


Appendix D

Sites with potential by settlement

Strategic Housing Land Availability Assessment Site: WE011

Former Allotment Site

2016 Recommendation

 Has Potential



Site Reference
WE011

Area
Wealden

Site Address
Former Allotment Site

Settlement
Alfriston
Parish
Alfriston

Source
Submission

Current Use
Agricultural buildings

Summary of Landscape Assessment
Medium/High Sensitivity The site is within the medieval core of Alfriston and is located adjacent to the riverside in a sensitive, high profile location. The existing agricultural buildings deter from the setting of the river and the public right of way along the riverside. Notwithstanding this the site is assessed as Medium/high sensitivity owing to the location within the medieval core of the village.

Summary of Suitability	Is the site suitable?
The site is located on the eastern edge of the village of Alfriston and is within the existing development boundary. It is wholly within the Alfriston Conservation Area and is adjacent to a Grade II listed building. The site does not appear to have direct access onto a public highway. The eastern edge of the site is located within flood zones 2 and 3. The form and layout of development would need to be carefully considered. Given its sensitive location and the outcomes of the landscape assessment (above), it is considered appropriate to limit development to the south of the site, where there are existing agricultural buildings. Due to the archaeological potential of the site, a pre-application assessment will be required.	Yes

Summary of Availability	Is the site available?
The site is has two owners and they have previously indicated that the site would be available immediately.	Yes

Summary of Achievability	Is development on the site achievable?
There is no reason to indicate why development on the site could not be achieved, provided a suitable and safe access to the site can be established.	Yes

Assessment Recommendation	Has Potential
----------------------------------	----------------------

Reason for Rejection
Not Applicable.


Site Area (Ha)	Estimated Yield	0-5 years	6-10 years	11-15 years
0.2	6	0	6	0

Strategic Housing Land Availability Assessment

Site: WE013

Kings Ride Farm

2016 Recommendation

 Has Potential



Site Reference
WE013

Area
Wealden

Site Address
Kings Ride Farm

Settlement
Alfriston
Parish
Alfriston

Source
Submission

Current Use
Farm buildings

Summary of Landscape Assessment
The site has Medium Landscape Sensitivity due to it's 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.

Summary of Suitability	Is the site suitable?
Site suitable given buildings already exist, and the site would naturally round off the built-up area. Requires sensitive design to mitigate landscape impact.	Yes

Summary of Availability	Is the site available?
Site considered available for development.	Yes

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

Assessment Recommendation	Has Potential
----------------------------------	----------------------

Reason for Rejection
Not applicable.

Site Area (Ha)
0.37

Estimated Yield
6

0-5 years
6

6-10 years
0


11-15 years
0

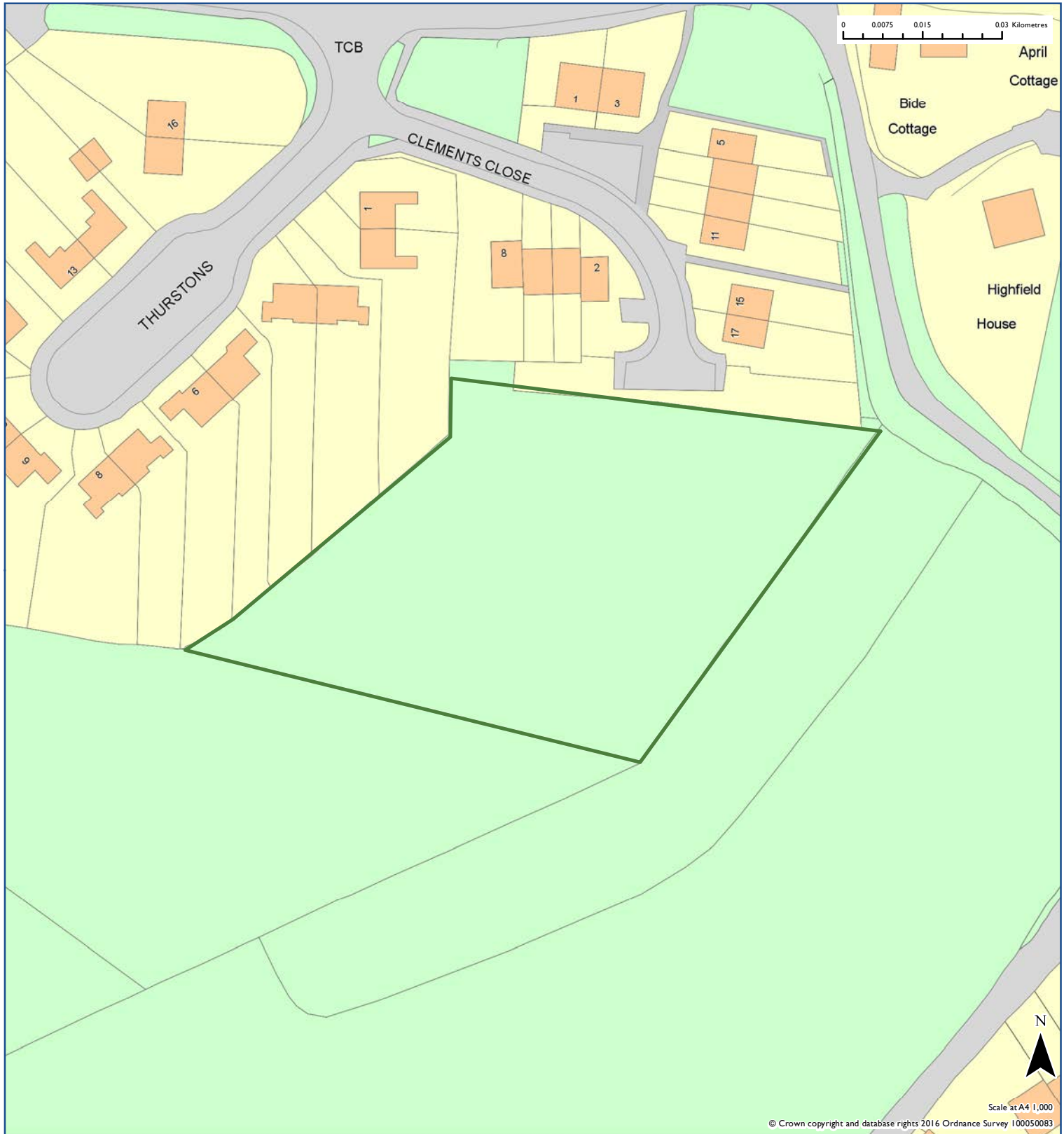
Strategic Housing Land Availability Assessment

Site: EA002

Land at Clements Close

2016 Recommendation

 Has Potential



Site Reference
EA002

Area
East Hampshire

Site Address
Land at Clements Close

Settlement
Binsted
Parish
Binsted

Source
Previously assessed by Borough/District Council

Current Use
Agricultural

Summary of Landscape Assessment
Low/Medium Sensitivity The site is not widely visible and relates to the existing recent settlement pattern.

Summary of Suitability	Is the site suitable?
The site is considered suitable for a small number of dwellings, which is consistent with density and character of surrounding development and would retain the existing trees and hedgerow screening around the sites. The site is located within 5km of SPA and impact would need to be assessed.	Yes

Summary of Availability	Is the site available?
The site is in single ownership and the owner has previously indicated that the site would be available immediately.	Yes

Summary of Achievability	Is development on the site achievable?
There are power cables crossing the site and it would need to be demonstrated that these would not affect or prevent potential development. If this can be resolved then there are no other reasons why development on the site could not be achieved.	Yes

Assessment Recommendation	Has Potential
----------------------------------	----------------------

Reason for Rejection
Not Applicable.

Site Area (Ha)	Estimated Yield	0-5 years	6-10 years	11-15 years
0.5	12	12	0	0

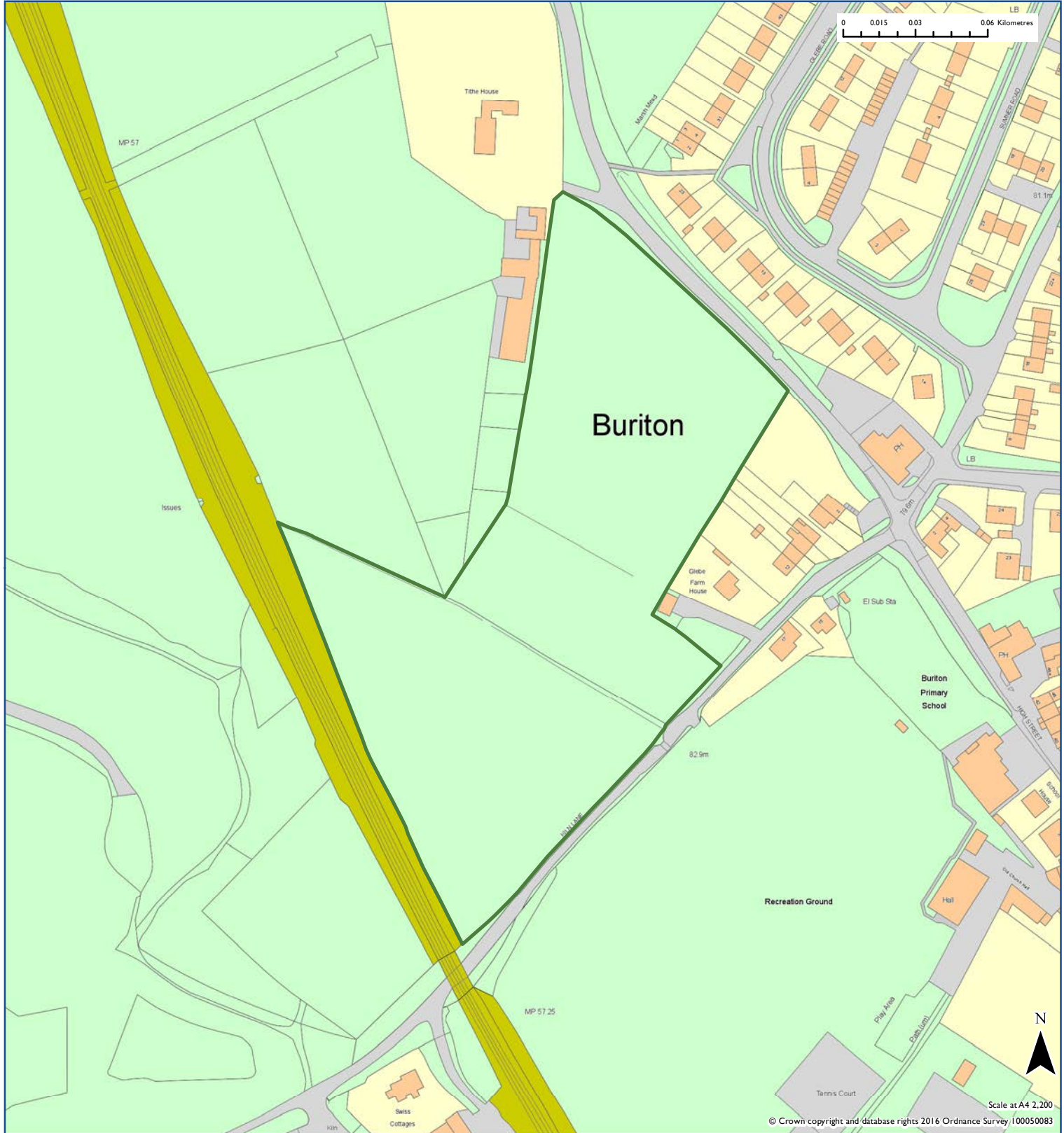
Strategic Housing Land Availability Assessment

Site: EA005

Land at Greenways and Kiln Lanes

2016 Recommendation

 Has Potential



Site Reference
EA005

Area
East Hampshire

Site Address
Land at Greenways and Kiln Lanes

Settlement
Buriton
Parish
Buriton

Source
Previously assessed by Borough/District Council

Current Use
Vacant Land

Summary of Landscape Assessment
High/Medium Sensitivity The site is large and disproportionate to the scale of the settlement. The indirect impacts - traffic, highway design and activity of a large housing development would be significantly detrimental to local character and would mean that the site is High Sensitivity. There is an area of the site along Kiln Lane where a smaller development could be located and this would be within the middle field of the site along Kiln Lane frontage only, equal to the depth of existing plots. This would be Medium Sensitivity, a smaller site would be more consistent with the settlement pattern and with lesser highway and transport impacts in close proximity to the scarp slope

Summary of Suitability	Is the site suitable?
The site is bounded by Greenways Lane and Kiln Lane where mature hedgerows screen the site from close view. The site rises to the west and north. There is a mainline railway line along the western boundary, beyond the railway line there is an area of Ancient Woodland. As the landscape assessment concludes, the site as a whole is not suitable for development. It is consider that it may be suitable for a small amount of development along Kiln Lane, which is focused alongside the existing residential properties. The site is within 250m of an Historic Landfill Site.	Yes

Summary of Availability	Is the site available?
The site is in single ownership and the owner has previously indicated that the site would be available immediately.	Yes

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

Assessment Recommendation	Has Potential
----------------------------------	----------------------

Reason for Rejection
Not Applicable.


Site Area (Ha)	Estimated Yield	0-5 years	6-10 years	11-15 years
0.4	11	11	0	0

Strategic Housing Land Availability Assessment

Site: CH004

Land at Jolyons

2016 Recommendation

 Has Potential



Site Reference
CH004

Area
Chichester

Site Address
Land at Jolyons

Settlement
Bury
Parish
Bury

Source
Previously assessed by Borough/District Council

Current Use
Residential (2 properties) in mature garden setting.

Summary of Landscape Assessment
Medium high sensitivity due to the prominence of the site and the potential for negative impact on the conservation area, The Street frontage, views to the scarp and impacts from gaining access to the site.

Summary of Suitability	Is the site suitable?
Suitable given residential development is established, and sensitive intensification would help sustain local services / school in the village.	Yes

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

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


Assessment Recommendation	Has Potential
----------------------------------	----------------------

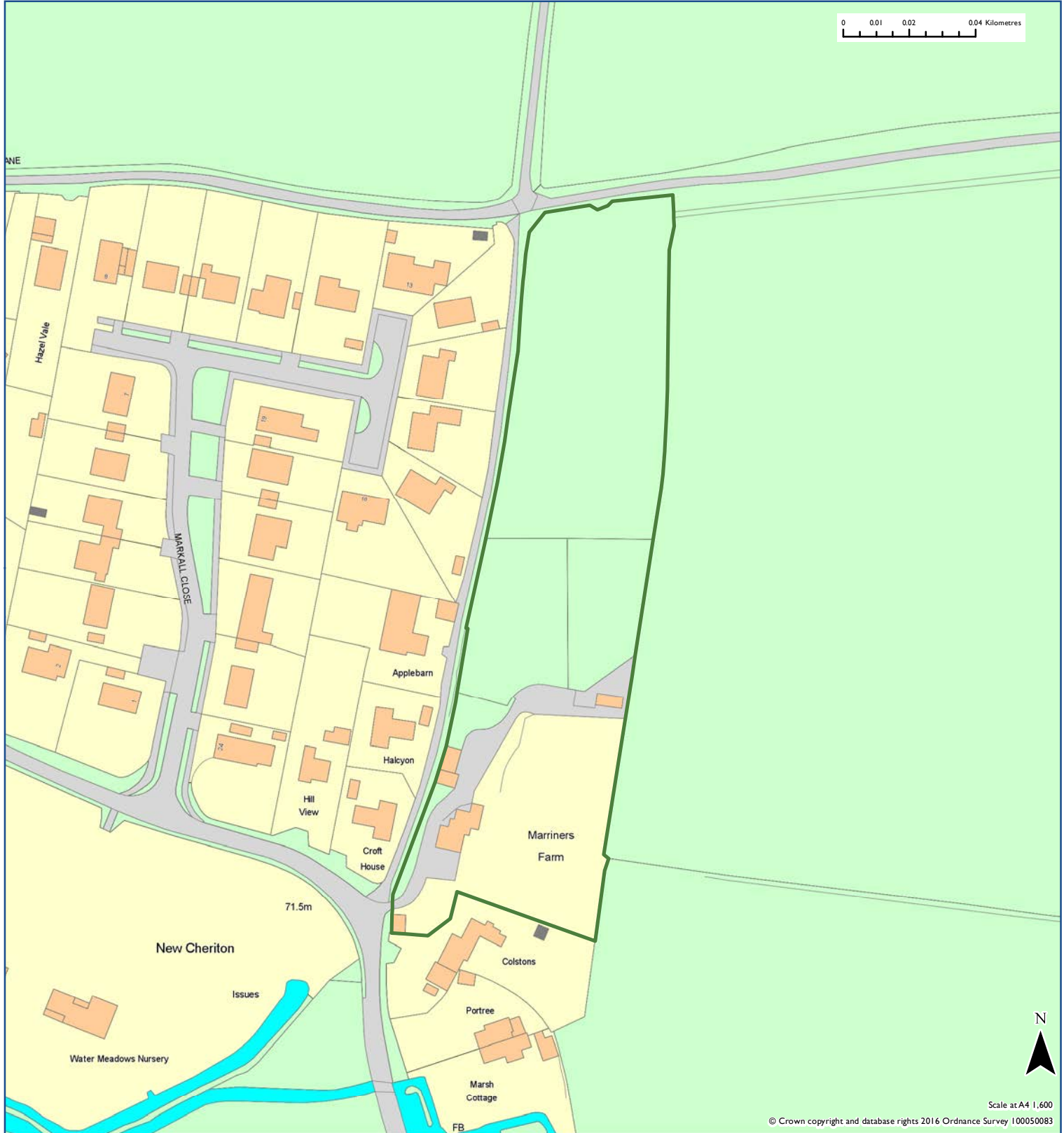
Reason for Rejection
Not applicable.

Site Area (Ha)	Estimated Yield	0-5 years	6-10 years	11-15 years
1.1	20	20	0	0

Marriners Farm

2016 Recommendation

 Has Potential



Site Reference
WI059

Area
Winchester

Site Address
Marriners Farm

Settlement
Cheriton

Parish
Cheriton

Source

Current Use
farmhouse, curtilage, agricultural.

Summary of Landscape Assessment
High Sensitivity
The site is variable in sensitivity from south to north owing to it's large scale and vertical alignment across the contours. The northern part of the site is High Sensitivity owing to it's location adjacent to the PROW network on the edge of the settlement and the wider landscape to which it relates to the east. The upper part of the site relates to landscape areas beyond the existing influence of the settlement. The garden area and dwelling to the south is Medium Sensitivity to low density development (likely less than net 5no) and Medium High to >5no.

Summary of Suitability	Is the site suitable?
Site has variable landscape sensitivity including high landscape sensitivity in the northern portion of the site. The site is variable in sensitivity from south to north owing to it's large scale and vertical alignment across the contours. The northern part of the site is High Sensitivity owing to it's location adjacent to the PROW network on the edge of the settlement and the wider landscape to which it relates to the east. The upper part of the site relates to landscape areas beyond the existing influence of the settlement. The garden area and dwelling to the south is Medium Sensitivity to low density development (likely less than net 5no) and Medium High to >5no.	Yes

Summary of Availability	Is the site available?
Site considered available for development	Yes

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


Assessment Recommendation	Has Potential
----------------------------------	----------------------

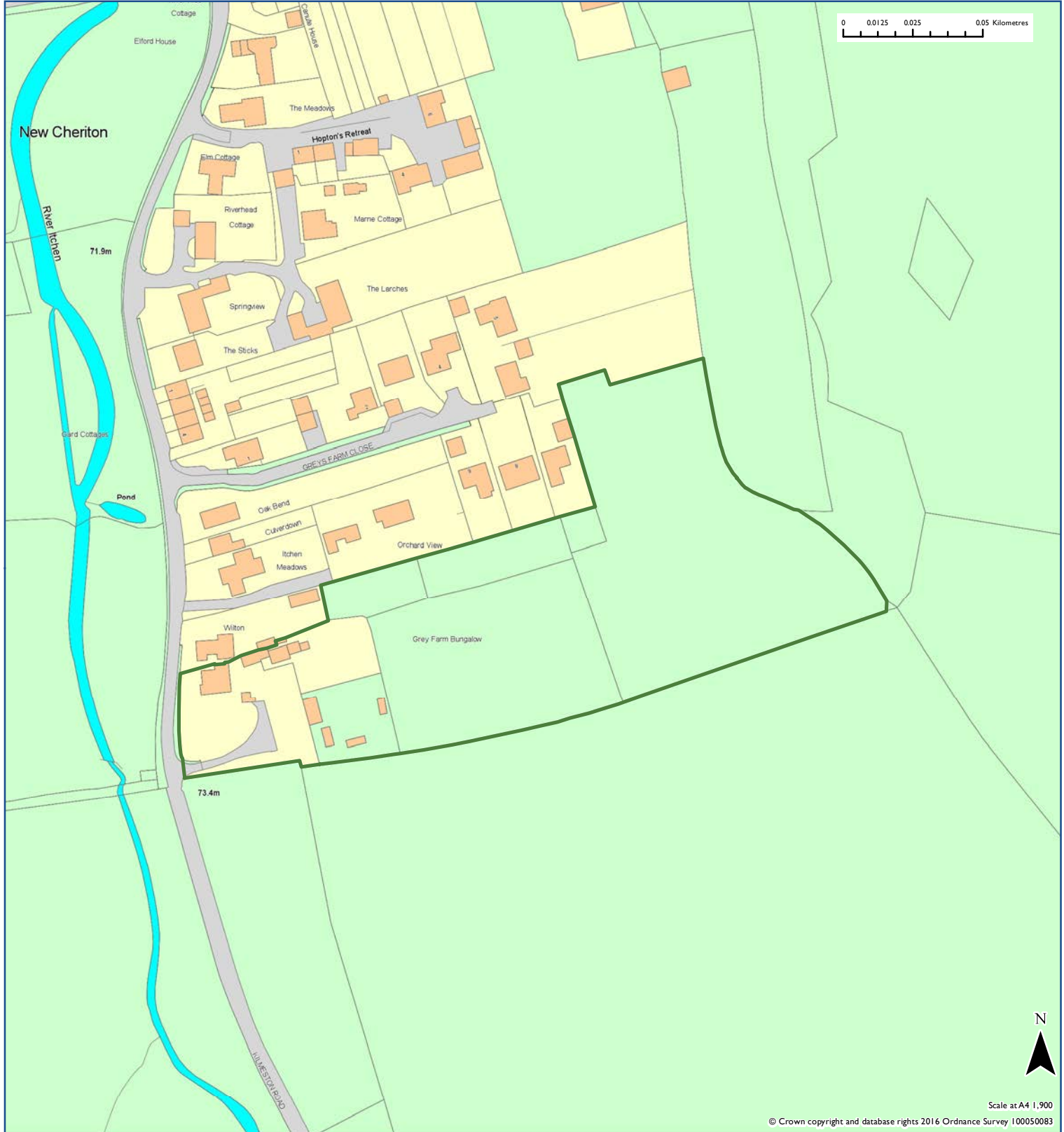
Reason for Rejection
No applicable

Site Area (Ha)	Estimated Yield	0-5 years	6-10 years	11-15 years
1.2	10	10	0	0

Cheriton, Grey Farm Bungalow

2016 Recommendation

 Has Potential



Site Reference
WI071

Area
Winchester

Site Address
Grey Farm Bungalow

Settlement
Cheriton

Parish
Kilmeston

Source

Current Use
part residential curtilage part agricultural

Summary of Landscape Assessment

The site is variable in its sensitivity due to the topography and proximity to Hinton Ampner Park to the east. Existing development maintains a buffer field space between the Parkscape at Hinton Ampner and it is considered that this is a good design principle. Therefore the upper most easterly part of the site is considered to be Medium High landscape sensitivity and the more westerly section to be medium sensitivity.

Summary of Suitability	Is the site suitable?
The site is considered suitable for sensitively designed development of a modest scale.	Yes

Summary of Availability	Is the site available?
The site is the subject of a pre-application submission and is considered available.	Yes

Summary of Achievability	Is development on the site achievable?
There is new development at the front part of the site which may impact on access, however overall the site is considered achievable.	Yes

Assessment Recommendation	Has Potential
----------------------------------	----------------------

Reason for Rejection

0Not applicable.

Site Area (Ha)
1.5

Estimated Yield
10

0-5 years
10

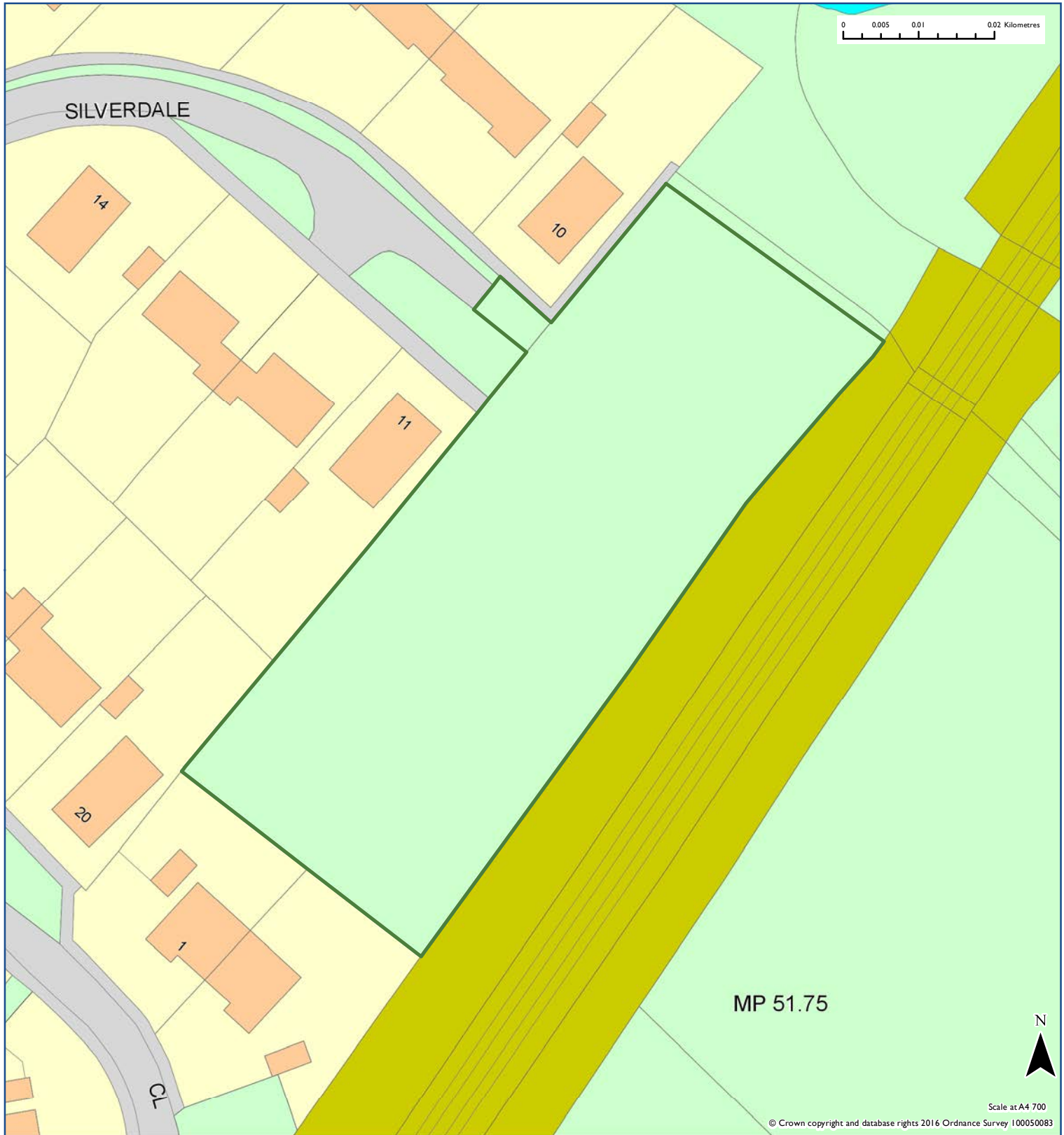
6-10 years
0

11-15 years
0

Land at Silverdale

2016 Recommendation

 Has Potential



Site Reference
HO009

Area
Horsham

Site Address
Land at Silverdale

Settlement
Coldwaltham

Parish
Coldwaltham

Source
Previously assessed by Borough/District Council

Current Use
Grazing

Summary of Landscape Assessment
Low Sensitivity The site is Low Sensitivity due to its relationship with surrounding development and enclosure by the railway line. Structure planting would be beneficial to integration of the site and the public right of way.

Summary of Suitability	Is the site suitable?
There is a public right of way running around the north and eastern boundary of the site. The site is relatively well contained. The site is in relatively close proximity to a number of designated areas, including Special Protection Area, Site of Special Scientific Interest (within an Impact Risk Zone) and a Ramsar site (will require further advice from Natural England).	Yes

Summary of Availability	Is the site available?
The site is considered to be available and there is a current planning application pending consideration.	Yes

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

Assessment Recommendation	Has Potential
----------------------------------	----------------------

Reason for Rejection
Not Applicable.

Site Area (Ha)
0.4

Estimated Yield
8

0-5 years
8


6-10 years
0

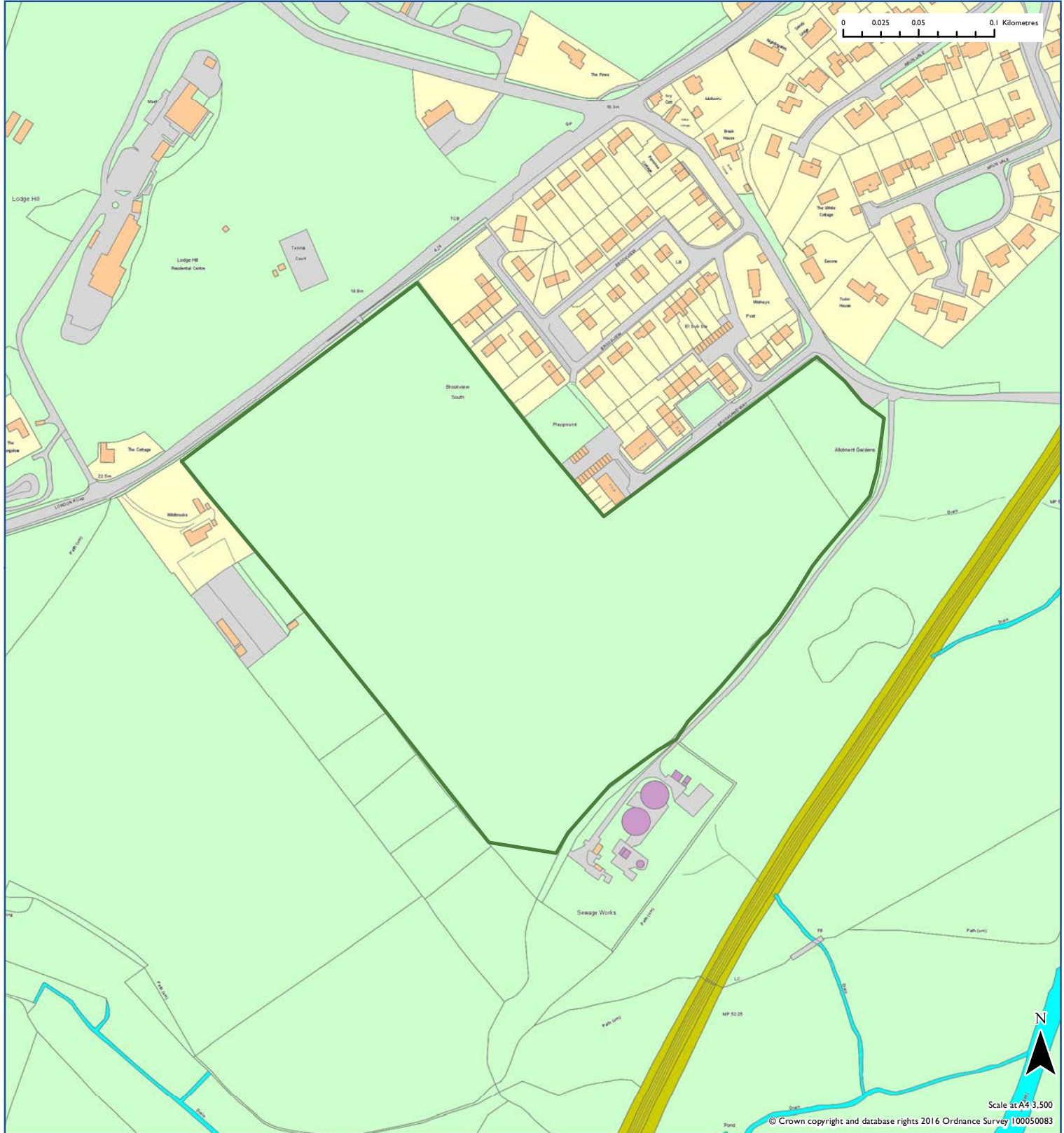
11-15 years
0

Strategic Housing Land Availability Assessment Site: HO015

Land at Brookland Way,

2016 Recommendation

 Has Potential



Site Reference
HO015

Area
Horsham

Site Address
Land at Brookland Way,

Settlement
Coldwaltham

Parish
Coldwaltham

Source
Submission

Current Use
Agricultural/grazing

Summary of Landscape Assessment
Medium/High Sensitivity The site is High Sensitivity due to the elevation and openness at the northern extent of the site and along the public right of way. The site also has a settlement separation function between Coldwaltham and Watersfield. 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. access from adjacent development would be essential if ecological issues are surmountable. Advice needed.

Summary of Suitability	Is the site suitable?
The south eastern boundary is adjacent to a sewage treatment works. There is a Site of Special Scientific Interest (SSSI) adjacent to the site and is within a SSSI Impact Risk Zone (requiring further advice from Natural England). The site is within 100m of a Ramsar site and Special Protection Area. The south eastern portion of the site is considered suitable (subject to advice from Natural England), with development focused along Brooklands Way, whilst retaining the existing allotments.	Yes

Summary of Availability	Is the site available?
The site is in single ownership and the owner has previously indicated that the site would be available immediately.	Yes

Summary of Achievability	Is development on the site achievable?
A new access onto the A29 would be preferable to the more intensive use of Brook Lane, as this has substandard visibility to the east. A new access would appear feasible given the alignment of the A29 and land within the control of the site promoter.	Yes

Assessment Recommendation	Has Potential
----------------------------------	----------------------

Reason for Rejection
Not Applicable.

Site Area (Ha)
1

Estimated Yield
20


0-5 years
0

6-10 years
20

11-15 years
0

Land at Beechwood Lane

2016 Recommendation

 Has Potential



Site Reference
LE090

Area
Lewes

Site Address
Land at Beechwood Lane

Settlement
Cooksbridge

Parish
Hamsey

Source
Previously assessed by Borough/District Council

Current Use
Grazing

Summary of Landscape Assessment
Site is assessed as low -medium sensitivity taking into account the proximity to the railway line and the settlement pattern/ landscape relationship being quite modern (20th C)

Summary of Suitability	Is the site suitable?
The eastern part of the site is considered suitable for housing. There are mature trees on the eastern boundary, including one with a Tree Preservation Order. There is unknown archaeological potential and the site will require a pre-application assessment.	Yes

Summary of Availability	Is the site available?
The site is in single ownership and it has previously been indicated the site would be available within the next five years.	Yes

Summary of Achievability	Is development on the site achievable?
A safe and appropriate access would need to be achieved. However, there is no reasons to indicate why development on the site is not achievable.	Yes

Assessment Recommendation	Has Potential
----------------------------------	----------------------

Reason for Rejection
Not Applicable.

Site Area (Ha)
1.5

Estimated Yield
23

0-5 years
23

6-10 years
0


11-15 years
0

Strategic Housing Land Availability Assessment

Site: WI075

Vernon House, Corhampton

2016 Recommendation

 Has Potential



Site Reference
WI075

Area
Winchester

Site Address
Vernon House, Corhampton

Settlement
Corhampton

Parish
Corhampton

Source
Permission

Current Use

Summary of Landscape Assessment
Not applicable.

Summary of Suitability	Is the site suitable?
Permission granted by SDNPA - SDNPA/16/02757/FUL & SDNPA/02767/FUL	Yes

Summary of Availability	Is the site available?
Permission recently granted. Available.	Yes

Summary of Achievability	Is development on the site achievable?
Permission recently granted. Achievable.	Yes

Assessment Recommendation	Has Potential
----------------------------------	----------------------

Reason for Rejection
Not applicable.

Site Area (Ha)
0.53

Estimated Yield
10

0-5 years
10

6-10 years
0

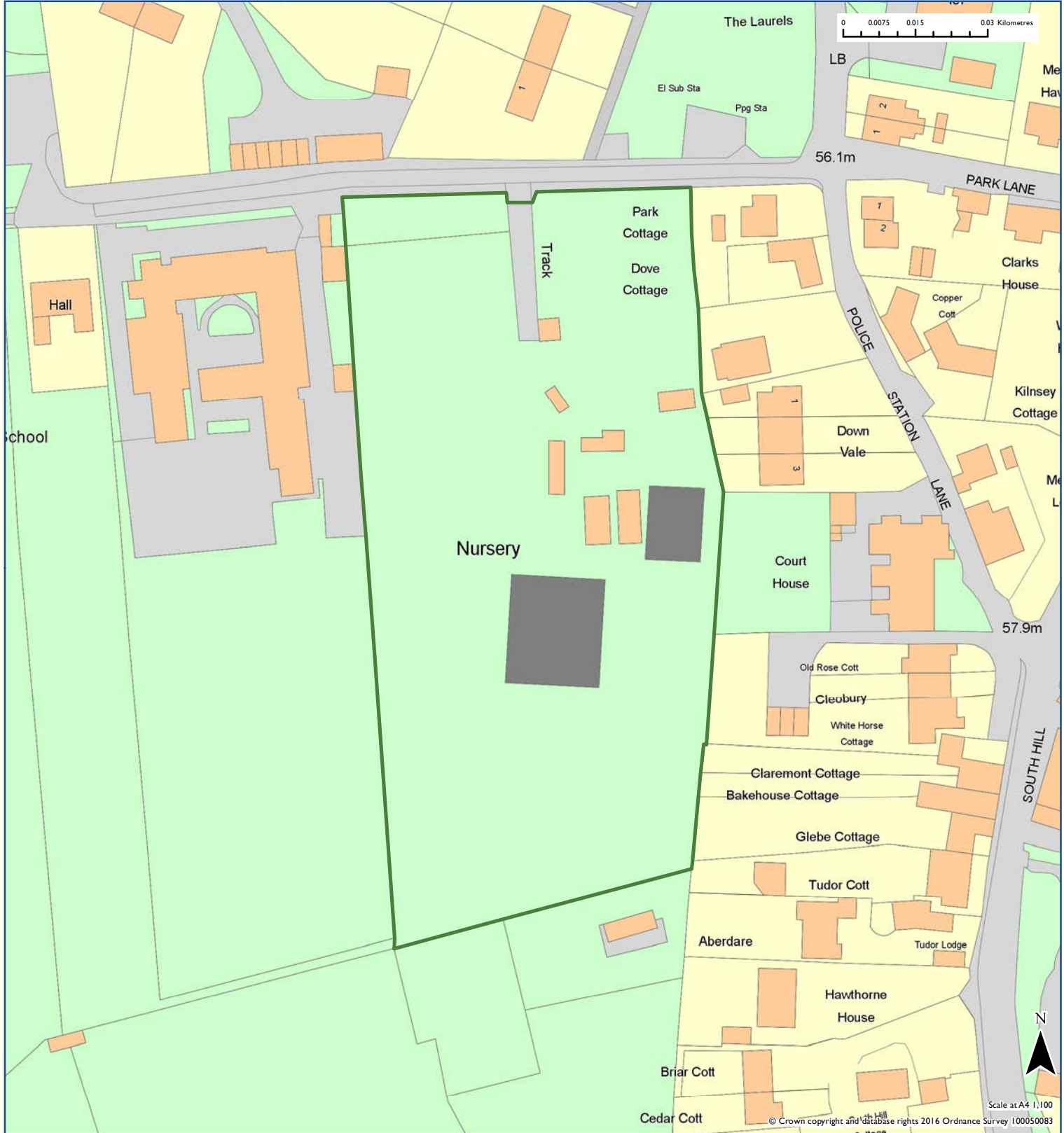
11-15 years
0

Strategic Housing Land Availability Assessment Site: WI060

Park Lane

2016 Recommendation

 Has Potential



Site Reference
WI060

Area
Winchester

Site Address
Park Lane

Settlement
Droxford

Parish
Droxford

Source

Current Use
former plant nursery? Check history

Summary of Landscape Assessment

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

Summary of Suitability	Is the site suitable?
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 it's 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.	Yes

Summary of Availability	Is the site available?
Site considered available for development	Yes

Summary of Achievability	Is development on the site achievable?
Vehicular access from Park Lane could be achieved although it is a notably narrow road. The road would either need to be widened or passing bays constructed given the resulting increase in traffic. Nonetheless it is considered that this access/highway constraint is not insurmountable.	Yes

Assessment Recommendation	Has Potential
----------------------------------	----------------------

Reason for Rejection
No applicable


Site Area (Ha)	Estimated Yield	0-5 years	6-10 years	11-15 years
1	22	22	0	0

Strategic Housing Land Availability Assessment

Site: CH063

Former Allotment Land, West of Easebourne

2016 Recommendation

 Has Potential



Site Reference
CH063

Area
Chichester

Site Address
Former Allotment Land, West of Easebourne

Settlement
Easebourne

Parish
Easebourne

Source
Previously assessed by Borough/District Council

Current Use
Garage courts and grazing land

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

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

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

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

Assessment Recommendation	Has Potential
----------------------------------	----------------------

Reason for Rejection
Not Applicable.

Site Area (Ha)
0.7

Estimated Yield
14

0-5 years
0


6-10 years
14

11-15 years
0

Strategic Housing Land Availability Assessment Site: CH064

The Cowdray Estate, Works Yard

2016 Recommendation

 Has Potential



Site Reference
CH064

Area
Chichester

Site Address
The Cowdray Estate, Works Yard

Settlement
Easebourne
Parish
Easebourne

Source
Previously assessed by Borough/District Council

Current Use
Employment

Summary of Landscape Assessment
Medium/High Sensitivity Medium/high sensitivity due to historic nature of surrounding townscape and Cowdray estate character creating a sense of place. Impacts on the Registered parkscape likely due to potential for suburban development to impact on it's character. Alternative location needed for existing uses. Further Historic environment advice needed.

Summary of Suitability	Is the site suitable?
The site is adjacent to the conservation area and a Registered Park and Garden (Grade II* - located to the south). There is a Grade II listed building opposite the site. However the site is within the settlement boundary, and with sensitive design to ensure that the historic character is enhanced, there is no reason why the site should not come forward for redevelopment.	Yes

Summary of Availability	Is the site available?
Site is being actively promoted for mixed use development.	Yes

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

Assessment Recommendation	Has Potential
----------------------------------	----------------------


Reason for Rejection
Not applicable.

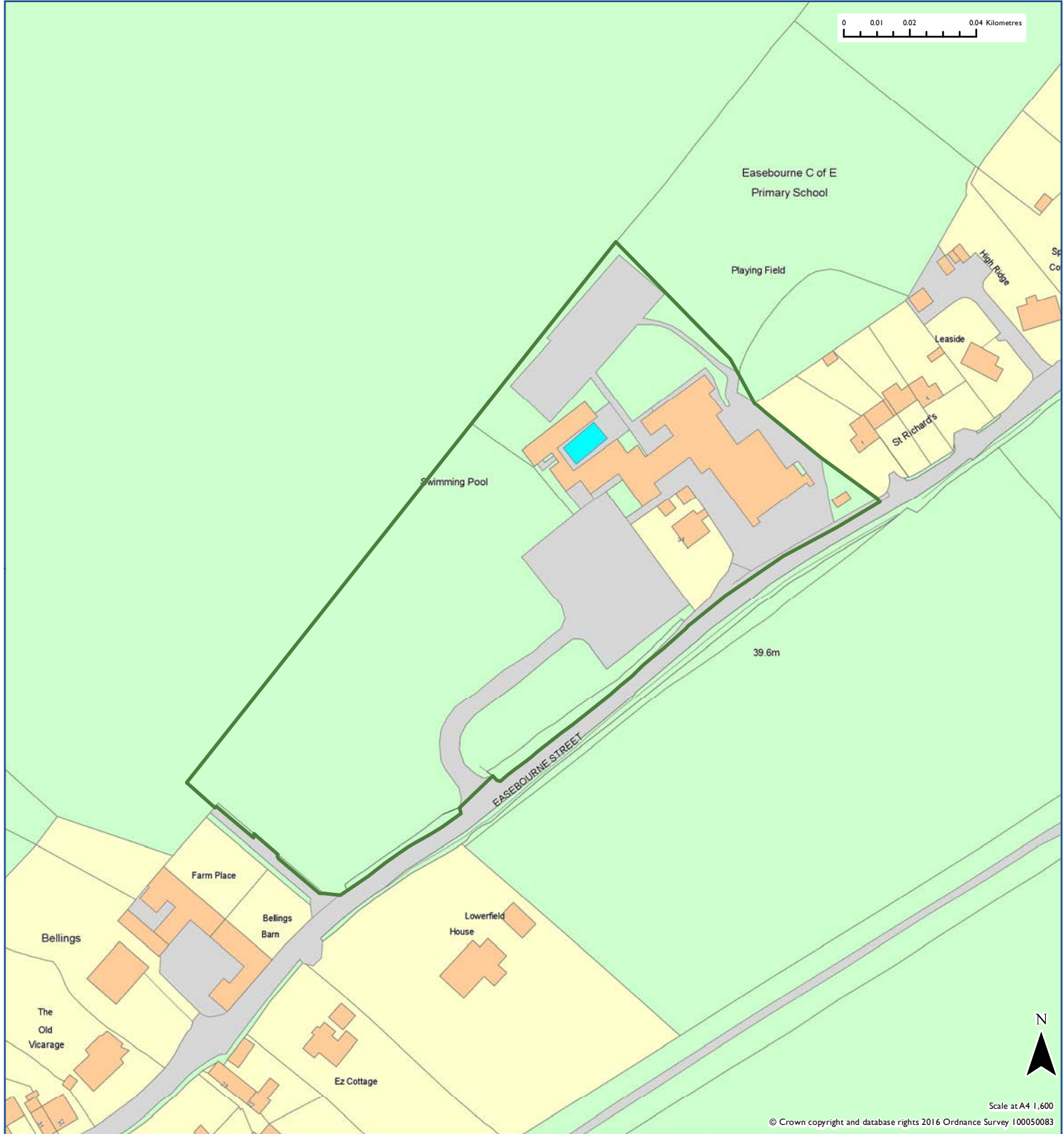
Site Area (Ha)	Estimated Yield	0-5 years	6-10 years	11-15 years
1.4	21	21	0	0

Strategic Housing Land Availability Assessment Site: CH072

Sports Field rear of Easebourne School

2016 Recommendation

 Has Potential



Site Reference
CH072

Area
Chichester

Site Address
Sports Field rear of Easebourne School

Settlement
Easebourne

Parish
Easebourne

Source
Previously assessed by Borough/District Council

Current Use
School playing field

Summary of Landscape Assessment
Medium Sensitivity Medium landscape sensitivity due to the existing use of the site, the relationship with the landform and surrounding properties. Views and impact on the registered parkscape to the east would require further study to ensure that these matters can be fully mitigated through good quality design. Access is unclear.

