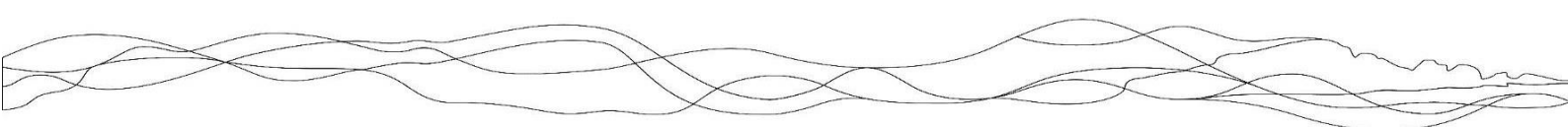




Sites and Settlements: Route Map for Housing Allocations

South Downs Local Plan

April 2018



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1. Introduction

- 1.1.** The purpose of this report is to set out the route map for potential housing allocation sites, which were considered during the preparation of the emerging South Downs Local Plan (SDLP). It explains the process we have undertaken in assessing sites for housing and progressing the most suitable through to their allocation as set out in the South Downs Local Plan Pre-Submission (Regulation 19) September 2017. The National Planning Policy Framework (NPPF) Paragraph 182 sets out that Local Planning Authorities should submit a plan for examination which it considers is ‘sound’ namely that it is positively prepared, justified, effective and consistent with national policy. With regard to justified, the plan should be the most appropriate strategy when considered against the “reasonable alternatives” based on proportionate evidence.
- 1.2.** The report gives an overview of the site selection process and then sets out the rationale for the selection of sites for individual settlements within the National Park. Appendix 1 lists all possible housing sites considered by the SDNPA for allocations both by local authority area and by settlement. This includes all the sites not allocated in the Pre-Submission Local Plan by virtue of not being suitable, available or achievable Appendix 1 also lists all the sites that were proposed as allocation sites in the Regulation 18 Preferred Options Local Plan and/or the Regulation 19 Pre Submission Local Plan, but were not allocated for a variety of reasons. Appendix 2 provides landscape assessments for all the sites proposed for allocation in the Pre-Submission Local Plan.
- 1.3.** This report follows on from the Sites and Settlements background paper published in September 2017. This sets out (Paragraph 1.3) that:
The decision to include a site for allocation is based on professional judgement, relevant and evidential technical studies (“the evidence base”) and by consultation responses. All the proposed sites identified for allocation and their ‘reasonable alternatives’ are subject to Sustainability Appraisal and Strategic Environmental Assessment (combined).
- 1.4.** It is recommended that this report should also be read in conjunction with the Development Strategy Background Paper. This sets out the process for determining which settlements were to be included within Policy SD25: Development Strategy. There are 53 settlements within the South Downs that are considered suitable in principle to accommodate some level of planned growth. However, reference should also be made to the Supply of Homes Background Paper, which outlines the basis upon which Policy SD26: Supply of Homes of the Pre-submission Local Plan was developed and then refined. This explains that of these 53 settlements, only 36 were found to have suitable and deliverable sites that exceeded the allocation threshold of 5 dwellings or more.
- 1.5.** This report was finalised in April 2018 to provide an up to date route map for housing allocations to accompany the submission of the Local Plan for examination. A number of ‘omission’ sites were submitted to the SDNPA as part of the Pre-Submission consultation in autumn 2018. These are listed in Appendix 3.
- 1.6.** The SDNPA considers that this document along with a number of other evidence based documents provide clear evidence that the Authority has taken a robust approach to ensure that no stone has been left unturned to find suitable sites for new homes without detracting from the natural beauty, wildlife and cultural heritage of the National Park for which it was designated.

2. Planning Policy Context

2.1 Draft Policy SD 25: Development Strategy of the Pre-Submission version of the Local Plan identifies 53 settlements across the National Park where the principle of development will be supported. Draft policy SD26: Supply of Homes sets out housing provision figures for 36 of these settlements as follows:

- Alfriston: 15
- Amberley: 6
- Binsted: 11
- Buriton: 10
- Bury: 6
- Cheriton/Hinton Marsh: 14
- Coldwaltham: 38
- Corhampton and Meonstoke: 18
- Ditchling: 15
- Droxford: 30
- Easebourne: 50
- East Dean and Friston: 11
- East Meon: 17
- Fernhurst: 220
- Findon: 30
- Fittleworth: 6
- Greatham: 38
- Itchen Abbas: 9
- Kingston near Lewes: 11
- Lavant: 20
- Lewes: 875
- Liss: 150
- Midhurst: 175
- Petersfield: 805
- Petworth: 150
- Pyecombe: 8
- Rogate: 11
- Selborne: 6
- Sheet: 31
- South Harting: 13
- Stedham: 18
- Steep: 10
- Stroud: 28
- Twyford: 20
- West Ashling: 19
- West Meon: 11

2.2 Each settlement or the parish within which the settlement resides has had the opportunity in the last few years to produce a Neighbourhood Development Plan (NDP). A number of parishes have worked to either adopt an NDP or are significantly advanced in its production. The majority of those NDPs include housing site allocations. Where NDPs had reached (or almost reached) Pre-Submission stage by the publication of the Local Plan, the Local Plan does not allocate for new housing. The following 13 settlements identified in Policy SD25 and SD26 either have an adopted or advanced NDP with housing site allocations (as of March 2018):

- Amberley
- Bury
- Ditchling
- East Meon
- Fernhurst
- Fittleworth
- Lavant (including Mid Lavant & East Lavant)
- Lewes
- Liss (including Liss Forest & West Liss)
- Petersfield
- Petworth
- Rogate
- Twyford

2.3 Therefore, these settlements do not have housing site allocations in the Pre-Submission Local Plan. There is one exception to this rule, which is a strategic housing allocation in Lewes at Old Mallig Farm. Further details on this site are set out below. There is one settlement, Findon, which has prepared an NDP but chosen not to allocate sites for housing within it. Sites are therefore allocated within the SDLP. Finally, the parish of Stedham and Iping published a Pre-Submission NDP in March 2018, which allocates two sites for housing notwithstanding the Local Plan allocation in Stedham.

2.4 The rationale for the selection of each proposed housing allocation is set out below. Where allocations are proposed they have been included in the respective settlement boundary in the Pre-Submission Local Plan.

2.5 It should be noted that the SDNPA has consulted extensively on emerging housing allocations and full details are set out in our consultation statement. Some of the consultation has been informal, for example, we shared a draft version of the original SHLAA with all the town and parish councils before publishing the document in 2015. Some of the consultation has been formal and has been done in accordance with the relevant regulations, for example, all the comments received on the allocations in the Preferred Options Local Plan fed into the allocations made in the Pre-Submission version of the Local Plan. Specific reference is made below under the relevant settlements when consultation with the local community and statutory body has influenced the selection of specific sites and/or the formulation of allocation policies, or alternatively where agreement has not been reached with the relevant parish council, the reasons for this are given.

3. Omission sites

3.1 An 'omission site' refers to a site that is not proposed by the SDNPA for allocation in the Local Plan, but is being actively promoted by an interested party as an allocation for development. Appendix 3 of this report lists these omission sites, which have been identified from representations to the Pre-submission Local Plan.

3.2 Some of these sites have been considered in the SHLAA, and for one reason or another not taken forward as a site allocation; these sites are considered in this paper. Others have only recently come to light during the later stages of the Local Plan process. For this second category, the SDNPA as local planning authority has not yet assessed these sites in detail as potential alternative or additional allocations. This is because it is not generally appropriate to allocate new sites following consultation on the Pre-submission Local Plan, as this would give no opportunity to invite representations on these sites from the public and interested parties before formal examination of the Plan.

3.3 Therefore, this paper does not consider these 'late' omission sites further. The promoters of these sites have the opportunity to present their sites as alternative or additional sites to the Examination Inspector. The SDNPA will respond to the Inspector's questions on these sites should they arise.

4. Summary assessments of allocations and potential alternatives

4.1 Alfriston

4.1.1 Two sites are proposed to be allocated in Alfriston: Former Allotments (SD58) and Land at Kings Ride (SD59).

Policy SD58: Former Allotments

4.1.2 The site is located within the Alfriston settlement boundary as defined in the emerging SDLP. As such the principle of development is established. The site is located within the historic core of Alfriston, which is a designated conservation area, and closely related to several listed buildings. The eastern portion of the site is located within an area identified as fluvial flood zone. Vehicular access options are constrained, therefore development proposals will need to provide a safe and sensible solution. Vehicular access and parking should also take suitable account of the flood risk. The site includes some tree cover although this would appear to be of modest value. The allocation site is closely related to a priority habitat, the Floodplain Grazing Marsh associated with the River Cuckmere, and as such development proposals should address protected species.

4.1.3 The site was proposed for allocation as it was considered to have potential to provide housing on a site in need of improvement, located within the core of the village, and which will deliver environmental benefits. The allocation site would have potential to provide amenity, access and landscape improvements to Alfriston and improve the built fabric of the Alfriston conservation area. The eastern portion of the site is within the fluvial flood zone associated with the Cuckmere River, and as such the policy requires that all build development within the allocation site should be located outside the flood zone in the western portion. Vehicular access should address flood risk and existing highway movement issues in the centre of Alfriston, in light of some access options being narrow with limited scope for widening. Given the existing limitations in the centre of Alfriston with regard to vehicular parking any redevelopment proposal must provide a suitable level of car parking. Redevelopment proposals should also provide pedestrian access to the existing Public Right of Way located to the east of the site.

4.1.4 In summary, whilst the site has a number of identified constraints, it is considered that they can be mitigated and as such would not prevent development for housing to deliver environmental and social benefits.

Land at Kings Ride

4.1.5 Site is located on the edge of Alfriston. The allocation site is located in a transitional area between low-density suburban housing in Kings Ride and The Broadway, to the north and east, and open countryside to the west and south. The South Downs Way passes to the front of the allocation site. The site comprises a mix of disused and operational early twentieth century brick farm buildings. Given the age of the existing buildings, development proposals should be informed by a protected species survey.

4.1.6 The site was proposed for allocation as it provided an opportunity for visual amenity improvements in a place characterised by both low-density twentieth century housing and open countryside. The farm buildings are partly disused and likely to be of limited future use for agriculture. It is considered that a suitable residential scheme could re-use the site and provide an appropriate transition between the two character areas.

Alternative Sites in Alfriston

4.1.7 One further site was identified in Alfriston, Land at West Street (SHLAA Ref: WE005) which was not considered to be suitable for development as 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.

Local views

4.1.8 Alfriston Parish Council support the provision of affordable housing in the village, albeit with concerns with SD58 regarding ownership, flooding and access. These concerns are considered to be addressed within the policy criteria and supporting text.

4.2 Binsted

4.2.1 One site is proposed to be allocated in Binsted: Land at Clement Close (SD60).

Policy SD60: Land at Clement Close

4.2.2 The proposed allocation site is located on the edge of Binsted. The site comprise a modestly sized paddock with mature trees and vegetation on the boundaries. The site was proposed for allocation as it is well-related to the existing built form of Binsted - the site is located at the end of a cul-de-sac and is well enclosed.

Alternative Sites in Binsted

- 4.2.3 One further site was identified in Binsted, Land at Place Farm (SHLAA Ref: EA124) which was not considered to be suitable for development as 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.

Local views

- 4.2.4 No comments have been received from the parish council or from local individuals.

4.3 Buriton

- 4.3.1 One site is proposed to be allocated in Buriton: Land at Greenway Lane (Policy SD62).

Land at Greenway Lane

- 4.3.2 The landscape assessment in the SHLAA sets out development would be exposed in short and longer views across to the site, and would fail to respect the existing settlement pattern. As such, the site was assessed as having overall medium to high landscape sensitivity, and therefore recommended as having 'no potential' for housing in the SHLAA.
- 4.3.3 However, in this instance, Planning Policy Officers consider that, on careful consideration, opportunities to positively improve the settlement edge as a gateway to the village had not been fully factored in to the landscape assessment. The site is modestly scaled with capacity for between eight and ten dwellings. The site is well enclosed with clearly defined boundaries, particularly on the western boundary which is adjacent to larger agricultural fields. The site is flat with no topographical constraints within the site. There is good potential for vehicular access from Greenway Lane. There is an existing pedestrian path at the eastern corner of the site which connects directly into the modern housing estate to the east of the site. The site is located on the western edge of the settlement but is considered to be well related to the settlement. Development of the site could also provide a better 'gateway' to the village than the current view of the rear of modern houses.
- 4.3.4 Given this, it is considered that appropriate and sensitive development of the site would not have any unacceptable landscape impacts, and in fact may provide positive landscape benefits. The importance of achieving a suitable transition from built form into open countryside, and the need to provide appropriate boundary treatments, are explicitly recognised in the allocation policy

Alternative Sites in Buriton

- 4.3.5 Two further sites were identified in the SHLAA: Land at Buriton House (SHLAA Ref: EA135) and Land at Kiln Lane (SHLAA Ref: EA005).
- 4.3.6 Land at Buriton House is not suitable. 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.
- 4.3.7 Land at Kiln Lane was included in the Preferred Options Local Plan as an allocation site. For reference, the proposed Preferred Options allocation site was a small portion of the SHLAA site EA005 parallel to Kiln Lane. Essentially, it was considered by officers upon review that the proposed allocation site in the Preferred Options was unsuitable. It would form additional ribbon development on land rising away from a nucleated (rather than linear) shaped village. As such, it is considered by Planning Policy Officers that development of the site would be harmful to the landscape. It is considered that a scheme of five dwellings in a linear scheme would likely require five separate vehicular accesses from a narrow single-width country lane, involving substantial removal of the existing hedgerow, which would significantly alter the tranquil rural character of the lane, contrary to SDLP Policy SD21: Public Realm, Highway Design and Public Art.

4.3.8 On the other hand, the site at Greenway Lane would only need one vehicular access to serve the site which would access onto a more substantial road. Furthermore, the Preferred Options consultation highlighted issues relating to surface water flood risk and highways.

4.3.9 As such, taking these considerations into account, it was considered by Officers that the site Land at Greenway Lane was better option for a modestly sized housing allocation site in Buriton.

Local views

4.3.10 The Parish Council has not expressed a clear preference with respect to one other of the sites considered for allocation (Greenway Lane and Kiln Lane), but have noted concerns and suggestions for the allocation policy. Some individuals have criticised the Greenway Lane site due to landscape and being further from the village core than Kiln Lane. It is not considered that these individuals' representations outweigh the SDNPA's conclusions, reflecting the above analysis, in this instance.

4.4 Cheriton/Hinton Marsh

4.4.1 One site is proposed to be allocated in Cheriton/Hinton Marsh: Land South of the A272 (Policy SD63)

Policy SD63: Land South of the A272

4.4.2 Land South of the A272 at Hinton March/Cheriton was submitted to the SDNPA after publication of the latest version of the SHLAA in December 2016. As the site is sensitively located in close proximity to Hinton Ampner Park – which is identified on the Hampshire Register of Historic Parks and Gardens – landscape character was an especially important consideration. The site was subject to a landscape assessment in early 2017 which confirmed there would be an impact on the parkland, but of a limited nature, and that there would be little impact on the wider landscape. The full landscape assessment is provided in Appendix 2; the extracts below are taken from this:

4.4.3 *“Inter-visibility exists between the site and the parkland to the east - however this remains as glimpses through the mature tree line which bounds the parkland. Similarly there is likely to be inter-visibility with adjacent residential properties to the west. The visual impact of the site from the wider landscape is likely to be limited.”*

4.4.4 *“...Existing access track from the A272 is a single width track and may need to be widened. There could be impacts if junction improvements are also required - e.g. right turn lane. Likely impact on the historic parkland due to visibility of suburban housing and proximity to boundary”*

4.4.5 *“...Low-Medium Sensitivity due to likely impacts on the parkland. Limited visual impact in wider landscape. Some previously developed land where existing properties stand.”*

4.4.6 With regard to landscape, Planning Policy officers concluded that whilst development of the site would need to carefully address the sensitivities outlined above, an appropriately designed scheme would have the potential to enhance rather than harm the character of the site.

4.4.7 In summary, the allocation site is located adjacent to existing housing within Cheriton/Hinton Marsh and is considered to be well-related to the village. The site is located within an area with environmental designations in proximity: the River Itchen SSSI and SAC Priority Habitat (Floodplain Grazing Marsh) is approximately 150 metres to the west. However it is considered that there is scope to suitably mitigate any impacts, for example on the River Itchen SAC. The allocation policy includes criteria to ensure suitable environmental and landscape mitigation. As such, the site is considered to be suitable for a modestly sized housing allocation site.

Alternative sites in Cheriton

- 4.4.8 Two further sites were identified in the SHLAA: Marriners Farm (SHLAA ref. WI059) and Greys Bungalow (SHLAA ref. WI071).
- 4.4.9 Marriners Farm was being actively considered for allocation by officers before publication of the Pre-submission Local Plan. However in response to the SDNPA consulting parish councils on emerging allocations, objection was raised by Cheriton Parish Council, primarily due to proximity of the site (c. 20 metres) to the Itchen Valley SAC and SSSI. In addition, the site was withdrawn as a potential allocation by the site owner. The site was therefore not considered further.
- 4.4.10 Greys Bungalow was assessed in the SHLAA as 'has potential'. However officers considered that its proximity to, and intervisibility with, Hinton Ampner Parkland, and relatively poor relationship with the existing settlement form, made it a less suitable site than the alternative. These concerns have subsequently been confirmed in an appeal decision¹ dismissing a proposal for 6 dwellings on the site, noting that the proposal would be a significant and undesirable intrusion into the open countryside of the National Park.

Local view

- 4.4.11 Cheriton Parish Council, and some individuals, have objected to the allocation of land south of the A272 on a number of grounds, including impact on landscape, impact on the River Itchen SAC, and access problems. However it is noted that at the previous consultation on the Preferred Options, the Parish Council considered that 6 new homes for the settlement not enough to keep up with the changing needs of the village. Given that the landscape evidence supports an allocation for housing at this site, and there are no suitable and available alternative sites, it is not considered that these representations outweigh the SDNPA's conclusions in this instance.

4.5 Coldwaltham

- 4.5.1 One site is proposed to be allocated in Coldwaltham: Land South of London Road (Policy SD64).

Land South of London Road

- 4.5.2 The proposed allocation site at Land South of London Road (SHLAA Ref: HO015) in the Pre-Submission (Regulation 19) Local Plan is mixed-use and comprises an area of housing adjacent to the existing housing estate to the east and open space on the remainder of the SHLAA submission site.
- 4.5.3 The site differs significantly from the proposed allocation site set out in the Preferred Options Local Plan. The SHLAA sets out that the site has high landscape sensitivity due to the elevation and openness at the northern extent of the site and along the public right of way. The site also has a settlement separation function between Coldwaltham and Watersfield. The area of the site to the south east which is in parallel with existing development is Medium High Sensitivity due to its proximity to SSSI and Open Access Land.
- 4.5.4 In this instance, it was considered that the landscape considerations needed to be balanced against the proximity of the Preferred Options allocation site to the adjacent protected landscapes (Waltham Brooks Site of Special Scientific Interest (SSSI), the Amberley Wild Brooks SSSI, The Mens Special Area of Conservation (SAC) and the Arun Valley Special Area of Conservation (SAC), Special Protection Area (SPA) and Ramsar site).

¹ Appeal ref. APP/Y9507/W/17/3172528 / Planning ref. SDNP/16/04957/OUT dated 6 September 2017

- 4.5.5 Essentially, following representations made in the Preferred Options consultation, it was considered that the proposed area of housing in the Preferred Options allocation was unacceptably close to these designated sites.
- 4.5.6 As such, it is proposed to relocate the proposed housing to another part of the SHLAA site, and provide the remainder of the site as open space with a primary purpose of providing an alternative to designated sites in the Arun Valley.. It is considered that the area immediately to the west of the existing housing at Brookview and south of London Road was the most suitable option for some housing growth and that there was scope to mitigate most of the landscape impacts, including retaining the perception of separation with the next settlement to the west, Watersfield. The new open space will provide a valuable new public amenity, shaped by the community, and provide biodiversity improvements in line with local strategies.

Alternative Sites in Coldwaltham

- 4.5.7 Three further sites were identified in the SHLAA in Coldwaltham: Land at Bridge Nurseries (SHLAA ref. HO008) and Coldwaltham Glebe, Church Lane (HO010).
- 4.5.8 Coldwaltham Glebe, Church Lane is not suitable, achievable or available. It has medium/high landscape 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 a Site of Special Scientific Interest (SSSI) Impact Risk Zone. It is not clear how the site could be accessed. As such, 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.
- 4.5.9 Land at Bridge Nurseries is not suitable 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 is likely to be problematic. 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. There are mature trees around the site. The opening up of the access could impact on the rural setting. As such, development on the site would have a potential adverse impact on the character and appearance of the landscape.
- 4.5.10 Land at Silversdale was identified as a potential allocation site in the SHLAA. However, the site has an existing consent, which was being built out in 2017. As such, given the progress of the consent it was considered unnecessary to allocate the site in Pre-Submission Local Plan.

