

Appendix A

Assessment Criteria

Please note that the criteria and associated questions listed below indicates a range of considerations for a high level assessment of the sites. The identification of a potential constraint does not automatically result in a site being considered unsuitable for development. Further investigation will be required prior to the allocation of this site in the Local Plan. The determination of planning applications will require a high level of detail and understanding of any constraints and communities and applicants cannot rely on the findings or conclusions in the SHLAA in isolation.

Assessment Stage	Criteria
<p style="text-align: center;">Exclusion from Assessment (Stage I)</p>	<p>Sites located wholly or largely within any one of the following designations¹:</p> <ul style="list-style-type: none"> ➤ Ancient Woodland ➤ Sites of Nature Conservation Interest (SNCI) ➤ Sites of Importance for Nature Conservation (SINCs). ➤ Sites of Special Scientific Interest (SSSI) ➤ National Nature Reserves (NNR) ➤ Local Nature Reserves (LNR) ➤ Local Geological Sites (also known as Regionally Important Geological/Geomorphological Sites (RIGS) ➤ Ramsar sites ➤ Scheduled Ancient Monuments ➤ Special Protection Area ➤ Special Area of Conservation ➤ Sites on the English Heritage Register of Historic Parks and Gardens
	<p>Any site, which is not considered to be previously developed land², will be excluded from the assessment if it is outside a settlement³ and is detached and unrelated to that settlement.</p>

¹ If a larger site has any of these areas within its boundaries, then consideration to whether any portion of the site is developable.

² Previously Developed Land (PDL) is defined in the NPPF (Appendix 2: Glossary) as “Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure.”

³ For the purposes of this assessment, a settlement is defined as one of the settlements within the National Park which is listed in Preferred Options draft Policy SD22 (Development Strategy), or any substantial settlement outside of and abutting the National Park boundary. Note that Policy SD22 settlements are subject to change during the Local Plan production, which will be reflected in future updates to the SHLAA.

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	<p>The site size threshold for the study is based on an estimated yield of 5 or more net additional dwellings. It may not be possible to determine the estimated yield of sites until later in the assessment process.</p>
<p>Landscape Assessment (Stage 2)</p>	<p>Historic Landscape Analysis</p> <p>Historic Landscape character (HLC) maps time depth in the existing landscape in terms of land use patterns. Of particular relevance to the National Park designation, HLC is important for identifying old landscapes which have remained unchanged or ‘intact’. Typically, older areas of landscape exhibit high sensitivity in landscape, biodiversity and cultural heritage terms and have a landscape quality which is highly valued. Reference will be made to the HLC for the South Downs National Park and the Pan-Sussex HLC where relevant. Historic mapping may also be used.</p>
	<p>Landscape Character</p> <p>The landscape in which the site is located will be considered in terms of Landscape character with reference to the South Downs Integrated Landscape Assessment 2011 and local landscape character assessments (where available and relevant).</p>
	<p>Visual Sensitivity</p> <p>This will be assessed in the following 3 ways:</p>

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	<ol style="list-style-type: none"> 1. The probability of change in the landscape being highly visible, based particularly on the nature of the landform and the extent of tree cover, both of which have a major bearing on visibility; 2. The numbers of people likely to perceive any changes and their reason for being in the landscape, for example as residents, staying visitors, as travellers, or as visitors engaged in recreation or work; 3. The likelihood that change could be mitigated without the mitigation measures in themselves having an adverse effect on landscape character or visual quality.
<p style="text-align: center;">Landscape Assessment (Stage 2)</p>	<p>Relationship to Settlement Pattern and Settlement Edge Qualities</p> <p>Does the site relate to the settlement pattern in terms of location and scale?</p> <p>What features comprise the settlement edge? E.g. open space, topography, proximity to historic core.</p> <p>How does the site relate to these features?</p> <p>What are the qualities of these features? Are they weak or strong?</p> <p>Are there opportunities to improve the settlement edge through new development?</p>
	<p>Landscape Framework and Scale</p> <p>What are the component features of the landscape?</p>

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	<p>What is the scale of the Landscape?</p> <p>How does the site relate to these components?</p>
	<p>Impact on Key Characteristics and Special Qualities of the National Park</p> <p>This will be considered for each site in relation to the Special Qualities of The National Park and the South Downs Integrated Landscape Character Assessment 2011. Any statutory designations will also be referenced in this section. Reference to the National Park designation criteria and the designation process for the South Downs National Park may also be made.</p>
<p>Suitability (Stage 2)</p>	<p>Noise</p> <p>Is the site affected by significant rail or road noise?</p>
	<p>Neighbouring Land Uses</p> <p>Is the site affected, or has the potential to be affected, by neighbouring development and current uses?</p>
	<p>Previous Use</p> <p>What is the previous use of the land?</p>