Summary of Suitability	Is the site suitable?
The site is adjacent to the conservation area and to a Grade II listed building. Development suitable on existign buildings footprint, subject to sensitive design and full analysis & potential retention of heritage elements.	Yes

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

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

Assessment Recommendation	Has Potential
----------------------------------	----------------------

Reason for Rejection
Not applicable.

Site Area (Ha)
0.7

Estimated Yield
12

0-5 years
12

6-10 years
0

11-15 years
0

Strategic Housing Land Availability Assessment Site: CHI47

I & 2 Rotherfield Mews, Dodsley Lane

2016 Recommendation

 Has Potential



Site Reference
CHI47

Area
Chichester

Site Address
1 & 2 Rotherfield Mews, Dodsley Lane

Settlement
Easebourne
Parish
Easebourne

Source
Other

Current Use
Non-residential institution

Summary of Landscape Assessment
Medium Sensitivity The site is medium sensitivity due to PDL status. However it does not relate well to the townscape and would not appear to be well located for housing at the entrance to the hospital which is heavily constrained to traffic. Medical/therapy use likely to be more appropriate than residential. Potential for impact from rear gardens on the SNCI.

Summary of Suitability	Is the site suitable?
The site is in close proximity to the conservation area. There is a Site of Nature Conservation Interest (SNCI). However it is a sustainable location for access to local services. Potential for small-scale housing on existing built footprint.	Yes

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

Summary of Achievability	Is development on the site achievable?
A safe and appropriate access would need to be achieved.	Yes

Assessment Recommendation	Has Potential
----------------------------------	----------------------

Reason for Rejection
Not applicable.

Site Area (Ha)
0.3

Estimated Yield
6

0-5 years
0


6-10 years
6

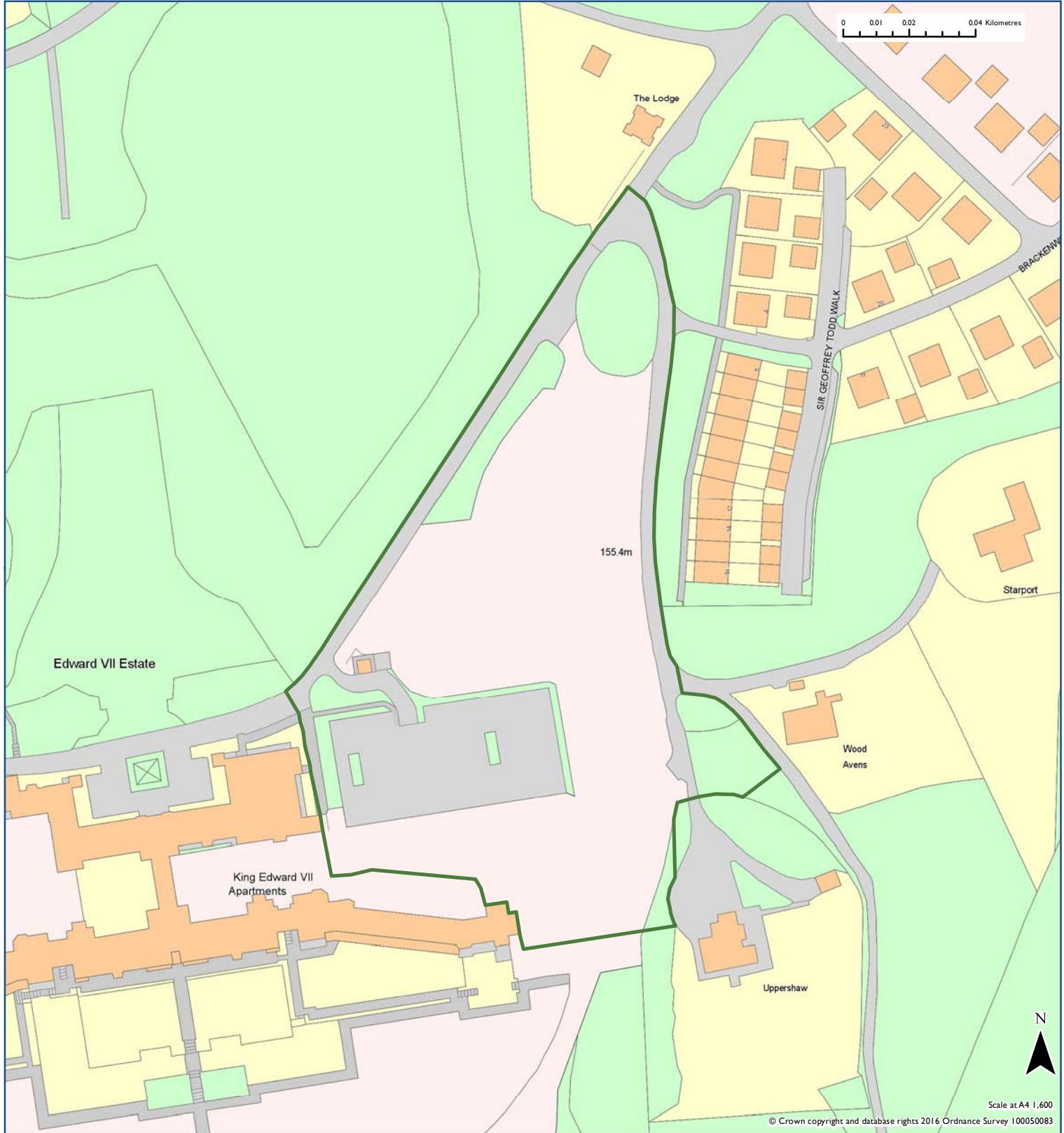
11-15 years
0

Strategic Housing Land Availability Assessment Site: CHI85

King Edward VII Hospital

2016 Recommendation

 Has Potential



Site Reference
CHI85

Area
Chichester

Site Address
King Edward VII Hospital

Settlement
Easebourne
Parish
Easebourne

Source
Permission

Current Use

Summary of Landscape Assessment
See planning application file 15/02213/FUL.

Summary of Suitability	Is the site suitable?
Permission granted by SDNPA.	Yes

Summary of Availability	Is the site available?
The site has recently been granted planning permission.	Yes

Summary of Achievability	Is development on the site achievable?
The site has recently been granted planning permission.	Yes

Assessment Recommendation	Has Potential
----------------------------------	----------------------

Reason for Rejection
Not applicable


Site Area (Ha)	Estimated Yield	0-5 years	6-10 years	11-15 years
1.73	53	53	0	0

Strategic Housing Land Availability Assessment

Site: WE002

Land behind The Fridays, Gilberts Drive

2016 Recommendation

 Has Potential



Site Reference
WE002

Area
Wealden

Site Address
Land behind The Fridays, Gilberts Drive

Settlement
East Dean

Parish
East Dean and Friston

Source
Previously assessed by Borough/District Council

Current Use
Agricultural/grazing

Summary of Landscape Assessment
Medium/High Sensitivity The eastern (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 western (upper) part of the site which relates to the setting of the village is of high sensitivity.

Summary of Suitability	Is the site suitable?
Any proposed development will need to take into account the summary of landscape assessment (above), the setting of the East Dean Conservation Area and potential impact on existing dwellings, including the Grade II listed building to the south west of the site. Given this, it is considered appropriate to focus development in the south east corner of the site.	Yes

Summary of Availability	Is the site available?
The site is in single ownership and the owner has previously indicated that the site would be available immediately.	Yes

Summary of Achievability	Is development on the site achievable?
There is no reason to indicate why development on the site could not be achieved. A safe access will need to be created on to Gilberts Drive.	Yes

Assessment Recommendation	Has Potential
----------------------------------	----------------------

Reason for Rejection
Has existing consent for 11 dwellings.

Site Area (Ha)
0.7

Estimated Yield
11


0-5 years
11

6-10 years
0

11-15 years
0

Land to the rear of Coombe Road Terrace,

2016 Recommendation

 Has Potential



Site Reference
EAI28

Area
East Hampshire

Site Address
Land to the rear of Coombe Road Terrace,

Settlement
East Meon

Parish
East Meon

Source
Submission

Current Use
Residential garden

Summary of Landscape Assessment
Low Sensitivity Low Landscape sensitivity due to settlement location and existing character being suburban.

Summary of Suitability	Is the site suitable?
The site is located within the existing settlement boundary and includes parts of the rear gardens of a row of semi detached house. To the north of the gardens is a higher density residential development.	Yes

Summary of Availability	Is the site available?
The site is in single ownership and has been identified through the neighbourhood plan process.	Yes

Summary of Achievability	Is development on the site achievable?
There are no reasons to indicate why development on the site could not be achieved.	Yes

Assessment Recommendation	Has Potential
----------------------------------	----------------------

Reason for Rejection
Not Applicable.

Site Area (Ha)
0.14

Estimated Yield
5

0-5 years
5

6-10 years
0


11-15 years
0

Strategic Housing Land Availability Assessment

Site: EA129

Land off Workhouse Lane

2016 Recommendation

 Has Potential



Site Reference
EAI29

Area
East Hampshire

Site Address
Land off Workhouse Lane

Settlement
East Meon
Parish
East Meon

Source
Submission

Current Use
Sports and Recreation

Summary of Landscape Assessment
Medium/High Sensitivity Medium Sensitivity due to PDL and sporting character, Medium High if previously undeveloped due to edge of settlement location and sensitivity of village green adjacent. Alternative sporting facilities required.

Summary of Suitability	Is the site suitable?
The site is bounded by trees and hedgerows, some of which are protected by Tree Preservation Orders. A small part of the site, along the northern boundary, is within flood zone 2 and 3. There is an existing sports pavilion and multi-use games area on the site and it would need to be demonstrated that these are no longer in use or could be provided elsewhere. The site is situated between the village hall and village green to the east and a recreation ground to the west. Development of the site would need to retain connections to between these areas.	Yes

Summary of Availability	Is the site available?
The site is being promoted by a single owner and is being considered through the neighbourhood plan.	Yes

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

Assessment Recommendation	Has Potential
----------------------------------	----------------------


Reason for Rejection
Not Applicable.

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

Strategic Housing Land Availability Assessment Site: EA101

Land at Park Farm, Blanket Street

2016 Recommendation

 Has Potential



Site Reference
EAI01

Area
East Hampshire

Site Address
Land at Park Farm, Blanket Street

Settlement
East Worldham
Parish
Worldham

Source
Previously assessed by Borough/District Council

Current Use
Agricultural buildings

Summary of Landscape Assessment
Medium Sensitivity Due to potential impacts associated with converting the existing buildings to domestic use whilst retaining the rural and agricultural character of this location.

Summary of Suitability	Is the site suitable?
There is a Grade II Listed Building adjacent to the north. The site is located within 5km of a Special Protection Area. The site is considered suitable for low density development which would retain the existing character of the site through conversion of the existing agricultural buildings or a combination of conversion and new build. However, given the conclusions of the landscape assessment this would required careful design to ensure that the existing rural character of the site and its relationship with the setting of the settlement and adjacent listed building was not affected.	Yes

Summary of Availability	Is the site available?
The site is in single ownership and the owner has previously indicated the site would be available in the next 5 years.	Yes

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

Assessment Recommendation	Has Potential
----------------------------------	----------------------


Reason for Rejection
Not Applicable.

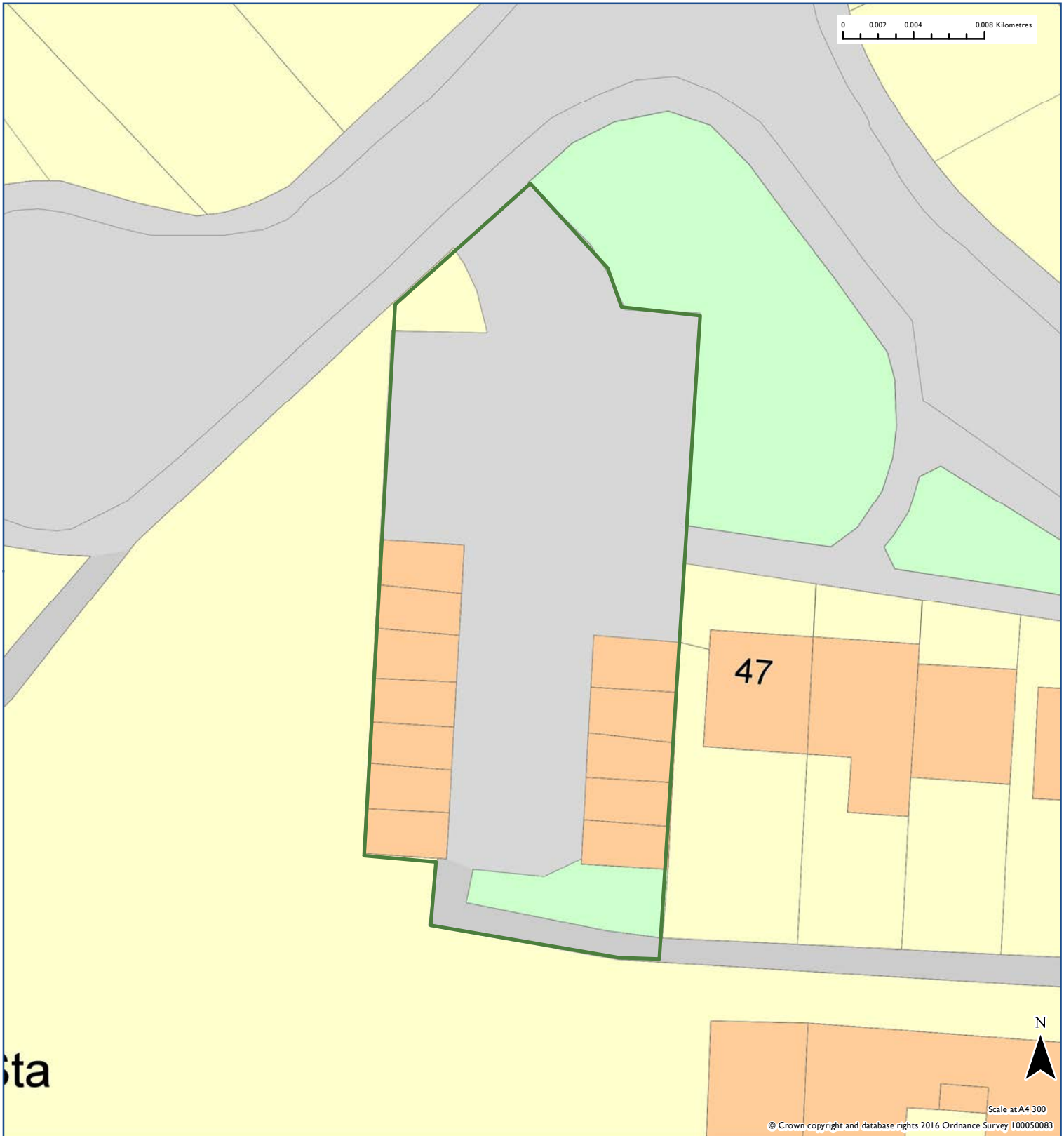
Site Area (Ha)	Estimated Yield	0-5 years	6-10 years	11-15 years
0.6	11	11	0	0

Strategic Housing Land Availability Assessment Site: CH022

Garage site at Old Glebe

2016 Recommendation

 Has Potential



Site Reference
CH022

Area
Chichester

Site Address
Garage site at Old Glebe

Settlement
Fernhurst

Parish
Fernhurst

Source
Previously assessed by Borough/District Council

Current Use
Garage court

Summary of Landscape Assessment
N/A

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

Summary of Availability	Is the site available?
The site is considered to be available provided the parking is re-provided elsewhere.	No

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

Assessment Recommendation	Has Potential
----------------------------------	----------------------

Reason for Rejection
Not Applicable.

Site Area (Ha)
0.06

Estimated Yield
5


0-5 years
5

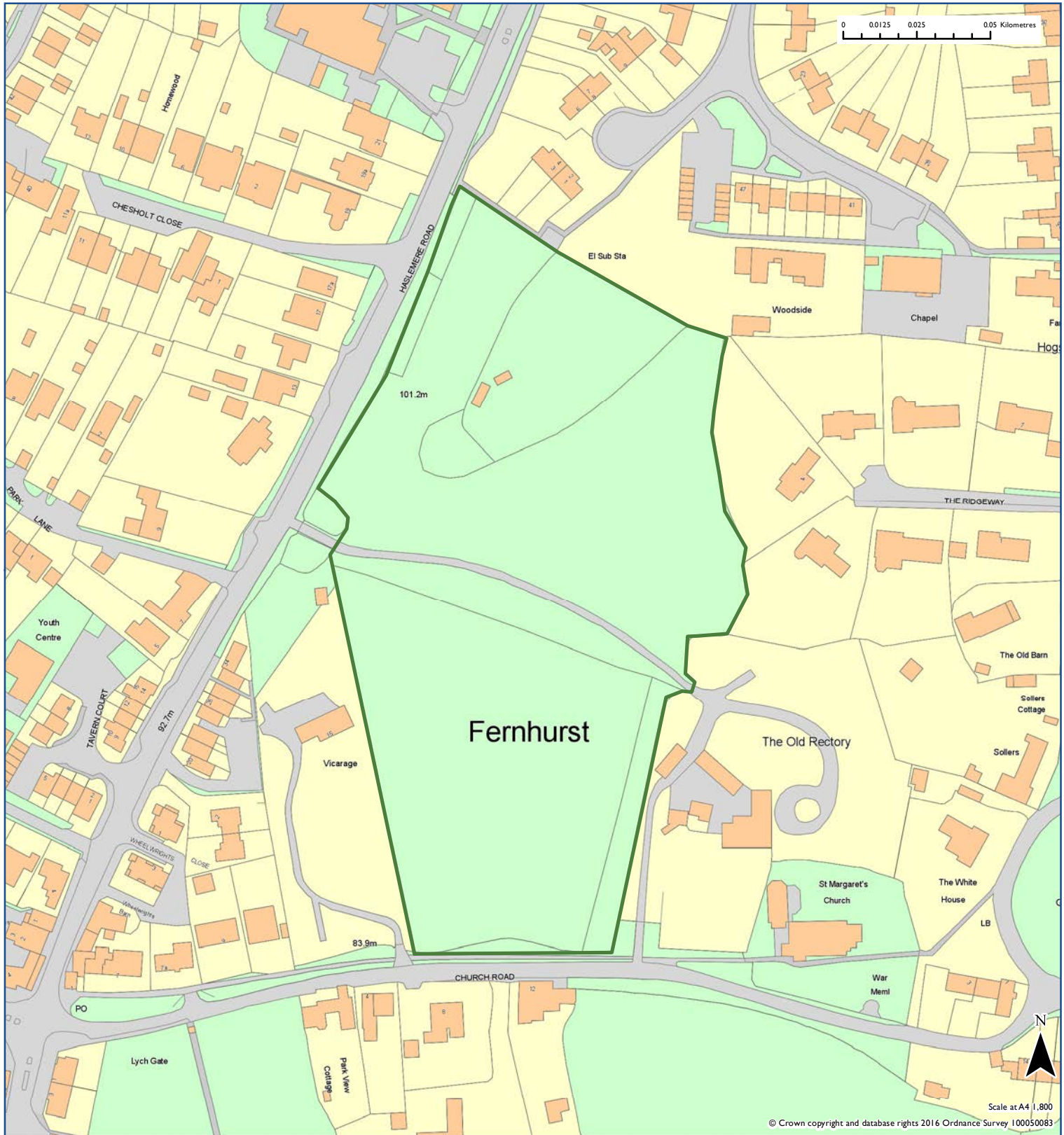
6-10 years
0

11-15 years
0

Fernhurst Glebe

2016 Recommendation

 Has Potential



Site Reference
CH025

Area
Chichester

Site Address
Fernhurst Glebe

Settlement
Fernhurst
Parish
Fernhurst

Source
Previously assessed by Borough/District Council

Current Use
Parkland

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

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

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

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


Assessment Recommendation	Has Potential
----------------------------------	----------------------

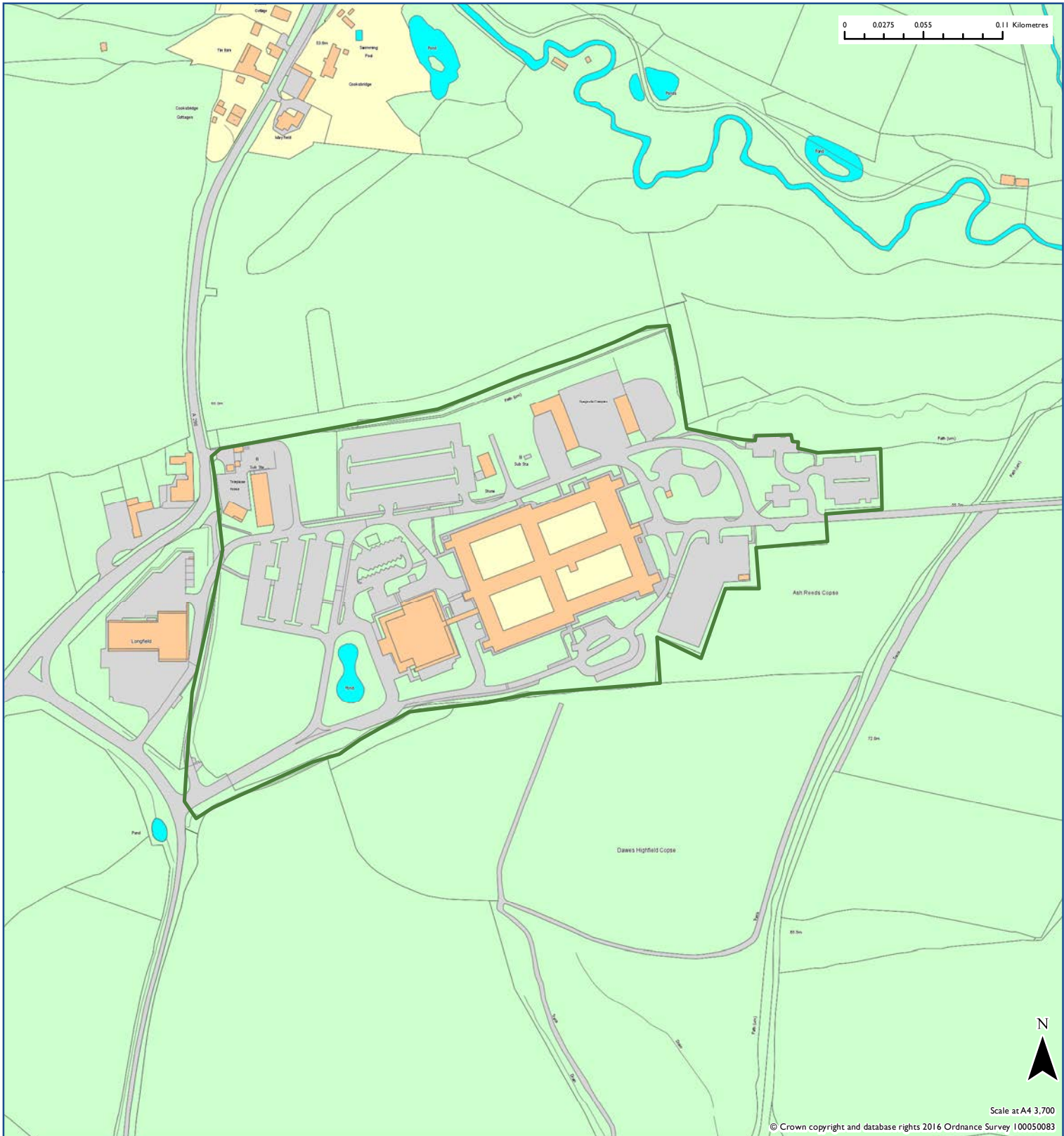
Reason for Rejection
Not Applicable.

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

Syngenta

2016 Recommendation

 Has Potential



Site Reference
CHI59

Area
Chichester

Site Address
Syngenta

Settlement
Fernhurst
Parish
Fernhurst

Source
Other

Current Use
Industrial, storage and part vacant/derelict

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

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

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

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

Assessment Recommendation	Has Potential
----------------------------------	----------------------


Reason for Rejection
Not Applicable.

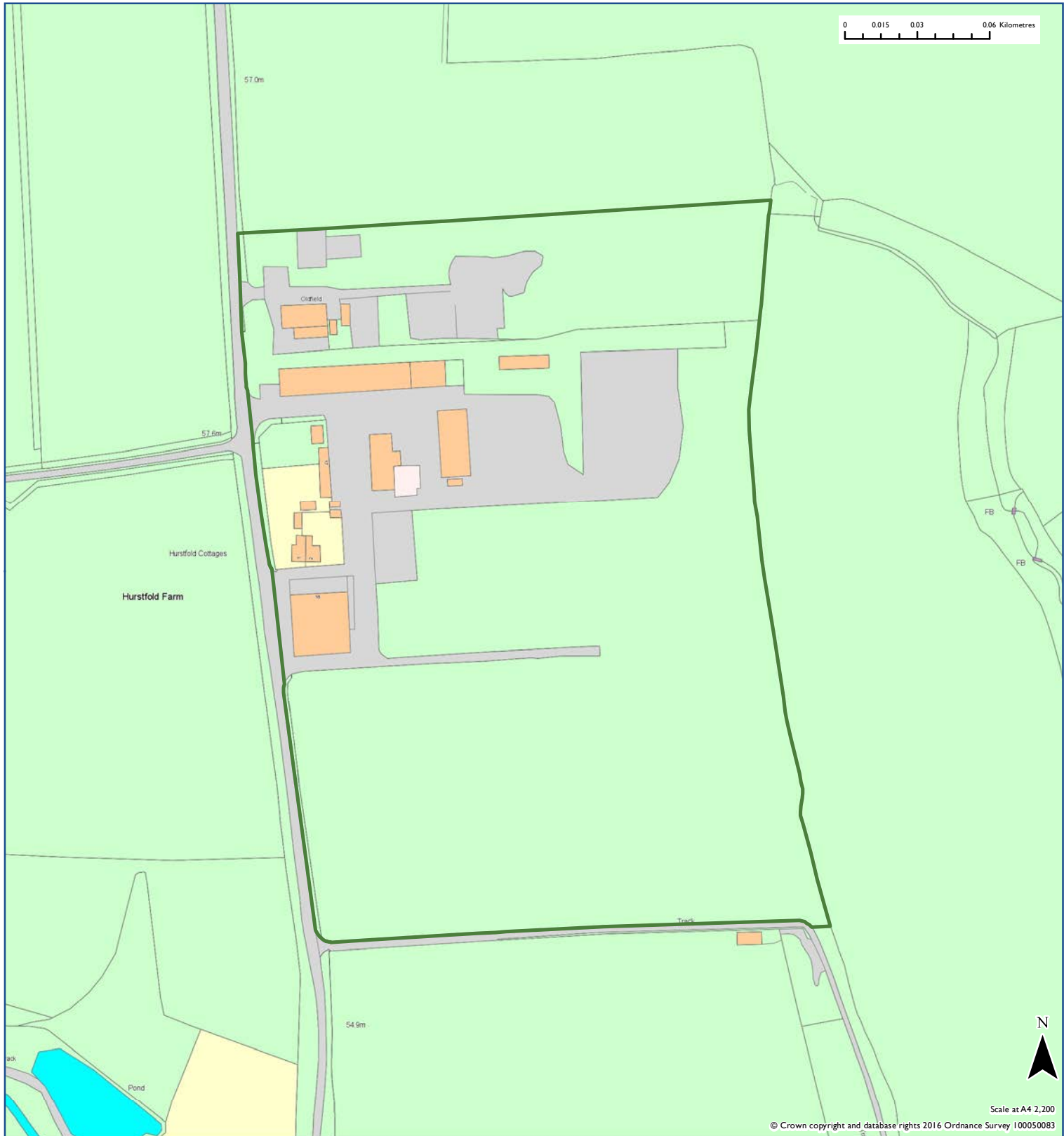
Site Area (Ha)	Estimated Yield	0-5 years	6-10 years	11-15 years
8.7	200	150	50	0

Strategic Housing Land Availability Assessment Site: CHI75

Fernhurst, Hurstfold Farm Industrial Estate

2016 Recommendation

 Has Potential



Site Reference
CHI75

Area
Chichester

Site Address
Hurstfold Farm

Settlement
Fernhurst

Parish
Fernhurst

Source
Other

Current Use
Industrial units

Summary of Landscape Assessment

The site has Medium High Sensitivity to redevelopment owing to the lack of connection to the settlement and poor relationship with local character. The size of the site is also a factor in considering overall sensitivity of the site.

Summary of Suitability	Is the site suitable?
Remote location, however is included due to being allocated in Fernhurst NP. Would normally not pass criteria, however in this location there is potential for improving / regenerating the site with subsequent landscape improvements. Fernhurst NDP has been made and includes this allocation. Potentially suitable.	Yes

Summary of Availability	Is the site available?
Site is allocated in Fernhurst NDP for mixed use development after the employment uses have been relocated, would therefore be later in the plan period.	Yes

Summary of Achievability	Is development on the site achievable?
No reason to indicate why site is not achievable for a small number of dwellings	Yes

Assessment Recommendation	Has Potential
----------------------------------	----------------------

Reason for Rejection
Not applicable.

Site Area (Ha)
4.8

Estimated Yield
10

0-5 years
0

6-10 years
10


11-15 years
0

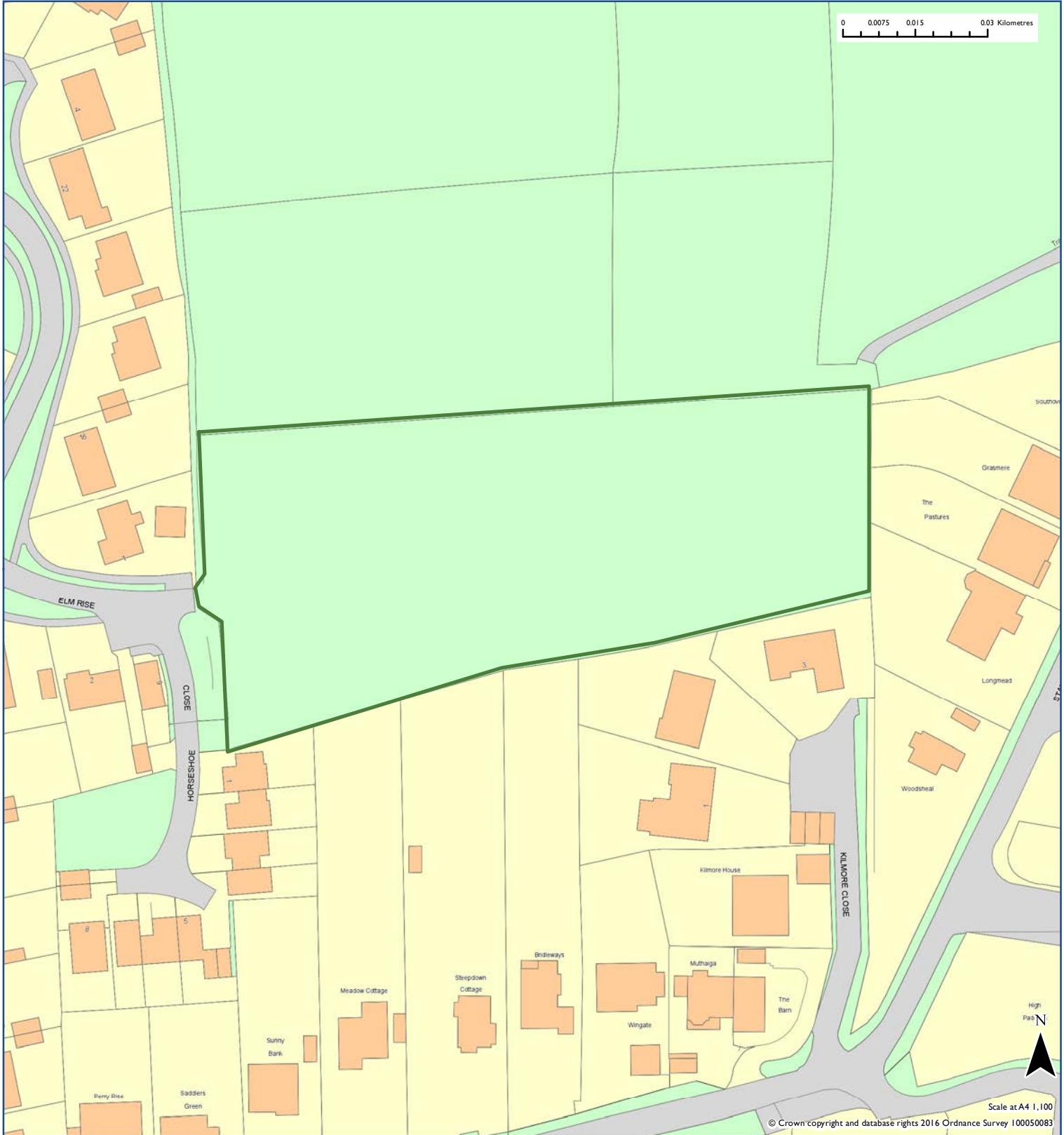
Strategic Housing Land Availability Assessment

Site: AR011

Land to the east of Elm Rise

2016 Recommendation

 Has Potential



Site Reference
AR011

Area
Arun

Site Address
Land to the east of Elm Rise

Settlement
Findon
Parish
Findon

Source
Previously assessed by Borough/District Council

Current Use
Paddock

Summary of Landscape Assessment
Medium/High Sensitivity Medium sensitivity in western section. Medium high sensitivity to east as the site becomes more elevated and views from the bridleway would be affected.

Summary of Suitability	Is the site suitable?
The site is well located within the settlement with residential development on east, west and south of the site. Possible existing access point to south of site. Sloping site, but existing dwellings to the west are clearly visible and sit above the site when viewed from lower ground at eastern boundary.	Yes

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

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

Assessment Recommendation	Has Potential
----------------------------------	----------------------

Reason for Rejection
Not Applicable.

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

Strategic Housing Land Availability Assessment

Site: AR018

Soldiers Field House, Soldiers Field Lane

2016 Recommendation

 Has Potential



Site Reference
AR018

Area
Arun

Site Address
Soldiers Field House, Soldiers Field Lane

Settlement
Findon
Parish
Findon

Source
Previously assessed by Borough/District Council

Current Use
Residential

Summary of Landscape Assessment
Medium Sensitivity Medium sensitivity due to the PDL status, Views to the west are sensitive from the wider downland and impacts on the adjacent public right of way. Impacts on setting of Nephote Green.

Summary of Suitability	Is the site suitable?
The site is adjacent to a Tree Preservation Order area. A public right of way runs along the western boundary. The site is considered suitable for small scale development of modest sized homes ((note if larger dwellings were proposed, site capacity would be less). Mitigation required to ensure no adverse impact on views from surrounding downland.	Yes

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

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


Assessment Recommendation	Has Potential
----------------------------------	----------------------

Reason for Rejection
Not Applicable.

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

Findon, Soldiers Field Stables

2016 Recommendation

 Has Potential



Site Reference
AR046

Area
Arun

Site Address
Soliders Field Stables, Soliders Field Lane

Settlement
Findon

Parish
Findon

Source
Submission

Current Use
equestrian

Summary of Landscape Assessment
Medium Landscape sensitivity, the existing use of the site and adjacent development to the west and south would reduce impact on character. Access to the site, screening/boundary planting and the setting of the PROW would need to be carefully considered together with the desirability of developing an isolated section of the eastern edge of the settlement. Density assumed to be consistent with surrounding character (ie low/very low)

Summary of Suitability	Is the site suitable?
Greenfield site, edge of settlement location with pedestrian access (PROW). Open within wider undeveloped landscape with no existing screening/boundary features. Ground level is somewhat higher than surroundings. Visible from surrounding higher ground. Potentially suitable for low density modest-size homes (single storey) to complement Soldiers Field Stables site to immediate south (AR010) or any redevelopment/reuse of that site for residential development. Careful landscaping/screening and building design will be essential to ensure views from PROW and the Downs are enhanced or protected.	Yes

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

Summary of Achievability	Is development on the site achievable?
Vehicular access unknown. Further advice required. No other known constraints.	Yes

Assessment Recommendation	Has Potential
----------------------------------	----------------------

Reason for Rejection
Not applicable.

Site Area (Ha)
0.4

Estimated Yield
6

0-5 years
6

6-10 years
0


11-15 years
0

Strategic Housing Land Availability Assessment

Site: AR047

Atalanta and Mayland, Findon Bypass

2016 Recommendation

 Has Potential



Site Reference
AR047

Area
Arun

Site Address
Atalanta & Mayland Findon Bypass Findon BN14 0TP

Settlement
Findon
Parish
Findon

Source
Pre-App

Current Use

Summary of Landscape Assessment
Medium Landscape sensitivity

Summary of Suitability	Is the site suitable?
The site is entirely within the defined settlement boundary, previously developed, and therefore acceptable in principle Careful consideration needs to be given to the appropriateness of these sites however in terms of their design and layout, and impact on neighbouring properties.	Yes

Summary of Availability	Is the site available?
Pre-application advice has been sought in 2016. The site is considered to be available for development.	Yes

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

Assessment Recommendation	Has Potential
----------------------------------	----------------------

Reason for Rejection
Not applicable.


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

Strategic Housing Land Availability Assessment

Site: CH032

Land at Fleet Cottage, The Fleet

2016 Recommendation

 Has Potential



Site Reference
CH032

Area
Chichester

Site Address
Land at Fleet Cottage, The Fleet

Settlement
Fittleworth

Parish
Fittleworth

Source
Previously assessed by Borough/District Council

Current Use
Paddock and orchard ancillary to house

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

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

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

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

Assessment Recommendation	Has Potential
----------------------------------	----------------------


Reason for Rejection
Not Applicable.

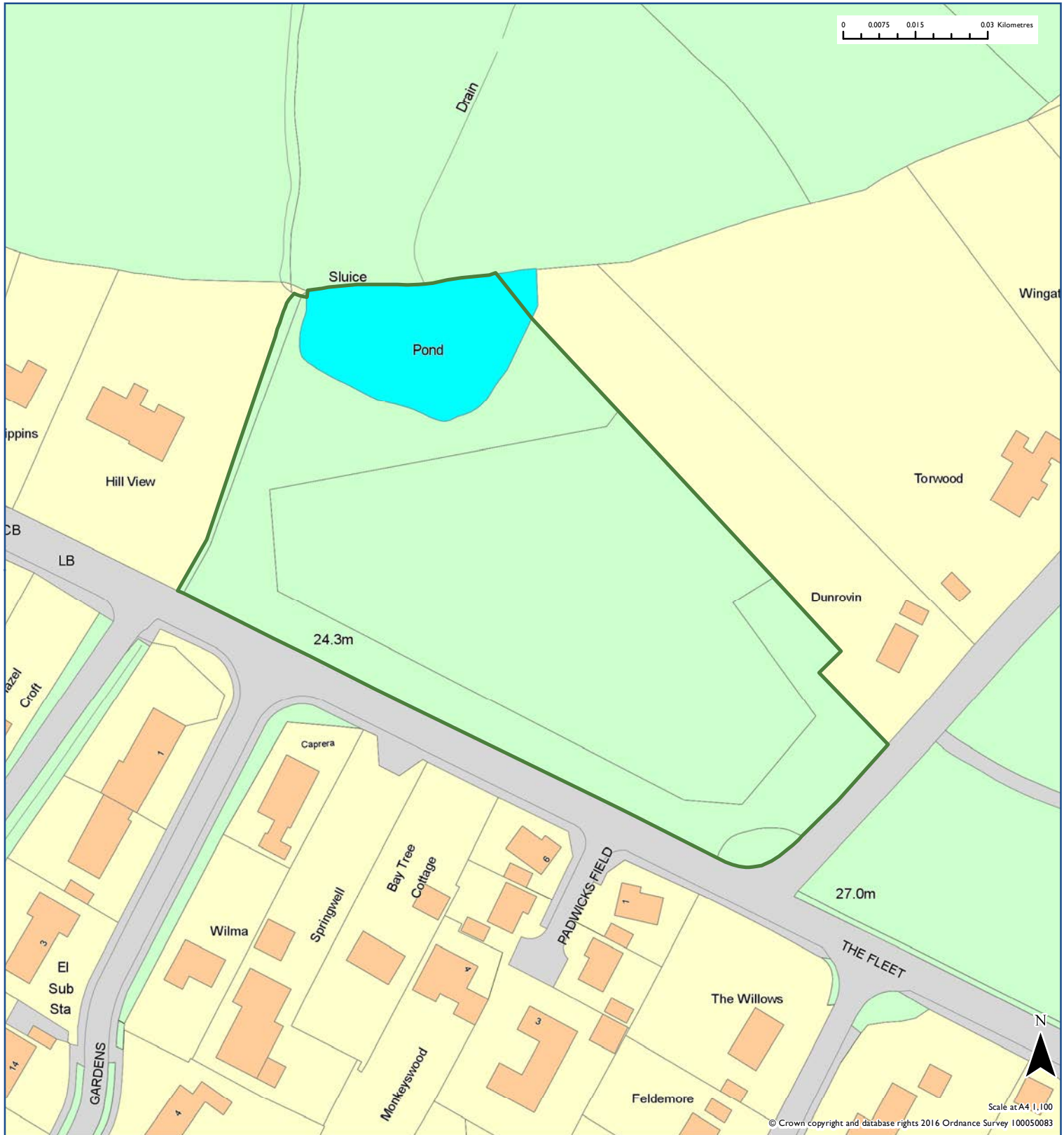
Site Area (Ha)	Estimated Yield	0-5 years	6-10 years	11-15 years
0.7	6	6	0	0

Strategic Housing Land Availability Assessment Site: CH033

Fittleworth, Land at Dunrovin, Limbourne Lane

2016 Recommendation

 Has Potential



Site Reference
CH033

Area
Chichester

Site Address
Land at Dunrovin

Settlement
Fittleworth

Parish
Fittleworth

Source
Previously assessed by Borough/District Council

Current Use
Paddock and residential

Summary of Landscape Assessment
Medium Landscape Sensitivity. The site is in a prominent location but sits well within the boundaries of adjacent plots. Any development would need to be of an appropriate density and the BAP habitat appropriately handled. Drainage & existing water course. Existing trees are important to local character.

Summary of Suitability	Is the site suitable?
The site is located with 5km of a Special Protection Area. Site suitable for a modest number of homes at a low density to maintain rural character of locality, with careful attention to landscaping, access and mitigation of impacts on the BAP habitat designation.	No

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

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

Assessment Recommendation	Has Potential
----------------------------------	----------------------

Reason for Rejection
Not applicable.

Site Area (Ha)
0.94

Estimated Yield
12

0-5 years
12

6-10 years
0

11-15 years
0

Coal Yard, Fittleworth

2016 Recommendation

 Has Potential



Site Reference
CHI86

Area
Chichester

Site Address
Coal Yard, Fittleworth

Settlement
Fittleworth

Parish
Fittleworth

Source
Permission

Current Use

Summary of Landscape Assessment
See application file I4/02892/FUL

Summary of Suitability	Is the site suitable?
Permission granted by SDNPA.	Yes

Summary of Availability	Is the site available?
The site has recently been granted planning permission.	Yes

Summary of Achievability	Is development on the site achievable?
The site has recently been granted planning permission.	Yes

Assessment Recommendation	Has Potential
----------------------------------	----------------------

Reason for Rejection
Not applicable.