Local views

- 4.5.11 The Parish Council has objected to this site, due to its high landscape sensitivity, potential ecological impacts, and vehicular access safety issues. It considers that any major 'estate' type development of this scale in Coldwaltham would have too great an impact, and that smaller sites of 6-8 homes should instead be considered. The Coldwaltham Meadow Conservation Group was formed to oppose the allocation of the site and submitted a lengthy objection to the site in the Pre-Submission consultation. A number of individuals and organisations have made similar objections. A number of comments were also received from local people in support of the allocation.

4.5.12 Whilst the SDNPA is respectful of these views, it also recognises that there have been no other realistic alternative sites to have come forward in the locality. There are positive benefits to be gained from a sympathetic development as outlined above, and additionally delivering a significant number of affordable homes and village shop. The SDNPA has prepared and gone out to informal consultation on a development brief for the site to ensure there is a robust framework to steer how development comes forward in a manner that befits the landscape. It is not therefore considered that these objections outweigh the SDNPA's conclusions in this instance.

4.6 Corhampton and Meonstoke

4.6.1 One site was included in the Pre-submission Local Plan in Corhampton: Land East of Warnford Road (SD65). This has an existing consent which was being built out in 2017/2018. As such, given the progress of the consent it was considered unnecessary to allocate the site in the Submission Local Plan.

Alternative Sites in Corhampton & Meonstoke

4.6.2 One further site was identified in Meonstoke, Land East of Rectory Lane (SHLAA Ref: WI018) which was not considered to be suitable for development as the site is not considered to be well related to the settlement and therefore would have a potential adverse impact on the character and appearance of the landscape.

Local view

4.6.3 Corhampton and Meonstoke Parish Council has welcomed the matching of its housing allocation to existing planning consents.

4.7 Droxford

4.7.1 One site is proposed to be allocated in Droxford: Land at Park Lane (Policy SD66).

Policy SD66: Land at Park Lane

4.7.2 The proposed allocation site is located to the west of the village. The site is located between housing to the north and east and a primary school on its western boundary. To the south are gardens and paddocks. Development proposals will need to address highway constraints which include the narrow road Park Lane on its northern boundary.

4.7.3 The site is proposed for allocation for 26 to 32 residential dwellings as it is considered to be well-related to the existing built form of Droxford. The site is also well-enclosed within the local landscape. The site is outside but closely related to the Droxford conservation area and as such future proposals should suitably address local heritage assets. Vehicular and pedestrian access to the site is a notable constraint as the adjacent lane is narrow and has existing pressures by virtue of the adjacent primary school. However, it is considered that the site has sufficient scope to address these issues. A transport assessment would need to demonstrate that additional vehicle movements would be minimal and able to be safely accommodated whilst ensuring pedestrian safety.

Alternative Sites in Droxford

- 4.7.4 Four further sites were identified in the SHLAA in Droxford.
- 4.7.5 Land at Union Lane (SHLAA Ref: WI023) was not considered to be suitable for development as the site would have a potential adverse impact on the character and appearance of the landscape. The site has a poor relationship to the settlement pattern, is an elevated and visible large scale site out of scale with the settlement.
- 4.7.6 Land adjacent to the Primary School (SHLAA Ref: WI024) was not considered to be suitable for development as it would have a potential adverse impact on the character and appearance of the landscape. The site is located in a dry valley with poor access, a poor relationship to the settlement pattern and likely significant impacts on local views from the public right of way.
- 4.7.7 Land at Northend Lane (SHLAA Ref: WI025) is sited on the edge of Droxford and is identified in the SHLAA as having medium landscape sensitivity. However, the site appears to be landlocked with no clear vehicular access solution. Given the uncertainty over vehicular access it was considered appropriate not to take forward the site as a potential housing site allocation.
- 4.7.8 Land at Garrison Hill (SHLAA Ref: WI047) was not considered to be suitable for development as it would have a potential adverse impact on the character and appearance of the landscape. The site has high landscape sensitivity with a poor relationship with the settlement.

Local view

- 4.7.9 An individual commented in respect of the allocated site on landscape/built heritage sensitivities, and the narrowness of the access roads to the site and highlighted an existing problem of too much car traffic using this route. These points have been noted by the SDNPA, and the response is as set out above.

4.8 Easebourne

- 4.8.1 Three sites are proposed in Easebourne: Cowdray Works Yard (Policy SD67), Land at Egmont Road (Policy SD68) ('Former Allotment Land in the SHLAA') and Former Easebourne School (Policy SD69).

Policy SD67: Cowdray Works Yard

- 4.8.2 The allocation site is previously developed land comprising a works yard. The allocation site is adjacent to a number of heritage assets including the Easebourne Conservation Area, Cowdray Park and various listed buildings. There is an existing vehicular entrance from the A272. The proposed allocation site is well-related to Easebourne and would re-use previously developed land. The site could also provide a more sympathetic development in the setting of various heritage assets than the current use.

Policy SD68: Land at Egmont Road

- 4.8.3 The allocation site comprises a paddock with housing and gardens bounding the site to the north, east and west. Heritage assets including the Easebourne Conservation Area and listed buildings are located to the east of the allocation site and as such proposals should suitably address this.

- 4.8.4 The proposed allocation site is well-related to Easebourne. The site has existing housing on three boundaries. The paddock is of moderate quality and there would be little impact on the wider landscape.

Policy SD69: Former Easebourne School

- 4.8.5 The allocation site is within the Easebourne conservation area and includes an existing listed school building which has scope to be sympathetically used for other uses including housing. The historic school building has been significantly extended over the years, and these modern additions are considered to detract from the quality and setting of the listed building. The site is well-related to Easebourne. The site has existing housing to the north-east and south-west and open countryside to the west and east.

- 4.8.6 It is considered that sympathetic development of parts of the site provides the best opportunity to conserve and enhance (through re-use) the original listed school building. Development proposals should be landscape led and take suitable account of local heritage assets.

- 4.8.7 In summary, Officers considered that the three proposed housing allocation sites in Easebourne provided the most sustainable options for residential development.

Alternative Sites in Easebourne

- 4.8.8 Five alternative sites were identified in the SHLAA in Easebourne.

- 4.8.9 1 and 2 Rotherfield Mews was identified in SHLAA as potential allocation site but constrained by the adjacent hospital. The site is not well related to existing residential areas of Easebourne, being separated and hidden from the main settlement, and therefore considered to be better utilised for medical or community uses.

- 4.8.10 Land at King Edward VII Hospital was identified in the SHLAA as a potential allocation site and has an existing planning consent (SDNP/15/02213/FUL). This was granted subsequent to a larger scheme that was originally granted as enabling development for the conservation and enhancement of the original hospital (which is a substantial heritage asset), and has been substantially built out. Given the progress of the 2015 consent it was considered unnecessary to allocate the portion of the wider development site.

- 4.8.11 Rotherfield (SHLAA Ref: CH065) was considered to be neither suitable nor available, and development on the site would have a potential adverse impact on the character and appearance of the landscape. The majority of the site is within flood zone 2. The site is in active use as a recreation ground with plans to improve facilities.

- 4.8.12 Two further sites – land east of Buddington Lane and North of Hollist Lane (SHLAA Ref: CH162), and land south of Hollist Lane (SHLAA Ref: CH163) were not considered to be suitable for development as both sites would have a potential adverse impact on the character and appearance of the landscape. The sites have high landscape sensitivity owing to their elevated positions above the Rother Valley and have a poor relationship with the settlement pattern.

Local view

- 4.8.13 Easebourne Parish Council has expressed concern that significant development in Easebourne may lead to coalescence with Midhurst. It has concerns over the density of development on Cowdray Works Yard, and details of the policy and text wording. It has concerns regarding density of housing, impact on heritage, and access issues in respect of Land at Egmont Road. It objects in principle to allocation of the former Easebourne School, on grounds of landscape and heritage impact. A number of individuals felt that the school site in particular was not suitable for housing, and suggested that Conifers School could instead take over the site for educational use. Concerns over traffic increases and impact on infrastructure were also raised.
- 4.8.14 Whilst the SDNPA is respectful of these views, it also considers that there is capacity within the landscape and setting of the settlement to accommodate approximately 50 dwellings across three sites. There is also good access to facilities and services to support this level of development, whilst delivering improvements to the setting of the village and the National Park, and enhancing heritage assets including the former Easebourne school. In respect of the former school, there is little evidence to support the suggestion that the Conifers school is able or willing to take over the former primary school as an alternative to residential conversion.

4.9 East Dean and Friston

- 4.9.1 One site was included in the Pre-submission Local Plan to be allocated in East Dean and Friston: Land behind Fridays (Policy SD70). This has an existing consent which was being built out in 2017. As such, given the progress of the consent it was considered unnecessary to allocate the site in the Submission Local Plan.
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- 4.9.2 Two alternative sites was identified in East Dean and Friston. Representations have also been received from the landowner of some smaller sites that have been excluded at the first stage of the SHLAA.
- 4.9.3 Land adjacent to the Village Hall, Gilberts Drive was not considered to be suitable as development on the site was considered to have a potential adverse impact on the character and appearance of the landscape and heritage assets.
- 4.9.4 A proposed 'East Dean Extension' (SHLAA ref. EB001), which is actually located to the east of Friston and north of the A259, was similarly not considered to be suitable as development on the site was considered to have a potential adverse impact on the character and appearance of the landscape. There is also no recent evidence that the site is still available.
- 4.9.5 Sites identified in the SHLAA as WE001 and WE003, both to the immediate south of the A259 which separates East Dean and Friston, continue to be promoted for development by the landowner. However the SHLAA has concluded that neither of these sites are capable of accommodating 5 or more dwellings. Further details are given in the SHLAA 2016.

Local views

- 4.9.6 No comments have been received from the parish council. An individual concern was raised that the allocation policy is not sufficiently detailed.

4.10 Findon

4.10.1 Two sites are proposed in Findon: Land at Elm Rise (SD71) and Soldiers Field House (SD72).

Policy SD71: Land at Elm Rise

4.10.2 The site comprises a paddock on rising ground (west to east) located to the north-east of the village centre. The site is well-related to the main village area and is bordered by existing housing on three sides. The allocation site has medium/high landscape sensitivity. The more elevated east part of the allocation site has a higher landscape sensitivity. However, it is considered that with some appropriate mitigation the allocation site is suitable in landscape terms. It should be noted that the number of dwellings proposed on the site has been reduced compared with the Pre-submission Local Plan, from 15-20 to 14-18, to take into account representations made on site capacity.

Policy SD72: Soldiers Field House

4.10.3 The site constitutes a single large residential plot, which appears incongruous on the settlement edge as a significant large dwelling surrounded by a tall beech hedge. The landscape assessment has concluded a medium landscape sensitivity, with views west toward the site from open downland in the east being particularly sensitive. It is considered that a sensitively designed development could enhance the appearance of the settlement edge, and provide smaller and affordable dwellings to benefit the community. It will be particularly important to enhance views from Nepcote Green as well as longer views from the surrounding downland.

Alternative Site in Findon identified in the SHLAA

4.10.4 Twelve alternative sites were identified in the SHLAA in Findon.

4.10.5 Savi Maski Granza (SHLAA Ref: AR005) is not suitable or available. The site has low/medium landscape sensitivity. The fields to the south of the site are medium/high landscape 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. 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.

4.10.6 Rogers Farm Garden Centre (SHLAA Ref: AR008) is not suitable. The site is removed from the existing settlement of Findon, with the barrier of the main A24 dual carriageway being particularly problematic. Development 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.

4.10.7 The Former Allotments site (SHLAA Ref: AR009) is not suitable. The site does not relate well to the existing settlement pattern, and the main A24 dual carriageway creates a major barrier that divorces the site from the main settlement. The landscape assessment found the site to have medium-high landscape sensitivity, and contributes to the local gap between the village and Worthing. The assessment concluded that development on the site would have a potential adverse impact on the character and appearance of the landscape. The Findon Neighbourhood Plan identifies this area as an allotment site, and supports its future use for allotments.

4.10.8 Land to Rear of Pony Farm Stables (SHLAA Ref: AR013) is not available.

4.10.9 Findon Manor Hotel (SHLAA Ref: AR015) is not suitable or available. Development on the site would have a potential adverse impact on Grade II Listed Building and its setting. Evidence suggests that the site is not available.

- 4.10.10 Land between A24 and High Street (SHLAA Ref: AR016) is not suitable or available. High landscape 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. Site availability is unknown. Development on the site would have a potential adverse impact on the character and appearance of the landscape.
- 4.10.11 Steep Side, Cross Lane (SHLAA Ref: AR019) is not available.
- 4.10.12 Findon Towers, Cross Lane (SHLAA Ref: AR020) is not available.
- 4.10.13 Well Cottage/Priory Cottage, Crossways, Cross Lane (SHLAA Ref: AR021) is not available.
- 4.10.14 Field South of Findon (SHLAA Ref: AR022) is not suitable. High landscape 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. Development on the site would have a potential adverse impact on the character and appearance of the landscape.
- 4.10.15 Soldier Field Stables constitutes a paddock and manege on the eastern edge of the village. It is bounded by existing residential development to the west and equine and agricultural buildings to the south. The landscape assessment concluded medium landscape sensitivity, due to the existing use of the site and adjacent development. The site was assessed as 'has potential' in the SHLAA. However, the level of growth required in Findon is already met through allocation of two more suitable sites. Furthermore, the proximity to, and common access with, Soldiers Field House points to the cumulative impact of both sites coming forward being potentially unacceptable.
- 4.10.16 Atalanta and Mayland (SHLAA Ref: AR047) are two existing adjacent detached dwellings located within the Findon settlement boundary. The immediate area has characteristically low-density housing. It is not clear that the site would be able to accommodate 5 or more dwellings. Nevertheless it is considered that there is scope for the site, and possibly and adjacent properties, to come forward with a residential development scheme through a planning application rather than as an allocation site. This would be classed as windfall development.

Alternative sites in Findon identified in the emerging Neighbourhood Plan review

- 4.10.17 A Neighbourhood Plan review is being undertaken which proposes a number of alternative sites for potential allocation. Two of these, Land south of the Garden Centre (Rogers Farm Garden Centre) and Former allotments north of the Quadrangle (Former Allotment site) are discussed above. Two further alternative sites are included which are considered below.
- 4.10.18 Land north of Nightingales is a greenfield site of 0.3 hectares proposed for 9 to 10 new homes on the northern edge of the settlement. The site is owned by Arun District Council who are considering the site for development to include affordable housing. A preliminary scheme was submitted for pre-application advice in October 2016, but has not to date been promoted as a SHLAA site to consider for potential allocation. It is considered that there are potential significant issues of poor amenity for future occupiers, due to the site's close proximity to the heavily trafficked A24 (a 50mph speed limit is in operation at this point). There is also potential for negative impact on the landscape, as the built form of the settlement would be extended out beyond its current natural boundary at this point. Therefore it is considered that the sites proposed for allocation in the South Downs Local Plan are more suitable. If these and other issues can be mitigated, it is considered that the site may have scope to come forward as a rural exception site, given it is a greenfield site outside the existing settlement boundary.

4.10.19 The former Fire Station is a site of 0.1 hectares within the settlement boundary, which is currently in use as an ambulance station. It is considered to be too small a site to accommodate 5 or more dwellings, and therefore should not be considered for an allocation site. Any development on this site would be classed as windfall development.

Local view

4.10.20 The Findon Updated Neighbourhood Plan Working Group (UNPWG) has raised significant objection to the allocation sites, citing the results of local consultation which ranked alternative potential sites as more palatable to the community. For both sites, landscape impact and inappropriately high housing density were key reasons. The UNPWG has urged the SDNPA to withdraw the allocation sites and instead allow the updated Neighbourhood Plan to allocate alternative sites. Findon Parish Council has also raised objection to the allocation sites, with the reasons deferred to the UNPWG response.

4.11 Greatham

4.11.1 One housing site is proposed to be allocated for housing in Greatham (Hampshire): Land at Petersfield Road (Policy SD73). Whilst a further site is allocated in the village (Policy SD74: Land at Fern Farm), this is exclusively for Gypsy and Traveller pitches and considered separately in the Gypsy, Traveller and Travelling Showpeople Background Paper 2018 Update. The alternative use for housing is considered below.

Policy SD73: Land at Petersfield Road ('Liss Forest Nurseries' in the SHLAA)

4.11.2 The site comprises a horticultural nursery and a residential dwelling. The majority of the site is therefore technically green field although it is substantially built on. The site is located close to local heritage assets including the Greatham Conservation Area and a listed building on the western side of Petersfield Road. The site is located within or close to areas covered by environmental designations including the Wealden Heath Special Protection Area, Groundwater Source Protection Zone and Rother Valley Biodiversity Opportunity Area.

4.11.3 The site is well located within the village of Greatham adjacent to the primary school and village hall. The area the site is located within has several environmental and heritage designations but it is considered that there is scope to suitably mitigate any impacts. Given that Greatham is a modestly sized village with a limited range of facilities, it was considered appropriate for plan for no more than 40 residential units. This approach is consistent with other settlements of a similar size in the plan area.

Alternative Sites in Greatham

4.11.4 Four alternative sites were identified in the SHLAA in Greatham.

Policy SD74: Land at Fern Farm

4.11.5 The site Land at Fern Farm was identified as a potential housing allocation site in the SHLAA (Ref: EA160). Given the scale of the proposed allocation at Land at Petersfield Road, when compared to the size of the settlement, it was considered unnecessary to allocate a second site for residential development. Furthermore, the site is within 400 metres of the Wealden Heaths Special Protection Area. A Wealden Heaths Phase II Supplementary Planning Document (SPD) is currently in preparation, which will seek to safeguard the remaining allowance of a net increase of 12 dwellings for Gypsy and Traveller accommodation and affordable housing. On the basis of habitat regulations assessment, any net increase above this is considered likely to have significant effects on the integrity of the SPA. Therefore, Land at Fern Farm is considered suitable for allocation for use for Gypsy pitches and is allocated solely for that use (Policy SD74).

4.11.6 Land North of Longmoor Road (SHLAA Ref: EA024) was not considered to be suitable for development as it would have a potential adverse impact on the character and appearance of the landscape.

- 4.11.7 Land South of Wolfmere Lane (SHLAA Ref: EA025) was not considered to be suitable for development as it 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.
- 4.11.8 Eurohm Works, Petersfield Road (SHLAA Ref: EA140) has medium landscape sensitivity owing to its previously developed character but is excluded as half of the site is within 400 metres of the Wealden Heaths Phase II Special Protection Area.

Local view

- 4.11.9 Greatham Parish Council has expressed concerns over both the proposed allocation sites but does not appear to object in principle to either allocation. There is concern that the density proposed for Land at Petersfield Road is excessive, and regarding safe vehicular access. The Parish Council considers that the Fern Farm allocation represents a disproportionate amount of traveller sites being planned for in the locality, and may have impacts on the highway and on the nearby SSSI. A local campaign group, Greatham Voice, has objected to the land at Petersfield Road site on the basis of overdevelopment, and objected outright to the principle of development at Fern Farm, due to landscape and biodiversity concerns. A number of individuals have raised similar concerns to those already outlined.

4.12 Itchen Abbas

- 4.12.1 One site is proposed to be allocated in Itchen Abbas: Land at Itchen Abbas House (Policy SD76).

Policy SD76: Itchen Abbas House

- 4.12.2 The site (SHLAA Ref: WI035) is located to the east of the village but is considered to be reasonably related to the centre of the village. The site is also located within or close to areas covered by environmental designations including the River Itchen SSSI & SAC and the Itchen Valley Biodiversity Opportunity Area. However it is considered that there is scope to suitably mitigate any impacts and as such would not preclude development for housing.

Alternative Sites in Itchen Abbas

- 4.12.3 Two alternative sites were identified in the SHLAA in Itchen Abbas.
- 4.12.4 Both sites, Land North of the B3047(a) and (b) (SHLAA Ref: WI063 & WI064) were considered not to be suitable. They are large sites in a sensitive area, with a medium to high landscape sensitivity, due to their elevation on the valley side, and their location where the settlement pattern is becoming more dispersed into the surrounding rural landscape. Development at either site would represent a prominent extension to the existing settlement with unacceptable landscape impacts, and may have a negative impact on the village form.

Local view

- 4.12.5 Itchen Valley Parish Council considers that in order to meet the affordable housing need for the locality, a larger parcel of land should be allocated to include SHLAA sites WI063 and WI064, and that further sites should be allocated to meet the short-term need for housing. A small number of individuals objected to the allocation due to concerns over foul drainage and proximity to the River Itchen, and highways/pedestrian safety concerns.

