

Appendix E

Full Assessment Outcomes for rejected sites

Appendix E - Full Assessment Outcomes

Site Ref	Site Address	Settlement	2016 Recc'n	Summary of Landscape Assessment	Summary of Suitability	Suitable	Summary of Availability	Available	Summary of Achievability	Achievable	Reason for rejection	Total Yield
AD001	Halewick Farm, Steepdown Road	Sompting	Rejected	<p>Medium/High Landscape Sensitivity</p> <p>The eastern part of the site containing the farmstead buildings forms the setting for listed buildings; the western part of the site relates to the wider downland and forms part of a narrow and vulnerable to change tract of land within the SDNP</p>	<p>Development on the site would have a potential adverse impact on the character and appearance of the landscape.</p> <p>Development on the site would have a potential adverse impact on heritage assets.</p> <p>The eastern part of the site encloses a Grade II farmhouse and barn adjacent to the east, with a tree protected by a Tree Preservation Order just to the south of them.</p> <p>The site is subject to significant road noise.</p>	No	The site is considered to be available for development.	Yes	There is no reason to indicate why development on the site is not achievable.	Yes	Development on the site would have a potential adverse impact on the character and appearance of the landscape. Development on the site would have a potential adverse impact on heritage assets.	0

Site Ref	Site Address	Settlement	2016 Recc'n	Summary of Landscape Assessment	Summary of Suitability	Suitable	Summary of Availability	Available	Summary of Achievability	Achievable	Reason for rejection	Total Yield
AD005	Land to north of Holmbush Close	Southwick	Rejected	Medium Sensitivity The site is Medium Sensitivity due to the limited public viewpoints and low level of the site in relation to the surrounding topography. Views to/from the north and west would need to be investigated further.	The site is within 250m of an Historic Landfill Site. The site is downland pasture, holds nesting BAP species and is located in a BOA.	No	The site is considered to be available for development.	Yes	There is no reason to indicate why development on the site is not achievable.	Yes	The suitability of the site in landscape and biodiversity terms would require further investigation.	0
AD006	Land to north and east of Hill Farm Way	Southwick	Rejected	High Sensitivity High Landscape Sensitivity due to the size of the site dominating the hillside in a prominent and highly visible location with exceptional levels of public access and connectivity across the A27 to the SDNP beyond.	Development on the site would have a potential adverse impact on the character and appearance of the landscape and on biodiversity. There is a restricted byway running along the western boundary, a bridleway (Monarch's Way) runs along the eastern boundary and there are two footpaths running north-south through site. The site is physically adjacent to a Local Wildlife Site (to the north). The site is within 250m of an Historic Landfill Site.	No	The site is considered to be available for development.	Yes	There is no reason to indicate why development on the site is not achievable.	Yes	Development on the site would have a potential adverse impact on the character and appearance of the landscape.	0

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AR001	Riding Stables, Park Place	Arundel	Rejected	High Sensitivity The site is High Sensitivity due to its location within the Conservation area, in a prominent location beyond the existing settlement which would open views into development and significantly alter the setting of the town in views from the south and west.	The site is within the conservation area and is in close proximity to a number of listed buildings. The site is within 250m of an Historic Landfill Site.	No	The site is considered to be available for development.	Yes	There is no reason to indicate why development on the site is not achievable.	Yes	Development on the site would have a potential adverse impact on the character and appearance of the landscape.	0

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AR004	Sawmill, Arundel Park	Arundel	Rejected	Medium/High Sensitivity The site is Medium/High sensitivity due to its location within the registered parkscape (the PDL status reduces this from an automatic exclusion on this basis). The site is nonetheless sensitive to housing development due to potential negative impacts on surrounding parkscape character. Historic advise needed.	Development of the site would lead to loss of employment land. The site is within a Grade II* registered park. The site is in close proximity to a Scheduled Ancient Monument and adjacent to Conservation Area. The site is in close proximity to a Special Site of Scientific Interest and a ancient woodland (located to the east). Monarch's Way runs within 12m of the site (located to the east).	No	There is no evidence that the site is being actively promoted or is currently available.	No	There is no reason to indicate why development on the site is not achievable.	Yes	Development of the site would lead to loss of employment land. There is no evidence that the site is being actively promoted or is currently available. The site is subject to landscape, heritage and biodiversity constraints which would require further investigation.	0

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AR005	Savi Maski Granza, Findon Road	Findon	Rejected	<p>Low/Medium/High Sensitivity</p> <p>The site is Low Medium Sensitivity where currently developed and screening can be retained. The fields to the south of the site are Medium High Sensitivity due to the poor relationship with the settlement pattern and the intrusion into views from the surrounding public right of way. The site also contributes to the Local Gap.</p>	<p>The majority of the site is not previously developed and the site is not considered to be well related to the existing settlement pattern. The previously developed area may be suitable for some limited further development, however this is unlikely to result in 5 or more additional dwellings.</p>	No	<p>Availability unknown. No re-submission made during call for sites (ending 2015).</p>	No	<p>Access is expected to be directly on A24. Further advice will be required.</p>	Yes	<p>Availability of site unknown. The site does not relate well to the existing settlement pattern and development on much of the site would have a potential adverse impact on the character and appearance of the landscape.</p>	0

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AR008	Rogers Farm Garden Centre and former Allotments	Findon	Rejected	<p>Low/Medium/High Sensitivity</p> <p>The site is Low Medium Sensitivity where currently developed and existing screening can be retained and improved to the north of the site. The fields to the south of the site are Medium High Sensitivity due to the poor relationship with the settlement pattern and the intrusion into views from the surrounding public right of way.</p>	<p>The site is removed from the existing settlement of Findon and would not relate well to the existing settlement in terms of access to local services, and would not fit with the character of the settlement form as currently exists.</p>	No	The site is considered to be available for development.	Yes	<p>There is existing vehicular access from the A24. Access by other means may be challenging to achieve.</p>	Yes	Development of the site would not reflect the character of the surrounding area in terms of settlement form, and would not provide adequate access to local services.	0

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AR009	Former allotments north of The Quadrangle	Findon	Rejected	Medium/High Sensitivity The site is Medium High Sensitivity given the surrounding existing uses and the isolated nature of the site within the surrounding landscape. It does not relate well to the settlement pattern as is located on the west side of the A24. The site contributes to the local gap between Findon and Worthing. Mature trees.	The site is divorced from the settlement of Findon by the A24 and belt of protected trees, and poorly related to the existing settlement pattern. The site forms part of a tract of land that provides a visual link to surrounding downland and has medium/high landscape sensitivity.	No	Site considered available for development.	Yes	There is no reason to indicate why development on the site is not achievable.	Yes	The site does not relate well to the existing settlement pattern and development on the site would have a potential adverse impact on the character and appearance of the landscape.	0
AR013	Land to the Rear of Pony Farm Training Stables	Findon	Rejected	Medium/High Sensitivity Medium/high sensitivity due to the poor access and location on the outside of the public right of way which runs along the settlement edge. Views to the west are sensitive from the wider downland and impacts on the adjacent public right of way	The site is adjacent to existing residential development on the sensitive eastern side of the settlement, however a belt of mature trees currently restricts views into and out from the site. These would need to be retained to limit visual impact on wider open landscape.	Yes	There is no documented evidence of availability.	No	There is no reason to indicate why development on the site is not achievable.	Yes	There is no evidence of availability.	0

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AR015	Findon Manor Hotel, High Street	Findon	Rejected	n/a	The comprises a Grade II listed building (hotel) and its curtilage. The boundary is composed of mature trees covered by group Tree Preservation Order. Significant constraints associated with the listed building status on balance indicate that the works required for conversion of the building / site to 5 or more dwellings is unlikely to be appropriate.	No	There is no documented evidence that the site is available. It is currently in active use as a hotel business. A 2015 planning application for a substantial extension to the hotel (10 additional bedrooms) (subsequently withdrawn) strongly indicates continuation of existing use.	No	There is no reason to indicate why development on the site is not achievable.	Yes	Development on the site would have a potential adverse impact on a Grade II Listed Building and its setting. Evidence suggests that the site is unavailable.	0

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AR016	Open space between the High Street and the A24	Findon	Rejected	High Sensitivity High Sensitivity due to the scale and sensitive location of the site in relation to the public right of way network mature trees and relationship with Findon Place.	The site is adjacent to listed buildings on the High Street and crossed by group Tree Preservation Order. There are public rights of way running across the site. Due to the conclusions of the landscape assessment, the site is not considered suitable for development.	No	Availability unknown. Site not resubmitted in 2015.	No	There is no reason to indicate why development on the site is not achievable.	Yes	Development on the site would have a potential adverse impact on the character and appearance of the landscape.	0
AR019	Steep Side, Cross Lane	Findon	Rejected	Medium sensitivity due to existing trees and access having potential for impacts.	Site suitable for a modest number of homes, sensitive design required to ideally retain mature trees on site and maintain character of the area.	Yes	Availability unknown.	No	No reason to indicate why site is not achievable.	Yes	No evidence that site is available.	0

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AR020	Findon Towers, Cross Lane	Findon	Rejected	Medium sensitivity Medium sensitivity due to existing trees and access having potential for impacts.	The whole site is covered by group TPO which is expected to restrict development to the centre of the site, on and around the footprint of the existing dwelling. May be suitable for extension and conversion or redevelopment on and around the existing footprint.	Yes	Local investigation has found that the site is no longer available for development.	No	There is no reason to indicate why development on the site is not achievable.	Yes	The site is no longer available for development.	0
AR021	Well Cottage/Priory Cottage, Crossways, Cross Lane	Findon	Rejected	Medium sensitivity Medium sensitivity due to existing trees and access having potential for impacts.	The site comprises of three large residential plots, surrounded by mature trees. The site is considered suitable for a small number of dwellings.	Yes	There is currently no evidence of site availability.	No	There is no reason to indicate why development on the site is not achievable. However, a safe and appropriate access will need to be achieved.	Yes	There is currently no evidence of the site being available.	0

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AR022	Field south of Findon (Wyatts Field), Nephcote Lane	Findon	Rejected	High Sensitivity High Sensitivity due to the poor connection with the settlement layout and the elevated nature of the site making it vulnerable to visual impact.	A Scheduled Ancient Monument is located around 60m to the south east of the site. The site is not considered to relate well to the existing settlement pattern as it would result in a significant and ill-fitting incursion into open countryside which is considered to play an important landscape role.	No	The site is considered to be available for development.	Yes	There is no reason to indicate why development on the site is not achievable.	Yes	Development on the site would have a potential adverse impact on the character and appearance of the landscape.	0
AR025	Land north of Lample House	Wepham	Rejected	Medium/High Sensitivity The site has Medium high sensitivity to development of comparable density to the surrounding settlement given its location in the conservation area. The site would not accommodate development of any higher density without detrimental impacts on the settlement.	Development on the site would have a potential adverse impact on the character and appearance of the landscape. The site is within the conservation area and in close proximity to three listed buildings. There is a public right of way running along the southern and western boundary. The site is within 5km of a Special Protection Area.	No	The site is considered to be available for development.	Yes	There is no reason to indicate why development on the site is not achievable.	Yes	Development on the site would have a potential adverse impact on the character and appearance of the landscape.	0

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AR026	Land north of Clapham Street	Clapham	Rejected	High Sensitivity The site is High Sensitivity due to its size and scale on the dry valley side. It is highly visible and sensitive to development in views from Clapham itself, the conservation area (both parts) and Patching. Access would be likely to be detrimental to the surrounding rural character.	Development on the site would have a potential adverse impact on the character and appearance of the landscape. The site is adjacent to Ancient Woodland, a Local Wildlife Site and Tree Preservation Order Area (to the north). The site is adjacent to the conservation area and in close proximity to a number of listed buildings, including a Grade II* listed building located to the east.	No	The site is considered to be available for development.	Yes	There is no reason to indicate why development on the site is not achievable.	Yes	Development on the site would have a potential adverse impact on the character and appearance of the landscape.	0

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AR027	Land at Gosling Croft Business Centre	Clapham	Rejected	Low/Medium The site is low/medium sensitivity due to adjacent Ancient Woodland. Existing industrial use reduces landscape impact.	The site is physically adjacent to Ancient Woodland and wholly within a Tree Preservation Order Area. The part of the site which is previously developed is in active employment use. The remainder of the site is not considered to be well related to the settlement. The site is within 250m of an Historic Landfill Site.	No	There is no evidence that the site is being actively promoted or is currently available.	No	There is no reason to indicate why development on the site is not achievable.	Yes	Loss of employment land. There is no evidence that the site is being actively promoted or is currently available.	0
AR028	Glebe land at Church Hill	Slindon	Rejected	High Sensitivity High sensitivity due to the size and proportions of the site extending into open countryside alongside Open Access Land and Ancient woodland. Impact on public right of way and conservation area.	The site is adjacent to ancient woodland along the eastern boundary, and the narrowness of the site means an adequate buffer zone would cover the eastern third, rendering an adequate layout for development hard to achieve. There is a public right of way running north to south through the middle of the site. Part of the site is within the conservation area.	No	The site is considered to be available for development.	Yes	There is no reason to indicate why development on the site is not achievable.	Yes	Development on the site would have a potential adverse impact on the character and appearance of the landscape. Impact on Ancient Woodland.	0

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AR029	Land to rear of Nurses Cottage, Warningcamp Lane	Warningcamp	Rejected	High Sensitivity High Landscape sensitivity due to the conservation area and visual sensitivity of development on the valley sides	Development on the site would have a potential adverse impact on the character and appearance of the landscape. The site is adjacent to the conservation area and two grade II listed buildings. The south western part of the site is within flood zone 2 and 3.	No	There is no evidence that the site is being actively promoted or is currently available.	No	There is no reason to indicate why development on the site is not achievable.	Yes	Development on the site would have a potential adverse impact on the character and appearance of the landscape.	0
AR030	Land to rear of 223 Warningcamp Lane	Warningcamp	Rejected	High Sensitivity High Landscape sensitivity due to the conservation area, listed building and visual sensitivity of development on the valley sides	Development on the site would have a potential adverse impact on the character and appearance of the landscape and on heritage assets. The site is wholly within the conservation area and adjacent to a Grade II listed building.	No	The site is considered to be available for development.	Yes	There is no reason to indicate why development on the site is not achievable.	Yes	Development on the site would have a potential adverse impact on the character and appearance of the landscape and heritage assets.	0

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AR035	Clapham Depot	Clapham	Rejected	Low/Medium Sensitivity The site is low/medium sensitivity due to adjacent Ancient Woodland and common land. Existing industrial use reduces landscape impact.	There is a public right of way running through the site. Part of the site is within an Historic Landfill Site. The site is in active employment use.	No	There is no evidence that the site is being actively promoted or is available for development. This site is allocated for employment use.	No	A safe and appropriate access would need to be achieved. There is potential for the land to be contaminated by previous uses. There are no other reasons to indicate why development on the site is not achievable.	Yes	Loss of employment land.	0

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AR037	Land North of A27 and South of Crossbush Lane	Crossbush	Rejected	The site has High Landscape Sensitivity due to its prominent location within Crossbush as an undeveloped large scale field which allows wide and open views to the south where Crossbush Lane is largely undeveloped on both sides in a manner which is characteristic of the dispersed and low density settlement pattern. development of the site would appear incongruous within the settlement owing to it's size and subdivision of the site is impractical owing to its visibility, the quality of existing boundary features and the contribution that views of this features make to local character, and the aged field pattern also contributing to local character.	Development on the site would have a potential adverse impact on the character and appearance of the landscape. Would require a preliminary ecological assessment. Within the setting of listed buildings.	No	Site considered available for development.	Yes	No reason to indicate why site is not achievable.	Yes	Development on the site would have a potential adverse impact on the character and appearance of the landscape.	0

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AR038	Land at Crossbush (Site A)	Crossbush	Rejected	<p>The site has Medium-High Landscape Sensitivity due to its prominent location near Crossbush as an undeveloped large scale field adjacent to the A27 where large numbers of people are travelling past the site. Development of the site would appear incongruous outside the settlement owing to it's size, and dominant position at the head of the Arun Valley. Whilst the field is relatively well screened during the summer by mature trees and hedgerow during winter months this effect would be reduced and it is likely that views of rooftops and lighting would be perceivable for some distance from the site.</p>	<p>Development on the site would have a potential adverse impact on the character and appearance of the landscape. Preliminary ecological assessment would be required. The location is remote and unsustainable.</p>	No	Site considered available for development.	Yes	No reason to indicate why site is not achievable.	Yes	Development on the site would have a potential adverse impact on the character and appearance of the landscape.	0

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BR001	Dean Court Road	Rottingdean	Rejected	High Sensitivity High Landscape Sensitivity due to public right of way connections to the wider downs and separation function the site currently provides. Impact on views locally and from wider landscape.	The site is highly visible as an area of open pature land to the rear of properties along Dean Court Road. The southern boundary of the site is adjacent to a Local Wildlife Site. Given the conclusions of the landscape assessment, not suitable.	No	The site is considered to be available for development.	Yes	There is no reason to indicate why development on the site is not acheivable.	Yes	Development on the site would have a potential adverse impact on the character and appearance of the landscape.	0

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BR002	Land to the west of Falmer Road between and including Woodside and the Old Cottage	Woodingdean	Rejected	<p>The site is High landscape Sensitivity owing to its location and size within a narrow land bridge which joins two sections of the SDNP, forms a gap between Ovingdean and Woodingdean (both settlements are outside the SDNP).</p> <p>Development of the site would be highly visible from surrounding (higher) land to the west and east, together with views from surrounding roads to the north and south. The wooded character of the site contributes to local character providing a backdrop to views and providing screening in some cases.</p>	Development on the site would have a potential adverse impact on the character and appearance of the landscape.	No	Site considered available for development	Yes	No reason to indicate why site is not achievable.	Yes	Development on the site would have a potential adverse impact on the character and appearance of the landscape.	0

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CH002	Bury Glebe, Church Lane	Bury	Rejected	High Sensitivity High Sensitivity due to the size of the site in comparison with the village, the south facing and elevated topography which exposes it to views from the south and the surrounding public right of way which would be affected. Access likely to have detrimental impacts.	There are two listed buildings adjacent to the site and other listed buildings in the vicinity. The site adjoins the Conservation Area to the south, west and east. Archaeological investigation prior to development or during construction may be required. The site is within 5km of a Special Protection Area.	No	There has been no submission since May 2008 therefore the site availability is uncertain.	No	There is no reason to indicate why development on the site is not achievable.	Yes	Development on the site would have a potential adverse impact on the character and appearance of the landscape. Development on the site would have a potential adverse impact on heritage assets.	0

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CH003	Land east of Coombe Crescent	Bury	Rejected	Medium/High Sensitivity Medium high sensitivity due to the contribution the site makes to the setting of the village when approaching from the south, proximity to conservation area and Site of Nature Conservation Importance (SNCI) and the transition between the recent development to the west and more dispersed character to the east. Impacts on the public right of way which crosses the site would be detrimental to users.	The north eastern corner of the site is located within the conservation area and there are three listed buildings adjacent to the site (to the north). The southern part of the site is within flood zone 2 and 3. Taking into account the conclusions of the landscape assessment, the site is not considered suitable for development.	No	The site is considered to be available for development.	Yes	There is no reason to indicate why development on the site is not achievable.	Yes	Development on the site would have a potential adverse impact on the character and appearance of the landscape. Development on the site would have a potential adverse impact on heritage assets. Flood risk.	0
CH006	Chilgrove Farm	Chilgrove	Rejected	High Sensitivity The site is located in a prominent downland location and is not related to a settlement.	The site is remote from any bounded settlement and therefore an unsustainable location for new homes, and is in a location of high landscape sensitivity. Not suitable.	No	Site considered available for development	No	There is no reason to indicate why development on the site is not achievable.	Yes	The site is remote from any bounded settlement and therefore an unsustainable location for new homes, and is in a location of high landscape sensitivity.	0

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CH009	Charlton Sawmill, Knights Hill	Charlton	Rejected	Medium/High Sensitivity The western side of the site is currently open space and provides good local views of the wider landscape and is Medium High Sensitivity, the area to the east which contains the existing sawmill and industrial units is medium sensitivity owing to it's elevated position on the valley side, its proximity to the existing important public right of way to the east of the site and its relationship with the conservation area to the north. Alternative locations needed for industrial uses.	The village of Charlton offers no access to local services except a pub, and there are significant landscape sensitivities associated with the site. Site not suitable for these reasons.	No	The site is considered to be available for development.	Yes	There is no reason to indicate why development on the site is not achievable.	Yes	Development on this site would not provide adequate access to local services.	0

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CH011	Charlton Farm, Carlton Road	Charlton	Rejected	Medium Sensitivity The site has Medium landscape sensitivity owing to its previously developed nature and assuming a sensitive conversion. Existing employment uses would need alternative site and significant cultural heritage impacts which would need further advice.	The site is within the conservation area. There is Grade II Listed Building on the site and a number of listed buildings adjacent. Archaeological investigation prior to development or during construction may be required. The site is within a Site of Special Scientific Interest (SSSI) Impact Risk Zones (IRZ) (requiring additional advice from Natural England). Unsuitable due to heritage constraints.	No	Currently in active employment use. There has been a recent planning permission for employment uses on the site suggesting lack of intention to provide housing.	No	There is no reason to indicate why development on the site is not achievable.	Yes	There is no evidence that the site is available.	0
CH012	Bulbecks Field	East Ashling	Rejected	High Sensitivity High sensitivity the site is poorly connected to the settlement and exposed to views from all directions including a public right of way.	The site is adjacent to the conservation area and there are listed buildings opposite the site. Not suitable due to the conclusions of the landscape assessment.	No	The site is considered to be available for development.	Yes	There is no reason to indicate why development on the site is not achievable.	Yes	Development on the site would have a potential adverse impact on the character and appearance of the landscape.	0

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CH014	Land at Manor Farm House, Charlton Road	East Dean	Rejected	Medium/High Sensitivity Medium High Landscape sensitivity due to location within conservation area and historic core of village. In a less sensitive location there would have been potential for the PDL status to lower the site's sensitivity, however, this is a prominent site at the entrance to the village and would require careful bespoke design.	The site is within the conservation area. The northern boundary of the site is within flood zone 2. Due to the conclusions of the landscape assessment, the site is not considered suitable for development.	No	The site is in an active employment use. However the site is considered to be available for development as it has recently been submitted.	Yes	There is the potential for contamination from current use. There are no other reasons to indicate why development on the site is not achievable.	Yes	Development on the site would have a potential adverse impact on the character and appearance of the landscape.	0
CH015	Land east of Manor Farm House, Main Road	East Dean	Rejected	High Sensitivity The site is not well connected to the settlement and would extend it into the surrounding countryside in a visible and intrusive location. The site is adjacent to the conservation area and would impact on the setting of the listed buildings adjacent.	The site is adjacent to the conservation area and four Grade II Listed Buildings (north and west). Not suitable due to the conclusions of the landscape assessment.	No	The site is considered to be available for development.	Yes	There is no reason to indicate why development on the site is not achievable.	Yes	Development on the site would have a potential adverse impact on the character and appearance of the landscape. Development on the site would have a potential adverse impact on heritage assets.	0

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CH018	Droke Farm,	East Dean	Rejected	High Sensitivity High sensitivity due to the size of the site in comparison with the village, the complex connections with a variety of built form around the village and the scale of development which would link these together. Significant impacts in views from surrounding higher valley sides and public right of way. Access likely to have detrimental impacts.	The majority of the site is located within flood zones 2. Part of the site is within the conservation area and there are a number of Grade II listed buildings close to the site. There are multiple Tree Preservation Orders along the western boundary. There is a public right of way running through the site. Due to the numerous significant site constraints and conclusions of the landscape assessment, not suitable.	No	The site is considered to be available for development.	Yes	There is no reason to indicate why development on the site is not achievable.	Yes	Development on the site would have a potential adverse impact on the character and appearance of the landscape. Development on the site would have a potential adverse impact on heritage assets.	0

