

# Appendix B

## Proformas for sites assessed as 'Has Potential'

(excluding sites which are already allocated in the Adopted South Downs Local Plan 2019, allocated in Neighbourhood Development Plans, or with extant planning permission).

PROVISIONAL

**South Downs Land Availability Assessment 2024 Provisional Findings  
Site Assessment Proforma**

<b>REF:</b> WE014	<b>Site Name:</b> ALFRISTON COURT
<b>Settlement, Parish, District</b>	Alfriston
<b>Current Use</b>	Care home
<b>Use(s) considered</b>	Care home

<b>Landscape Assessment</b>	<b>Is the site suitable?</b>
Site has High Landscape Sensitivity due to its location on the settlement edge and is clearly visible from the river corridor.	
<b>Suitability</b>	<b>Yes</b>
Current use is care home, therefore suitable for further care home use subject to sensitive design of buildings and grounds. There are heritage considerations with listed buildings on Sloe Lane. Mature trees within site and boundaries (non TPO). Existing PDL area may not be sufficient for modern care home operating needs or be viable. Non developed grounds of site have high landscape sensitivity and are not considered suitable for development.	

<b>Availability</b>	<b>Is the site available?</b>
The site is considered to be available for development.	
	<b>Yes</b>

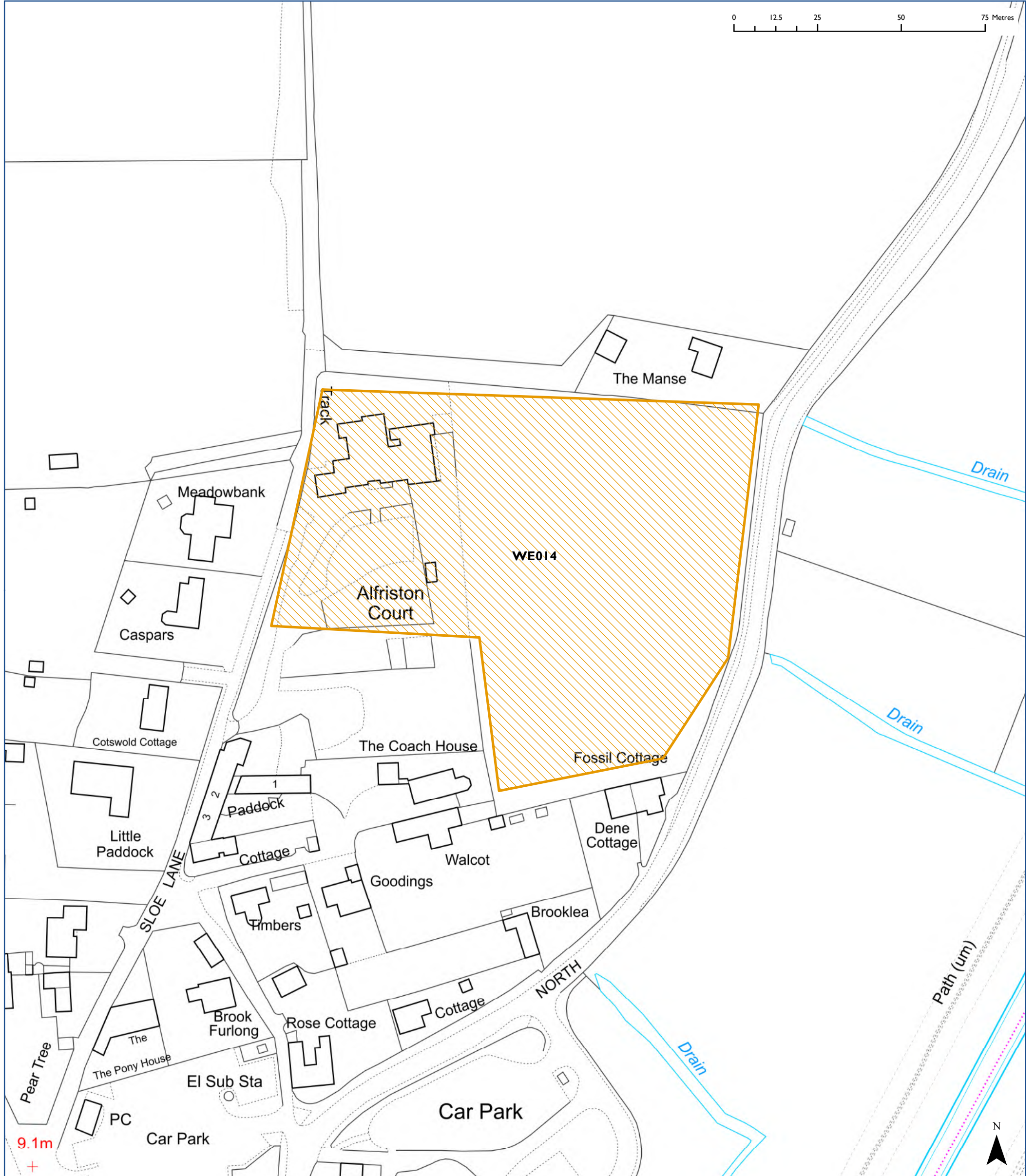
<b>Achievability</b>	<b>Is the site achievable?</b>
There is no reason to indicate why development on the site could not be achieved. There is a narrow lane to access the site but given the existing use this shouldn't preclude development.	
	<b>Yes</b>