4.13 Kingston-near-Lewes

4.13.1 One housing sites are proposed to be allocated in Kingston-near-Lewes: Land at Castelmer Fruit Farm (Policy SD77) Whilst a further site is allocated in the village (Policy SD78: The Pump House), this is exclusively for Gypsy and Traveller pitches and considered separately in the Gypsy, Traveller and Travelling Showpeople Background Paper 2018 Update.

Land at Castelmer Fruit Farm

4.13.2 Land at Castelmer Fruit Farm was submitted to the SDNPA after publication of the latest version of the SHLAA in December 2016. The site was subject to a landscape assessment in early 2017, which concluded the site has medium sensitivity due to likely visual impact in wider landscape. The assessment noted that the site includes some previously developed land where existing properties and greenhouses stand. It noted that development on the site would be visible from public rights of way to the south and south-east, but due to topography and land cover, is unlikely to be visible in views from the north.

4.13.3 The allocation site is located adjacent to existing housing within Kingston-near-Lewes and is considered to be well-related to the village. The site is partly previously developed land and redevelopment for housing could potentially remediate any localised land contamination associated with the current use (MOT garage). The area the site is located within an area with several environmental designations but it is considered that there is scope to suitably mitigate any impacts. As such, the site is considered to be suitable for a modestly sized housing allocation site which utilises the previously developed land and some of the orchard land. There is opportunity for the site to deliver significant public benefit that befits National Park Purpose 2, namely opening up wider access to the undeveloped part of the site to the south and woodland to the north, and facilitating potential new links from the village to the public rights of way network.

Alternative Sites in Kingston-near-Lewes

4.13.4 Four alternative sites were identified in the SHLAA in Kingston-near-Lewes.

4.13.5 Land West of North Kingston Ridge (SHLAA Ref: LE011) was considered to be not suitable. The site has high landscape sensitivity due to its location on the edge of the settlement. 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.

4.13.6 Land at Kingston Road (Star Field) (SHLAA Ref: LE019) was considered to have high landscape sensitivity due to the scale of the site, openness of the landscape and poor relationship with the settlement pattern

4.13.7 Land North of Wyevale Garden Centre (SHLAA Ref: LE096) was considered to be not suitable. The site has high landscape sensitivity due to the scale of the site, the openness of the landscape and poor relationship with the settlement pattern.

4.13.8 Land South of Wellgreen Lane (SHLAA Ref: LE014) was identified in the SHLAA as a potential allocation site, having medium landscape sensitivity and being close to village facilities including the school. However, Kingston Parish Council has made strong representations against development at this location as the visual break in development is highly valued locally. The site has also not been consistently promoted by its owners during the formative stages of the submission Local Plan, which cast doubt over its deliverability. It was considered that the site Land at Castelmer Fruit Farm was the better of the two potential options in Kingston-near-Lewes, as it can deliver more towards the National Park's purposes and duty.

4.14 Lewes

4.14.1 A strategic housing allocation is proposed in Lewes: Land at Old Malling Farm (SD79).

Policy SD79: Land at Old Malling Farm

4.14.2 Land at Old Malling Farm is allocated as a strategic housing allocation.

4.14.3 Spatial Policy 2 of the Lewes Joint Core Strategy (JCS) states that 240 net additional units will be delivered at the strategic site allocation of Old Malling Farm. Policies SPI and SP2 insofar as they apply to the South Downs National Park were quashed at the High Court in March 2017 following a successful legal challenge by Wealden District Council. However the details of the site allocation are set out in Spatial Policy 4 of the JCS. SP4 is an extant planning policy that is part of the adopted development plan, which will be superseded by policy SD79 of the South Downs Local Plan on adoption. It is one of only two major sites in a position to provide significant numbers of dwellings to meet the very significant housing needs of Lewes Town.

4.14.4 A significant quantum of new housing is allocated at the strategic site of North Street Quarter and Adjacent Eastgate Area under policy SD57. Strategic sites have been considered separately as one-off opportunities to deliver significant regeneration benefits and enhance the special qualities of the National Park.

Alternative sites in Lewes

4.14.5 Around 20 further sites in Lewes were considered in the SHLAA 2016. However these were all significantly smaller in scale and therefore not considered as 'strategic'. All non-strategic housing allocations in the town of Lewes will be made in the Lewes NDP, which is at an advanced stage of production. The NDP is considering alternative sites as part of the site selection process.

Local view

4.14.6 Locally derived comments on Old Malling Farm include concerns over landscape, loss of agricultural land, and impacts on the amenities of existing residents. The site has previously been consulted on as part of the preparation of the Lewes Joint Core Strategy.

4.15 Midhurst

4.15.1 Five housing sites are proposed to be allocated in Midhurst. This includes two strategic housing allocation sites (West Sussex County Council Depot & Brickworks, Policy SD81 and Holmbush Caravan Site, Policy SD82) and three other housing allocation sites (Land at the Fairway, Policy SD83; Land at Lamberts Lane, Policy SD84; Land at Park Crescent, Policy SD85).

West Sussex County Council Depot & Brickworks

4.15.2 The site is located within the western part of Midhurst on previously developed land. The site is well-related to the centre of Midhurst. The site has medium landscape sensitivity and opportunities for significant green infrastructure to be incorporated into any development. The site clearly has scope to be redeveloped for housing in a sustainable location, although there would be some loss of employment. The Employment Land Review Update (2017) considered it to be a poor quality under occupied employment site and recommended that alternative uses should be considered. The site is located adjacent to sensitive heathland and woodland at Midhurst Common, and this includes an area that is part of the Stedham, Iping, Woolbeding Crescent Biodiversity Opportunity Area. However, it is considered that there is scope to suitably mitigate any impacts and as such would not preclude development for housing.

4.15.3 The SDNPA has prepared and gone out to informal consultation on a development brief for the site to ensure there is a robust framework to steer how development comes forward in a manner that befits this strategic housing allocation.

Holmbush Caravan Site

4.15.4 The site is previously developed land with medium landscape sensitivity. The site is well-related to the centre of Midhurst. The site is constrained by flood zone and tree cover which is protected with an area wide tree preservation order. The remaining previously developed area is considered to be suitable for residential development, dependent on ecological sensitivities. Opportunities should be sought for enhancing landscape qualities including enhancement/creation of heathland. The site is proposed for allocation as it is considered to be well-related to the existing built form of Midhurst. The site is also well-enclosed within the local landscape and redevelopment for housing would re-use under-utilised previously developed land.

4.15.5 The SDNPA has also prepared and gone out to informal consultation on a development brief for this strategic housing allocation.

Land at the Fairway (site known as Brisbane House, The Fairway in the SHLAA)

4.15.6 The site is previously developed land with medium landscape sensitivity. The site is well-related to the centre of Midhurst and could provide a small scale residential development.

Land at Lamberts Lane

4.15.7 The site is previously developed land with medium landscape sensitivity located close to the centre of Midhurst. The site is suitable for a carefully designed development appropriate to local character. The site is adjacent to the conservation area and there is a grade II listed building in close proximity.

Land at Park Crescent

4.15.8 The site is residential garden land located close to the centre of Midhurst. It is of low landscape sensitivity. Mature trees on the site should be retained. The site is adjacent to the site Land at Lamberts Lane and as such they have potential to be bought forward together as a larger scheme, and are required to share a common access directly from Lamberts Lane.

4.15.9 In summary, Officers considered that the five proposed housing allocation sites in Midhurst provided the most sustainable options for residential development. The sites are predominantly on previously developed land, and the strategic sites 'West Sussex County Council Depot & Brickworks' and 'Holmbush Caravan Site' also offer significant opportunities for new green infrastructure.

Alternative sites in Midhurst

4.15.10 Six alternative sites were identified in the SHLAA in Midhurst.

4.15.11 84a Petersfield Road (SHLAA Ref: CH062) was included in the Preferred Options draft Local Plan (September 2015) (Policy SD-WW04) but was not included in the Pre-Submission Local Plan as it was confirmed by one of the landowners at that time that the site was not available.

4.15.12 Land South of Barlavington Road (SHLAA Ref: CH067) is not suitable. The site has high landscape sensitivity due to the size of the site and its poor relationship with the settlement pattern. Development of this site would extend suburban influences into the wider countryside setting of Midhurst, the existing general extent of development being well related to the contours of the land. Development on the site would have a potential adverse impact on the character and appearance of the landscape.

- 4.15.13 A development proposal on the site for 20 residential dwellings (SDNP/17/01088/OUT) was refused in June 2017, for reasons including that it would be major development outside of settlement boundaries, and given the likely impact on protected species.
- 4.15.14 North of Royal Oak (SHLAA Ref: CHI30) is not suitable or available. This takes account of high landscape 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 to facilitate housing development is likely to amount to significant change to landscape character. The site is Registered Common Land and thus not available.
- 4.15.15 Woodland East of Southlands Park (SHLAA Ref: CHI31) is not suitable has medium/high sensitivity due to potential for cumulative impacts together with adjacent existing houses and proximity to the A286. Development on the site would have a potential adverse impact on the character and appearance of the landscape.
- 4.15.16 Land East of Pitsham Lane (SHLAA Ref: CHI65) is not suitable. The site has high landscape sensitivity and 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. Development on the site would have a potential adverse impact on the character and appearance of the landscape.
- 4.15.17 Land West of Half Moon Pub (SHLAA Ref: CHI66) is not suitable. The site has high landscape sensitivity due to its prominent position. Development on the site would have a potential adverse impact on the character and appearance of the landscape.

Local view

- 4.15.18 There has been little objection in principle to allocating the sites in Midhurst. A key concern was that the Household Recycling Facility (HRF) that exists on the Depot & Brickworks site should not be lost. Some general concern was expressed regarding impact of traffic on central Midhurst, and specific concerns regarding increased traffic and highway safety in the vicinity of the access for Holmbush Caravan Park. Midhurst Town Council welcomed in particular the approach to Holmbush Caravan Park, and requested that provision was made on the Depot and Brickworks site for employment development. Policy SD81 requires retention or suitable replacement of the HRF, however SDNPA does not consider that a specific requirement for employment uses is warranted on this site, noting that the policy as drafted does not preclude this.

4.16 Pyecombe

- 4.16.1 One site was included in the pre-submission Local Plan in Pyecombe: Land between Church Lane and A23 (Policy SD87) (SHLAA Ref: MI005). This has an existing consent which was being built out in 2017. As such, given the progress of the consent it was considered unnecessary to allocate the site in the Submission Local Plan.

Alternative Site in Pyecombe

- 4.16.2 One alternative site was identified in the SHLAA in Pyecombe. Land North of School Lane (SHLAA Ref: MI010) was considered to be not suitable due to the high impact on landscape. The site has High Landscape Sensitivity owing to its size and scale, and its topography whereby development would appear overly dominant to the existing layout and scale of Pyecombe within the valley. The northern part of the site in particular extends for a significant length beyond the existing settlement envelope and extent of influence.

Local view

- 4.16.3 There were no comments received from Pyecombe Parish Council nor from any individuals from a residents' perspective.

4.17 Selborne

- 4.17.1 One site is proposed to be allocated in Selborne: Land to the Rear of Ketchers Field (Policy SD88).

Land to the Rear of Ketchers Field

- 4.17.2 The site (SHLAA Ref: EA085) is located to the south of the village but is considered to be reasonably related to the centre of the village. The site is modestly scaled and impacts on the landscape can be mitigated. Access from the highway is a notable constraint given the existing access is narrow and lined with mature trees, therefore the transport assessment at application stage will need to carefully consider the best approach.

Alternative Site in Selborne

- 4.17.3 Four alternative sites were identified in the SHLAA in Selborne.
- 4.17.4 The first three of these are Land at Burlands, Selborne Road (SHLAA Ref: EA087), Land under the Hill (SHLAA Ref: EA088), and Land at Honey Lane (SHLAA Ref: EA111). None of these were considered suitable. Development on any of these sites would have a potential adverse impact on the character and appearance of the landscape, and on heritage assets.
- 4.17.5 Land to the rear of the Queens Hotel, High Street (SHLAA Ref: EA146) was considered not suitable. Development on the site would have a potential adverse impact on the character and appearance of the landscape and Conservation Area.

Local view

- 4.17.6 Selborne Parish Council supports the allocation subject to some suggested wording clarifications. The majority of individuals who commented also supported the allocation, the exceptions being concern over remoteness of the site from the village centre, and impact of further development on existing residents.

4.18 Sheet

- 4.18.1 One site is proposed to be allocated in Sheet: Land at Pulens Lane (Policy SD89).

Land at Pulens Lane

- 4.18.2 The proposed housing allocation site Land at Pulens Lane is made up of two SHLAA sites (Land East of Pulens Lane, SHLAA Ref: EA078 and Land behind the Old Riding School, Pulens Lane, SHLAA Ref: EA159). The allocation site has medium to high landscape sensitivity due to the biodiversity constraints of the site and its setting, together with the importance of the River Rother as a major valley feature. Development is appropriate in principle on parts of the site (towards the north west), and would provide an opportunity to achieve public access to the River Rother, and create new open space that could be managed for biodiversity enhancement. However, vehicular access, public access to the river, biodiversity issues and design and layout complexities mean that this is a complicated site which needs significant care to be successful. The site is however considered deliverable subject to improvements to the existing vehicular access (which may require acquisition and demolition of an existing residential property), and mitigation of impacts on the adjacent riverine environment. Given these complexities, a detailed development brief has been prepared and is currently out for informal consultation.

Alternative Sites in Sheet

- 4.18.3 Three alternative sites were identified in the SHLAA in Sheet.
- 4.18.4 Land at Broadlands Meadow (SHLAA Ref: EA052) is not suitable. The site has high landscape sensitivity due to levels, existing trees, sensitivity of the settlement pattern and intact field pattern. 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.
- 4.18.5 Land at Kingsfersden (SHLAA Ref: EA053) is not suitable or achievable. The site has a medium/high landscape sensitivity. The site is rural in character and given the conclusions of the landscape assessment, the site is not considered suitable for development. Access for some 40 dwellings as proposed by the site promoter 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. 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.
- 4.18.6 Land at Farnham Road (SHLAA Ref: EA091) was identified in the SHLAA as a potential allocation site and was included in the Preferred Options draft Local Plan (September 2015). The site subsequently received a planning consent for residential development and was in the process of being completed in late 2016/early 2017. As such, there was no need to retain the allocation in the Pre-Submission Local Plan.

Local view

- 4.18.7 Sheet Parish Council, and a number of local residents, have strongly objected to the principle of allocating this site. Concerns include erosion of the 'green buffer' to the River Rother, impact on biodiversity and river morphology, erosion of separate village identity and cumulative traffic impact together with other developments.
- 4.18.8 Whilst the SDNPA respects these views, it considers that there is good opportunities to mitigate impacts, and that the key benefit of improving public access to a riverside green open space justifies allocation. The development brief in preparation will further these objectives.

4.19 South Harting

- 4.19.1 Two sites are proposed: Land South of Lopper Ash (Policy SD90) and Land North of The Forge (Policy SD91). Both sites are considered to be suitable for a small scale residential development of an appropriate design and density.

SD90: Land south of Loppers Ash

- 4.19.2 The site, situated on the eastern edge of the settlement, was originally proposed in the Preferred Options Local Plan for approximately 8 dwellings, and is suitable and achievable for development. It has medium landscape sensitivity due to the views towards the chalk ridge and the edge of settlement location. The Pre-Submission Local Plan included a larger site than previously proposed, for 6 to 8 dwellings but also incorporating a portion of the site as undeveloped with potential allotment or agricultural use, and retaining part of the existing view out to downland. Following consultation feedback from the local community, the site now included in the submission version of the Plan reverts back to the original boundary, but does have a specific requirement for glimpsed views out to open countryside to be retained.

SD91: Land north of The Forge

- 4.19.3 The site is located on the northern edge of the settlement, within a few minutes' walk to the village centre, and suitable for 5-6 small residential dwellings. The site was assessed in the SHLAA as suitable and achievable. A larger site extending further to the east was considered in the SHLAA, however the eastern section was closely associated with the watercourse and Mill Lane, which is considered to be medium-high landscape sensitivity, and is therefore excluded from the site boundary. The proposed allocation site, which has medium landscape sensitivity, abuts the South Harting Conservation Area on its south and west edges. Built development should demonstrate a limited depth from the road frontage to reflect the adjacent built form, and reflecting the need to provide a transition from the village into open countryside.
- 4.19.4 In summary, officers considered that the two proposed housing allocation sites in South Harting provided the most sustainable options for a modest amount of residential development as befits the village.

Alternative sites in South Harting

- 4.19.5 Three alternative sites were identified in the SHLAA in South Harting.
- 4.19.6 Glebe Half House and Paddocks (SHLAA Ref: CH117), Land north of Pays Farm Cottages (SHLAA Ref: CH121) and Land on southern edge of settlement (SHLAA Ref: CH179) are neither suitable nor achievable. These sites do not relate well to the existing settlement pattern, and development on any of these sites would have a potential adverse impact on the character and appearance of the landscape. Development on the Glebe Half House and Paddocks site is also not currently considered to be achievable.

Local view

- 4.19.7 Harting Parish Council has previously 'reluctantly' supported the Loppers Ash site in principle, but objected to the expanded site area in the Pre-submission Local Plan. It has objected in principle to the additional allocation of land north of The Forge. It proposes allocation of an alternative brownfield site outside of the settlement (this site is not however identified in the representation). A number of individuals have objected to both sites on grounds of landscape, highways (pressure on quiet rural lanes), loss of agricultural land, and lack of opportunity to achieve affordable housing which would be the main/only benefit to the community. In addition in respect of Land north of The Forge, the impact on dark night skies and the conservation area were cited.
- 4.19.8 Whilst the SDNPA is respectful of these views, it nevertheless considers that the allocated sites are the most suitable in light of the identified alternatives. The scale of development on both sites is small, and sensitive designs to align with Local Plan requirements should mitigate the issues raised. It should be noted that SDNPA has responded positively to local feedback on the Loppers Ash site boundary by reverting to the original site area.

4.20 Stedham

- 4.20.1 One mixed-use allocation site that includes housing is proposed in Stedham: Stedham Sawmill (Policy SD92). The site is under-occupied partly previously developed land close to both the village of Stedham and to Midhurst. The site is considered suitable for housing of an appropriate design and density to take account of landscape and ecological sensitivities. The site has medium/high landscape sensitivity due to its location adjacent to Iping common and limited connectivity to the settlement. The Employment Land Review Update (2017) considered it to be a poor quality under occupied employment site and recommended that alternative uses should be considered.

Alternative sites in Stedham to be identified in the emerging Neighbourhood Plan

- 4.20.2 No other sites in Stedham were identified in the SHLAA. However the local community has recently commenced work on an NDP which will identify potential alternative sites within the parish. This work is yet to be finalised. No assessment of them has been made by the SDNPA.

Local view

- 4.20.3 Stedham with Iping Parish Council has expressed significant concerns about the site. In particular it considers that the amount of housing is higher than the need identified, the density is too high, impacts on local environment and Stedham Common SSSI, and object to loss of employment. A number of individuals have submitted broadly similar comments. The SDNPA has responded to these concerns (and those expressed by Natural England) by reducing the quantum of built development proposed, and contracting the settlement boundary to both ensure that the village expansion is more in keeping with the settlement pattern, and help mitigate impacts on the SSSI.

4.21 Steep

- 4.21.1 One housing allocation site is proposed in Steep: Land South of Church Road and Mill Lane (Policy SD93).
- 4.21.2 The site has medium landscape sensitivity for development of any density or depth owing to the surrounding settlement character which should be conserved. The existing boundary trees along the eastern boundary are likely to be a constraint to development and would need to be assessed careful to avoid overspill effects into the field adjacent and loss of boundary trees affecting this area as well. However the site is considered suitable for a carefully-designed residential development to help meet the aspirations of the Parish Council in respect of local needs.

Alternative Site in Steep

- 4.21.3 One alternative site was identified in the SHLAA in Steep, Land East of Hays Cottages (SHLAA Ref: EA094), which is not suitable. The site has high landscape sensitivity, is exposed to views, in a local beauty spot and poorly related to the settlement pattern and sensitive historic fieldscape pattern. The site does not relate well to the existing settlement pattern and as such development on the site would have a potential adverse impact on the character and appearance of the landscape.

Local view

- 4.21.4 Steep Parish Council has welcomed the allocation as the better of available alternatives for modest development in Steep. However a collective of local individuals has objected to the allocation, citing the Parish Plan, and also the current designation in the East Hampshire Local Plan Second Review 2006 (Saved Policies) as an 'open space/village green'.

4.22 Stroud

- 4.22.1 One housing allocation site is proposed in Stroud: Land at Ramsdean Road (Policy SD94) (SHLAA Ref: EA097). The site has medium landscape sensitivity. The site relates well to the existing settlement pattern, but as the landscape assessment concludes it is in a prominent location. It is considered suitable to focus development along the Ramsdean Road and towards the south of the site, relating to the residential properties to the south, avoiding the existing watercourse and area of the site susceptible to surface water flooding, and providing a buffer to the adjacent SINC. The draft allocation is for new homes and a community building, which has considerable local support.