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CH024	Land at Chase Manor Farm	Fernhurst	Rejected	Medium/High Sensitivity The site has medium high sensitivity due to its reference as an assart fieldscape, poor access and likely impacts therein and poor relationship with the settlement pattern of Fernhurst.	There is ancient woodland within the site along the eastern boundary and a Tree Preservation Order area on the boundary. Development on the site would have a potential adverse impact on the character and appearance of the landscape.	No	The site is considered to be available for development.	Yes	It is not clear where a safe access could be achieved.	No	Development on the site would have a potential adverse impact on the character and appearance of the landscape. Impact on ancient woodland. Development on the site is not currently considered to be achievable.	0
CH026	Land at Hawksfold	Fernhurst	Rejected	High Sensitivity High sensitivity due to assart fieldscape qualities, adjacent ancient woodland, views and experiential impacts on public right of way users	There is ancient woodland adjacent to the site to the north and south and protected trees to the north of the site. Development on the site would have a potential adverse impact on the character and appearance of the landscape.	No	The site is considered to be available for development.	Yes	There is no reason to indicate why development on the site is not achievable.	Yes	Development on the site would have a potential adverse impact on the character and appearance of the landscape. Impact on ancient woodland.	0

Site Ref	Site Address	Settlement	2016 Recc'n	Summary of Landscape Assessment	Summary of Suitability	Suitable	Summary of Availability	Available	Summary of Achievability	Achievable	Reason for rejection	Total Yield
CH030	Land on Church Lane	Fittleworth	Rejected	High Sensitivity The site is not well connected to the settlement and would extend it into the surrounding countryside in a visible and intrusive location. The site is within the conservation area in part and would impact on the setting of the listed building	Much of site is wooded and there is a Local Wildlife Site adjacent. The eastern half of the site is in a Conservation Area and site adjacent to a Grade I listed church. The site is Registered Common Land. The site is within 5km of a Special Protection Area. Due to the numerous constraints and conclusion of the landscape assessment, not suitable.	No	The site is Registered Common Land and not available.	No	There is no reason to indicate why development on the site is not achievable.	Yes	Development on the site would have a potential adverse impact on the character and appearance of the landscape. The site is Registered Common Land and is not available.	0

Site Ref	Site Address	Settlement	2016 Recc'n	Summary of Landscape Assessment	Summary of Suitability	Suitable	Summary of Availability	Available	Summary of Achievability	Achievable	Reason for rejection	Total Yield
CH034	Land north of A283 Upper Street (Sorrel's Farm)	Fittleworth	Rejected	Medium High Landscape Sensitivity This is a large scale site which occupies a prominent position on the settlement edge adjacent to a major tourist route (A283) and the Serpents Trail PROW. Abutting the conservation area, the site forms part of the historic landscape pattern for which this character area is noted. The site is a significant size and is poorly contained within the surrounding landscape pattern, being open to the north (300m).	A large scale and prominent site which is not well related to the existing settlement. A small part of the site is within the conservation area. There are adjacent grade II listed buildings. Due to the conclusions of the landscape assessment, not suitable.	No	The site is considered to be available for development.	Yes	There is no reason to indicate why development on the site is not achievable.	Yes	The site does not relate well to the existing settlement pattern and development on the site would have a potential adverse impact on the character and appearance of the landscape.	0

Site Ref	Site Address	Settlement	2016 Recc'n	Summary of Landscape Assessment	Summary of Suitability	Suitable	Summary of Availability	Available	Summary of Achievability	Achievable	Reason for rejection	Total Yield
CH035	Land at Popple Hill Cottage	Graffham	Rejected	High Sensitivity This is a large site which currently forms part of the dispersed settlement pattern and contributes to the experience of a large tract of undeveloped countryside along the public right of way network. Road frontage would also truncate this experience within the village.	The site is adjacent to ancient woodland and in close proximity to a Local Wildlife Site. There is a public right of way along western and southern boundary. Not suitable given the conclusions of the landscape assessment.	No	There is no evidence that the site is available or being actively promoted.	No	There is no reason to indicate why development on the site is not achievable.	Yes	Development on the site would have a potential adverse impact on the character and appearance of the landscape. Impact on Ancient Woodland. There is no evidence that the site is available or being actively promoted.	0
CH036	Land at Graffham (east)	Graffham	Rejected	Medium/High Sensitivity The site is Medium High Sensitivity due to its high level of visibility from the village, public right of way and scarp slope, and its assart fieldscape status. The site is increasingly sensitive towards the west where the relationship with the adjoining properties becomes weaker.	The site is adjacent to the conservation area and two grade II listed buildings. There is a public right of way running along the northern boundary. Not suitable given the conclusions of the landscape assessment.	No	The site is considered to be available for development.	Yes	There is no reason to indicate why development on the site is not achievable.	Yes	Development on the site would have a potential adverse impact on the character and appearance of the landscape. Development on the site would have a potential adverse impact on heritage assets.	0

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CH037	Land to the rear of Almshouses	Graffham	Rejected	Medium/High Sensitivity The site is an assart fieldscape, adjacent to distinctive listed building (Almshouses) and is not well related to the settlement. Access likely to be detrimental to local character.	The site is adjacent to the conservation area and a grade II listed building. Given conclusions of landscape assessment, not suitable.	No	The site is considered to be available for development.	Yes	A safe and appropriate access would need to be achieved.	Yes	Development on the site would have a potential adverse impact on the character and appearance of the landscape. Development on the site would have a potential adverse impact on heritage assets.	0
CH046	Parkers Stables	Mid Lavant and East Lavant	Rejected	High Sensitivity High Sensitivity due to size of site and location on rising ground to south of village which would compromise the setting of the village and the conservation area.	There are listed buildings adjacent and in close proximity to the site. Part of the site is adjacent and partly within the conservation area. There is a scheduled ancient monument adjacent to the site (to the north). There is a Local Wildlife Site in close proximity (to the north).	No	The site is considered to be available for development.	Yes	There is no reason to indicate why development on the site is not achievable.	Yes	Development on the site would have a potential adverse impact on the character and appearance of the landscape. Development on the site would have a potential adverse impact on heritage assets.	0

Site Ref	Site Address	Settlement	2016 Recc'n	Summary of Landscape Assessment	Summary of Suitability	Suitable	Summary of Availability	Available	Summary of Achievability	Achievable	Reason for rejection	Total Yield
CH047	West Lavant Field / Land west of centurion way and south of the primary school	Mid Lavant and East Lavant	Rejected	High Sensitivity High Sensitivity due to the size of the site impacting widely on village character experienced from the surrounding roads, public right of way and viewpoints	The site is adjacent to a conservation area and a grade II listed building. Archaeological investigation prior to development or during construction may be required. The site is within 5km of a Special Protection Area.	No	The site is considered to be available for development.	Yes	There is no reason to indicate why development on the site is not achievable.	Yes	Development on the site would have a potential adverse impact on the character and appearance of the landscape.	0
CH048	Land at Fordwater Road	Mid Lavant and East Lavant	Rejected	High Sensitivity The site is important to the settlement pattern and has an impact on the fabric of the conservation area due to its prominent location and distinctive features. Views along Fordwater Road are important to conserve and protect from suburban infill development.	The site is within the conservation area and there are two grade II listed buildings and Grade I listed church in close proximity. A small part of the site is within flood zone 2 (south west corner). Archaeological investigation prior to development or during construction may be required.	No	The site is considered to be available for development.	Yes	There is no reason to indicate why development on the site is not achievable.	Yes	Development on the site would have a potential adverse impact on the character and appearance of the landscape. Development on the site would have a potential adverse impact on heritage assets.	0

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CH049	Land east of Churchmead Close	Mid Lavant and East Lavant	Rejected	High Sensitivity High Sensitivity due to the expansion of built form into the river valley floor, this would be inconsistent with the existing development line of the Centurion Way which is a well chosen line.	Parts of the site is within flood zone 2 (north) and flood zone 3 (eastern boundary). The site is adjacent to a conservation area. There are three grade II listed buildings adjacent to the site (to the south).	No	The site is considered to be available for development.	Yes	There is no reason to indicate why development on the site is not achievable.	Yes	Development on the site would have a potential adverse impact on the character and appearance of the landscape.	0
CH054	Land north of Lavant Down Road	Mid Lavant and East Lavant	Rejected	High Sensitivity High Sensitivity due to exposed, flat settlement edge location with no surrounding structure in which to host development. Views from the Trundle and surrounding public right of way would be affected by the intrusion of this site beyond the existing edge.	The eastern third of the site is within flood zone 2. The site is within 5km of a Special Protection Area.	No	Have received request that this site be removed from the SHLAA	No	There is no reason to indicate why development on the site is not achievable.	Yes	Development on the site would have a potential adverse impact on the character and appearance of the landscape. The site is not considered to be available	0

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CH055	Land west of Midhurst Road	Mid Lavant and East Lavant	Rejected	High Sensitivity Allotments have particular importance as community and social facilities and local food production. Alternative site would be required, existing site is in the centre of the village and most accessible for local residents.	Part of the site is within the conservation area and there are a number of grade II listed buildings located around the site. The site is within 5km of a Special Protection Area. Archaeological investigation may be required prior to development or during construction. Allotment use renders the site unsuitable for development.	No	The site is considered to be available for development.	Yes	There is no reason to indicate why development on the site is not achievable.	Yes	Development on the site would have a potential adverse impact on the character and appearance of the landscape. Development on the site would have a potential adverse impact on heritage assets.	0
CH057	Land forming part of Staple House Farm, Land east of Mid Lavant	Mid Lavant and East Lavant	Rejected	High Sensitivity due to the expansion of built form into the river valley floor which would be inconsistent with the surrounding settlement pattern and introduce urbanising elements into an otherwise undeveloped landscape feature.	The site is wholly within flood zone 2 and the northern half of the site is within flood zone 3. There is a public right of way along the eastern edge of the site.	No	The site is considered to be available for development.	Yes	There is no reason to indicate why development on the site is not achievable.	Yes	Development on the site would have a potential adverse impact on the character and appearance of the landscape. Flood risk.	0

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CH062	84a Petersfield Road	Midhurst	Rejected	Low/Medium Sensitivity The site does not have wider landscape impact and is within an area of existing housing. Existing trees are important to local amenity along A272.	There is a Tree Preservation Order adjacent to the site (west). The site is consider suitable subject to retention and protection of mature trees.	Yes	Two of the three landowners have signalled they do not wish to sell/promote the land (02/09/16) therefore the site is unavailable.	No	Appropriate access directly onto the A272 or Elmleigh would be feasible, but may require the existing signalised pedestrian crossing to be moved. A transport statement would be required to support this proposal. The access arrangements should be reviewed as part of a Stage One Road Safety Audit.	Yes	The site is unavailable for development.	0

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CH065	Rothersfield	Easebourne	Rejected	Medium Sensitivity Medium Landscape sensitivity due to existing uses, local community value and existing trees. Connection to River Rother Site of Nature Conservation Interest (SNCI) is also important. Boundary along Dodsley Lane is locally distinctive.	The majority of the site is within flood zone 2. There are many mature trees around the perimeter of the site, which may be important to retain to ensure landscape impact is minimised/mitigated. There is a Site of Nature Conservation Interest (SINC) adjacent to the site. Site is therefore unsuitable for development.	No	The site is in current and active use as a recreation ground. A long lease for the site has recently been agreed and there are plans to improve the facilities on the site. Therefore, the site is not considered available for development. Future availability would be subject to alternative recreation space being available/provided.	No	There is no reason to indicate why development on the site is not achievable.	Yes	There is insufficient evidence that the site is available or being actively promoted. Development on the site would have a potential adverse impact on the character and appearance of the landscape.	0

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CH067	Land South of Barlavington Valley	Midhurst	Rejected	High Sensitivity High sensitivity due to the size of the site and it's poor relationship with the settlement pattern. Development of this site would extend suburban influences into the wider countryside setting of Midhurst; the existing limit of development being well chosen in relation to the contours of the land.	The whole site is within a Tree Preservation Order area. The disused Chichester-Midhurst Railway line runs through site. A large part of the site is within flood risk zone 2 and 3. The site is within 250m of an Historic Landfill Site.	No	The site is considered to be available for development.	Yes	There is no reason to indicate why development on the site is not achievable.	Yes	Development on the site would have a potential adverse impact on the character and appearance of the landscape.	0
CH074	Land west of Valentines Lea	Northchapel	Rejected	Medium/High Sensitivity The site is visible in the landscape and is an assart fieldscape. It is on the settlement edge in a prominent location. The existing settlement edge is a detracting influence and would benefit from structure which integrates it into the landscape in a more appropriate manner.	The site is adjacent to Ancient Woodland and Site of Nature Conservation Interest to north. There is Ancient Woodland in close proximity to south and Tree Preservation Orders to south-east.	No	The site is considered to be available for development.	Yes	There is no reason to indicate why development on the site is not achievable.	Yes	Development on the site would have a potential adverse impact on the character and appearance of the landscape. Impact on Ancient Woodland.	0

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CH076	Land South of Northchapel	Northchapel	Rejected	High Sensitivity High sensitivity due to the assart fieldscape definition of the site and the high visibility of the site in relation to the village as surrounding open countryside.	There is ancient woodland along the western and southern boundary of the site. A public right of way runs along the western boundary. A very small part of the site (in north) is within flood zone 2 and 3.	No	There is no evidence that the site is available or being actively promoted for development.	No	There is no reason to indicate why development on the site is not achievable.	Yes	Development on the site would have a potential adverse impact on the character and appearance of the landscape. Impact on Ancient Woodland.	0
CH077	Land South of Northchapel Primary School	Northchapel	Rejected	High Sensitivity High sensitivity due to the assart fieldscape definition of the site and the high visibility of the site in relation to the village as surrounding open countryside.	In addition, the site is adjacent to a conservation area and a listed building.	No	The site is considered to be available for development.	Yes	There is no reason to indicate why development on the site is not achievable.	Yes	Development on the site would have a potential adverse impact on the character and appearance of the landscape.	0
CH081	Oaklands, Petworth Road	Northchapel	Rejected	High Sensitivity owing to its size, poor relationship with the settlement pattern and settlement character. Poor access.	Contiguous with settlement boundary but poorly related.	No	Site considered available for development.	Yes	No reason to indicate why site is not achievable.	Yes	The site is not considered to be previously developed land, is outside a settlement.	0

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CH088	Land east of Hampers Common Industrial Estate	Petworth	Rejected	Low/Medium Sensitivity The site is well contained within surrounding development and appropriate screening through supplementing the existing hedgerows would be consistent with local landscape character.	Located to rear of small industrial estate and currently allocated as employment land.	No	There is no evidence that the site is available or being actively promoted.	No	There is no reason to indicate why development on the site is not achievable. Access could only be achieved through the existing industrial estate.	Yes	Loss of employment land which is recommended for safeguarding in the ELR. There is insufficient evidence that the site is being actively promoted or available.	0
CH089	Land south of Herbert Shiner School	Petworth	Rejected	High sensitivity The site is on the south facing slopes of the upper Rother Valley and would intrude into the undeveloped character of the landscape to the south of Petworth.	In open countryside, outside existing settlement. Due to the conclusions of the landscape assessment, not suitable.	No	The site is considered to be available for development.	Yes	There is no reason to indicate why development on the site is not achievable.	Yes	Development on the site would have a potential adverse impact on the character and appearance of the landscape.	0
CH093	Land west of Station Road	Petworth	Rejected	Medium/High Sensitivity Medium high sensitivity due to the context of the farm site in its surrounding land and the prominence of the site at the entrance to Petworth	Due to the conclusions of the landscape assessment the site is not considered suitable for development.	No	The site is considered to be available for development.	Yes	There is no reason to indicate why development on the site is not achievable.	Yes	Development on the site would have a potential adverse impact on the character and appearance of the landscape.	0

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CH095	Land south of school	Petworth	Rejected	High Sensitivity The site is on the south facing slopes of the upper Rother Valley and would intrude into the undeveloped character of the landscape to the south of Petworth.	Due to the conclusions of the landscape assessment the site is not considered suitable for development.	No	The site is considered to be available for development.	Yes	There is no reason to indicate why development on the site is not achievable.	Yes	Development on the site would have a potential adverse impact on the character and appearance of the landscape.	0
CH097	Land north of Hampers Common Industrial Estate	Petworth	Rejected	High Sensitivity The site is poorly related to the settlement pattern and relates more strongly to the surrounding countryside due to its elongated layout away from the settlement. The site is highly visible.	Due to the conclusions of the landscape assessment the site is not considered suitable for development.	No	The site is considered to be available for development.	Yes	There is no reason to indicate why development on the site is not achievable.	Yes	Development on the site would have a potential adverse impact on the character and appearance of the landscape.	0

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CH099	Land south of playing field	Petworth	Rejected	High Sensitivity The site is on the south facing slopes of the upper Rother valley and forms part of the setting of the registered parkscape, and the adjoining conservation area. Development would have an unacceptable level of impact on these features and impact on the wider views of the downs and the parkscape.	The site is adjacent to the conservation area, and opposite the grade II listed Petworth Park Wall and Grade I listed Petworth Park (located to the north). There is ancient woodland adjacent to the south western corner of the site. Due to the conclusions of the landscape assessment, not suitable.	No	The site is considered to be available for development.	Yes	There is no reason to indicate why development on the site is not achievable.	Yes	Development on the site would have a potential adverse impact on the character and appearance of the landscape. Development on the site would have a potential adverse impact on heritage assets.	0

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CH101	Land at junction of Tillington Road	Petworth	Rejected	High Sensitivity High sensitivity due to location within registered parkscape, conservation area and poor relationship with the town for residential development. Likely lower sensitivity to estate managed housing for estate workers/connected personnel although visual impacts over the wall should be clarified. Historic environment advice essential.	The site is within the conservation area and is adjacent to a grade II listed Park and Garden Walls and grade I listed Petworth Park. There are numerous other listed buildings within the vicinity, including one Grade II* listed.	No	The site is considered to be available for development.	Yes	No suitable access available.	No	Development on the site would have a potential adverse impact on the character and appearance of the landscape. Development on the site would have a potential adverse impact on heritage assets. Development on the site is not currently considered to be achievable.	0

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CHI02	Grove Road allotments	Petworth	Rejected	High sensitivity High sensitivity - the site is in existing use as allotments and provides green infrastructure in terms of local food production, health and well being, climate change. Likely high landscape value/importance for the local community.	The site is in active use as allotments and it is considered that the current use is important in terms of the cultural landscape as perceived by the local community. It is also highly sensitive to change due to its physical features, and because it abuts and area of fieldscapes, and abuts also a well used public right of way.	No	The site is in active use as allotments.	No	There is no reason to indicate why development on the site is not achievable.	Yes	Development on the site would have a potential adverse impact on the character and appearance of the landscape. The site is in active use as allotments and not available.	0
CHI03	Land at allotments and Scout Hut	Petworth	Rejected	Medium/High Sensitivity The site is vulnerable to views from the conservation area and also could affect the setting of the conservation area, access and levels likely to be an issue (as for Sheepdown Drive) and existing hedgerows and trees to consider. Possible alternative site needed for allotments.	The site is physically adjacent to the conservation area which lies to the north and west and a grade II listed building. Considered impacts of development potentially mitigable, any new access would need to be very sensitively designed and the impacts on the conservation area fully considered.	Yes	The site is in active use as allotments and therefore not available.	No	There is no reason to indicate why development on the site is not achievable.	Yes	There is insufficient evidence that the site is available.	0

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CHI05	West of Woodpeckers, A272	Rogate	Rejected	Medium/High Sensitivity Medium/high sensitivity due to edge of settlement location and Conservation Area boundary. Site is well defined and is contiguous with existing boundaries. There is development to the south of the site and it would not be perceived in isolation. Views from public right of way to west important to consider.	The site is adjacent to the conservation (with a small part within the site) and is adjacent to a Grade II listed building. The site is within a Site of Scientific Interest (SSSI) Impact Risk Zone (IRZ) (may require further advice from Natural England)	No	There is no documented evidence that the site is available.	No	There is no reason to indicate why development on the site is not achievable.	Yes	Development on the site would have a potential adverse impact on the character and appearance of the landscape. Site is not available.	0
CHI06	Land south of Hugo Platt	Rogate	Rejected	High Sensitivity The site is High Sensitivity as an assart fieldscape within a wide tract of fieldscapes. The site is poorly connected to the settlement and would appear as an uncharacteristic intrusion into the wider landscape setting of Rogate.	Due to the conclusion of the landscape assessment, the site is considered not suitable.	No	The site is considered to be available for development.	Yes	Site has no clear access point from road network.	No	Development on the site would have a potential adverse impact on the character and appearance of the landscape. Development on the site is not currently considered to be achievable.	0

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CH107	Land south of Parsonage Estate	Rogate	Rejected	Medium/High Sensitivity The site west of the public right of way is High Sensitivity as an assart fieldscape within a wide tract of fieldscapes. The site would appear as an uncharacteristic intrusion into the wider landscape setting of Rogate and would change the characteristics of the landscape as experienced from the public right of way. To the east of the public right of way the site is slightly more enclosed and relates to the school, and the adjacent dwelling. This area is Medium High Sensitivity, may have local community value	There is a public right of way running through the site. The site is within a Site of Scientific Interest (SSSI) Impact Risk Zone (IRZ) (may require further advice from Natural England)	No	The site is considered to be available for development.	Yes	There is no reason to indicate why development on the site is not achievable.	Yes	Development on the site would have a potential adverse impact on the character and appearance of the landscape.	0

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CHI09	Land east of Sans Songe	Rogate	Rejected	<p>High Sensitivity The site is High Sensitivity due to the existing steep topography which makes the site visually sensitive to wider views. Development would involve significant regarding which would be detrimental to local character. The site is located on the edge of the settlement and is poorly related to existing settlement pattern.</p>	Due to the landscape conclusions, the site is not considered suitable for development.	No	The site is considered to be available for development.	Yes	There is no reason to indicate why development on the site is not achievable.	Yes	Development on the site would have a potential adverse impact on the character and appearance of the landscape.	0

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CH111	Land south of London Road	Rake	Rejected	Medium/High Sensitivity The site is rising ground in a vulnerable area due to surrounding land uses and existing impacts on landscape character. The elevation of the field and the un-characteristic layout of the site means that all but the frontage to the B2070 is High Sensitivity. The immediate frontage to the B2070 is Medium Sensitivity due to its relationship with the settlement pattern.	Due to the outcome of the landscape assessment, the site is not considered suitable.	No	There is currently no evidence of availability.	No	There is no reason to suggest the site is not achievable.	Yes	The site does not relate well to the existing settlement pattern and development on the site would have a potential adverse impact on the character and appearance of the landscape.	0

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CHI13	Land south of the Old Rectory	Singleton	Rejected	High Sensitivity High Sensitivity for the southern part of the site within the Conservation area and the historic core, containing a listed building. Medium high Sensitivity for the northern section of the site outside the conservation area due to visual sensitivity to height and density of development, and impacts on the conservation area.	The site is partly in the conservation area. There is a grade II listed building within the site and two grade II listed buildings adjacent. A small part of the site is within flood zone 2. Due to the conclusions of the landscape assessment, not suitable.	No	The site is considered to be available for development.	Yes	There is no reason to indicate why development on the site is not achievable.	Yes	Development on the site would have a potential adverse impact on the character and appearance of the landscape. Development on the site would have a potential adverse impact on heritage assets.	0
CHI14	Land north of Charlton Road	Singleton	Rejected	High Sensitivity The site contains a listed building and is within the Conservation area with several listed buildings overlooking the site. Potential for significance detrimental impact to the settlement character due to the size and proportion of the site. Suggest Historic buildings advice needed.	The site is within the conservation area and there is a grade II listed building located within the site. The northern half of the site is in flood zone 2, and the north-west corner being in flood zone 3. Due to the conclusions of the landscape assessment, not suitable.	No	Site is considered available for development.	Yes	There is no reason to indicate why development on the site is not achievable.	Yes	Development on the site would have a potential adverse impact on the character and appearance of the landscape. Development on the site would have a potential adverse impact on heritage assets.	0