Site Area (Ha)
0.29

Estimated Yield
9

0-5 years
9

6-10 years
0

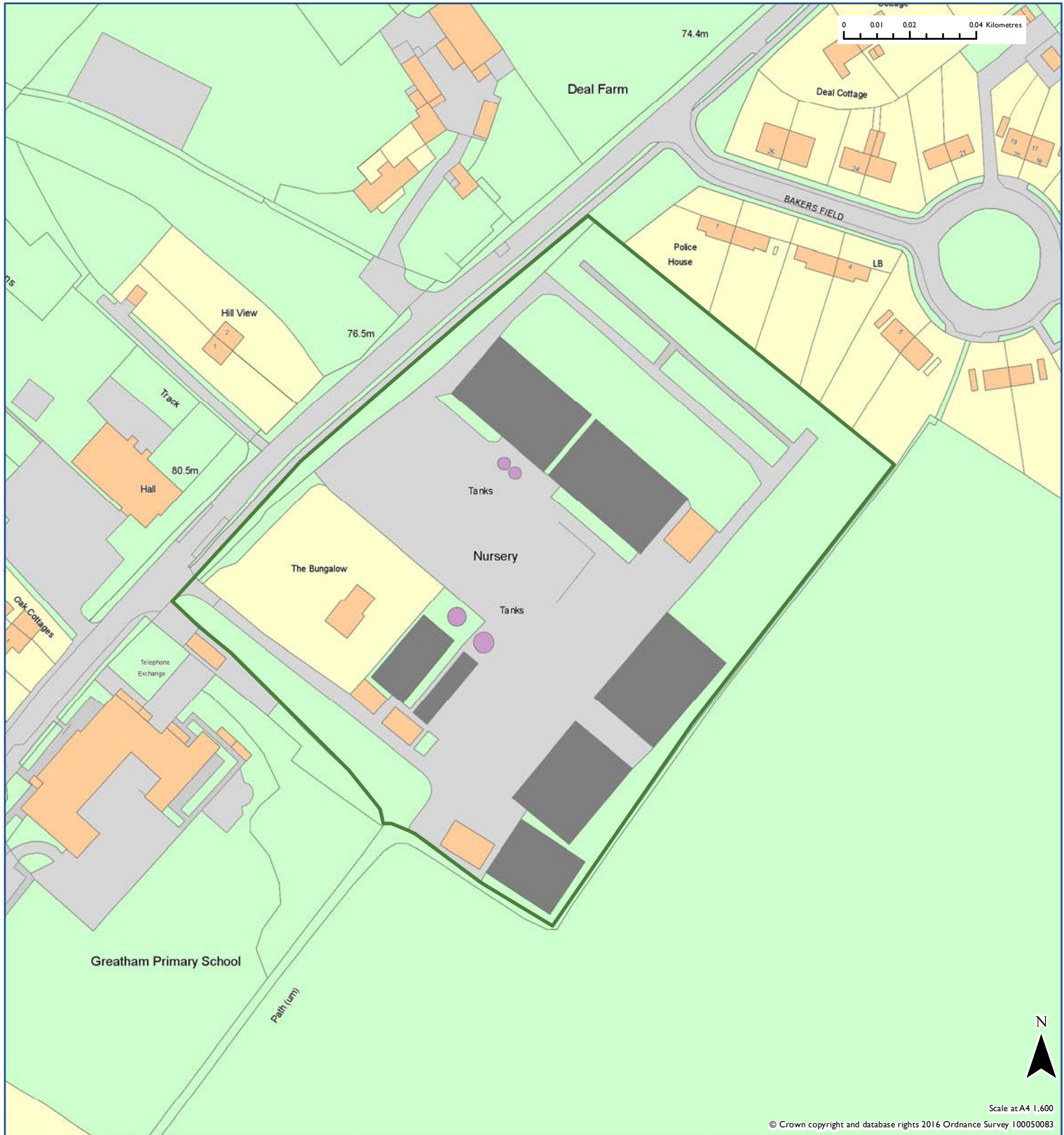
11-15 years
0

Strategic Housing Land Availability Assessment Site: EA022

Liss Forest Nurseries, Petersfield Road

2016 Recommendation

 Has Potential



Site Reference
EA022

Area
East Hampshire

Site Address
Liss Forest Nurseries, Petersfield Road

Settlement
Greatham
Parish
Greatham

Source
Previously assessed by Borough/District Council

Current Use
Horticulture

Summary of Landscape Assessment
Medium Sensitivity The size of the site and its location within the centre of the settlement makes it more sensitive than would normally occur for a site which is previously developed land.

Summary of Suitability	Is the site suitable?
The site is located in a prominent position on Petersfield Road. It is well screened behind a mature hedgerow, although the roofs of the existing glasshouses can be seen above this. There is a public right of way along the south eastern boundary, but views are limited. The site is located within a Mineral Consultation Area. There is a Special Protection Area within 5km.	Yes

Summary of Availability	Is the site available?
The owner of the site has indicated that the site would become available in second or third 5 year period.	Yes

Summary of Achievability	Is development on the site achievable?
The existing glasshouses would need to be cleared. This could result in high site preparation costs. There are no other reasons to indicate why development on the site is not achievable.	Yes


Assessment Recommendation	Has Potential
----------------------------------	----------------------

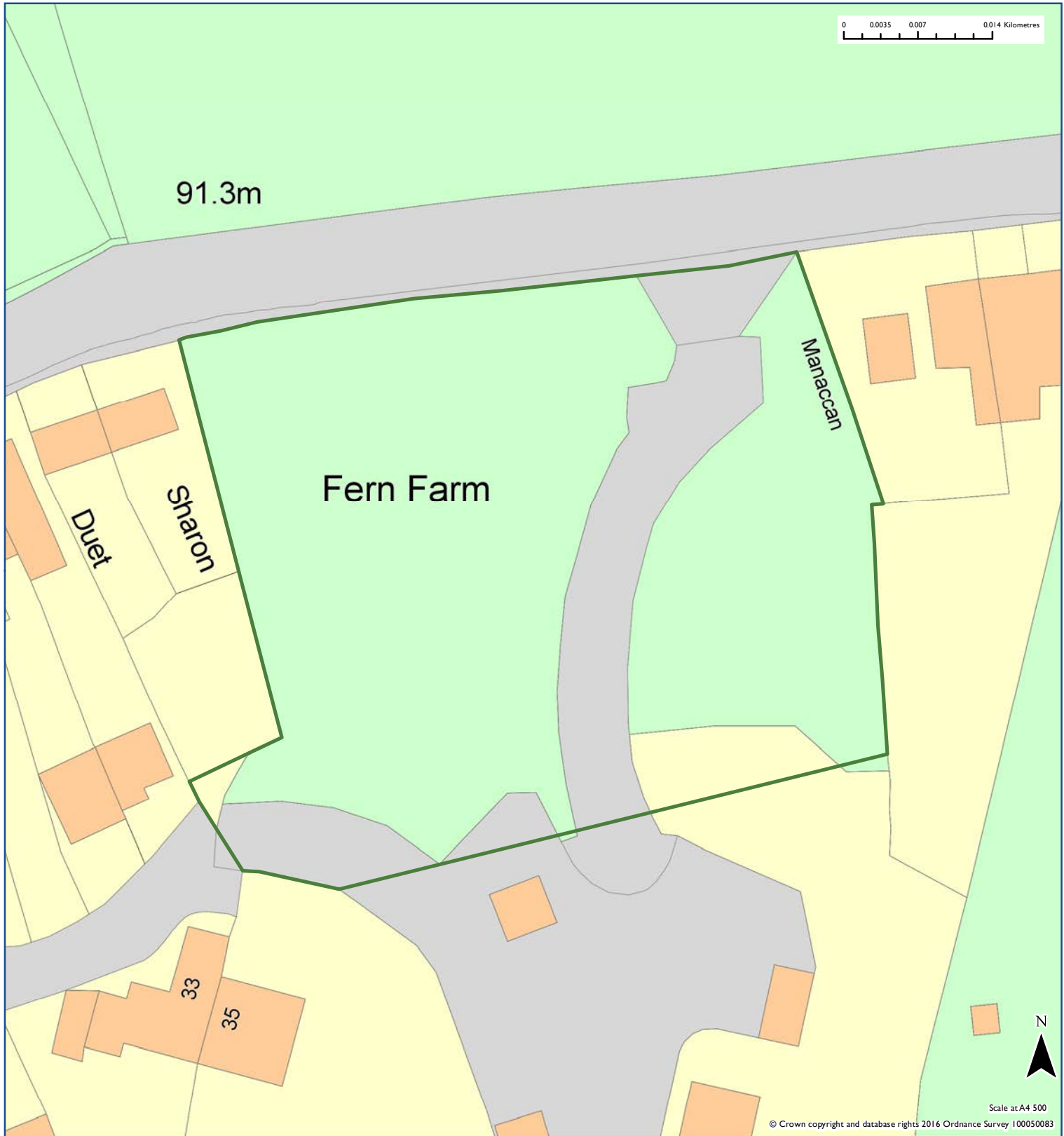
Reason for Rejection
Not Applicable.

Site Area (Ha)	Estimated Yield	0-5 years	6-10 years	11-15 years
1.5	30	0	0	30

Fern Farm, Greatham

2016 Recommendation

 Has Potential



Site Reference
EAI60

Area
East Hampshire

Site Address
Fern Farm, Longmoor Road

Settlement
Greatham
Parish
Greatham

Source
Pre-App

Current Use

Summary of Landscape Assessment
Low- medium landscape sensitivity

Summary of Suitability	Is the site suitable?
The site is in a sustainable location adjoining the village and relates well to the existing build form.	Yes

Summary of Availability	Is the site available?
The site is currently being promoted and is available.	Yes

Summary of Achievability	Is development on the site achievable?
The site is considered achievable provided the correct layout is proposed.	Yes

Assessment Recommendation	Has Potential
----------------------------------	----------------------

Reason for Rejection
Not applicable.


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

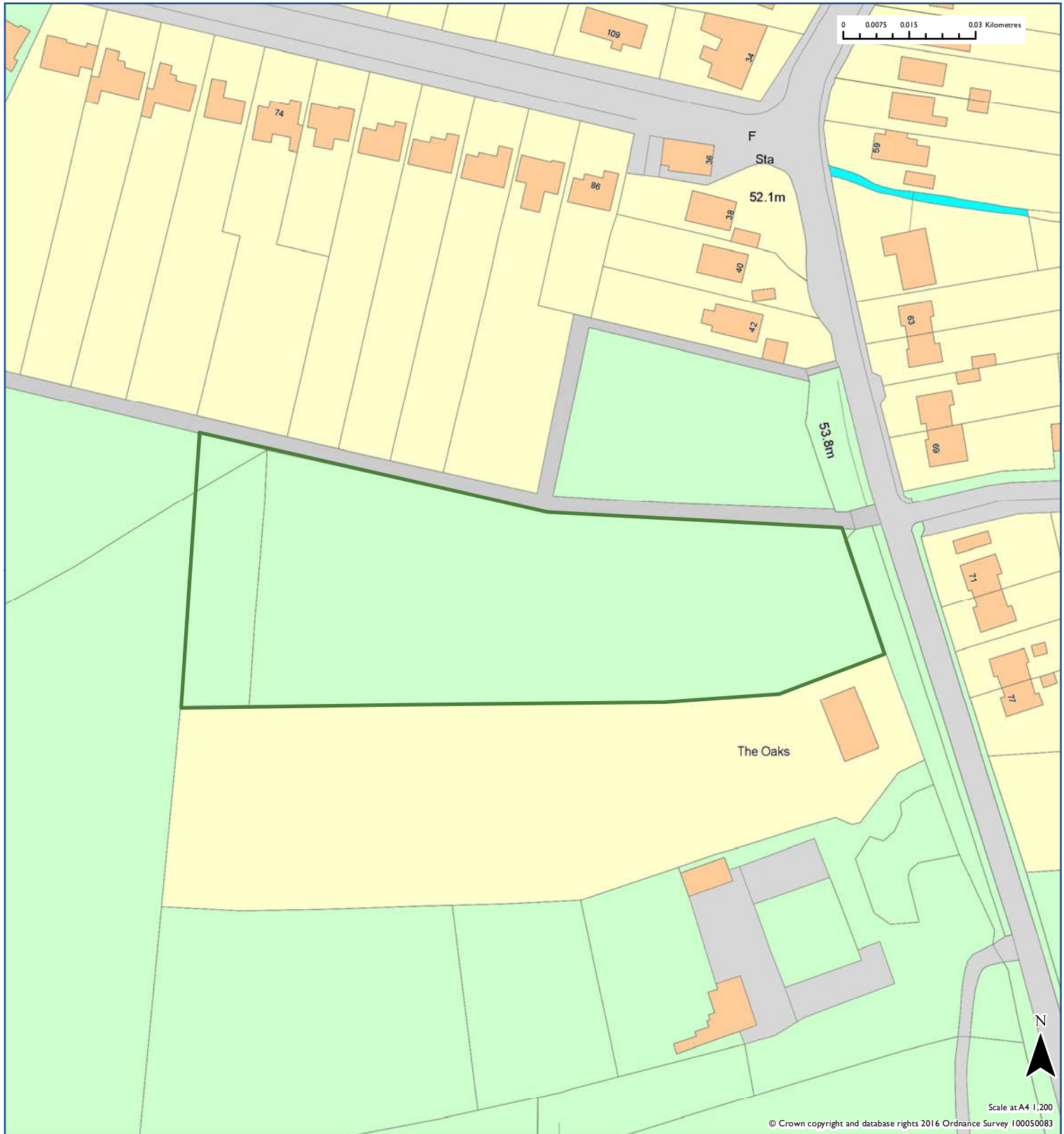
Strategic Housing Land Availability Assessment

Site: MI003

Land at Southdowns Farm

2016 Recommendation

 Has Potential



Site Reference
MI003

Area
Mid Sussex

Site Address
Land at Southdowns Farm

Settlement
Hassocks

Parish
Hassocks

Source
Previously assessed by Borough/District Council

Current Use
Agricultural/Grazing

Summary of Landscape Assessment
Medium Sensitivity Medium sensitivity to development which matches surrounding density and layout. The public right of way which passes the north of the site provides a significant local connection to the south downs.

Summary of Suitability	Is the site suitable?
There are protected trees on the eastern boundary, along Lodge Lane. A public right of way runs along the northern boundary of the site.	Yes

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

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

Assessment Recommendation	Has Potential
----------------------------------	----------------------

Reason for Rejection

Site Area (Ha)
0.7

Estimated Yield
8

0-5 years
8

6-10 years
0

11-15 years
0

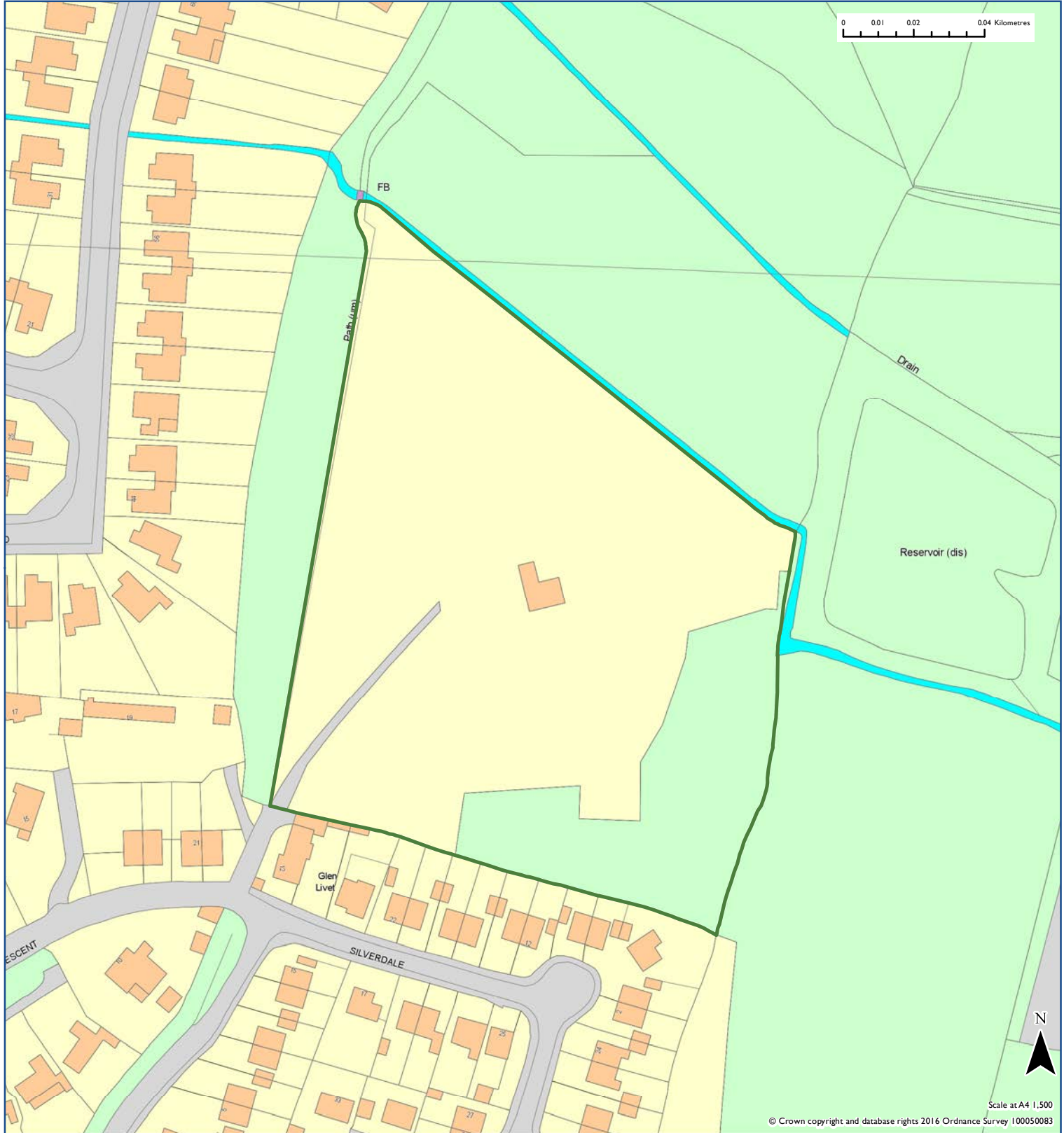
Strategic Housing Land Availability Assessment

Site: MI009

Streamside, 23 The Crescent

2016 Recommendation

 Has Potential



Site Reference
MI009

Area
Mid Sussex

Site Address
Streamside, 23 The Crescent

Settlement
Hassocks
Parish
Hassocks

Source
Submission

Current Use
Residential (1 dwelling) within large grounds

Summary of Landscape Assessment
The site has Medium High Sensitivity to large scale housing estate development owing to the sensitive entrance within the Keymer Conservation Area together with the edge of settlement location, existing trees and proximity to the SNCI along the northern boundary which is fed by the watercourse along the northern boundary.

Summary of Suitability	Is the site suitable?
The site is assessed as having Medium High landscape sensitivity. There is scope for a modest size housing development focused on the existing built footprint to improve the quality of the built form to the benefit of the landscape.	Yes

Summary of Availability	Is the site available?
Site considered available for development.	Yes

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

Assessment Recommendation	Has Potential
----------------------------------	----------------------

Reason for Rejection
Development on the whole site would have a potential adverse impact on the character and appearance of the landscape. However development on the existing built footprint could provide for a development of modest size family homes or specialist housing, to meet identified needs in a sustainable location.

Site Area (Ha)	Estimated Yield	0-5 years	6-10 years	11-15 years
2.2	6	6	0	0

Strategic Housing Land Availability Assessment

Site: WI035

Itchen Abbas House,

2016 Recommendation

 Has Potential



Site Reference
WI035

Area
Winchester

Site Address
Itchen Abbas House,

Settlement
Itchen Abbas

Parish
Itchen Valley

Source
Previously assessed by Borough/District Council

Current Use
Residential Garden

Summary of Landscape Assessment
Low/Medium Sensitivity Landscape impact could be minimised provided development is well designed and in character with the surrounding built form.

Summary of Suitability	Is the site suitable?
The site is set within the established mature grounds of Itchen Abbas House. It is located at the lowest part of the site and relates well to surrounding built form and the settlement pattern. The site is in close proximity to the River Itchen Site of Special Scientific Interest (SSSI) and Special Area of Conservation (SAC). The site is located within an SSSI Impact Risk Zone (IRZ) (requiring additional advice from Natural England). The site is in close proximity to Avington Park (Grade II*) Registered Park and Garden. The site is located within 250m of an Historic Landfill Site. Subject to potential constraints identified, the site is considered suitable for small scale development, which will need to be carefully and sensitively designed.	Yes

Summary of Availability	Is the site available?
The site is in single ownership and the owner has previously indicated that the site would be available immediately. 2015/2016 Query over availability of land and ownership.	Yes

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

Assessment Recommendation	Has Potential
----------------------------------	----------------------

Reason for Rejection
Not Applicable.

Site Area (Ha)
0.7

Estimated Yield
8

0-5 years
8

6-10 years
0


11-15 years
0

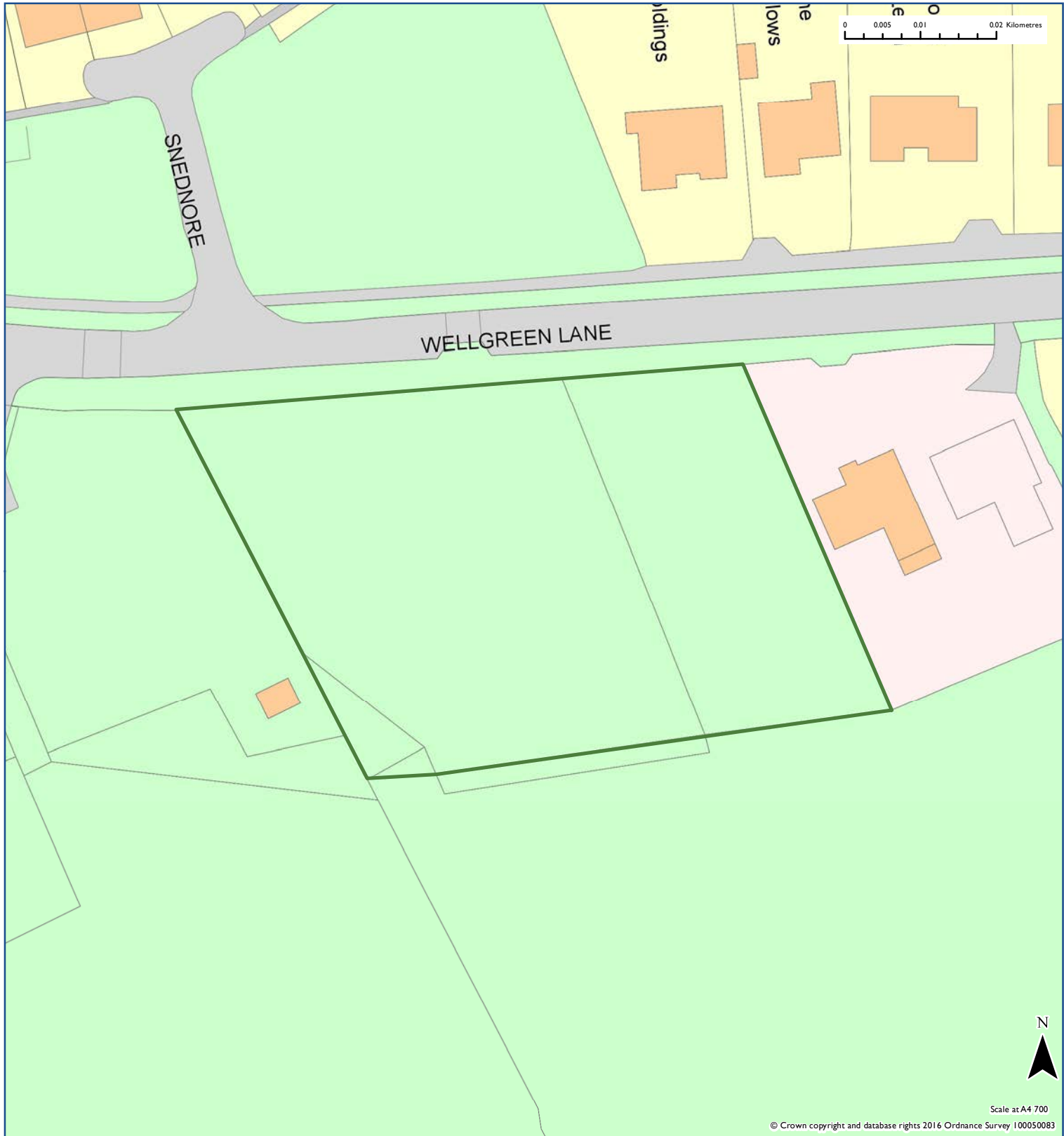
Strategic Housing Land Availability Assessment

Site: LE014

Land to the South of Wellgreen Lane

2016 Recommendation

 Has Potential



Site Reference
LE014

Area
Lewes

Site Address
Land to the South of Wellgreen Lane

Settlement
Kingston

Parish
Kingston-near-Lewes

Source
Previously assessed by Borough/District Council

Current Use
Paddocks

Summary of Landscape Assessment
No landscape assessment.

Summary of Suitability	Is the site suitable?
The site is considered suitable for a small number of dwellings subject to detailed consideration of landscape.	Yes

Summary of Availability	Is the site available?
Site considered available for development.	Yes

Summary of Achievability	Is development on the site achievable?
Would only be achievable in conjunction with the adjacent SHLAA site LE017	Yes

Assessment Recommendation	Has Potential
----------------------------------	----------------------

Reason for Rejection
The site is not considered on its own suitable to yield 5 or more additional homes. However the site could form a site capable of delivering in excess of 5 units in conjunction with the adajcent SHLAA site LE017 and as such is considered to have potential.

Site Area (Ha)

Estimated Yield
6

0-5 years
6

6-10 years
0

11-15 years
0

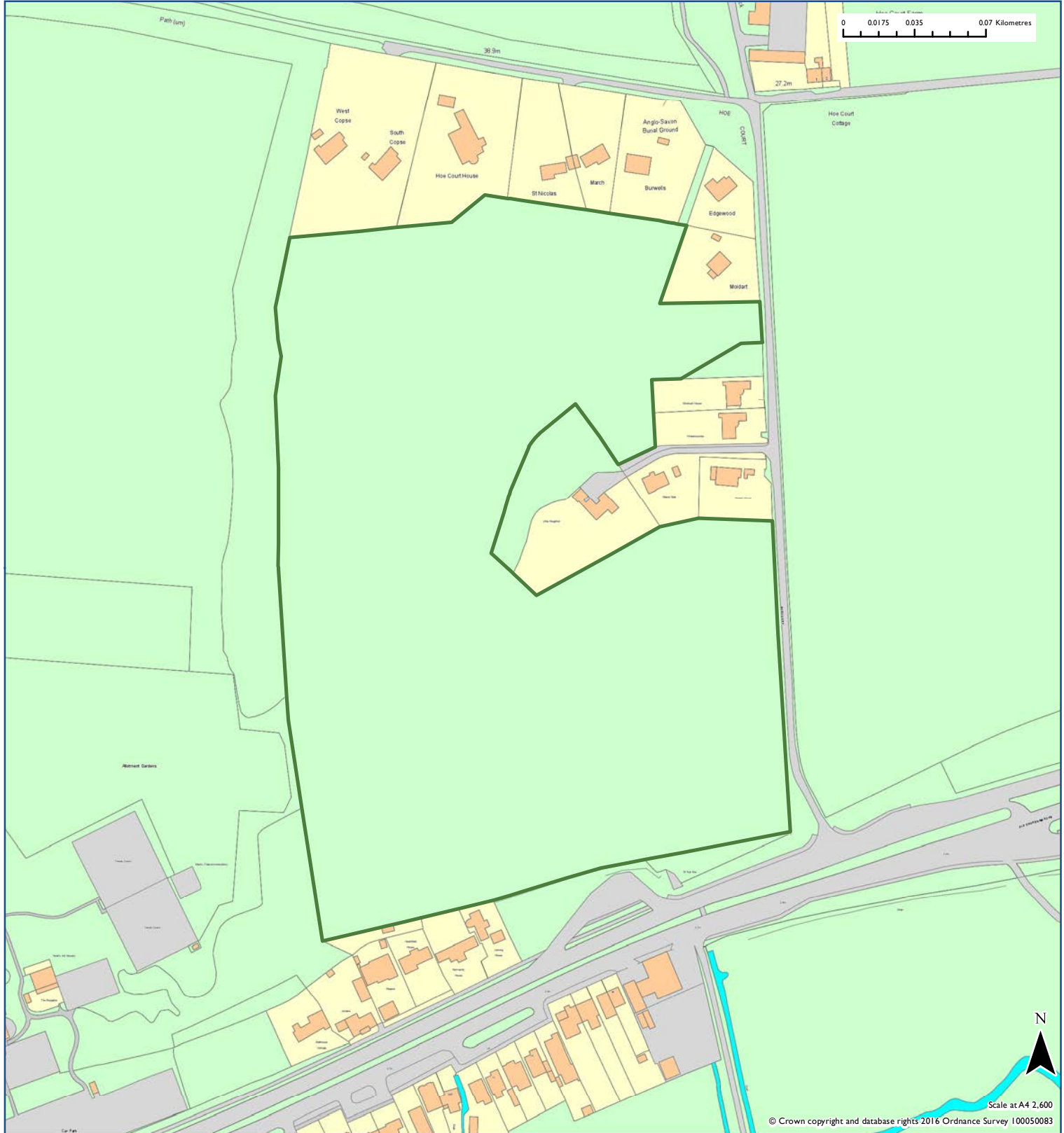
Strategic Housing Land Availability Assessment

Site: AD007

Hoe Courtfield, Hoe Court

2016 Recommendation

 Has Potential



Site Reference
AD007

Area
Adur

Site Address
Hoe Courtfield, Hoe Court

Settlement
Lancing
Parish
Lancing

Source
Submission

Current Use
Agricultural and residential

Summary of Landscape Assessment
Medium/High Sensitivity The site is Medium High sensitivity due to its open and exposed nature above the A27

Summary of Suitability	Is the site suitable?
Development on the site would have an impact on the character and appearance of the landscape, therefore a detailed landscape and visual impact assessment will be required and should inform the design and layout of the site proposals. The revised smaller site means that a public right of way runs adjacent to the eastern boundary rather than through the site in the original land parcel. The site is adjacent to a Grade II listed building. The site is adjacent to a Local Nature Reserve (which abuts the western boundary).	Yes

Summary of Availability	Is the site available?
The site is considered available and has been recently submitted. Ownership of the access route would require further investigation.	Yes

Summary of Achievability	Is development on the site achievable?
Access to the site requires further investigation. In principle the site is achievable.	Yes

Assessment Recommendation	Has Potential
----------------------------------	----------------------

Reason for Rejection
Not applicable.

Site Area (Ha)
6.77

Estimated Yield
15

0-5 years
15

6-10 years
0


11-15 years
0

Strategic Housing Land Availability Assessment

Site: LE003

Old Malling Farm

2016 Recommendation

 Has Potential



Scale at A4 4,100

© Crown copyright and database rights 2016 Ordnance Survey 100050083

Site Reference
LE003

Area
Lewes

Site Address
Old Malling Farm

Settlement
Lewes

Parish
Lewes Town

Source
Previously assessed by Borough/District Council

Current Use
Agricultural

Summary of Landscape Assessment
High Sensitivity High sensitivity due to impacts on the Ouse Valley Way and the Conservation Area to the south. Tranquillity and perceived human activity would significantly change the character of a large section of the Ouse Valley Way leading into Lewes in a transitional area between town and country.

Summary of Suitability	Is the site suitable?
The site is included as a housing site allocation in the Lewes Joint Core Strategy which has been found sound by an independent planning inspector. Site therefore deemed suitable. Development of the site could adversely impact the special qualities of the National Park, which will require robust mitigation.	Yes

Summary of Availability	Is the site available?
The site is in single ownership and it has previously been indicated the site would be available within the next five years.	Yes

Summary of Achievability	Is development on the site achievable?
Access costs may be higher than normal but, due to the buoyant local housing market, this is unlikely.	Yes

Assessment Recommendation	Has Potential
----------------------------------	----------------------

Reason for Rejection
Not applicable.

Site Area (Ha)
15.63

Estimated Yield
240

0-5 years
160


6-10 years
80

11-15 years
0

Strategic Housing Land Availability Assessment Site: LE012

Land at South Downs Road

2016 Recommendation

 Has Potential



Site Reference
LE012

Area
Lewes

Site Address
Land at South Downs Road

Settlement
Lewes
Parish
Lewes Town

Source
Previously assessed by Borough/District Council

Current Use
Overgrown scrubland north of South Downs Way, allocated for e

Summary of Landscape Assessment
N/A

Summary of Suitability	Is the site suitable?
The site is within flood zone 2 and 3. The site is within 250m of an Historic Landfill Site. The site is within a Site of Special Scientific Interest (SSSI) Impact Risk Zone (will require further advice from Natural England). There is high archaeological potential and the site will require a pre-application assessment. Site has post-April 2014 permission (SDNP/15/01303/FUL) for mixed use redevelopment including 79 dwellings.	Yes

Summary of Availability	Is the site available?
The site is considered to be available for development and there has been recent planning activity.	Yes

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

Assessment Recommendation	Has Potential
----------------------------------	----------------------

Reason for Rejection
Not applicable


Site Area (Ha)	Estimated Yield	0-5 years	6-10 years	11-15 years
1.2	79	79	0	0

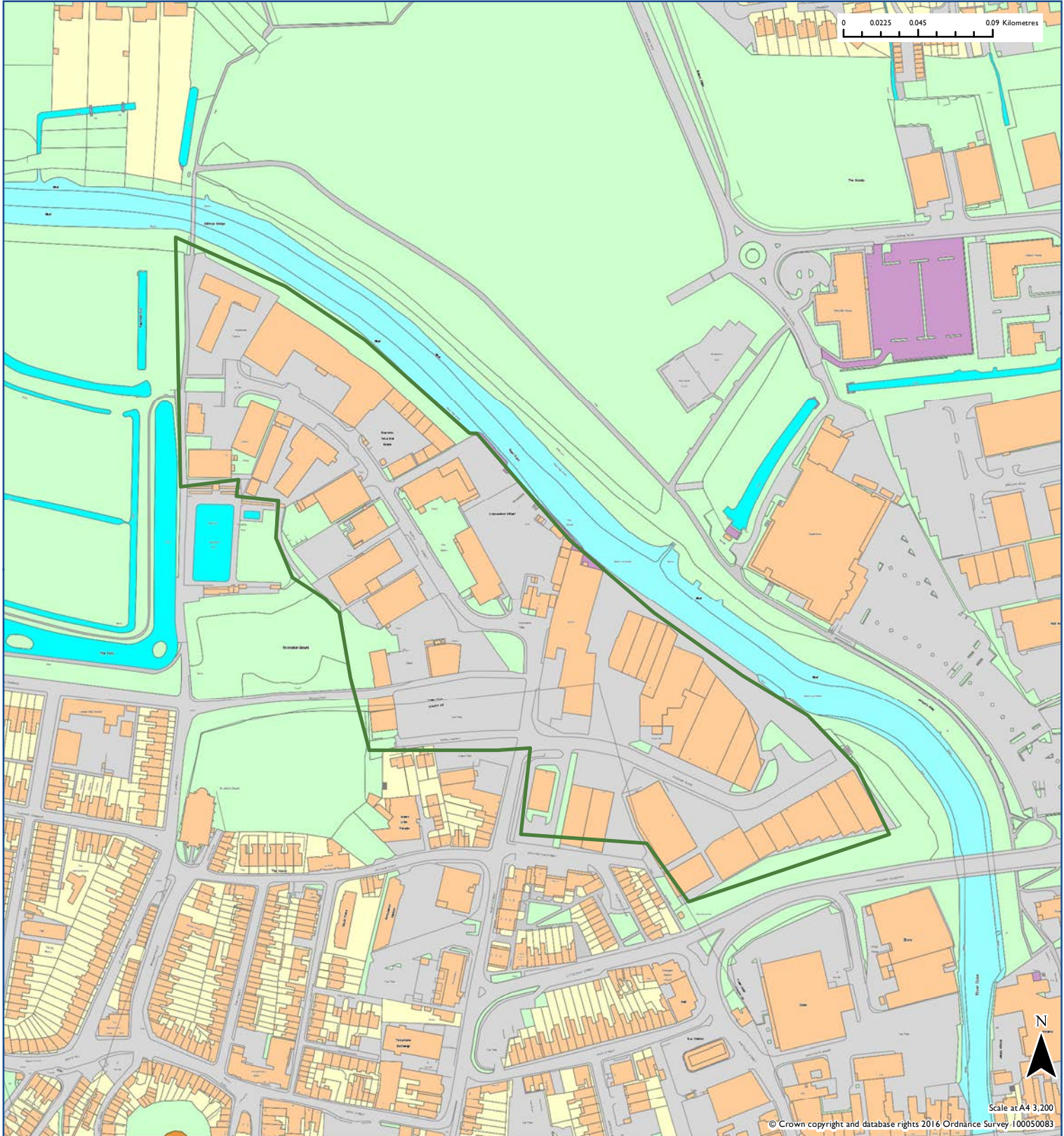
Strategic Housing Land Availability Assessment

Site: LE040

North Street

2016 Recommendation

 Has Potential



Site Reference
LE040

Area
Lewes

Site Address
North Street

Settlement
Lewes

Parish
Lewes Town

Source
Previously assessed by Borough/District Council

Current Use
General industrial and retail

Summary of Landscape Assessment
N/A

Summary of Suitability	Is the site suitable?
The site is previously developed land located in a sustainable town centre location. The majority of the site is in Flood Zone 3, therefore suitable flood defence would need to be provided and the loss of employment units would need to be considered at the allocation/application stage.	Yes

Summary of Availability	Is the site available?
The site is considered to be available for development. The owners currently are actively promoting the site for housing led mixed use development.	Yes

Summary of Achievability	Is development on the site achievable?
Capacity of site has been increased to reflect recent masterplanning work. Costs associated with making the site suitable for development (flood defences, remediation of contaminants, etc) will be high, although based on initial masterplanning the proponents consider the development achievable.	Yes

Assessment Recommendation	Has Potential
----------------------------------	----------------------

Reason for Rejection
Not Applicable.

Site Area (Ha)
6.5

Estimated Yield
390

0-5 years
206

6-10 years
184


11-15 years
0

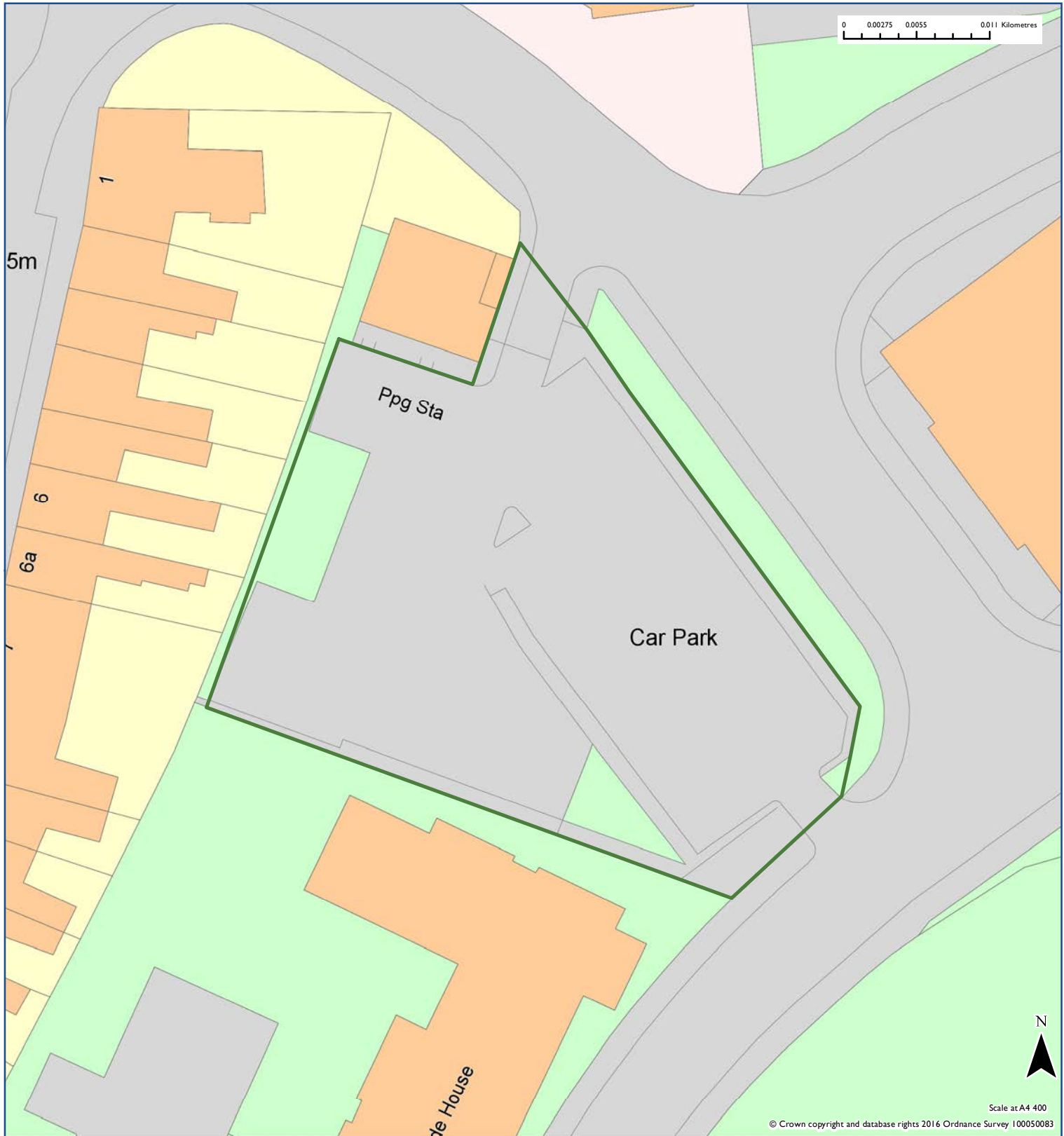
Strategic Housing Land Availability Assessment

Site: LE056

Magistrates Court car park, Court Road

2016 Recommendation

 Has Potential



Site Reference
LE056

Area
Lewes

Site Address
Magistrates Court car park, Court Road

Settlement
Lewes

Parish
Lewes Town

Source
Previously assessed by Borough/District Council

Current Use
Car park

Summary of Landscape Assessment
N/A

Summary of Suitability	Is the site suitable?
The site is within flood zone 2. The site is adjacent to the conservation area and adjacent to a number of listed buildings. Has permission for 9 dwellings, granted after 01.04.2016	Yes

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

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

Assessment Recommendation	Has Potential
----------------------------------	----------------------

Reason for Rejection
Not Applicable.

Site Area (Ha)
0.2

Estimated Yield
9

0-5 years
9

6-10 years
0

11-15 years
0

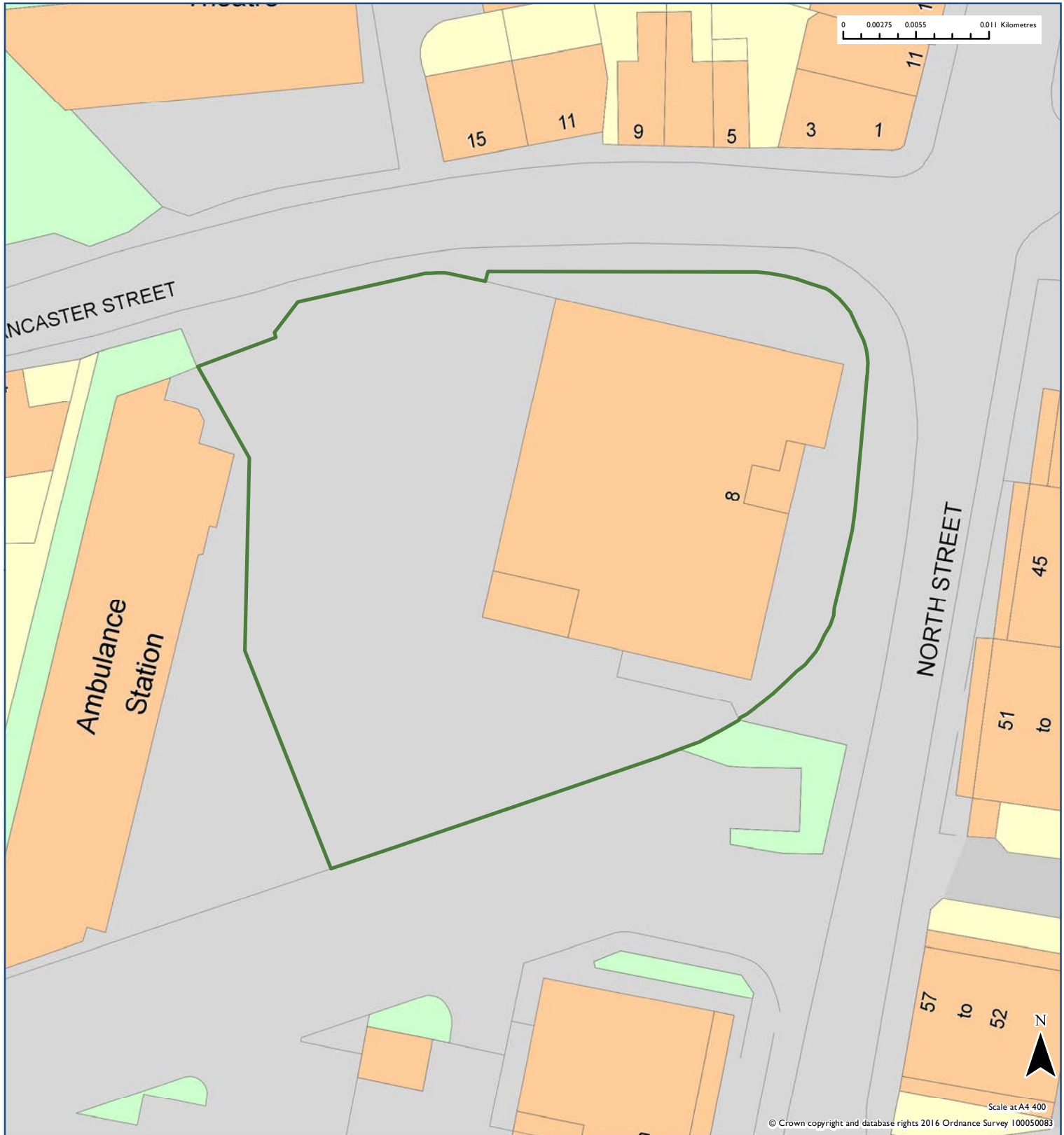
Strategic Housing Land Availability Assessment

Site: LE057

Land and building West of North Street.

