-32 dwellings will support the vitality and vibrancy of Sheet and Petersfield through supporting services, facilities and amenities.
Accessibility	+	The site, which is located approximately 1.2km to the centre of Petersfield, has good accessibility to the services and facilities in the town.
Sustainable Transport	?	The site, which is located approximately 1.2km to the centre of Petersfield (and slightly further from the railway station) has good accessibility to the services and facilities in the town by walking/cycling and public transport. This will support the use of sustainable modes of transport.
Housing	+	The site will deliver 30-32 dwellings. This will contribute to meeting local housing needs.
Climate Change Mitigation	-	The site has good accessibility to the services and facilities in Petersfield. This will support climate change mitigation by reducing the need to travel in comparison to other site options. The development of 30-32 dwellings at this location will lead to increases in the built footprint of Sheet; however, given the amount of housing proposed for this site it is not anticipated that associated effects on greenhouse gas emissions will be significant.
Rural Economy	+	As a residential site within a built up area, no significant effects are anticipated.

Summary of appraisal:

Summary: SD89: Land at Pulens Lane, Sheet

Potential impacts of new development on landscape character, biodiversity networks and the historic environment will be minimised (and enhancements secured) through the SDNPA's commitment to prepare a development brief for the site.

Green infrastructure enhancements proposed for the site, including the development of a woodland park adjacent to the River Rother will support health and wellbeing, biodiversity enhancements and help support landscape character.

The site is in good proximity to the services and facilities in Petersfield and public transport links.

Potential significant effects?

Due to the proposed policy approaches, potential negative effects are unlikely to be significant.

Recommendations

None proposed

Policy SD92: Stedham Sawmill, Stedham		
 Number of allocations: c.16-20 dwellings Approximate size of site: c. 1.2ha		
Sustainability Theme	**Rating**	**Commentary**
Landscape	+	The site is adjacent to an important area of common land (Iping Common) and is surrounded by woodland to the west. To the east of the site is an area of horse pasture and polo fields beyond. The site comprises a large area cleared for woodland which appears to be regenerating and the built area of the site which comprises industrial buildings and associated screening vegetation. The site is of medium-high landscape 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 policy seeks to ensure a Landscape Visual Impact Assessment is undertaken to support new development, existing mature trees are protected and new planting initiated.
Climate Change Adaptation		The site is not located within an area at risk of fluvial, surface water or groundwater flooding.
Biodiversity	?	The site has significant biodiversity constraints. The site is located adjacent to the Iping Common SSSI. As such it is located within the SSSI's Impact Risk Zone for 'residential development of 10 units or more'. The site is also located adjacent to deciduous woodland BAP Priority Habitat. These constraints are recognised by the policy which seeks to ensure that new development demonstrates that there would be no significant impact on the Iping Common SSSI through development of the site, existing mature trees would be retained, space is allowed for new tree planting, and new planting should be suitable for pollinating species.
Cultural Heritage	?	The Grade II listed Fry's Farmhouse is located adjacent to the northern boundary of the site. In this context The policy seeks to ensure a Heritage Statement is prepared to support new development
Cultural Activity		No significant effects are anticipated.

Health and Wellbeing		No significant effects are anticipated.
Vitality of Communities	+	The development of c.16-20 dwellings will support the vitality and vibrancy of Stedham through supporting services, facilities and amenities.
Accessibility	+	The site is accessible to existing village facilities and amenities, including the school, pub and sports/recreational facilities. The site is also, due to its relative proximity to Midhurst (c.3.5km), accessible to the range of services, facilities and amenities located in this nearby larger town. Bus links between Stedham and Midhurst/Petersfield are however relatively infrequent with services once every 1-2hours during the day.
Sustainable Transport	?	Whilst the site is located close to an existing bus link to Midhurst and Petersfield, this is limited to a once every 1-2hours service during the day. The site is located 14km from Petersfield railway station.
Housing	+	The delivery of approximately 16-20 dwellings on this site would help contribute towards meeting local demand for housing.
Climate Change Mitigation	-	The development of approximately 16-20 dwellings at this location will lead to increases in the built footprint of Stedham- however, given the amount of housing proposed for this site it is not anticipated that associated effects on greenhouse gas emissions will be significant.
Rural Economy	+	Through increasing local housing stock, the delivery of housing at this site has the potential to support the village's vitality.