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CHI15	Manor Farm	Singleton	Rejected	High Sensitivity, the site contains a listed building and is within the Conservation area with several listed buildings overlooking the site. Potential for significant detrimental impact to the settlement character due to the size and proportion of the site.	The eastern half of the site is within the conservation area. There is a grade II listed building within the site. The site is adjacent to a Registered Park and Garden and to a Grade I listed church. There is a public right of way along the eastern boundary. Due to these constraints and the conclusions of the landscape assessment, not suitable.	No	The site is considered to be available for development.	Yes	The existing access is unsuitable to accommodate any significant intensification. Suitable access would need to be achieved.	No	Development on the site would have a potential adverse impact on the character and appearance of the landscape. Development on the site would have a potential adverse impact on heritage assets.	0
CHI16	Land north of Singleton Primary School	Singleton	Rejected	Medium/High Sensitivity The site is Medium High Sensitivity due to the elevation of the site above the surrounding built form the long thin layout of is problematic in design/circulation terms.	There is a public right of way along the western boundary of the site.	No	The site is considered to be available for development.	Yes	It is not clear where access to the site could be achieved.	No	Development on the site would have a potential adverse impact on the character and appearance of the landscape. Development on the site is not currently considered to be achievable.	0

Site Ref	Site Address	Settlement	2016 Recc'n	Summary of Landscape Assessment	Summary of Suitability	Suitable	Summary of Availability	Available	Summary of Achievability	Achievable	Reason for rejection	Total Yield
CHI17	The Glebe, Half House and Paddocks	South Harting	Rejected	High Sensitivity High Sensitivity due to the views from the public right of way over the site, and those within the conservation area. The site is notable for its location within the settlement which is part of South Harting's local distinctiveness. Development would intrude on enjoyment of the public right of way through the settlement.	Part of the site is within the conservation area. There is a grade II listed building within the site and there are number of listed buildings adjacent. There is a public right of way along the western edge. Due to the conclusions fo the landscape assessment, the site is not suitable.	No	The site is considered to be available for development.	Yes	Development on the site is not currently considered to be achievable. Further consideration of safe and appropriate access would need to be made.	No	The site does not relate well to the existing settlement pattern and development on the site would have a potential adverse impact on the character and appearance of the landscape. Development on the site is not currently considered to be achievable.	0
CHI21	Land north of Pays Farm Cottages.	South Harting	Rejected	High Sensitivity High sensitivity due to the impact on views and settlement character and the conservation area	The site is adjacent to conservation area to the south and west. Due to the conclusions of the landscape assessment, not suitable.	No	The site is considered to be available for development.	Yes	There is no reason to indicate why development on the site is not achievable.	Yes	Development on the site would have a potential adverse impact on the character and appearance of the landscape.	0

Site Ref	Site Address	Settlement	2016 Recc'n	Summary of Landscape Assessment	Summary of Suitability	Suitable	Summary of Availability	Available	Summary of Achievability	Achievable	Reason for rejection	Total Yield
CHI30	North of the Royal Oak	Midhurst	Rejected	High Sensitivity High sensitivity due to the rural character of the site, high visibility and likely impact of development and poor/no relationship with the settlement pattern. Impact of tree removal likely to be significant change to landscape character to facilitate housing development.	The site is Registered Common Land. The site is within 250m of an Historic Landfill Site. There is a grade II listed building adjacent (to south).	No	The site is Registered Common Land and not available.	No	There is no reason to indicate why development on the site is not achievable.	Yes	Development on the site would have a potential adverse impact on the character and appearance of the landscape. The site is Registered Common Land and not available.	0

Site Ref	Site Address	Settlement	2016 Recc'n	Summary of Landscape Assessment	Summary of Suitability	Suitable	Summary of Availability	Available	Summary of Achievability	Achievable	Reason for rejection	Total Yield
CH131	Woodland east of Southlands Park	Midhurst	Rejected	Medium/High Sensitivity Medium/high sensitivity due to potential for cumulative impacts from adjacent houses and proximity to A286	Part of the site is Registered Common Land. There are several Tree Preservation Orders on site and many more in the surrounding area. A Grade II listed pub is 50m across the road to the east. The site is within 250m of an Historic Landfill Site. The site was assessed in detail by the SDNPA in determining recent planning applications SDNP/16/02698/FUL (4 dwellings) and SDNP/15/05631/FUL (5 dwellings) and it was concluded for both schemes that development would have an unacceptable impact on the landscape and would be detrimental to the character of the area.	No	The site is considered to be available for development.	Yes	There is no reason to indicate why development on the site is not achievable. Recent planning applications have been submitted.	Yes	Development on the site would have a potential adverse impact on the character and appearance of the landscape.	0

Site Ref	Site Address	Settlement	2016 Recc'n	Summary of Landscape Assessment	Summary of Suitability	Suitable	Summary of Availability	Available	Summary of Achievability	Achievable	Reason for rejection	Total Yield
CHI39	Land to east of North Street	Petworth	Rejected	Medium/High Sensitivity Medium high sensitivity due to location at the rear of the conservation area and orientation of the site alongside the rear of several listed properties. Views from the east and impacts on town fabric from access issues.	The site is within the conservation area and is adjacent to a number of listed buildings. The conclusions of the landscape assessment demonstrate that site is not suitable.	No	The site is considered to be available for development.	Yes	There is no reason to indicate why development on the site is not achievable.	Yes	Development on the site would have a potential adverse impact on the character and appearance of the landscape. Development on the site would have a potential adverse impact on heritage assets.	0
CHI40	Quarry Farm, Grove Lane	Petworth	Rejected	Medium/High Sensitivity High sensitivity due to the views from the public right of way over the site and out to the surrounding countryside which would be blocked by development. The farmstead area would be Medium High Sensitivity due to its location in the wider countryside and the need to prevent urbanising features being introduced.	Due to the conclusions of the landscape assessment the site is not considered suitable for development.	No	The site is considered to be available for development.	Yes	There is no reason to indicate why development on the site is not achievable.	Yes	Development on the site would have a potential adverse impact on the character and appearance of the landscape.	0

Site Ref	Site Address	Settlement	2016 Recc'n	Summary of Landscape Assessment	Summary of Suitability	Suitable	Summary of Availability	Available	Summary of Achievability	Achievable	Reason for rejection	Total Yield
CHI45	Land east of Luffs Meadow,	Northchapel	Rejected	High Sensitivity High sensitivity due to the assart fieldscape definition of the site and the high visibility of the site in relation to the village as surrounding open countryside.	There is Ancient Woodland surrounding the site to the south and south east. There is a group of protected trees on the on the western boundary. There is a public right of way along the northern boundary.	No	The site is considered to be available for development.	Yes	There is no reason to indicate why development on the site is not achievable.	Yes	Development on the site would have a potential adverse impact on the character and appearance of the landscape.	0
CHI50	Land west of Haslemere Road (north of Fernhurst Primary School),	Fernhurst	Rejected	High Sensitivity High Landscape Sensitivity due to settlement edge being notably defined in this area by the public right of way which runs along the southern boundary of the site, the site is highly visible and development would be detrimental to users of the public right of way.	The site is adjacent to ancient woodland. Due to the conclusions of the landscape assessment the site is not considered suitable for development.	No	The site was recently submitted and is considered to be available for development.	Yes	There is no reason to indicate why development on the site could not be achieved.	Yes	Development on the site would have a potential adverse impact on the character and appearance of the landscape.	0

Site Ref	Site Address	Settlement	2016 Recc'n	Summary of Landscape Assessment	Summary of Suitability	Suitable	Summary of Availability	Available	Summary of Achievability	Achievable	Reason for rejection	Total Yield
CHI51	Selham Sawmill	Selham	Rejected	The site has High Sensitivity due to its size and location within the River Rother corridor in an intimate and sensitive landscape. It does not relate to the settlement pattern and although previously developed, the existing agricultural character and use of the site is not uncharacteristic in the landscape. Development for housing would be inconsistent with the settlement pattern and incongruous with the existing landscape character.	Due to the conclusions of the landscape assessment, not suitable.	No	The site is considered available and has recently been submitted.	Yes	There is no reason to indicate why development on the site is not achievable.	Yes	Development on the site would have a potential adverse impact on the character and appearance of the landscape.	0

Site Ref	Site Address	Settlement	2016 Recc'n	Summary of Landscape Assessment	Summary of Suitability	Suitable	Summary of Availability	Available	Summary of Achievability	Achievable	Reason for rejection	Total Yield
CHI52	Land west of Park Cottage	Halnaker	Rejected	High Sensitivity High sensitivity due to cultural heritage associations of the site and impact on the existing landscape features, listed buildings and conservation area.	The site is adjacent to the conservation area. The site is located opposite Halnaker House, a grade II listed building. There is a Scheduled Ancient Monument along the northern boundary and Ancient Woodland located adjacent to the site (which abuts the western boundary). Unsuitable due to numerous site constraints and conclusions of landscape assessment.	No	The site is considered available and has recently been submitted	Yes	There is no reason to indicate why development on the site is not achievable.	Yes	Development on the site would have a potential adverse impact on the character and appearance of the landscape and heritage assets	0
CHI55	Farm Buildings (behind The George Inn),	Eartham	Rejected	Medium/High Sensitivity The site is Medium/high sensitivity due to the sites location at the edge of the village next to a conservation area in a highly visible rural location	There a large number of protected trees along the eastern boundary of the site. Part of the site is in the conservation area (along the eastern boundary) and there is a listed building adjacent to the site. Not suitable.	No	The site is considered to be available and has been recently submitted by site owner	Yes	There is no reason to indicate why development on the site is not achievable.	Yes	Development on the site would have a potential adverse impact on the character and appearance of the landscape.	0

Site Ref	Site Address	Settlement	2016 Recc'n	Summary of Landscape Assessment	Summary of Suitability	Suitable	Summary of Availability	Available	Summary of Achievability	Achievable	Reason for rejection	Total Yield
CHI57	Land at Hallgate Farm	Byworth	Rejected	<p>Medium/High Sensitivity Medium High Sensitivity due to the historic core and conservation area location of the site, the steeply sloping topography which makes it vulnerable to poorly designed landform and the existing buildings and access to be retained. The undeveloped field to the south of these buildings is considered to be High landscape sensitivity due to it's size and depth having a poor relationship with the existing linear village settlement pattern and its hillside location.</p>	<p>Part of the site is within the conservation area. The site is adjacent to two listed buildings. Due to the conclusions of the landscape assessment the site is not considered to be suitable for development.</p>	No	<p>The site is considered to be available for development and recently been submitted.</p>	Yes	<p>There is no reason to indicate why development on the site could not be achieved.</p>	Yes	<p>Development on the site would have a potential adverse impact on the character and appearance of the landscape.</p>	0

Site Ref	Site Address	Settlement	2016 Recc'n	Summary of Landscape Assessment	Summary of Suitability	Suitable	Summary of Availability	Available	Summary of Achievability	Achievable	Reason for rejection	Total Yield
CHI160	Eastmead Industrial Estate	Mid Lavant and East Lavant	Rejected	Low Sensitivity Low landscape sensitivity due to PDL status and location within established area of post-war housing within the existing settlement.	The site is in active employment use.	No	The site is considered to be available for development and has recently been submitted	Yes	Potential for contamination from past uses would require investigation. There are no other reasons to indicate why development on the site is not achievable.	Yes	Loss of employment land.	0
CHI162	Land East of Buddington Lane and North of Hollist Lane	Easebourne	Rejected	The site is High Landscape Sensitivity owing to its elevated position above the Rother Valley, the poor relationship with the settlement pattern and it's exposure to views from the PROW network. Access to the site would have detrimental urbanising impacts on the existing rural character of Hollist Lane.	Large greenfield site with narrow access roads on the edge of the settlement. Ground rises and has long range views to the ridge to the south and is exposed. Not suitable due to impact on long views (landscape) and poorly related to existing settlement edge, reflecting also conclusions of landscape assessment.	No	The site is considered to be available.	Yes	There is no reason to indicate why development on the site could not be achieved. Access onto the site would need to be resolved. Transport advice needed.	Yes	Development on the site would have a potential adverse impact on the character and appearance of the landscape.	0

Site Ref	Site Address	Settlement	2016 Recc'n	Summary of Landscape Assessment	Summary of Suitability	Suitable	Summary of Availability	Available	Summary of Achievability	Achievable	Reason for rejection	Total Yield
CHI63	Land south of Hollist Lane	Easebourne	Rejected	The site is High Landscape Sensitivity owing to its elevated position above the Rother Valley, the poor relationship with the settlement pattern and it's exposure to views from the PROW network. Access to the site would have detrimental urbanising impacts on the existing rural character of Hollist Lane.	There are existing dwellings along the eastern site boundary and a single dwelling to the west. The ground slopes down south away from the road. Concern over proximity to river and possible flooding issues at southern end. Not suitable having regard to conclusions of landscape assessment.	No	The site is considered to be available.	Yes	There is no reason to indicate why development on the site could not be achieved.	Yes	Development on the site would have a potential adverse impact on the character and appearance of the landscape.	0

Site Ref	Site Address	Settlement	2016 Recc'n	Summary of Landscape Assessment	Summary of Suitability	Suitable	Summary of Availability	Available	Summary of Achievability	Achievable	Reason for rejection	Total Yield
CHI65	Land East of Pitsham Lane	Midhurst	Rejected	<p>High Landscape Sensitivity. This is a large open site at the southern edge of Midhurst where existing development already relates poorly to the settlement context. The site is not an established land parcel due to the lack of a southern boundary and the alignment of the site across two adjacent fields, where development would appear intrusive and poorly connected. A minor potential benefit would be to remediate the existing imposing settlement edge through appropriate and improved design and layout however the inherent impacts of a scheme of this size on the existing rural character of the site would override any small benefit that could be achieved in this way.</p>	<p>Adjacent to settlement boundary. Open and exposed to long distance views. Vehicular access is poor and would need improving. Due to the conclusions of the landscape assessment, site is not suitable for development.</p>	No	The site is considered to be available.	Yes	There is no reason to indicate why development on the site could not be achieved.	Yes	Development on the site would have a potential adverse impact on the character and appearance of the landscape.	0

Site Ref	Site Address	Settlement	2016 Recc'n	Summary of Landscape Assessment	Summary of Suitability	Suitable	Summary of Availability	Available	Summary of Achievability	Achievable	Reason for rejection	Total Yield
CHI66	Land west of the Half Moon Pub, Petersfield Road	Midhurst	Rejected	The site is High Sensitivity to 5 or more dwellings owing to it's prominent position at the entrance to the settlement beyond the historic common edge development at the Half Moon PH.(GII Listed). The site provides a wooded PROW connection to the Woolbedding estate to the west. The woodland along the southern part of the site provides a setting and screening for post -war development to the north.	Due to the conclusions of the landscape assessment, site is not suitable for development.	No	The site is considered to be available.	Yes	There is no reason to indicate why development would not be possible on the site.	Yes	Development on the site would have a potential adverse impact on the character and appearance of the landscape.	0

Site Ref	Site Address	Settlement	2016 Recc'n	Summary of Landscape Assessment	Summary of Suitability	Suitable	Summary of Availability	Available	Summary of Achievability	Achievable	Reason for rejection	Total Yield
CHI70	Land North of Bell Lane	Cocking	Rejected	Medium High Landscape Sensitivity due to the open and extensive visibility of the site, the poor relationship with the settlement pattern and the intrusion into the surrounding rural landscape that development of this site would result in. The scale of the site is not in proportion to the settlement size and would not sit unobtrusively at the settlement edge.	Not suitable due to the conclusions of the landscape assessment.	No	Proposer states that alternative facilities would need to be found for replacement village hall. Insufficient evidence of availability.	No	It would be challenging to achieve appropriate, safe access given the steep gradient and narrow width of the existing driveway access, and the need to protect the character of the rural lane. Likely to be mitigable with careful planning.	Yes	Development on the site would have a potential adverse impact on the character and appearance of the landscape.	0
CHI73	Land South of Butchers Lane	East Dean	Rejected	Medium high landscape sensitivity	The site is within the East Dean Conservation Area and contributes significantly to the character of the settlement as an open undeveloped space as viewed from surrounding rights of way. Not suitable.	No	The site has not been promoted since 2008. Insufficient evidence of availability.	No	There is no reason to indicate that the site is not achievable.	Yes	Development on the site would have a potential adverse impact on the character and appearance of the landscape.	0

Site Ref	Site Address	Settlement	2016 Recc'n	Summary of Landscape Assessment	Summary of Suitability	Suitable	Summary of Availability	Available	Summary of Achievability	Achievable	Reason for rejection	Total Yield
CHI77	Land at the Grange	Funtington	Rejected	The southern part of the site is High Landscape sensitivity owing to it's location in the conservation area at the entrance to the settlement where the site marks the change in scale from an open, large scale agricultural landscape. The existing oak tree has significant local amenity value. The northern part of the site is marginally less sensitive as a parcel of land however in gaining access to this site would incur harm to the southern part of the site and the surrounding settlement character.	Not suitable given the conclusions of the landscape assessment.		Site considered available for development.	No	No reason to indicate why site is not achievable.	Yes	Development on the site would have a potential adverse impact on the character and appearance of the landscape.	0

Site Ref	Site Address	Settlement	2016 Recc'n	Summary of Landscape Assessment	Summary of Suitability	Suitable	Summary of Availability	Available	Summary of Achievability	Achievable	Reason for rejection	Total Yield
CHI79	Land on southern edge of settlement	South Harting	Rejected	The site is Medium high sensitivity owing to its location at the southern edge of the village in an exposed location visible from surrounding PROW, roads and properties. Development in this location would appear elevated above listed properties to the west of the site within the Conservation Area.	The site is located in an elevated and exposed position visible from the surrounding public rights of way, and elevated above listed properties to the west of the site within the Conservation Area. Due to the conclusions of the landscape assessment, not suitable.	No	The site is considered to be available for development.	Yes	There is no reason to indicate why the site is not achievable.	Yes		0
CHI81	Land at Church Lane	West Dean	Rejected	The site is High Sensitivity owing to its location adjacent to the River Lavant, within the Conservation Area, adjacent to the West Dean Registered Parkscape and the Monarchs Way where development of depth would be uncharacteristic, would truncate views over the Lavant valley and to the downland beyond.	Due to the conclusions of the landscape assessment, not suitable for development.	No	The site is considered available for development.	Yes	There is no reason to believe that development is not achievable.	Yes	Development on the site would have a potential adverse impact on the character and appearance of the landscape.	0

Site Ref	Site Address	Settlement	2016 Recc'n	Summary of Landscape Assessment	Summary of Suitability	Suitable	Summary of Availability	Available	Summary of Achievability	Achievable	Reason for rejection	Total Yield
CHI82	Land East of The Warren	West Dean	Rejected	The site is Medium High Sensitivity owing to its poor relationship with the settlement, large scale in relation to surrounding dispersed settlement pattern and the open views which are possible across the site.	Rural character. Due to the conclusions of the landscape assessment, not suitable.	No	Site considered available for development.	Yes	There is no reason to believe that development on the site is not achievable.	Yes	Development on the site would have a potential adverse impact on the character and appearance of the landscape.	0
CHI83	Land West of The Warren	West Dean	Rejected	The site is High Sensitivity owing to its poor relationship with the settlement, large scale in relation to surrounding dispersed settlement pattern and the open views which are possible across the site. The site is part of a much larger field and as such development would appear incongruous in the landscape as there are no boundary features to the western boundary.	Rural character, detached from village. Due to the conclusions of the landscape assessment, not suitable for development.	No	The site is considered to be available for development.	Yes	There is no reason to believe that the site is not achievable.	Yes	Development on the site would have a potential adverse impact on the character and appearance of the landscape.	0

Site Ref	Site Address	Settlement	2016 Recc'n	Summary of Landscape Assessment	Summary of Suitability	Suitable	Summary of Availability	Available	Summary of Achievability	Achievable	Reason for rejection	Total Yield
CHI84	Manor Farm, A286	West Dean	Rejected	High Sensitivity owing to it's location within the conservation area, inclusion within the historic village core, highly visible location within the village fronting the river lavant,likely existing heritage assets within the site and potential displacement of existing agricultural and equine use to alternative sites.	Due to the conclusions of the landscape assessment, site not suitable.	No	The site is considered to be available.	Yes	There is no reason to indicate that the site is not available.	Yes	Development on the site would have a potential adverse impact on the character and appearance of the landscape.	0

Site Ref	Site Address	Settlement	2016 Recc'n	Summary of Landscape Assessment	Summary of Suitability	Suitable	Summary of Availability	Available	Summary of Achievability	Achievable	Reason for rejection	Total Yield
EA006	Land at Buriton House	Buriton	Rejected	<p>High Sensitivity The site does not relate well to the surrounding character features or settlement pattern and would affect the enjoyment of the public right of way which runs along the south side of the site.</p>	<p>The site is opposite the conservation area and adjacent to the Grade II listed buildings located along North Lane. There is a public right of way running along the southern edge of the site. The site is elevated in relation to adjacent residential properties along North Lane and is in a prominent location. The site does not have any shared boundaries with the settlement and is not well related to it. Therefore, the site is not considered suitable for development.</p>	No	The site is in single ownership and the owner has previously indicated the site would be available with the first five year period.	Yes	The land is raised above North Lane, therefore a graded access would need to be achieved.	Yes	The site does not relate well to the existing settlement pattern and development on the site would have a potential adverse impact on the character and appearance of the landscape.	0

Site Ref	Site Address	Settlement	2016 Recc'n	Summary of Landscape Assessment	Summary of Suitability	Suitable	Summary of Availability	Available	Summary of Achievability	Achievable	Reason for rejection	Total Yield
EA008	Land adjoining Winchester Road	Chawton	Rejected	High Sensitivity The site has High Sensitivity owing to its location at the entrance to the settlement and the impact that a new access would have on the road, with the size of the site being dominant in relation to the settlement and its features.	The site is a field in a prominent position alongside Winchester Road and is visible from a long distance trail (St. Swithins Way). It shares a small part of boundary with the settlement, but it is not well related to the settlement boundary. The site is adjacent to the conservation area and 3 Grade II listed buildings on the northern and eastern boundary. Given the position of the site and outcome of the landscape assessment (above), the site is not considered suitable for development.	No	The site is in single ownership and the owner has previously indicated the site would be available with the second five year period. Site considered available for development.	Yes	There is no reason to indicate why development on the site is not achievable.	Yes	Development on the site would have a potential adverse impact on the character and appearance of the landscape. Development on the site would have a potential adverse impact on heritage assets.	0

Site Ref	Site Address	Settlement	2016 Recc'n	Summary of Landscape Assessment	Summary of Suitability	Suitable	Summary of Availability	Available	Summary of Achievability	Achievable	Reason for rejection	Total Yield
EA009	Land west of North Lane	Clanfield	Rejected	High Sensitivity The site does not relate to the settlement pattern and highway access would have negative impact on the rural lane alongside the site. The site would have a detrimental impact on the surrounding downland and extend urbanising influences into the National Park.	The site rises up to the north and development of the site would be inconsistent with the surrounding character and settlement form which consists of mostly dispersed dwellings and farmsteads. The site is adjacent to a Grade II Listed Building (located to the south of the site). Given the potential detrimental impact on the landscape character and the relationship with the settlement, the site is not considered suitable for development.	No	The site is in single ownership and the owner has indicated the site would be available in the next 5 years.	Yes	There is no reason to indicate why development on the site is not achievable.	Yes	The site does not relate well to the existing settlement pattern and development on the site would have a potential adverse impact on the character and appearance of the landscape.	0

Site Ref	Site Address	Settlement	2016 Recc'n	Summary of Landscape Assessment	Summary of Suitability	Suitable	Summary of Availability	Available	Summary of Achievability	Achievable	Reason for rejection	Total Yield
EA010	Land East of Little Hyden Lane	Clanfield	Rejected	High Sensitivity The site does not relate to the settlement pattern and highway access would have negative impact on the rural lane alongside the site. The site would have a detrimental impact on the surrounding downland and extend urbanising influences into the National Park.	The site rises up to the north and development of the site would be inconsistent with the surrounding character and settlement form. The site does share boundaries with surrounding residential development, but it is not considered to relate well to the settlement pattern. Therefore, given the potential detrimental impact on the landscape character and the relationship with the settlement, the site is not considered suitable for development.	No	The site is in single ownership and the owner has indicated the site would be available in the next 5 years.	Yes	The site access would be via Little Hyden Lane, which is a narrow lane. Further advice on potential for safe access point and impact of additional development would need to be sought. There are no other reasons to indicate why development on the site could not be achieved.	Yes	The site does not relate well to the existing settlement pattern and development on the site would have a potential adverse impact on the character and appearance of the landscape.	0