2016 Recommendation

 Has Potential



Site Reference
LE057

Area
Lewes

Site Address
Land and building West of North Street.

Settlement
Lewes

Parish
Lewes Town

Source
Previously assessed by Borough/District Council

Current Use
Non -residential institution

Summary of Landscape Assessment
N/A

Summary of Suitability	Is the site suitable?
The site is within the conservation area. The site is in close proximity to the walls of old naval prison, which are grade II listed. The site is within 250m of an historic landfill site. The site is within medieval and post-medieval town and site of Victorian prison, therefore has high potential and will require mitigation through planning condition. Has prior approval for 10 dwellings, granted after 01.04.2014	Yes

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

Summary of Achievability	Is development on the site achievable?
Mitigation against possible land and air contamination and noise issues may be required.	Yes

Assessment Recommendation	Has Potential
----------------------------------	----------------------

Reason for Rejection
Not Applicable.

Site Area (Ha)
0.2

Estimated Yield
10

0-5 years
10

6-10 years
0


11-15 years
0

Strategic Housing Land Availability Assessment

Site: LE059

St Mary's Social Centre, Christie Road

2016 Recommendation

 Has Potential



Site Reference
LE059

Area
Lewes

Site Address
St Mary's Social Centre, Christie Road

Settlement
Lewes
Parish
Lewes Town

Source
Previously assessed by Borough/District Council

Current Use
Social centre

Summary of Landscape Assessment
N/A

Summary of Suitability	Is the site suitable?
There are protected trees along the western boundary. The site is considered suitable for development subject to appropriate re-provision or replacement of the community facility. There is unknown archaeological potential and the site will require a pre-application assessment.	Yes

Summary of Availability	Is the site available?
Currently in use as a community centre but likely to become available in the medium term.	Yes

Summary of Achievability	Is development on the site achievable?
Further investigation into potential land contamination, surface water flooding and potential noise nuisance from A275 will be required	Yes

Assessment Recommendation	Has Potential
----------------------------------	----------------------

Reason for Rejection
Not Applicable.

Site Area (Ha)
0.3

Estimated Yield
8

0-5 years
0

6-10 years
8


11-15 years
0

Strategic Housing Land Availability Assessment

Site: LE060

Juggs Road

2016 Recommendation

 Has Potential



Site Reference
LE060

Area
Lewes

Site Address
Juggs Road

Settlement
Lewes
Parish
Lewes Town

Source
Previously assessed by Borough/District Council

Current Use
Open Space

Summary of Landscape Assessment
Medium Sensitivity Medium sensitivity due to small size of site, containment within the surrounding settlement activity. Existing trees are a constraint and require further study. Debatable whether the SHLAA threshold would be met.

Summary of Suitability	Is the site suitable?
The site is adjacent to the conservation area. There are protected trees on the boundary of the site. The site is adjacent to Scheduled Ancient Monument (Saxon cemetery) and has high archaeological potential, will require a pre-application assessment.	Yes

Summary of Availability	Is the site available?
Freehold issues mean the site is considered available in future.	Yes

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

Assessment Recommendation	Has Potential
----------------------------------	----------------------

Reason for Rejection
Not Applicable.


Site Area (Ha)	Estimated Yield	0-5 years	6-10 years	11-15 years
0.2	6	0	6	0

Strategic Housing Land Availability Assessment

Site: LE103

Lewes, The White Hart

2016 Recommendation

 Has Potential



Site Reference
LE103

Area
Lewes

Site Address
Land behind The White Hart, 55 High Street

Settlement
Lewes

Parish
Lewes

Source

Current Use
Hotel/restaurant

Summary of Landscape Assessment

Summary of Suitability	Is the site suitable?
The car parking and building behind the hotel frontage (within the same ownership, but not part of SHLAA submission) are within the town centre, within easy walking distance of the services and facilities of Lewes. The site is close to public transport routes (train and bus). The site is previously developed land. There is vehicular access to existing car parking. The proposed high density development would be in keeping with surrounding high density development.	Yes

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

Summary of Achievability	Is development on the site achievable?
There is no indication that development of this site is not achievable.	Yes

Assessment Recommendation	Has Potential
----------------------------------	----------------------


Reason for Rejection
Not applicable.

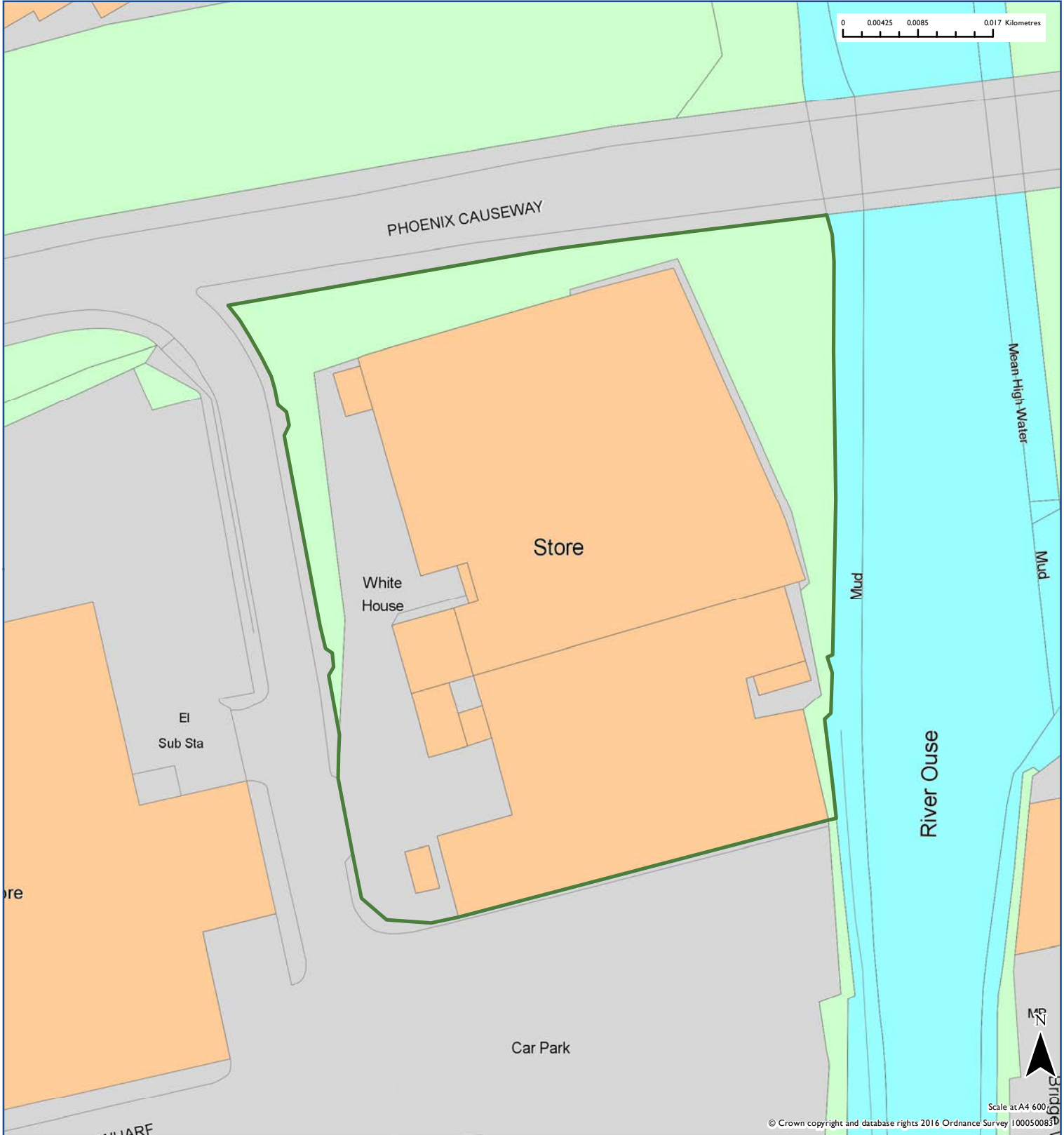
Site Area (Ha)	Estimated Yield	0-5 years	6-10 years	11-15 years
0.15	20	20		

Strategic Housing Land Availability Assessment Site: LE111

Lewes, Wenban Smith

2016 Recommendation

 Has Potential



Site Reference
LE111

Area
Lewes

Site Address
Wenban Smith Site

Settlement
Lewes
Parish
Lewes Town

Source

Current Use

Summary of Landscape Assessment
Not applicable - within urban area.

Summary of Suitability	Is the site suitable?
SThe majority of the site is in Flood Zone 3 and would normally be excluded. However will be subject to SFRA2 and is also a derelict previously developed site in need of regeneration. Subject to this, suitable for high density development in the form of flats.	Yes

Summary of Availability	Is the site available?
The site is vacant and derelict therefore considered available for development.	Yes

Summary of Achievability	Is development on the site achievable?
The majority of the site is in Flood Zone 3 however an SFRA2 will be carried out for the town of Lewes in relation to the Neighbourhood Plan. The site will need to pass the sequential test in order to be deliverable.	Yes

Assessment Recommendation	Has Potential
----------------------------------	----------------------

Reason for Rejection
Not applicable.


Site Area (Ha)	Estimated Yield	0-5 years	6-10 years	11-15 years
0.3	0	23	0	0

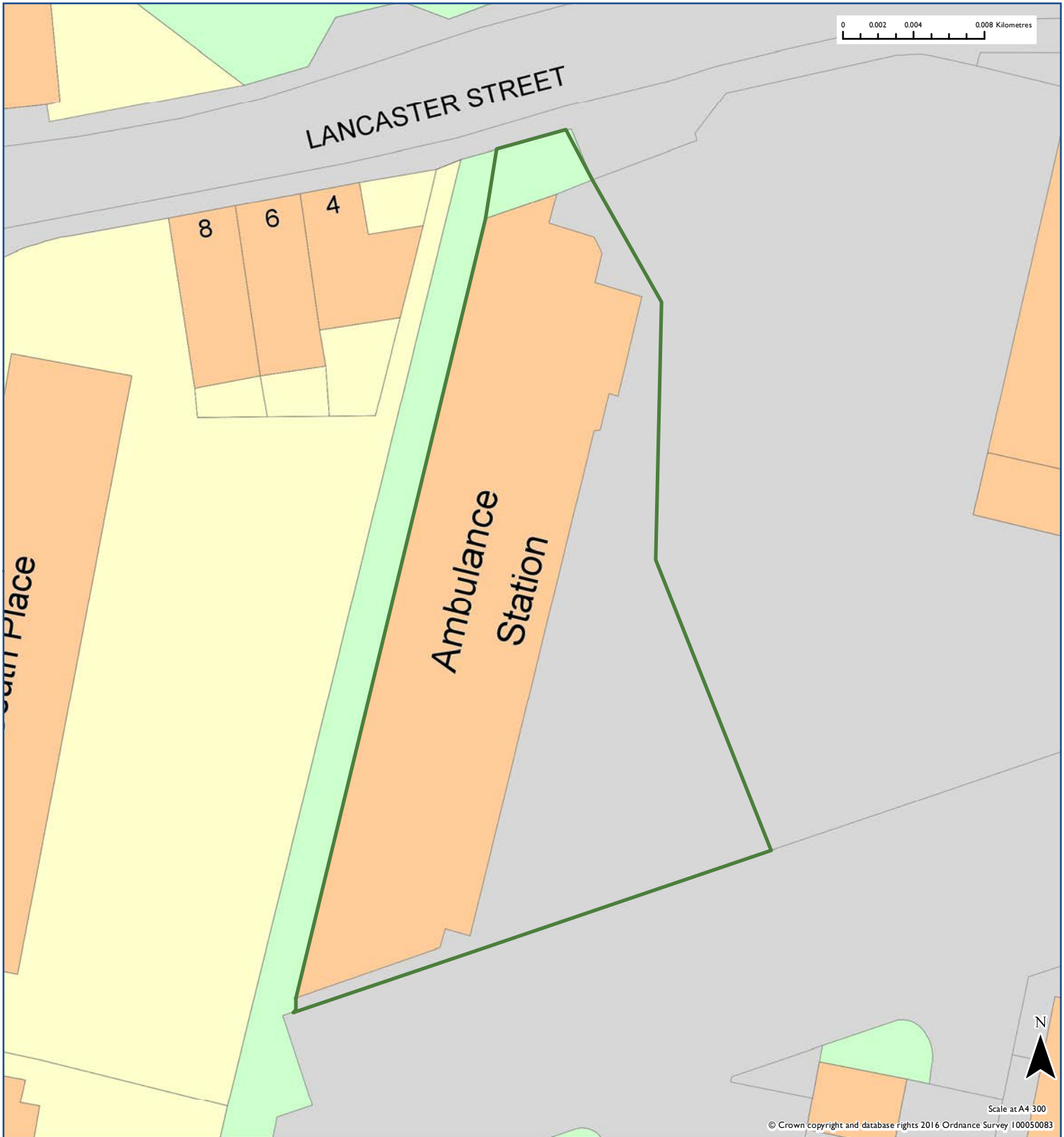
Strategic Housing Land Availability Assessment

Site: LE112

Lewes, Ambulance Station

2016 Recommendation

 Has Potential



Site Reference
LE112

Area
Lewes

Site Address
Ambulance Station Site

Settlement
Lewes

Parish
Lewes Town

Source

Current Use

Summary of Landscape Assessment
Not applicable - within urban area.

Summary of Suitability	Is the site suitable?
The site is considered suitable for development.	Yes

Summary of Availability	Is the site available?
The site is considered available for development subject to relocation of current use.	Yes

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

Assessment Recommendation	Has Potential
----------------------------------	----------------------

Reason for Rejection
Not applicable.


Site Area (Ha)	Estimated Yield	0-5 years	6-10 years	11-15 years
	12	0	12	0

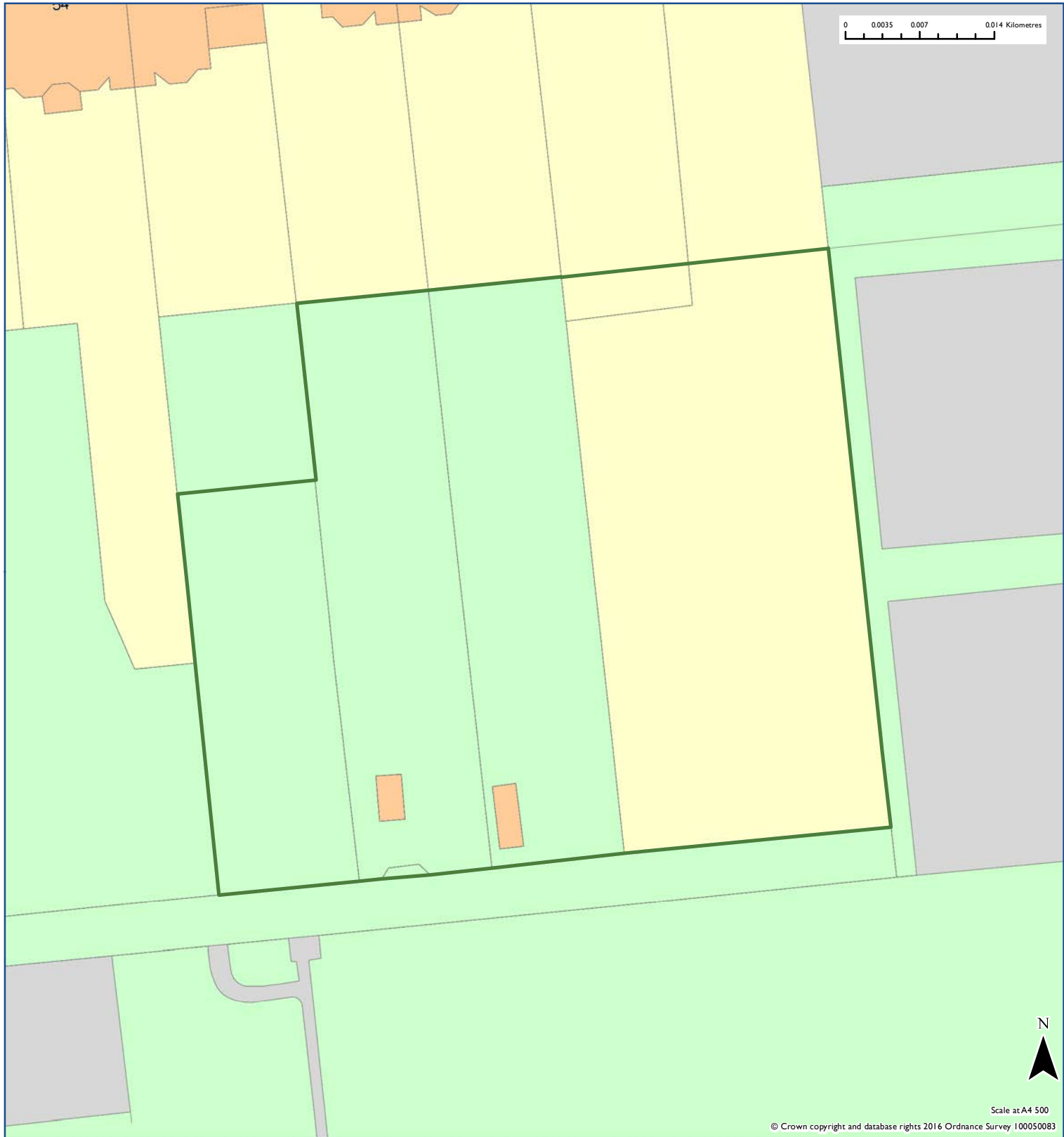
Strategic Housing Land Availability Assessment

Site: LE114

Lewes, Land at the rear of St Anne's Crescent

2016 Recommendation

 Has Potential



Site Reference
LEI14

Area
Lewes

Site Address
Rear of St Anne's Crescent

Settlement
Lewes
Parish
Lewes

Source
Submission

Current Use

Summary of Landscape Assessment
Existing mature trees which would be likely to act as a constraint to development - within the conservation area, and adjacent to a historic PROW Access not clear and could affect the PROW. Adjacent to cemetery & could be very prominent due to levels, medium sensitivity.

Summary of Suitability	Is the site suitable?
No clear constraints on suitability, pending outcome of historic buildings officer assessment. Existing mature trees on site should be incorporated into development.	Yes

Summary of Availability	Is the site available?
Site considered available for development.	Yes

Summary of Achievability	Is development on the site achievable?
Ownership of access unknown, requires further investigation. The site would ideally be developed in combination with the plot through which the access runs.	Yes

Assessment Recommendation	Has Potential
----------------------------------	----------------------

Reason for Rejection
Not applicable.

Site Area (Ha)
0.4

Estimated Yield
8

0-5 years
8

6-10 years
0

11-15 years
0

Strategic Housing Land Availability Assessment

Site: LE116

Spring Barn Farm Park, Lewes

2016 Recommendation

 Has Potential



Site Reference
LE116

Area
Lewes

Site Address
Spring Barn Farm Park, Kingston Road

Settlement
Lewes
Parish
Lewes Town

Source

Current Use

Summary of Landscape Assessment
n/a

Summary of Suitability	Is the site suitable?
Planning permission has been granted for development of the site, therefore deemed suitable.	Yes

Summary of Availability	Is the site available?
The site has recently gained planning permission and is therefore considered available.	Yes

Summary of Achievability	Is development on the site achievable?
The site is considered to be achievable.	Yes

Assessment Recommendation	Has Potential
----------------------------------	----------------------

Reason for Rejection
Not applicable.


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

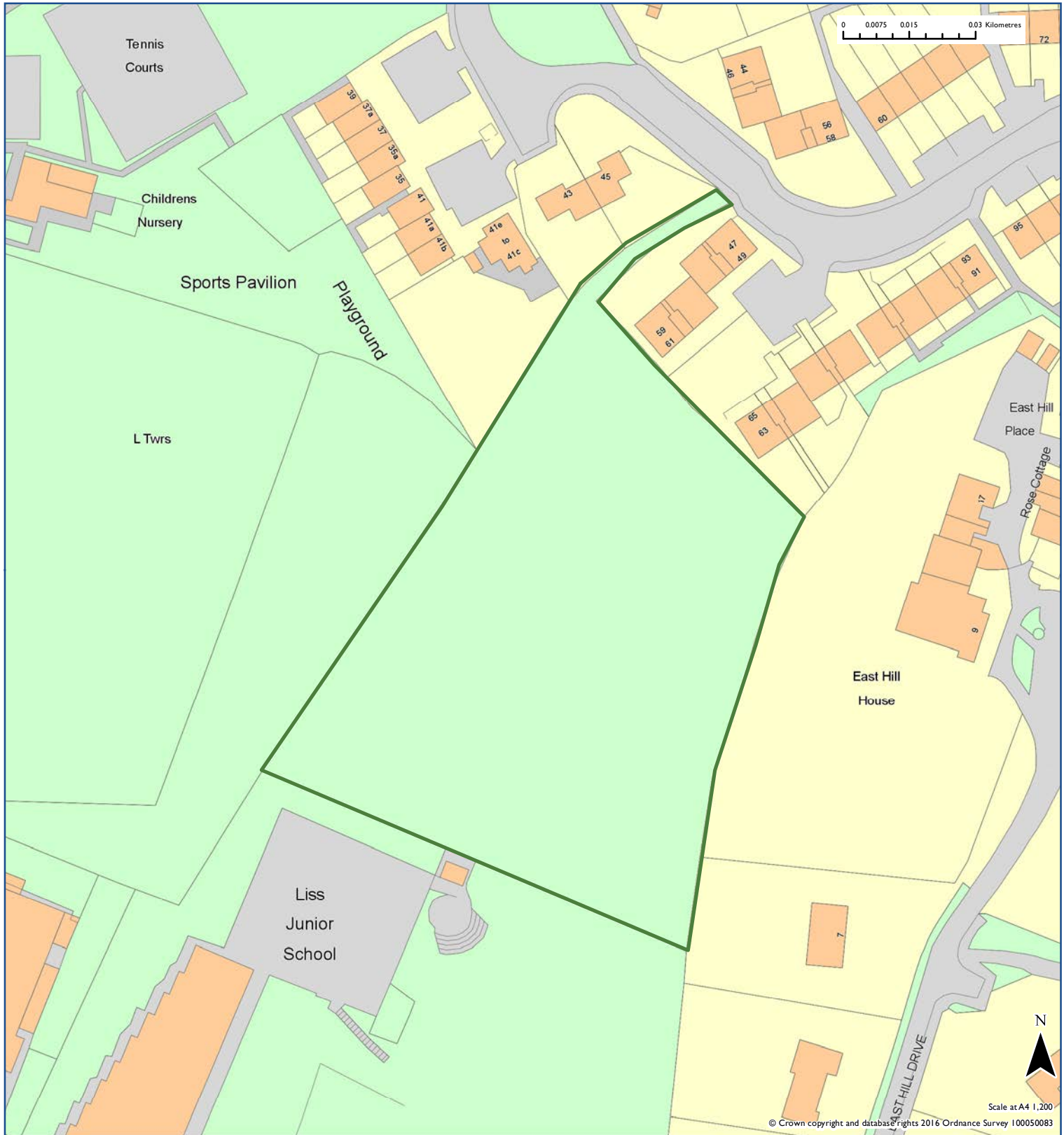
Strategic Housing Land Availability Assessment

Site: EA034

Land at Inwood Road

2016 Recommendation

 Has Potential



Site Reference
EA034

Area
East Hampshire

Site Address
Land at Inwood Road

Settlement
Liss
Parish
Liss

Source
Previously assessed by Borough/District Council

Current Use
Vacant/Grassland

Summary of Landscape Assessment
Medium Sensitivity The site is contained within the settlement and is well screened, the topography and local design issues increase sensitivity for this site.

Summary of Suitability	Is the site suitable?
The site is well screened, including mature tree belts to the east and west, which includes trees protected by Tree Preservation Orders. Need for sensitive design which improves connections to the village, retains existing natural features and takes into account views for the wider area (particularly the Hangers). The site is located within 5km of a Special Protection Area.	Yes

Summary of Availability	Is the site available?
The site is being actively promoted for development, including through pursuit of planning applications on the site. Therefore, the site is considered to be available immediately.	Yes

Summary of Achievability	Is development on the site achievable?
An acceptable and safe access would need to be created. There are no other reasons to indicate why development on the site could not be achieved.	Yes

Assessment Recommendation	Has Potential
----------------------------------	----------------------

Reason for Rejection
Not Applicable.

Site Area (Ha)	Estimated Yield	0-5 years	6-10 years	11-15 years
0.9	25	25	0	0

Site Reference
EA038

Area
East Hampshire

Site Address
Land at Hilliers Nurseries, Andlers Ash Road

Settlement
Liss
Parish
Liss

Source
Previously assessed by Borough/District Council

Current Use
Horticulture

Summary of Landscape Assessment
Medium/High Sensitivity High sensitivity due to size and elevation of whole site. The northern part of the site that relates to Andlers Ash Road would be Medium/High Sensitivity due to the closer relationship with existing residential development to the north, and lower elevation of the site reducing visual impact.

Summary of Suitability	Is the site suitable?
The landscape assessment has concluded that the north section of the site is less elevated, reducing visual impact. This area is also more closely related to the settlement boundary. Therefore, it is considered suitable to focus development on this part of the site. The site is located within 5km of a Special Protection Area.	Yes

Summary of Availability	Is the site available?
The site is in single ownership and the owner has previously indicated the site would be available within the first five years.	Yes

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

Assessment Recommendation	Has Potential
----------------------------------	----------------------

Reason for Rejection
Not Applicable.


Site Area (Ha)	Estimated Yield	0-5 years	6-10 years	11-15 years
4.5	100	50	50	0

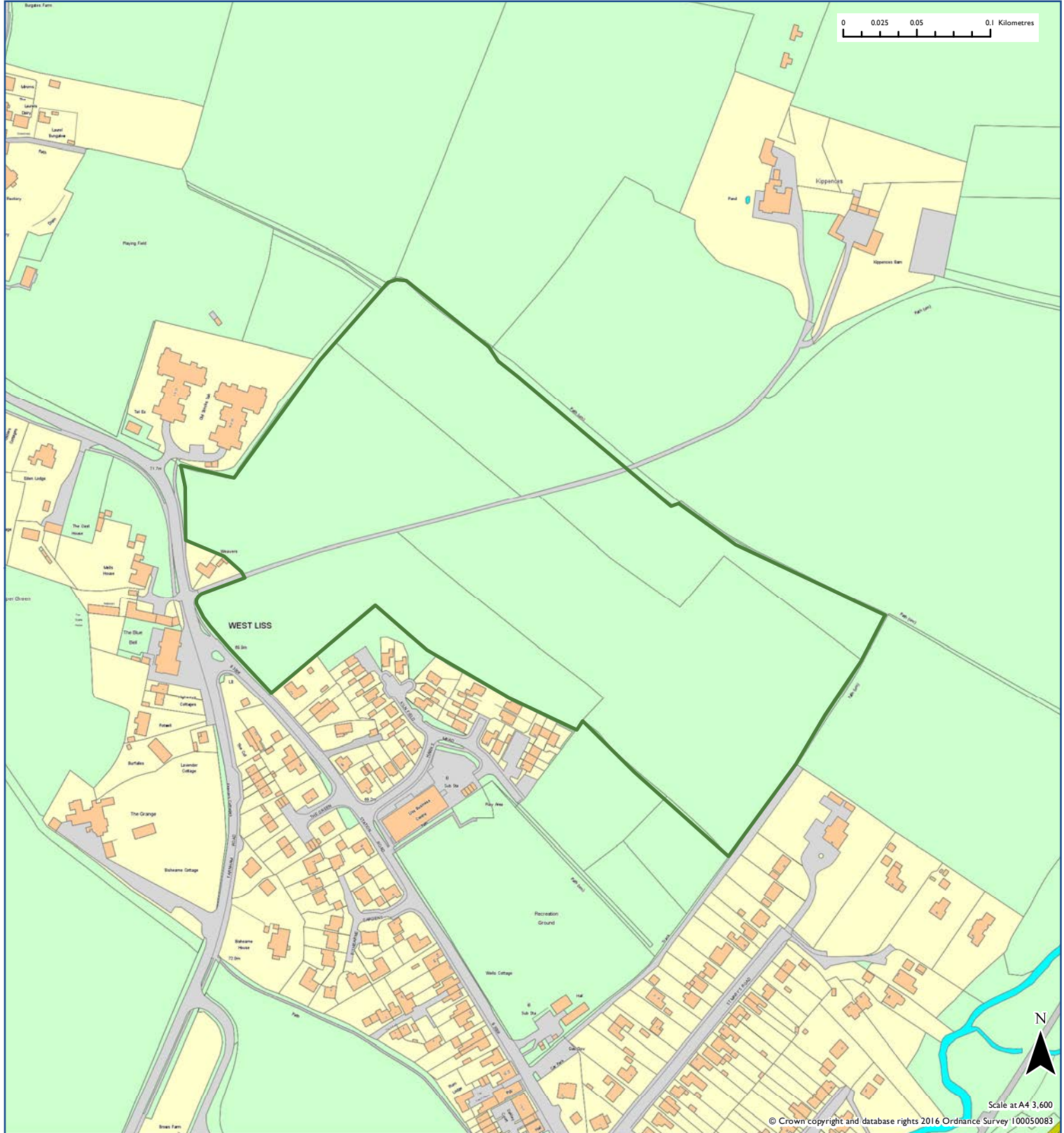
Strategic Housing Land Availability Assessment

Site: EA043

Land at Farnham Road/Station Road

2016 Recommendation

 Has Potential



Site Reference
EA043

Area
East Hampshire

Site Address
Land at Farnham Road/Station Road

Settlement
Liss
Parish
Liss

Source
Previously assessed by Borough/District Council

Current Use
Horticulture

Summary of Landscape Assessment
Medium/High Sensitivity The whole site is a large scale site in a sensitive area and would be a dominating influence on the historic village if developed. The north western part of the site is Medium/High Sensitivity owing to its reduced scale, limited visibility and greater potential for screening.

Summary of Suitability	Is the site suitable?
The site is within a Mineral Consultation Area. The site is located within 5km of a Special Protection Area. There is a public right of way along the northern and western boundary of the site. There are protected trees along the southern boundary. The site is considered suitable for a small amount of development focused in the western part of the site along Farnham Road. There is a public right of way running along the north eastern and north western boundary.	Yes

Summary of Availability	Is the site available?
The owners have previously indicated the site would be available immediately.	Yes

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

Assessment Recommendation	Has Potential
----------------------------------	----------------------

Reason for Rejection
Not Applicable.

Site Area (Ha)	Estimated Yield	0-5 years	6-10 years	11-15 years
1.5	30	30	0	0

Land at Corhampton Lane

2016 Recommendation

 Has Potential



Site Reference
WI021

Area
Winchester

Site Address
Land at Corhampton Lane

Settlement
Meonstoke

Parish
Corhampton and Meonstoke

Source
Previously assessed by Borough/District Council

Current Use
Residential garden

Summary of Landscape Assessment
Medium sensitivity due to relative level of containment within the settlement pattern. Existing trees on the site make a strong contribution to local landscape character.

Summary of Suitability	Is the site suitable?
A relatively small proportion of the eastern end of the site is within the Conservation Area. The eastern edge of the site is around 40 metres from Corhampton Church, a Grade I Listed Building. However, there is existing screening around the north and east of the site, which makes the site relatively well contained. The landscape assessment does recognise the contribution of trees within the site, particularly along the southern boundary which are considered to make a significant contribution to the character of the village.	Yes

Summary of Availability	Is the site available?
The site is in multiple ownership, but has been promoted by all owners, who have previously indicated that the site would be available immediately.	Yes

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


Assessment Recommendation	Has Potential
----------------------------------	----------------------

Reason for Rejection
Not Applicable.

Site Area (Ha)	Estimated Yield	0-5 years	6-10 years	11-15 years
1	15	15	0	0

Houghtons Transport (Wickham) Ltd

2016 Recommendation

 Has Potential



Site Reference
WI074

Area
East Hampshire

Site Address
Houghton's Transport (Wickham) Ltd

Settlement
Meonstoke
Parish
Meonstoke

Source
Permission

Current Use

Summary of Landscape Assessment
See application file 15/01181/FUL.

Summary of Suitability	Is the site suitable?
Permission granted on appeal.	Yes

Summary of Availability	Is the site available?
The site has recently been granted planning permission.	Yes

Summary of Achievability	Is development on the site achievable?
The site has recently been granted planning permission.	Yes

Assessment Recommendation	Has Potential
----------------------------------	----------------------

Reason for Rejection
Not applicable.

Site Area (Ha)
0.3

Estimated Yield
8

0-5 years
8

6-10 years
0


11-15 years
0

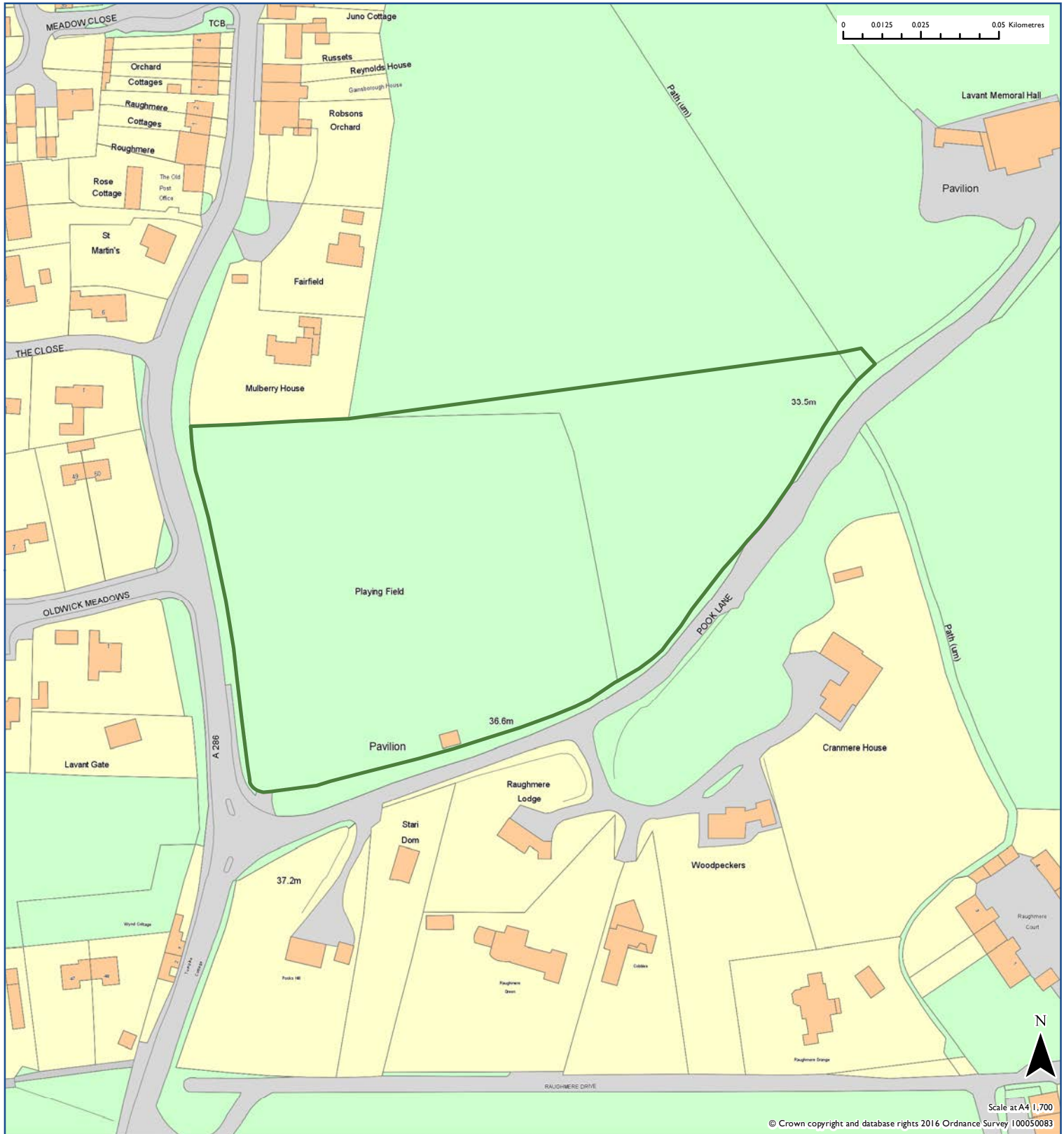
Strategic Housing Land Availability Assessment

Site: CH050

Land north of Pook Lane, Lavant

2016 Recommendation

 Has Potential



Site Reference
CH050

Area
Chichester

Site Address
Land at Pook Lane

Settlement
Mid Lavant and East Lavant
Parish
Lavant

Source
Previously assessed by Borough/District Council

Current Use
Agricultural and recreation field

Summary of Landscape Assessment
The site has high sensitivity due to its highly visible location, long distance views and inclusion within the conservation area. Please note: this assessment relates to a larger SHLAA site submitted for the 2014 SHLAA (not shown on dataset) The 2016 SHLAA site is assessed as being less sensitive - as Medium-High Landscape Sensitivity owing to the proximity to the SAM along the northern boundary, prominent location of the site, the importance of the existing trees which surround the site and the rural quality of the surrounding lanes which are vulnerable to urbanising highways impacts.

Summary of Suitability	Is the site suitable?
The site adjoins the conservation area. There is a grade II listed building adjacent. There is a Scheduled Ancient Monument along the northern boundary of the site. Development immediately adjacent to the SAM may be restricted in order to preserve the physical character of the monuments and preservation of their settings may entail further restriction, including the protection and enhancement of views from Pook Lane. Loss of the recreation ground would only be suitable if an acceptable replacement is provided.	Yes

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

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

Assessment Recommendation	Has Potential
----------------------------------	----------------------

Reason for Rejection
Not applicable.


Site Area (Ha)	Estimated Yield	0-5 years	6-10 years	11-15 years
1.3	12	0	12	0

Strategic Housing Land Availability Assessment

Site: CHI48

Church Farm, Fordwater Road

2016 Recommendation

 Has Potential



Site Reference
CHI 48

Area
Chichester

Site Address
Church Farm, Fordwater Road

Settlement
Mid Lavant and East Lavant

Parish
Lavant

Source
Previously assessed by Borough/District Council

Current Use
Agricultural buildings

Summary of Landscape Assessment
Medium/High Sensitivity The site has Medium High Sensitivity due to its edge of settlement and edge of Lavant Valley location, and is located within the conservation area. The site is previously developed land although the existing buildings are important to the context of the village and the site itself.

Summary of Suitability	Is the site suitable?
The site is within a conservation area and is adjacent to grade II listed farmhouse. Although the site is medium/high sensitivity, given that it is occupied by existing buildings it is worth considering further whether an acceptable design can be achieved to deliver five or more dwellings.	Yes

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

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

Assessment Recommendation	Has Potential
----------------------------------	----------------------

Reason for Rejection

Site Area (Ha)
0.5

Estimated Yield
5

0-5 years
5

6-10 years
0


11-15 years
0

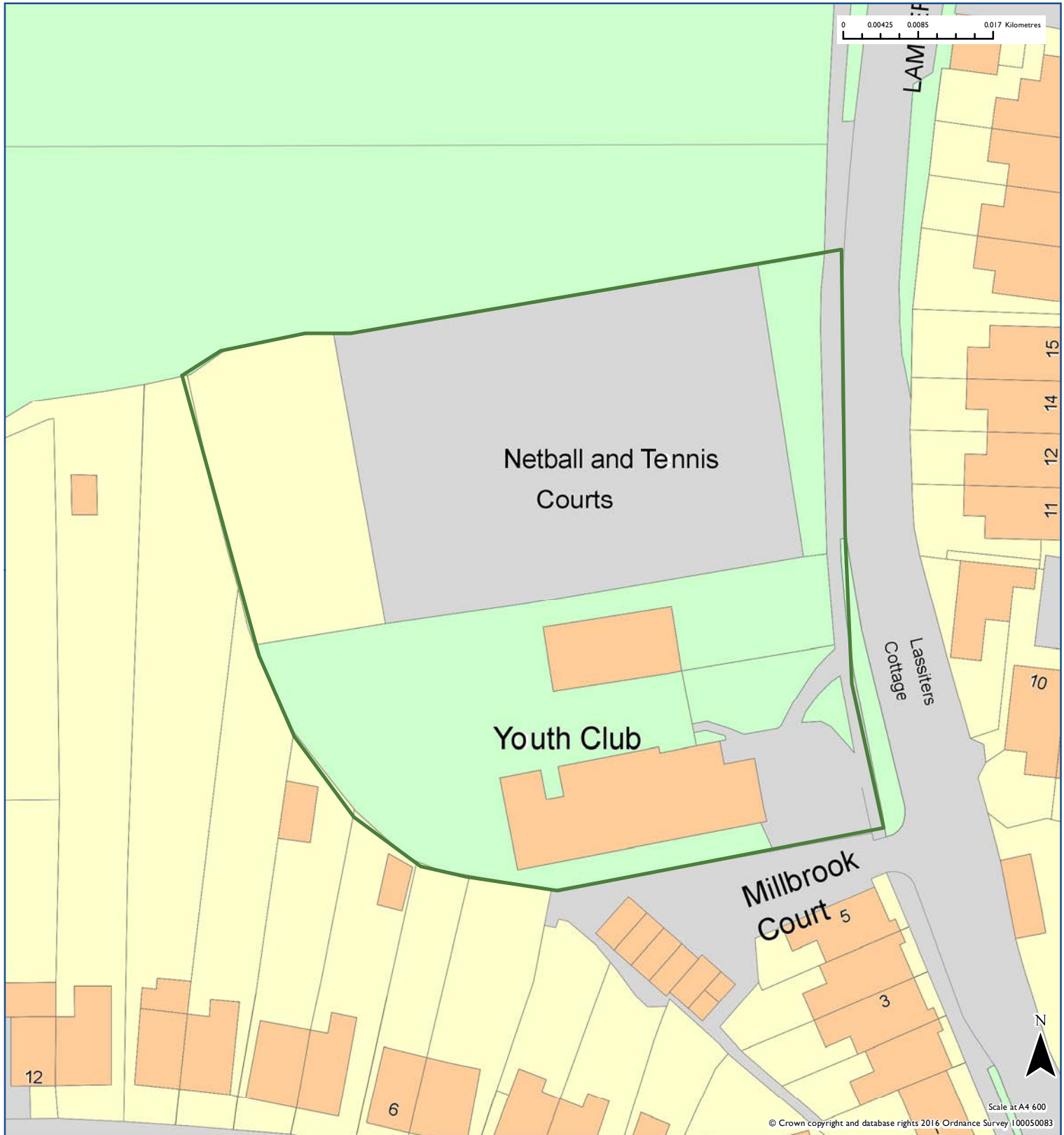
Strategic Housing Land Availability Assessment

Site: CH066

Midhurst Grammar School

2016 Recommendation

 Has Potential



Site Reference
CH066

Area
Chichester

Site Address
Midhurst Grammar School

Settlement
Midhurst
Parish
Midhurst

Source
Previously assessed by Borough/District Council

Current Use
Community Uses

Summary of Landscape Assessment
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.

Summary of Suitability	Is the site suitable?
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.	Yes

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

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

Assessment Recommendation	Has Potential
----------------------------------	----------------------

Reason for Rejection
Not Applicable.