<b>Assessment Recommendation</b>	Has Potential
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<b>Reason for Rejection</b>
Not applicable

<b>Site Area (ha)</b>	<b>Estimated Yield</b>
2 (0.33 PDL)	25 -30

<b>0-5 years</b>	<b>6-10 years</b>	<b>11-15 years</b>



 Has Potential

**South Downs Land Availability Assessment 2024 Provisional Findings  
Site Assessment Proforma**

<b>REF:</b> HO37	<b>Site Name:</b> EAST STREET FARM (TOP FIELD), AMBERLEY
HO38	EAST STREET FARM (MIDDLE FIELD), AMBERLEY
HO39	EAST STREET FARM (BOTTOM FIELD), AMBERLEY
<b>Settlement, Parish, District</b>	Amberley
<b>Current Use</b>	Horse paddocks / agricultural pasture and car park
<b>Use(s) considered</b>	Residential and village hall

<b>Landscape Assessment</b>	<b>Is the site suitable?</b>
Top and Middle Field are enclosed by residential development and the school. Bottom field is more open but partly developed for a village car park.	
<b>Suitability</b>	Yes
Site consisting of three distinct fields. Top and Middle Field suitable for development subject to appropriate access from Hurst Cottages. Bottom Field should be managed for biodiversity /open access. Capacity should be retained in the development area for a community hall should the NDP allocated site adjacent to the school be confirmed as unavailable for a reasonably sized facility. Total 3 hectares of which about 1.9 hectares (top and middle field) would be suitable for residential development. Total area available for residential development is subject to the land requirements of a community hall facility, considered at this stage to be about 0.9ha	

<b>Availability</b>	<b>Is the site available?</b>
The landowner has confirmed their intent to promote the site for a scheme that meets local needs including affordable housing and smaller units and potentially for a community hall and amenity space.	
	Yes

<b>Achievability</b>	<b>Is the site achievable?</b>
There is no reason to indicate why development of the site is not achievable.	
	Yes