Summary of appraisal:

Summary: Policy SD92: Stedham Sawmill, Stedham

The location of the site on previously developed land will help limit impacts on landscape and villagescape character and offers opportunities for enhancements to the public realm and heathland regeneration.

The biodiversity constraints present in the vicinity of the are recognised by the policy, which seeks to ensure that new development demonstrates that there would be no significant impact on the Iping Common SSSI through development of the site, and development is accompanied by an enhancement of habitats on site.

The development of 16-20 dwellings at the site will help meet local housing needs and support the vitality of the local area. The site is also accessible to village amenities, and relatively accessible to Midhurst by bus.

Potential significant effects?

None identified.

Recommendations

None proposed.

Policy SD94: Land at Ramsdean Road, Stroud

Number of allocations: c.26-30 dwellings

Approximate size of site: c. 1.2ha

Sustainability Theme	Rating	Commentary
Landscape	?	The site comprises a field within a mosaic of fields, woodland and hedgerows on the settlement edge. Medium sensitivity, the site is in a prominent location within the settlement. The policy for the site allocation seeks to ensure that development provides a suitable transition in form and fabric from the existing residential areas to the west and the open countryside to the west and south, retain mature trees and hedgerows, and initiate a Arboricultural Impact Assessment, Arboricultural Method Statement and associated Tree Protection Plan, as well as a Landscape Visual Impact Assessment.
Climate Change Adaptation		The site is not located within an area at risk of fluvial or groundwater flooding. The northern edge of the site adjacent is prone to surface water flooding. This is reflected through the policy which seeks to minimise hard surfaced areas on site, and use permeable surfaces and soft landscaping where possible to maximise infiltration of water and reduce surface water run-off.
Biodiversity	+	The site is not located within an SSSI Impact Risk Zone and no BAP Priority Habitats are present in the vicinity of the site. The site is adjacent to an SINC and existing watercourse. Trees are present on and adjacent to the northern and eastern boundaries of the site. These are recognised by the policy, which seeks to retain mature trees and hedgerows and facilitate additional planting. The policy also seeks to facilitate new planting for pollinating species.
Cultural Heritage	?	The site is of archaeological potential and is located in a wider area noted for high archaeological interest. This archaeological potential is reflected by the presence of the Roman villa at Stroud scheduled monument, which is located approximately 150m to the east of the site. The policy seeks to ensure an archaeological assessment is

		undertaken and a heritage statement prepared to support new development proposals.
Cultural Activity		No significant effects are anticipated.
Health and Wellbeing		No significant effects are anticipated.
Vitality of Communities	+	The development of c.26-30 dwellings will support the vitality and vibrancy of Stroud through supporting services, facilities and amenities.
Accessibility	+	The site is accessible to existing village facilities and amenities, including the nearby primary school, pub and sports/recreational facilities. The site is also, due to its relative proximity to Petersfield (c.2.6km), accessible to the range of services, facilities and amenities located in this nearby town and the railway station. However, bus links between the two settlements are limited to a two hourly service during the day.
Sustainable Transport	?	Whilst the site is located close to an existing bus link, this is limited to a two hourly service. The site is located c.2.5km from Petersfield railway station.
Housing	+	The delivery of approximately 26-30 dwellings on this site would help contribute towards meeting local demand for housing.
Climate Change Mitigation	-	The development of approximately 26-30 dwellings at this location will lead to increases in the built footprint of Stroud- however, given the amount of housing proposed for this site it is not anticipated that associated effects on greenhouse gas emissions will be significant.
Rural Economy	+	Through increasing local housing stock, the delivery of housing at this site has the potential to support the village's vitality.

Summary of appraisal:

Summary: Policy SD94: Land at Ramsdean Road, Stroud

Potential effects on the local archaeological resource will be limited by the proposed policy, which seeks to ensure an archaeological assessment is undertaken and a heritage statement prepared to support new development proposals. Similarly, potential impacts on landscape will be limited through the policy approach for the site allocation.

The development of 26-30 dwellings at the site will help meet local housing needs and support the vitality of the local area. The site is also accessible to Petersfield's amenities.

Potential significant effects?

None identified.

Recommendations

None proposed.