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	<p>Affordable Housing</p> <p>If the site is adjacent to a settlement and on Greenfield land, does the site have potential to deliver 100% affordable housing?</p>
	<p>Density and Character of Surrounding Area</p>
	<p>Landscape</p> <p>As assessed under the Landscape Assessment above.</p>
<p>Suitability (Stage 2)</p>	<p>Biodiversity</p> <p>Is there a reasonable likelihood that protected species could be present?</p> <p>Could development have a potential impact on habitats or species of principal importance?</p> <p>Is there scope to adequately mitigate any potential impacts on protected areas, species or habitats? This will include consideration of the potential impact of new housing on Special Protection Areas and the consideration of opportunities to mitigate potential impacts (e.g.. through provision of Suitable Alternative Natural Green Space (SANG))</p>

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	<p>Flood Risk</p> <p>Is the site located with Flood Zone 2 or 3? Is there a history of flooding?</p>
	<p>Ground Conditions/Topography</p> <p>Is the site affected by any ground conditions? (e.g. unstable ground, steep slopes etc.)</p>
	<p>Land Contamination</p> <p>Is the site affected by any potential land contamination?</p> <p>Will land contamination severely affect deliverability of the site or is there potential for mitigation?</p>
<p>Suitability (Stage 2)</p>	<p>Minerals and Waste</p> <p>Is the site within a Minerals Safeguarding Area or Mineral Consultation Area?</p> <p>Is the site located within 250 metres of a historic landfill site?</p>
	<p>Tree Preservation Orders</p>

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	<p>Are there any Tree Preservations Orders on the site or on the boundary of the site?</p>
	<p>Agricultural Land</p> <p>If the site is currently in agricultural use, what grade is the land?</p>
	<p>Archaeology</p> <p>Does the site have any archaeological potential which may require investigation prior to development or during construction?</p>
	<p>Listed Buildings/Heritage Assets</p> <p>Are there listed buildings or heritage assets within the site?</p> <p>Could development potentially adversely affect listed buildings or heritage assets?</p>
<p>Suitability (Stage 2)</p>	<p>Conservation Areas</p> <p>Is the site within a Conservation Area?</p> <p>Could development potentially affect a Conservation Area?</p>

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	<p>Public Rights of Way</p> <p>Are there any public rights of way running through the site or around the boundary of the site?</p> <p>Are there any potential views of the site from any public rights of way?</p>
<p>Availability (Stage 2)</p>	<p>Ownership</p> <p>Is the site in a single or multiple ownership?</p> <p>Will multiple ownerships prevent land assembly and subsequent deliverability of the site as a whole or is there evidence of opportunities for a coordinated approach?</p>
	<p>Planning Status</p> <p>Is the site currently allocated for development?</p> <p>Is there other planning history which is relevant to the assessment? (e.g. pre-application enquiries, lapsed permissions)</p>
<p>Availability (Stage 2)</p>	<p>Intention to develop</p> <p>Has the owner/controller of the site expressed a clear intention to make the site available?</p>

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	<p>What timescale has the owner/controller suggested development could come forward?</p>
	<p>Legal Constraints</p> <p>Are there any legal matters which may prevent the site from being available?</p>
<p>Achievability (Stage 2)</p>	<p>Marketability</p> <p>Could the current use of adjoining sites impact on the marketability of the site?</p> <p>Is the location of the site likely to have an effect on the marketability of the site?</p>
	<p>Highways</p> <p>Could development on the site impact on the Strategic Road Network?</p> <p>Are there any potential highways issues associated with the site?</p>

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<p style="text-align: center;">Achievability (Stage 2)</p>	<p>Impact on reserved routes</p> <p>Could development on the site impact on reserved routes for redevelopment of the rail network or sites such as former railway lines under consideration for Sustrans routes?</p>
	<p>Access</p> <p>Is there an existing safe access point to the site?</p> <p>Are there opportunities for alternative access points to the site?</p> <p>If no access currently exists, are there opportunities to create a safe access to the site?</p>
	<p>Exceptional Costs</p> <p>Are there any exceptional works necessary to enable development?</p>
	<p>Site Preparation Costs</p> <p>Are site preparation costs expected to affect the site being successfully developed?</p>

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	<p>Third Party Land</p> <p>Is third party land required to deliver sites? (e.g. access land)</p> <hr/> <p>Economic Viability⁴</p> <p>Does the economic viability of the current use of the site make residential development less or more attractive?</p>
<p>Ability to overcome constraints</p>	<p>As acknowledged under a number of the criteria listed above, there may be the option to overcome certain constraints to development through mitigation. This will be considered alongside the survey and assessment of the site.</p>

⁴ A Whole Plan Viability Assessment will be prepared in 2017 as part of the Local Plan evidence base.