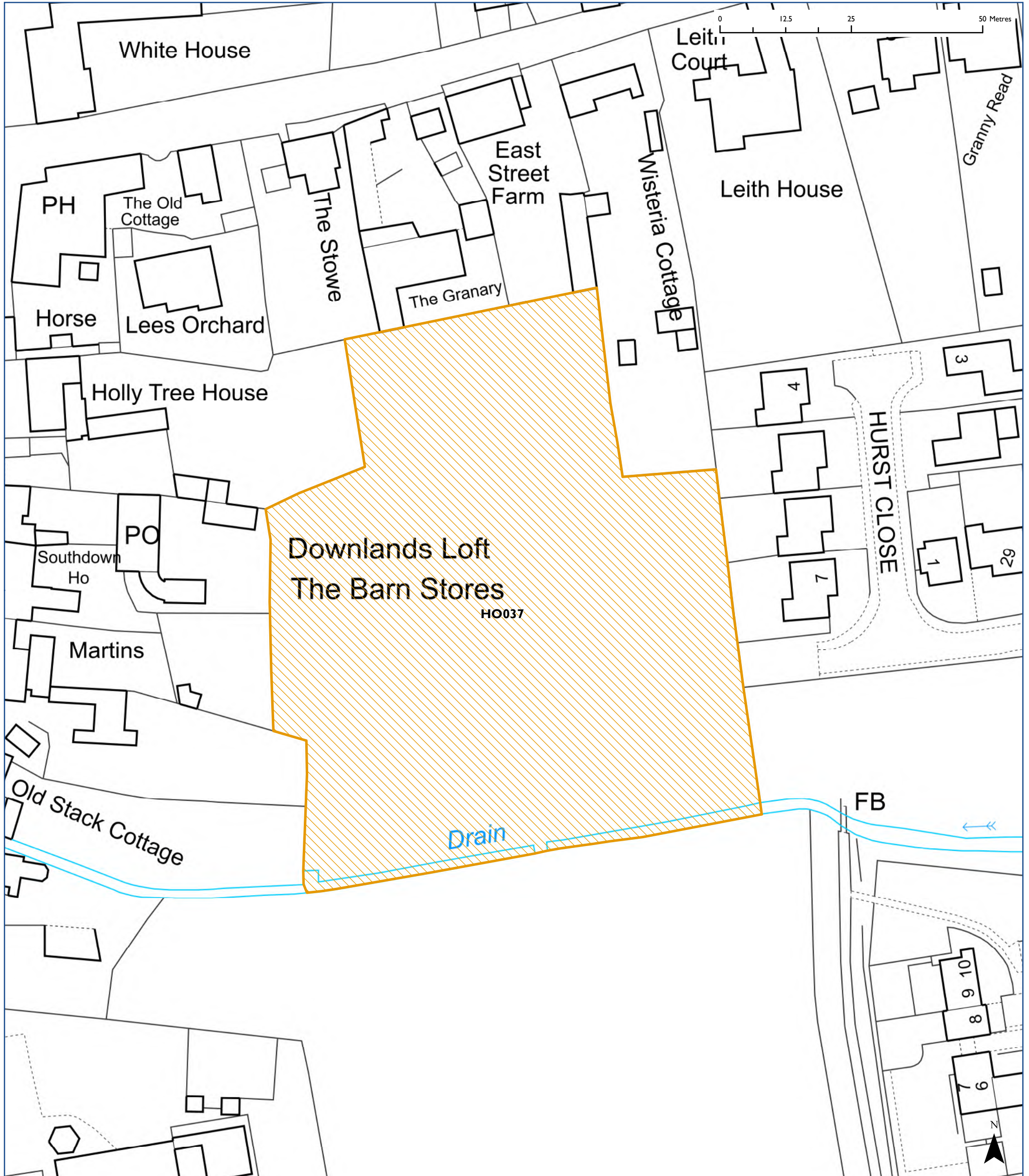
<b>Assessment Recommendation</b>	Has Potential
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<b>Reason for Rejection</b>
Not applicable