4.22.2 A planning application (SDNP/17/01744/FUL) for 26 dwellings and a village hall on the proposed allocation site was refused in October 2017 for five reasons (major development, housing mix, development in countryside, landscape impact, design).

4.22.3 No other potential allocation sites were identified in Stroud through the SHLAA.

Local view

4.22.4 Stroud Parish Council supports the allocation particularly in regard to the community building, but has made some specific suggestions to improve the policy.

4.23 West Ashling

4.23.1 One housing allocation site is proposed in West Ashling: Land South of Heather Close (Policy SD95). The site is suitable. There is low sensitivity due to the modest size of the site positioned as a logical extension to the settlement, on land which is largely not visible from publically accessible land, roads or PROW. Access via adjacent housing estate(s) is not likely to be problematic.

4.23.2 No other potential allocation sites were identified in West Ashling through the SHLAA.

Local view

4.23.3 No comments were received from any locally based individuals or from Funtington Parish Council (which includes West Ashling).

4.24 West Meon

4.24.1 One housing allocation site is proposed in West Meon: Land at Long Priors (Policy SD96) (SHLAA Ref: WI015). The site has medium to medium/high landscape sensitivity. The site is visible from local public right of way, is located on key landscape features (River Meon Valley sides) and is visible in long views owing to elevation. The southern part of the site is less sensitive owing to reduced visibility and influence of adjacent housing development. The site is relatively well contained with boundaries shared with settlement to the south and west.

Alternative Site in West Meon

4.24.2 Three alternative sites were identified in the SHLAA in West Meon:

4.24.3 Meonwara Allotments (SHLAA Ref: WI010) is not available.

4.24.4 Floud Lane (SHLAA Ref: WI014) is not suitable. The site is highly visible in a sensitive location within views towards the village church. The site has limited or no capacity in landscape terms to absorb development. As such, the site is poorly related to existing settlement boundary and high landscape impact.

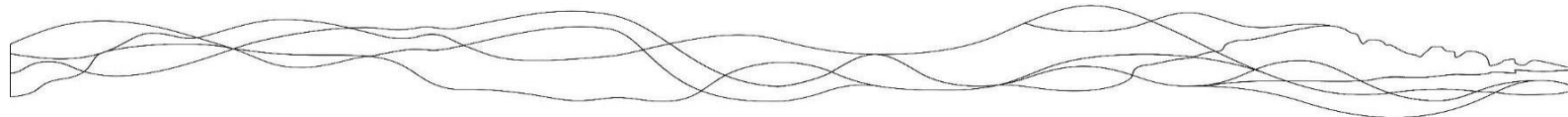
4.24.5 Land East of Floud Lane and South of Church Lane (SHLAA Ref: WI055) is not suitable. The site has high landscape sensitivity due to its proximity to the church and the contribution to its setting in views of the village church, the settlement and the conservation area from within the settlement and to the settlement from the wider landscape. The site is prominent in views from the public right of way 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. As such, development on the site would have a potential adverse impact on the character and appearance of the landscape and heritage assets.

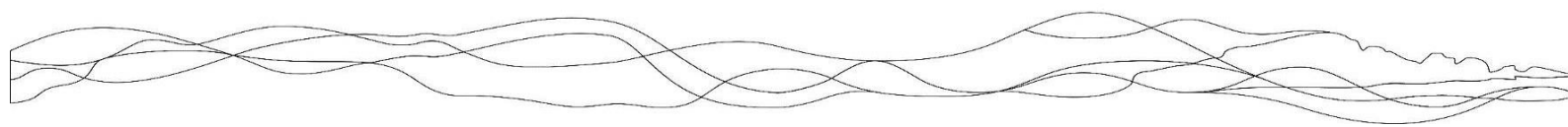
Local view

- 4.24.6 West Meon Parish Council has objected to the allocation, on grounds of increases in traffic on Church Road leading to the site, extension of the built form to the detriment of the landscape, and historic flooding issues. A number of individuals have echoed these concerns, also arguing that there are better alternatives, and concerns over wildlife impact and light pollution. Whilst the SDNPA is respectful of these views, it also recognises that there have been no other realistic alternative sites to have come forward in the locality, and considers that the possible impacts referred to can be mitigated, bearing in mind that the number of dwellings proposed is modest.

APPENDIX I:

ALTERNATIVE SITES – LOCAL PLAN HOUSING ALLOCATIONS





Appendix 1 Alternative sites - Local Plan Housing Allocations

Allocation Categories

a	Removing sites where consultation and/or new evidence demonstrated that the sites was not suitable, achievable or available, or have been substantially built out;
b	Removing sites where it is considered that there are better alternatives within the settlement;
c	Adding new suitable sites where they had since come forward in the SHLAA process or where a review of the evidence has led to a revision of the suitability of the site;
d	Reviewing sites proposed in the Regulation 18 consultation plan that remain where it is considered that a different approach (number of dwellings, additional uses) for the site could be
e	Adding new suitable where they had come forward since the publication of the SHLAA in December 2018

Local Authority Area	Settlement	SHLAA site	Not Allocated in SDNP draft Local Plan Reg. 19	SDNP Local Plan Site Allocation					Comment	Justification
				Category						
				a	b	c	d	e		
ADUR	Lancing	Hoe Court		✓					Lancing not identified as SD25 settlement.	Identified in SHLAA as potential allocation site AD007; allocated in Preferred Options Local Plan but removed from Pre Submission Local Plan
	Southwick	Land N of Holmbush Close	✓						Southwick not identified as SD25 settlement.	Rejected in SHLAA - Ref: AD005 - Not Suitable
		Land N & E of Hill Farm Way	✓							Rejected in SHLAA - Ref: AD006 - Not Suitable
Local Authority Area	Settlement	SHLAA site	Not Allocated in SDNP draft Local Plan Reg. 19	SDNP Local Plan Site Allocation					Comment	Justification
ARUN	Arundel	Riding Stables, Park Place	✓						Arundel not identified as SD25 settlement. Sites allocated in Neighbourhood Plan.	Rejected in SHLAA - Ref: AR001 - Not Suitable
		Sawmill, Arundel Park	✓					Rejected in SHLAA - Ref: AR004 - Not Suitable or Available		
	Findon	Savi Maski Granza	✓						Findon identified as SD25 settlement. Findon has a made Neighbourhood Plan is but this did not include any housing site allocations.	Rejected in SHLAA - Ref: AR005 - Not Suitable or Available
		Rogers Farm Garden Centre	✓					Rejected in SHLAA - Ref: AR008 - Not Suitable		
		Former Allotments	✓					Rejected in SHLAA - Ref: AR009 - Not Suitable		
		Land r/o Pony Farm Stables	✓					Rejected in SHLAA - Ref: AR013 - Not Available		
		Findon Manor Hotel	✓					Rejected in SHLAA - Ref: AR015 - Not Suitable or Available		
		Land between A24/High St.	✓					Rejected in SHLAA - Ref: AR016 - Not Suitable or Available		
		Steep Side, Cross Lane	✓					Rejected in SHLAA - Ref: AR019 - Not Available		
		Findon Towers	✓					Rejected in SHLAA - Ref: AR020 - Not Available		
		Well/Priory Cottage	✓					Rejected in SHLAA - Ref: AR021 - Not Available		
		Field South of Findon	✓					Rejected in SHLAA - Ref: AR022 - Not Available		
		Elm Rise				✓				Identified in SHLAA as potential allocation site - Ref: AR011; Housing Allocation Site in pre Submission Local Plan.
		Soldier Field				✓				Identified in SHLAA as potential allocation site - Ref: AR018; Housing Allocation Site in pre Submission Local Plan.
	Soldier Field Lane	✓						Identified in SHLAA as potential allocation site - Ref: AR046 but <u>not</u> allocated in Local Plan		
	Atalanta & Mayland	✓						Identified in SHLAA as potential allocation site - Ref: AR047 but <u>not</u> allocated in Local Plan		
	Wepham	Land n/o Lample House	✓					Wepham not identified as SD25 settlement.	Rejected in SHLAA - Ref: AR025 - Not Suitable	
	Clapham	Land n/o Clapham Street	✓					Clapham not identified as SD25 settlement. Site allocated in Neighbourhood Plan.	Rejected in SHLAA - Ref: AR026 - Not Suitable	
		Land at Gosling Croft	✓						Rejected in SHLAA - Ref: AR027 - Not Suitable or Available	
		Clapham Depot	✓						Rejected in SHLAA - Ref: AR035 - Not Suitable or Available.	

	Slindon	Glebeland at Church Hill	✓							Slindon identified as SD25 settlement. However there are currently no sites with potential.	Rejected in SHLAA - Ref: AR028 - Not Suitable
	Warningcamp	Land r/o Nurses Cottage	✓							Warningcamp not identified as SD25 settlement.	Rejected in SHLAA - Ref: AR029 - Not Suitable or Available
		Land r/o 223 Warningcamp Lane	✓								Rejected in SHLAA- Ref: AR030 -Not Suitable
	Crossbush	Land n/o A27 & S/o Crossbush Lane	✓							Crossbush not identified as SD25 settlement.	Rejected in SHLAA - Ref: AR037 - Not Suitable
		Land at Crossbush (Site A)	✓								Rejected in SHLAA - Ref: AR038 - Not Suitable
Local Authority Area	Settlement	Site	Non Allocation	SDNP Local Plan Site Allocation					Summary	Justification	
				Category							
				a	b	c	d	e			
BRIGHTON & HOVE	Rottingdean	Dean Court Road	✓							Rottingdean not identified as SD25 settlement.	Rejected in SHLAA - Ref: BR001 - Not Suitable
	Woodingdean	Land w/o Falmer Road	✓							Woodingdean not identified as SD25 settlement.	Rejected in SHLAA - Ref: BR002 - Not Suitable
Local Authority Area	Settlement	Site	Non Allocation	SDNP Local Plan Site Allocation					Summary	Justification	
				Category							
				a	b	c	d	e			
	Bury	Bury Glebe	✓							Bury identified as an SD25 settlement. Site allocated in Neighbourhood Plan.	Rejected in SHLAA - Ref: CH002 - Not Suitable or Available
		Land e/o Coombe Crescent	✓								Rejected in SHLAA - Ref: CH003 - Not Suitable or Available
		Land at Joylons & Robins	✓								Identified in SHLAA as Site with Potential - allocated in Bury Neighbourhood Plan
	Byworth	Land at Hallgate Farm	✓							Byworth not identified as SD25 settlement.	Rejected in SHLAA - Ref: CH157 - Not Suitable
	Chilgrove	Chilgrove Farm	✓							Chilgrove not identified as an SD25 settlement.	Rejected in SHLAA - Ref: CH006 - Not Suitable or Available
		Charlton Sawmill	✓								Rejected in SHLAA - Ref: CH009 - Not Suitable
		Charlton Farm	✓								Rejected in SHLAA - Ref: CH011 - Not Suitable or Available
	Cocking	Land n/o Bell Lane	✓							Cocking identified as an SD25 settlement. However there are currently no sites with potential.	Rejected in SHLAA - Ref: CH170 - Not Suitable or Available
	East Ashling	Bulbecks Field	✓							East Ashling not identified as an SD25 settlement.	Rejected in SHLAA - Ref: CH012 - Not Suitable
	East Dean	Land at Manor Farm House	✓							East Dean (West Sussex) not identified as an SD25 settlement.	Rejected in SHLAA - Ref: CH014 - Not Suitable
		Land e/o Manor Farm House	✓								Rejected in SHLAA - Ref: CH015 - Not Suitable
		Droke Farm	✓								Rejected in SHLAA - Ref: CH018 - Not Suitable
		Land s/o Butchers Lane	✓								Rejected in SHLAA - Ref: CH173 - Not Suitable or Available
	Eartham	Farm Buildings George Inn	✓							Eartham not identified as an SD25 settlement.	Rejected in SHLAA - Ref: CH155 - Not Suitable
		Land at Egmont Road				✓					Identified in SHLAA as potential allocation site - Ref: CH063; Housing Allocation Site in pre Submission Local Plan.
	Cowdray Works Yard						✓			Identified in SHLAA as potential allocation site - Ref: CH064; Housing Allocation Site in pre Submission Local Plan.	
	Primary School Site				✓					Identified in SHLAA as potential allocation site - Ref: CH072; Housing Allocation Site in pre Submission Local Plan.	

CHICHESTER	Easebourne	1&2 Rotherfield Mews	✓						Easebourne identified as an SD25 settlement. Easebourne does not have a Neighbourhood Plan.	Identified in SHLAA as potential allocation site but constrained by adjacent hospital. Site not well related to existing residential areas of Easebourne but considered to be better utilised for medical or community uses. Site is outside the settlement boundary in Regulation 19 draft Local Plan.
		Land at King Edward VII Hospital	✓							Identified in SHLAA as potential allocation site - Ref: CH185. Planning permission granted in 2016 for 54 residential units (Ref: SDNP/15/02213/FUL)
		Rothersfield	✓							Rejected in SHLAA - Ref: CH065 - Not Suitable or Available
		Land e/o Buddington Lane	✓							Rejected in SHLAA - Ref: CH162 - Not Suitable
		Land s/o Hollist Lane	✓							Rejected in SHLAA - Ref: CH163 - Not Suitable
	Fernhurst	Land at Chase Manor Farm	✓							Rejected in SHLAA - Ref: CH024 - Not Suitable or Achievable
		Land at Hawksfold	✓							Rejected in SHLAA - Ref: CH026 - Not Suitable
		Garage site at Old Glebe	✓							Identified in SHLAA as having potential subject to parking being relocated
		Fernhurst Glebe	✓						Fernhurst identified as an SD25 settlement. Sites allocated in Neighbourhood Plan.	Identified in SHLAA as potential allocation site - Ref: CH025
		Syngenta	✓							Identified in SHLAA as potential allocation site - Ref: CH159
		Hurstfold Farm	✓							Identified in SHLAA as potential allocation site - Ref: CH175
		Land w/o Haslemere Rd	✓							Rejected in SHLAA - Ref: CH150 - Not Suitable
	Fittleworth	Land on Church Lane	✓							Rejected in SHLAA - Ref: CH030 - Not Suitable or Available
		Fleet Cottage	✓							Identified in SHLAA as potential allocation site - Ref: CH032
		Land at Dunrovin	✓						Fittleworth identified as an SD25 settlement and are progressing a Neighbourhood Plan.	Identified in SHLAA as potential allocation site - Ref: CH033
		Coal Yard	✓							Identified in SHLAA as potential allocation site - Ref: CH186
		Land n/o A283 Sorrels Farm	✓							Rejected in SHLAA - Ref: CH034 - Not Suitable
	Funtington	Land at the Grange	✓						Funtington not identified as an SD25 settlement.	Rejected in SHLAA - Ref: CH177 - Not Suitable
	Graffham	Land at Popple Hill Cottage	✓						Graffham identified as SD25 settlement. However there are currently no sites with potential.	Rejected in SHLAA - Ref: CH035 - Not Suitable
		Land at Graffham	✓							Rejected in SHLAA - Ref: CH036 - Not Suitable
		Land r/o Almhouses	✓							Rejected in SHLAA - Ref: CH037 - Not Suitable
	Halnaker	Land w/o Park Cottage	✓						Halnaker not identified as SD25 settlement	Rejected in SHLAA - Ref: CH152 - Not Suitable
	Lavant	West Lavant Field	✓						Lavant identified as SD25 settlement. Sites allocated in Neighbourhood Plan.	Rejected in SHLAA - Ref: CH047 - Not Suitable
		Land at Fordwater Road	✓							Rejected in SHLAA - Ref: CH048 - Not Suitable
		Land e/o Churchmead Close	✓							Rejected in SHLAA - Ref: CH049 - Not Suitable
		Land n/o of Lavant Down Rd	✓							Rejected in SHLAA - Ref: CH054 - Not Suitable or Available
		Land w/o of Midhurst Road	✓							Rejected in SHLAA - Ref: CH055 - Not Suitable
		Land at Staple House	✓							Rejected in SHLAA - Ref: CH057 - Not Suitable
Land North of Pook Lane		✓						Identified in SHLAA as potential allocation site - Ref: CH050		
Church Farm		✓						Identified in SHLAA as potential allocation site - Ref: CH148		
Eastmead Industrial Estate		✓						Rejected in SHLAA - Ref: CH160 - Not Suitable		
Midhurst	84a Petersfield Road		✓					Midhurst identified as SD25 settlement. Midhurst does not have a Neighbourhood Plan.	Rejected in SHLAA - Ref: CH062 - Not Available; allocated in Regulation 18 draft Local Plan but removed from Regulation 19 draft Local Plan	
	Land s/o Barlavington Valley	✓							Rejected in SHLAA - Ref: CH067 - Not Suitable	
	Depot & Brickworks				✓				Identified in SHLAA as potential allocation site - Ref: CH153 and CH164; Housing Allocation Site in pre Submission Local Plan.	
	Holmbush Caravan				✓				Identified in SHLAA as potential allocation site - Ref: CH069; Housing Allocation Site in pre Submission Local Plan.	
	Brisbane House				✓				Identified in SHLAA as potential allocation site - Ref: CH133 (Land at Fairway in Pre Submission Local Plan); Housing Allocation Site in pre Submission Local Plan.	
	Lamberts Lane				✓				Identified in SHLAA as potential allocation site - Ref: CH066; Housing Allocation Site in pre Submission Local Plan.	

	Park Cresecent				✓					Identified in SHLAA as potential allocation site - Ref: CH128; Housing Allocation Site in pre Submission Local Plan.
	Ambulance Station	✓								Identified in SHLAA as potential allocation site - Ref: CH189
	Bowls Club	✓								Identified in SHLAA as potential allocation site - Ref: CH188
	N of Royal Oak	✓								Rejected in SHLAA - Ref: CH130 - Not Suitable or Available
	Woodland E of Southlands Park	✓								Rejected in SHLAA - Ref: CH131 - Not Suitable
	Land e/o Pitsham Lane	✓								Rejected in SHLAA - Ref: CH165 - Not Suitable
	Land at New Road				✓					Not identified in SHLAA but within settlement of Midhurst; allocated in Preferred Options but removed from Pre Submission Local Plan
	Land w/o Half Moon Pub	✓								Rejected in SHLAA - Ref: CH166 - Not Suitable
Northchapel	Land w/o Valentines Lea	✓								Rejected in SHLAA - Ref: CH074 - Not Suitable
	Land s/o Northchapel	✓								Rejected in SHLAA - Ref: CH076 - Not Suitable or Available
	Land s/o Primary School	✓								Rejected in SHLAA - Ref: CH077 - Not Suitable
	Oaklands	✓								Rejected in SHLAA - Ref: CH081 - Not Suitable
	Land e/o Luffs Meadow	✓								Rejected in SHLAA - Ref: CH145 - Not Suitable
Petworth	Land e/o Hampers Common	✓								Rejected in SHLAA - Ref: CH088 - Not Suitable or Available
	Land s/o Herbert Shiner	✓								Rejected in SHLAA - Ref: CH089 - Not Suitable
	Land w/o Station Road	✓								Rejected in SHLAA - Ref: CH093 - Not Suitable
	Land s/o school	✓								Rejected in SHLAA - Ref: CH095 - Not Suitable
	Land n/o Hampers Common	✓								Rejected in SHLAA - Ref: CH097 - Not Suitable
	Land s/o Playing Field	✓								Rejected in SHLAA - Ref: CH099 - Not Suitable
	Land at junction Tillington Rd	✓								Rejected in SHLAA - Ref: CH101 - Not Suitable
	Grove Farm Allotments	✓								Rejected in SHLAA - Ref: CH102 - Not Suitable or Available
	Land at Allotments & Scout Hut	✓								Rejected in SHLAA - Ref: CH103 - Not Available
	Land E of North Street	✓								Rejected in SHLAA - Ref: CH139 - Not Suitable
	Quarry Farm Grove Lane	✓								Rejected in SHLAA - Ref: CH140 - Not Suitable
	Land r/o Rothermead	✓								Identified in SHLAA as potential allocation site - Ref: CH092
	Square Field	✓								Identified in SHLAA as potential allocation site - Ref: CH094
	Land N of Northend Close	✓								Identified in SHLAA as potential allocation site - Ref: CH096
	Land S of Rothermead	✓								Identified in SHLAA as potential allocation site - Ref: CH100
	E of Littlecote	✓								Identified in SHLAA as potential allocation site - Ref: CH146
Rogate	W of Woodpeckers	✓								Rejected in SHLAA - Ref: CH105 - Not Suitable or Available
	Land S of Hugo Platt	✓								Rejected in SHLAA - Ref: CH106 - Not Suitable or Achievable
	Land S of Parsonage Estate	✓								Rejected in SHLAA - Ref: CH107 - Not Suitable
	Land at Parsonage Estate	✓								Identified in SHLAA as potential allocation site - Ref: CH110
	Garage at Parsonage	✓								Identified in SHLAA as potential allocation site - Ref: CH094
	Land E of Sans Songe	✓								Rejected in SHLAA - Ref: CH109 - Not Suitable
Rake	Land S of London Road	✓								Rake not identified as SD25 settlement. Rejected in SHLAA - Ref: CH111 - Not Suitable
Selham	Selham Sawmill	✓								Selham not identified as SD25 settlement. Rejected in SHLAA - Ref: CH151 - Not Suitable
Singleton	Land S of Old Rectory	✓								Rejected in SHLAA - Ref: CH113 - Not Suitable
	Land N of Charlton Rd	✓								Rejected in SHLAA - Ref: CH114 - Not Suitable
	Manor Farm	✓								Rejected in SHLAA - Ref: CH115 - Not Suitable or Available
	Land N of Primary School	✓								Rejected in SHLAA - Ref: CH116 - Not Suitable or Available
	Glebe, Half House & Paddocks	✓								Rejected in SHLAA - Ref: CH117 - Not Suitable or Available
	Land N of Pays Farm Cottages	✓								Rejected in SHLAA - Ref: CH121 - Not Suitable
	Land to S of Settlement	✓								Rejected in SHLAA - Ref: CH179 - Not Suitable