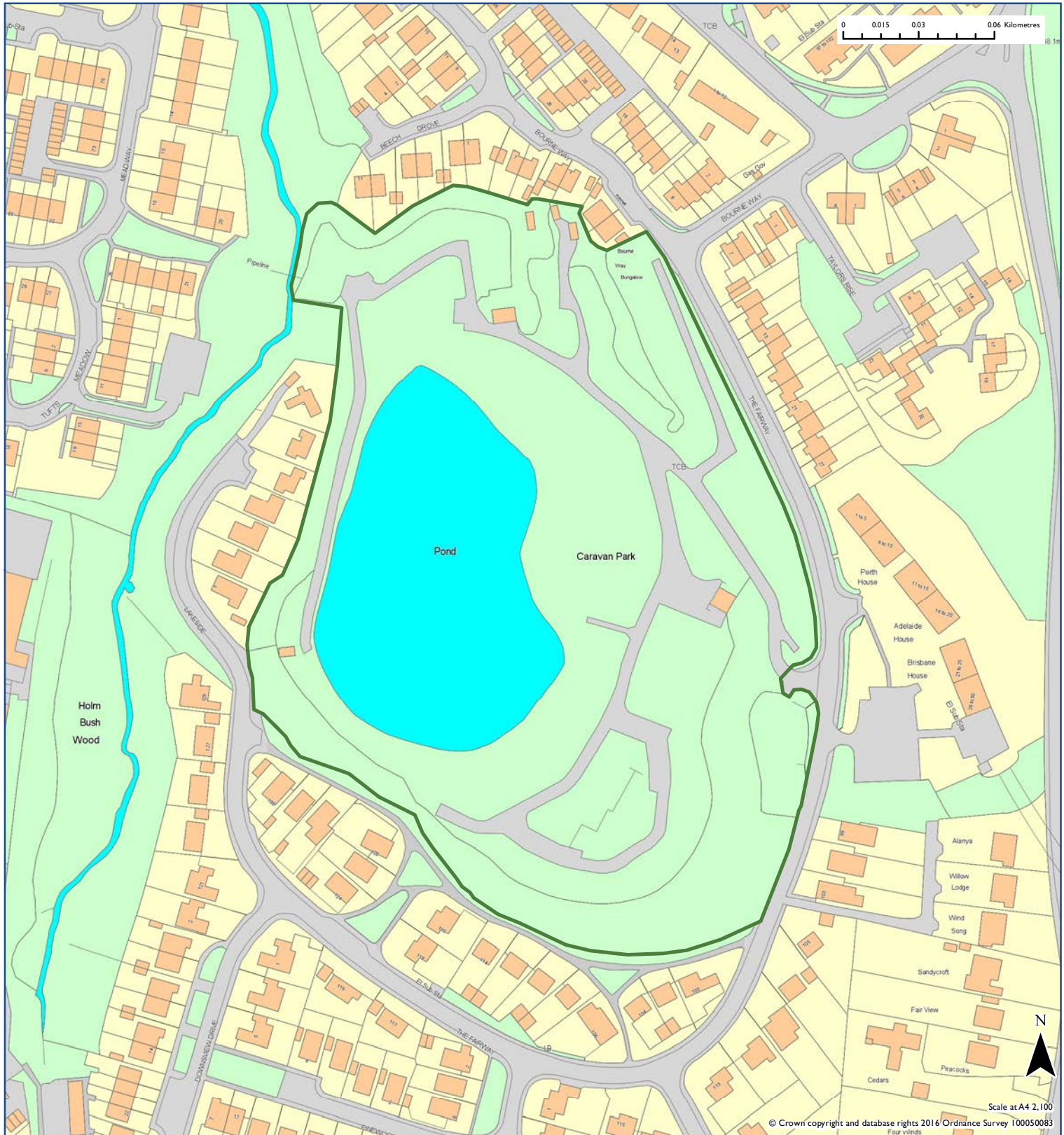
Site Area (Ha)	Estimated Yield	0-5 years	6-10 years	11-15 years
0.4	15	15	0	0

Strategic Housing Land Availability Assessment Site: CH069

Holmbush Caravan Park

2016 Recommendation

 Has Potential



Site Reference
CH069

Area
Chichester

Site Address
Holmbush Caravan Park

Settlement
Midhurst
Parish
Midhurst

Source
Previously assessed by Borough/District Council

Current Use
Former caravan site and woodland

Summary of Landscape Assessment
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.

Summary of Suitability	Is the site suitable?
The site is constrained by flood zone and TPO'd tree cover. Remaining previously developed area is considered to be suitable for residential development, dependent on ecological sensitivities. The site has medium landscape sensitivity: opportunities should be sought for enhancing landscape qualities including enhancement/creation of heathland.	Yes

Summary of Availability	Is the site available?
The site had an extant planning permission for residential development until 2014 and is therefore considered to be available for development.	Yes

Summary of Achievability	Is development on the site achievable?
Site is constrained by flood zone and TPO'd tree cover significantly reducing developable area. However overall the site is considered to be achievable.	Yes

Assessment Recommendation	Has Potential
----------------------------------	----------------------

Reason for Rejection
Not applicable


Site Area (Ha)	Estimated Yield	0-5 years	6-10 years	11-15 years
5.03	50	50	0	0

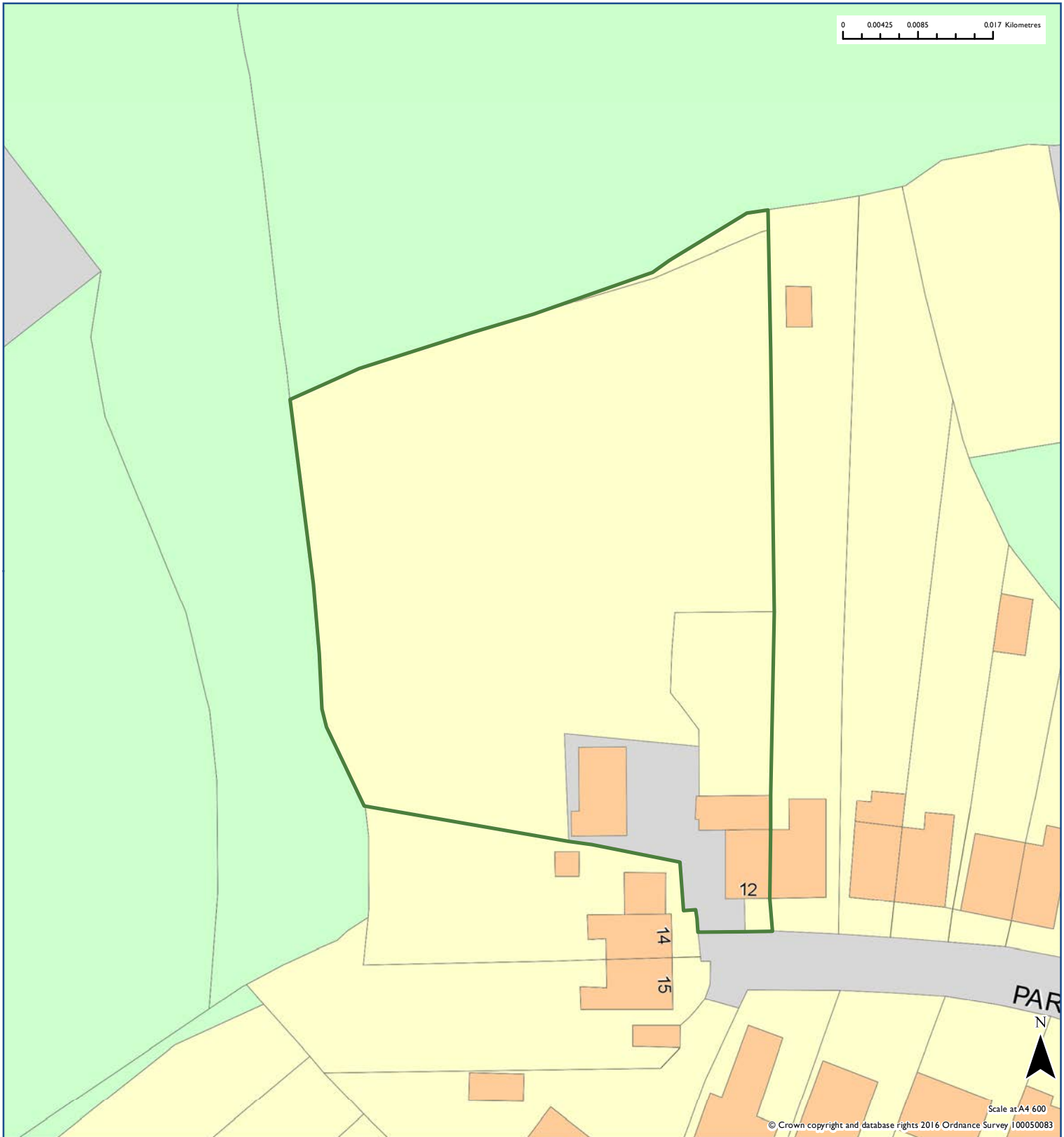
Strategic Housing Land Availability Assessment

Site: CHI28

12 Park Crescent

2016 Recommendation

 Has Potential



Site Reference
CHI28

Area
Chichester

Site Address
12 Park Crescent

Settlement
Midhurst

Parish
Midhurst

Source
Submission

Current Use
Residential

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

Summary of Suitability	Is the site suitable?
Site assessed as low landscape sensitivity in the sustainable settlement of Midhurst. Mature trees on the site should be retained.	Yes

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

Summary of Achievability	Is development on the site achievable?
Access may require demolition of the existing house. Site considered available for development.	Yes

Assessment Recommendation	Has Potential
----------------------------------	----------------------

Reason for Rejection
Not applicable

Site Area (Ha)
0.3

Estimated Yield
10

0-5 years
10


6-10 years
0

11-15 years
0

Strategic Housing Land Availability Assessment Site: CHI33

Brisbane House, The Fairway

2016 Recommendation

 Has Potential



Site Reference
CHI 33

Area
Chichester

Site Address
Brisbane House, The Fairway

Settlement
Midhurst

Parish
Midhurst

Source
Submission

Current Use
Residential

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

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

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

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

Assessment Recommendation	Has Potential
----------------------------------	----------------------


Reason for Rejection
Not Applicable.

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

Strategic Housing Land Availability Assessment Site: CHI34

Land adjoining Holmbush Way

2016 Recommendation

 Has Potential



Site Reference
CHI 34

Area
Chichester

Site Address
Land adjoining Holmbush Way

Settlement
Midhurst
Parish
Midhurst

Source
Submission

Current Use
Grazing

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

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

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

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

Assessment Recommendation	Has Potential
----------------------------------	----------------------

Reason for Rejection
Not Applicable.

Site Area (Ha)
0.1

Estimated Yield
5

0-5 years
5

6-10 years
0


11-15 years
0

Strategic Housing Land Availability Assessment

Site: CHI37

Land to rear 1-8 St Richard's Flats,

2016 Recommendation

 Has Potential



Site Reference
CHI 37

Area
Chichester

Site Address
Land to rear 1-8 St Richard's Flats,

Settlement
Midhurst
Parish
Midhurst

Source
Submission

Current Use
Open space and residential gardens

Summary of Landscape Assessment
Low medium sensitivity The site does not have wider landscape impact and is within an area of existing housing. The existing layout of housing is distinctive and additional development may impact on this.

Summary of Suitability	Is the site suitable?
Suitable subject to appropriate design to protect residential amenity and character of the area.	Yes

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

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

Assessment Recommendation	Has Potential
----------------------------------	----------------------

Reason for Rejection
Not applicable.

Site Area (Ha)
0.3

Estimated Yield
5

0-5 years
5


6-10 years
0

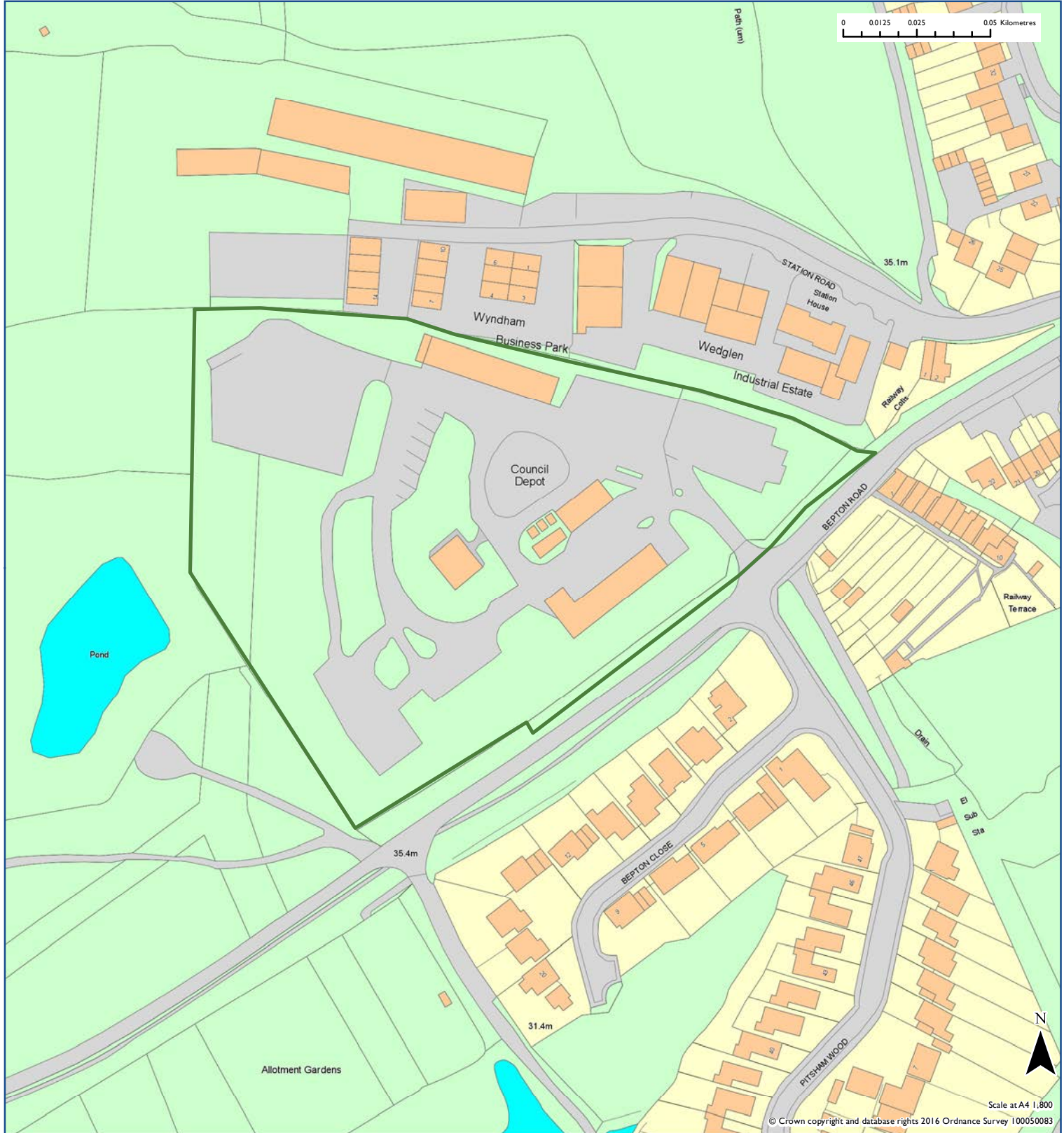
11-15 years
0

Strategic Housing Land Availability Assessment Site: CHI53

Highway Depot, Bepton Road

2016 Recommendation

 Has Potential



Site Reference
CHI53

Area
Chichester

Site Address
Highway Depot, Bepton Road

Settlement
Midhurst
Parish
Midhurst

Source
Submission

Current Use
Council highway depot

Summary of Landscape Assessment
Medium Sensitivity Medium Landscape Sensitivity opportunity for significant GI to be incorporated into any development appropriate to location adjacent to SNCI.

Summary of Suitability	Is the site suitable?
The site is currently in active employment use. There may be potential for mixed use development in combination with intensification of adjacent areas, although impact on nearby Local Wildlife Site would need to be considered. The site is adjacent to an Historic Landfill Site.	Yes

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

Summary of Achievability	Is development on the site achievable?
The site has existing access and is well located within the town. Due to current industrial uses there is potential for incompatibility if residential uses area included. However, achievability could be improved by combination with adjacent sites as a mixed use scheme.	Yes

Assessment Recommendation	Has Potential
----------------------------------	----------------------

Reason for Rejection
Not applicable.

Site Area (Ha)
2.4

Estimated Yield
40

0-5 years
0


6-10 years
40

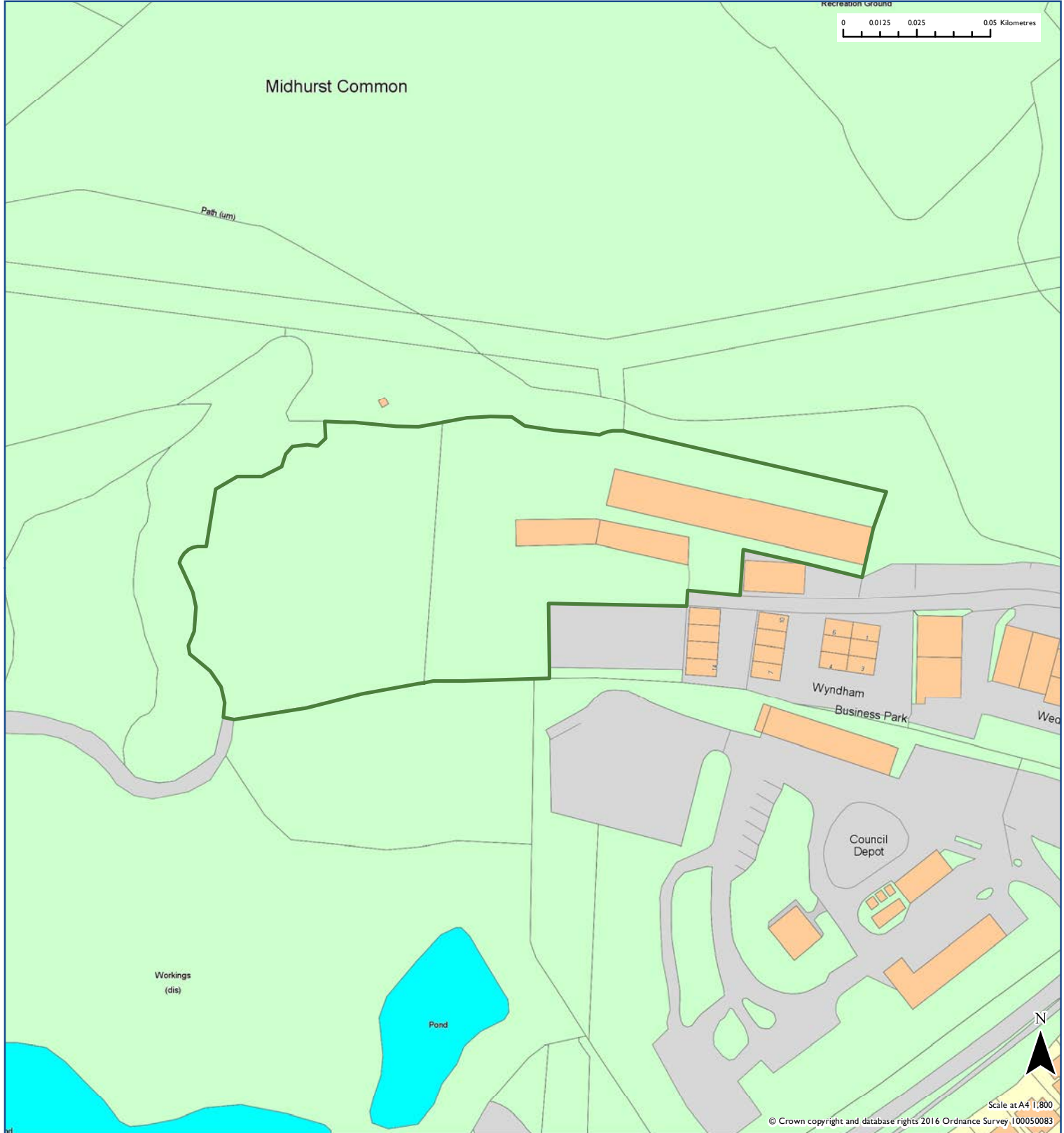
11-15 years
0

Strategic Housing Land Availability Assessment Site: CHI64

Midhurst, Former Brickworks, Station Road

2016 Recommendation

 Has Potential



Site Reference
CHI 64

Area
Chichester

Site Address
Former Brickworks Site, Station Road

Settlement
Midhurst
Parish
Midhurst

Source
Submission

Current Use
Recycling/Aggrgates store

Summary of Landscape Assessment

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

Summary of Suitability	Is the site suitable?
The site is previously developed land adjacent to the settlement boundary. Access is via land in adjoining ownership at present. Possible remediation work necessary due to current use. Close to road network, residential and town centre facilities.	Yes

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

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


Assessment Recommendation	Has Potential
----------------------------------	----------------------

Reason for Rejection
Not Applicable.

Site Area (Ha)	Estimated Yield	0-5 years	6-10 years	11-15 years
1.3	26	0	26	0

Midhurst Bowls Club

2016 Recommendation

 Has Potential



Site Reference
CHI88

Area
Chichester

Site Address
Midhurst Bowls Club

Settlement
Midhurst

Parish
Midhurst

Source

Current Use

Summary of Landscape Assessment
n/a

Summary of Suitability	Is the site suitable?
Site is sustainably located in Midhurst centre. Suitable subject to full constraints check.	Yes

Summary of Availability	Is the site available?
Site has been subject to recent pre-application advice and is deemed available.	Yes

Summary of Achievability	Is development on the site achievable?
Vehicular ccess possible from St Margarets Way, however it is understood that the owner of St Margarets Way is not currently willing to provide access. Site achievable provided that access issue can be resolved.	Yes

Assessment Recommendation	Has Potential
----------------------------------	----------------------

Reason for Rejection
Not applicable.

Site Area (Ha)
1.5

Estimated Yield
6

0-5 years
6

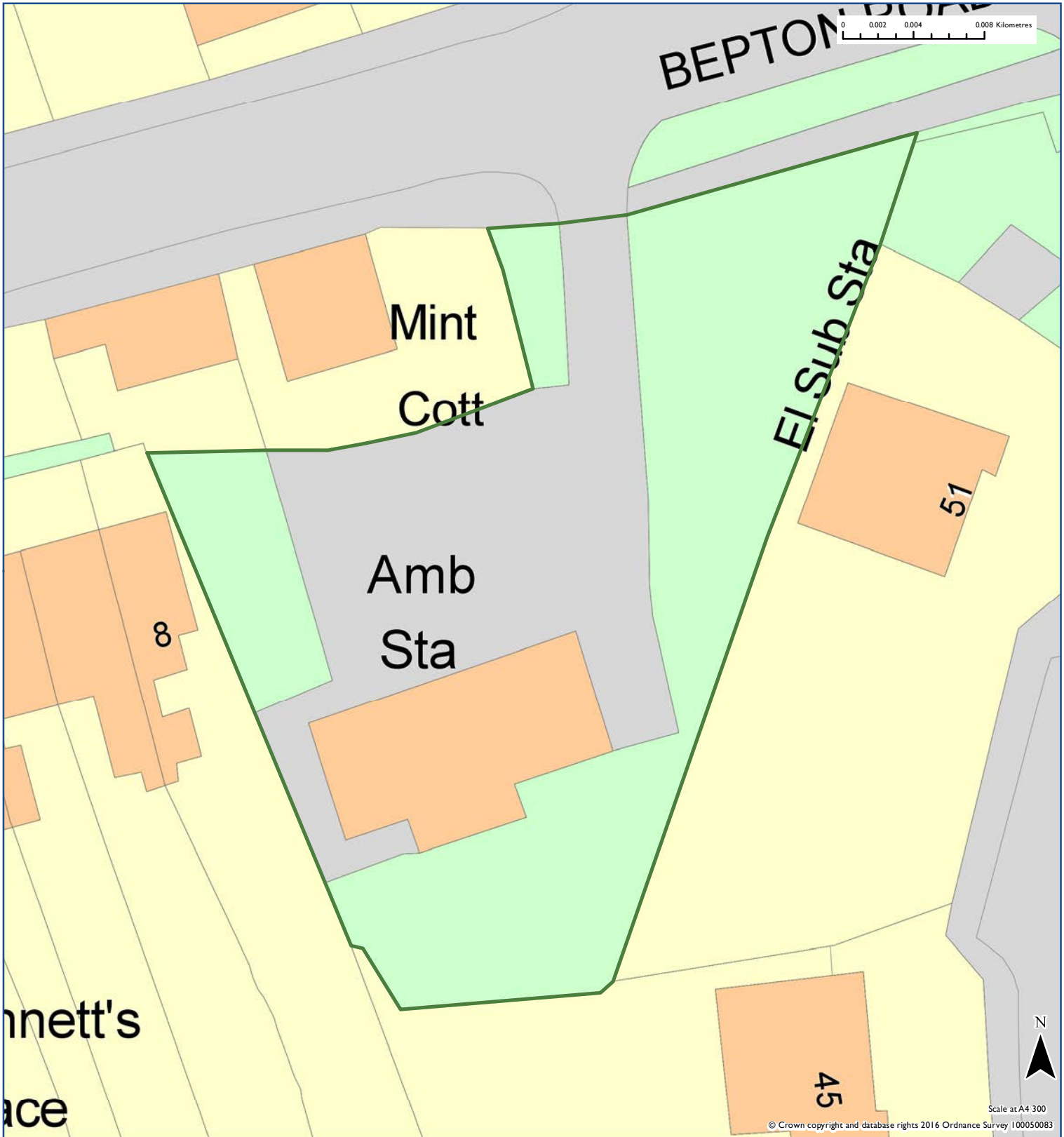
6-10 years
0

11-15 years
0

Ambulance Station, Bepton Road

2016 Recommendation

 Has Potential



nnett's
ace

Site Reference
CHI89

Area
Chichester

Site Address
Ambulance Station, Bepton Road

Settlement
Midhurst
Parish
Midhurst

Source
Pre-App

Current Use

Summary of Landscape Assessment
n/a

Summary of Suitability	Is the site suitable?
The site is sustainably located close to Midhurst town centre, and is considered appropriate for a sensitively designed development.	Yes

Summary of Availability	Is the site available?
The site has recently been promoted and is considered to be available.	Yes

Summary of Achievability	Is development on the site achievable?
The site is considered to be achievable.	Yes

Assessment Recommendation	Has Potential
----------------------------------	----------------------

Reason for Rejection

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

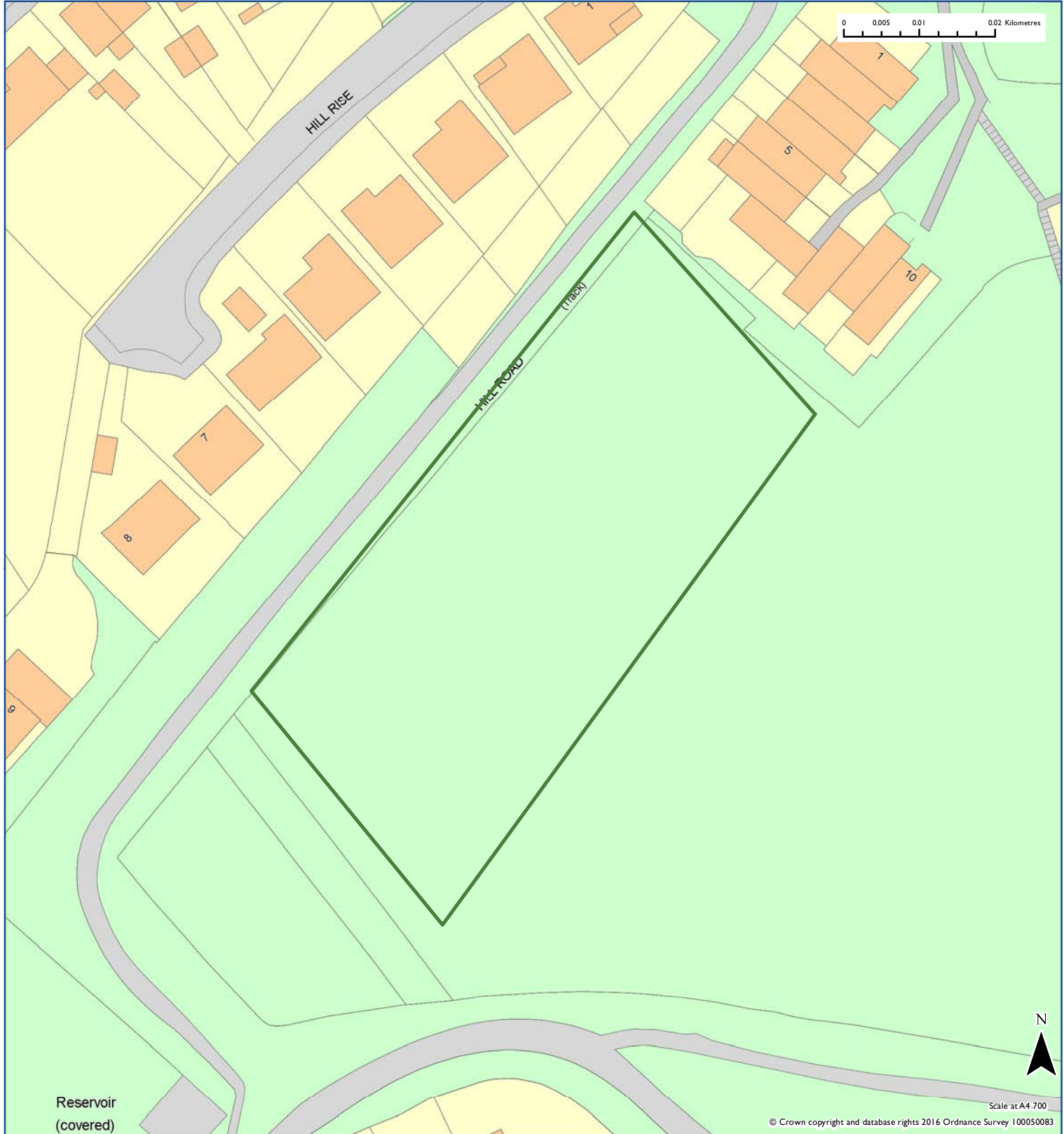
Strategic Housing Land Availability Assessment

Site: LE048

Site 2, East Hill Road

2016 Recommendation

 Has Potential



Site Reference
LE048

Area
Lewes

Site Address
Site 2, East Hill Road

Settlement
Newhaven
Parish
Newhaven

Source
Previously assessed by Borough/District Council

Current Use
Grassland

Summary of Landscape Assessment
Medium Sensitivity The site is part of a valuable tract of open land which extends into Denton and includes an extensive public right of way network. Access is affected by the steep slopes of the valley side which also make the site visible from the rising land to the north of Denton. The site is small in scale and in proportion with adjacent recent development.

Summary of Suitability	Is the site suitable?
There is a footpath along the northern boundary of the site. There is unknown archaeological potential and the site will require a pre-application assessment. The site has several biodiversity constraints and will require further ecological investigation before allocation.	Yes

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

Summary of Achievability	Is development on the site achievable?
Access is currently unadopted highway, with the potential for gradient issues. Road needs upgrading to achieve required widths and visibility.	Yes

Assessment Recommendation	Has Potential
----------------------------------	----------------------

Reason for Rejection
Not Applicable.

Site Area (Ha)
0.3

Estimated Yield
8

0-5 years
8

6-10 years
0


11-15 years
0

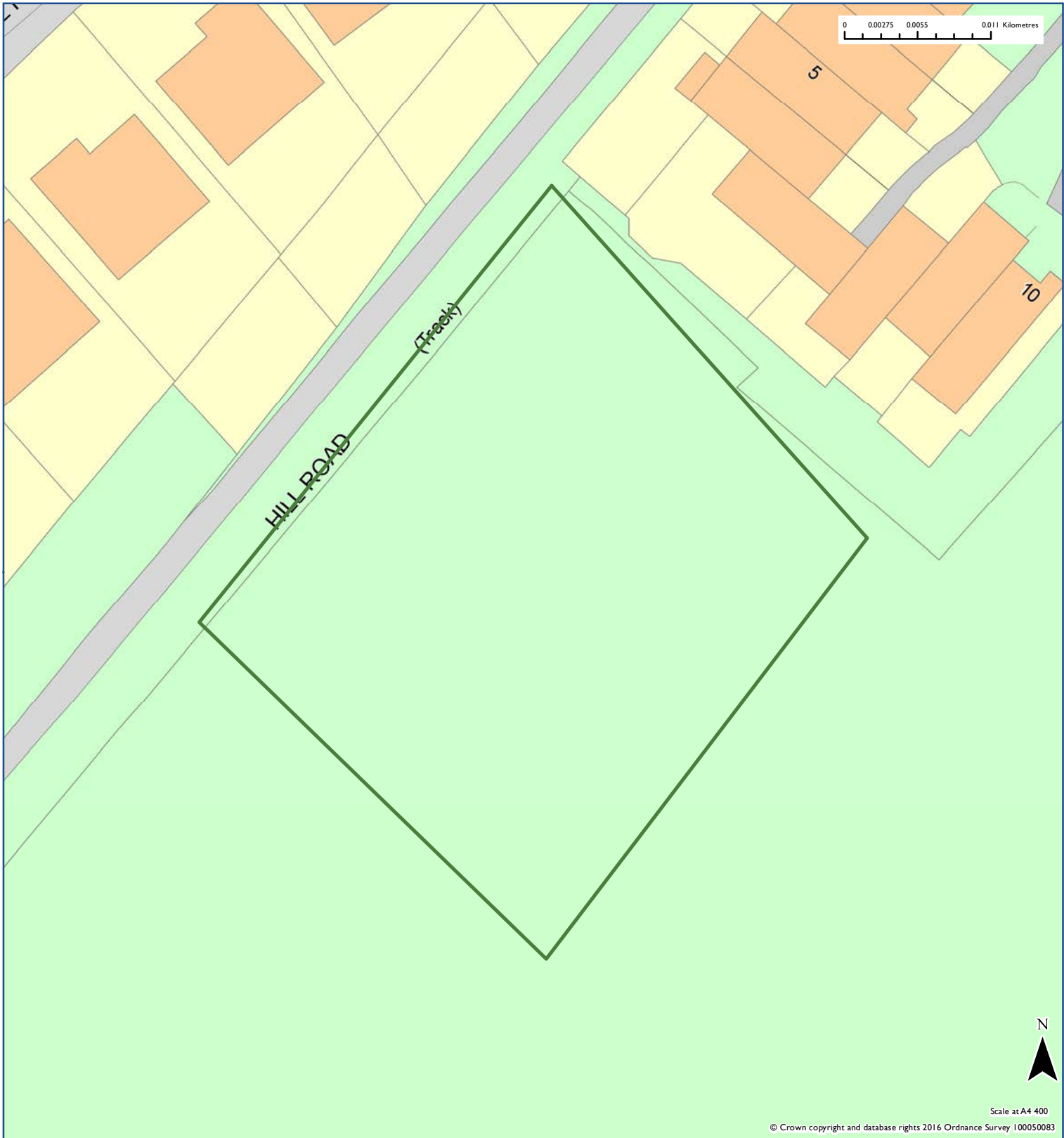
Strategic Housing Land Availability Assessment

Site: LE092

Land on south east side of Hill Road

2016 Recommendation

 Has Potential



Site Reference
LE092

Area
Lewes

Site Address
Land on south east side of Hill Road

Settlement
Newhaven
Parish
Newhaven

Source
Previously assessed by Borough/District Council

Current Use
Grassland

Summary of Landscape Assessment
Medium Sensitivity The site is part of a valuable tract of open land which extends into Denton and includes an extensive public right of way network. Access is affected by the steep slopes of the valley side which also make the site visible from the rising land to the north of Denton. The site is small in scale and in proportion with adjacent recent development.

Summary of Suitability	Is the site suitable?
There is a footpath along the northern boundary of the site. There is unknown archaeological potential and the site will require a pre-application assessment. There is a footpath along the northern boundary of the site. There is unknown archaeological potential and the site will require a pre-application assessment. The site has several biodiversity constraints and will require further ecological investigation before allocation.	Yes

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

Summary of Achievability	Is development on the site achievable?
Access is currently unadopted highway, with the potential for gradient issues. Road needs upgrading to achieve required widths and visibility.	Yes

Assessment Recommendation	Has Potential
----------------------------------	----------------------

Reason for Rejection
Not Applicable.


Site Area (Ha)	Estimated Yield	0-5 years	6-10 years	11-15 years
0.2	8	8	0	0

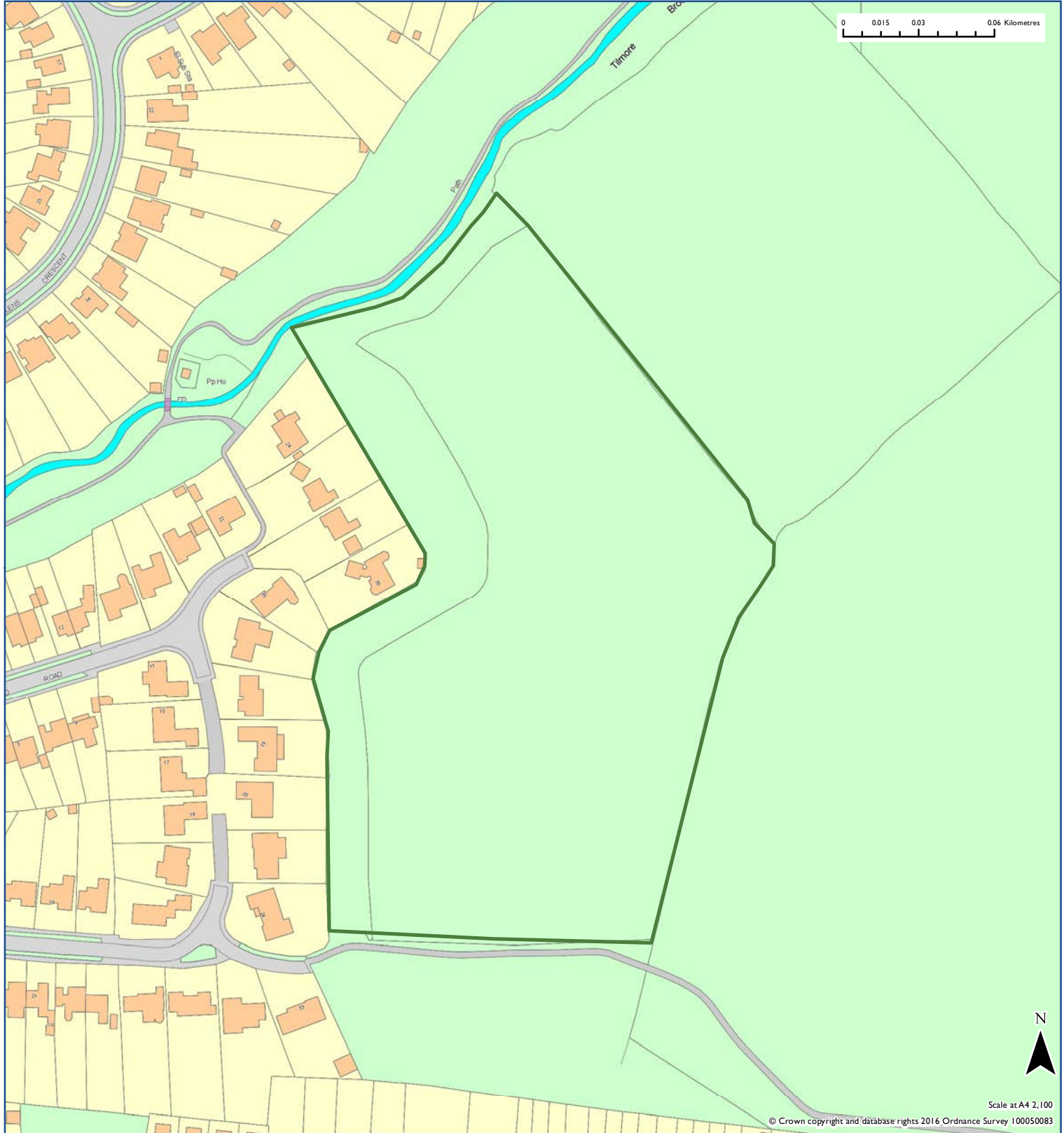
Strategic Housing Land Availability Assessment

Site: EA050

Land at Penns Field

2016 Recommendation

 Has Potential



Site Reference
EA050

Area
East Hampshire

Site Address
Land at Penns Field

Settlement
Petersfield
Parish
Petersfield

Source
Previously assessed by Borough/District Council

Current Use
Recreation Ground

Summary of Landscape Assessment
Medium Sensitivity The site is in close proximity to Tilmore Brook and local cycle route. Sensitive Green Infrastructure based design would be needed to mitigate these effects.

Summary of Suitability	Is the site suitable?
There are a number of protected trees around the boundary of the site. It abuts a Local Nature Reserve/ Site of Scientific Special Interest (SSSI) to the north, with a public right of way running along this boundary. The site is considered suitable for development subject to appropriate buffer is provided between development and the SSSI to the north and existing protected trees are considered. There are important archaeological sites in the vicinity and archaeological considerations are likely. The site is within a Mineral Consultation Area.	Yes

Summary of Availability	Is the site available?
The site is in single ownership and the owner has previously indicated the site would be available within the first five years. There is a planning application on this site which is pending consideration.	Yes

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

Assessment Recommendation	Has Potential
----------------------------------	----------------------


Reason for Rejection
Not Applicable.

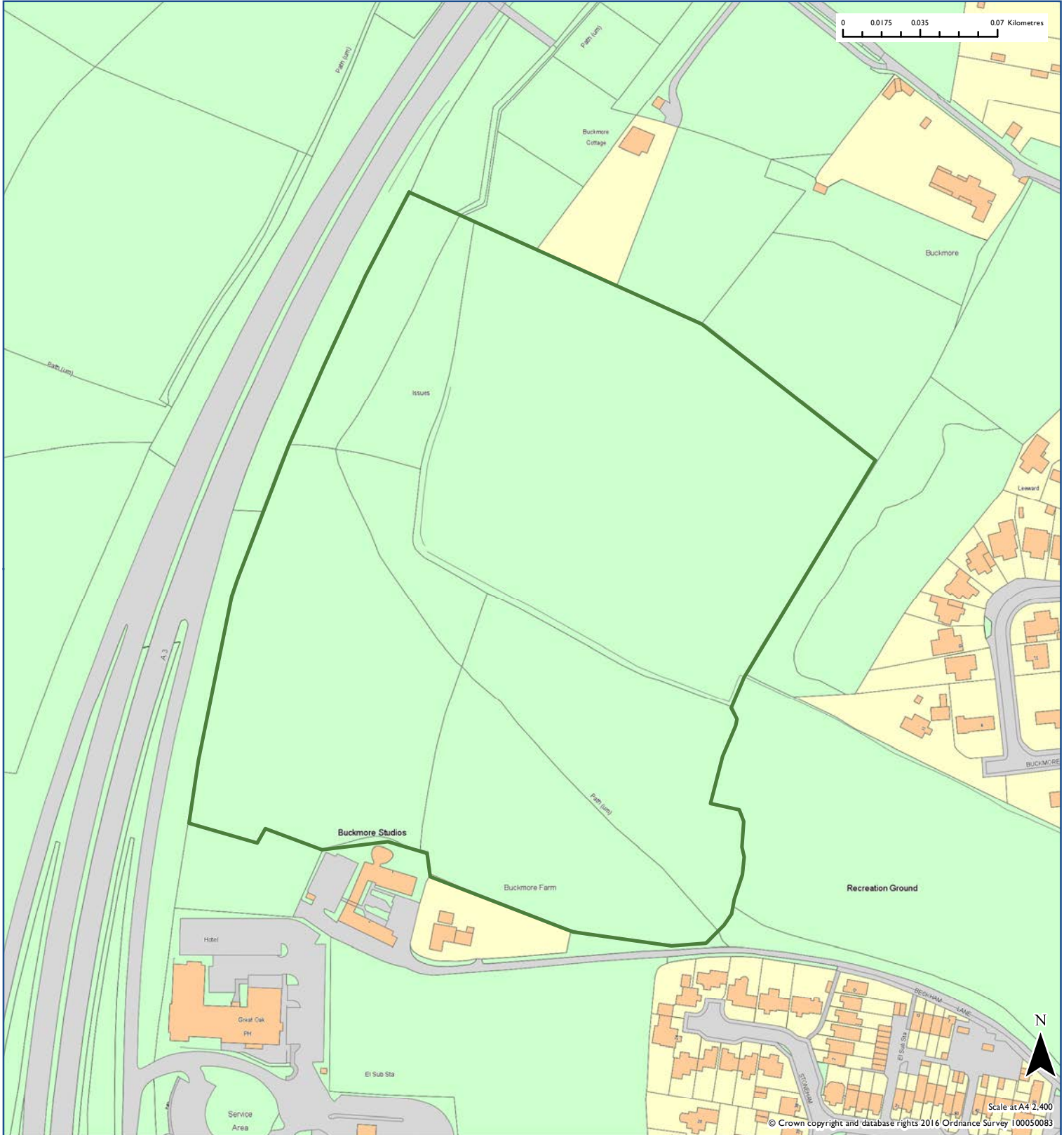
Site Area (Ha)	Estimated Yield	0-5 years	6-10 years	11-15 years
3.7	82	82	0	0

Strategic Housing Land Availability Assessment Site: EA05 I

Land at Buckmore Farm

2016 Recommendation

 Has Potential



Site Reference
EA051

Area
East Hampshire

Site Address
Land at Buckmore Farm

Settlement
Petersfield
Parish
Petersfield

Source
Previously assessed by Borough/District Council

Current Use
Agricultural/grazing

Summary of Landscape Assessment
Medium/High Sensitivity Views from Butser Hill and high ground to the south. This could be addressed through careful design and mitigation to reduce the impact. Impacts on the public right of way. Existing tree retention and access.