Site Ref	Site Address	Settlement	2016 Recc'n	Summary of Landscape Assessment	Summary of Suitability	Suitable	Summary of Availability	Available	Summary of Achievability	Achievable	Reason for rejection	Total Yield
EA011	Land North of Hambledon Road	Clanfield	Rejected	High Sensitivity The site does not relate to the settlement pattern and highway access would have negative impact . The site would have a detrimental impact on the surrounding downland and extend urbanising influences into the National Park.	The site rises to the east and development of the site would be inconsistent with the surrounding character and settlement. The site does share a boundary with adjacent residential development along Hambledon Road, but it is not considered to relate well to the settlement pattern. Therefore, given the potential detrimental impact on the landscape character and the relationship with the settlement, the site is not considered suitable for development.	No	The site is in single ownership and the owner has indicated the site would be available in the next 5 years.	Yes	There is no reason to indicate why development on the site is not achievable.	Yes	The site does not relate well to the existing settlement pattern and development on the site would have a potential adverse impact on the character and appearance of the landscape.	0

Site Ref	Site Address	Settlement	2016 Recc'n	Summary of Landscape Assessment	Summary of Suitability	Suitable	Summary of Availability	Available	Summary of Achievability	Achievable	Reason for rejection	Total Yield
EA012	Land east of East Meon Road	Clanfield	Rejected	<p>High Sensitivity The site does not relate to the settlement pattern and highway access would have negative impact on the rural lane alongside the site. The site would have a detrimental impact on the surrounding downland and extend urbanising influences into the National Park.</p>	<p>The site rises up to the north and development of the site would be inconsistent with the surrounding character and settlement form which consists of mostly dispersed dwellings and farmsteads. The site does share boundaries with surrounding residential development, but it is not considered to relate well. Therefore, given the potential detrimental impact on the landscape character and the relationship with the settlement, the site is not considered suitable for development.</p>	No	The site is in single ownership and the owner has previously indicated the site would be available in the next 5 years.	Yes	There is no reason to indicate why development on the site is not achievable.	Yes	The site does not relate well to the existing settlement pattern and development on the site would have a potential adverse impact on the character and appearance of the landscape.	0

Site Ref	Site Address	Settlement	2016 Recc'n	Summary of Landscape Assessment	Summary of Suitability	Suitable	Summary of Availability	Available	Summary of Achievability	Achievable	Reason for rejection	Total Yield
EA013	Land west of East Meon Road	Clanfield	Rejected	<p>High Sensitivity</p> <p>The site does not relate to the settlement pattern and highway access would have negative impact on the rural lane alongside the site. The site would have a detrimental impact on the surrounding downland and extend urbanising influences into the National Park.</p>	<p>The site rises up to the north. The site is not well contained and a new boundary would need to be created along the western edge of the site. The site shares a boundary with settlement along the eastern edge, but it is not considered to relate well to the existing settlement pattern. Therefore, given the potential detrimental impact on the landscape character and the relationship with the settlement, the site is not considered suitable for development.</p>	No	<p>The site is in single ownership and the owner has previously indicated the site would be available in the next 5 years.</p>	Yes	<p>There is no reason to indicate why development on the site is not achievable.</p>	Yes	<p>The site does not relate well to the existing settlement pattern and development on the site would have a potential adverse impact on the character and appearance of the landscape.</p>	0

Site Ref	Site Address	Settlement	2016 Recc'n	Summary of Landscape Assessment	Summary of Suitability	Suitable	Summary of Availability	Available	Summary of Achievability	Achievable	Reason for rejection	Total Yield
EA014	Land at the rear of Duncombe Road	East Meon	Rejected	Medium Sensitivity The site is sensitive to views from the west and to the recreation ground to the north. Connections to the recreation ground would seem to be desirable.	The site may be suitable for in principle, if it could be demonstrated that this would sensitively designed, taking into account its position within the larger field and relationship to the recreation ground.	Yes	The site is in single ownership and the owner has previously indicated the site would be available in the next 5 years.	Yes	There is a narrow access lane to the site. It would need to be demonstrated that safe access to the site could be achieved.	No	Development on the site is not currently considered to be achievable.	0
EA015	Land South of Coombe Road	East Meon	Rejected	Medium/High Sensitivity Medium/high sensitivity due to quality and character of existing settlement edge. Development of this site would interrupt the existing landscape structure to a significant degree.	The site is a small part of a larger field which has been partitioned by relatively new boundary planting. It is visible as a field rising away from Coombe Road. It is physically detached from the settlement boundary by Coombe Road and the car park to the east. Given the relationship of the site with the settlement and the landscape assessment conclusions, above the site is not considered suitable for development.	No	The site is in single ownership and the owner has previously indicated the site would be available in the next 5 years.	Yes	A safe access point to the site would need to be created; this would require removal of existing hedgerows. There are no other reasons to indicate why development on the site could not be	Yes	The site does not relate well to the existing settlement pattern and development on the site would have a potential adverse impact on the character and appearance of the landscape.	0

Site Ref	Site Address	Settlement	2016 Recc'n	Summary of Landscape Assessment	Summary of Suitability	Suitable	Summary of Availability	Available	Summary of Achievability	Achievable	Reason for rejection	Total Yield
EA016	Land east of Chapel Street	East Meon	Rejected	<p>Medium/High Sensitivity</p> <p>Due to quality and character of existing settlement edge.</p> <p>Development of this site would interrupt the existing landscape structure to a significant degree.</p>	<p>The site is raised above Coombe Road and is not currently visible. However development it is expected that development on the site would be visible from Coombe Road, which would be imposing and detrimental to its sunken lane qualities. Part of the site is covered by trees. There is a Grade II Listed Building adjacent to the north of the site. The site is therefore not considered suitable for development.</p>	No	<p>The site is in single ownership and the owner has previously indicated the site would be available in the next 5 years.</p>	Yes	<p>A safe access point to the site would need to be created. It is expected that access would be via the existing access to Coppice Cottages on the corner of the bend.</p>	Yes	<p>Development on the site would have a potential adverse impact on the character and appearance of the landscape.</p>	0

Site Ref	Site Address	Settlement	2016 Recc'n	Summary of Landscape Assessment	Summary of Suitability	Suitable	Summary of Availability	Available	Summary of Achievability	Achievable	Reason for rejection	Total Yield
EA017	Land at Farringdon Mill, Gosport Road	Farringdon	Rejected	Low Sensitivity Due to Previously Developed Land status and size of existing buildings	The site is in use and it would need to be demonstrated that the loss of employment space was acceptable. There may be potential for contamination due to previous use. There are Tree Preservation Orders on an area of trees on the south west boundary of the site and along the southern and south eastern boundary. The site is within 250m of an Historic Landfill Site. There is a public right of way through the site. There is a grade II listed building opposite.	Yes	Have been advised that site is no longer available	No	There is currently a shared access with the adjacent business park. It would need to be demonstrated that a separate access could be achieved. There may be a problem associated with compatibility of uses and any development would need to be able to mitigate this through design and layout.	No	Development on the site is not currently considered to be achievable. Loss of employment land. Not available.	0

Site Ref	Site Address	Settlement	2016 Recc'n	Summary of Landscape Assessment	Summary of Suitability	Suitable	Summary of Availability	Available	Summary of Achievability	Achievable	Reason for rejection	Total Yield
EA024	Land North of Longmoor Road	Greatham	Rejected	High Sensitivity The site comprises woodland which is contiguous with the western extremity of Woolmer Forest to the east. The site would require clear felling and this would significantly affect local amenity and enjoyment of the public right of way network.	The site is located within a Mineral Consultation Area. There is a Special Protection Area within 5km. Due to the conclusions of the landscape assessment, the site is not considered suitable for development.	No	The site is in single ownership and the owner has previously indicated the site would be available within the first five years.	Yes	There is no reason to indicate why development on the site is not achievable.	Yes	Development on the site would have a potential adverse impact on the character and appearance of the landscape.	0

Site Ref	Site Address	Settlement	2016 Recc'n	Summary of Landscape Assessment	Summary of Suitability	Suitable	Summary of Availability	Available	Summary of Achievability	Achievable	Reason for rejection	Total Yield
EA025	Land South of Wolfmere Lane	Greatham	Rejected	<p>Medium Sensitivity</p> <p>The site is not visible in the wider landscape although it is visible form an important bridleway connection.</p> <p>Development of this site would have a detrimental impact on this and would extend urbanising influences into the surrounding landscape. Improvements to existing access track would affect its rural character.</p>	<p>The site is well contained but is not considered to be well related to the existing settlement pattern. Therefore, due to this and the landscape assessment conclusions the site is not considered suitable for development. The site is located within a Mineral Consultation Area. There is a Special Protection Area within 5km.</p>	No	<p>The site is in single ownership and the owner has previously indicated the site would be available within the first five years.</p>	Yes	<p>The current access is narrow and via an unmade track. There are trees which are subject to Tree Preservation Orders on this access. Whilst acheivable in theory, the achievement of access would therefore be likely to have further impacts on the suitability of the site.</p>	Yes	<p>The site does not relate well to the existing settlement pattern and development on the site would have a potential adverse impact on the character and appearance of the landscape.</p>	0

Site Ref	Site Address	Settlement	2016 Recc'n	Summary of Landscape Assessment	Summary of Suitability	Suitable	Summary of Availability	Available	Summary of Achievability	Achievable	Reason for rejection	Total Yield
EA026	Land off Downhouse Road	Horndean	Rejected	<p>Medium/High Sensitivity</p> <p>The site is exposed to high levels of visibility in a valley side location. The site is inconsistent with surrounding development patterns and would introduce a large visible site within the National Park which would appear isolated and remote.</p>	<p>The site rises to the south west and is in a prominent position along Downhouse Road. There are power lines which run through the site. There is a grade II listed building to the north. The eastern edge of the site is located within flood zone 2. As the landscape assessment concludes, the site is not well related to the existing settlement pattern is detached from it by the road. Therefore, the site is not considered suitable for development.</p>	No	There is no recent evidence that the site is available or is being actively promoted.	No	There is no reason to indicate why development on the site is not achievable.	Yes	The site does not relate well to the existing settlement pattern and development on the site would have a potential adverse impact on the character and appearance of the landscape.	0

Site Ref	Site Address	Settlement	2016 Recc'n	Summary of Landscape Assessment	Summary of Suitability	Suitable	Summary of Availability	Available	Summary of Achievability	Achievable	Reason for rejection	Total Yield
EA027	Anchor Meadow, east of London Road	Horndean	Rejected	Medium/High Sensitivity Medium/high sensitivity in the lower part of site is due to connection with surrounding development, higher part of site to the east is high sensitivity	The site slopes steeply to the west and is visible from the other side of the valley. There is a public right of way running along the north of the site. The south western corner of the site is abuts the Conservation Area. There is a Site of Importance for Nature Conservation (SINC) adjacent. The south eastern corner of the site is adjacent to a group of trees subject to a Tree Preservation Order. There is an area of ancient woodland adjacent to the site (north eastern corner).	No	The site is in single ownership and the owner has previously indicated the site would be available within the first five years.	Yes	An appropriate and safe access to site would need to be achieved. There are no other reasons why development on the site could not be achieved.	Yes	Development on the site would have a potential adverse impact on the character and appearance of the landscape.	0

Site Ref	Site Address	Settlement	2016 Recc'n	Summary of Landscape Assessment	Summary of Suitability	Suitable	Summary of Availability	Available	Summary of Achievability	Achievable	Reason for rejection	Total Yield
EA030	Land west of Hollycombe Close	Liphook	Rejected	Medium/High Sensitivity The site is exposed to long distance views from the west, which are currently rural and largely unaffected by views of Liphook.	The field is slopes to west, away from adjacent properties and the site does not relate well to the existing settlement pattern. The south the site is bounded by a byway, which is a historic sunken lane although there are limited views from this point. The site is within 5km of a Special Protection Area. Given the relationship to the settlement and the conclusions of the landscape assessment, the site is not considered suitable for development.	No	The site is considered to be available.	Yes	The existing access from Hollycombe Close is unsuitable and narrow.	No	The site does not relate well to the existing settlement pattern (but is contiguous with the Liphook settlement boundary) and development on the site would have a potential adverse impact on the character and appearance of the landscape. Unsuitable access. There is no evidence that the site is available or being actively promoted. Development on the site is not currently considered to be achievable.	0

Site Ref	Site Address	Settlement	2016 Recc'n	Summary of Landscape Assessment	Summary of Suitability	Suitable	Summary of Availability	Available	Summary of Achievability	Achievable	Reason for rejection	Total Yield
EA031	Land South West of South Road	Liphook	Rejected	<p>High Sensitivity The site is exposed to long distance views from the west, which are currently rural and largely unaffected by views of Liphook. The site is poorly related to the settlement pattern and would appear as a very isolated development.</p>	<p>The site does not relate well to the existing settlement pattern. The north of the site is bounded by a byway, which is a historic sunken lane although there are limited views from this point. The site is within 5km of a Special Protection Area. Given the relationship to the settlement and the conclusions of the landscape assessment, the site is not considered suitable for development.</p>	No	The site is considered to be available.	No	There is no reason to indicate why development on the site is not achievable.	Yes	The site does not relate well to the existing settlement pattern and development on the site would have a potential adverse impact on the character and appearance of the landscape. There is no evidence that the site is available or being actively promoted.	0

Site Ref	Site Address	Settlement	2016 Recc'n	Summary of Landscape Assessment	Summary of Suitability	Suitable	Summary of Availability	Available	Summary of Achievability	Achievable	Reason for rejection	Total Yield
EA032	Land adjoining Longmoor Road	Liphook	Rejected	<p>High Sensitivity The site is exposed to long distance views from the south, which are currently rural and largely unaffected by views of Liphook. The site is poorly related to the settlement pattern and would appear as a very isolated development in views from the south. Screening is unlikely to be successful owing to the sloping topography. Access to the site is likely to be detrimental to landscape character.</p>	There is a public right of way running along the north of the site. The site is located within 5km of a Special Protection Area. Due to the conclusions of the landscape assessment, the site is not considered suitable for development.	No	Site has been recently promoted and no evidence it is no longer available.	Yes	There is no reason to indicate why development on the site is not achievable.	Yes	The site does not relate well to the existing settlement and development on the site would have an unacceptable impact on landscape character.	0

Site Ref	Site Address	Settlement	2016 Recc'n	Summary of Landscape Assessment	Summary of Suitability	Suitable	Summary of Availability	Available	Summary of Achievability	Achievable	Reason for rejection	Total Yield
EA033	Land at Bohunt Manor	Liphook	Rejected	<p>High Sensitivity</p> <p>The site is located on a key connection to the public right of way network to the west, and the experience of using this would be significantly affected by development. The existing National Park boundary is well considered and is a well filtered line with development to the east of Portsmouth Road. Further development to the west has potential to affect the function of this line. The boundary of the site to the west is highly sensitive and extends far into the National Park away from the existing settlement.</p>	<p>There are numerous Tree Preservation Orders in and around the boundary of the site. The southern corner of the site is adjacent to the Little Boarhunt Grade II Registered Park and Garden and three Grade II Listed Buildings. There is a public right of way running through the site. The site is located within 5km of a Special Protection Area. Due to the conclusions of the landscape assessment, the site is not considered suitable for development.</p>	No	<p>The owners of the site have previously indicated the development would be available in the first five years. There has been a recent pre-application enquiry on the site.</p>	Yes	<p>There is no reason to indicate why development on the site is not achievable.</p>	Yes	<p>Development on the site would have a potential adverse impact on the character and appearance of the landscape.</p>	0

Site Ref	Site Address	Settlement	2016 Recc'n	Summary of Landscape Assessment	Summary of Suitability	Suitable	Summary of Availability	Available	Summary of Achievability	Achievable	Reason for rejection	Total Yield
EA036	Land adjoining Eden Lodge, Farnham Road	Liss	Rejected	High sensitivity Due to proximity to historic core, large mature trees along western boundary and aged field pattern of the site and the surrounding landscape all being highly sensitive to developmental change.	There is a public right of way running along the southern boundary of the site. The site is within 5km of a Special Protection Area. The landscape assessment of the site indicates the sensitive edge of settlement location which would require careful design to maintain the mature tree line to the south and respect the setting of the conservation area. Local landscape is highly sensitive to change.	No	The owners of the site have indicated the site would be available within the first five years.	Yes	The acquisition of third party land to provide suitable access is required. There are no other reasons to indicate why development on the site could not be achieved.	Yes	Development would represent a prominent extension to the existing settlement with unacceptable landscape impact. Not suitable.	0

Site Ref	Site Address	Settlement	2016 Recc'n	Summary of Landscape Assessment	Summary of Suitability	Suitable	Summary of Availability	Available	Summary of Achievability	Achievable	Reason for rejection	Total Yield
EA039	Land at Hawksmead	Liss	Rejected	<p>Medium/High Sensitivity</p> <p>Due to proximity to locally important public right of way network, large mature trees surrounding the site which would be under pressure for removal and aged field pattern of the site and the surrounding landscape all being highly sensitive to developmental change.</p>	<p>The site is adjacent to residential development on the north west and south west boundaries but is separated from the road by the recreation ground. The site forms part of a green finger from the main road through to the open countryside to the north. It includes a locally significant nature site. There are a number of protected trees surrounding the site. Therefore, the site is not considered suitable for development.</p>	No	There is no evidence that the site is available or being actively promoted.	No	There is no reason to indicate why development on the site is not achievable.	Yes	<p>The site does not relate well to the existing settlement pattern and development on the site would have a potential adverse impact on the character and appearance of the landscape. Potential impact on protected trees. There is no evidence that the site is available or being actively promoted.</p>	0

Site Ref	Site Address	Settlement	2016 Recc'n	Summary of Landscape Assessment	Summary of Suitability	Suitable	Summary of Availability	Available	Summary of Achievability	Achievable	Reason for rejection	Total Yield
EA040	Land at Clarks Farm, Huntsbottom Road	Liss	Rejected	High sensitivity High sensitivity due to context of assart fieldscapes and surrounding ancient trackways which would be affected by development	The site is adjacent to a grade II listed building. The site is located within 5km of a Special Protection Area. The south eastern corner of the site is adjacent to a Tree Preservation Order area. The site is not considered to be well related to the existing settlement pattern. Due to this and the conclusions of the landscape assessment the site is not considered suitable for development.	No	The site is in single ownership and the owner has previously indicated the site would be available within the first five years.	Yes	There is no reason to indicate why development on the site is not achievable.	Yes	The site does not relate well to the existing settlement pattern and development on the site would have a potential adverse impact on the character and appearance of the landscape.	0

Site Ref	Site Address	Settlement	2016 Recc'n	Summary of Landscape Assessment	Summary of Suitability	Suitable	Summary of Availability	Available	Summary of Achievability	Achievable	Reason for rejection	Total Yield
EA042	Land at Hilliers Nurseries, West of Hangery, Hill Brow Road	Liss	Rejected	High Sensitivity Due to elevation on the hillside and poor relationship with settlement pattern and visual impact in a prominent undeveloped site.	There is a public right of way along the western boundary of the site. The site is located within 5km of a Special Protection Area. The site is physically detached from the settlement policy boundary and is not considered to be well related to the settlement. Given this and the conclusions of the landscape assessment, the site is not considered suitable for development.	No	There is no evidence that the site is available or being actively promoted for development.	No	A safe access to the site would need to be created. There are no other reasons to indicate why development on the site could not be achieved.	Yes	The site does not relate well to the existing settlement pattern and development on the site would have a potential adverse impact on the character and appearance of the landscape. There is no evidence that the site is available or being actively promoted. Not suitable.	0
EA047	Land to the south of 115 Sussex Road	Petersfield	Rejected	High sensitivity Due to intervisibility with wider countryside to south and south east. Rear garden development which would disrupt the linear ribbon development along Sussex Road. Setting of Heath and new access affecting local views.	The site is partly within the settlement policy boundary and partly outside. Access would be achieved through demolition of 115 Sussex Road and relocation. There are protected trees in the north eastern corner of the site. The site is located within 5km of a Special Protection Area.	No	The site is in single ownership and the owner has previously indicated the site would be available within the first five years.	Yes	There is no reason to indicate why development on the site is not achievable.	Yes	The site does not relate well to the existing settlement pattern and development on the site would have a potential adverse impact on the character and appearance of the landscape.	0

Site Ref	Site Address	Settlement	2016 Recc'n	Summary of Landscape Assessment	Summary of Suitability	Suitable	Summary of Availability	Available	Summary of Achievability	Achievable	Reason for rejection	Total Yield
EA048	Land at Buckmore Stables	Petersfield	Rejected	High Sensitivity Owing to access problems, location remote from town, inconsistent with existing dispersed settlement edge and proximity to A3 corridor.	The site is close to the A3 and is subject to noise disturbance. There a public right of way along the southern boundary. The site is within 250m of a Historic Landfill site. The site is within a Mineral Consultation Area. It is not considered to be well related to the existing pattern and development would change the existing robust settlement edge. Due to this and the conclusions of the landscape assessment, the site is not considered to be suitable for development.	No	The site is in single ownership and the owner has previously indicated the site would be available within the first five years.	Yes	The existing access is via an unmade track and would require improvements	Yes	The site does not relate well to the existing settlement pattern and development on the site would have a potential adverse impact on the character and appearance of the landscape.	0

Site Ref	Site Address	Settlement	2016 Recc'n	Summary of Landscape Assessment	Summary of Suitability	Suitable	Summary of Availability	Available	Summary of Achievability	Achievable	Reason for rejection	Total Yield
EA052	Land at Broadlands Meadow, Town Lane	Sheet	Rejected	High Sensitivity Due to levels, existing trees, sensitivity of the settlement pattern and intact field pattern.	The site is surrounded by mature tree belts and hedgerows around its boundaries. Due to its raised position it is a prominent site and does not relate well to the surrounding settlement pattern. Therefore, it is not considered suitable for development.	No	The site is in single ownership and the owner has previously indicated the site would be available within the first five years.	Yes	It is expected that significant works would be required to achieve access.	No	The site does not relate well to the existing settlement pattern and development on the site would have a potential adverse impact on the character and appearance of the landscape. Development on the site is not currently considered to be achievable.	0

Site Ref	Site Address	Settlement	2016 Recc'n	Summary of Landscape Assessment	Summary of Suitability	Suitable	Summary of Availability	Available	Summary of Achievability	Achievable	Reason for rejection	Total Yield
EA053	Land at Kingsfersden Lane,	Sheet	Rejected	Medium/High sensitivity Due to access issues and impacts on rural hinterland of Petersfield at an important gateway location.	There are a number of protected trees along the southern boundary and within the site. The north eastern corner of the site is covered by a Tree Preservation Order area. The site is rural in character and given the conclusions of the landscape assessment, the site is not considered suitable for development.	No	The site is in single ownership and the owner has previously indicated the site would be available within the first five years.	Yes	Access would need to be created from Kingsfersden Lane, which is a narrow and rural lane. This is likely to impact on the rural and narrow character of Kingsfersden Lane.	No	The site does not relate well to the existing settlement pattern and development on the site would have a potential adverse impact on the character and appearance of the landscape. Development on the site is not currently considered to be achievable.	0
EA061	Land south west of The Causeway	Petersfield	Rejected	High Sensitivity The site is unrelated to the settlement, access would be detrimental to landscape character and/or is dependant on other land being developed, and the site is visible in long distance views beyond the settlement itself and would appear unrelated as a result.	There are protected trees along the eastern boundary. The eastern part of the site is within flood zone 2 and 3. There is a public right of way running through the site. The site is within a Mineral Consultation Area. Due to the conclusions of the landscape assessment the site is not considered suitable for development.	No	The site is in single ownership and the owner has previously indicated the site would be available within the first five years.	Yes	There is no reason to indicate why development on the site is not achievable.	Yes	The site does not relate well to the existing settlement pattern and development on the site would have a potential adverse impact on the character and appearance of the landscape.	0