South Harting	Land S of Loppers Ash				✓			South Harting identified as an SD25 settlement.	Identified in SHLAA as potential allocation site - Ref: CH118; Housing Allocation Site in pre Submission Local Plan.
	Land N of the Forge					✓			Identified in SHLAA as potential allocation site - Ref: CH122; Housing Allocation Site in pre Submission Local Plan.
West Dean	Land at Church Lane	✓						West Dean not identified as an SD25 settlement.	Rejected in SHLAA - Ref: CH179 - Not Suitable
	Land East of the Warren	✓							Rejected in SHLAA - Ref: CH182 - Not Suitable
	Land West of the Warren	✓							Rejected in SHLAA - Ref: CH183 - Not Suitable
	Manor Farm A286	✓							Rejected in SHLAA - Ref: CH184 - Not Suitable

Local Authority Area	Settlement	Site	Non Allocation	SDNP Local Plan Site Allocation					Summary	Justification
				Category						
				a	b	c	d	e		

Binsted	Land at Place Farm	✓						Identified as an SD25 settlement.	Rejected in SHLAA - Ref: EA124 - Not Suitable
	Land at Clements Close					✓			Identified in SHLAA as potential allocation site - Ref: EA002; Housing Allocation Site in pre Submission Local Plan.
Blackmoor	Land w/o Church Cottages	✓						Not identified as an SD25 settlement.	Rejected in SHLAA - Ref: EA084 - Not Suitable
	Former Apple Packing Station	✓							Rejected in SHLAA - Ref: EA141 - Not Suitable
Blendworth	Land adj. to B'worth Church	✓						Not identified as an SD25 settlement.	Rejected in SHLAA - Ref: EA123 - Not Suitable
Buriton	Land at Buriton House	✓						Identified as an SD25 settlement.	Rejected in SHLAA - Ref: EA006 - Not Suitable
	Land off Greenway Lane					✓			Rejected in SHLAA - Ref: EA135 but allocated for housing in Pre-Submission draft Local Plan.
	Land at Kiln Lane		✓						Identified in SHLAA as potential allocation site - Ref: EA005. Included in Preferred Options Local Plan but not included in Pre-Submission Local Plan
Chawton	Land adj. Winchester Road	✓						Identified as SD25 settlement. However there are currently no sites with potential.	Rejected in SHLAA - Ref: EA008 - Not Suitable
Clanfield	Land w/o North Lane	✓						Not identified as an SD25 settlement.	Rejected in SHLAA - Ref: EA009 - Not Suitable
	Land e/o Little Hyden Lane	✓							Rejected in SHLAA - Ref: EA010 - Not Suitable
	Land n/o Hambledon Road	✓							Rejected in SHLAA - Ref: EA011 - Not Suitable
	Land e/o East Meon Road	✓							Rejected in SHLAA - Ref: EA012 - Not Suitable
	Land w/o East Meon Road	✓							Rejected in SHLAA - Ref: EA013 - Not Suitable
	Manor Farm	✓							Rejected in SHLAA - Ref: EA136 - Not Suitable
	Observatory House	✓							Rejected in SHLAA - Ref: EA137 - Not Suitable
East Meon	Land r/o Duncombe Road	✓						Identified as an SD25 settlement. Sites allocated in Neighbourhood Plan.	Rejected in SHLAA - Ref: EA014 - Not Achievable
	Land s/o Coombe Road	✓							Rejected in SHLAA - Ref: EA015 - Not Suitable
	Land e/o Chapel Street	✓							Rejected in SHLAA - Ref: EA016 - Not Suitable
	Land r/o Coombe Road Terrace	✓							Identified in SHLAA as potential allocation - Ref: EA128
	Land off Workhouse Lane	✓							Identified in SHLAA as potential allocation - Ref: EA129
East Worldham	Land at Blanket Street	✓						Not identified as SD25 settlement.	Rejected in SHLAA - Ref: EA100 - Not Suitable, Available and Achievable
	Land w/o Wyck Lane	✓							Rejected in SHLAA - Ref: EA102 - Not Suitable
	Land at Park Farm	✓							Identified in SHLAA as potential allocation site - Ref: EA101
Farringdon	Land at Farringdon Mill	✓						Identified as an SD25 settlement. However there are currently no sites with potential.	Rejected in SHLAA - Ref: EA017 - Not Available or Achievable
	Land n/o Longmoor Road	✓							Rejected in SHLAA - Ref: EA024 - Not Suitable
	Land s/o Wolfmere Lane	✓							Rejected in SHLAA - Ref: EA025 - Not Suitable
	Eurohm Works	✓							Rejected in SHLAA - Ref: EA140 - Not Achievable

EAST HAMPSHIRE

Greatham	Fern Farm				✓			Greatham identified as SD25 settlement.	Identified as potential allocation site in SHLAA - Ref: EA160; allocated for Gypsy pitches in Regulation 19 draft South Downs Local Plan
	Liss Forest Nurseries					✓			Identified in SHLAA as potential allocation - Ref: EA022; Housing Allocation Site in pre Submission Local Plan.
High Cross	Highcross Poultry Farm	✓						Not identified as an SD25 settlement.	Rejected in SHLAA - Ref: EA139 - Not Suitable or Available
Horndean	Land off Downhouse Road	✓						Not identified as an SD25 settlement.	Rejected in SHLAA as potential allocation site - Ref: EA026 - Not Suitable or Available
	Anchor Meadow	✓							Rejected in SHLAA as potential allocation site - Ref: EA027 - Not Suitable
Liphook	Land w/o Hollycombe Close	✓						Not identified as SD25 settlement.	Rejected in SHLAA - Ref: EA030 - Not Suitable or Achievable
	Land s/w of South Road	✓							Rejected in SHLAA - Ref: EA031 - Not Suitable or Available
	Land adj. Longmoor Road	✓							Rejected in SHLAA - Ref: EA032 - Not Suitable
	Land at Bohunt Manor	✓							Rejected in SHLAA - Ref: EA033 - Not Suitable
Liss	Land adj. Eden Lodge	✓						Liss identified as SD25 allocation site. Sites allocated in Neighbourhood Plan.	Rejected in SHLAA - Ref: EA036 - Not Suitable
	Land at Hawksmead	✓							Rejected in SHLAA - Ref: EA039 - Not Suitable
	Land at Clarks Farm	✓							Rejected in SHLAA - Ref: EA040 - Not Suitable
	Land at Hilliers Nurseries	✓							Rejected in SHLAA - Ref: EA042 - Not Suitable or Available
	Land at Rake Road	✓							Rejected in SHLAA - Ref: EA158 - Not Suitable
	Liss Forest Nurseries	✓							Identified in SHLAA as potential allocation site - Ref: EA022
	Land at Inwood Road	✓							Identified in SHLAA as potential allocation site - Ref: EA034
	Land at Hilliers Nurseries	✓							Identified in SHLAA as potential allocation site - Ref: EA038
	Land at Farnham/Station Rds	✓							Identified in SHLAA as potential allocation site - Ref: EA043
Liss Forest	Holly Wood	✓					Identified as an SD25 settlement (together with Liss). Sites allocated in Neighbourhood Plan.	Rejected in SHLAA - Ref: EA104 - Not Suitable	
Petersfield	Land s/o 115 Sussex Road	✓						Identified as an SD25 settlement. Sites allocated in Neighbourhood Plan.	Rejected in SHLAA - Ref: EA047 - Not Suitable
	Land at Buckmore Stables	✓							Rejected in SHLAA - Ref: EA048 - Not Suitable
	Land s/w of The Causeway	✓							Rejected in SHLAA - Ref: EA061 - Not Suitable
	Land w/o Tilmore Road	✓							Rejected in SHLAA - Ref: EA063 - Not Suitable
	Land w/o Upper Tilmore Road	✓							Rejected in SHLAA - Ref: EA065 - Not Suitable
	Land s/o Sussex Road & Russell Way (a)	✓							Rejected in SHLAA - Ref: EA068 - Not Suitable
	Land at Causeway Farm	✓							Rejected in SHLAA - Ref: EA069 - Not Suitable
	Land s/o Paddock Way	✓							Rejected in SHLAA - Ref: EA071 - Not Suitable
	Land s/o the Causeway	✓							Rejected in SHLAA - Ref: EA072 - Not Suitable
	Land r/o the Causeway	✓							Rejected in SHLAA - Ref: EA073 - Not Suitable
	Tews Engineering	✓							Rejected in SHLAA - Ref: EA075 - Not Suitable
	Buckmore Stables	✓							Rejected in SHLAA - Ref: EA076 - Not Suitable
	Land e/o Tilmore Road	✓							Rejected in SHLAA - Ref: EA077 - Not Suitable
	Unit 1 & 2 Domes Durford Rd	✓							Rejected in SHLAA - Ref: EA079 - Not Suitable
	Land s/o Sussex Road	✓							Rejected in SHLAA - Ref: EA080 - Not Suitable
	Land e/o Russell Way	✓							Rejected in SHLAA - Ref: EA081 - Not Suitable
	Land s/o Russell Way	✓							Rejected in SHLAA - Ref: EA082 - Not Suitable
	Land s/o Sussex Road & Russell Way (b)	✓							Rejected in SHLAA - Ref: EA107 - Not Suitable
	Land n/o Reservoir Lane	✓							Rejected in SHLAA - Ref: EA111 - Not Suitable
	Land adj. to railway	✓							Rejected in SHLAA - Ref: EA118 - Not Suitable
Land at Tilmore West	✓						Rejected in SHLAA - Ref: EA145 - Not Suitable		
Land at Penns Field	✓						Identified in SHLAA as potential allocation site - Ref: EA050		

		Land at Buckmore Farm	✓								Identified in SHLAA as potential allocation site - Ref: EA051
		Land at Larcombe Road	✓								Identified in SHLAA as potential allocation site - Ref: EA054
		Land s/o Durford Road	✓								Identified in SHLAA as potential allocation site - Ref: EA055
		Land in High Street, Dragon Street	✓								Identified in SHLAA as potential allocation site - Ref: EA057
		Land at the Causeway	✓								Identified in SHLAA as potential allocation site - Ref: EA062
		Land w/o Bell Hill	✓								Identified in SHLAA as potential allocation site - Ref: EA070
		Land w/o Causeway	✓								Identified in SHLAA as potential allocation site - Ref: EA074
		Lower Tilmore	✓								Identified in SHLAA as potential allocation site - Ref: EA108
		HCC Depot Paddock Way	✓								Identified in SHLAA as potential allocation site - Ref: EA112
		Community Centre, Love Lane	✓								Identified in SHLAA as potential allocation site - Ref: EA115
	Selborne	land r/o Ketcher's Field				✓					Identified in SHLAA as potential allocation site - Ref: EA085; Housing Allocation Site in pre Submission Local Plan.
		Land at Burlands	✓								Identified as an SD25 settlement.
		Land under the Hill	✓								Rejected in SHLAA - Ref: EA087 - Not Suitable
		Land at Honey Lane	✓								Rejected in SHLAA - Ref: EA088 - Not Suitable
		Land r/o Queens Hotel	✓								Rejected in SHLAA - Ref: EA111 - Not Suitable
	Sheet	Land at Broadlands Meadow	✓								Rejected in SHLAA - Ref: EA146 - Not Suitable
		Land at Kingsfernsden	✓								Rejected in SHLAA - Ref: EA052 - Not Suitable
		Land at Pullens Lane					✓				Rejected in SHLAA - Ref: EA053 - Not Suitable or Achievable
		Behind Old Riding School									Identified in SHLAA as potential allocation site - Ref: EA078; Housing Allocation Site in pre Submission Local Plan.
		Land at Farnham Road	✓								Identified in SHLAA as potential allocation site - Ref: EA159; Housing Allocation Site in pre Submission Local Plan.
	Steep	Land e/o Hays Cottages	✓								Identified in SHLAA as potential allocation site - Ref: EA091
		Land s/o Church Rd & Mill Lane					✓				Rejected in SHLAA - Ref: EA094 - Not Suitable
	Stroud	Land at Ramsdean Road									Identified in SHLAA as potential allocation site - Ref: EA153; Housing Allocation Site in pre Submission Local Plan.
							✓				Identified as an SD25 settlement.

Local Authority Area	Settlement	Site	Non Allocation	SDNP Local Plan Site Allocation					Summary	Justification
				Category						
				a	b	c	d	e		
EASTBOURNE	Eastbourne	Land at Paradise Drive	✓							Rejected in SHLAA - Ref: EB002 - Not Suitable
		Land bounded by Peppercombe Rd & Longstone Rd	✓							Rejected in SHLAA - Ref: EB003 - Not Suitable or Available
		Field at Burown Down	✓							Rejected in SHLAA - Ref: EB006 - Not Suitable, Available or Achievable

Local Authority Area	Settlement	Site	Non Allocation	SDNP Local Plan Site Allocation					Summary	Justification	
				Category							
				a	b	c	d	e			
	Bramber	Annington Farm & St.Marys Hse	✓							Not identified as an SD25 settlement.	Rejected in SHLAA - Ref: HO001 - Not Suitable
	Coldwaltham	Land at Bridge Nurseries	✓								Rejected in SHLAA - Ref: HO008 - Not Suitable
		Glebe Church Lane	✓								Rejected in SHLAA - Ref: HO010 - Not Suitable, Achievable or Available
		Land at London Road						✓			Identified in SHLAA as potential site allocation - Ref: HO015; Housing Allocation Site in Pre Submission Local Plan.
		Silverdale	✓								Identified in SHLAA as potential site allocation - Ref: HO009; site consented and being built out as of 2017

HORSHAM	Houghton Bridge	Houghton Bridge Caravan Site	✓							Not identified as an SD25 settlement.	Rejected in SHLAA - Ref: HO011 - Not Suitable
	Pulborough	Brookgate Farm, Marehill Rd	✓							Not identified as an SD25 settlement.	Rejected in SHLAA - Ref: HO023 - Not Suitable
	Steyning	Land at Kingsmead Close	✓							Not identified as an SD25 settlement.	Rejected in SHLAA - Ref: HO006 - Not Suitable
		Land at Horsham Rd	✓								Rejected in SHLAA - Ref: HO007 - Not Suitable
	Watersfield	Beasley Farmhouse	✓							Identified as an SD25 settlement. However a site is proposed to be allocated in Coldwaltham which would serve both villages' needs.	Identified in SHLAA as potential site allocation - Ref: HO014
		Land n/o River Lane	✓								Rejected in SHLAA - Ref: HO013 - Not Suitable
	Upper Beeding	Shoreham Cement Works							✓	Not identified as an SD25 settlement.	Not included within the SHLAA but allocated as a strategic site in Preferred Option Local Plan & Pre Submission Local Plan
College Road		✓							Rejected in SHLAA - Ref: HO025 - Not Suitable or Available		

Local Authority Area	Settlement	Site	Non Allocation	SDNP Local Plan Site Allocation					Summary	Justification
				Category						
				a	b	c	d	e		
	Cooksbridge	Malthouse Field	✓						Not identified as an SD25 settlement.	Rejected in SHLAA - Ref: LE115 - Not Suitable
		Land at Beechwood Lane	✓							Identified in SHLAA as potential allocation site - Ref: LE090
	Ditchling	103a Lewes Road	✓						Identified as an SD25 settlement. Sites allocated in Neighbourhood Plan.	Rejected in SHLAA - Ref: LE005 - Not Available
		Land at North End	✓							Rejected in SHLAA - Ref: LE016 - Not Suitable or Available
		Land adj. Park Barn Farm	✓							Rejected in SHLAA - Ref: LE081 - Not Suitable
	Falmer	s/o Mill Street	✓						Not identified as an SD25 settlement.	Rejected in SHLAA - Ref: LE013 - Not Suitable or Achievable
	Iford	Grain Dryer Site	✓						Not identified as an SD25 settlement.	Rejected in SHLAA - Ref: LE097 - Not Suitable
		Swanborough Farm	✓							Rejected in SHLAA - Ref: LE100 - Not Suitable
		Upper Stalls	✓							Rejected in SHLAA - Ref: LE101 - Not Suitable
	Kingston-near-Lewes	Land w/o Kingston Ridge	✓						Identified as an SD25 settlement.	Rejected in SHLAA - Ref: LE011 - Not Suitable
		Land at Kingston Rd	✓							Rejected in SHLAA - Ref: LE019 - Not Suitable
		Land n/o Wyevale Garden Cen.	✓							Rejected in SHLAA - Ref: LE096 - Not Suitable
		Land s/o Wellgreen Lane	✓							Identified in SHLAA as potential allocation site - Ref: LE014 but not allocated in Pre Submission Local Plan
		Land at Castelmer Fruit Farm						✓		Not included in SHLAA (details submitted after December 2016 publication); Housing Allocation Site in pre Submission Local Plan.
	Lewes	Phoenix Car Park Harveys Way	✓						Identified as an SD25 settlement. Sites allocated in Neighbourhood Plan.	Rejected in SHLAA - Ref: LE021 - Not Suitable or Available
		Spring Barn Farm Park								Identified in SHLAA as potential allocation site - Ref: LE116
		West of Winterbourne Hollow	✓							Rejected in SHLAA - Ref: LE033 - Not Suitable
		Former Southern Water Works	✓							Rejected in SHLAA - Ref: LE035 - Not Suitable or Achievable
		ESCC County Hall	✓							Rejected in SHLAA - Ref: LE039 - Not Available
		W part of Southover Build. Sussex Downs College	✓							Rejected in SHLAA - Ref: LE044 - Not Available
Pinwell Road		✓						Rejected in SHLAA - Ref: LE046 - Not Available		
Land w/o Malling Down		✓						Rejected in SHLAA - Ref: LE047 - Not Suitable		
Landport Club & Garages		✓						Rejected in SHLAA - Ref: LE051 - Not Achievable		
Buckwell Court		✓						Rejected in SHLAA - Ref: LE054 - Not Suitable		
Land off Hayward/Landport Rds		✓						Rejected in SHLAA - Ref: LE102 - Not Available		
St Marys Social Centre		✓						Identified in SHLAA as potential allocation site - Ref: LE059		
White Hart PH		✓						Identified in SHLAA as potential allocation site - Ref: LE103		