<b>Site Area (ha)</b>	<b>Estimated Yield</b>
3 (1.9ha)	25 - 45

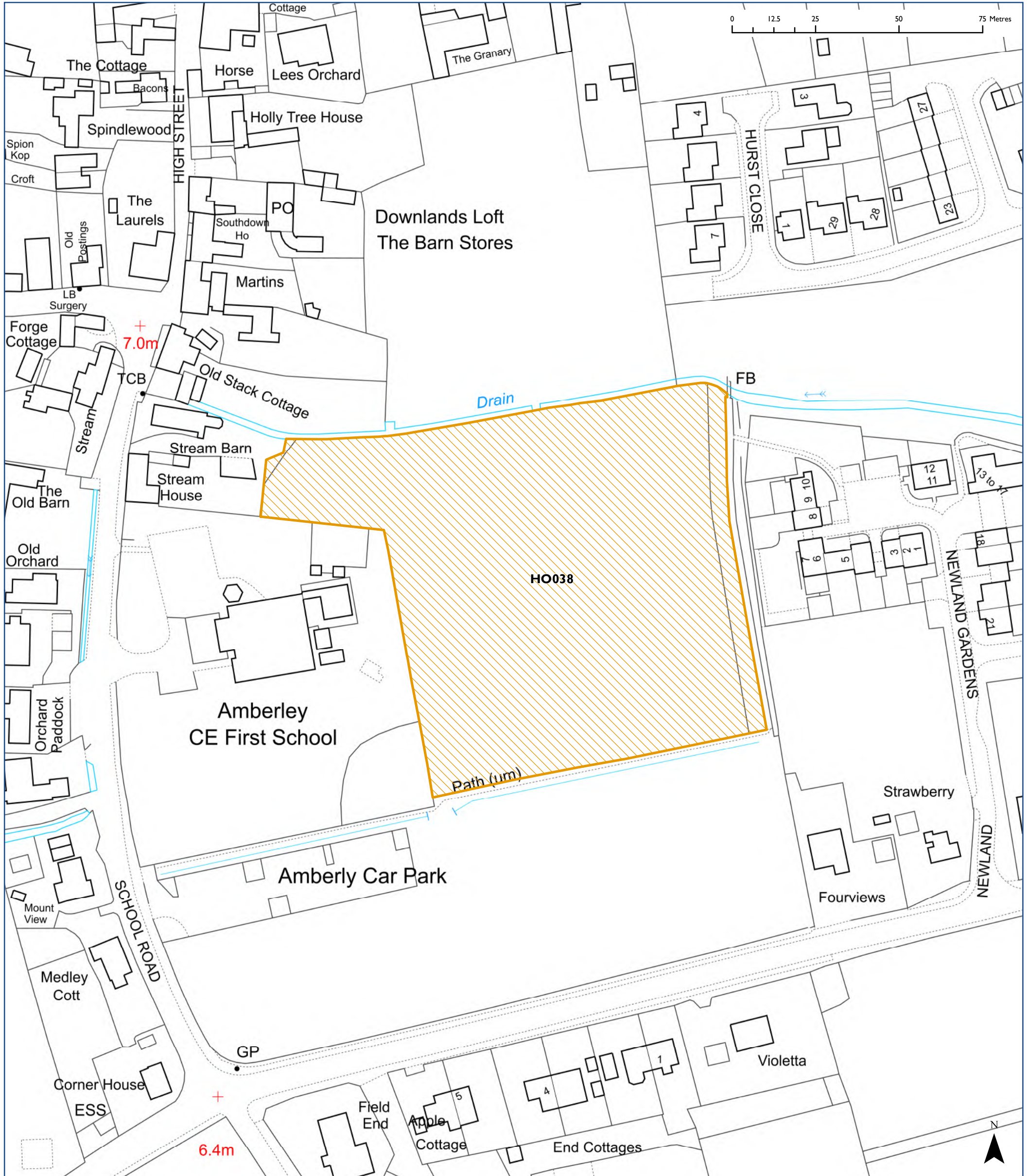
<b>0-5 years</b>	<b>6-10 years</b>	<b>11-15 years</b>
X		