Summary of Suitability	Is the site suitable?
The site is adjacent to the A3 and any development would need to ensure that development was not affected by excessive noise. A public right of way runs through the site. There are three grade II listed buildings adjacent to the south and a protected tree on the southern boundary. It is considered appropriate to focus development in the north eastern field. The site is located within a Mineral Consultation Area.	Yes

Summary of Availability	Is the site available?
The site is in single ownership and the owner has previously indicated the site would be available within the first ten years, depending on numbers being developed.	Yes

Summary of Achievability	Is development on the site achievable?
A suitable access would need to be created from the south from Winchester Road through the adjacent employment allocation or Beckham Lane (subject to improvements). It is suggested that this access could also serve EA070.	Yes

Assessment Recommendation	Has Potential
----------------------------------	----------------------

Reason for Rejection
Not Applicable.


Site Area (Ha)	Estimated Yield	0-5 years	6-10 years	11-15 years
2.3	73	30	43	0

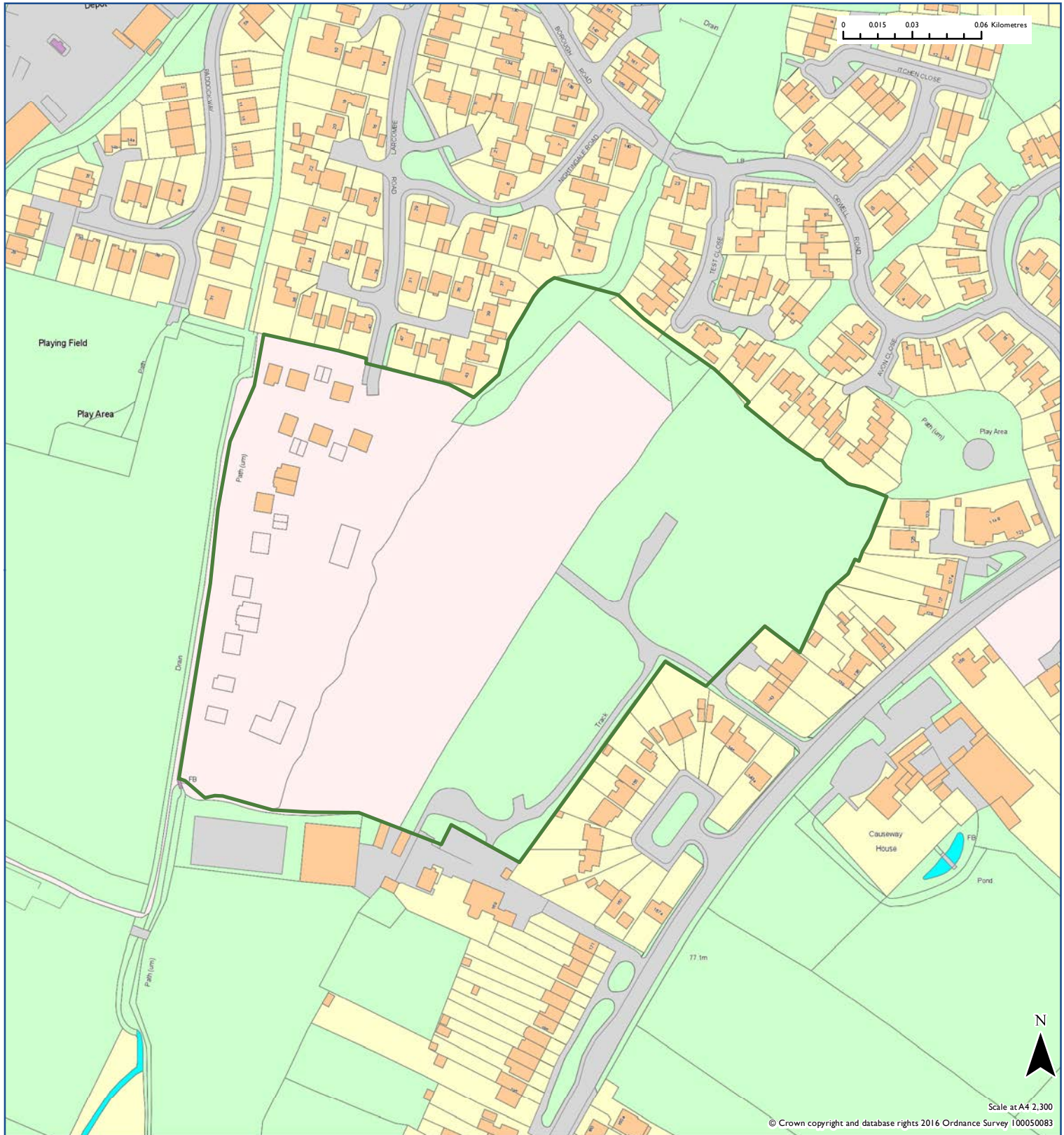
Strategic Housing Land Availability Assessment

Site: EA054

Land at Larcombe Road

2016 Recommendation

 Has Potential



Site Reference
EA054

Area
East Hampshire

Site Address
Land at Larcombe Road

Settlement
Petersfield
Parish
Petersfield

Source
Previously assessed by Borough/District Council

Current Use
Agricultural/grazing

Summary of Landscape Assessment
Medium Sensitivity The site has valuable landscape features - the stream, woodland and public right of way, which would need to be well incorporated into development.

Summary of Suitability	Is the site suitable?
There are Tree Preservation Order areas and points which run through the centre of the site and within the eastern part of the site. The site is considered suitable for development on the western portion of the site which is designed to incorporate the existing landscape features of the site and connects with the potential site to the south (EA074). The eastern part of the site is within flood zone 2 and 3.	Yes

Summary of Availability	Is the site available?
The owners have previously indicated the site would be available within the first five years. There is currently a pre-application enquiry on the site.	Yes

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

Assessment Recommendation	Has Potential
----------------------------------	----------------------

Reason for Rejection
Not Applicable.

Site Area (Ha)
3

Estimated Yield
60

0-5 years
60

6-10 years
0


11-15 years
0

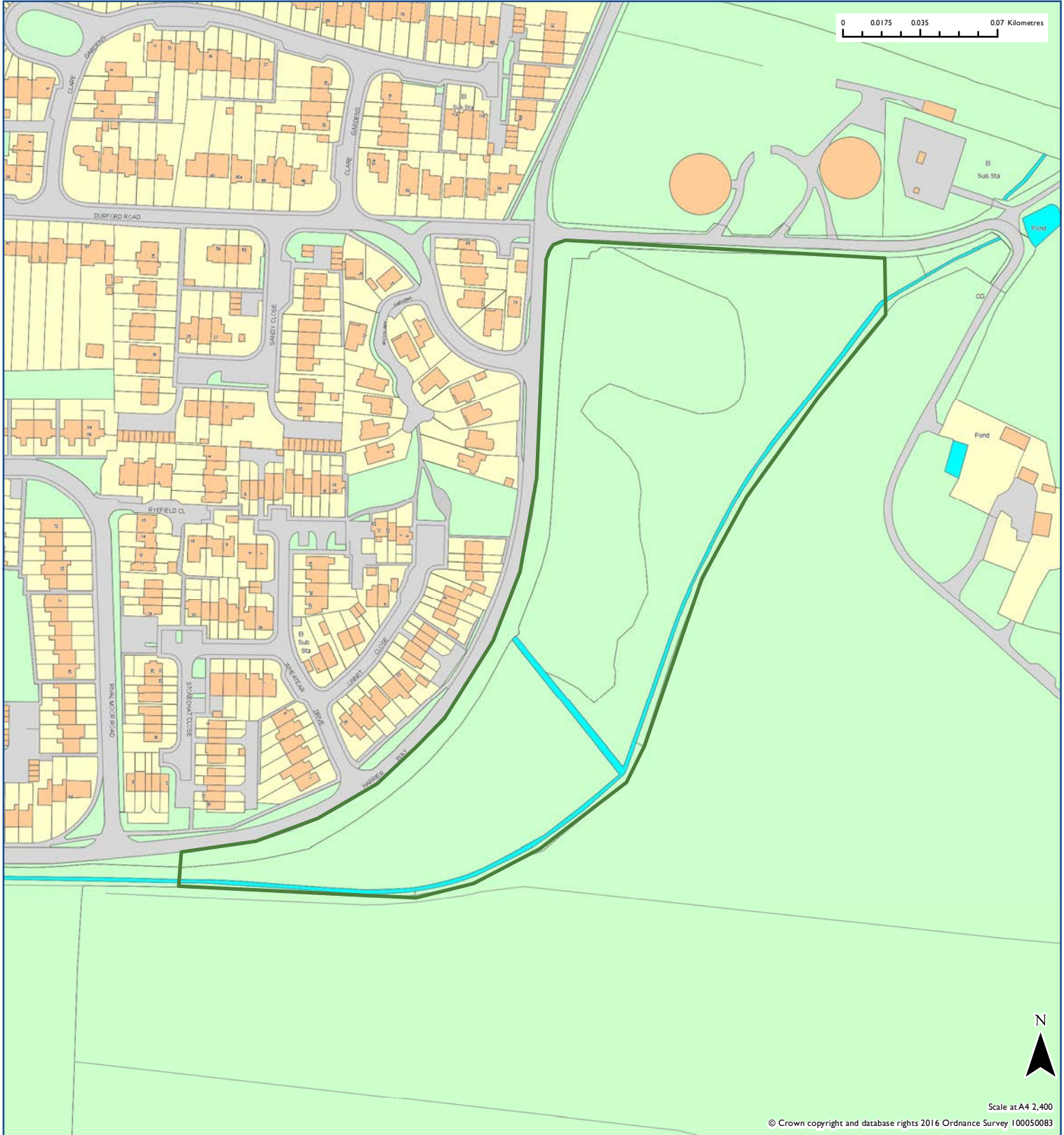
Strategic Housing Land Availability Assessment

Site: EA055

Land South of Durford Road

2016 Recommendation

 Has Potential



Site Reference
EA055

Area
East Hampshire

Site Address
Land South of Durford Road

Settlement
Petersfield
Parish
Petersfield

Source
Previously assessed by Borough/District Council

Current Use
Agricultural/grazing

Summary of Landscape Assessment
Medium Sensitivity Medium sensitivity due to screening function of trees for existing settlement edge. Biodiversity Action Plan (BAP) priority habitat, Green Infrastructure asset and cultural heritage asset. Development brief essential.

Summary of Suitability	Is the site suitable?
There are protected trees on the northern boundary. There is a gas pipe line running beneath the site and some areas of surface water flood risk. The site is within a Mineral Consultation Area. The assessment in the Petersfield Neighbourhood Plan has identified that the site is ecologically sensitive and has indicated that parts of the site may not be suitable for development. Therefore, given the potential constraints and the conclusions of the landscape assessment, the site is considered suitable for low density development. There are important archaeological sites in the vicinity and archaeological considerations are likely.	Yes

Summary of Availability	Is the site available?
The site is in single ownership and the owner has previously indicated the site would be available within the first five years.	Yes

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

Assessment Recommendation	Has Potential
----------------------------------	----------------------

Reason for Rejection
Not Applicable.

Site Area (Ha)	Estimated Yield	0-5 years	6-10 years	11-15 years
3.2	48	48	0	0

Strategic Housing Land Availability Assessment Site: EA057

Land in High Street, Dragon Street and St Peter's Road

2016 Recommendation

 Has Potential



Site Reference
EA057

Area
East Hampshire

Site Address
Land in High Street, Dragon Street and St Peter's Road

Settlement
Petersfield
Parish
Petersfield

Source
Previously assessed by Borough/District Council

Current Use
Retail and Residential

Summary of Landscape Assessment
Low landscape sensitivity but High Townscape Sensitivity

Summary of Suitability	Is the site suitable?
The site is located within the existing settlement boundary in the town centre of Petersfield. The site is within the Conservation Area and there are two grade II listed buildings adjacent. Development on the site is subject to demonstrating that the existing school can be relocated. The site is considered appropriate for high density development, however this would need to be sensitively designed to respect the setting of the surrounding listed buildings and the character of the town centre. The site is within the historic core of the medieval town of Petersfield and it is likely that some archaeological issues will arise.	Yes

Summary of Availability	Is the site available?
The site is in single ownership and the owner has previously indicated the site would be available within the first five years.	Yes

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

Assessment Recommendation	Has Potential
----------------------------------	----------------------

Reason for Rejection
Not Applicable.


Site Area (Ha)	Estimated Yield	0-5 years	6-10 years	11-15 years
0.27	19	0	0	19

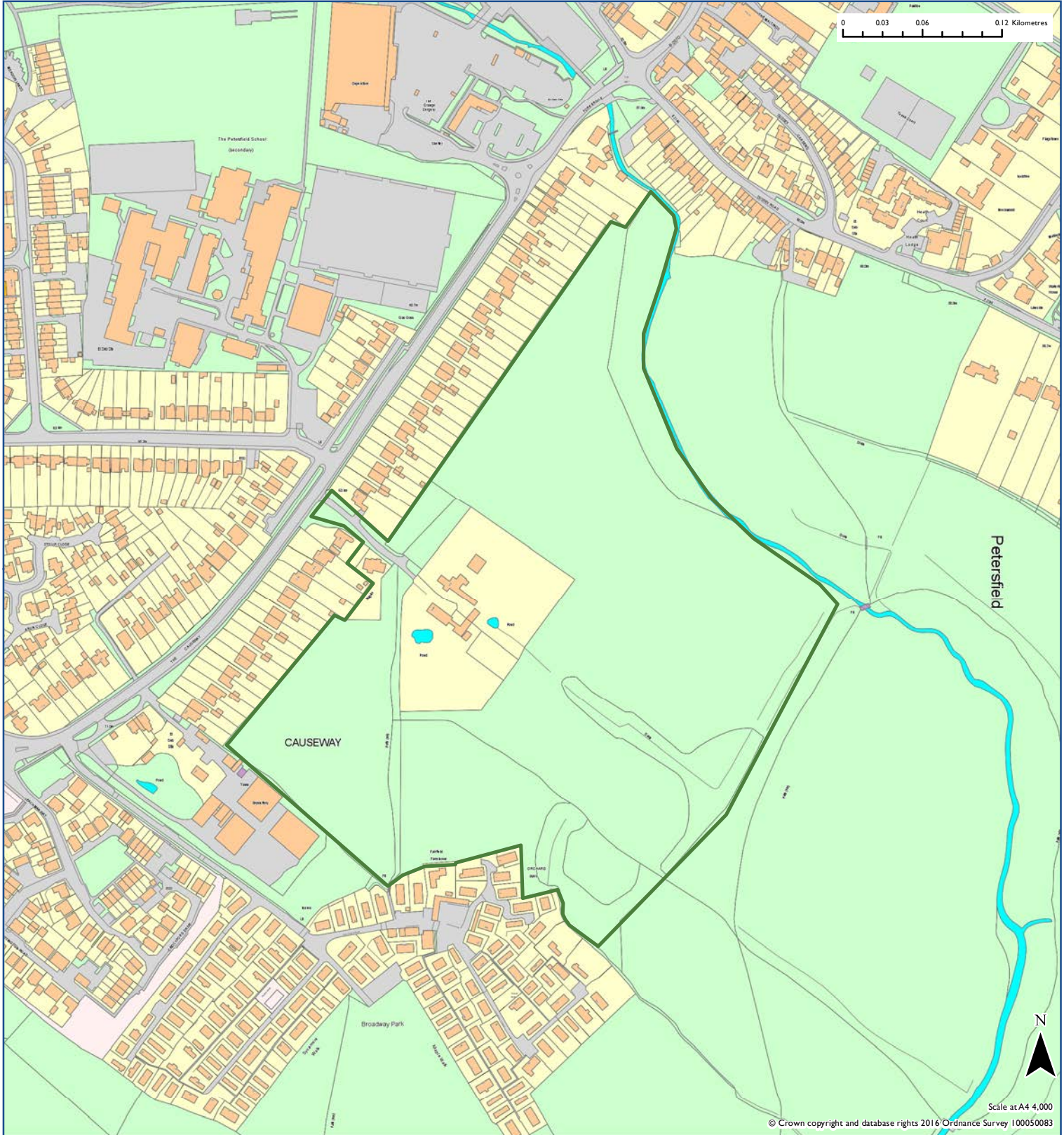
Strategic Housing Land Availability Assessment

Site: EA062

Land at the Causeway

2016 Recommendation

 Has Potential



Site Reference
EA062

Area
East Hampshire

Site Address
Land at the Causeway

Settlement
Petersfield
Parish
Petersfield

Source
Previously assessed by Borough/District Council

Current Use
Residential/garden and field

Summary of Landscape Assessment
Medium/High Sensitivity Medium/High Sensitivity in the western part of the site, this increases to High Sensitivity in the eastern section of the site beyond the northern edge of the mobile home park and in close proximity to the stream corridor and public right of way.

Summary of Suitability	Is the site suitable?
There is a public right of way (Hangers Way) running through the western part of the site. The site is adjacent to a Grade II listed building and there is a conservation area to the north. There are a number of Tree Preservation Order areas and points within the site. The northern part of the site (following the Stanbridge Stream) is within Flood Zone 2 and 3. The northern corner of the site is around 35 metres from the edge of the Conservation Area. Given the conclusions of the landscape assessment and constraints on the site it is considered suitable to development the western part of the site, which is less sensitive in landscape terms and more related to the existing settlement pattern.	Yes

Summary of Availability	Is the site available?
The site is currently available and has been actively promoted for development, including through a recent outline planning application.	Yes

Summary of Achievability	Is development on the site achievable?
There is a relatively narrow and single access point to the site. The Draft Petersfield Neighbourhood Plan has identified the requirement to incorporate multiple points of access from the B2070 and possibly Sussex Road. Issues of ownership and highway restrictions would need to be overcome to achieve this.	Yes

Assessment Recommendation	Has Potential
----------------------------------	----------------------

Reason for Rejection
Not Applicable.

Site Area (Ha)	Estimated Yield	0-5 years	6-10 years	11-15 years
12.6	136	0	136	0

Strategic Housing Land Availability Assessment

Site: EA070

Land West of Bell Hill

2016 Recommendation

 Has Potential



Site Reference
EA070

Area
East Hampshire

Site Address
Land West of Bell Hill

Settlement
Petersfield

Parish
Petersfield

Source
Previously assessed by Borough/District Council

Current Use
Grassland

Summary of Landscape Assessment
Medium sensitivity Sloping topography which elevates the site. Steep slope backing onto the settlement edge. Long thin site is inefficient. Higher area to north has intervisibility with Butser Hill. Would need to be carefully assessed.

Summary of Suitability	Is the site suitable?
The northern edge of site is elevated by 10-15m above southern part of field. There is a Tree Preservation Order adjacent to northern part of the site. The site is within a Mineral Consultation Area. The site is considered suitable subject to creating of an appropriate access and design.	Yes

Summary of Availability	Is the site available?
The site is in single ownership and the owner has previously indicated the site would be available within the first five years.	Yes

Summary of Achievability	Is development on the site achievable?
There is a suggestion that the main access to this site would be created from the south, either from Winchester Road through the adjacent employment site or from Beckham Lane (subject to improvements).	Yes

Assessment Recommendation	Has Potential
----------------------------------	----------------------

Reason for Rejection
Not Applicable.

Site Area (Ha)
1

Estimated Yield
28


0-5 years
0

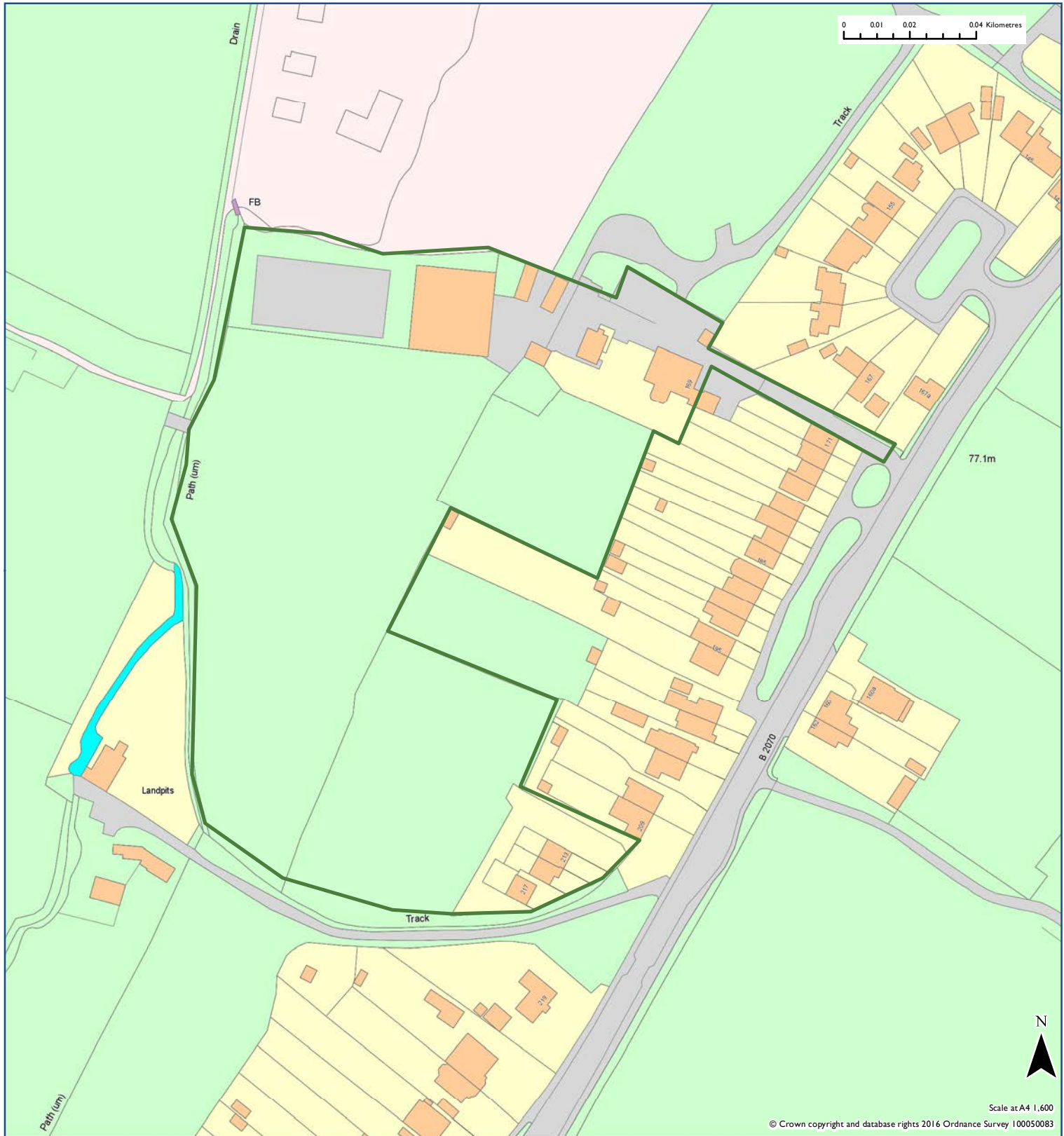
6-10 years
28

11-15 years
0

Land to the west of the Causeway

2016 Recommendation

 Has Potential



Site Reference
EA074

Area
East Hampshire

Site Address
Land to the west of the Causeway

Settlement
Petersfield

Parish
Petersfield

Source
Previously assessed by Borough/District Council

Current Use
Equestrian and County Council Depot

Summary of Landscape Assessment
Medium/High sensitivity Due to views, access issues and impacts on the countryside setting of the town and poor relationship to settlement pattern. Would need to be considered alongside Larcombe Road scheme, particular account access and the river/stream corridor and the public right of way.

Summary of Suitability	Is the site suitable?
There is a grade II listed building adjacent to the site. The western half of the site is within flood zones 2 and 3. There are Tree Preservation Orders along northern boundary. The site is within a Mineral Consultation Area.	Yes

Summary of Availability	Is the site available?
The site is in single ownership and the owner has previously indicated the site would be available within the first five years.	Yes

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

Assessment Recommendation	Has Potential
----------------------------------	----------------------

Reason for Rejection
Not Applicable.


Site Area (Ha)	Estimated Yield	0-5 years	6-10 years	11-15 years
2.3	64	64	0	0

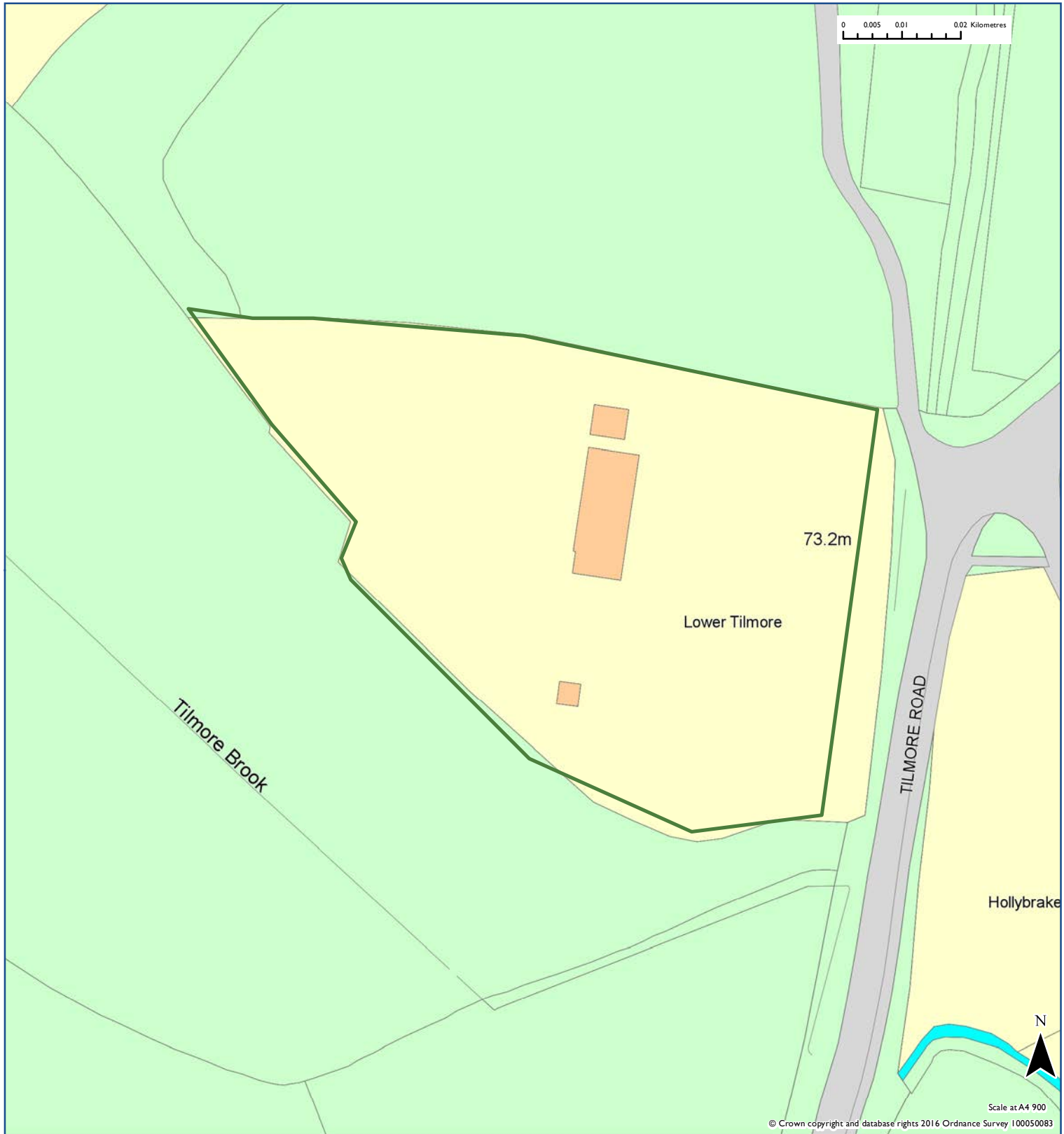
Strategic Housing Land Availability Assessment

Site: EA108

Lower Tilmore, Tilmore Road

2016 Recommendation

 Has Potential



Site Reference
EAI08

Area
East Hampshire

Site Address
Lower Tilmore, Tilmore Road

Settlement
Petersfield

Parish
Petersfield

Source
Submission

Current Use
Residential

Summary of Landscape Assessment
Medium Sensitivity The site has the potential to have a significant impact on the character of this rural part of Petersfield which is locally important. The site is previously developed land and as such is less sensitive, however it is unlikely that significant numbers could be achieved without causing significant harm to local character.

Summary of Suitability	Is the site suitable?
The site is bounded by mature hedgerows and there are several large mature trees within the site. The site is not well connected to the existing settlement, but it may be suitable for small scale redevelopment of the existing property.	Yes

Summary of Availability	Is the site available?
The owners have indicated that the site is available immediately.	Yes

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

Assessment Recommendation	Has Potential
----------------------------------	----------------------

Reason for Rejection
Not Applicable.

Site Area (Ha)
0.6

Estimated Yield
6

0-5 years
6


6-10 years
0

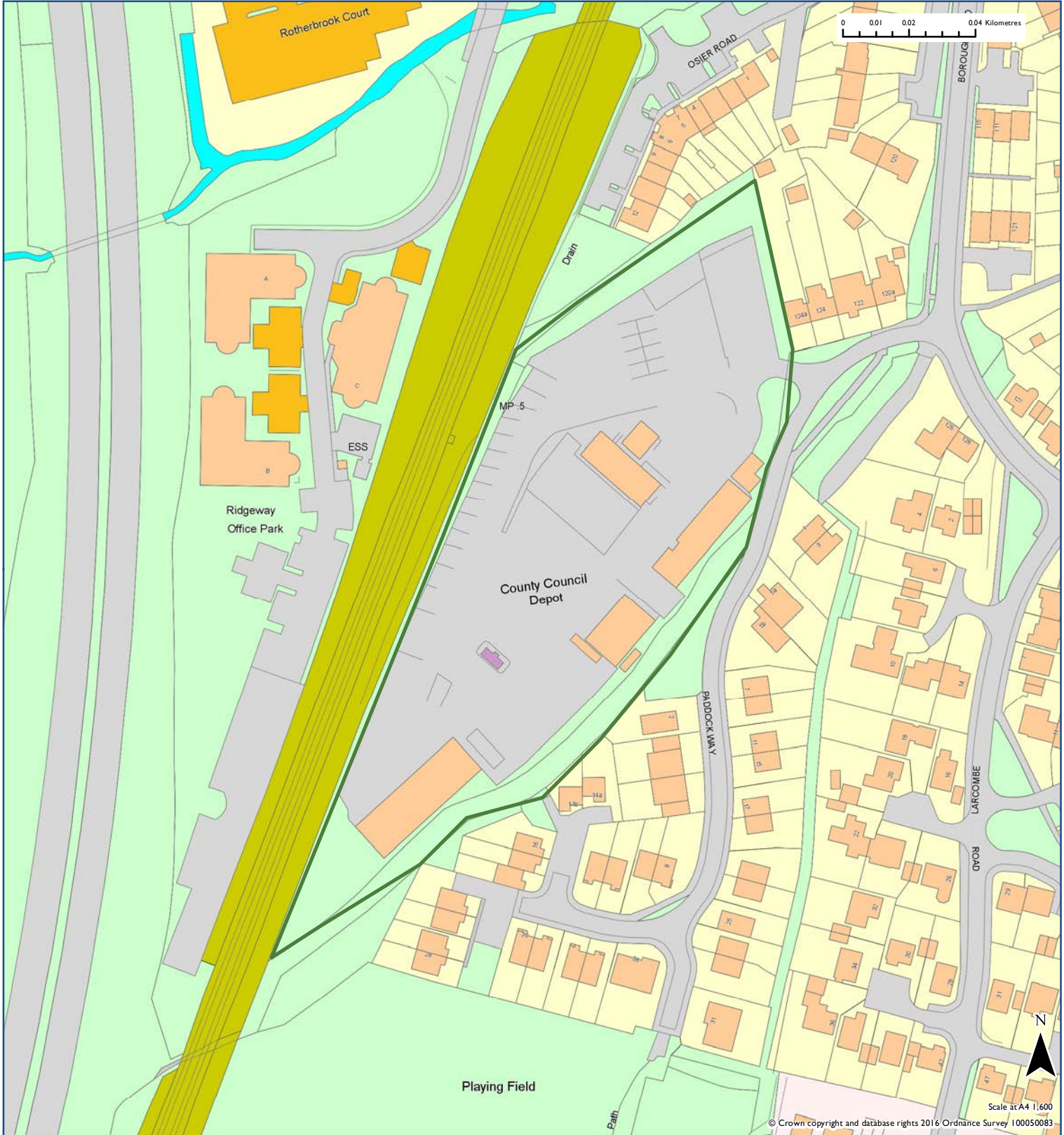
11-15 years
0

Strategic Housing Land Availability Assessment Site: EA112

HCC Depot off Paddock Way

2016 Recommendation

 Has Potential



Site Reference
EAI 12

Area
East Hampshire

Site Address
HCC Depot off Paddock Way

Settlement
Petersfield

Parish
Petersfield

Source
Other

Current Use
County Council depot

Summary of Landscape Assessment
Low Sensitivity The site is previously developed land, is consistent with surrounding residential land and continued within the settlement pattern.

Summary of Suitability	Is the site suitable?
The site is close to the A3 and is physically adjacent to the railway line. There is potential for contamination from existing uses. Subject to these constraints the site is considered suitable for development.	Yes

Summary of Availability	Is the site available?
The site is in single ownership and the owner has previously indicated the site would be available within the first five years.	Yes

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

Assessment Recommendation	Has Potential
----------------------------------	----------------------

Reason for Rejection
Not Applicable.

Site Area (Ha)
1.2

Estimated Yield
30

0-5 years
0

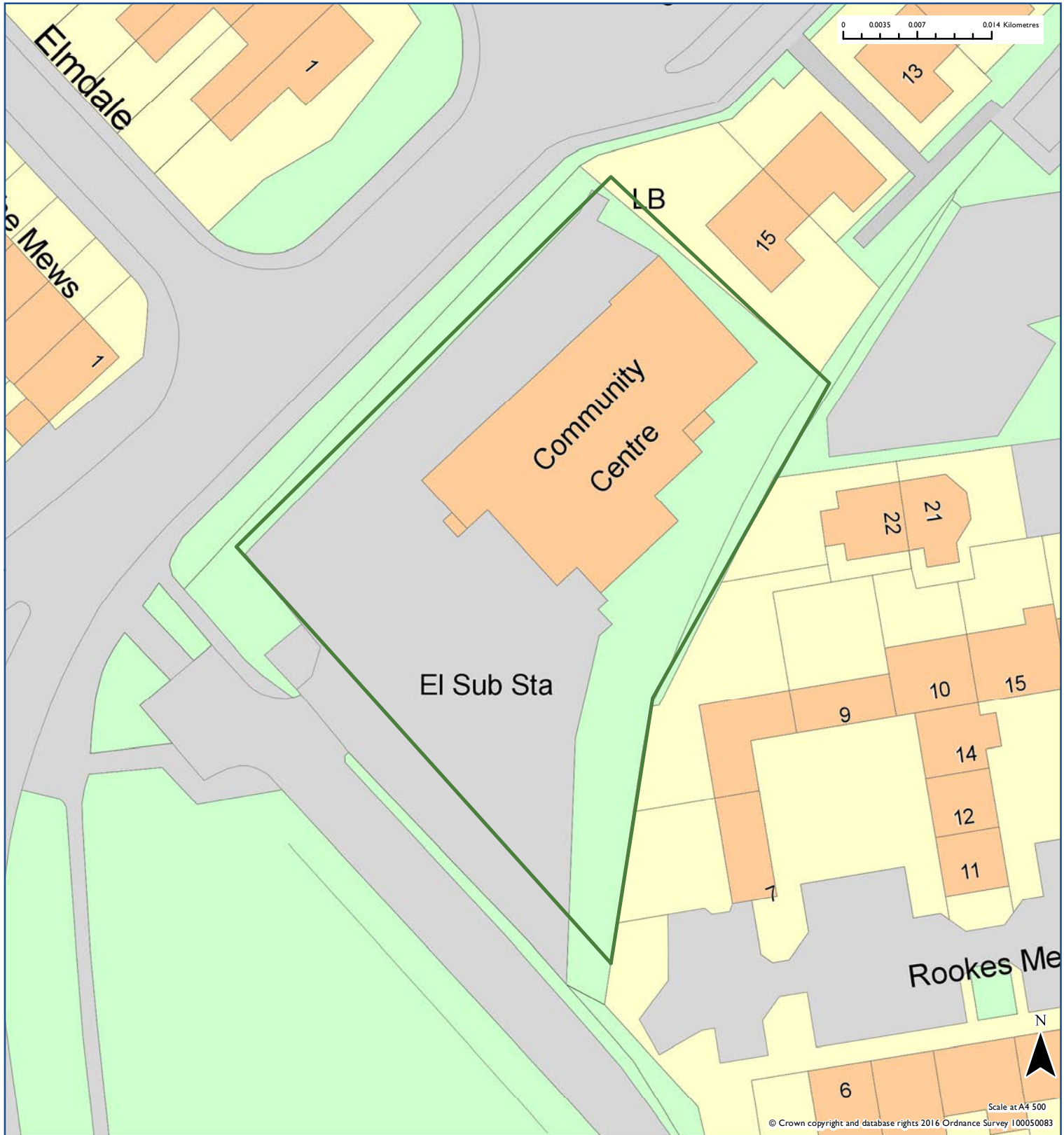
6-10 years
30

11-15 years
0

Community Centre, Love Lane

2016 Recommendation

 Has Potential



Site Reference
EAI 15

Area
East Hampshire

Site Address
Community Centre, Love Lane

Settlement
Petersfield

Parish
Petersfield

Source
Other

Current Use
Community Use

Summary of Landscape Assessment
Low Sensitivity The site is PDL, consistent with surrounding residential land and contained within the settlement pattern. Alternative land needed for use to continue.

Summary of Suitability	Is the site suitable?
The site is previously developed land and is considered suitable for redevelopment. This is subject to the existing community use being provided at an alternative and appropriate location in the town.	Yes

Summary of Availability	Is the site available?
The site is available for development, subject to the existing community use being provided at an alternative and appropriate location in the town.	Yes

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

Assessment Recommendation	Has Potential
----------------------------------	----------------------

Reason for Rejection
Has potential for redevelopment subject to addressing relevant policy concerns with regard to protection of community facilities.

Site Area (Ha)
0.2

Estimated Yield
10

0-5 years
0


6-10 years
10

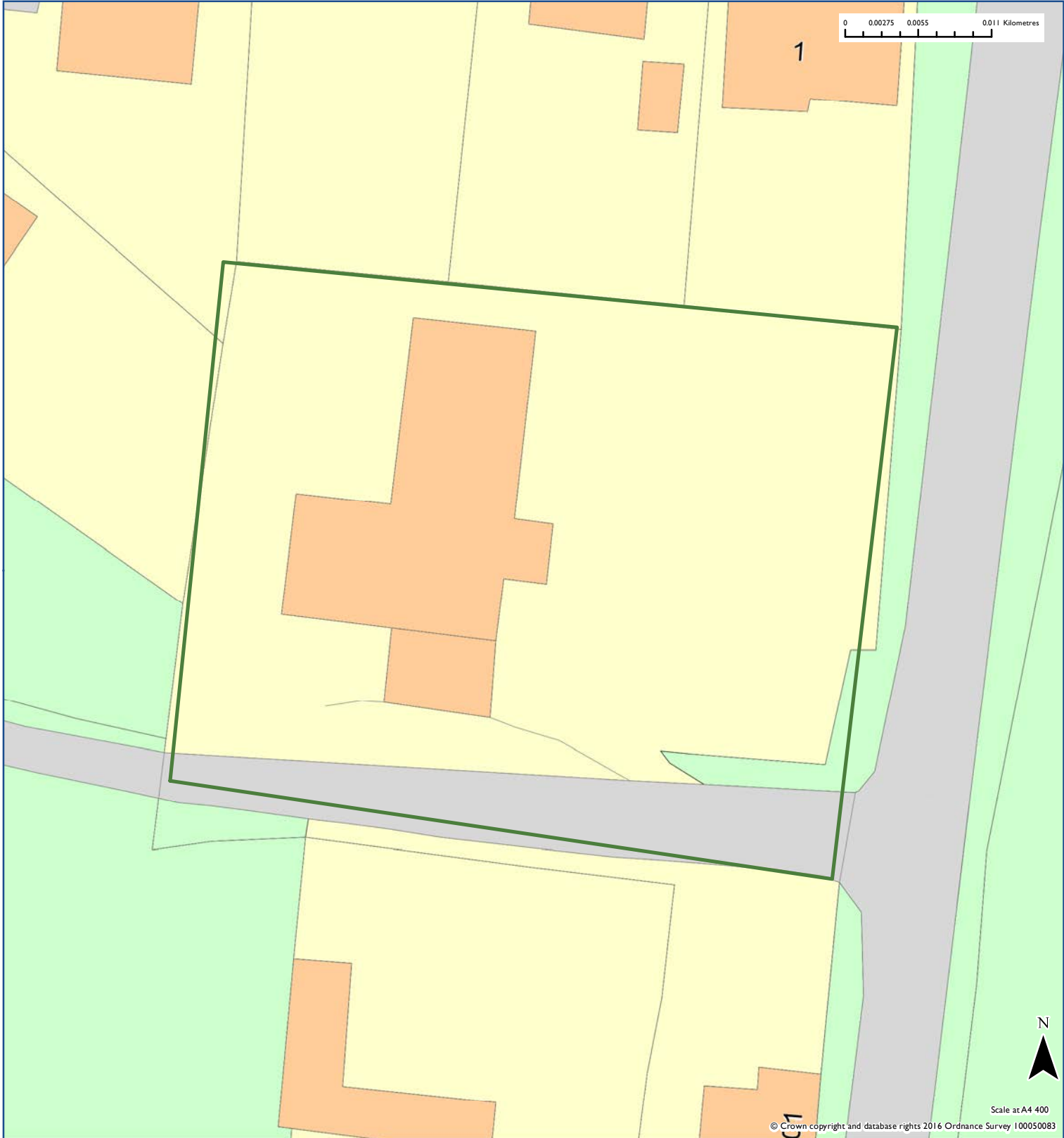
11-15 years
0

Strategic Housing Land Availability Assessment Site: CH092

Land to the rear of Rothermead

2016 Recommendation

 Has Potential



Site Reference
CH092

Area
Chichester

Site Address
Land to the rear of Rothermead

Settlement
Petworth

Parish
Petworth

Source
Previously assessed by Borough/District Council

Current Use
Disused barn and open space

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

Summary of Suitability	Is the site suitable?
The site is considered suitable for a small number of dwellings. No major constraints, landscape assessment indicates the site is screened from wider views in landscape.	Yes

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

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

Assessment Recommendation	Has Potential
----------------------------------	----------------------

Reason for Rejection
Not Applicable.

Site Area (Ha)
0.2

Estimated Yield
6

0-5 years
6

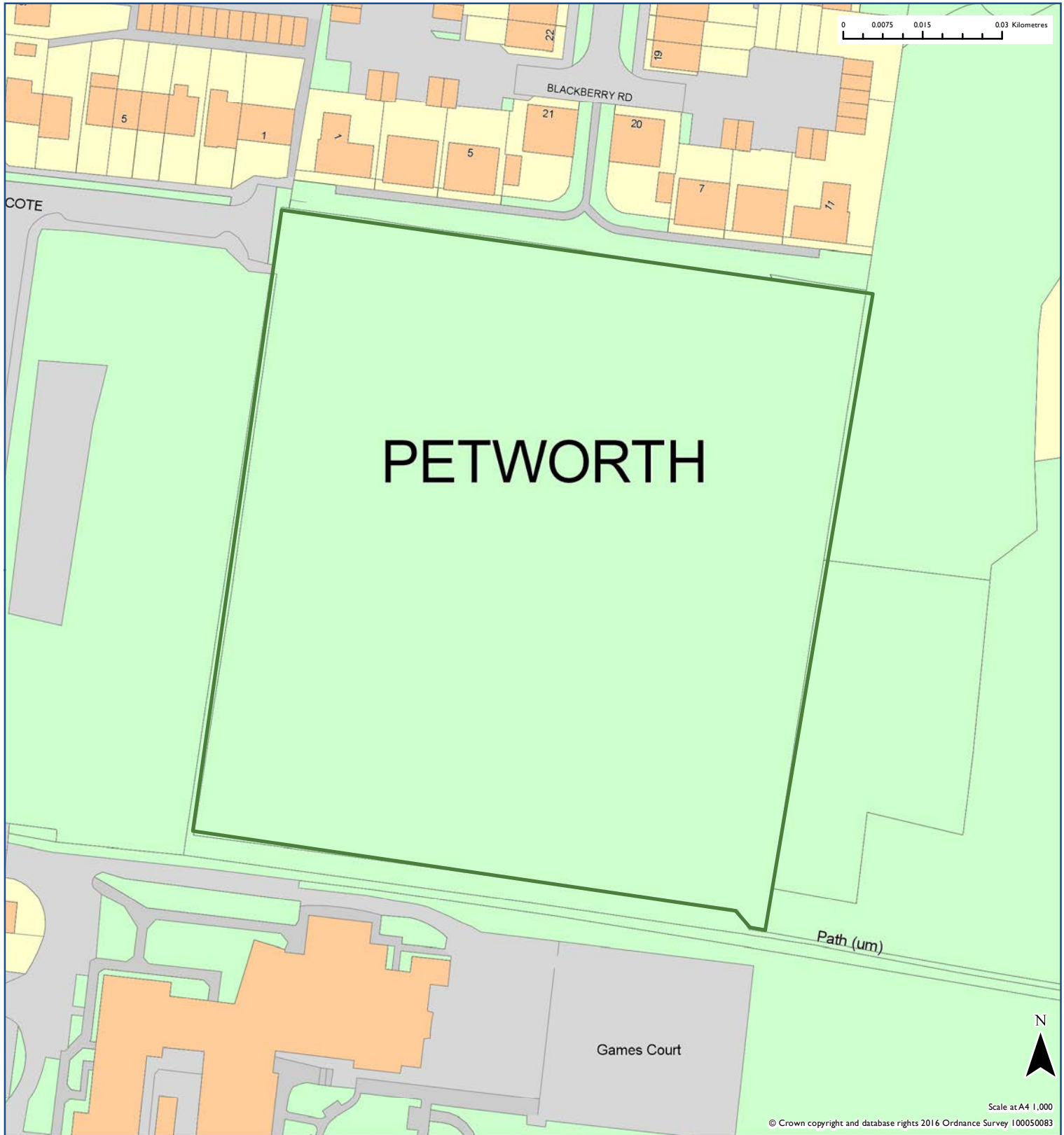
6-10 years
0

11-15 years
0

Square Field

2016 Recommendation

 Has Potential



Site Reference
CH094

Area
Chichester

Site Address
Square Field

Settlement
Petworth

Parish
Petworth

Source
Previously assessed by Borough/District Council

Current Use
Open space

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

Summary of Suitability	Is the site suitable?
Well located within existing settlement. Accessible location for services and facilities within the settlement. Existing vegetation around site boundary should be retained.	Yes

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

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

Assessment Recommendation	Has Potential
----------------------------------	----------------------

Reason for Rejection
Not Applicable.