Site Ref	Site Address	Settlement	2016 Recc'n	Summary of Landscape Assessment	Summary of Suitability	Suitable	Summary of Availability	Available	Summary of Achievability	Achievable	Reason for rejection	Total Yield
EA063	Land West of Tilmore Road	Petersfield	Rejected	High Sensitivity Due size of site and dominating influence this would have on a wide area including a long section of the Hangers Way along Tilmore Road and beyond up to where the route crosses the A3.	The site is poorly connected to the settlement pattern and is connected along a small section of the southern boundary. Tilmore Brook runs along the floor of the valley and is one of the main streams which runs through Petersfield to the Rother. The northern part of the site is adjacent to the A3. There are protected trees on the south eastern boundary of the site. The site is within 250m of an Historic Landfill Site.	No	The site is in single ownership and the owner has previously indicated the site would be available within the first five years.	Yes	A safe and appropriate access would need to be achieved. There are no other reasons to indicate why development on the site could not be achieved.	Yes	The site does not relate well to the existing settlement pattern and development on the site would have a potential adverse impact on the character and appearance of the landscape.	0

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EA065	Land west of Upper Tilmore Road	Petersfield	Rejected	High Sensitivity Proximity to Hangers Way and poor relationship with settlement pattern causing significant landscape impact.	The site is not physically adjacent to the settlement policy boundary and does not relate well to the existing settlement pattern. The Hangers Way (public right of way) runs through the northern part of the site and along the western boundary. The site is within 250m of an Historic Landfill Site. Due to the conclusions of the landscape assessment the site is not considered suitable for development.	No	The site has been jointly submitted by the owners of the site and they have indicated the site would be available within the first five years.	Yes	A safe and appropriate access would need to be achieved. There are no other reasons to indicate why development on the site could not be achieved.	Yes	The site does not relate well to the existing settlement pattern and development on the site would have a potential adverse impact on the character and appearance of the landscape.	0

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EA068	Land to the south of Sussex Road and Russell Way (Option A)	Petersfield	Rejected	Medium/High Sensitivity Intervisibility with wider countryside to south and south east. Access close to Heath Pond & likely to require highway improvements (e.g. pavements). Southern boundary is open to surrounding landscape	There is a grade II listed building adjacent to the site. The site is within a Mineral Consultation Area.	No	The site has two owners. The site has been submitted jointly and the owners have previously indicated that the site would be available in the first 5 years.	Yes	A safe and suitable access point would need to be achieved. There are no other reasons to indicate why development on the site could not be achieved.	Yes	Development on the site would have a potential adverse impact on the character and appearance of the landscape.	0

Site Ref	Site Address	Settlement	2016 Recc'n	Summary of Landscape Assessment	Summary of Suitability	Suitable	Summary of Availability	Available	Summary of Achievability	Achievable	Reason for rejection	Total Yield
EA069	Land at Causeway Farm (extended site boundary)	Petersfield	Rejected	Medium/High Sensitivity Medium/high sensitivity in the western part of the site, this increases to high sensitivity in the eastern section of the site beyond the northern edge of the mobile home park and in close proximity to the stream corridor and public right of way.	This site covers the site area submitted under site reference EA062, with an extended area to the east. Given the conclusions of the landscape assessment, development on this part of the site is not considered to suitable.	No	The site is currently available and has been actively promoted for development, including through a recent outline planning application.	Yes	There is a relatively narrow and single access point to the site. The Draft Petersfield Neighbourhood Plan has identified the requirement to incorporate multiple points of access from the B2070 and possibly Sussex Road. Issues of ownership and highway restrictions would need to be overcome to achieve this.	Yes	Development on the site would have a potential adverse impact on the character and appearance of the landscape. See EA062	0

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EA071	Land South of Paddock Way	Petersfield	Rejected	High Sensitivity Due to exposure and intervisibility with Butser Hill to the south.	Due to the conclusions of the landscape assessment the site is not considered suitable for development. Adjacent to the railway line and A3. There is a footpath running along the eastern boundary. The south eastern corner of the site is within flood zone 2 and 3. The site is within a Mineral Consultation Area.	No	The site is in single ownership and the owner has previously indicated the site would be available within the first five years.	Yes	There is no reason to indicate why development on the site is not achievable.	Yes	The site does not relate well to the existing settlement pattern and development on the site would have a potential adverse impact on the character and appearance of the landscape.	0
EA072	Land South of the Causeway	Petersfield	Rejected	Medium/High sensitivity Due to views, impact of access and prominence of site. Impacts on the countryside setting of the town and poor relationship to settlement pattern.	There is a footpath running through the site. There are Tree Preservation Orders around the boundary of the site. The northern edge of the site is within flood zone 2 and 3. The site is within a Mineral Consultation Area.	No	The site is being promoted by prospective purchasers and they have indicated that the site would be available in the first five years.	Yes	There is no reason to indicate why development on the site is not achievable.	Yes	The site does not relate well to the existing settlement pattern and development on the site would have a potential adverse impact on the character and appearance of the landscape.	0

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EA073	Land to the rear of the Causeway	Petersfield	Rejected	High Sensitivity Due to intervisibility with Butser Hill to the south and poor relationship with settlement pattern. Proximity to A3 corridor.	The majority of the site is within flood zone 2 and 3. There is a grade II listed building adjacent. There is a footpath running through the site. The site is within a Mineral Consultation Area.	No	The site is being promoted by prospective purchasers and they have indicated that the site would be available in the first five years.	Yes	There is no reason to indicate why development on the site is not achievable.	Yes	The site does not relate well to the existing settlement pattern and development on the site would have a potential adverse impact on the character and appearance of the landscape.	0
EA075	Tews Engineering	Petersfield	Rejected	Low landscape sensitivity but high townscape sensitivity	The northern part of the site is within the conservation area. The site is currently safeguarded for employment use by the East Hampshire Joint Core Strategy and any alternative use will only be permitted where it can be demonstrated that it is no longer suitable for employment use. The site has also been identified as an employment allocation in the draft Petersfield Neighbourhood Plan.	No	The site is in single ownership and the owner has previously indicated the site would be available within the first five years.	Yes	There is no reason to indicate why development on the site is not achievable.	Yes	Loss of employment land. Redevelopment for housing will only be permitted where it can be demonstrated that it is no longer suitable for employment use.	0

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EA076	Buckmore Stables	Petersfield	Rejected	High Sensitivity High sensitivity owing to access problems, location remote from town, inconsistent with existing dispersed settlement edge and proximity to A3 corridor.	The site is close to the A3 and is subject to noise disturbance. There is a public right of way along the western boundary. The site is within 250m of an Historic Landfill Site. It is not considered to be well related to the existing pattern and development would change the existing robust settlement edge. Due to this and the conclusions of the landscape assessment, the site is not considered to be suitable for development.	No	The site is in single ownership and the owner has previously indicated the site would be available within the first five years.	Yes	The existing access is via an unmade track and would require improvements	Yes	The site does not relate well to the existing settlement pattern and development on the site would have a potential adverse impact on the character and appearance of the landscape.	0

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EA077	Land East of Tilmore Road	Petersfield	Rejected	Medium/High Sensitivity Due to the importance of the Tilmore Brook as a GI corridor into Petersfield. Land is used for smallholding.	There are Tree Preservation Orders along the north-eastern boundary and in centre of site. The Hangers Way (public right of way) runs along south western boundary. Tilmore Brook runs through the site and is one of the main streams which runs through Petersfield to the Rother. Improvements to access are likely to be detrimental to rural character of Tilmore Road. Given this and the conclusions of the landscape assessment the site is not considered suitable for development.	No	The site is in single ownership and the owner has previously indicated the site would be available within the first five years.	Yes	There is no reason to indicate why development on the site is not achievable.	Yes	Development on the site would have a potential adverse impact on the character and appearance of the landscape.	0

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EA079	Unit 1 and 2 the Domes, Durford Road,	Petersfield	Rejected	Low/Medium Sensitivity Due to surrounding trees and brownfield condition. Good relationship with Durford Road. Careful impact assessment of any tree removal required. Green Infrastructure opportunities for connectivity via Serpent Trail	The site has an existing business use. There are Tree Preservation Order areas along the northern and southern boundaries of the site and a TPO on the western edge. The site is within a Mineral Consultation Area. The site is currently safeguarded for employment use by the East Hampshire Joint Core Strategy and any alternative use will only be permitted where it can be demonstrated that it is no longer suitable for employment use. The site has also been identified as an employment allocation in the draft Petersfield Neighbourhood Plan.	No	The site is in single ownership and the owner has previously indicated the site would be available within the first five years.	Yes	There is no reason to indicate why development on the site is not achievable.	Yes	Loss of employment land. Any alternative use will only be permitted where it can be demonstrated that it is no longer suitable for employment use.	0

Site Ref	Site Address	Settlement	2016 Recc'n	Summary of Landscape Assessment	Summary of Suitability	Suitable	Summary of Availability	Available	Summary of Achievability	Achievable	Reason for rejection	Total Yield
EA080	Land South of Sussex Road	Petersfield	Rejected	High Sensitivity Key views of chalk ridge from Sussex Road. Historic relationship with Heath Common and surrounding field pattern.	There is a Tree Preservation Order area on the northern boundary of the site. The site is physically adjacent to the conservation area and in close proximity to a Site of Special Scientific Interest (SSSI). The site is within a Mineral Consultation Area. Based on the conclusions of the landscape assessment, the site is not considered suitable for development.	No	The site is in single ownership and the owner has previously indicated the site would be available within the first five years. There have been recent planning application for residential development on the site.	Yes	There is no reason to indicate why development on the site is not achievable.	Yes	The site does not relate well to the existing settlement pattern and development on the site would have a potential adverse impact on the character and appearance of the landscape.	0

Site Ref	Site Address	Settlement	2016 Recc'n	Summary of Landscape Assessment	Summary of Suitability	Suitable	Summary of Availability	Available	Summary of Achievability	Achievable	Reason for rejection	Total Yield
EA081	Land East of Russell Way	Petersfield	Rejected	High Sensitivity Prominent site, edge of town, setting of listed building and key historic/cultural open space. Visually sensitive.	There are Tree Preservation Orders on the boundary and within the site. There is a grade II listed building adjacent. The site is within a Mineral Consultation Area. There is a Site of Nature Conservation Interest (SINC) adjacent to the site (to the north). Due to the conclusions of the landscape assessment, the site is not considered suitable for development.	No	The site is in single ownership and the owner has previously indicated the site would be available within the first five years.	Yes	There is no reason to indicate why development on the site is not achievable.	Yes	The site does not relate well to the existing settlement pattern and development on the site would have a potential adverse impact on the character and appearance of the landscape.	0
EA082	Land South of Russell Way	Petersfield	Rejected	High Sensitivity Due to poor relationship with settlement pattern in a sensitive assart fieldscape on the rural edge of Petersfield.	There is a grade II listed building adjacent to the site. The site is within a Mineral Consultation Area.	No	The site has two owners. The site has been submitted jointly and the owners have previously indicated that the site would be available in the first 5 years.	Yes	A safe and suitable access point would need to be achieved. There are no other reasons to indicate why development on the site could not be achieved.	Yes	The site does not relate well to the existing settlement pattern and development on the site would have a potential adverse impact on the character and appearance of the landscape.	0

Site Ref	Site Address	Settlement	2016 Recc'n	Summary of Landscape Assessment	Summary of Suitability	Suitable	Summary of Availability	Available	Summary of Achievability	Achievable	Reason for rejection	Total Yield
EA084	Land west of Church Cottages	Blackmoor	Rejected	Medium/High Sensitivity to the type of development within the SHLAA thresholds, due to setting of listed buildings and location within historic core.	The site is partially located within the Blackmoor Conservation Area. It is adjacent to three Grade II Listed Buildings to the north and St Matthews Church (Grade II* Listed Building) to the north east. The site is located within 5km of a Special Protection Area.	No	The site is in single ownership and the owner has previously indicated that the site would be available immediately.	Yes	There are power cables running along the western edge of the site and it would need to be demonstrated that these would not affect or prevent potential development. If this can be resolved then there are no other reasons why development on the site could not be achieved.	Yes	The site is residential garden land which is not related to a settlement proposed to have a boundary and is sensitive in relation to landscape.	0

Site Ref	Site Address	Settlement	2016 Recc'n	Summary of Landscape Assessment	Summary of Suitability	Suitable	Summary of Availability	Available	Summary of Achievability	Achievable	Reason for rejection	Total Yield
EA087	Land at Burlands, Selborne Road	Selborne	Rejected	High Sensitivity High sensitivity due to access, existing views and impacts on public right of way network	The site abuts the conservation area on the southern and south western boundaries and there is a grade II listed building adjacent to the south west (The Grange). There are power lines crossing the site. There is a public right of way through the southern part of the site. The site is within 5km of a Special Protection Area. Due to the conclusions of the landscape assessment, the site is not considered suitable for development.	No	The site is in single ownership and the owner has previously indicated the site would be available within the first five years.	Yes	There is no reason to indicate why development on the site is not achievable.	Yes	Development on the site would have a potential adverse impact on the character and appearance of the landscape. Development on the site would have a potential adverse impact on heritage assets.	0

Site Ref	Site Address	Settlement	2016 Recc'n	Summary of Landscape Assessment	Summary of Suitability	Suitable	Summary of Availability	Available	Summary of Achievability	Achievable	Reason for rejection	Total Yield
EA088	Land under the Hill	Selborne	Rejected	High Sensitivity High sensitivity due to access, existing views and impacts on public right of way network	The site is located within the Selborne Conservation Area, is physically adjacent to a grade II listed building and in close proximity to a grade II* registered parkscape. The Hanger Way (public right of way) passes along the northern boundary of the site. Due to the potential impact on the historic character of Selbourne and the conclusions of the landscape assessment (above), the site is not considered suitable for development. The site is within 5km of a Special Protection Area.	No	The site is in single ownership and the owner has previously indicated the site would be available within the first five years.	Yes	An appropriate and safe access to site would need to be achieved. There are no other reasons why development on the site could not be achieved.	Yes	Development on the site would have a potential adverse impact on the character and appearance of the landscape. Development on the site would have a potential adverse impact on heritage assets.	0

Site Ref	Site Address	Settlement	2016 Recc'n	Summary of Landscape Assessment	Summary of Suitability	Suitable	Summary of Availability	Available	Summary of Achievability	Achievable	Reason for rejection	Total Yield
EA094	Land east of Hays Cottages	Steep	Rejected	High Sensitivity Exposed to views in local beauty spot and poorly related to settlement pattern sensitive historic fieldscape pattern.	The site sits on the head of a dry valley on land which slopes away from the settlement and is highly visible. It is not well related to the existing settlement. Given this and the conclusions of the landscape assessment, the site is not considered suitable for development. The site is located within a Mineral Consultation Area.	No	The site is in single ownership and the owner has previously indicated the site would be available within the first five years.	Yes	The proposed access point is onto a narrow lane. It would need to be demonstrated that a safe access point could be created.	Yes	The site does not relate well to the existing settlement pattern and development on the site would have a potential adverse impact on the character and appearance of the landscape.	0

Site Ref	Site Address	Settlement	2016 Recc'n	Summary of Landscape Assessment	Summary of Suitability	Suitable	Summary of Availability	Available	Summary of Achievability	Achievable	Reason for rejection	Total Yield
EA100	Land at Blanket Street	East Worldham	Rejected	High Sensitivity High sensitivity owing to elevated position, poor relationship with settlement pattern and views to higher ground	The site is within 5km of a Special Protection Area. The site is in a prominent position due to its elevated position. The site is adjacent to the settlement boundary on the western edge, however development of this site would not relate well to the existing settlement pattern, being inconsistent with the surrounding character and settlement form which consists of mostly dispersed large dwellings and farmsteads. The site is not considered suitable for development.	No	There is no recent evidence that the site is available or is being actively promoted.	No	Due to change in levels, access to Caker Lane (B3004), is likely to be problematic. Re-grading likely to be detrimental to landscape character.	No	Development on the site would have a potential adverse impact on the character and appearance of the landscape. There is no evidence that the site is available or being actively promoted. Development on the site is not currently considered to be achievable.	0

Site Ref	Site Address	Settlement	2016 Recc'n	Summary of Landscape Assessment	Summary of Suitability	Suitable	Summary of Availability	Available	Summary of Achievability	Achievable	Reason for rejection	Total Yield
EA102	Land west of Wyck Lane	East Worldham	Rejected	Medium/High Sensitivity The site is located in an area of very dispersed properties, and is in the foreground of extensive local views and those from the Hangers Way. Elevated position and lack of landscape structure would make development very prominent and inconsistent with surrounding character.	The site is located within 5km of a Special Protection Area. Due to the conclusions of the landscape assessment, the site is not considered suitable for development.	No	The site is in single ownership and the owner has previously indicated the site would be available in the next 5 years.	Yes	There is no reason to indicate why development on the site is not achievable.	Yes	Development on the site would have a potential adverse impact on the character and appearance of the landscape.	0

Site Ref	Site Address	Settlement	2016 Recc'n	Summary of Landscape Assessment	Summary of Suitability	Suitable	Summary of Availability	Available	Summary of Achievability	Achievable	Reason for rejection	Total Yield
EA104	Holly Wood, Liss Forest	Liss Forest	Rejected	<p>High Sensitivity Due to proximity to Longmoor Inclosure Special Protection Area (SPA) and Site of Importance for Nature Conservation to western boundary. Development of the whole site would be detrimental to landscape character of the railway line walkway. Eastern part of site which relates more to Forest Road is slightly less sensitive due to context of surrounding residential character, however SPA issues remain.</p>	<p>The site consists of a large garden land to the west of two residential properties. The site is within an area of woodland, which forms part of the former Longmoor railway line, now a public right of way (Shipwrights' Way) and Local Nature Reserve. The entrance and frontage to the site is set within a line of large trees and hedgerow and there are mature trees visible within the site from this location. The site is adjacent to a Local Nature Reserve and Site of Importance for Nature Conservation. It contains a number of protected trees, including a Tree Preservation Order area in the western third of the site.</p>	No	The owner of the site has recently promoted the site and indicated it is available for development.	Yes	There is no reason to indicate why development on the site is not achievable.	Yes	Development on the site would have a potential adverse impact on the character and appearance of the landscape. Potential impact on protected trees.	0

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EA107	Land south of Sussex Road and Russell Way (Option B)	Petersfield	Rejected	Medium/High Sensitivity Medium/high sensitivity due to poor relationship with settlement pattern in a sensitive assart fieldscape on the rural edge of Petersfield.	There is a grade II listed building adjacent to the site. The site is within a Mineral Consultation Area.	No	The site has two owners. The site has been submitted jointly and the owners have previously indicated that the site would be available in the first 5 years.	Yes	A safe and suitable access point would need to be achieved. There are no other reasons to indicate why development on the site could not be achieved.	Yes	The site does not relate well to the existing settlement pattern and development on the site would have a potential adverse impact on the character and appearance of the landscape.	0

Site Ref	Site Address	Settlement	2016 Recc'n	Summary of Landscape Assessment	Summary of Suitability	Suitable	Summary of Availability	Available	Summary of Achievability	Achievable	Reason for rejection	Total Yield
EA111	Land at Honey Lane	Selborne	Rejected	High Sensitivity Due to access, size, scale and location of site, existing views and impacts on public right of way network	There is a small part of the site within the Conservation Area. The site is part of a large field which rises opposite side of the village to the Hanger. The site is within 5km of the Special Protection Area. Due to the potential impact on the setting of the Conservation Area and the settlement, the impact of creating an access and conclusions of the landscape assessment, the site is not considered to be suitable for development.	No	The site is in single ownership and the owner has previously indicated the site would be available within the first five years.	Yes	A safe and appropriate access point from Honey Lane would need to be achieved. There are potential issues associate with this access point and increased use of junction onto High Street.	Yes	Development on the site would have a potential adverse impact on the character and appearance of the landscape. Development on the site would have a potential adverse impact on heritage assets.	0
EA116	Land to North of Reservoir Lane	Petersfield	Rejected	Medium/High Sensitivity The site is in an increasingly rural location on the Shipwrights Way, large scale development would have a significant detrimental impact on	The site is within 250m of an Historic Landfill Site. There is a grade II listed building to the south. Due to the conclusions of the landscape assessment the site is not considered suitable for development.	No	The site has been actively promoted through the Petersfield Neighbourhood Plan.	Yes	There is no reason to indicate why development on the site is not achievable.	Yes	Due to the conclusions of the landscape assessment the site is not considered suitable for development.	11

Site Ref	Site Address	Settlement	2016 Recc'n	Summary of Landscape Assessment	Summary of Suitability	Suitable	Summary of Availability	Available	Summary of Achievability	Achievable	Reason for rejection	Total Yield
EA118	Land adjacent to railway, off Borough Road,	Petersfield	Rejected	Medium Sensitivity Medium Landscape Sensitivity due to access problems and relationship with adjacent recreational ground - Medium -High townscape sensitivity due to access issues and potential to detrimentally affect the Borough Hill recreation ground.	There is a Tree Preservation Order Area and a protected tree within the site. The site is within a Mineral Consultation Area. Due to the conclusions of the landscape assessment the site is not considered suitable for development.	No	The site is considered to be available for development and has recently been submitted	Yes	There is no reason to indicate why development on the site is not achievable.	Yes	Development on the site would have a potential adverse impact on the character and appearance of the townscape.	0
EA123	Land adjacent to Blendworth Church, Blendworth Lane	Blendworth	Rejected	Medium/High Sensitivity Medium-High Sensitivity due to relationship with church yard and access issues. Mature parkland setting of Blendworth house (rectory) to the north.	The site is adjacent to the settlement boundary and a grade II listed church (located to the south east). The site is surrounded by the conservation area and a small part of the site is within the conservation area.	No	The site is considered to be available for development.	Yes	There is no reason to indicate why development on the site is not achievable.	Yes	Development on the site would have a potential adverse impact on the character and appearance of the landscape.	0

Site Ref	Site Address	Settlement	2016 Recc'n	Summary of Landscape Assessment	Summary of Suitability	Suitable	Summary of Availability	Available	Summary of Achievability	Achievable	Reason for rejection	Total Yield
EA124	Land at Place Farm, The Street,	Binsted	Rejected	Medium/High Sensitivity Medium High Landscape Sensitivity due to open and exposed nature of the site and high visibility from local public right of way. Poor connection with settlement.	The site is within 5km of a Special Protection Area. The site is not considered to be well related to the settlement.	No	The is considered available and has recently been submitted.	Yes	There is no reason to indicate why development on the site is not achievable.	Yes	The site does not relate well to the existing settlement pattern and development on the site would have a potential adverse impact on the character and appearance of the landscape.	0
EA135	Land off Greenway Lane	Buriton	Rejected	The site is Medium High sensitivity due to the issues associated with access to the site and the impact that development of the higher ground to the north would have on views towards the settlement and the scarp slope beyond where development would be unduly prominent in these views and inconsistent with surrounding built form.	Development would represent a prominent extension to the existing settlement with unacceptable landscape impact, and may have a negative impact on the village form. Not suitable.	No	Site considered available for development.	Yes	No reason to indicate why site is not achievable.	Yes	Development would represent a prominent extension to the existing settlement with unacceptable landscape impact, and may have a negative impact on the village form. Not suitable.	0

Site Ref	Site Address	Settlement	2016 Recc'n	Summary of Landscape Assessment	Summary of Suitability	Suitable	Summary of Availability	Available	Summary of Achievability	Achievable	Reason for rejection	Total Yield
EA136	Manor Farm	Clanfield	Rejected	The area of the site within the SDNP which extends beyond the settlement edge into the wider downland mosaic is considered to have High Sensitivity due to it's poor relationship with the settlement pattern and the intrusion caused by development into the wider landscape which would result from development of this site.,	The part of the site within the SDNP is of high landscape sensitivity (including low density modern farm buildings). There are un-designated heritage asset agricultural buildings on the part of the site outside the National Park.	No	Site considered available for development.	Yes	No reason to indicate why site is not achievable.	Yes	Development on the site would have a potential adverse impact on the character and appearance of the landscape.	0