Local Authority Area	Settlement	Site	Non Allocation	SDNP Local Plan Site Allocation Category					Summary	Justification
				a	b	c	d	e		
LEWES		Wenban Smith	✓							Identified in SHLAA as potential allocation site - Ref: LE111
		Juggs Road	✓							Identified in SHLAA as potential allocation site - Ref: LE060
		West of North Street	✓							Identified in SHLAA as potential allocation site - Ref: LE057
		Magistrates Car Park	✓							Identified in SHLAA as potential allocation site - Ref: LE056
		North Street Quarter					✓			Identified in SHLAA as potential allocation site - Ref: LE040 - Strategic Site in Pre Submission Local Plan
		Ambulance Station	✓							Identified in SHLAA as potential allocation site - Ref: LE112
		St Annes Crecent	✓							Identified in SHLAA as potential allocation site - Ref: LE114
		Spring Barn Farm	✓							Identified in SHLAA as potential allocation site - Ref: LE116
		Land at South Downs Road	✓							Identified in SHLAA as potential allocation site - Ref: LE012
		Old Malling Farm					✓			Identified in SHLAA as potential allocation site - Ref: LE003; Housing Allocation Site in pre Submission Local Plan.
		Newhaven	Site 2 East Hill Road	✓						Identified in SHLAA as potential allocation site - Ref: LE48
			Land S/E Hill Road	✓						Identified in SHLAA as potential allocation site - Ref: LE092
			North of Wellington Road	✓						Rejected in SHLAA - Ref: LE024 - Not Suitable
			Land at Holmdale Road	✓						Rejected in SHLAA - Ref: LE093 - Not Suitable
		Peacehaven	Land at Kirby Farm	✓						Not identified as an SD25 settlement. Rejected in SHLAA - Ref: LE061 - Not Suitable
		Ringmer	Land off Vicarage Way	✓						Not identified as an SD25 settlement. Rejected in SHLAA - Ref: LE031 - Not Suitable
			Land at Middleham	✓						Rejected in SHLAA - Ref: LE045 - Not Suitable
		Rodmell	Land adj. Sunnyside & Ouseside Cottages	✓						Identified as an SD25 settlement. Rejected in SHLAA - Ref: LE086 - Not Suitable
			Land adj. Abergavenny Arms	✓						Rejected in SHLAA - Ref: LE095 - Not Suitable
			Land oppo. Martens Field	✓						Rejected in SHLAA - Ref: LE110 - Not Suitable
		Seaford	Normansal Park Avenue		✓					Identified in SHLAA as potential allocation site - Ref: LE089; allocated in Preferred Options Local Plan but removed from Pre Submission Local Plan
			Land E/O Barn Close	✓						Identified in SHLAA as potential allocation site - Ref: LE089
			76 Rookery Way	✓						Rejected in SHLAA - Ref: LE034 - Not Suitable
			Alfriston Road	✓						Rejected in SHLAA - Ref: LE094 - Not Suitable
		Land n/o Alfriston Rd	✓						Rejected in SHLAA - Ref: LE105 - Not Suitable	
		Princess Drive	✓						Rejected in SHLAA - Ref: LE108 - Not Suitable or Available	
		Land n/e of Firle Road	✓						Rejected in SHLAA - Ref: LE019 - Not Suitable	
	Fulking	Land at Clappers	✓						Not identified as an SD25 settlement. Rejected in SHLAA - Ref: MI001 - Not Suitable or Available	
	Hassocks	Land e/of Ockley Lane	✓						Rejected in SHLAA - Ref: MI004 - Not Suitable or Available	
		Land at Southdowns Farm	✓						Identified in SHLAA as potential allocation site - Ref: MI003	
		Streamside	✓						Not identified as an SD25 settlement. Identified in SHLAA as potential allocation site - Ref: MI009	
		Land w/of Lodge Lane	✓						Rejected in SHLAA - Ref: MI006 - Not Suitable or Available	
		Land e/o Lodge Lane	✓						Rejected in SHLAA - Ref: MI008 - Not Suitable	
	Poynings	Land at Poynings Road	✓						Not identified as an SD25 settlement. Rejected in SHLAA - Ref: MI007 - Not Suitable or Available	
	Pyecombe	Land between Church Lane & A23		✓					Identified in SHLAA as potential allocation site - Ref: MI005; Housing Allocation Site in pre Submission Local Plan but removed from Submission Local Plan as substantially built out.	
		Land n/o School Lane	✓						Rejected in SHLAA - Ref: MI010 - Not Suitable	

Local Authority Area	Settlement	Site	Non Allocation	SDNP Local Plan Site Allocation					Summary	Justification
				Category						
				a	b	c	d	e		
WEALDEN	Alfriston	Allotment Site				✓			Identified as an SD25 settlement.	Identified in SHLAA as potential allocation site - Ref: WE011; Housing Allocation Site in pre Submission Local Plan.
		Land at Kings Ride				✓		Identified in SHLAA as potential allocation site - Ref: WE013; Housing Allocation Site in pre Submission Local Plan.		
		Land at West Street	✓					Rejected in SHLAA - Ref: WE005 - Not Suitable		
	East Dean & Friston	Land adjacent to Village Hall	✓						Identified as an SD25 settlement.	Rejected in SHLAA - Ref: WE003 - Not Suitable
		Land behind Fridays		✓				Identified in SHLAA as potential allocation site - Ref: WE002; Housing Allocation Site in pre Submission Local Plan but removed from Submission Local Plan as substantially built out.		
	Wilmington	Land e/o Wilmington	✓						Not identified as an SD25 settlement.	Rejected in SHLAA - Ref: WE008 - Not Suitable or Available
		Land w/o Wilmington	✓					Rejected in SHLAA - Ref: WE009 - Not Suitable or Available		
Local Authority Area	Settlement	Site	Non Allocation	SDNP Local Plan Site Allocation					Summary	Justification
				Category						
				a	b	c	d	e		
WINCHESTER	Bishops Waltham	Land at Hoe Rd, Suetts Lane	✓						Not identified as an SD25 settlement.	Rejected in SHLAA - Ref: WI037 - Not Suitable
		Land off Rareridge Lane	✓					Rejected in SHLAA - Ref: WI038 - Not Suitable or Achievable		
		Hoe Road Sports Ground	✓					Rejected in SHLAA - Ref: WI040 - Not Available or Achievable		
	Cheriton	Mariners Farm	✓						Identified as an SD25 settlement.	Identified in SHLAA as potential allocation site - Ref: WI059. Subsequent to SHLAA publication, site owner informed that site is no longer available.
		Land North of A272						✓		Not included in SHLAA (details submitted after December 2016 publication); Housing Allocation Site in pre Submission Local Plan.
		Greys Bungalow	✓							Identified in SHLAA as potential allocation site - Ref: WI071
	Corhampton & Meonstoke	Land at Corhampton Lane	✓						Identified as an SD25 settlement.	Identified in SHLAA as potential allocation site - Ref: WI021
		Land East of Warnford Road (Houghtons Transport)					✓			Identified in SHLAA as potential allocation site - Ref: WI074; Housing Allocation Site in pre Submission Local Plan.
	Droxford	Northend Lane	✓						Identified as an SD25 settlement.	Rejected in SHLAA - Ref: WI025 - Not Achievable
		Land at Park Lane					✓			Identified in SHLAA as potential allocation site - Ref: WI060; Housing Allocation Site in pre Submission Local Plan.
		Land at Garrison Hill	✓							Rejected in SHLAA - Ref: WI047 - Not Suitable
	Exton	Land n/o Beacon Hill Lane	✓						Not identified as an SD25 settlement.	Rejected in SHLAA - Ref: WI051 - Not Suitable
	Hambledon	land adj. Village Hall West St.	✓						Identified as an SD25 settlement. However there are currently no sites with potential.	Rejected in SHLAA - Ref: WI054 - Not Suitable or Available
	Itchen Abbas	Land north of B3047(a)	✓						Identified as an SD25 settlement.	Rejected in SHLAA - Ref: WI063 - Not Suitable
		Land north of B3047(b)	✓							Rejected in SHLAA - Ref: WI064 - Not Suitable
		Land at Itchen Abbas House						✓		Identified in SHLAA as potential allocation site - Ref: WI035; Housing Allocation Site in pre Submission Local Plan.
	Meonstoke	Land e/o Rectory Lane	✓						Identified as an SD25 settlement together with Corhampton.	Rejected in SHLAA - Ref: WI018 - Not Suitable
		Land adj. Swanmore Primary	✓						Rejected in SHLAA - Ref: WI001 - Not Suitable	

Swanmore	Land at Dodds Lane	✓						Not identified as an SD25 settlement.	Rejected in SHLAA - Ref: WI031 - Not Suitable
	Little Vicarage Farm	✓							Rejected in SHLAA - Ref: WI036 - Not Suitable
Twyford	Northfields Farm	✓						Identified as an SD25 settlement and are progressing a Neighbourhood Plan.	Rejected in SHLAA - Ref: WI004 - Not Available
	Manor Farm	✓							Identified in SHLAA as potential allocation site - Ref: WI003
	Land at Northfields	✓							Identified in SHLAA as potential allocation site - Ref: WI056
	Land n/o Hare Lane	✓							Rejected in SHLAA - Ref: WI017 - Not Available or Suitable
Warnford	Manor Farm Dairy	✓						Not identified as an SD25 settlement.	Rejected in SHLAA - Ref: WI002 - Not Suitable
	Lippen Lane	✓							Identified in SHLAA as potential allocation site - Ref: WI028
West Meon	Meonwara Crescent Allotments	✓						Identified as an SD25 settlement.	Rejected in SHLAA - Ref: WI010 - Not Available
	Meadow House		✓						Identified in SHLAA as potential allocation site - Ref: WI009 but removed from Pre Submission Local Plan
	Floud Lane								Rejected in SHLAA - Ref: WI014 - Not Suitable
	Land at Long Priors					✓			Identified in SHLAA as potential allocation site - Ref: WI015; Housing Allocation Site in pre Submission Local Plan.
	Land e/o Floud Lane	✓							Rejected in SHLAA - Ref: WI055 - Not Suitable
Winchester	Land adj. Five Bridges Road	✓						Not identified as SD25 settlement.	Rejected in SHLAA - Ref: WI029 - Not Suitable
	Dykes Farm Easton Lane	✓							Rejected in SHLAA - Ref: WI034 - Not Suitable

APPENDIX 2:

SITE ALLOCATION FULL LANDSCAPE ASSESSMENTS

Appendix 2 Site allocation landscape assessments

Site allocation	SHLAA reference / name of site	Historic Landscape Character	Views and Visibility	Number of boundaries shared with existing settlement	Landscape framework	Contribution to key SDNPA landscape features and/or Special Qualities	Access & Highway impacts on landscape features	Ecological, Arch & HER constraints	Landscape Character	Landscape Sensitivity
SD58	WE11 Former Allotment site	The site is described as being within the Medieval Historic Core (AD1066-1499) of Alfriston. It contains a range of farm buildings of various ages, and former allotments to the north.	The site is visible from the riverside footpath (on both sides of the river) and occupies a prominent position in these views in the context of the setting of the town. The former allotment site is clearly discernable due to the existing trees on site and the cover that they provide. Existing houses (terrace on North Street) would have visibility onto the former allotments & existing trees. The site is visible from the car park on North Street.	The site is abutted by housing on the south and west boundaries. The eastern boundary faces the River Cuckmere, and the northern boundary abuts the former allotments.	The existing riparian character to the east is more tree'd in the vicinity of the town. Within the floodplain in open countryside this is less apparent. The former allotments to the north of the site are populated with self sown trees which make a significant contribution to the tree cover in the vicinity of the site. The riverside vegetation and space, are dominant features adjacent to the site	The location of the site within the medieval core of Alfriston and alongside the river means that it will impact on or have qualities which reflect SQs 1, 6 & 7	Existing farm access is alongside the river and has potential to be significantly detrimental to the rural character at this point along the riverside should highway requirements mean that the access is significantly altered and urbanised.	None known	The site is located within G1 Cuckmere Valley sides, H1, Ouse to Eastbourne Downs Scarpis located to the west and the Ouse to Eastbourne Scarp Footslopes to north. The landscape is dominated by the scarp topography.	The site is within the medieval core of Alfriston and is located adjacent to the riverside in a sensitive, high profile location. The existing agricultural buildings deter from the setting of the river and the public right of way along the riverside. Notwithstanding this the site is assessed as Medium/high sensitivity owing to the location within the medieval core of the village.
SD59	WE013 Kings Ride Farm, Kings Ride	The Sussex HLC defines the site as being late 20th Century settlement expansion	The site is visible as a relatively modern farmstead at the edge of the settlement where the Cuckmere valley side rises steeply away to the west. The South Downs Way passes the frontage of the site along Kings Ride. The site is likely to be visible from the opposite valley side as a series of large farm buildings which are cut into the valley side parallel to the contours. From the west the site is largely obscured by a mature hedgerow which runs along the southern edge of the SDW. Views may be more open during winter months. The buildings are cut into the slope and being relatively low on a large footprint have a less imposing presence in the landscape. Views from the north of the site are limited by the settlement, and by tree cover. To the south views are extensive over the downland from the southern part of the site and the site is equally exposed to visibility from the south as well, although at a distance it would appear as part of the settlement.	The site is located at the south-western edge of the settlement	The site is on the steeply sloped valley side which has been significantly levelled for the farm buildings. The valley rises above the site to the west and falls away to the east towards the River Cuckmere. There are several large agricultural barns on the site and associated hardstandings. There are recent low density housing developments to the east and north of the site which have a contrasting smaller residential scale from the agricultural structures. Kings Ride is tree lined with largely semi mature ash trees, although in the vicinity of the site this tree cover is diminished.	The site is located at the edge of a distinctive river valley settlement adjacent to the SDW National Trail	The existing access is likely to be adequate	None noted	The site is located on the boundary of the Cuckmere river valley sides area G1 and the Ouse to Eastbourne Downs Scarp slope - effectively on the valley crest which is visually sensitive on the skyline, to impacts of visible development over spilling the valley side.	The site has Medium Landscape Sensitivity due to its prominent and highly visible location on the upper valley sides of the Cuckmere valley and being alongside the SDW national trail. The topography and elevation of the site means that it is particularly visually sensitive from outwith the settlement
SD60	EA002 Land at Clements Close	Site is part of a large tract of land which is identified as Fieldscape, Early Enclosures field patterns of late medieval and early post medieval (14th-17th Century)	The site is visible as a field from the southern end of Clements Close. Views beyond the site are curtailed by mature trees and hedgerow along the eastern and southern boundaries. There are views of these boundary trees from PROW to the south west, properties within St Clements Close would have varying degrees of intervisibility with the site.	The site shares the western and northern boundaries with the far southern end of an existing late 20th C cul de sac development.	The site is an existing field laid to pasture. It is bounded by mature trees and hedgerow to all sides excepting those boundaries it shares with the rear of existing properties on Clements Close. The site slopes gently to the south. It is enclosed by vegetation. During the winter screening effects would be reduced.	none noted	The existing entrance at the end of Clements Close would appear to provide adequate access.	none noted	J1 East Hampshire Greensand Terrace, Binsted is noted for its area of more fertile agricultural soils within the Greensand area.	Low Medium Sensitivity , the site is not widely visible and relates to the existing recent settlement pattern.

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SD62	Land at Greenway Lane	HLC defines the site's historic character as late post-medieval resulting from regular, piecemeal enclosure. In the mid-19th century the site was part of a larger field occupying the land in between the historic routes of Greenway Lane and Petersfield Road. Settlements like Buriton are located along the spring line, and water continues to characterise this landscape through historic exploitation such as mill ponds. Settlements here are generally small and nucleated, with a low density of dispersal - leading to a strong sense of tranquillity. Buriton is thought to come from Old English meaning 'farm by the fortification' historically developing loosely, where spaces are key, focused around numerous historic routeways - these key access ways ultimately provide Buriton's historic settlement form.	The site is situated on gently rising ground and located in the far north-west of Buriton. The site is visible from local Rights of Way including the long-distance promoted route the Shipwright's Way. Buriton is characterised by its situation nestled within the landscape affording few views of built form when looking locally or from longer distances.	The site is bound on one side by existing development.	The site lies within the remaining fieldscape created in the post-medieval. This part of the South Downs is characterised by the greensand terraces with wooded hills beyond and small spring-line villages at the foot of the scarp. The steeply wooded hangers retain ancient woodlands and sunken lanes are typical cutting across the terrace.	The site lies close to designated hanger woodland providing a characteristic backdrop to the spring-line settlement, surrounding hangers include Buriton Hanger to the south. A number of rights of way including the Shipwright's Way run close to the site and provide key opportunities for recreation and to experience the landscape's strong sense of tranquillity. This landscape character area is noted for its consistency and Buriton shares many characteristics with other spring line villages such as Cocking.	It is likely access would be via Greenway Lane an existing gate currently provides access to the site but the road bends to the north and south of this point therefore there may be difficulties ensuring sufficient line of sight. If the existing gate cannot be used a new access through this historic field boundary will need to be created.	The site lies within the East Hampshire Hangers Biodiversity Opportunity Area (BOA) - similar to statutory and non-statutory designations it provides key opportunities to ensure wildlife enhancements can be achieved alongside any changes to a site. The surrounding woodlands are designated Ancient Woodlands and are also Local Wildlife Sites and a Local Nature Reserve exists at the old Lime Works.	SDILCA Character area J2: East Meon to Bury Greensand Terrace. Ponds within the settlement are particularly characteristic of Buriton, as are narrow, hedge-lined and/or sunken lanes. Fertile soils (Grade 3) lead to mostly arable land uses, and the landscape is characterised by a strong sense of tranquillity. The dramatic views of the chalk escarpment and the small often medieval settlements focused upon springs and developed around farms and churches are also typical elements of this landscape.	Medium to High Sensitivity due to a location likely exposed in both short and longer distance views and in parallel the extension of the settlement which does not reinforce the settlement pattern.
SD63	SD63 Land South of the A272 at Hinton Marsh Cheriton	The SDNP HLC defines the northern area of the site as Post 1800 Expansion Settlement and the southern area as Early Enclosures	The site is reasonably well contained by surrounding built form and boundary vegetation. Views from Hinton Ampner Park (National Trust) are reasonably well screened by a strong treeline to east of the site with filtered views possible in winter seen in the context of existing dwellings. There are glimpsed views from the A272 but these are limited. Views from the south are screened by topography. Distant views from the high ground to the north (including from Battle of Cheriton 1644 Registered Battlefield) are possible but are unlikely to be significantly affected due to the site being seen in the context of surrounding dwellings, assuming a layout and built form which is comparable in character/height.	The site is on the edge of the settlement and adjoins properties to the northern and western boundaries and the back garden of a property to the south	The northern area of the site comprises two properties set further back from the A272 than adjacent properties in generous garden plots with mixed boundaries of mature hedging, trees and close board fencing. The southern area comprises a paddock field on the lower valley sides with ground rising south-eastwards. The site's eastern boundary is open, defined by a post and rail fence. The fields to the south and parkland to the east contains mature treelines and woodland blocks.	None noted	Access from the A272 likely to be possible without adverse impacts	Close proximity to Hinton Ampner Parkland	SDILCA Landscape Character Area E4 Itchen Valley	Medium Sensitivity due to the nature of views from the high ground and Hinton Ampner and the edge of settlement location. A carefully designed development with density and height to mirror existing and adjacent properties with appropriate landscape treatment would not appear incongruent

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SD64	Land South of London Road, Coldwaltham	Coldwaltham is fundamentally a medieval village, although its origins are likely much earlier. The Roman Road (Stane Street) lies parallel with the village to the north - making a key connection to the mansion at Hardham. Both Watersfield and Coldwaltham reference the local landscape in their names looking to the valley as opposed to the plateau. Coldwaltham is a linear settlement made up of farmsteads, small cottages and the church hugging the edge of the contours away from but within easy reach of the floodplain. The relationship with the floodplain meadows and higher ground at Coldwaltham is significant to the local landscape character and the settlement itself. HLC defines the site as late post-medieval Parliamentary Enclosure.	The site is exposed in long distance views from the south and south-west as a result of its location on the rising land on the north side of the Arun valley. The site is also visible from the main road (A29) which runs through the village. Views from the south are significant, particularly from the opposite side of the valley. The site is part of a visual 'gap' in development between Watersfield and Coldwaltham.	The site is bound on one side by existing modern development.	The site lies within a fieldscape created in the late post-medieval likely as part of the Parliamentary Enclosures. The network of rights of way and roads in this area have a strong relationship with the contours many running cross-contour, accessing the floodplain seasonally. Many of the routes survive as rights of way. The site itself is the remaining part of a historic field whose boundaries remain in the landscape despite the modern development south west of Brook Lane.	The site itself has received funding and effort to re-establish wildflower grassland under a hay meadow management regime has been undertaken. The value for wildlife and the site's character contribute significantly to local character - helping to establish a better relationship between the valley bottom and the village, whilst supporting the wider landscape qualities of the National Park. The development potentially would also result in the loss of village allotments - which contribute to health and well-being amongst other benefits.	Access would likely be direct on the main A29 which is a significant barrier to sustainable travel. This would result in the loss of part of the historic field boundary, and severance of existing GI.	The site lies adjacent to a Sussex Wildlife Trust Reserve, SSSI, Ramsar and SPA - an internationally important site for freshwater habitats and the birds they support. A designated Local Wildlife Site is also very close to the site. The site itself is significant as a recently established wildflower meadow - a habitat declining due to lack of management. An RSPB Reserve lies further south and the site and whole valley is part of the Houghton to Coldwaltham Biodiversity Opportunity Area.	SDILCA Character area L2: Rother Farmland and Heath Mosaic, and immediately adjacent to Arun and Lower Rother Floodplain. The site and its context is typical of these character areas, with unenclosed commons and water meadows. Views from the chalk scarp are noted as a key sensitivity.	High (to very high) Sensitivity due to the ecological value already on the site and its positive contribution to local character. The very close presence of internationally significant wetlands. The contribution the site makes to the gap between Coldwaltham and Watersfield - the development of which would not support the settlement pattern of either village. The likely visual impact in the wider landscape.
SD66	WI060 Park Lane	The SDILCA HLC defines the site as being the northern part within the Post 1800 settlement expansion and the southern part of the site being Recent Enclosures Field patterns of 18th-19th Century.	The site is not visible from Park Lane due to the dense boundary privet hedge along the frontage of the site. In views from further to the west beyond the settlement edge trees on the site are visible with views to Droxford Church spire beyond. The site would be viewed in the context of the settlement in these views but landmark views to the church should be retained and will limit the height of any development. From the PROW at the foot of the valley side to the west there are views across the settlement and any development would need to appear seamless with the settlement pattern, grain and scale in these views.	The site is adjacent to the rear boundaries of properties on Police Station Lane and to the east of the existing school.	The site is a large former (horticultural) nursery and there is a mixture of existing sheds, greenhouses and buildings on the eastern part of the site. There are a number of mature trees on site which may refer back to the site as a field prior to its current (defunct) use. The site boundaries are largely hedged and the majority of the site is laid to grass with limited hardstanding. There is a stand of conifer (?) trees on the southern boundary of the site. To the east the boundary is shared with the school. Access is very narrow along Park Lane 7 there does not appear to be an alternative access.	The site abuts the rear of the Droxford Conservation Area within the settlement.	Access to the site is very restricted and there are issues with access to the school beyond the site to the school. However given the size of the site it may be possible to overcome some of these issues.	The site is adjacent to the Conservation Area along its southern and part eastern boundary.	The SDILCA defines the sites as being within the Meon Valley E3 LCA	The site has Medium Sensitivity due to its potential risk to views of the church and the Conservation Area from the west of the settlement on the well loved circular PROW/permissive route and Wayfarers Walk long distance waymarked trail. Access to the site is problematic due to the narrow width of the Park Lane and its combined use by the school. It may be possible to overcome/mitigate these issues through additional road width and/or parking provision for the school as part of any scheme proposals & further advice should be sought on this issue from the highway authority.