Site Area (Ha)
1.3

Estimated Yield
57

0-5 years
0


6-10 years
57

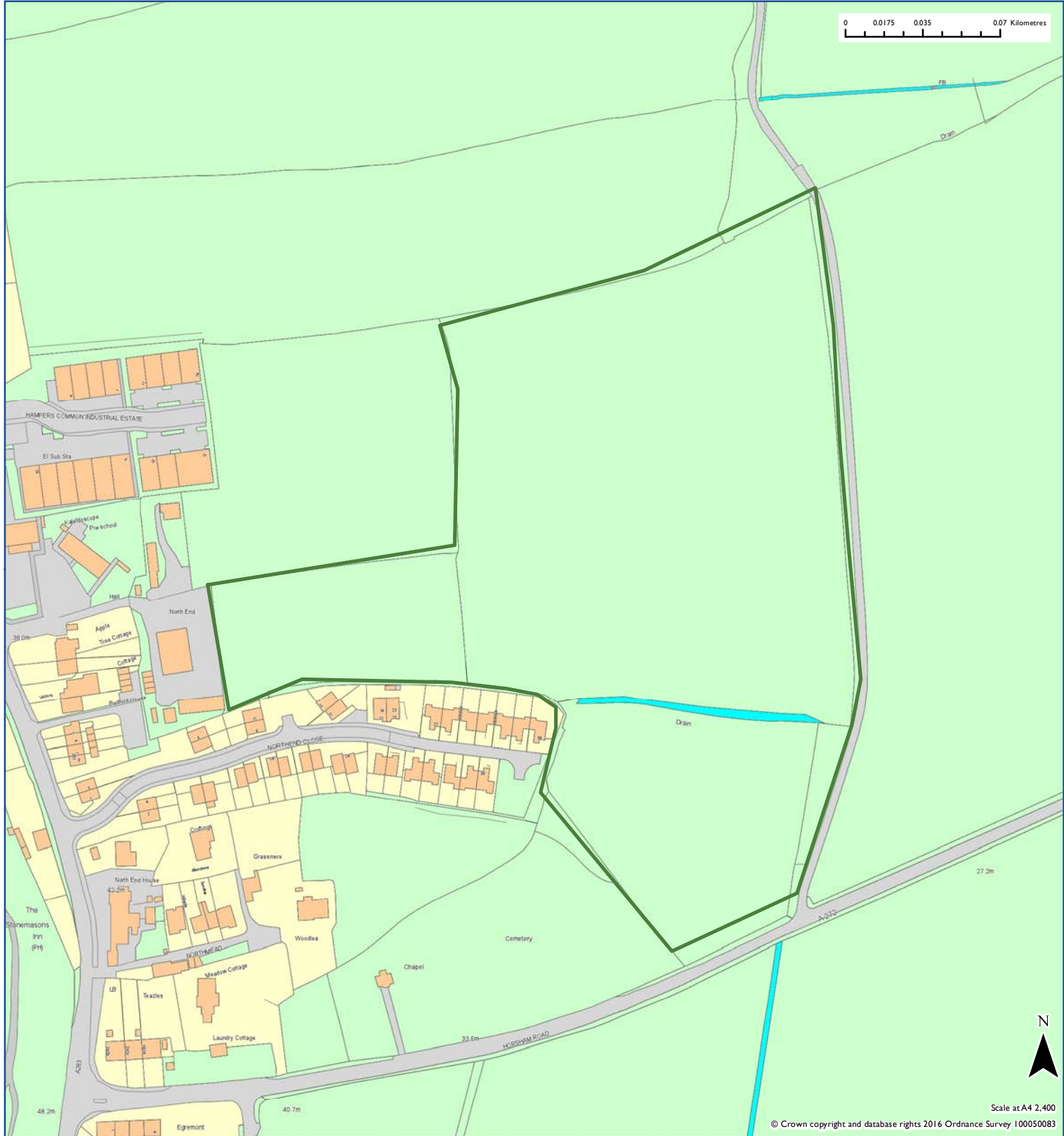
11-15 years
0

Strategic Housing Land Availability Assessment Site: CH096

Land north of Northend Close

2016 Recommendation

 Has Potential



Site Reference
CH096

Area
Chichester

Site Address
Land north of Northend Close

Settlement
Petworth

Parish
Petworth

Source
Previously assessed by Borough/District Council

Current Use
Agricultural/grazing

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

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

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

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

Assessment Recommendation	Has Potential
----------------------------------	----------------------

Reason for Rejection
Not Applicable.

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

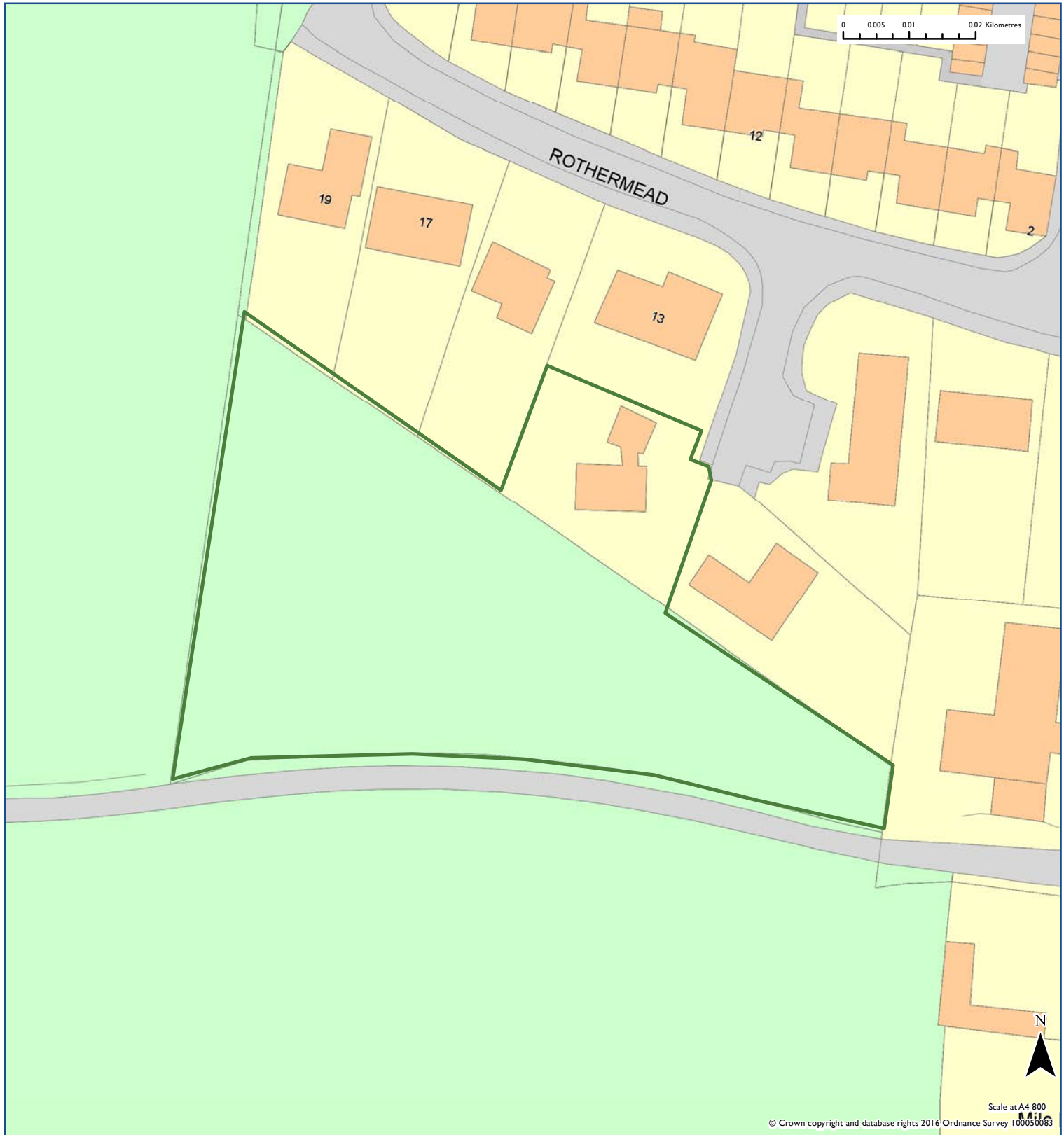
Strategic Housing Land Availability Assessment

Site: CHI00

Land south of 13 Rothermead

2016 Recommendation

 Has Potential



Site Reference
CHI00

Area
Chichester

Site Address
Land south of 13 Rothermead

Settlement
Petworth

Parish
Petworth

Source
Previously assessed by Borough/District Council

Current Use
Agricultural/grazing

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

Summary of Suitability	Is the site suitable?
The site would be suitable for well designed, sensitive development.	Yes

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

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

Assessment Recommendation	Has Potential
----------------------------------	----------------------

Reason for Rejection
Not Applicable.

Site Area (Ha)
0.5

Estimated Yield
12

0-5 years
12


6-10 years
0

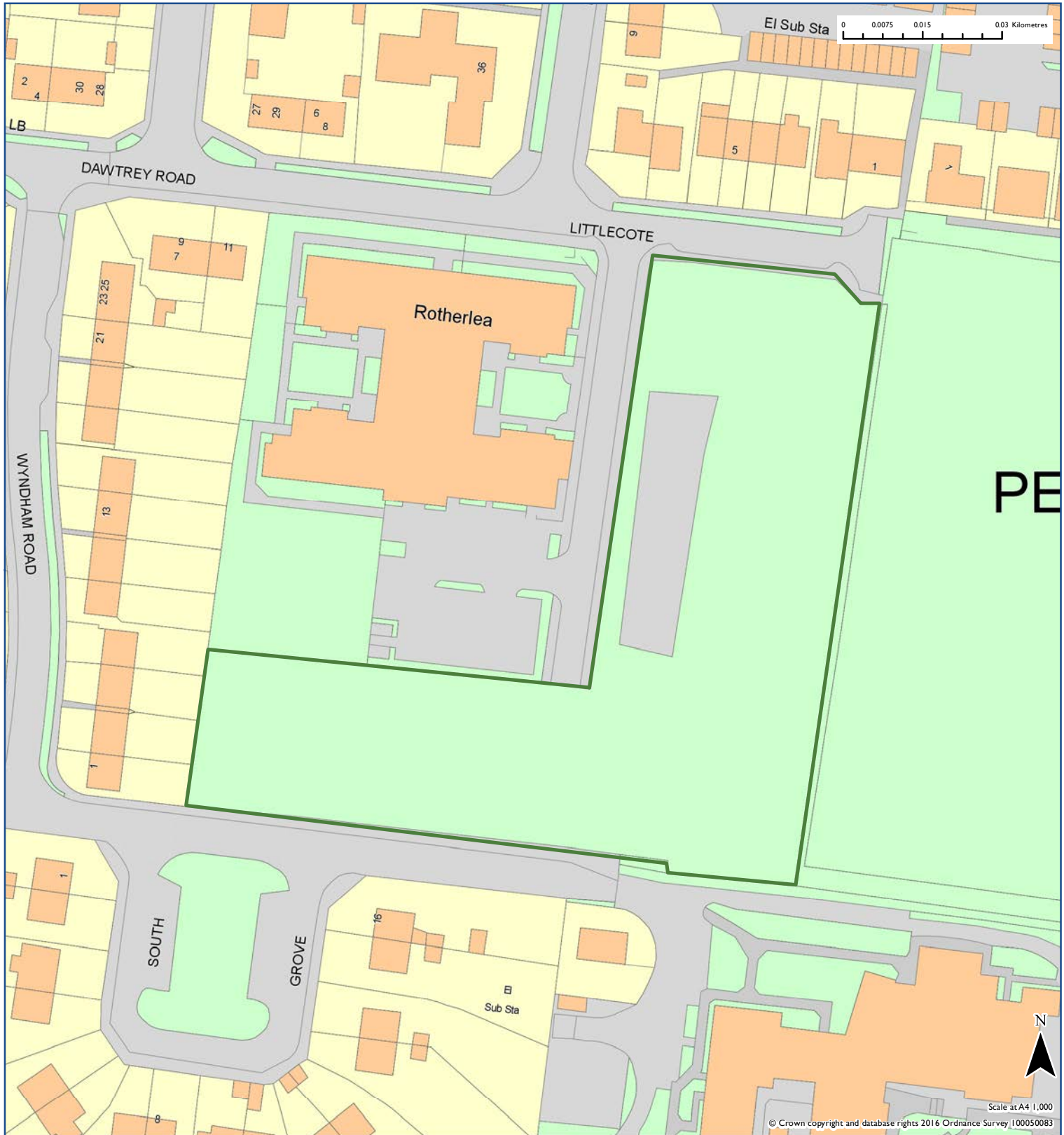
11-15 years
0

Strategic Housing Land Availability Assessment Site: CHI46

East of Littlecote (Rotherlea)

2016 Recommendation

 Has Potential



Site Reference
CHI 46

Area
Chichester

Site Address
East of Littlecote (Rotherlea)

Settlement
Petworth

Parish
Petworth

Source
Other

Current Use
Long grass and beginnings of scrub

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

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

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

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

Assessment Recommendation	Has Potential
----------------------------------	----------------------

Reason for Rejection
Not Applicable.

Site Area (Ha)
0.7

Estimated Yield
33

0-5 years
33

6-10 years
0


11-15 years
0

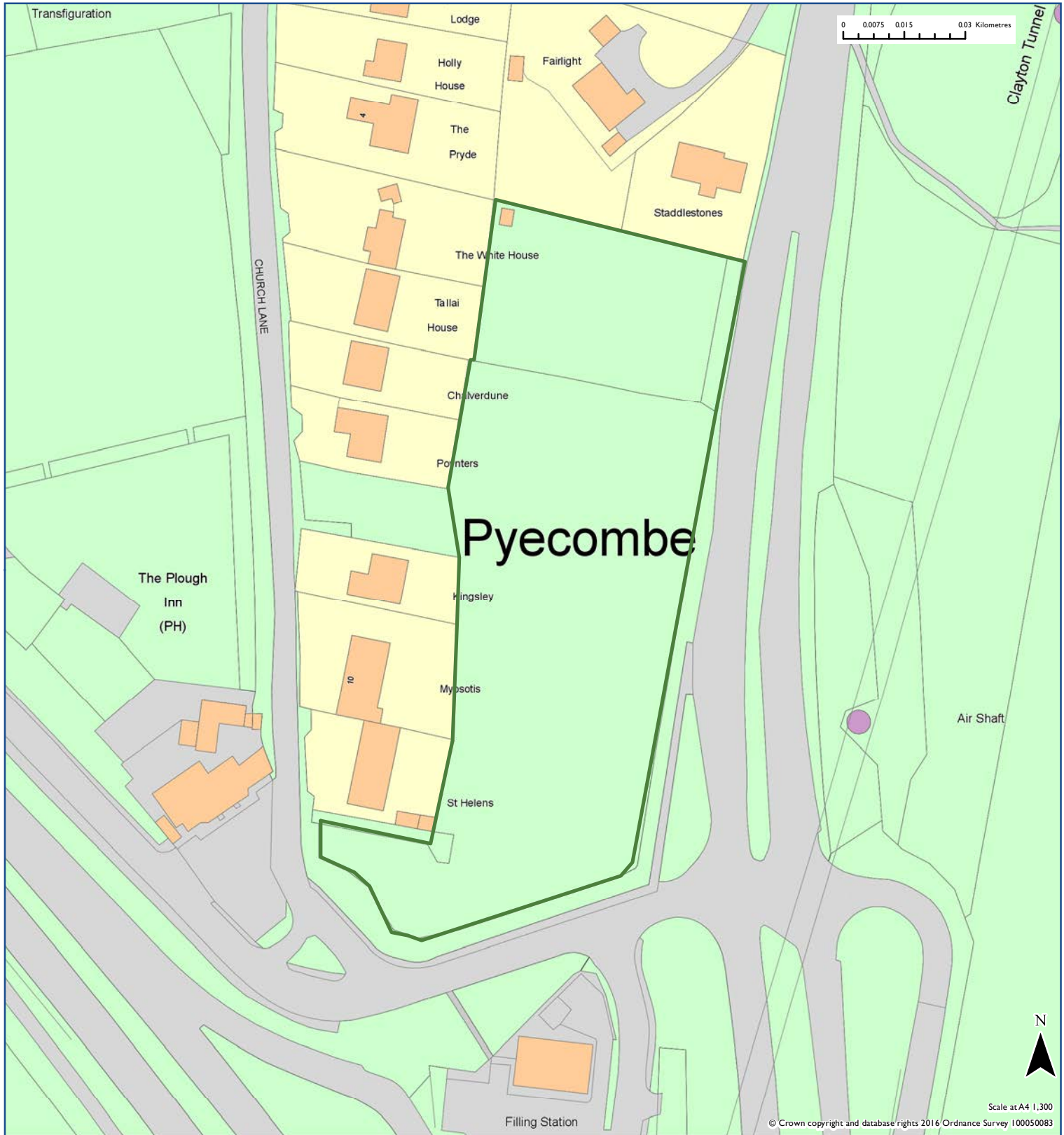
Strategic Housing Land Availability Assessment

Site: MI005

Land between Church Lane and A23

2016 Recommendation

 Has Potential



Site Reference
MI005

Area
Mid Sussex

Site Address
Land between Church Lane and A23

Settlement
Pyecombe
Parish
Pyecombe

Source
Previously assessed by Borough/District Council

Current Use
Agricultural/Grazing

Summary of Landscape Assessment
Medium Sensitivity The site has Medium Sensitivity due to views from the surrounding downland and public right of way network. These are in the context of the surrounding trunk road junction and service station. Existing hedgerow is important to retain and development should reflect surrounding densities to minimise visual impact and maintain consistency with surrounding character.

Summary of Suitability	Is the site suitable?
The site is an existing allocation in the Mid Sussex Local Plan (2004) for 20 dwellings. The site is located within the existing settlement policy boundary. It is in close proximity to the A23 to the west and A273 to the east. The existing allocation policy states that the permission on the site would be subject to the provision of suitable noise attenuation measures.	Yes

Summary of Availability	Is the site available?
The site is allocated and is considered available for development.	Yes

Summary of Achievability	Is development on the site achievable?
If this site is to be taken forward, further consideration should be given to access to ensure there is a deliverable arrangement.	Yes

Assessment Recommendation	Has Potential
----------------------------------	----------------------

Reason for Rejection
Not Applicable.

Site Area (Ha)	Estimated Yield	0-5 years	6-10 years	11-15 years
1	8	8	0	0

Land at Parsonage Estate

2016 Recommendation

 Has Potential



Site Reference
CHI04

Area
Chichester

Site Address
Land at Parsonage Estate

Settlement
Rogate

Parish
Rogate

Source
Previously assessed by Borough/District Council

Current Use
Open Space

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

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

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

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

Assessment Recommendation	Has Potential
----------------------------------	----------------------

Reason for Rejection
Not Applicable.

Site Area (Ha)
0.1

Estimated Yield
5

0-5 years
5

6-10 years
0

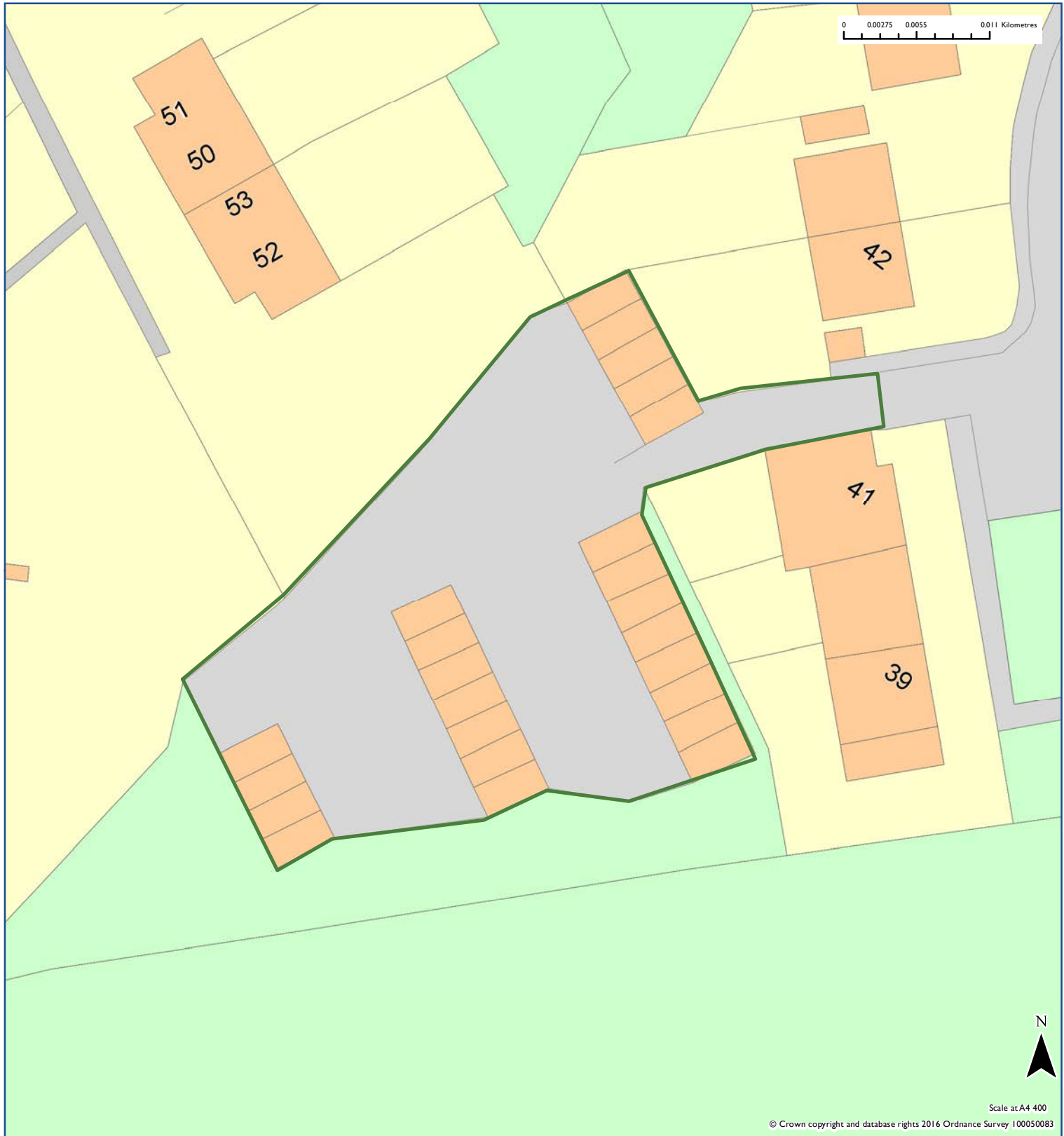
11-15 years
0

Strategic Housing Land Availability Assessment Site: CHI 10

Garage site at Parsonage

2016 Recommendation

 Has Potential



Site Reference
CHI 10

Area
Chichester

Site Address
Garage site at Parsonage

Settlement
Rogate

Parish
Rogate

Source
Previously assessed by Borough/District Council

Current Use
Garage court

Summary of Landscape Assessment
As the site is small infill well within the urban area, a landscape assessment has not been necessary.

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

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

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

Assessment Recommendation	Has Potential
----------------------------------	----------------------

Reason for Rejection
Not Applicable.

Site Area (Ha)
1.1

Estimated Yield
6


0-5 years
6

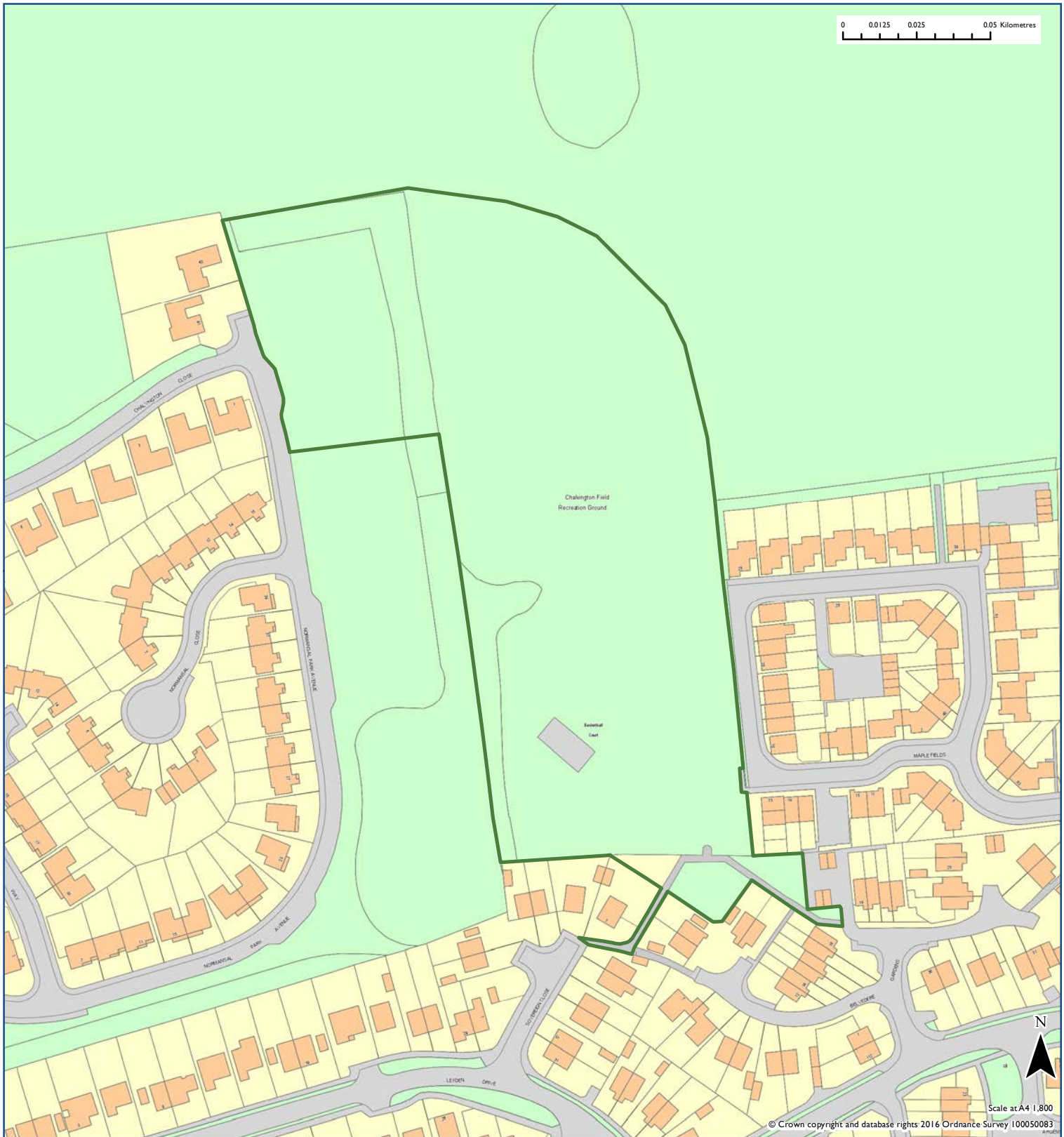
6-10 years
0

11-15 years
0

Chalvington Field at Normansal Park Avenue

2016 Recommendation

 Has Potential



Site Reference
LE089

Area
Lewes

Site Address
Chalvington Field at Normansal Park Avenue

Settlement
Seaford
Parish
Seaford

Source
Previously assessed by Borough/District Council

Current Use
Open Space

Summary of Landscape Assessment
Medium/High Sensitivity Medium/high sensitivity due to site being a valued local open space, the views of woodland, the sea and the downs which are possible on site and connections to public right of way network to the north. Alternative location for open space would be required & comparable site unlikely. Site along Normansal Avenue to the west of the site's western boundary appears to be more suitable.

Summary of Suitability	Is the site suitable?
Development on the site would have an impact on the character and appearance of the landscape, therefore a detailed landscape and visual impact assessment will be required and should inform the design and layout of the site proposals. There are Tree Preservation Orders areas along the western boundary. The site is within a Site of Special Scientific Interest (SSSI) Impact Risk Zone (will required further advice from Natural England)	Yes

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

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

Assessment Recommendation	Has Potential
----------------------------------	----------------------

Reason for Rejection
Development on the site would have a potential adverse impact on the character and appearance of the landscape.


Site Area (Ha)	Estimated Yield	0-5 years	6-10 years	11-15 years
2.4	20	20	0	0

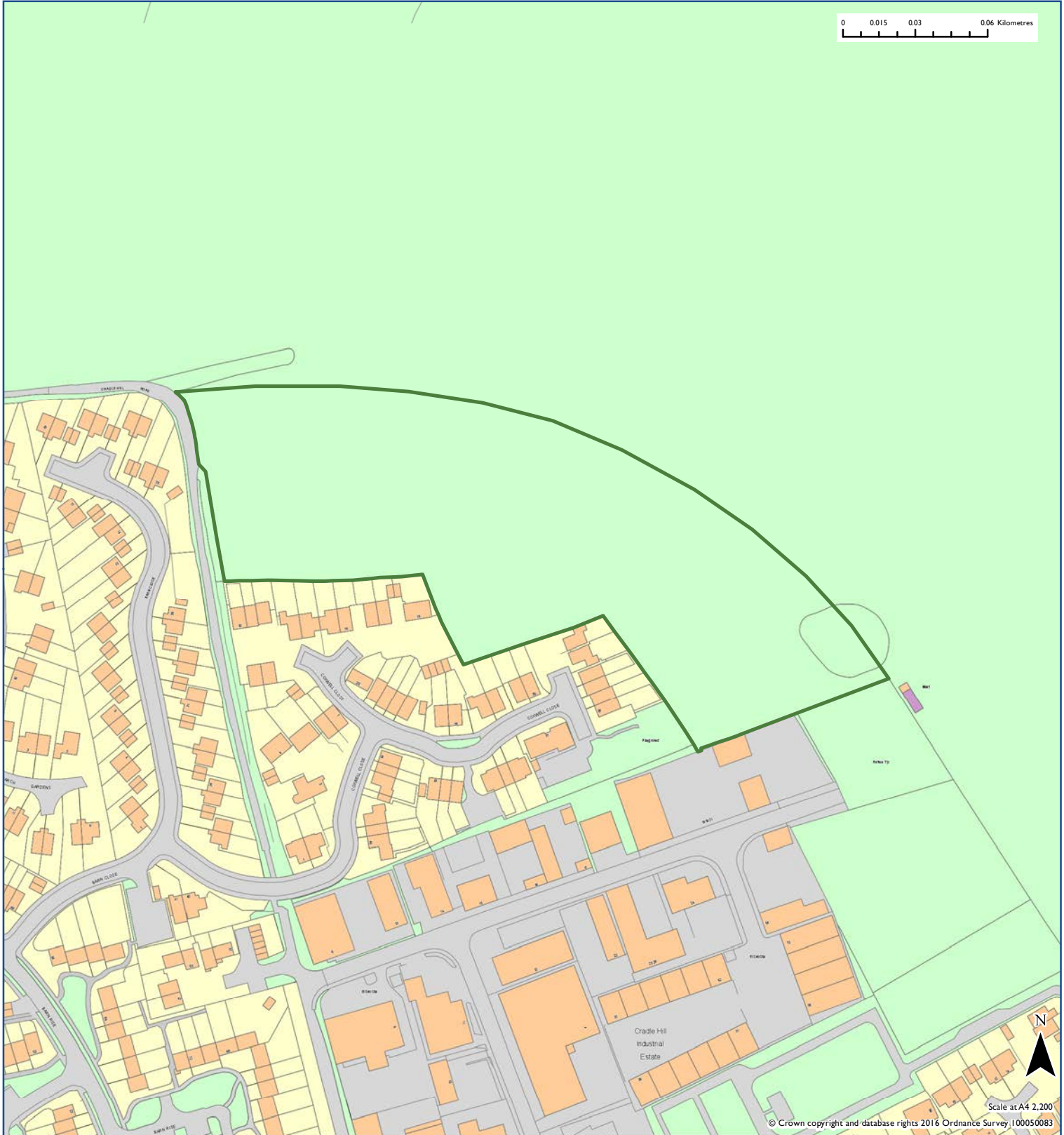
Strategic Housing Land Availability Assessment

Site: LE106

Seaford, Land East of Barn Close

2016 Recommendation

 Has Potential



Site Reference
LE106

Area
Lewes

Site Address
Land east of Barn Close and north east of Coxwell Close

Settlement
Seaford
Parish
Seaford

Source
Submission

Current Use
Arable farmland

Summary of Landscape Assessment
Medium Sensitivity The site is visually sensitive owing to it's extent and elevation in the landscape. The existing downland character would be lost to development as the scale and pattern of the landscape would be lost. Existing development adjacent to the site and the sloping topography do mean that the site is less sensitive however this would only be achieved in practice through appropriate limits to development being established together with appropriate planting and open space provision in accordance with the SDILCA recommendations.

Summary of Suitability	Is the site suitable?
The site is considered suitable for a modest amount of development, designed sensitively to not appear incongruous within the downland landscape and providing an opportunity to improve the urban edge. Careful attention should be paid to access arrangements.	Yes

Summary of Availability	Is the site available?
The site is considered to be available and has recently been promoted.	Yes

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

Assessment Recommendation	Has Potential
----------------------------------	----------------------

Reason for Rejection

Site Area (Ha)
2

Estimated Yield
15

0-5 years
15

6-10 years
0

11-15 years
0

Strategic Housing Land Availability Assessment Site: EA085

Land to the rear of Ketchers Field,

2016 Recommendation

 Has Potential



Site Reference
EA085

Area
East Hampshire

Site Address
Land to the rear of Ketchers Field,

Settlement
Selborne
Parish
Selborne

Source
Previously assessed by Borough/District Council

Current Use
Agricultural

Summary of Landscape Assessment
Medium/High sensitivity The site is located on an existing public right of way within the National Park. The site is not large scale and has buildings on it. It is located on the outer edge of existing development in a highly sensitive location. Existing screening may not be adequate to mitigate for potential effect.

Summary of Suitability	Is the site suitable?
The site is within 5km of Special Protection Area. Due to the conclusions of the landscape assessment, suitability for 5 dwellings uncertain but given there are existing buildings on site it is worth taking forward for further investigation to see if a suitable design and screening arrangement is possible.	Yes

Summary of Availability	Is the site available?
The site is in single ownership and the owner has previously indicated the site would be available within the first five years.	Yes

Summary of Achievability	Is development on the site achievable?
More work required to establish the possibility of access through Ketchers Field.	Yes

Assessment Recommendation	Has Potential
----------------------------------	----------------------


Reason for Rejection
Not Applicable.

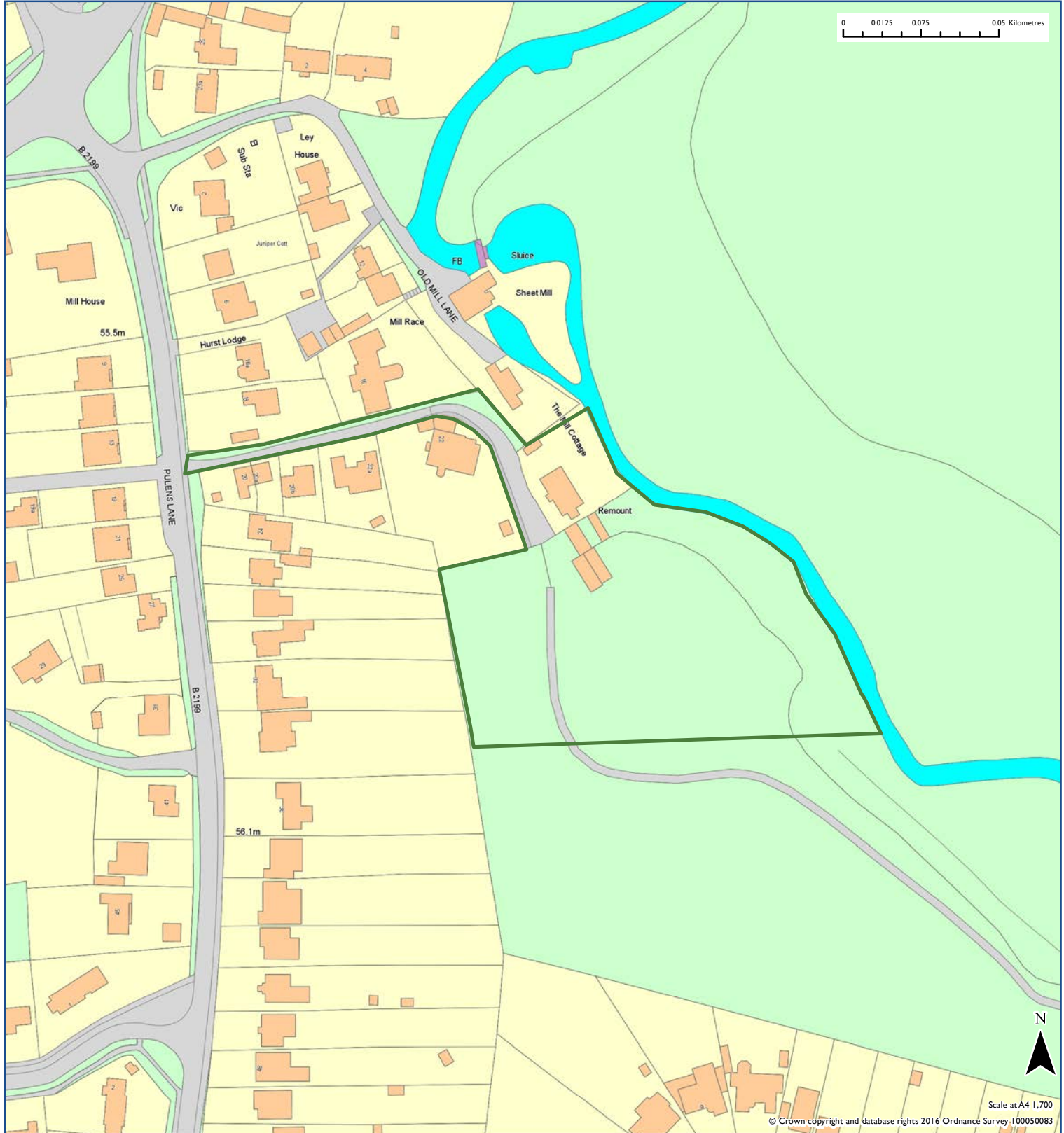
Site Area (Ha)	Estimated Yield	0-5 years	6-10 years	11-15 years
0.2	6	6	0	0

Strategic Housing Land Availability Assessment Site: EA078

Land East of Pullens Lane

2016 Recommendation

 Has Potential



Site Reference
EA078

Area
East Hampshire

Site Address
Land East of Pullens Lane

Settlement
Sheet
Parish
Sheet

Source
Previously assessed by Borough/District Council

Current Use
Agricultural buildings and paddock

Summary of Landscape Assessment
Medium/High sensitivity High sensitivity to development (depending on scale owing to location on the valley floor adjacent to the river). Brownfield condition reduces this to medium sensitivity, although suggest that the site could support only limited and sensitively designed development. Some associated green infrastructure improvements could be very beneficial for connectivity along the river.

Summary of Suitability	Is the site suitable?
Part of the site is previously developed land. The eastern edge of the site is within flood zone 2 and 3 and the site is adjacent to a Site of Nature Conservation Interest (SINC). The site is within a Mineral Consultation Area. Given the conclusions of the landscape assessment, the site is considered suitable for a small number of dwellings focused on the redevelopment of the existing buildings on the site, sensitively designed and subject to improvements to the existing access.	Yes

Summary of Availability	Is the site available?
The owners of the site have previously indicated the site would be available within the first five years.	Yes

Summary of Achievability	Is development on the site achievable?
The existing access is via a narrow unmade track and would require improvements.	Yes


Assessment Recommendation	Has Potential
----------------------------------	----------------------

Reason for Rejection
Not Applicable.

Site Area (Ha)	Estimated Yield	0-5 years	6-10 years	11-15 years
1	6	6	0	0

Land at Farnham Road, Sheet

2016 Recommendation

 Has Potential



Site Reference
EA091

Area
East Hampshire

Site Address
Land at Farnham Road,

Settlement
Sheet
Parish
Sheet

Source
Previously assessed by Borough/District Council

Current Use
Agricultural/grazing

Summary of Landscape Assessment
Medium Sensitivity The site has medium landscape sensitivity due to its enclosed nature. The existing stream and existing trees are notable character features which are sensitive to development particularly on the sloping topography where gradients would need to be altered. Views from adjoining residential properties. Site capacity may be limited.

Summary of Suitability	Is the site suitable?
The site slopes downward from north to south. It is adjacent to the railway line and potential noise disturbance would need to be considered. There are a number of trees protected by Tree Preservation Orders around the edge of the site. A small part of site, along the north eastern boundary, is within flood zone 2 and 3. Planning permission granted for 11 dwellings on 21/04/2016.	Yes

Summary of Availability	Is the site available?
The site is in single ownership and is being actively promoted.	Yes

Summary of Achievability	Is development on the site achievable?
The changing land levels will need to be taken into account. There are no other reasons to indicate why development on the site is not achievable.	Yes

Assessment Recommendation	Has Potential
----------------------------------	----------------------


Reason for Rejection
Not Applicable.

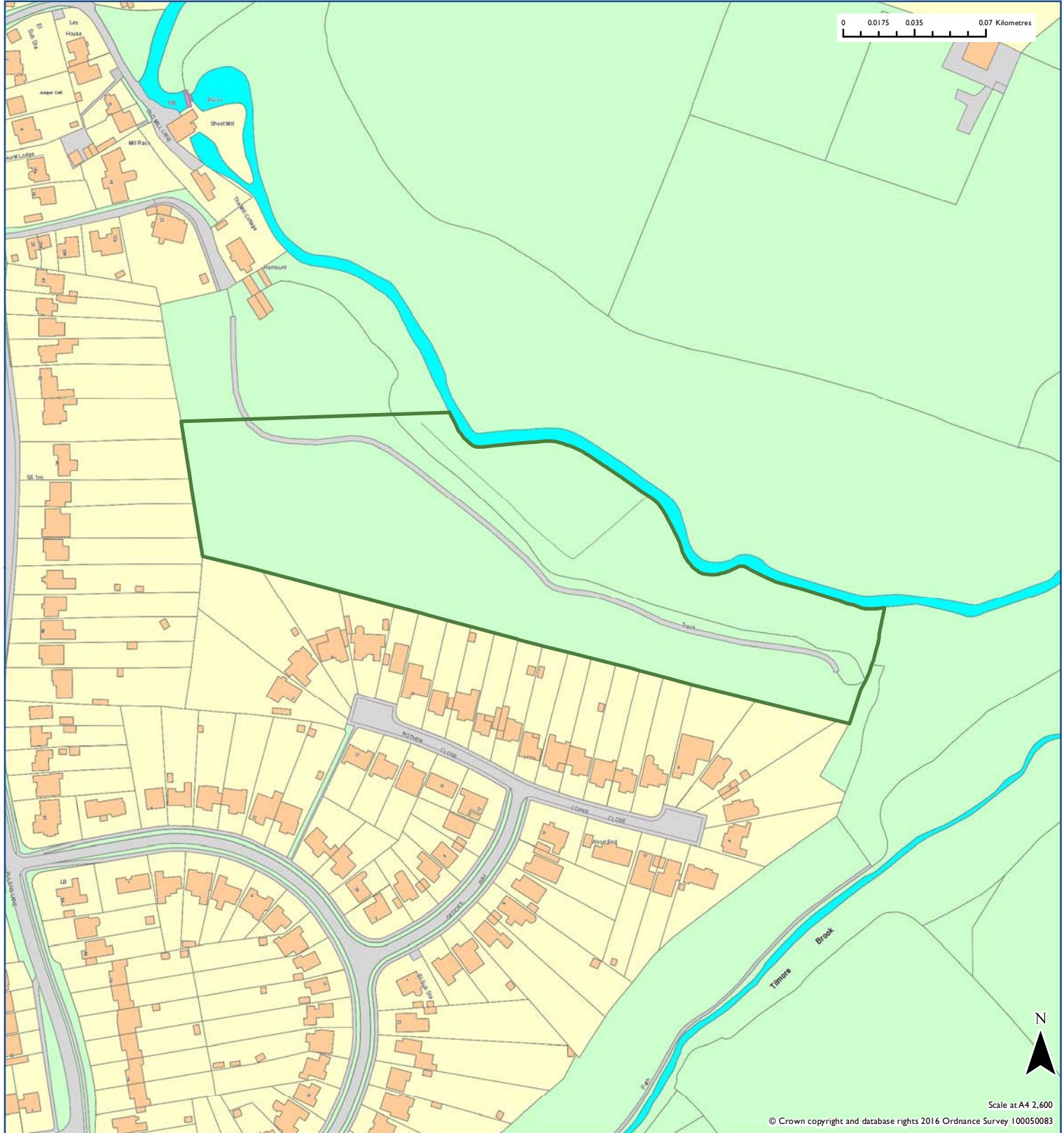
Site Area (Ha)	Estimated Yield	0-5 years	6-10 years	11-15 years
0.75	16	16	0	0

Strategic Housing Land Availability Assessment Site: EA159

Land behind the old riding school, Pulens Lane, Sheet

2016 Recommendation

 Has Potential



Site Reference
EAI59

Area
East Hampshire

Site Address
Behind the Old Riding School, Pullens Lane

Settlement
Sheet
Parish
Sheet

Source
Submission

Current Use
Greenfield, former riding school, now vacant

Summary of Landscape Assessment
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.