Site Ref	Site Address	Settlement	2016 Recc'n	Summary of Landscape Assessment	Summary of Suitability	Suitable	Summary of Availability	Available	Summary of Achievability	Achievable	Reason for rejection	Total Yield
EA137	Observatory House	Clanfield	Rejected	The site is High Sensitivity owing to its hilltop location exposing it to views in the wider landscape, poor relationship with the settlement pattern meaning that development of the site would intrude and expand the perceived extent of the settlement into the wider landscape beyond the valley in which it sits. The impact of increased density of built form in this sensitive location would be inconsistent with the low density and dispersed nature of settlement in this location.	Development on the site would have a potential adverse impact on the character and appearance of the landscape.	No	Site considered available for development.	Yes	No reason to indicate why site is not achievable.	Yes	Development on the site would have a potential adverse impact on the character and appearance of the landscape.	0

Site Ref	Site Address	Settlement	2016 Recc'n	Summary of Landscape Assessment	Summary of Suitability	Suitable	Summary of Availability	Available	Summary of Achievability	Achievable	Reason for rejection	Total Yield
EA139	Highcross Poultry Farm, Highcross	High Cross	Rejected	High Sensitivity due to size of the site in relation to the village, the prominent location, the age of the existing fieldscape. PDL area reduces sensitivity in the southern part of the site to Medium High sensitivity although this is a large prominent area.	Settlement boundary of High Cross 20m away to SE (churchyard). Development would represent a prominent extension to the existing settlement with unacceptable landscape impact and may have a negative impact on the village form. Not suitable.	No	The proposer of the site has sold the site on and forwarded SDNPA email to the new owner (email dated 07.07.16). No evidence that site will be available therefore at current time.	No	No reason to indicate why site is not achievable.	Yes	Development would represent a prominent extension to the existing settlement with unacceptable landscape impact and may have a negative impact on the village form. The site is no longer available.	0
EA140	Eurohm Works, Petersfield Road	Greatham	Rejected	The site has Medium Sensitivity owing to its previously developed nature, but also the western part of the site which relates strongly to the surrounding field pattern and wider countryside character.	The site is an active industrial site. Half of the site is also within 400m of the Wealden Heaths Phase II SPA and would therefore be excluded. Development of the greenfield portions of the site would have more landscape impact.	No	Site is being promoted with the knowledge of the landowner.	Yes	Achievability uncertain	No	The site is in employment use. Half of site also excluded for biodiversity reasons.	0

Site Ref	Site Address	Settlement	2016 Recc'n	Summary of Landscape Assessment	Summary of Suitability	Suitable	Summary of Availability	Available	Summary of Achievability	Achievable	Reason for rejection	Total Yield
EA141	Former Apple Packing Station, Blackmoor Estate	Blackmoor	Rejected	The site has medium sensitivity owing to its previously developed nature, but also the southern half of the site is within the conservation area. The existing use of the site would be displaced by redevelopment and it is not clear whether this would require a new location.		No	Part of site appears still in use for agricultural operations, however site promoted as available by owner.	Yes	No reason to indicate why site is not achievable.	Yes	The site is remote from any bounded settlement and therefore an unsustainable location for new homes.	0
EA145	Land at Tilmore West	Petersfield	Rejected	High Landscape Sensitivity- impact on setting of PROW (including Hangers Way), existing hedgerows and trees, topography, relationship with the Tilmore Brook valley setting and views over this and beyond from the PROW. Significant access problems.	High Landscape Sensitivity	No	Site considered available for development.	Yes	The site would not appear to have a possible suitable vehicular access without reliance on as yet unidentified third party land.	No	Not suitable nor achievable given access issues identified.	0

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EA146	Land to the rear of the Queens Hotel, High Street	Selborne	Rejected	<p>The site is High Sensitivity owing to its undeveloped nature contributing to the character of Selborne within its conservation area. Development of this site would cause built form to intrude on views from Long Lyth a noted National trust destination.</p> <p>Development of this site would be development of depth which would be inconsistent with the linear form of development which is typical of Selborne.</p>	Development on the site would have a potential adverse impact on the character and appearance of the landscape and Conservation Area.	No	The site is considered to be available for development.	Yes	There are significant concerns over access to the site; we do not have enough information to rule out the site on those grounds at this stage, however should the site be found suitable and available this would be investigated further at the next stage of the allocations process.	Yes	Development on the site would have a potential adverse impact on the character and appearance of the landscape and Conservation Area.	0

Site Ref	Site Address	Settlement	2016 Recc'n	Summary of Landscape Assessment	Summary of Suitability	Suitable	Summary of Availability	Available	Summary of Achievability	Achievable	Reason for rejection	Total Yield
EA158	Land at Rake Road	Liss	Rejected	<p>Medium High Landscape Sensitivity. The site is part of a wider tract of fieldscapes where the impacts of developing it would have a detrimental impact on the increasingly rural character of surrounding landscape due to it's lack of containment.</p> <p>Development of depth along Rake Road is not characteristic beyond the edge of the settlement.</p> <p>New highways access to the site would introduce urbanising impacts onto Rake Road</p>	Medium High Landscape Sensitivity.	No	Site considered available for development.	Yes	No reason to indicate why site is not achievable.	Yes	Landscape impact.	0

Site Ref	Site Address	Settlement	2016 Recc'n	Summary of Landscape Assessment	Summary of Suitability	Suitable	Summary of Availability	Available	Summary of Achievability	Achievable	Reason for rejection	Total Yield
EB001	East Dean Extension	East Dean	Rejected	High Sensitivity The site is Highly Sensitive due to the prominence of the site within the contours of the land and the extension of built form out into the wider downland. Structure planting would appear incongruous and the site would appear as an intrusive form of development in the landscape. The existing farm buildings are well located within the contours and are Medium High Sensitivity due to the vulnerability of the surrounding landscape to inappropriate built form and/or conversion	Due to the conclusions of the landscape assessment, the site is not considered suitable.	No	There is no evidence that the site is available or being actively promoted.	No	There is no reason to indicate why development on the site is not achievable.	Yes	Development on the site would have a potential adverse impact on the character and appearance of the landscape.	0

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EB002	Land at Paradise Drive	Eastbourne	Rejected	High Sensitivity The site is Highly Sensitive due to the location within a continuous belt of woodland along the scarp slope, the conservation area, the prominence of the site in views from the South Downs Way and Open Access Land upon entering the town and the intrusion in views from the town towards the scarp slope.	Development on the site would have a potential adverse impact on the character and appearance of the landscape. The site is part of the golf course and is completely covered in trees. It is physically adjacent to the conservation area. The site is not well related to the existing settlement pattern.	No	Site considered available for development.	Yes	There is no reason to indicate why development on the site is not achievable.	Yes	The site does not relate well to the existing settlement pattern and development on the site would have a potential adverse impact on the character and appearance of the landscape.	0

Site Ref	Site Address	Settlement	2016 Recc'n	Summary of Landscape Assessment	Summary of Suitability	Suitable	Summary of Availability	Available	Summary of Achievability	Achievable	Reason for rejection	Total Yield
EB003	Land bounded by Peppercombe Road and Longstone Road	Eastbourne	Rejected	High Sensitivity The site is part of the continuously wooded scarp which forms the setting of Eastbourne to the west. It is elevated on a promontory above surrounding development and is inconsistent with the adjacent development line. Access likely to be detrimental to public right of way and local amenity.	Development on the site would have a potential adverse impact on the character and appearance of the landscape. The site is part of the golf course and is completely covered in trees. The site is not well related to the existing settlement pattern. It is located within 40 meters from ancient woodland.	No	Site considered available for development.	No	It is not clear if access to the site could be achieved and the site rises steeply to the west. Development is not considered achievable on this site.	No	The site does not relate well to the existing settlement pattern and development on the site would have a potential adverse impact on the character and appearance of the landscape. Development on the site is not currently considered to be achievable.	0

Site Ref	Site Address	Settlement	2016 Recc'n	Summary of Landscape Assessment	Summary of Suitability	Suitable	Summary of Availability	Available	Summary of Achievability	Achievable	Reason for rejection	Total Yield
EB006	Field at Burown Down Close/Priory Heights	Eastbourne	Rejected	High Sensitivity The site is medieval open downland below the continuously wooded scarp which forms the setting of Eastbourne to the west. It is elevated above surrounding development and is inconsistent with the adjacent development line. Access likely to be detrimental to public right of way and local amenity.	Development on the site would have a potential adverse impact on the character and appearance of the landscape.	No	Site considered available for development.	No	It is not clear if access to the site could be achieved, the site rises steeply to the west and there are a number of change in levels. Development is not considered achievable on this site.	No	Development on the site would have a potential adverse impact on the character and appearance of the landscape. . Development on the site is not currently considered to be achievable.	0

Site Ref	Site Address	Settlement	2016 Recc'n	Summary of Landscape Assessment	Summary of Suitability	Suitable	Summary of Availability	Available	Summary of Achievability	Achievable	Reason for rejection	Total Yield
HO001	Annington Farm / St Mary's House, Bramber	Bramber	Rejected	High Sensitivity The site is High Sensitivity due to the exposed nature of the river floodplain and the location of the site where development would be visible from a number of locations on the public right of way network and would interrupt views towards the River, and also the South Downs.	Development on the site would have a potential adverse impact on the character and appearance of the landscape. The site is adjacent to the conservation area and in close proximity to the Bridge Inn, a grade II listed building located to the east of the site (across the river) and St Mary's Guest House and Garden Centre, a grade I listed building located to the west of the site. There is a public right of way which follows the northern boundary of the site and the runs along the river along the eastern boundary. The whole site is within flood zone 2 and 3. The site is not considered to be well related to the existing settlement pattern. The site is within a Site of Special Scientific Interest (SSSI) Impact Risk Zone (may require further advice from Natural England).	No	Site considered available for development..	No	There is no reason to indicate why development on the site is not achievable.	No	Development on the site would have a potential adverse impact on the character and appearance of the landscape. Development on the site would have a potential adverse impact on heritage assets.	0

Site Ref	Site Address	Settlement	2016 Recc'n	Summary of Landscape Assessment	Summary of Suitability	Suitable	Summary of Availability	Available	Summary of Achievability	Achievable	Reason for rejection	Total Yield
HO006	Land at Kingsmead Close	Steyning	Rejected	Medium/High Sensitivity The site is Medium High Sensitivity due to its elevated location on the boundary of the SDNP and the wooded settlement edge that it provides. Removal of the woodland would open views through to the settlement beyond.	Development on the site would have a potential adverse impact on the character and appearance of the landscape. The whole site is covered by trees, covered by a Tree Preservation Order area. It is raised above the Annington Road, which at this point, has the characteristics of a sunken lane. The surrounding residential development is low density.	No	Site considered available for development..	No	The access point off Kingsmead Close is narrow and it is not considered suitable to access the site from Annington Road, due to the change in levels.	No	Development on the site would have a potential adverse impact on the character and appearance of the landscape. Loss of woodland and impact on protected trees.	0

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HO007	Land at Horsham Road, Steyning	Steyning	Rejected	High/Medium Sensitivity The whole site is a large scale and has High Sensitivity due to proximity to public right of way, conservation area, elevated position above settlement and intervisibility with the close scarp slope and the downs. The south eastern corner of the site has slightly less Medium High sensitivity due to its relationship with the settlement pattern, but access and proximity to the Conservation area and historic core of the settlement are significant constraints.	The site is adjacent to the conservation area (adjoining the south and south east boundaries). There are nearby Listed Buildings to the south and south east of the site. The south eastern part of the site is relatively well contained, with existing hedgerows along Horsham Road. However, the site rises to the north and the whole site is higher than the adjacent land to the south east (along Mouse Lane). There is considered to be limited scope to mitigate impacts of any smaller scale development in the south east.	No	The site is considered to be available.	Yes	There is no reason to indicate why development on the site is not achievable.	Yes	Development on the site would have a potential adverse impact on the character and appearance of the landscape. Development on the site would have a potential adverse impact on heritage assets.	0

Site Ref	Site Address	Settlement	2016 Recc'n	Summary of Landscape Assessment	Summary of Suitability	Suitable	Summary of Availability	Available	Summary of Achievability	Achievable	Reason for rejection	Total Yield
HO008	Land at Bridge Nurseries	Coldwaltham	Rejected	Medium/High Sensitivity Due to proximity to Ramsar and SPA site, and exposure to views from the river valley. Structure planting and a buffer zone may be possible however access likely to be problematic. Further ecological advice needed.	The site is well contained and bounded by adjacent residential development, roads and the railway line. The site is in close proximity to a Site of Special Scientific Interest, a Ramsar Site and Special Protection Area to the south. The site is within a Site of Special Scientific Interest (SSSI) Impact Risk Zone (will require further advice from Natural England). There are mature trees around the site. The opening up of the access could impact on the rural setting. Not suitable due to conclusions of landscape assessment.	No	The site is considered available for development.	Yes	There is no reason to indicate why development on the site is not achievable.	Yes	Development on the site would have a potential adverse impact on the character and appearance of the landscape. There is no evidence that the site is available or being actively promoted.	0

Site Ref	Site Address	Settlement	2016 Recc'n	Summary of Landscape Assessment	Summary of Suitability	Suitable	Summary of Availability	Available	Summary of Achievability	Achievable	Reason for rejection	Total Yield
HO010	Coldwaltham Glebe, Church Lane	Coldwaltham	Rejected	Medium/High Sensitivity The site is Medium High sensitivity due to the existing woodland setting, the proximity of the listed church, access problems and poor relationship with the settlement pattern.	The majority of the site is wooded, with a variety of mature trees. It is not considered well related to the existing settlement pattern and is more rural in character. The site is adjacent to the Parish Church of St Giles, a grade II* listed building. The site is within 5km of a Special Protection Area. The site is within a Site of Special Scientific Interest (SSSI) Impact Risk Zone (will require further advice from Natural England). Due to conclusions of the landscape assessment, not suitable.	No	There is no evidence that the site is being actively promoted or is available for development.	No	It is not clear how the site will be accessed and this could include accessing the site land in other ownership.	No	Development on the site would have a potential adverse impact on the character and appearance of the landscape. Development on the site would have a potential adverse impact on heritage assets. Loss of woodland.	0

Site Ref	Site Address	Settlement	2016 Recc'n	Summary of Landscape Assessment	Summary of Suitability	Suitable	Summary of Availability	Available	Summary of Achievability	Achievable	Reason for rejection	Total Yield
HO011	Houghton Bridge Caravan Site,	Houghton Bridge	Rejected	High Sensitivity The site is High Sensitivity due to the prominence and importance of the location character and views. The existing use of the site is noted, however this is not considered comparable with housing development due to scale and permanence.	The site has been submitted for consideration of the change of current occupation periods of the existing caravans, rather than for the redevelopment of the site. This requires detailed considerations, which are beyond the scope of this study. The redevelopment of the site has been rejected due to the conclusions of the landscape assessment.	No	The site has been submitted for consideration of the change of current occupation periods of the existing caravans, rather than for the redevelopment of the site.	Yes	The site has an existing access onto the B2139, however visibility appears restricted to both the east and west. The access is also shared with other uses. Further work would be required to demonstrate that access is feasible.	Yes	Development on the site would have a potential adverse impact on the character and appearance of the landscape.	0

Site Ref	Site Address	Settlement	2016 Recc'n	Summary of Landscape Assessment	Summary of Suitability	Suitable	Summary of Availability	Available	Summary of Achievability	Achievable	Reason for rejection	Total Yield
HO013	Land North of River Lane,	Watersfield	Rejected	High Sensitivity The site is High Sensitivity due to the relationship between the historic core of Watersfield and it's surrounding historic fieldscapes, the site being a part of that. The site is highly visible along the A29 and the public right of way and does not relate well to the settlement pattern	Development on the site would have a potential adverse impact on the character and appearance of the landscape. There is a public right of way which runs diagonally through the northern section of the site and a public right of way running around the southern boundary of the site. The site is physically adjacent to the conservation area to the west. There are three Grade II listed buildings in close proximity or physically adjacent to the site. The site is within a Site of Special Scientific Interest (SSSI) Impact Risk Zone (will require further advice from Natural England). The site is within 5km of a Special Protection Area.	No	The site is in single ownership and the owner has previously indicated that the site would be available immediately.	Yes	There is no reason to indicate why development on the site is not achievable.	Yes	Development on the site would have a potential adverse impact on the character and appearance of the landscape.	0

Site Ref	Site Address	Settlement	2016 Recc'n	Summary of Landscape Assessment	Summary of Suitability	Suitable	Summary of Availability	Available	Summary of Achievability	Achievable	Reason for rejection	Total Yield
HO022	Shoreham Cement Works	Upper Beeding	Rejected	Due to the size and complexity of the site, the landscape issues are not suitable for assessment through the SHLAA methodology but will require separate, more detailed assessment to assess suitability.	The site is remote from any bounded settlement and therefore an unsustainable location for new homes.	No	The site is considered available and is being actively promoted for development.	Yes	The site is considered achievable but would require detailed consideration of a number of issues including traffic impact and highway safety, which would have a bearing on the quantum of dwellings that could be	Yes		0

Site Ref	Site Address	Settlement	2016 Recc'n	Summary of Landscape Assessment	Summary of Suitability	Suitable	Summary of Availability	Available	Summary of Achievability	Achievable	Reason for rejection	Total Yield
HO023	Brookgate Farm, Marehill Road	Pulborough	Rejected	The site is Medium High Landscape Sensitivity due to its edge of settlement location where spectacular views over the SDNP are possible. Development of the site would truncate and reduce these views within the SDNP where the rural character of the site and it's immediate surroundings are important to that experience.	Due to the conclusions of the landscape assessment, development in this location would have an unacceptable impact on the landscape. Not suitable.	No	Recent site submission therefore deemed available.	Yes	There is no reason why development would not be achievable.	Yes	Development on the site would have a potential adverse impact on the character and appearance of the landscape.	0

Site Ref	Site Address	Settlement	2016 Recc'n	Summary of Landscape Assessment	Summary of Suitability	Suitable	Summary of Availability	Available	Summary of Achievability	Achievable	Reason for rejection	Total Yield
HO025	College Road	Upper Beeding	Rejected	The site is High Landscape Sensitivity owing to its location on the steeply sloping flank of Windmill Hill where development would appear dominating and intrusive due to it's elevation and length along the hill. Views from the PROW would be likely to be truncated in part by the presence of development in the foreground of long distance views. The lack of an existing boundary to the site means that development would be exposed along the sensitive eastern elevation.	The site slopes significantly. Sits well above the houses on the opposite side. It is well onto the slope of the Downs. Adjacent to footpath (Windmill Hill)	No	The site is likely to be available for development. But not confirmed. Incomplete submission.	No	There is no reason to indicate why development would not be possible on the site.	Yes	Development on the site would have a potential adverse impact on the character and appearance of the landscape.	0

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LE005	103a Lewes Road,	Ditchling	Rejected	Medium/High Sensitivity Medium sensitivity for lower section closest to Lewes Road, Higher sensitivity towards the north section of the field due to visibility from the scarp. Local visual sensitivity is limited. Relatively recent landscape and settlement pattern. Limited impact on public right of way.	The southern part of site would be suitable for development. The site is within 250m of an Historic Landfill Site.	Yes	The site is no longer considered to be available.	No	There is no reason to indicate why some development on the site could not be achieved although there is limited opportunity to widen the existing access.	Yes	The site is not considered to be available	0

Site Ref	Site Address	Settlement	2016 Recc'n	Summary of Landscape Assessment	Summary of Suitability	Suitable	Summary of Availability	Available	Summary of Achievability	Achievable	Reason for rejection	Total Yield
LE011	Land west of north Kingston Ridge	Kingston	Rejected	High Sensitivity The site has High Sensitivity due to its location on the edge of the settlement next to a major public right of way connective route. The public right of way would be significantly affected by the proposed access in terms of physical change in structure and character together with the impact of vehicular movements on users of the public right of way network and in views from land to the west, including the scarp slope.	There is a public right of way to the south of the site. There are protected trees on the eastern boundary. The site is not considered to be well related to the existing settlement pattern.	No	The site is considered to be available for development.	Yes	Potentially achievable, however access to the site is along narrow lanes which would be unlikely to be considered suitable for higher volumes of traffic.	Yes	The site does not relate well to the existing settlement pattern and development on the site would have a potential adverse impact on the character and appearance of the landscape.	0

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LE013	South of Mill Street	Falmer	Rejected	<p>High Sensitivity</p> <p>The site is within the Conservation area of Falmer & requires Historic Building Advice . In landscape terms the boundary features of the curtilage to Falmer are important to local distinctiveness and the site would be regarded as having high sensitivity as a result.</p>	<p>The site is a prominent green space within conservation area and is within the curtilage of a grade II listed building. Access could not be achieved without the removal of an historic boundary feature.</p>	No	<p>The site is considered to be available for development.</p>	Yes	<p>Development on the site is not currently considered to be achievable.</p>	No	<p>Development on the site would have a potential adverse impact on the character and appearance of the landscape. Development on the site would have a potential adverse impact on heritage assets.</p>	0

Site Ref	Site Address	Settlement	2016 Recc'n	Summary of Landscape Assessment	Summary of Suitability	Suitable	Summary of Availability	Available	Summary of Achievability	Achievable	Reason for rejection	Total Yield
LE016	Land at North End,	Ditchling	Rejected	Medium/High Sensitivity Site is related to historic core of village in a prominent location. Access is not clear either as shared (tree removal) or new access off north end, both options would be potentially detrimental to landscape /townscape character and residential amenity.	The site is adjacent to Conservation Area and in close proximity to a grade II listed building. There is a Tree Preservation Order area adjacent to the western boundary and a wooded area in centre of site. A pond occupies the S portion of the site and there are likely to be ecological constraints.	No	The site is in single ownership	No	Access would require partial removal of wooded area with potential impacts on landscape/ townscape and residential amenity. Suitable access would need to be established if the site is to be considered further for housing.	Yes	The site is not considered to be available and would be subject to constraints of access and biodiversity.	0
LE019	Land at Kingston Road (Star Field)	Kingston	Rejected	High Sensitivity due to scale of the site , openness of the landscape and poor relationship with the settlement pattern.	Adjacent to the Lewes Brooks SSSI on the eastern boundary which could give rise to unacceptable impacts. Development of site of this size and in this location would also impact on the landscape.	Yes	Site is considered available for development.	Yes	There is no reason to indicate why the site would not be achievable.	Yes	Development on this site may have adverse impacts on a SSSI and a potential unacceptable impact on the landscape.	0

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LE021	Phoenix Car Park, Harveys Way	Lewes	Rejected	N/A	<p>The site is within the conservation area and is close to a number of listed buildings, including a grade I listed chapel. The site is within flood risk zone 2. There is moderate archaeological potential on the site which would require mitigation through planning condition. The site is within a Site of Special Scientific Interest (SSSI) Impact Risk Zone (may require further advice from Natural England).</p> <p>The site is in active use as a car park serving Lewes town centre and redevelopment would have to be part of an overall parking/transport strategy for the town. The most recent review of parking found this site to still be necessary.</p>	No	There is no evidence that the site is available or being actively promoted.	No	There is no reason to indicate why development on the site is not achievable.	Yes	Loss of car parking currently needed for Lewes town centre. There is no evidence that the site is available or being actively promoted.	0

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LE024	North of Wellington Road	Newhaven	Rejected	High Sensitivity High sensitivity due to size and location of site in open downland on the boundary of the National Park. The boundary would not be enhanced by development in this location and would intrude further into the open downland. Structure/mitigation planting likely to be detrimental to existing character.	Development on the site would have a potential adverse impact on the character and appearance of the landscape. The site is not well related to the existing settlement and due to the conclusions of the landscape assessment is not considered suitable for development.	No	Site considered available for development.	Yes	There is no reason to indicate why development on the site is not achievable.	Yes	The site does not relate well to the existing settlement pattern and development on the site would have a potential adverse impact on the character and appearance of the landscape.	0
LE031	Land off Vicarage Way,	Ringmer	Rejected	Medium/High Sensitivity The site is visible as an extension to the settlement over the brow of an existing rise which would be inconsistent with the extent of the existing settlement. The existing limit of development being well chosen.	Due to the conclusions of the landscape assessment, the site is not considered suitable. The access to the site is within the conservation area.	No	The site is considered to be available for development.	Yes	There is no reason to indicate why development on the site is not achievable.	Yes	Development on the site would have a potential adverse impact on the character and appearance of the landscape.	0