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SD67	CH064 The Cowdray Estate, Works Yard	Sussex HLC defines the site as being largely within the Medieval core of Easebourne (AD 1066-1499). There is a small area of more recent settlement expansion to the south of the site.	The site is visible from Easebourne Lane although there is a flint wall along the boundary and the site is well contained (ie not sprawling). There are various barns and agro-industrial buildings of varying ages visible through the entrance on Easebourne lane. The site forms part of the wider Cowdray Estate infrastructure and appears well integrated into the surrounding settlement pattern through careful boundary treatments.	The site abuts the Easebourne Conservation area on its western and northern boundaries and is connected to the historic core in these locations. The southern and eastern boundaries of the site abut the boundary of the Cowdray parkscape.	The site is in active use for a variety of agricultural and estate management uses. It contains a network of agricultural buildings of varying sizes and ages together with an informal access road/track. The boundaries are clearly defined with flint walls and/or adjacent building walls. The site has a rural character due to the flint wall boundaries, set back from the road and the soft verges and areas of open ground within the site. There are a number of mature trees within the boundaries of the site which are important to local amenity and time depth.	The site is a large agricultural compound/yard used for estate management and other purposes. It has an established rural character and is clearly part of the Cowdray estate.	Existing access may not be adequate off Easebourne lane given the size of the site. Potential for detrimental impacts due to loss of existing boundary features.	The site is adjacent to Easebourne Conservation Area and Cowdray Park Registered Parkscape. Existing boundary treatments are important to the townscape quality.	SDILCA Landscape character area M1 North other Valley Sandy Arable Farmland.	Medium High Sensitivity due to historic nature of surrounding townscape and Cowdray estate character creating a sense of place. Impacts on the Registered parkscape likely due to potential for suburban development to impact on it's character. Alternative location needed for existing uses. Further Historic environment advice needed.
SD68	CH063 Former Allotment Land, West of Easebourne	Sussex HLC defines the site as being between an area of Medieval (AD1066-1499) historic core of Easebourne (<i>Eseburne</i>) and an area of more recent settlement expansion to the west. The site itself is not identified in the HLC and is a hole in the data. It appears on the 1846 os as an area of orchard in part with similar boundaries.	The site is contained within surrounding built form, there are views to and from the south of the site onto Egmont Road although these are limited by trees and hedgerows.	The site is contained within the settlement	The site is divided by a series of hedgerows into smaller field parcels and surrounded by built form of various ages. There are existing hedgerows and trees on the site.	The site is adjacent to the conservation area boundary on its eastern edge and forms a previously undeveloped parcel of land within the settlement	Access is not clear, from Egmont Road access would be likely to affect existing trees.	The site is adjacent to the conservation area and there are several listed buildings in the vicinity of the site. Further Historic environment advice needed.	SDILCA Landscape character area M1 North other Valley Sandy Arable Farmland.	Medium Landscape sensitivity due to enclosed nature of site. Historic impact assessment needed given surrounding context and hole in HLC data.
SD69	CH072 Sports Field r/o Easebourne School	Sussex HLC defines the site as being early modern settlement expansion - schools (AD1800-1913)	The site sits behind existing properties along Easebourne Street and is not visible from this location. There are well used PROW in the vicinity of the site, particularly to the west, the site is set down beneath the brow of a rise in the land and is not visible, although development of any height could be visible above the landform. to the south of the site the PROW to the allotments and beyond does not have visibility due to intervening landform and hedgerows. Adjacent properties may have visibility over the site which is currently a school field. Views from the Registered parkscape to the east are likely from the PROW where the site would be visible as part of the school grounds beyond existing houses.	The site abuts open countryside to the west and the rear boundaries of existing properties to the east. The school buildings are located south of the site.	The site is bounded by a hedgerow to the west. The eastern boundary is with the rear boundaries of adjacent dwellings. The southern boundary is not well defined as it adjoins the school complex of which the site is a part. The site is sloping towards the east & Easebourne Street.	None noted	Access off Church Lane is likely to be detrimental to the rural character given the size of the site. Existing access to school problematic due to poor connection to site and potential for this to be detrimental to local character.	Cowdray House GII* Registered Parkscape to east of site	SDILCA Landscape character area M1 North other Valley Sandy Arable Farmland.	Medium Landscape sensitivity due to the existing use of the site, the relationship with the landform and surrounding properties. Views and impact on the registered parkscape to the east would require further study to ensure that these matters can be fully mitigated through good quality design. Access is unclear.

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SD70	WE002 Land behind Fridays, Gilberts Drive	Informal fieldscapes. Late post medieval (AD 1600- AD1799) Hedged boundaries, fields and paddocks around East Dean.	Open view of site from Gilberts Drive for some distance to the south of the village. The site has a boundary of mature trees to the north which contribute to the tree'd setting of the village within the valley.	Although the site appears in plan to be enclosed by settlement, in reality this is not the case. The land rises from Gilberts Drive to the north and faces south, away from the village. It does not form a natural extension to the village in it's entirety because of this. The lower part of the site is better related to existing 20th century development where the boundary is more obviously along the valley floor and contained between the recreation ground, existing flint walls and garaging.	The landscape is most dominantly typical open downland, with limited tree cover within the valleys and mini scarp, and settlements. East Dean is well tree'd in contrast to the surrounding downland (excepting Friston Forest) the site has boundaries of mature trees which contribute to the setting of the village. It would be detrimental to obscure views of these trees through development.	Special qualities 6 & 7 as for WE001, also Special quality 1 - Diverse and inspirational landscapes; this site is on the cusp of the valley descent which leads to the seascape below. It also forms an important part of the setting to East Dene where other entracnes to the village have been eroded by highways design and other suburban expansion.	Highway access to the lower part of the site is unlikely to be problematic in landscpae terms. Gaining access and developemnt on the upper part of the site would lead to landscpae and visual impacts owing to the elevation and high visibility of the site. The alignment of a road to access properties would have to be across the contours owing to the orientation of the site and its topography. This would cause significant visual and landscape impact.	3no Listed buildings are on, or adjacent to the boundary; Underhill House (GII) to the west of the site; The Old Bakehouse (GII) to the north west and The Cottage/The Croft (GII) to the north,	SDILCA Character Area A1 Ouse to Eastbourne Open Downs, site is located on the side of a dry valley (noted landscape topographical feature) Medieval core of East Dean is a notable feature. The garden estate of Friston is described as an unusual suburban influence in the landscape. this places emphasis on the need to preserve the medieval core of East Dean. Overall the setting of East Dean is typical of the open downs character.	The lower part of the site relates well to the existing settlement in terms of topography, size and relationship to surrounding uses and densities. This has a Medium sensitivity . The upper part of the site which relates to the setting of the village is of High sensitivity .
SD71	AR011 Land to the East of Elm Rise	Fieldscapes, Early 20th century (AD 1914- AD 1945)	The site is widely visible from a number of locations to the immediate south, east and west of the site where it abuts the settlement edge. The boundary to the east is probably most sensitive where the site is viewed from bridleways which provide access onto the wider downs and the site is viewed as part of the undeveloped Findon Valley sides. From the opposite valley side to the west the site is visible as an open field at the current settlement edge.	3 – to the south east and west	The site is a field laid to pasture with some subdivision. There are mature hedged boundaries to the north west and east, domestic rear gardens to the south. Located on the eastern Findon valley side and is the most southerly extent of the open undeveloped valley side.	The site forms the southern most extent of a sweep of open countryside which extends into Findon along the valley side.	Access likely to be possible from Beech road to the west, potential for impact on the existing trees and hedgerow.	Existing trees and hedgerows around the site.	SDILCA Character Area A3 Arun to Adur Open Downs	Medium sensitivity in western section, Medium high sensitivity to east as the site becomes more elevated and views from the bridleway would be affected.
SD72	AR018 Soldiers Field House, Soldiers Field Lane	Sussex HLC define sht esite as late 20th Century settlement expansion, large farmstead dated AD1945-present	The site is visible from the adjacent PROW as a large dwelling. It is also visible from the PROW to the east and Nephote Green to the south.	The site abuts the boundaries of 2 adjacent dwellings	The site is part of a large farm complex of exsiting equine based facilities and buildings	The site is visible from Nephote Green	Exsiting access likely to be adequate	none noted	SDILCA Landscape Character Area A3 Arun to Adur Open Downs	Medium sensitivity due to the PDL status, Views to the west are sensitive from the wider downland and impacts on the adjacent PROW. Impacts on setting of Nephote Green.
SD73	EA022 Liss Forest Nurseries, Petersfield Road	The site is identified as Fieldscape, recent enclosures, fieldscape of the 18th and 19th Century.	The site is located in a prominent position on Petersfield Road. It is well screend behind a mature hedgerow, although the roofs of the existing glasshouses can be seen above this. The access ot the sits is well screened and does not provide visibility to the site beyond. From the eastern side of the site there is a PROW which crosses the adjacent field alongside the site boundary. Glasshouse roofs are visible from this location but surrounding boundary hedge screens low views.	The site abuts development to the south and north and is PDL	The site is enclosed behind mature hedgerows. There are mature trees on site and large existing glasshouses. To the east a tract of fields and PROW and to the west opposite the site are further fields. There are large numbers of exsiting trees and the landscape beyond the site has a wooded character.	None noted the site is PDL	Exsiting access is very well screend and is not imposing on the street scene despite the size of the site. It is likely that the size of the site would require highway improvements which are likely to be detrimental to local character.	none noted	SDILCA K1 Rother Valley Mixed Farmland and Woodland. Although also on the boundary with the area K2 , Kingsley / Blackmoor mixed woodland and farmland vale.	Medium Sensitivity , the size of the site and it's location within the centre of the settlement makes it more sensitive than would normally occur for a PDL site.
SD76	WI035 Itchen Abbas House	The site is on the edge of the historic settlement core - pre 1800s settlement. It also abuts the valley floor character type to the south and recent enclosures to the east.	The site is well contained within the surrounding built form and well tree'd garden area of the main house. There are glimpsed views from adjacnet PROW but these are limited and would be within the context of the existing built form, provided designs were consistent with existing character.	The site is enclosed to all sides by domestic boundaries except the northern edge where it abuts a domestic scale paddock.	The site is set within the established mature grounds of Itchen Abbas house. It is located at the lowest part ofthe site and relates well to surrounding built form and the settlement pattern.	Contribution to settlement pattern of historic settlement	Existing access likely to be adequate	Close proximity to Avington Park Grade II* Registered Parkscape.	SDILCA Character area E4 Chalk valley Systems - Itchen Valley. The site is very close to the River Itchen and fits with the settlement pattern of buildings hugging the river valley floor.	Low-Medium Sensitivity landscape impact could be minimised provided development is well designed and in charatcer with the surrounding built form.

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SD77	Land at Castelmer Fruit Farm, Kingston nr Lewes	The HLC defines the site as late 20th Century regenerated woodland on what was previously enclosed land - shown on the 1st Edition OS Map (1846-1901). Previous to that, it is likely it was open downland. The site includes a historic track which runs perpendicular to the main road (Ashcombe Lane), north of the track is Juggs Road, also a historic route which runs between Kingston and Lewes. Development in this part of Kingston is first shown on the 4th Edition OS map where properties and small scale orchards were created laying out the broad pattern of settlement seen today at the site.	The site is not visible in any direct views from Ashcombe Lane. As a result of the site's sloping topography the site is potentially exposed in views from rights of way to the south and south-east. The visual exposure increases further from the main road (Ashcombe Lane) as the site extends into open countryside. As a result of topography and land cover the site is not likely to be clearly visible in views from the north.	The site is bound on one side by existing development, by virtue of it being set back behind existing dwellings.	The site lies within the remaining fieldscape created post 1920, contemporary with the original orchard planting. This part of the South Downs is characterised by chalk grassland and woodland on the steeper slopes. Minor lanes and tracks descend the valley sides and are typically historic. The landscape is of medium scale and the site boundary comprises trees and hedgerows on all but the side adjacent to existing settlement which remains open.	The site lies adjacent to a designated local wildlife site (chalk grassland).	Existing access track from the Ashcombe Lane is a single width track and may need to be widened. However, the track is used by an existing business and properties in its current state.	The site lies adjacent to a designated Local Wildlife Site (LWS). There may be opportunity to improve its condition (in same ownership). Two areas of archaeological importance lie close to the site's south-eastern and north-western boundary. An HER record also lies within the LWS.	SDILCA Character area G2: Ouse Valley Sides. The valley is complex, displaying a range of slope gradients, from steep cliffs to gentle slopes, creating ever changing vistas and experiences as well as settings to settlements. Kingston near Lewes is one of a number of medieval nucleated settlements which run along the gentler slopes of the Ouse valley.	Medium Sensitivity due to likely visual impact in wider landscape. The site includes some previously developed land where existing properties and greenhouses stand. The allocation site is located adjacent to existing housing within Kingston-near-Lewes and is considered to be well-related to the village. The site is partly previously developed land and redevelopment for housing could potentially remediate any localised land contamination associated with the current use (MOT garage). The area the site is located within an area with several environmental designations but it is considered that there is scope to suitably mitigate any impacts. As such, the site was considered to be suitable for a modestly sized housing allocation site which utilised the previously developed land and some of the orchard land.
SD79	LE003 Old Malling Farm	Early post medieval fieldscapes, AD1500-1599, planned private enclosure. Hedged boundaries.	Very complex visibility pattern owing to valley side location and topography of the spur on which the site is located. Clearly visible from Landport Down open access land to west. Visible from Ouse Valley Way (OVW) to north and west. Would not appear as a natural settlement extension in any of these views. Views from Malling Down to east. Views from Hamsey to north east. Close proximity views to the east are well screened by trees along the top of the former railway embankment.	Old Malling Conservation Area to south, and railway line/road to east, housing beyond this. Not a clear relationship with the settlement pattern due to topography and severance by the railway and necessary stand-off from the CA.	Old railway line route in cutting (now SNCI) to eastern boundary, lined with trees on both sides of cutting. Trees to all field boundaries. Largely overgrown/ unmaintained hedge. Further replacement planting with atypical poplars along the northern boundary. Site is two arable fields. Site sits on a spur which forms the eastern side of the Ouse Valley and juts out into the valley floor. Surrounding higher ground of the chalk ridge creates a dramatic setting for the town.	SQ1 forms part of OVW which is stunningly diverse, SQ2, OVW, Old Malling CA and site itself is tranquil. SQ6 & 7 Self evident in age of landscape & settlement.	New entrance to north of site only vehicular access point due to deep railway line cutting on eastern edge. Means that all traffic will pass along existing residential road. Disruption of existing residential amenity. Entrance visible from Hamsey & could intrude visually into the valley landscape	Railway line is SNCI, OV is SSSI. Fieldscapes are medieval and post medieval. Settlements are medieval. Listed building (college ruin - dates to medieval.	G2 Ouse Valley Sides - away from the roads, the valley sides form a tranquil, rural setting to the floodplain	High sensitivity due to impacts on the OVW and the CA to the south. Tranquillity and perceived human activity would significantly change the character of a large section of the OVW leading into Lewes in a transitional area between town and country.
SD80	Malling Brooks, Lewes									No assessment - employment, urban, permission granted
SD81	EA112 HCC Depot off Paddock Way	Post 1800 Settlement expansion, existing HCC Highways Depot	The site is visible from Paddocks Way as an industrial area, there is a PROW which passes along the southern boundary of the site which connects to recreation ground to the south. It is truncated by the A3. The site is not consistent with the surrounding residential land use.	All boundaries contained within existing built form	The site is bounded to all sides by security fencing and hedgerow of varying depth. It is a fully surfaced site with buildings located along the south-eastern boundary. The mainline railway runs along the western boundary of the site and access to the site from the east is through a residential area.	none noted	Existing access to the property is assumed to be adequate.	none known	SDILCA K1 Rother Valley Mixed Farmland and Woodland.	Low Sensitivity , the site is PDL, inconsistent with surrounding residential land and contained within the settlement pattern. Alternative land needed for use.

Appendix 2 Site allocation landscape assessments

Site allocation	SHLAA reference / name of site	Historic Landscape Character	Views and Visibility	Number of boundaries shared with existing settlement	Landscape framework	Contribution to key SDNPA landscape features and/or Special Qualities	Access & Highway impacts on landscape features	Ecological, Arch & HER constraints	Landscape Character	Landscape Sensitivity
SD81	CH164 Former Brickworks Site, Station Road	The Sussex HLC defines the site as being early 20th century sand extraction dated AD1914-1945 it also notes the site as Midhurst common alias Woolbedding Common.	The site is set within the wooded over common land and has limited visibility in the wider landscape as a result. However the extent of the site boundary would be likely to create an intrusion into the SSSI which would be visible (and permanent) from a large area of the common. Particularly the western edge of the site.	The site is not connected to the settlement directly having been previously a sand quarry, then brickworks located on the common.	The site has been in industrial/mineral use for many years and as a result has a scale and character which is unrelated to the sensitive surroundings of the Midhurst Common and heathland. The site is largely cleared of existing features and the landform has been modified to accommodate manufacturing activity. The site is largely vacant apart from the existing sheds on the eastern part of the site and has few other remaining industrial features. There are vehicle tracks through the site although these do not appear to be surfaced. The site boundary appears to be drawn quite notionally, particularly along the western edge of the site, extending for a long distance beyond the existing built form. Surrounding land use is a distinct contrast of light industrial scale buildings within the wooded setting of the former common land. There is no public access to the site, the common beyond is open access land and appears well used. Overall the landscape is undulating, although the site has been modified through the extractive activity.	The site is common land and SNCI	Existing access is likely to be adequate.	The site is within and surrounded by the Midhurst Common SNCI	The SDILCA identifies the site as being within the L2 Rother Farmland and Heath Mosaic	The site is a former mineral workings with existing sheds and buildings on the eastern edge of the site. The western part of the site intrudes beyond the build form and into the common where residential development would appear incongruous and intrusive. In the future areas of the afforested common are likely to be cleared for timber and heathland creation which could increase the visual sensitivity of the landscape. The site has a varied sensitivity across from the west where it would be Medium High Landscape Sensitivity to the east where it would be lower in the area of existing built form - Medium Landscape Sensitivity . Suggested that any future proposals for the site should be prepared in conjunction with any heathland management plan for Midhurst Common in order for a scheme to take full account of future landscape change in its preparation and also to maximise mutually sustaining solutions for both residential properties and the landscape.
SD82	CH069 Holmbush Caravan Park	The Sussex HLC defines the site as being an inactive sand extraction pit, dated early 20th Century, AD1914-1945	The site is a former sand pit which has not been infilled. It is very hidden from surrounding views as a result and is quite detached from the surrounding settlement pattern. Previously used as a mobile home park, the site is now disused. The vegetation on site is surprisingly mature and the lake which remains from the sand pit has a natural edge which is well stocked with trees and other vegetation. There are limited views in or out of the site and where they occur at the entrance for example and from nearby adjoining properties they are quite limited by tree cover.	The site is surrounded by existing development and was previously a residential caravan park.	The site has evidence of ornamental planting possibly undertaken for the caravan park - resinets gardens etc, but the more dominant vegetation on the sides and the floor of the former pit appear to be largely naturally regenerated and are typical of the sandstone heathland ecology.	None noted although the site has potential to be a valuable local space given public access.	existing access likely to be adequate	ecology survey needed - possible reptile habitats	SDILCA Landscape character area L2 Rother Farmland and Heath Mosaic	The site has an unusual history which makes it PDL. However it does have inherent landscape character qualities and potential heathland opportunities which make it medium sensitivity . Opportunities for enhancing this aspect should be sought.
SD83	CH133 Brisbane House, The Fairway	Sussex HLC defines the site as Late 20th Century settlement expansion dated AD1945-present)	The site is visible from The Fairway as a disused area of land to the front of modern flats in 3 large 3 storey blocks. It is visible from these dwellings in part. There is significant tree stands and woodland in this area which seem to be associated with the former sand pit.	the site is enclosed by surrounding development.	The site is set down below the level of the adjacent A286 due to the former sand pit adjacent. As a result it has a private and isolated character this is further enhanced by the high degree of tree cover and lack of other development in the view. A tunnel which formed part of the Midhurst Chichester (?) railway now closed is located to the south of the site and is fenced off but accessed for maintenance.	none noted	Existing access assumed to be adequate.	Railway tunnel of industrial archaeological interest	SDILCA Landscape character area L2 Rother Farmland and Heath Mosaic	Low Sensitivity due to PDL status and restricted views. Railway tunnel context is important and existing trees are important to site context.