Summary of Suitability	Is the site suitable?
Suitable subject to biodiversity and hydrological survey. Unlikely that entire site coverage is appropriate, capacity estimate reflects this. River Rother is important feature and integrity and biodiversity value of this corridor is important, opportunity for public access should ideally be required as part of any development proposal.	Yes

Summary of Availability	Is the site available?
Site is considered to be available.	Yes

Summary of Achievability	Is development on the site achievable?
Current access to the site from Pulens Lane is constrained, and mitigation will be needed in a way which is compatible with neighbouring property amenity. Alternative access options should be considered.	Yes

Assessment Recommendation	Has Potential
----------------------------------	----------------------

Reason for Rejection
Not applicable.

Site Area (Ha)	Estimated Yield	0-5 years	6-10 years	11-15 years
2.7	15	0	15	0

Strategic Housing Land Availability Assessment Site: CHI 18

Land south of Lopper Ash

2016 Recommendation

 Has Potential



Site Reference
CHI 18

Area
Chichester

Site Address
Land south of Lopper Ash

Settlement
South Harting

Parish
Harting

Source
Previously assessed by Borough/District Council

Current Use
Agricultural/grazing

Summary of Landscape Assessment
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.

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

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

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

Assessment Recommendation	Has Potential
----------------------------------	----------------------

Reason for Rejection
Not Applicable.

Site Area (Ha)
0.4

Estimated Yield
8

0-5 years
8

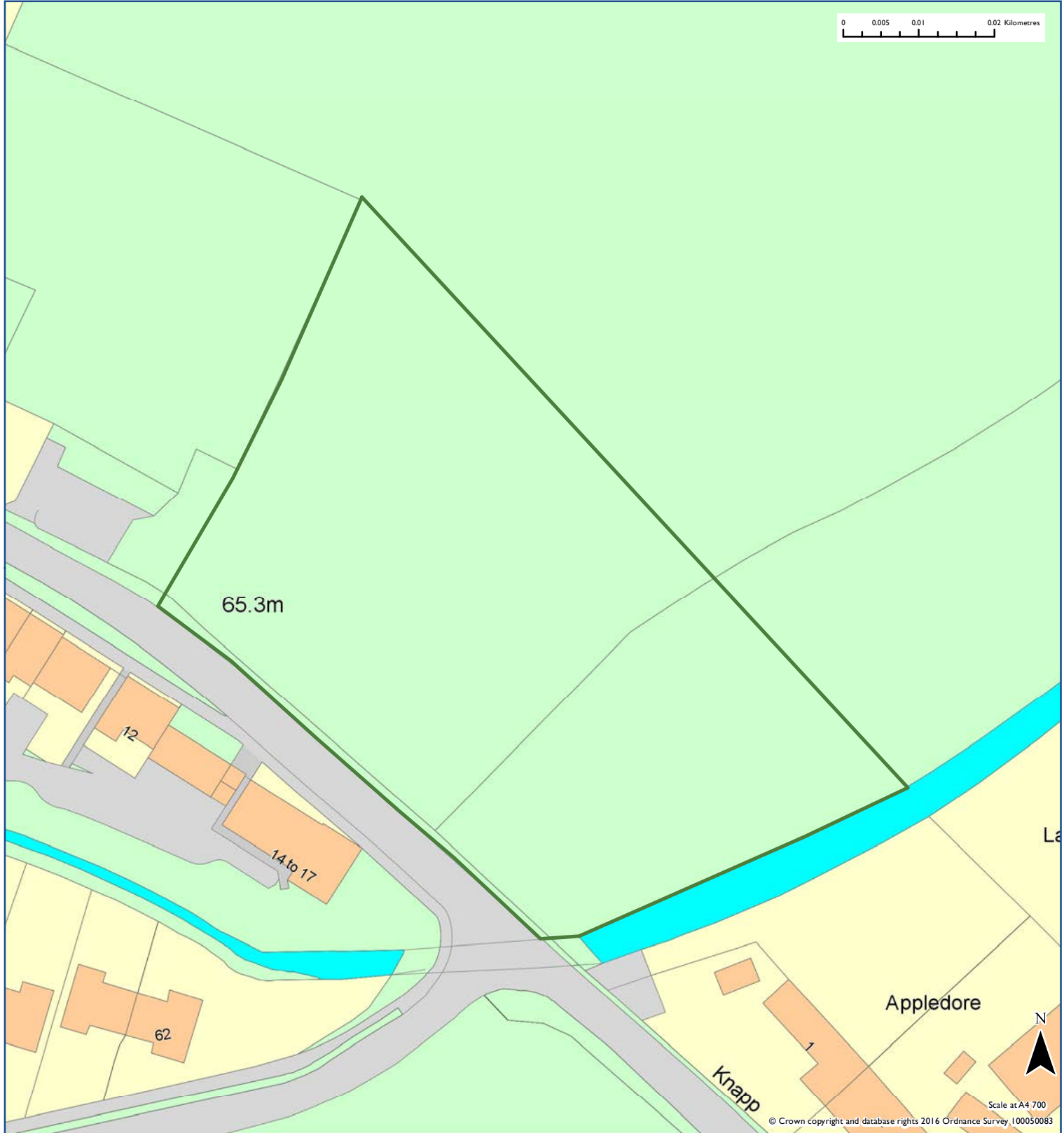
6-10 years
0

11-15 years
0

Land north of the Forge

2016 Recommendation

 Has Potential



Site Reference
CHI22

Area
Chichester

Site Address
Land north of the Forge

Settlement
South Harting
Parish
Harting

Source
Previously assessed by Borough/District Council

Current Use
Agricultural/grazing

Summary of Landscape Assessment
Medium/High Sensitivity 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.

Summary of Suitability	Is the site suitable?
The site is considered to be suitable for a small scale residential development of an appropriate design and density, focused on the less sensitive western part of the site and with depth from the road frontage to reflect the adjacent built form, reflecting the need to provide a transition from a more dense village development into open countryside.	Yes

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

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

Assessment Recommendation	Has Potential
----------------------------------	----------------------

Reason for Rejection
Not applicable

Site Area (Ha)
0.5

Estimated Yield
6

0-5 years
6


6-10 years
0

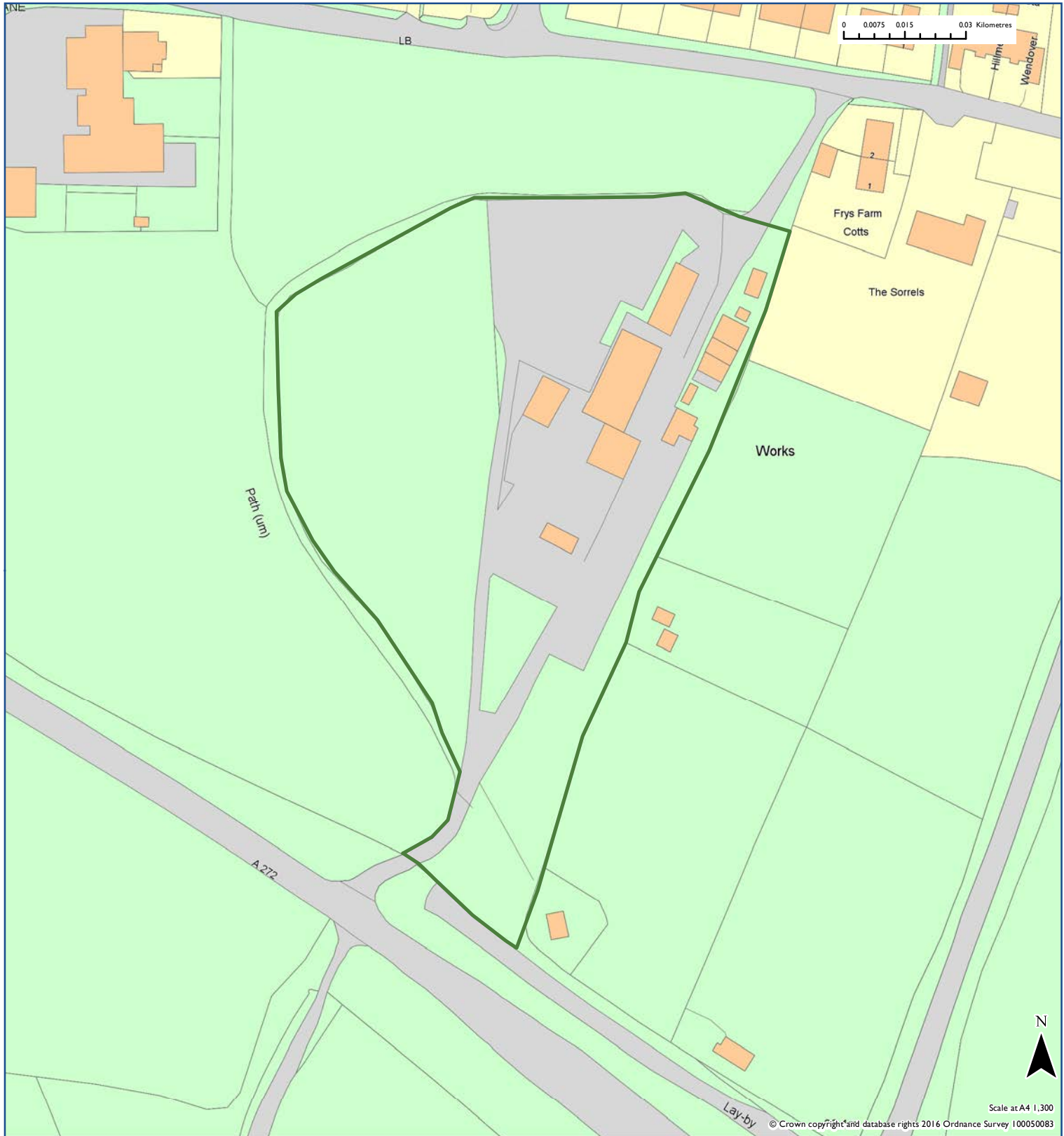
11-15 years
0

Strategic Housing Land Availability Assessment Site: CH123

Stedham Business Park / Stedham Sawmill

2016 Recommendation

 Has Potential



Site Reference
CHI23

Area
Chichester

Site Address
Stedham Business Park / Stedham Sawmill

Settlement
Stedham

Parish
Stedham with Iping

Source
Previously assessed by Borough/District Council

Current Use
Employment

Summary of Landscape Assessment
Medium/High Sensitivity The site is Medium High Sensitivity due to its important and sensitive location adjacent to Iping common and limited connectivity to the settlement. However the site is PDL and offers potential for heathland regeneration.

Summary of Suitability	Is the site suitable?
Site is considered suitable for housing of an appropriate design and density to take account of landscape and ecological sensitivities. Currently under-occupied PDL site close to both village of Selham and to Midhurst.	Yes

Summary of Availability	Is the site available?
Site has been heavily promoted for alternative use of residential. Site considered available.	Yes

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

Assessment Recommendation	Has Potential
----------------------------------	----------------------

Reason for Rejection
Not applicable.

Site Area (Ha)
1.2

Estimated Yield
30

0-5 years
0

6-10 years
30


11-15 years
0

Strategic Housing Land Availability Assessment

Site: EA153

Steep, Land on South Side of Church Road

2016 Recommendation

 Has Potential



Site Reference
EAI53

Area
East Hampshire

Site Address
Land on south side of Church Road close to junction with Mill Lane

Settlement
Steep
Parish
Petersfield

Source

Current Use
Car park for village hall and agricultural

Summary of Landscape Assessment
 The site has Medium Sensitivity for development of any density or depth owing to the surrounding settlement character which should be conserved. The site is a complicated shape and may not be large enough for the SHLAA threshold given the surrounding settlement pattern. The existing boundary trees along the eastern boundary are likely to be a constraint to development and would need to be assessed carefully to avoid overspill effects into the field adjacent & loss of boundary trees affecting this area as well.

Summary of Suitability	Is the site suitable?
Site considered suitable for low density / low massing development. Ecological survey required. Sensitive treatment of boundaries required to maintain rural character of village.	Yes

Summary of Availability	Is the site available?
Site considered available for development.	Yes

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

Assessment Recommendation	Has Potential
----------------------------------	----------------------

Reason for Rejection
 Not applicable

Site Area (Ha)	Estimated Yield	0-5 years	6-10 years	11-15 years
0.58	8	8	0	0

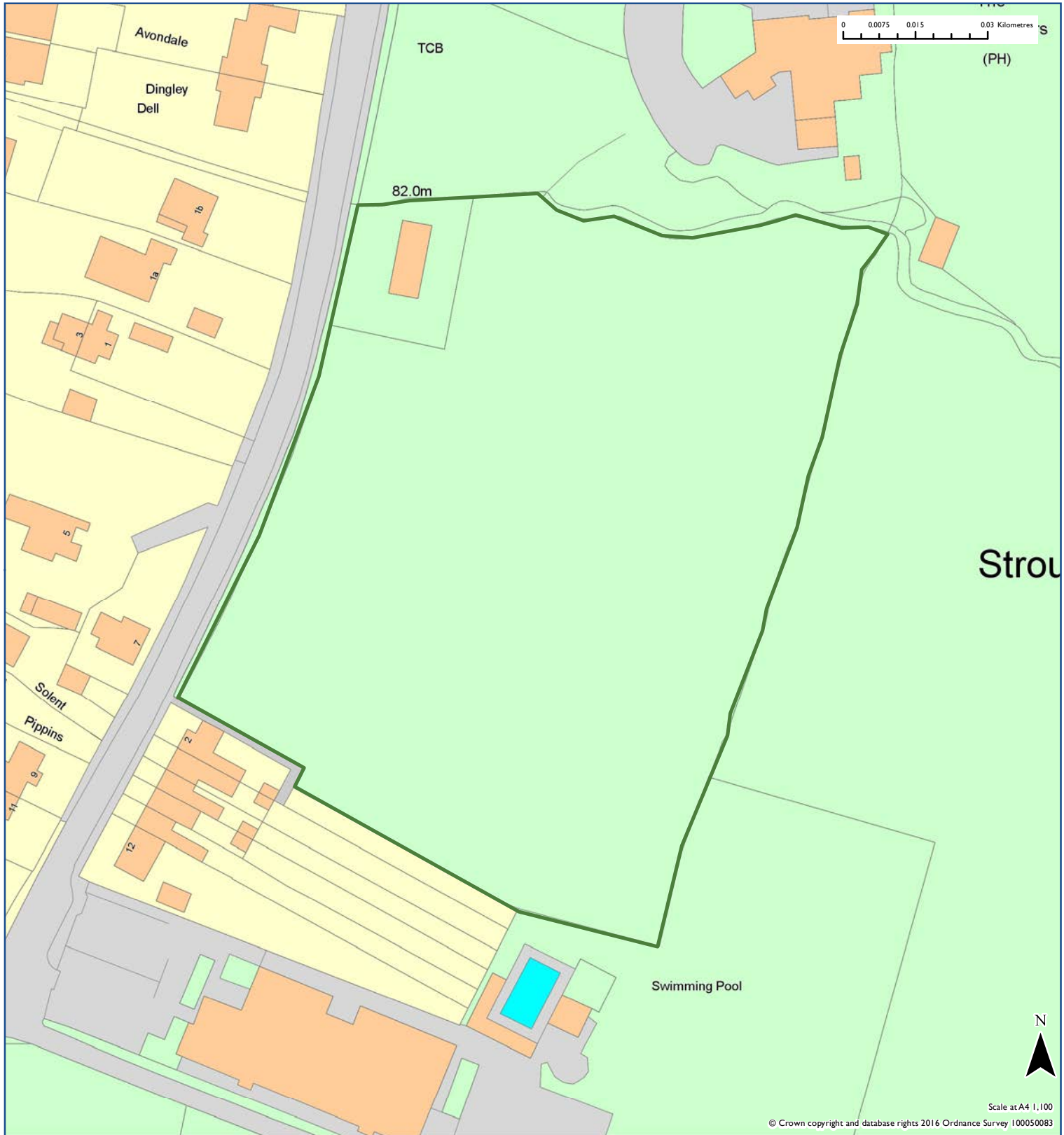
Strategic Housing Land Availability Assessment

Site: EA097

Land at Ramsdean Road,

2016 Recommendation

 Has Potential



Site Reference
EA097

Area
East Hampshire

Site Address
Land at Ramsdean Road,

Settlement
Stroud
Parish
Stroud

Source
Previously assessed by Borough/District Council

Current Use

Summary of Landscape Assessment
Medium sensitivity The site is in a prominent location within the settlement and is adjacent to an SINC and existing watercourse.

Summary of Suitability	Is the site suitable?
There are areas to the north of the site where there is risk of surface water flooding. There is a Site of Importance for Nature Conservation (SINC) to the east of the site. 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 site is close to a Schedule Ancient Monument.	Yes

Summary of Availability	Is the site available?
The site is in single ownership and the owner has previously indicated the site would be available within the first five years.	Yes

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

Assessment Recommendation	Has Potential
----------------------------------	----------------------


Reason for Rejection
Not Applicable.

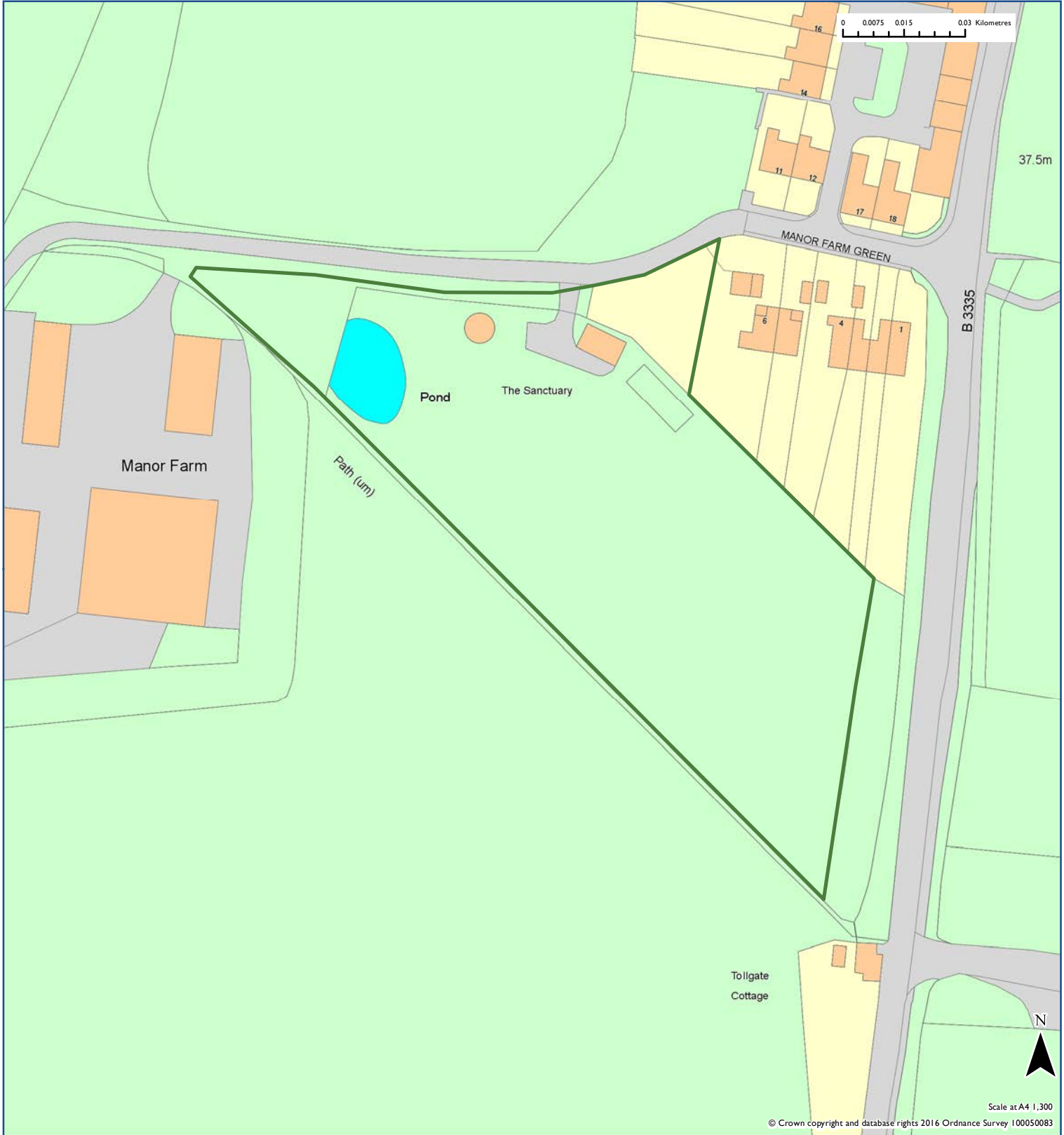
Site Area (Ha)	Estimated Yield	0-5 years	6-10 years	11-15 years
1.5	30	30	0	0

Strategic Housing Land Availability Assessment Site: WI003

Land adjoining and to rear of 6 Manor Farm Green

2016 Recommendation

 Has Potential



Site Reference
WI003

Area
Winchester

Site Address
Land adjoining and to rear of 6 Manor Farm Green

Settlement
Twyford
Parish
Twyford

Source
Previously assessed by Borough/District Council

Current Use
Grazing

Summary of Landscape Assessment
Medium Sensitivity Medium sensitivity to limited development of farmstead type layout consistent with surrounding character.

Summary of Suitability	Is the site suitable?
The site is visible from the public right of way, which runs along the southern boundary of the site. A limited amount of the site is physically adjacent to the settlement and the Conservation Area. The site may be suitable for a small amount of development on the eastern end of the site along the high street. This would need to respect the setting of the Conservation Area and take into account the surrounding character of adjacent residential development. The site is located within Site of Special Scientific Interest (SSSI) Impact Risk Zone (IRZ) (requires further advice from Natural England)	Yes

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

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

Assessment Recommendation	Has Potential
----------------------------------	----------------------

Reason for Rejection
There is no evidence that the site is available or being actively promoted.


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

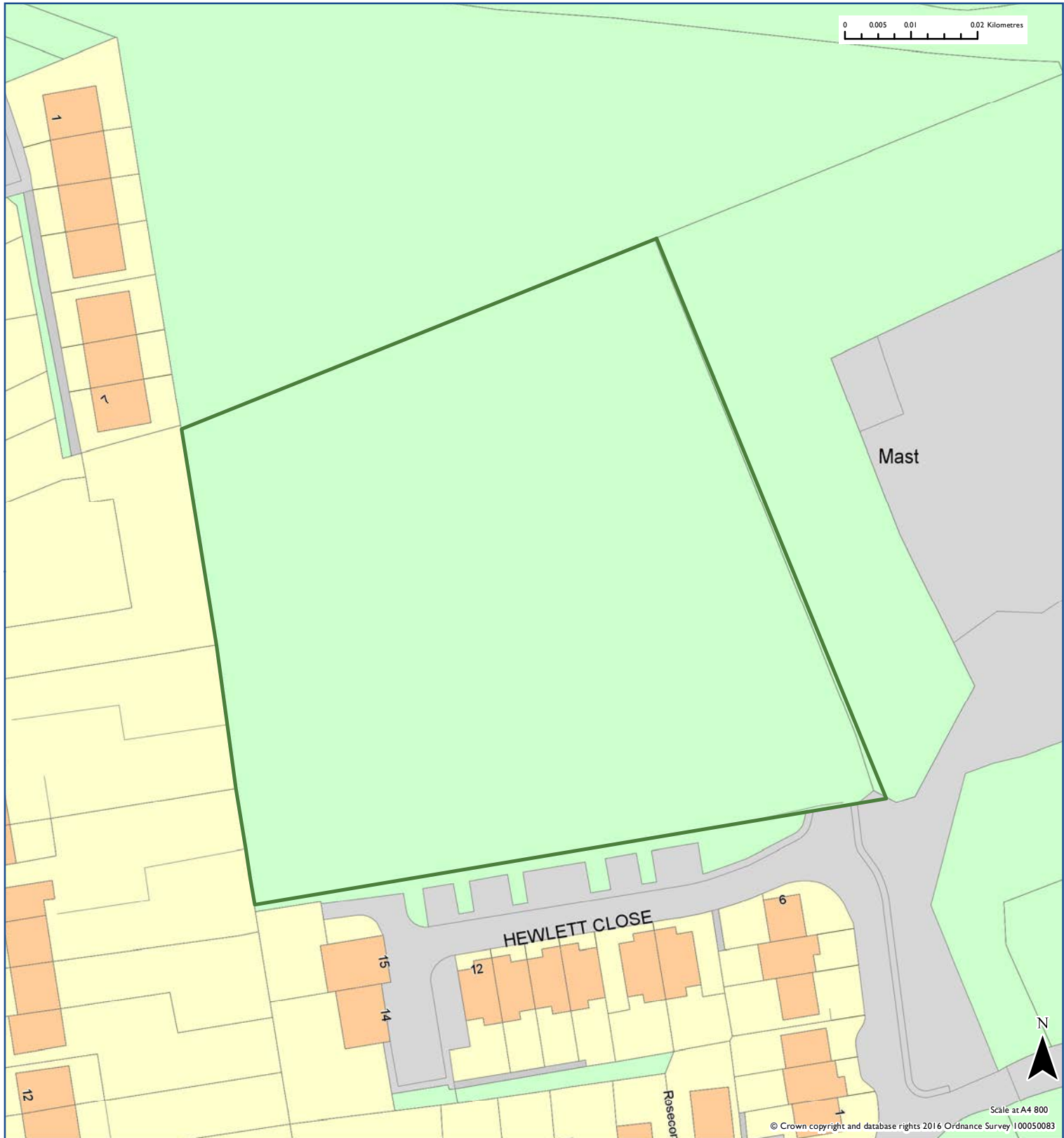
Strategic Housing Land Availability Assessment

Site: WI056

Northfields Farm, Site I (0.70 ha)

2016 Recommendation

 Has Potential



Site Reference
WI056

Area
Winchester

Site Address
Land at Northfields (1)

Settlement
Twyford

Parish
Twyford

Source

Current Use
agricultural

Summary of Landscape Assessment
Low/Medium to the south, increasing to medium towards the north. The site is increasingly sensitive to the north and further study would be required to determine this in detail and in relation to any development. The area appears to provide open space for the surrounding development and this may need to be considered in view of surrounding permitted development (SDNP/14/05196/REM) and other SHLAA sites in the area.

Summary of Suitability	Is the site suitable?
The site is adjacent to residential development to west and south. The site is screened on north side by mature tree line, which would need to be retained to screen site from open landscape to north.	Yes

Summary of Availability	Is the site available?
The site is available for development	Yes

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

Assessment Recommendation	Has Potential
----------------------------------	----------------------

Reason for Rejection
Not applicable.

Site Area (Ha)
0.7

Estimated Yield
20

0-5 years
20

6-10 years
0


11-15 years
0

Strategic Housing Land Availability Assessment

Site: WI028

Land at 'The Old Grain Store' & 'The Long Barn' off Lippen Lane

2016 Recommendation

 Has Potential



Site Reference
WI028

Area
Winchester

Site Address
Land at 'The Old Grain Store' & 'The Long Barn' off Lippen Lane

Settlement
Warnford
Parish
Warnford

Source
Previously assessed by Borough/District Council

Current Use
Employment

Summary of Landscape Assessment
Medium/High Sensitivity The prominence of the site on the valley side means that this site has significant potential to impact on landscape and visual character. Residential development would introduce suburban character into the agricultural landscape. Alternative use may be appropriate with sympathetic (i.e. farmstead) design.

Summary of Suitability	Is the site suitable?
There is some existing screening to north and south, however the site rises to north west and as the landscape assessment identifies the site is in a visibly prominent and elevated position on valley side. Therefore, it is considered that the development on part of the site may be suitable, which replaces the existing barn on the north of site and is of sympathetic design (for example in a farmstead design).	Yes

Summary of Availability	Is the site available?
The previously agricultural buildings on the site have been converted into employment use. 'The Old Grain Store' to the south east of the site was occupied at the time of the visit, 'The Long Barn' was vacant. We would need to be satisfied that the loss of employment land was acceptable.	Yes

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

Assessment Recommendation	Has Potential
----------------------------------	----------------------

Reason for Rejection
Not Applicable. Suitable subject to appropriate design

Site Area (Ha)
0.3

Estimated Yield
6

0-5 years
6

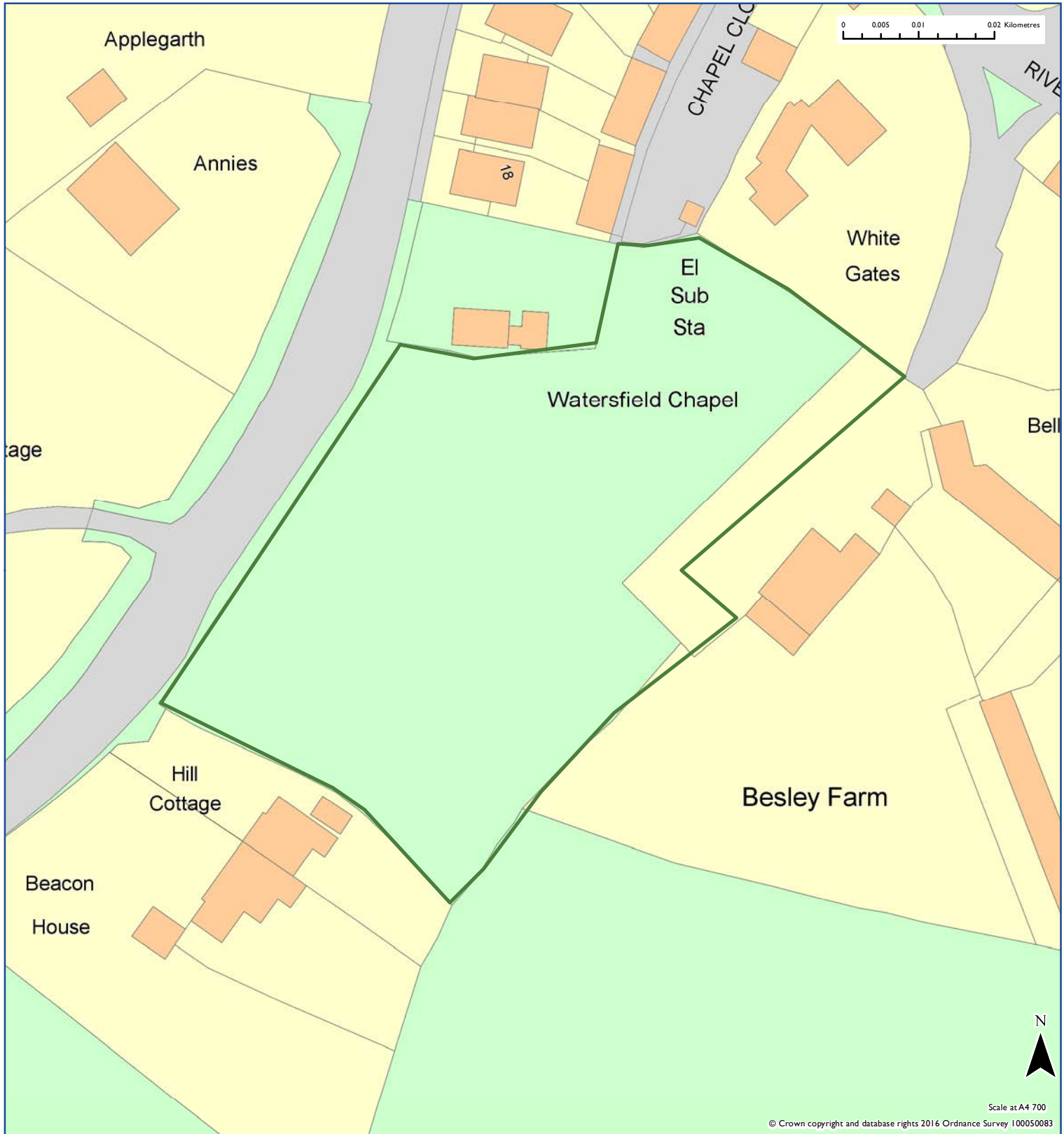
6-10 years
0

11-15 years
0

Land West of Besley Farmhouse

2016 Recommendation

 Has Potential



Site Reference
HO014

Area
Horsham

Site Address
Land West of Besley Farmhouse

Settlement
Watersfield

Parish
Coldwaltham

Source
Submission

Current Use
Paddock

Summary of Landscape Assessment
Medium Sensitivity The site is Medium Sensitivity due to its size, relationship with adjacent development and potential for screening. Adjacent listed building - advice needed.

Summary of Suitability	Is the site suitable?
The site is adjacent to a conservation area and a grade II listed building. A Tree Preservation Order covers two trees in the north-western boundary of the site. The site is within a Site of Special Scientific Interest (SSSI) Impact Risk Zone (will require further advice from Natural England). The site is within 5km of a Special Protection Area.	Yes

Summary of Availability	Is the site available?
The site is in single ownership and the owner has previously indicated that the site would be available immediately.	Yes

Summary of Achievability	Is development on the site achievable?
It is preferable that access would be via Chapel Close. If access is proposed from the A29, it could only be considered if it can demonstrated as safe.	Yes

Assessment Recommendation	Has Potential
----------------------------------	----------------------

Reason for Rejection
Not Applicable.

Site Area (Ha)
0.4

Estimated Yield
6

0-5 years
6

6-10 years
0

11-15 years
0

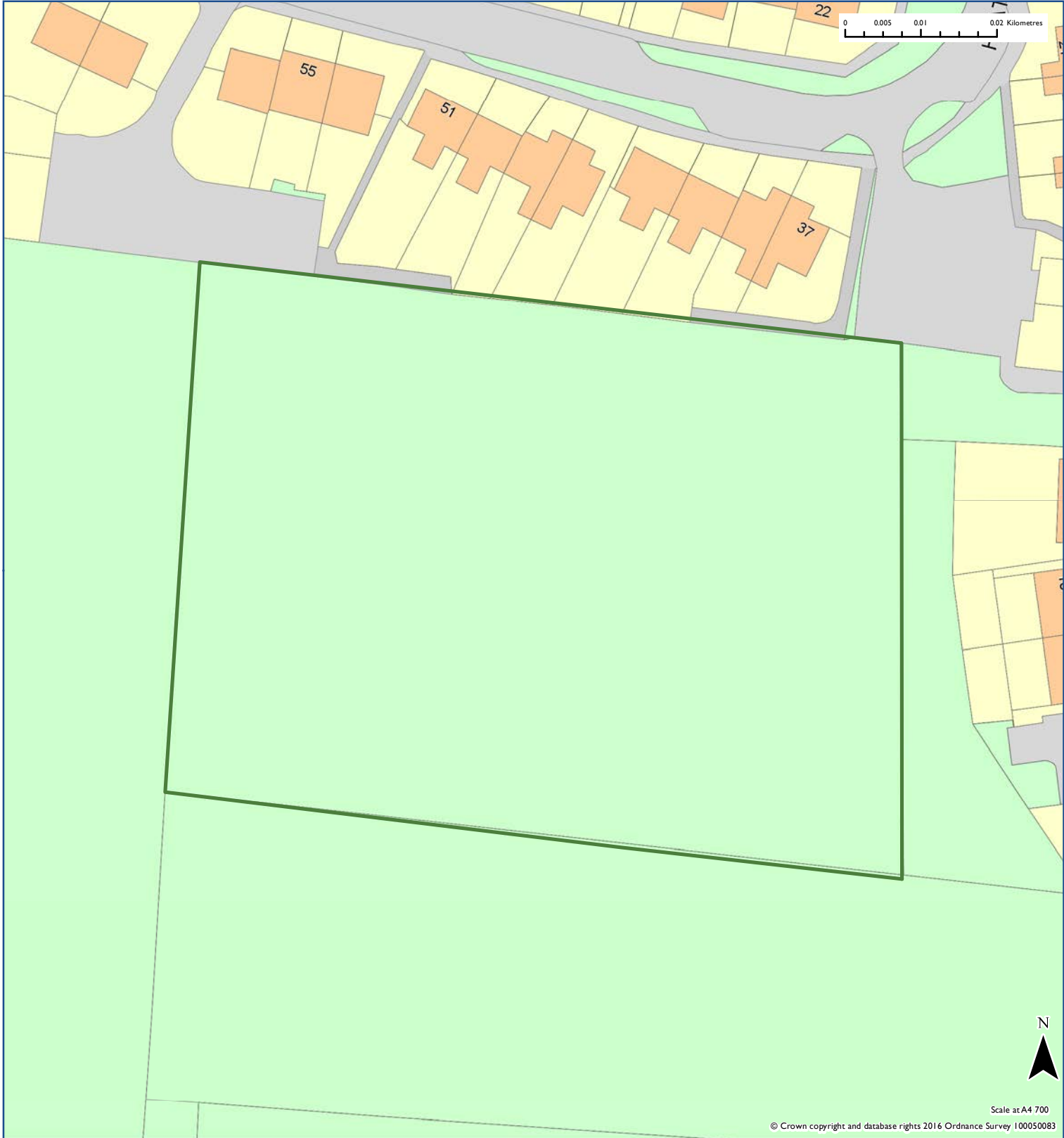
Strategic Housing Land Availability Assessment

Site: CHI25

Land south of Heather Close

2016 Recommendation

 Has Potential



Site Reference
CHI25

Area
Chichester

Site Address
Land south of Heather Close

Settlement
West Ashling

Parish
Funtington

Source
Previously assessed by Borough/District Council

Current Use
Paddock

Summary of Landscape Assessment
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.

Summary of Suitability	Is the site suitable?
Site is bounded to the north and east by existing residential development and is of low landscape sensitivity.. The site is within 5km of a Special Protection Area.	Yes

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

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

Assessment Recommendation	Has Potential
----------------------------------	----------------------

Reason for Rejection
Not applicable.

Site Area (Ha)
0.7

Estimated Yield
15

0-5 years
15

6-10 years
0


11-15 years
0

Strategic Housing Land Availability Assessment

Site: WI009

Meadow House,

2016 Recommendation

 Has Potential



Site Reference
WI1009

Area
Winchester

Site Address
Meadow House,

Settlement
West Meon

Parish
West Meon

Source
Previously assessed by Borough/District Council

Current Use
Residential garden

Summary of Landscape Assessment
Medium Sensitivity The site is visible from local public right of way, is located on key landscape features (River Meon and railway line) and is adjacent to conservation area on 2 sides. Heavily constrained site within the Settlement Policy Boundary.

Summary of Suitability	Is the site suitable?
The site includes a large part of the residential garden of Meadow House. Given the landscape assessment (above) and other constraints it is considered appropriate to limit development in the northern part of the site would be appropriate, this would also avoid the part of the site within flood zone 2 & 3. Any development would need to be carefully designed and considered to take into account potential impact on the setting of the adjacent Conservation Area and the need to retain important mature trees within the site.	Yes

Summary of Availability	Is the site available?
The site is in single ownership and the owner has previously indicated that the site would be available.	Yes

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

Assessment Recommendation	Has Potential
----------------------------------	----------------------

Reason for Rejection
Not Applicable.

Site Area (Ha)
0.5

Estimated Yield
6


0-5 years
0

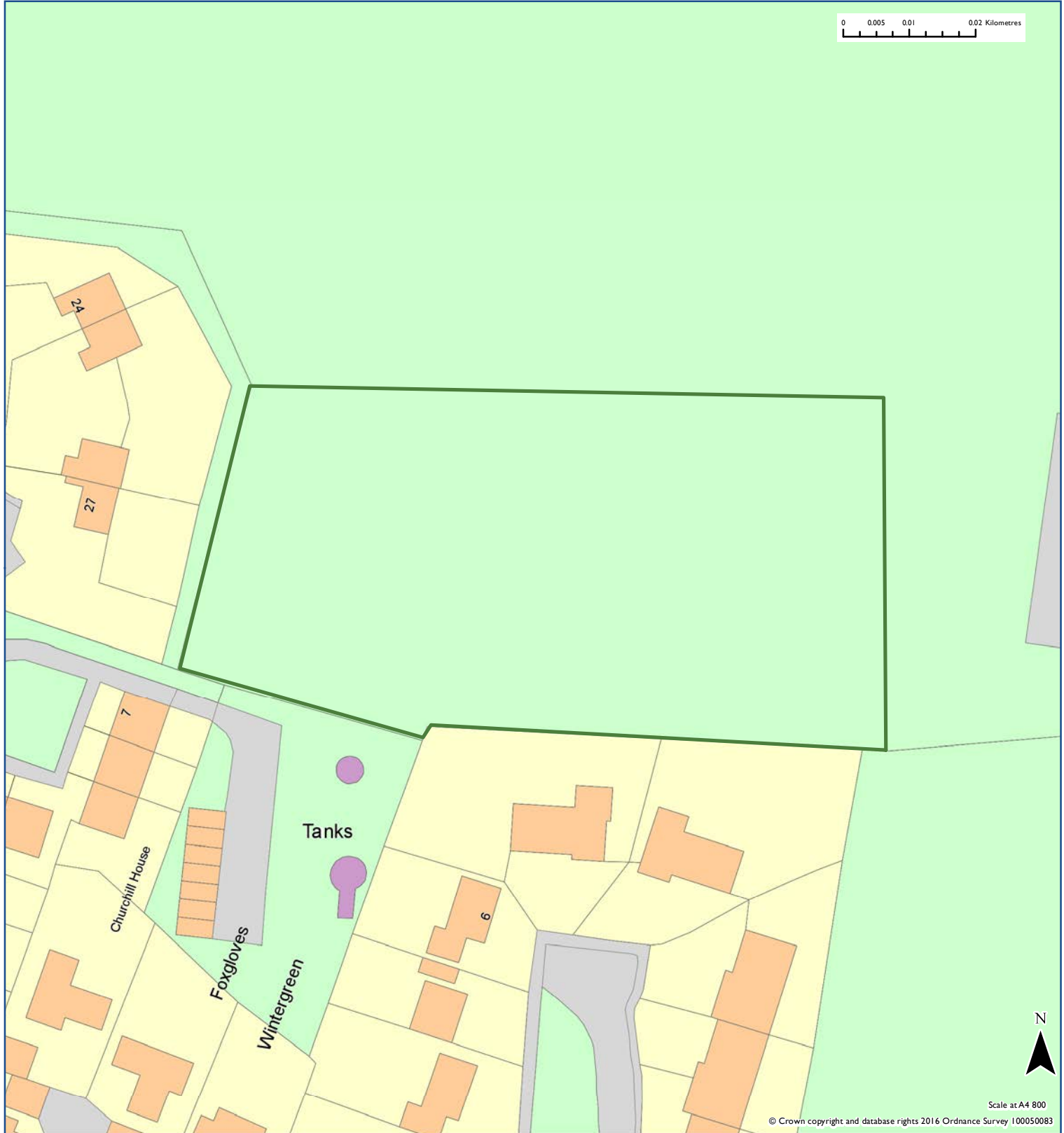
6-10 years
6

11-15 years
0

Floud Lane and Long Priors

2016 Recommendation

 Has Potential



Site Reference
WI015

Area
Winchester

Site Address
Floud Lane and Long Priors

Settlement
West Meon

Parish
West Meon

Source
Previously assessed by Borough/District Council

Current Use
Agricultural

Summary of Landscape Assessment
Medium 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. Northern part of site would be Medium/High sensitivity

Summary of Suitability	Is the site suitable?
The site is relatively well contained with boundaries shared with settlement to the south and west. The site is open to the north and adjacent to the recreation ground to the east. The site rises to the north east and as noted in the landscape assessment, this part of the site is more sensitive.	Yes

Summary of Availability	Is the site available?
The site is in single ownership and the owner has previously indicated that the site would be available immediately.	Yes

Summary of Achievability	Is development on the site achievable?
There is a potential access point from Long Priors, but this would need to be achieved without adversely affecting the existing line of mature trees.	Yes

Assessment Recommendation	Has Potential
----------------------------------	----------------------

Reason for Rejection
Not Applicable.

Site Area (Ha)
0.5

Estimated Yield
14

0-5 years
14

6-10 years
0

11-15 years
0