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LE033	West of Winterbourne Hollow, west of the Gallops	Lewes	Rejected	High Sensitivity The site is an area of OAL which connects Lewes to the wider downland into the town.	Part of the site is within a Local Wildlife Site and is within the registered Lewes Battlefield. There is a large Tree Preservation Order area along the southern boundary. There are a number of public rights of way running through the site. The site is within a Site of Special Scientific Interest (SSSI) Impact Risk Zone (may require further advice from Natural England).	No	The site is considered to be available for development.	Yes	There is no reason to indicate why development on the site is not achievable.	Yes	Development on the site would have a potential adverse impact on the character and appearance of the landscape.	0
LE034	76 Rookery Way	Seaford	Rejected	Medium/High Sensitivity Edge of settlement expansion area, already detrimental to landscape character, edge of downland and wide open location makes site visually sensitive.	There is a public right of way running through the site. The site is in close proximity to a Local Wildlife Site. Due to the conclusions of the landscape assessment the site is not considered suitable.	No	The site is considered to be available for development.	Yes	There is no reason to indicate why development on the site is not achievable.	Yes	Development on the site would have a potential adverse impact on the character and appearance of the landscape.	0

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LE035	Former Southern Water Works site, Ham Lane	Lewes	Rejected	Large open site within wooded framework, well screened although very separated from the settlement. Poor vehicular access. Development of height could be visible and intrusive in views from surrounding high ground. Medium Landscape Sensitivity.	The site is within 250m of an Historic Landfill Site. It is largely within flood zone 2 and partly within zone 3. The site is not considered to relate well to the settlement and residential development may not be compatible with neighbouring uses. The site is within a Site of Special Scientific Interest (SSSI) Impact Risk Zone (may require further advice from Natural England). There is moderate archaeological potential on the site which would require mitigation through planning condition. Further investigation of the potential of this site recommended before it is found suitable.	No	The site is considered to be available for development.	Yes	Development on the site is not currently considered to be achievable. Access is not considered suitable and there are potential contamination issues. Investigate if access may be suitable for a small number of houses.	No	The site has multiple constraints which make it impossible to conclude that it is suitable and achievable without further investigation.	0

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LE039	East Sussex County Council, County Hall, St. Anne's Crescent	Lewes	Rejected	N/A	There are number of protected trees, especially in the southern part of the site. The site is adjacent to Local Wildlife Site. The site is within the conservation area and close proximity to listed buildings, including a grade I listed building. The original villa at the core of the former St Anne's School building is a heritage asset. The site is within a Site of Special Scientific Interest (SSSI) Impact Risk Zone (may require further advice from Natural England).	Yes	We are not aware of any no current plans for relocation of the County Council.	No	There is no reason to indicate why development on the site is not achievable.	Yes	Site not available	0

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LE044	West part of Southover Building, Sussex Downs College, Mountfield Road	Lewes	Rejected	N/A	There are protected trees on the northern boundary of the site. The southern part of the site is within flood zone 2 and 3. The site is adjacent to the conservation area.	Yes	The land is no longer considered surplus to the College's needs and therefore not currently available for redevelopment for residential use.	No	There is no reason to indicate why development on the site is not achievable.	Yes	There is no evidence that the site is available or being actively promoted.	0
LE045	Land at Middleham.	Ringmer	Rejected	High sensitivity The site is visible as an extension to the settlement over the brow of an existing rise which would be inconsistent with the extent of the existing settlement. The existing limit of development is well chosen. Access to the site is contingent upon Site LE031 being developed so this is not a stand alone site.	Due to the conclusions of the landscape assessment, the site is not considered suitable. There are protected trees on the southern boundary.	No	The site is considered to be available for development.	Yes	There is no reason to indicate why development on the site is not achievable.	Yes	Development on the site would have a potential adverse impact on the character and appearance of the landscape.	0

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LE046	Pinwell Road	Lewes	Rejected	N/A	The site is within conservation area and adjacent to listed buildings. Sensitive design will be required, possibly including retention of brick perimeter wall and entrance arch. The site is within flood zone 2.	Yes	The site has recently received permission for development of a cinema so is no longer available	No	There is no reason to indicate why development on the site is not achievable.	Yes	Not available; has permission for cinema development	0
LE047	Land to the west of Malling Down (A26)	Lewes	Rejected	High Sensitivity The site is visually prominent and is an old field pattern which provides time depth in the landscape adjacent to recent modern development.	Due to the conclusions of the landscape assessment, the site is not considered suitable for development. The site is within 250m of an Historic Landfill Site. Will require pre-application archaeological assessment and potential for high mitigation costs. The site is within a Site of Special Scientific Interest (SSSI) Impact Risk Zone (may require further advice from Natural England).	No	The site is considered to be available for development.	Yes	Access is expected to require significant highway improvements . However, there are no other reasons to indicate why development on the site is not achievable.	Yes	Development on the site would have a potential adverse impact on the character and appearance of the landscape.	0

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LE051	Landport Club and Garages, Landport Road	Lewes	Rejected	N/A	The site is within flood zone 2 and 3. The site is within 250m of an Historic Landfill Site. The site is within a Site of Special Scientific Interest (SSSI) Impact Risk Zone (will require further advice from Natural England). The site is in active use as a youth club which would need to be incorporated into any scheme or re-provided in an appropriate location, as part of development scheme.	Yes	Not currently considered available due to existing community use but may be in the future.	Yes	Site is located within Flood Risk Zone 3a requiring flood mitigation works.	No	Site located wholly in Flood Risk Zone 3	0
LE054	Buckwell Court	Lewes	Rejected	N/A	The whole site is covered by a Tree Preservation Order area. The majority of the site is in flood zone 2. The site is in close proximity to a Site of Special Scientific Interest and is within a SSSI Impact Risk Zone (requiring further advice from Natural England).	No	The site is considered to be available for development.	Yes	There is no reason to indicate why development on the site is not achievable.	Yes	Impact on protected trees.	0

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LE061	Land at Kirby Farm	Peacehaven	Rejected	High Sensitivity High sensitivity due to value of site within tract of land which forms settlement separation and connection between the downs and the sea. The site would appear as a highly visible extension to the existing settlement.	There is a public right of way along the western boundary. The site has high archaeological potential and would require a pre-application assessment. There is a scheduled ancient monument in close proximity. Due to the conclusions of the landscape assessment, the site is not considered suitable for development.	No	The site is considered to be available for development.	Yes	There is no reason to indicate why development on the site is not achievable.	Yes	Development on the site would have a potential adverse impact on the character and appearance of the landscape.	0
LE081	Land adjoining Park Barn Farm, Beacon Road	Ditchling	Rejected	High Sensitivity High sensitivity due to intervisibility with the scarp slope, proximity to Beacon Road, Sussex border path and remote from settlement pattern	The site is bordered by deciduous woodland with ancient woodland located in close proximity. There is a public right of way running along the southern boundary of the site. There is unknown archaeological potential and the site will require a pre-application assessment. Not suitable due to the conclusions of the landscape assessment (High Sensitivity).	No	The site is considered to be available for development.	Yes	There are electricity distribution wires running across the site. A safe and appropriate access would need to be achieved	Yes	The site does not relate well to the existing settlement pattern and development on the site would have a potential adverse impact on the character and appearance of the landscape.	0

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LE086	Land adjacent to Sunnyside and Ouseside Cottages, Newhaven Road	Rodmell	Rejected	Medium Sensitivity Conservation area, edge of sensitive settlement, tourist destination (Monks House), existing trees, prominent site on entrance to village. Screening difficult owing to this although existing trees provide structure to W part. Existing settlement character would limit layout options.	The site is within the conservation area and is close to a listed building. The surrounding area is characterised by low density development. Part of the site is within the medieval village core, and there is unknown archaeological potential on the remainder of the site. Taking into account the Conservation Area Appraisal and advice from the Conservation Officer, it is considered that development would have a potentially unacceptable impact on the integrity of the village form and on the Conservation Area.	No	The site is considered to be available for development. (need to contact agent / owners)	Yes	One shared access for the scheme is preferable. Suitable access is considered achievable with relocation of bus shelter.	Yes	Taking into account the Conservation Area Appraisal and advice from the Conservation Officer, it is considered that development would have a potentially unacceptable impact on the integrity of the village form and on the Conservation Area.	0
LE093	Land at Holmdale Road	Newhaven	Rejected	High Sensitivity High sensitivity due size, scale and location, high visibility, proximity to public right of way network and relationship with existing settlement. Lack of potential for mitigation.	Due to the conclusions of the landscape assessment the site is not considered suitable. There is unknown archaeological potential and the site will require a pre-application assessment.	No	The site is considered to be available for development.	Yes	There is no reason to indicate why development on the site is not achievable.	Yes	Development on the site would have a potential adverse impact on the character and appearance of the landscape.	0

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LE094	Alfriston Road,	Seaford	Rejected	High Sensitivity High sensitivity due to the high visibility of the site, its impact on the surrounding downland and the poor relationship with the settlement pattern.	The landscape assessment indicates that the site does not relate well to the existing settlement pattern and development on the site would have a potential adverse impact on the character and appearance of the landscape.	No	The site is considered to be available for development and has recently been submitted.	Yes	There is no reason to indicate why development on the site is not achievable.	Yes	The site does not relate well to the existing settlement pattern and development on the site would have a potential adverse impact on the character and appearance of the landscape.	0
LE095	Land adjacent to Abergavenny Arms Public House,	Rodmell	Rejected	High Sensitivity High Landscape Sensitivity due to poor relationship with settlement pattern, entrance to village location, edge of settlement exposed to long distance views to the east and north, adjacent listed buildings and location within conservation area.	The site is located within the conservation area. There is a public right of way to the west of the site. Not suitable due to conclusions of landscape assessment (high landscape sensitivity)	No	The site is considered to be available for development and has been recently submitted.	Yes	There is no reason to indicate why development on the site is not achievable.	Yes	Development on the site would have a potential adverse impact on the character and appearance of the landscape.	0

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LE096	Land north of Wyevale Garden Centre	Kingston	Rejected	High Sensitivity due to scale of the site , openness of the landscape and poor relationship with the settlement pattern.	Adjacent to the Lewes Brooks SSSI on the eastern boundary which could give rise to unacceptable impacts. Development of site of this size and in this location would also impact on the landscape.	No	The site is considered to be available.	Yes	There is no reason to indicate why development on the site is not achievable.	Yes	Development on this site may have adverse impacts on a SSSI and a potential unacceptable impact on the landscape. The SHLAA site is a small portion of SHLAA site LE019.	0

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LE097	Grain Dryer Site	Iford	Rejected	<p>The site has medium high landscape sensitivity to SHLAA development given the existing built form on site. The site is within the Conservation area and replacement of the agricultural barns with residential development has potential to erode the rural character of the settlement and it's setting through the introduction of inappropriate architectural styles and densities. The existing flint barn requires further investigation for it's retention. the land to the south which is largely treed requires further research from the tree officer.</p>	<p>The site is mainly previously developed land. The current buildings are highly visible within the wider landsce. The site itself is exposed and highly visible within the wide valley floor. The site is on the edge of Iford, a very small settlement with few facilities and poor visibility at junctions with the main road.</p> <p>Not suitable due to remote location.</p>	No	The site is considered to be available for development.	Yes	No reason to indicate why site is not achievable.	Yes	The site is detached and unrelated to a settlement with a boundary.	0

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LE100	Swanborough Farm, Swanborough	Iford	Rejected	The site is Medium Sensitivity due to its previously built status, However the site is visually sensitive to views from the valley side and the SDW, the existing farm buildings being very prominent in these views. Displacement of the existing agricultural and equine use should be considered.	There are no local facilities in the small settlement of Swanborough. Therefore not suitable.	No	The site is considered to be available for development.	Yes	There is no indication that development could not be achieved on this site.	Yes	There is a lack of access to local services rendering the site unsuitable for housing.	0

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LE101	Upper Stalls	Iford	Rejected	The site has Medium Landscape Sensitivity due to it's location within the distinctive conservation area for the whole settlement. The existing trees and woodland which surround the site would be essential to retain for the setting of the village as a whole and care should be taken to avoid unnecessary risks to their removal in future. Displacement of the existing agricultural activity should be considered (ie a masterplan approach)	The settlement of Iford is relatively remote and there is a lack of access to local services. Not suitable.	No	The site is considered to be available for development.	Yes	Access is very constrained with little scope to improve. May be achievable subject to detailed consideration of access.	Yes	The site is remote from any settlement and therefore an unsustainable location for new homes due to a lack of access to local services.	0

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LE102	Land off Hayward Road / Landport Road	Lewes	Rejected	<p>Medium Landscape Sensitivity. The site is on the Ouse Valley sides where the landscape is sensitive to visible development rising above the valley. The site is well contained (and it's layout relates well to surrounding development) by woodland to the north and existing residential development to the south and east, which also contains the site. Whilst it is visible from several viewpoints these are seen largely against the backdrop of, or in the foreground of existing development. The relationship of the site with the listed farmhouse is important - heritage advice needed.</p>	<p>The site has existing access and is surrounded by development on south/east sides. Significant wooded area along western boundary. Open to views across/from countryside to north.</p>	Yes	Availability unknown.	No	There is no indication that development of the site could not be achievable.	Yes	The site is not considered to be available for development.	0

Site Ref	Site Address	Settlement	2016 Recc'n	Summary of Landscape Assessment	Summary of Suitability	Suitable	Summary of Availability	Available	Summary of Achievability	Achievable	Reason for rejection	Total Yield
LE105	Land north of Alfriston Road	Seaford	Rejected	Medium High Sensitivity The site is visually sensitive. The tree line along Alfriston Road is a notable local feature and is vulnerable to change. The site is poorly related to surrounding settlement pattern and would appear intrusive in the surrounding landscape in this elevated location.	The landscape assessment notes the vulnerability to change of this site and its sensitivity given its elevated position. Due to these conclusions, development would have an unacceptable impact on the landscape. Not suitable.	No	Site is considered to be available for development.	Yes	No reason to indicate why site is not achievable.	Yes	Development on the site would have a potential adverse impact on the character and appearance of the landscape.	0
LE108	Princess Drive	Seaford	Rejected	The site has High Landscape Sensitivity owing to it's visual sensitivity in a vulnerable location on the edge of the settlement and the contribution that it's undeveloped state makes to the overall character	Due to the conclusions of the landscape assessment, this site is not suitable.	No	The site ownership is unknown, therefore insufficient evidence of availability.	No	There is no indication that the site is not achievable.	Yes	Development on the site would have a potential adverse impact on the character and appearance of the landscape. There is insufficient evidence of availability.	0

Site Ref	Site Address	Settlement	2016 Recc'n	Summary of Landscape Assessment	Summary of Suitability	Suitable	Summary of Availability	Available	Summary of Achievability	Achievable	Reason for rejection	Total Yield
LEI09	Land to the north east of Firle Road	Seaford	Rejected	Medium Landscape Sensitivity - Whilst the site is relatively well contained it is sensitive to dense housing development which would appear incongruous and unconnected to the surrounding settlement pattern. High density roof patterns and built form would be visible in wider views from nearby PROW and would appear incongruous with surrounding development at the settlement edge.	The site is poorly related to the existing settlement boundary and would have a potentially adverse impact on the landscape. Not suitable.	No	Site is considered to be available.	Yes	Site is considered to be achievable.	Yes	Development on the site would have a potential adverse impact on the character and appearance of the landscape.	0

Site Ref	Site Address	Settlement	2016 Recc'n	Summary of Landscape Assessment	Summary of Suitability	Suitable	Summary of Availability	Available	Summary of Achievability	Achievable	Reason for rejection	Total Yield
LEI 10	Land opposite Martens Field	Rodmell	Rejected	The site has High Landscape Sensitivity owing to it's undeveloped nature within the Rodmell Conservation Area and the visual sensitivity of the site at the edge of the settlement. Development of the site would have urbanising impacts on the settlement edge within the conservation area and would affect the amenity of the adjacent PROW.	The site is open and exposed on the western edge. It sits outside of the settlement boundary on the western edge of the settlement. Highly visible to/from surrounding open countryside and higher ground to the south. Unsuitable due to conclusions of the landscape assessment (high sensitivity).	No	The site is considered to be available for development and has recently been submitted.	Yes	Vehicular access / land ownership for adjacent land unknown. No connection to mains gas/electricity/ water at present.	Yes	Development on the site would have a potential adverse impact on the character and appearance of the landscape and Conservation Area.	0

Site Ref	Site Address	Settlement	2016 Recc'n	Summary of Landscape Assessment	Summary of Suitability	Suitable	Summary of Availability	Available	Summary of Achievability	Achievable	Reason for rejection	Total Yield
LEI 15	Malthouse Field	Cooksbridge	Rejected	The site is Medium High Landscape Sensitivity due to its open and undeveloped character which extends to the settlement edge to the south of the settlement where views of development would have negative impacts on the rural setting of the settlement and would extend the influence of the settlement into the wider countryside between Cooksbridge and Lewes.	Development on the site would have a potential adverse impact on the character and appearance of the landscape. Adjacent to listed buildings.	No	Site considered available for development.		No reason to indicate why site is not achievable	Yes	Development on the site would have a potential adverse impact on the character and appearance of the landscape.	0

Site Ref	Site Address	Settlement	2016 Recc'n	Summary of Landscape Assessment	Summary of Suitability	Suitable	Summary of Availability	Available	Summary of Achievability	Achievable	Reason for rejection	Total Yield
MI001	Land at Clappers Lane	Fulking	Rejected	High Sensitivity The site has High Sensitivity to development due to the high visibility of the village from the scarp slope and the proximity of destination viewpoints on the downs to the village. There is significant potential for inappropriate development to intrude on the underhill setting of the village. A modest development which mirrors the semi detached cottages opposite (not a cul-de-sac) could be a possible solution.	The site is not well related to the settlement and is a large in scale in relation to the adjacent settlement. The site is in close proximity to the conservation area and listed buildings.	No	Site considered available for development.	No	There is no reason to indicate why development on the site is not achievable.	Yes	Development on the site would have a potential adverse impact on the character and appearance of the landscape.	0

Site Ref	Site Address	Settlement	2016 Recc'n	Summary of Landscape Assessment	Summary of Suitability	Suitable	Summary of Availability	Available	Summary of Achievability	Achievable	Reason for rejection	Total Yield
MI004	Land to the east of Ockley Lane	Hassocks	Rejected	High sensitivity The site has High Sensitivity due to the expansive views of the chalk ridge and the well used public right of way connection to Ditchling which would be significantly affected by surrounding suburban development.	A prominent and visible site on the edge of the settlement. There is a public right of way which runs through the site. Due to the landscape assessment conclusions the site is not considered suitable.	No	There is no evidence that the site is being actively promoted or is available for development.	No	There is no reason to indicate why development on the site could not be achieved.	Yes	Development on the site would have a potential adverse impact on the character and appearance of the landscape. There is no evidence that the site is available or being actively promoted.	0
MI006	Land west of Lodge Lane	Hassocks	Rejected	High Sensitivity The site has High Sensitivity due to the connections to the wider countryside and the remote nature of the site. It is poorly connected to the settlement pattern and would be seen as an intrusive suburban development in the wider countryside. Development of the site is dependant on further development to the east of the site to gain access.	There is a parcel of ancient woodland which abuts the site on the south-western boundary. A public right of way runs through the site. The site is not considered to be well related to the existing settlement pattern.	No	The site is considered to be available for development.	Yes	There is no reason to indicate why development on the site is not achievable.	Yes	Development on the site would have a potential adverse impact on the character and appearance of the landscape.	0

Site Ref	Site Address	Settlement	2016 Recc'n	Summary of Landscape Assessment	Summary of Suitability	Suitable	Summary of Availability	Available	Summary of Achievability	Achievable	Reason for rejection	Total Yield
MI007	Land at Poynings Road	Poynings	Rejected	Medium/High Sensitivity Medium high landscape sensitivity views & proximity to the scarp slope are significant. The site is on the edge of the settlement and is substantial in comparison to the settlement	The site is a recreation ground located to the north of the settlement and adjacent to a part of the settlement boundary. However, the site is not considered to relate well to the existing settlement pattern and development on the site would have a potential adverse impact on the character and appearance of the landscape. In addition, loss of recreation ground would only be permissible where an acceptable replacement is provided.	No	The site is currently in active use as a recreation area. Availability would be subject to alternative recreation space being available/provided.	No	There is no reason to indicate why development on the site could not be achieved.	Yes	Development on the site would have a potential adverse impact on the character and appearance of the landscape. Loss of recreation ground.	0

Site Ref	Site Address	Settlement	2016 Recc'n	Summary of Landscape Assessment	Summary of Suitability	Suitable	Summary of Availability	Available	Summary of Achievability	Achievable	Reason for rejection	Total Yield
MI008	Land east of Lodge Lane and south of Beacon Hurst	Hassocks	Rejected	High Landscape Sensitivity to the eastern part of the site which is more visually sensitive from the high ground to the south than the western area which is considered Medium High Sensitivity due to it's better proximity to the existing settlement pattern and retention of outer buffer areas to the settlement edge. Poor access and tree/hedgerow loss within the site. (notwithstanding the importance of noting the SDNP boundary alignment).	Not suitable due to landscape impact - see landscape assessment for details.	No	The site is considered available for development.	Yes	There is no reason to indicate that the site is not achievable.	Yes	Development on the site would have a potential adverse impact on the character and appearance of the landscape.	0

Site Ref	Site Address	Settlement	2016 Recc'n	Summary of Landscape Assessment	Summary of Suitability	Suitable	Summary of Availability	Available	Summary of Achievability	Achievable	Reason for rejection	Total Yield
MI010	Land north of School Lane	Pyecombe	Rejected	<p>The site is visible from the surrounding roads and PROW as a steeply sloped pasture field at the northern edge of Pyecombe. Views over the site from the eastern valley side are open and expansive over the site. Development of the whole site in these views would be excessive and of a scale that would be overly dominant in these views of Pyecombe. There are more glimpsed views from the PROW to the west of the site where existing properties and other fields provide some separation from the route, together with the sloping topography. The site is visible from properties which back onto the site to the west and from the upper floors of properties to the south. In these views development of the whole site would be likely to have significant</p>	High impact on landscape.	No	Site considered available for development.	Yes	No reason to indicate why site is not achievable.	Yes	High impact on landscape.	0

Site Ref	Site Address	Settlement	2016 Recc'n	Summary of Landscape Assessment	Summary of Suitability	Suitable	Summary of Availability	Available	Summary of Achievability	Achievable	Reason for rejection	Total Yield
WE003	Land adjacent to the Village Hall, Gilberts Drive	East Dean	Rejected	Medium/High Sensitivity Due to conservation area location and prime position within the historic core of the village and on main route through village to the south.	The site is located within the East Dean Conservation Area and there are a number of listed buildings surrounding the site. The site is considered to be a significant open area within the conservation area, which has an important role, including as a buffer between the historic village and the surrounding residential development. The assessment conclusion is that development of the site would have a harmful impact on the setting of the village and the on the conservation area. It would also have potential harmful impact on the setting of the surrounding listed buildings.	No	The site is in single ownership and the owner has previously indicated that the site would be available immediately.	Yes	There is no reason to indicate why development on the site is not achievable.	Yes	Development on the site would have a potential adverse impact on the character and appearance of the landscape. Development on the site would have a potential adverse impact on heritage assets.	0

Site Ref	Site Address	Settlement	2016 Recc'n	Summary of Landscape Assessment	Summary of Suitability	Suitable	Summary of Availability	Available	Summary of Achievability	Achievable	Reason for rejection	Total Yield
WE005	Land at West Street	Alfriston	Rejected	<p>Medium Sensitivity Development on this open and exposed edge of Alfriston is likely to be detrimental to the townscape and the surrounding landscape character as it would create infill development where the settlement edge is visibly becoming dispersed in character. The land provides a transition function between the open arable landscape to the north and the village to the south. Loss of this function would be detrimental to landscape character.</p>	<p>The site is relatively well screened, but there is potential for impact on the residential amenity of the properties to the south and wider views of the site from the north. The visibility from the existing access is relatively poor and any development on the site would be subject to improvements to access to the site. Due to the archaeological potential of the site, mitigation through planning condition may be required.</p>	No	<p>The site is in single ownership and the owner has previously indicated that the site would be available immediately.</p>	Yes	<p>There is no reason to indicate why development on the site could not be achieved. A safe access would need to be achieved on to West Street.</p>	Yes	<p>The site does not relate well to the existing settlement pattern and development on the site would have a potential adverse impact on the character and appearance of the landscape.</p>	0