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SD84	CH066 Midhurst Grammer School	Sussex HLC defines the site as late 20th century expansion - school AD 1945- present.	The site is visible from Lamberts lane as a Tennis courts and a low building housing a youth centre with associated car parking and access. It is highly visible in longer views from the north due to the open aspect of the academy school fields. Existing trees on the site make a notable contribution to the edge of these fields which are newly established with security fencing. Well used lane for pedestrians and parents with young children (nursery to north).	The site is within the town fabric on the edge of the settlement surrounded by school fields to the north and housing to the south.	The site comprises hard standings, surfaced tennis courts grass verges, trees and some built form. The trees make an important contribution to the fabric of the town in this location owing to the urban influence of the academy grounds layout. Lambert Lane is notable to the south east where it is within the conservation area and there are good quality walled boundaries and building curtilage features to the east of the site.	none noted	Existing access likely to be adequate	listed building opposite site & conservation area.	Landscape Area M1 Rother Valley Sandy Arable Farmland, site not typical due to urban location	Medium Sensitivity due to brownfield status reducing sensitivity. Conservation area and high visibility of site needs to be factored into design process. Careful appropriate local character approach.
SD85	CH128 12 Park Crescent	Sussex HLC defines the site as late 20th Century settlement expansion	The site is locally visible from surrounding properties and roads as a steeply rising area of pasture/lawn. The site is bounded by trees and scrub to the north west which limits visibility from this direction	the site is on the edge of the settlement adjacent to the boundary of adjacent properties	The site is a small steeply sloping area of land laid to lawn/pasture. It is part of the plot associated with the adjacent dwelling house. In an area of quite high density housing.	none noted	Access likely to be problematic owing to existing levels and property boundaries.	none noted	SDILCA Landscape Character Area M1 North Rother Valley Sandy Arable Farmland	Low Medium Sensitivity due to small size of site and limited visibility, topography could result in increased visual impact from development of the site.
SD87	MI005 Land between Church Lane and A23	Sussex HLC defines the site as late post medieval fieldscape, dated AD1600-1799	The site is well contained by mature and overgrown hedgerow at the south east corner and along the A23 corridor which runs along the eastern boundary of the site. Views to the site from the surrounding downland are possible from the south and the surrounding PROW network which is extensive and includes the SDW which passes the site. Adjacent properties along the northern edge of the field overlook the site below.	the site abuts existing property boundaries to the west and north, these are low density detached dwellings.	The site is a field bounded by mature hedgerow to the east and south. The land is steeply sloped falling from the west to east. To the north and west the boundaries are less well structured and have a variety of garden boundary types. The field curves around the line of dwellings to the south west and the hedgerow along this edge of the field is important for screening of views from the downs to the south. There are also views from the higher part of the field to the west out to higher ground in the east. The site is surrounded by and dominated by highway impacts from the A23 and the adjacent service station to the south of the site which is well used as a local facility.	none noted	Access to the site is not clear, the southern hedgerow line is very important to retain for screening and structure in the existing landscape. Its removal could expose views beyond the field in many directions from the surrounding PROW network. The existing field access to the western boundary is between two properties and is at the highest part of the site.	none noted	SDILCA Landscape character area A2 Adur to Ouse Open Downland	The site has Medium Sensitivity due to views from the surrounding downland and PROW network. These are in the context of the surrounding trunk road junction and service station. Existing hedgerow is important to retain and development should reflect surrounding densities to minimise visual impact and maintain consistency with surrounding character.
SD88	EA085 Land to the rear of Ketchers Field	HLC defines the site as being within an area of post 1800 settlement expansion	The site is to the north of existing housing development situated to the east of Selborne village. The site is visible from the PROW to the east at the entrance to the site off Ketchers Field. The site is bounded by hedgerow and there is a further PROW which rises up the hillside to the north east. Views from this path are variable depending on the management of the agricultural field. Views from Sothington Lane to the east of the site are largely blocked by the deep sided hedgerows which line it, there are views at the field entrance to the south.	The site is connected on the southern boundary to the existing Ketchers Field development. The remaining boundaries are to open countryside. The northern boundary is open to tracks and PROW which pass the site.	The site is sloped to the south and is at an elevation of between 120 and 130 AOD. The site is currently used for seasonal workers accommodation and there are several huts which provide this. The surrounding boundaries are hedged.	None noted	Highway access is shown onto the PROW to the south of the site which is likely to impact on the users of this route.	none noted	SDILCA character area J1 East Hampshire Greensand Terrace.	Medium high sensitivity the site is located on an existing PROW within the National Park. The site is not large scale and has buildings on it, it is located on the outer edge of existing development in a highly sensitive location. Existing screening may not be adequate to mitigate for potential effect.

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SD89	EA159 The Old Riding School, Pulens Lane	The SDILCA HLC defines the site as being within the valley floor, being the floodplains of all the major rivers and streams in the area indicated by contours. Includes valley floor fields, woodlands, marsh, water meadows and fishponds.	The site is visible from the Rotherlands nature reserve as a continuation of the wooded river valley. It is visible from the properties along Pulens Lane which have rear gardens facing onto the site, and from the PROW which crosses the Rother to the north west.	The site abuts rear gardens of post war housing to the west.	The site sits on the banks of the River Rother, a major landscape feature in the SDNP and in Petersfield. The site comprises a large linear field which is bounded by rear gardens to the south east and the river Rother to the north. The course of the river is heavily treed and noted in biodiversity terms for it's alder woodland. The site has significant green infrastructure sensitivity given it's floodplain character and location. The Tilmore Brook runs to the south of the site and there is a cycle way along it.	The site has importance in relation to the setting of the River Rother as a major landscape feature in the SDNP and as part of the townscape features of Petersfield.	Access to the site is unclear. In landscape terms an access to the north of the site would be preferable.	Rotherlands LNR is adjacent to the site and shares many characteristics with it, along the river corridor is a SINC. The fields are identified as BAP habitat floodplain grazing.	SDILCA identifies the site as being within the M1 North Rother Valley Sandy Arable Farmland LCA	The site is Medium High Sensitivity due to the biodiversity constraints of the site and its setting, together with the importance of the River Rother as a major valley feature. Development may be possible on parts of the site (towards the north west) however access, public access to the river, biodiversity issues and design and layout issues mean that this is a complicated site which needs significant care to be successful.
SD90	CH118 Land South of Lopper Ash	Sussex HLC defines the site as being late 20th Century fieldscapes dated AD1945-present	The site is visible along the lane on slightly higher ground forming the edge of the existing field. There is no eastern boundary and the site is exposed to views to and from the chalk ridge. Development would obscure views out to the chalk ridge in this location. Views from the ridge are unlikely to be significantly affected due to the site being seen in the context of surrounding dwellings, assuming a layout which is comparable in character.	The site is on the edge of the settlement and adjoins two properties to the northern and southern boundaries	The site is part of an existing field which leads to the footslopes of the chalk downs. There is no hedgerow in this location and the existing bank alongside the lane is open to views of the ridge. The lane leads onto Hill Lane and the PROW network up to the downs, SDW and Harting down.	The views from north of the site towards the chalk ridge are notable	Access would involve regrading to achieve suitable levels	none noted	SDILCA Landscape Character Area J2 East Meon to Bury Greensand Terrace	Medium Sensitivity due to the views towards the chalk ridge and the edge of settlement location. Careful development with density to mirror existing and adjacent properties would not appear incongruent.
SD91	CH122 Land North of the Forge	Sussex HLC defines the site as being late 20th Century fieldscapes dated AD1945-present. There is a small section of medieval fieldscapes along the watercourse dated AD410-1066 associated with Harting Mill.	The site is visible from the laneside as part of an existing field which rises up above the village to the north.	The site adjoins existing single dwellings to the west and the east.	The site is part of an existing arable field. There is no boundary hedgerow along the roadside. To either side of the site there are existing dwellings and opposite the site is a recent housing development	the site contains medieval fieldscapes	access off the lane assumed to be adequate	Conservation area to east of site and listed building	SDILCA Landscape character area J2 East Meon to Bury Greensand Terrace	Medium high sensitivity for the eastern section classed as medieval fieldscapes and associated with the watercourse and mill Lane which is included in the conservation area, Medium Sensitivity for the western part of the site which adjoins existing property to the west.
SD92	CH123 Steadham Business park / Steadham Sawmill	Sussex HLC defines the eastern part of the site as being Late post Medieval common edge settlement dated AD1600-1799 and the western part of the site as being early modern AD1800-1913 wooded over common land	The site is largely contained within woodland, currently used as a sawmill and for other business and light industrial uses (storage visible). These are most visible from the open access land to the west of the site. There is a PROW which passes the eastern boundary, this is lined with leyland cypress trees and is incongruous with the surrounding more native and heathland vegetation. There are close up views of the site buildings from this route. To the east along the PROW horse pasture and wider views are possible. There are views to the site through the entrance onto the A272.	The site is separate from the settlement	The site is adjacent to an important area of commonland (Iping Common) and is surrounded by woodland to the west. To the east of the site is an area of horse pasture and polo fields beyond. The site comprises a large area cleared for woodland which appears to be regenerating and the built area of the site which comprises industrial buildings and associated screening vegetation.	The site is within an important area for heathland regeneration	Existing access thought to be adequate. Access to village needed.	Iping common SSSI to south of site over A272, Adjacent to site is Open Access Land which extends over Iping common	SDILCA Landscape character area L2 Rother Farmland and Heath Mosaic (southern part of site) and M1 to the northern part of site North Rother Valley Sandy Arable Farmland	The site is Medium High Sensitivity due to its important and sensitive location adjacent to Iping common and limited connectivity to the settlement. However the site is PDL and offers potential for heathland regeneration.

Appendix 2 Site allocation landscape assessments

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SD93	EA153 Land on south side of Church Road close to junction with Mill Lane	The SDILCA HLC defines the area that the site is within as post 1800 Settlement Expansion	The site is visible from Church Road as a sloped field adjacent to the village hall and nursery school. The boundaries of the site are mature and wooded which is consistent with surrounding well wooded character. The context of the site is viewed as being within a dispersed linear settlement pattern along Church Lane where properties and open land together with large gardens make for a low density of characteristic cottages and larger dwellings. The site is seen as one of these characteristic open spaces.	The site sits within the dispersed settlement pattern along Church Lane. The site is an undeveloped field which contributes to this character. To the west is the village hall, to the north there are several properties along the opposite side of Church Lane.	The site is a small scale sloping pasture/rough grass area to the east of the existing village hall and informal gravel surfaced car park. The whole site including the hall is bounded by mature trees consistent with the surrounding wooded landscape character. The site is within the informal and dispersed linear settlement pattern of Steep. Properties on the south side of Church Lane are generally in large plots, face the road and do not have any backland development. The site appears to be quite water logged and it is close to the watercourse which feeds into the Tilmore Brook. Development of depth on this site would be out of character with the surrounding settlement pattern whilst subdivision of the site would interrupt views of the mature wooded boundaries which are a major feature in views from Church Lane.	Existing mature boundary trees, wetland drainage towards the Tilmore Brook watercourse to the south, dispersed settlement pattern.	Existing access unlikely to be adequate and visibility splays would be likely to result in the removal of hedgerow.	Existing trees, wetland habitat	SDILCA defines the site as being within the J1 East Hampshire Greensand Terrace LCA	The site has Medium High Sensitivity for development of any density or depth owing to the surrounding settlement character which should be conserved. Development of the site would likely require access improvements to the site entrance which would be likely to erode local rural character. views of the boundary trees would be lost to development together with the loss of a distinctive open area in the settlement which contributes to it's rural character.
SD94	EA097 Land at Ramsdean Road	HLC defines the area as being fieldscapes, early enclosures dated from 14th-17th Century	The site is a prominent feild within the village and is visible from Ramsdean Road for some distance alongside the site.	The site is opposite dwellings on the west side of Ramsdean Road and abuts properties to the south..	The site is a field within a mosaic of fields, woodland and hedgerows on the settlement edge. Stroud is a spread out settlement which has been divided by the dominant A272 trunk road. The landscape is dominated by the chalk ridge to the south and there are many viewing points in and around the site. The site would be seen in views from the downland against the surrounding dispersed development pattern.	the site is an open fieldscapes which forms part of the dispersed settlement pattern of Stroud	Existing access is likely to be adequate	SINC to eastern boundary, Seven Stars Meadow, Site of Roman villa to east of this.	SDILCA area K1 Rother Valley Mixed woodland and farmland vale.	Medium sensitivity , the site is in a prominent location within the settlement and is adjacent to an SINC and existing watercourse.
SD95	CH125 Land South of Heather Close	The Sussex HLC defines the site as fieldscapes, informal enclosure dating from late 20 th century (AD 1945-present). Relates to a continuous wedge of land extending southwards from the Conservation Area	Visually well contained. No views from PROW, and views from public land contained to those at the site entrances, and a narrow glimpse from the B2146 at it's junction with Portal Close (where the scene is a residential context). Private views from dwellings on Portal Close and Heather Close, and perhaps also from Southbrook Lodge, some distance to the south (presently facing the existing settlement edge).	Two boundaries to the east and the north. Both of which are medium density housing. (Portal Close, immediately to the east is a modern development, completed within the last few years)	The site is visually well contained, interfacing with built form on Portal Close (to the east) and Heather Close (to the north), and a tree-belt (to the west). The site slopes gently away from the settlement towards densely tree-lined fieldscapes to the south.	The site attributes do not obviously fit within the definitions of any of the SDNPA's 7 special qualities or key landscape features. State of the SDNP report lists relevant pressures (on p27), including "increased urbanism and some loss of local distinctiveness". SDNPA PMP Policy 50 is relevant.	Access via adjacent housing estate(s) would not require major highway works. A development on this constrained site would be relatively small-scale, with proportionally minimal increase in pressure on the highway network. No PROW's would be affected.	The East Ashling Conservation Area lies close to the site's northern and north-eastern edge. A high proportion of listed buildings lie within it, along with recorded HER. No ecological designations lie close enough to the site to be potentially effected by development.	Q1 South Downs Upper Coastal Plain – a narrow strip of land forming a transition from the chalk downs to the north to the lower coastal plain to the south. Key sensitivities include the "secluded, rural setting" of West Ashling.	Low sensitivity due to the modest size of the site positioned as a logical extension to the settlement, on land which is largely not visible from publically accessible land, roads or PROW. Access via adjacent housing estate(s) is not likely to be problematic.
SD96	WI015 Long Priors	0102 Early Enclosures adjacent to post 1800 settlement expansion. Boundary is very variable along settlement edge and does not have historic hedgerow or boundary intact.	Views to rising ground to south west, views from adjacent recreation ground and residential properties. Higher part of site to north east more visible. FP 242 to west along field boundary, visible through hedge in part.	1 and a half.and the recreation ground to east.Northern boundary open to field.	Field is arable. Very weak boundaries - domestic property boundaries and line of semi mature trees along Long Priors. Some garden waste and use by equestrians on field. No northern boundary owing to field size and this site being a new development parcel.	Area is on the edge of the settlement away from the historic core, settlement expansion area is on the valley side and not on the river course. Surrounding agricultural land is quite open with a denuded hedgerow framework in places. Site forms part of that open farmed landscape of the valley sides.	Access likely to affect line of existing mature trees	none known of	E3 Chalk Valley Streams - Meon Valley, the site is elevated above the valley floor and sits at the edge of the settlement pattern on rising ground of the valley side. Largely arable valley sides and highly productive. Settlement tends to be located at river level. The south eastern part of the site is eroded in character due to proximity to surrounding ercent housing development and associated overspill influencing character. The northern part of the site is more typical and consistent with SDILCA.	Medium sensitivity , the site is visible from local PROW, is located on key landscape features (R Meon Valley sides) and is visible in long views owing to elevation. The southern part of the site is less sensitive owing to reduced visibility and influence of adjacent housing development. Northern part of site would be Medium/High sensitivity

APPENDIX 3: OMISSION SITES

These are the sites that are not proposed for allocation, but have been promoted in representations to the Pre-Submission South Downs Local Plan as suitable for allocation in the Local Plan for housing development. Some sites have been considered in the Strategic Housing Land Availability Assessment (SHLAA) published in 2016, whilst others have been put forward more recently and therefore too late for the SDNPA to assess in detail. All the housing omission sites are listed with their respected promoters by settlement.

Buriton:

Kiln Lane, Buriton

Various landowners

Cheriton:

Land South of Alresford Road, Cheriton

Mr Paul Cole

Coldwaltham:

Lodge Hill Activity Centre, Coldwaltham

Henry Adams

Land to east of London Road, Coldwaltham

T Cooper and M Spofforth

Land to west of London Road, Coldwaltham

T Cooper and M Spofforth

Cooksbridge:

Land at Beechwood Lane, Cooksbridge

Rydon Homes

Crossbush:

Land at Crossbush

Angmering Estate

Droxford:

Land at Union Lane, Droxford

Bargate Homes

East Dean (East Sussex):

Various small sites, East Dean (East Sussex)

The Gilbert Estate



East Meon:

SCU Leydene, East Meon (intensification)

Deansmoor Properties Ltd

Findon:

West of Nepcote, Findon

Landowner (unnamed), via Strutt & Parker

Glynde:

Various sites on Glynde Estate (around St Mary's Church and Wharf) and site near Tarring Nevill

Lewes District Green Party

Graffham:

Land at Homes of Rest, The Street, Graffham

Andrew Munton

Jevington:

Land at Eight Bells Public House, Jevington

DMH Stallard LLP

Kingston near Lewes:

Land South of Wellgreen Lane, Kingston near Lewes

David Hambrook

Liphook

Bohunt Manor, Liphook

Green Village Investments

Liss

Land north of Hill Brow Lane, Liss

Wates Developments Ltd

Midhurst

84a and 86 Petersfield Road, Midhurst

Stephen Prior

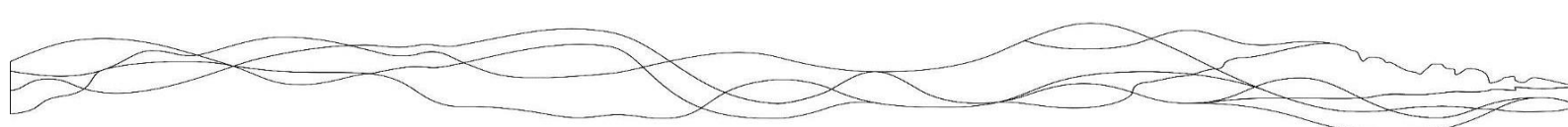
Barlavington Way, Midhurst (aka Barlavington Valley)

ICS Estates Ltd

Peacehaven

Hodden Farm, Peacehaven (aka Land at Telscombe Road, Peacehaven)

EPV (East Sussex) Ltd



Priors Dean

Warren Barn, Priors Dean (Travelling Showpeople)

Mr & Mrs Beach

Selborne

Land under The Hill, Selbourne (aka Barnfield)

Village Green plc

Burlands Field / Culverscroft, Selborne

Newton Valance Farm

Sompting:

Land west of Steepdown Road, Sompting

Thakeham Homes

Steyping:

Land at Sweetland, Steyping

CALA Group

Swanmore:

Land at Dodds's Lane, Swanmore

Consentium Ltd

Twyford:

Northfields Farm and adjacent land, Twyford

Twyford Parish Council

West Dean:

Various site on West Dean Estate

The Edward James Foundation