Site Ref	Site Address	Settlement	2016 Recc'n	Summary of Landscape Assessment	Summary of Suitability	Suitable	Summary of Availability	Available	Summary of Achievability	Achievable	Reason for rejection	Total Yield
WE008	Land to the east of Wilmington	Wilmington	Rejected	High Sensitivity The site is exposed to views from the settlement and form the wider landscape. It is disproportionately large in comparison with the settlement and does not follow the settlement pattern.	This is a substantial and visually prominent site on the edge of the hamlet of Wilmington. Parts of the site are located within the conservation area and there are listed buildings within and adjacent to the site boundary along Wilmington Street. There is a scheduled ancient monument with 20m of the site boundary. The topography and location of the site make it highly visible and any development on the site would have a significant impact on the rural character and appearance of the landscape.	No	The site promoter has requested its withdrawal from the SHLAA	No	There is no reason to indicate why development on the site is not achievable.	Yes	Development on the site would have a potential adverse impact on the character and appearance of the landscape. Development on the site would have a potential adverse impact on heritage assets. Site no longer available, promoter has requested its withdrawal from the SHLAA	0

Site Ref	Site Address	Settlement	2016 Recc'n	Summary of Landscape Assessment	Summary of Suitability	Suitable	Summary of Availability	Available	Summary of Achievability	Achievable	Reason for rejection	Total Yield
WE009	Land to the west of Wilmington	Wilmington	Rejected	High Sensitivity The site is exposed to views from the settlement and form the wider landscape. It is disproportionately large in comparison with the settlement and does not follow the settlement pattern.	This is a substantial and visually prominent site on the edge of the hamlet of Wilmington. Parts of the site are located within the conservation area and there are listed buildings within and adjacent to the site boundary along Milton Street and Wilmington Street. There is a schedule ancient monument physically adjacent to the site boundary. The topography and location of the site make it highly visible and any development on the site would have a significant impact on the rural character and appearance of the landscape.	No	The site promoter has requested its withdrawal from the SHLAA	No	There is no reason to indicate why development on the site is not achievable.	Yes	Development on the site would have a potential adverse impact on the character and appearance of the landscape. Development on the site would have a potential adverse impact on heritage assets. The site promoter has requested its withdrawal from the SHLAA	0

Site Ref	Site Address	Settlement	2016 Recc'n	Summary of Landscape Assessment	Summary of Suitability	Suitable	Summary of Availability	Available	Summary of Achievability	Achievable	Reason for rejection	Total Yield
WI001	Land adj to Swanmore Primary School and Church Car Park	Swanmore	Rejected	Medium/High Sensitivity Due to existing trees limiting developable area and access. Potential for impacts on local public right of way network.	The site is an uncultivated field which is well enclosed by mature trees and hedges. There is a small patch of woodland to the west and agriculture fields to the north and east and residential area to the south. The site is well contained and screened by existing trees and woodland, however this is considered to limit the development potential of the site. It is considered appropriate for a low density development in order to retain surrounding trees, subject to impact of access on wooded boundary along Hampton Hill.	No	The owner of the sites have previously indicated that the site would be available immediately.	Yes	There is no reason to indicate why development on the site is not achievable.	Yes	Development on the site would have a potential adverse impact on the character and appearance of the landscape.	0

Site Ref	Site Address	Settlement	2016 Recc'n	Summary of Landscape Assessment	Summary of Suitability	Suitable	Summary of Availability	Available	Summary of Achievability	Achievable	Reason for rejection	Total Yield
WI002	Manor Farm Dairy, Old Winchester Hill Lane	Warnford	Rejected	<p>High Sensitivity</p> <p>The site is in a highly sensitive location and is detached from the settlement. The scale of the existing dairy unit is substantial although does not appear incongruous owing to its agricultural character. Changing the use of the site to residential would be detrimental to the landscape character owing to the suburban character that this would introduce into the site. Could alternatively be considered for appropriate employment use.</p>	<p>The site is detached from the main part of the settlement by the A32. The site is immediately adjacent to a Grade II Listed Building and is surrounded on three sides by Warnford Park, a Registered Park and Garden, which contains the Church of Our Lady (Grade I Listed Building) and the remains of St Johns House (Grade I Listed Building and Scheduled Ancient Monument). There is existing screening around the site to the north and west, but there are open boundaries to the south and east. The site is associated with the downland to the west of Old Winchester Hill and just under a third of the site (eastern and southern edge) is located within the Registered Park and Garden designated area. The site is within a Mineral Consultation Area.</p>	No	<p>The site is in single ownership and the owner has previously indicated that the site would be available immediately.</p>	Yes	<p>There is no reason to indicate why development could not be achieved. The potential contamination of the site from agricultural uses would need to be investigated further.</p>	Yes	<p>Development on the site would have a potential adverse impact on the character and appearance of the landscape. Development on the site would have a potential adverse impact on heritage assets.</p>	0

Site Ref	Site Address	Settlement	2016 Recc'n	Summary of Landscape Assessment	Summary of Suitability	Suitable	Summary of Availability	Available	Summary of Achievability	Achievable	Reason for rejection	Total Yield
WI004	Northfields Farm	Twyford	Rejected	Medium Sensitivity Medium sensitivity (despite the PDL status) due to the elevated position of the site and the intrusion that redevelopment could cause if not carefully designed. More sensitive to the east in the open downs character areas and long distance views.	The site is relatively well contained by existing landscape scheme to screen industrial buildings and car parking from surrounding landscape. It is adjacent to residential development to west. The site may be suitable for mixed use development, which will retain employment uses on the site. The site is located within a Site of Special Scientific Interest (SSSI) Impact Risk Zone (IRZ) (may require further advice from Natural England)	Yes	Outline planning permission for redevelopment of the site for mixed use development (not including C3 residential). A reserved matters application	No	There is no reason to indicate why development on the site is not achievable.	Yes	No-longer being promoted for residential development. Planning Permissions granted for Mixed Use (C2, D1, B1a & B8). Smaller parcels of land within this SHLAA site now being promoted for exclusive residential use.	0
WI010	Meonwara Crescent Allotments	West Meon	Rejected	Low/Medium Sensitivity Low/medium sensitivity due to intervisibility with adjoining properties and existing trees. Existing landscape is not representative of the local landscape character although may have community value.	The site is located within the defined settlement boundary of West Meon. The site is considered to be suitable for a small number of units, subject to the impact on existing residential properties, including listed buildings to the south.	Yes	There is no known availability or recent activity on the site.	No	There is no reason to indicate why development on the site is not achievable.	Yes	There is no evidence that the site is available or being actively promoted.	0

Site Ref	Site Address	Settlement	2016 Recc'n	Summary of Landscape Assessment	Summary of Suitability	Suitable	Summary of Availability	Available	Summary of Achievability	Achievable	Reason for rejection	Total Yield
WI014	Floud Lane	West Meon	Rejected	High Sensitivity The site is highly visible in a sensitive location within views towards church. Poor landscape framework means that the site has low capacity to absorb development. Very limited/no development capacity.	The site is located outside the defined settlement boundary of West Meon. The site is adjacent to the conservation area and in close proximity of a Grade II Listed Church (east). A public right of way runs through the southern part of the site.	No	The site is in single ownership and the owner has previously indicated that the site would be available immediately.	Yes	There is no reason to indicate why development on the site is not achievable.	Yes	The site is considered suitable to yield 5 or more homes. However poorly related to existing settlement boundary and high landscape impact.	0
WI017	Land North of Hare Lane, Twyford,	Twyford	Rejected	Medium/High Sensitivity Medium high sensitivity due to large scale of site, access issues, prominence of site, steeply sloping topography and poor relationship to settlement pattern	There is limited connectivity with the settlement and the site is relatively visible, including from the surrounding public right of ways. A small part of the site is physically adjacent to the Conservation Area, where the site is adjacent to Collection House. Therefore, the site is not considered suitable.	No	There is no evidence that the site is being actively promoted.	No	There is no reason to indicate why development on the site is not achievable.	Yes	There is no evidence that the site is being actively promoted. Development on the site would have a potential adverse impact on the character and appearance of the landscape.	0

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WI018	Land East of Rectory Lane,	Meonstoke	Rejected	Medium/High sensitivity The site does not relate well to the existing settlement pattern, has little or no containment and is open to views from surrounding higher ground.	The site is not considered to be suitable. The site sits above the surrounding settlement, and is not considered to be well related to the settlement and or contained by existing screening or surrounding development. There is existing screening from hedgerows along the north and west boundary, but is open to the east and south and, as the landscape assessment concludes, the site is open to views from the surrounding area, including the South Downs Way.	No	The site is in single ownership and the owner has previously indicated that the site would be available immediately.	Yes	There is no reason to indicate why development on the site is not achievable.	Yes	Development on the site would have a potential adverse impact on the character and appearance of the landscape.	0

Site Ref	Site Address	Settlement	2016 Recc'n	Summary of Landscape Assessment	Summary of Suitability	Suitable	Summary of Availability	Available	Summary of Achievability	Achievable	Reason for rejection	Total Yield
WI023	Land at Union Lane	Droxford	Rejected	Medium/High sensitivity Poor relationship to settlement pattern, elevated and visible large scale site out of scale with settlement.	The eastern boundary adjoins the rear of properties in the southern corner. The remaining boundaries are facing onto open countryside and the site does not relate well to the settlement pattern as a result. Whilst there is some the limited boundary screening, the site from the surrounding area and is a large open field adjacent to the settlement. The site is adjacent to a Sites of Importance for Nature Conservation (SINC) at the south west corner. Therefore, given the conclusions of the landscape assessment, the site is not considered suitable.	No	The site is in single ownership and the owner has previously indicated that the site would be available immediately.	Yes	There is no reason to indicate why development on the site is not achievable.	No	Development on the site would have a potential adverse impact on the character and appearance of the landscape.	0

Site Ref	Site Address	Settlement	2016 Recc'n	Summary of Landscape Assessment	Summary of Suitability	Suitable	Summary of Availability	Available	Summary of Achievability	Achievable	Reason for rejection	Total Yield
WI024	Land adjoining the Primary School	Droxford	Rejected	High Sensitivity The site is located in a dry valley with poor access, poor relationship to settlement pattern and significant likely impact on local views from public right of way.	The open field which forms the site has no distinct boundaries and is open to views on all sides. This is exacerbated by the bowl shaped valley in which to the site is located. The site is visible from the Wayfarers Walk, long distance way marked trail which runs along the southern boundary of the site. It is not considered well related to the existing settlement. The site is adjacent to a Sites of Importance for Nature Conservation (SINC), which abuts the north west corner of the site. Therefore, given the conclusions of the landscape assessment, the site is not considered suitable.	No	The site is in single ownership and the owner has previously indicated that the site would be available immediately.	Yes	There is a narrow road leading to the site and existing access via a narrow track, which may not be suitable for an increase in use and is likely to require redesign which would have an impact on existing character.	Yes	Development on the site would have a potential adverse impact on the character and appearance of the landscape.	0

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WI025	Northend Lane	Droxford	Rejected	Medium Sensitivity, the site is on the edge of the settlement and likely impacts from gaining access.	The site is a long narrow land parcel which is adjacent to the rear gardens of neighbouring properties. The site is largely contained by exiting built form and topography and is not widely visible. Given the conclusions of the landscape assessment, the site is considered suitable for small scale development, in keeping with the adjoining residential properties.	Yes	The site is in single ownership and the owner has previously indicated that the site would be available immediately.	Yes	The site appears to be landlocked with no clear vehicular access solution.	Yes	Not Applicable.	11

Site Ref	Site Address	Settlement	2016 Recc'n	Summary of Landscape Assessment	Summary of Suitability	Suitable	Summary of Availability	Available	Summary of Achievability	Achievable	Reason for rejection	Total Yield
WI029	Land adjacent to Five Bridges Road	Winchester	Rejected	High sensitivity High sensitivity due to the valley side location in a prominent and well used landscape. The landscape is largely remote from the city and development which encroaches towards the valley floor would be detrimental to this.	The site is adjacent to a Conservation Area to the north and the River Itchen Site of Special Scientific Interest (SSSI) to the east. The site is located within an SSSI Impact Risk Zone (IRZ) (requiring additional advice from Natural England). Due to the sites prominent location on the valley side the site is visible from surrounding area, particular to the north and south. The site is adjacent to existing ribbon development to the west, but the surrounding landscape to the west is prominently rural in character.	No	The site is in single ownership and the owner has previously indicated that the sites would be available within first 5 years of the plan period.	Yes	There is no reason to indicate why development on the site is not achievable.	Yes	Development on the site would have a potential adverse impact on the character and appearance of the landscape.	0

Site Ref	Site Address	Settlement	2016 Recc'n	Summary of Landscape Assessment	Summary of Suitability	Suitable	Summary of Availability	Available	Summary of Achievability	Achievable	Reason for rejection	Total Yield
WI031	Land at Dodds Lane,	Swanmore	Rejected	Medium/High Sensitivity The site is medium high sensitivity due to the topography affecting views and poor relationship with the settlement pattern.	The site is of significant size and scale in relation to the surrounding settlement pattern. The eastern section is considered to be highly sensitive and development should be focused on the eastern part of the site with careful design and consideration of existing topography and views into the site.	No	The site is single ownership and is immediately available for development. There is a current Pre-Application enquiry pending consideration.	Yes	There is no reason to indicate why development on the site is not achievable.	Yes	Development on the site would have a potential adverse impact on the character and appearance of the landscape.	0

Site Ref	Site Address	Settlement	2016 Recc'n	Summary of Landscape Assessment	Summary of Suitability	Suitable	Summary of Availability	Available	Summary of Achievability	Achievable	Reason for rejection	Total Yield
WI034	Dykes Farm, Easton Lane	Winchester	Rejected	<p>Medium/High Sensitivity</p> <p>The site is High Sensitivity in the northern section, (from the edge of the fishing club /first field boundary onwards) where it relates strongly to the adjacent river course and floodplain features. Previously developed land (PDL) to the south along Easton Lane is Low to Medium Sensitivity, surrounding this the first field is Medium Sensitivity which increases to Medium High along its northern section which slopes towards the river valley.</p>	<p>The site is visible along its length from the Itchen Way long distance way marked trail, which passes through the site along the western boundary. It is adjacent to River Itchen Site of Special Scientific Interest (SSSI) and flood zone 2 to the east. The site is located within an SSSI Impact Risk Zone (IRZ) (requiring additional advice from Natural England). Part of the site lies within an archaeological site and this is considered a potential constraint and could require significant mitigation work. The site lies within 250 m of an Historic Landfill Site.</p>	No	The site is being actively promoted and is considered available for development	Yes	There is no reason to indicate why development on the site is not achievable.	Yes	Development on the site would have a potential adverse impact on the character and appearance of the landscape.	0

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WI036	Little Vicarage Farm	Swanmore	Rejected	High Sensitivity High landscape sensitivity due to the public right of way and impact on users, large scale of site, impact on surrounding views from and to the village. Poor relationship with settlement pattern.	This a large site located on the edge of the settlement, within a rural/low density character associated with the surrounding countryside. The site is physically adjacent to the settlement boundary in the south eastern corner, but the site is not considered to be well related to the settlement. There are two public rights of way which run across the site. The site is located within a Mineral Consultation Area.	No	The site is considered to be available for development.	Yes	There is no reason to indicate why development on the site is not achievable.	Yes	Development on the site would have a potential adverse impact on the character and appearance of the landscape.	0

Site Ref	Site Address	Settlement	2016 Recc'n	Summary of Landscape Assessment	Summary of Suitability	Suitable	Summary of Availability	Available	Summary of Achievability	Achievable	Reason for rejection	Total Yield
WI037	Land at Hoe Road/Suetts Lane	Bishops Waltham	Rejected	Medium/High Sensitivity Medium high sensitivity due to the scale of the site and poor relationship to settlement pattern in this transition area. High visibility of the site would impact on the settlement edge qualities and transition to National Park.	The area of the site considered for development is focused on the northern portion of the site which extends south in line with existing residential boundaries to the west. The remainder of the site is available for open space/landscaping. This part of the site is within an Sites of Importance for Nature Conservation (SINC) and is adjacent to a Local Nature Reserve on western and southern boundary. There are three Grade II Listed Buildings opposite the site to the north. The site is considered to have minimal connection with existing properties to north western corner, otherwise the site is poorly connected and unrelated to the settlement pattern.	No	The site is in single ownership and the owner has previously indicated that the site would be available immediately.	Yes	There is no reason to indicate why development on the site is not achievable.	Yes	The site does not relate well to the existing settlement pattern and development on the site would have a potential adverse impact on the character and appearance of the landscape.	0

Site Ref	Site Address	Settlement	2016 Recc'n	Summary of Landscape Assessment	Summary of Suitability	Suitable	Summary of Availability	Available	Summary of Achievability	Achievable	Reason for rejection	Total Yield
WI038	Land off Rareridge Lane	Bishops Waltham	Rejected	Medium/High Sensitivity Medium high sensitivity due to the scale of the site and poor relationship to settlement pattern	This is a substantial and visually prominent site on the edge of the settlement. As the landscape assessment highlights, it does not relate well to the existing settlement pattern. The south eastern corner of the site is in close proximity to the Conservation Area. The site abuts a Local Wildlife site and a Biodiversity Opportunity Area to the north. There is a Public Right of Way running through the site, which appears well used.	No	The site is being promoted by joint owners and had been recently submitted for consideration.	Yes	There has been no indication of the proposed access to the site.	No	Development on the site would have a potential adverse impact on the character and appearance of the landscape.	0

Site Ref	Site Address	Settlement	2016 Recc'n	Summary of Landscape Assessment	Summary of Suitability	Suitable	Summary of Availability	Available	Summary of Achievability	Achievable	Reason for rejection	Total Yield
WI040	Hoe Road Sports Ground	Bishops Waltham	Rejected	Medium Sensitivity Existing peri-urban activity on the site with buildings and structures along the western edge reduce landscape sensitivity. Formal sports activity reduces rural qualities. Likely to have high community value, alternative site likely to be required for sports.	The site is adjacent to existing residential development to the north and west and is enclosed to the south and east by mature hedgerows. The site slopes to the south towards adjoining Site of Special Identified Interest and Local Nature Reserve. The site and the site is located within an SSSI Impact Risk Zone (IRZ) (may require additional advice from Natural England). The site is also adjacent to an Site of Nature Conservation Interest (SNCI) to the east. Given the current use as a recreation ground and the value it is likely to hold to the community, it would need to be demonstrated that the loss of the recreation land is acceptable and established as to how replacement land could be provided elsewhere.	Yes	The site is in a single ownership and the owner has previously indicated that the site would be available for development in 2017. Availability would be subject to alternative recreation space being available/provided.	No	Access to the site is through a narrow lane off Hoe Road and exit via Hambledon Springs, a narrow residential road. Development of this site would increase traffic using these access points and surrounding roads. This would need to be considered further to demonstrate achievability	No	Development on the site is not currently considered to be achievable.	0

Site Ref	Site Address	Settlement	2016 Recc'n	Summary of Landscape Assessment	Summary of Suitability	Suitable	Summary of Availability	Available	Summary of Achievability	Achievable	Reason for rejection	Total Yield
WI047	Land at Garrison Hill	Droxford	Rejected	High Landscape Sensitivity the site has a poor relationship with the settlement and would lead to urban influences encroaching into the wider landscape owing to the elevated nature of the site.	A large and prominent site located to the north of the settlement. The site is slopes up to the north and is not considered to be well related to the settlement.	No	The site has a single owner and has been recently submitted for consideration. It is expected to come forward in the first 5 years.	Yes	A safe and appropriate access would need to be achieved. There are no other reasons to indicate why development could not be achieved.	Yes	Development on the site would have a potential adverse impact on the character and appearance of the landscape.	0
WI051	Land North of Beacon Hill Lane and East of The White Way	Exton	Rejected	High Sensitivity High Landscape Sensitivity due to elevated location away from the village and highly visible location adjacent to PROW and from the wider landscape.	There is a Grade II listed building adjacent to the south east. The site is adjacent to the conservation (to south and east). There is a public right of way running along the northern boundary.	No	The site is considered available and has recently been submitted.	Yes	There is no reason to indicate why development on the site is not achievable.	Yes	Development on the site would have a potential adverse impact on the character and appearance of the landscape.	0

Site Ref	Site Address	Settlement	2016 Recc'n	Summary of Landscape Assessment	Summary of Suitability	Suitable	Summary of Availability	Available	Summary of Achievability	Achievable	Reason for rejection	Total Yield
WI054	Land adjacent to Village Hall, West Street	Hambledon	Rejected	Medium Sensitivity Medium Landscape Sensitivity due to location within Conservation Area - historic environment advice needed.	The whole of the site is located within flood zone 2 and 3. The site frontage onto West Street consists of a flint wall and mature hedgerow, which includes protected trees. The site is located within the conservation area and adjacent to a Grade II listed building (to the west).	No	There is no evidence that the site is available.	No	Vehicular access is considered achievable but likely to be detrimental to historic streetscene and protected trees.	Yes	There is no evidence that the site is available or being actively promoted. Development on the site is not currently considered to be achievable. Flood risk, protected trees and potential impact on setting of listed building(s).	0

Site Ref	Site Address	Settlement	2016 Recc'n	Summary of Landscape Assessment	Summary of Suitability	Suitable	Summary of Availability	Available	Summary of Achievability	Achievable	Reason for rejection	Total Yield
WI055	Land East of Floud Lane and South of Church Lane	West Meon	Rejected	The site has High Landscape Sensitivity due to its proximity to the church and the contribution to its setting in views of the church, the settlement and the conservation area from within the settlement and to the settlement from the wider landscape. The site is prominent in views from PROW and the road network and would impact on the perception of the village in many views given its location on rising ground towards the church.	The site is adjacent to a conservation area to the south and east and in close proximity to listed buildings. There is a public right of way along the southern edge. Due to the conclusions of the landscape assessment the site is not considered to be suitable for development.	No	The site is considered to be available for development and has been recently submitted	Yes	There is no reason to indicate why development on the site could not be achieved	Yes	Development on the site would have a potential adverse impact on the character and appearance of the landscape. Development on the site would have a potential adverse impact on heritage assets.	0

Site Ref	Site Address	Settlement	2016 Recc'n	Summary of Landscape Assessment	Summary of Suitability	Suitable	Summary of Availability	Available	Summary of Achievability	Achievable	Reason for rejection	Total Yield
WI063	Land north of B3047 (a)	Itchen Abbas	Rejected	This is a large site in a sensitive area and has Medium High Sensitivity due to it's elevation on the valley side, proximity to a well used PROW network and in a location where the settlement pattern is becoming more dispersed into the surrounding rural landscape.	This is a large site in a sensitive area and has Medium High Sensitivity due to it's elevation on the valley side, proximity to a well used PROW network and in a location where the settlement pattern is becoming more dispersed into the surrounding rural landscape.	No	Site considered available for development.	Yes	No reason to indicate why site is not achievable.	Yes	Development would represent a prominent extension to the existing settlement with unacceptable landscape impact, and may have a negative impact on the village form. Not suitable.	0
WI064	Land north of B3047 (b)	Itchen Abbas	Rejected	This is a large site in a sensitive area and has Medium High Sensitivity due to it's elevation on the valley side, proximity to a well used PROW network and in a location where the settlement pattern is becoming more dispersed into the surrounding increasingly rural landscape.	This is a large site in a sensitive area and has Medium High Sensitivity due to it's elevation on the valley side, proximity to a well used PROW network and in a location where the settlement pattern is becoming more dispersed into the surrounding increasingly rural landscape.	No	Site considered available for development.	Yes	No reason to indicate why site is not achievable.	Yes	Development would represent a prominent extension to the existing settlement with unacceptable landscape impact, and may have a negative impact on the village form. Not suitable.	0