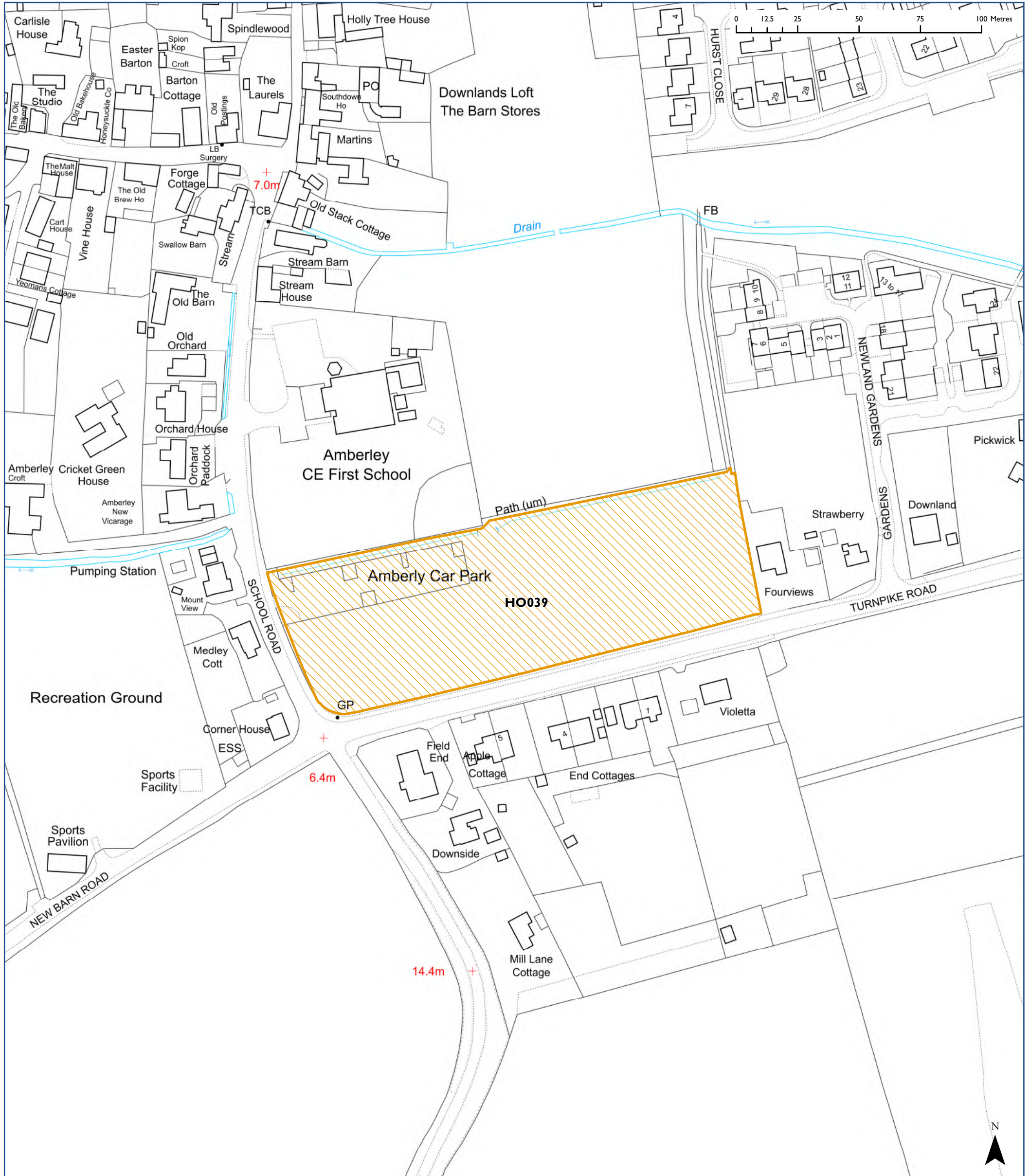
 Has Potential





 Has Potential





 Has Potential

**South Downs Land Availability Assessment 2024 Provisional Findings  
Site Assessment Proforma**

<b>REF:</b> EA161	<b>Site Name:</b> LAND SOUTH OF LOVELL GARDENS
<b>Settlement, Parish, District</b>	Binsted, East Hampshire
<b>Current Use</b>	Agriculture
<b>Use(s) considered</b>	Residential

<b>Landscape Assessment</b>	<b>Is the site suitable?</b>
Moderate Sensitivity – The site is not widely visible and relates to the existing recent settlement pattern. Some visibility from the footpath to the south, but read in context of recent development.	
<b>Suitability</b>	Yes
The site is considered suitable for a small number of dwellings, which is consistent with density and character of surrounding development and would retain and enhance the existing hedgerow screening around the site. In addition, the southern boundary of the site has been established with the planting of native hedgerow and tree species and the promoter is open to increasing the depth of planting at intervals to provide a more natural appearance. The site is located within 5km of SPA and impact would need to be assessed.	

<b>Availability</b>	<b>Is the site available?</b>
The site is actively being promoted for development and is considered to be available.	
	Yes

<b>Achievability</b>	<b>Is the site achievable?</b>
There is no reason to indicate why development of the site would not be achievable.	
	Yes

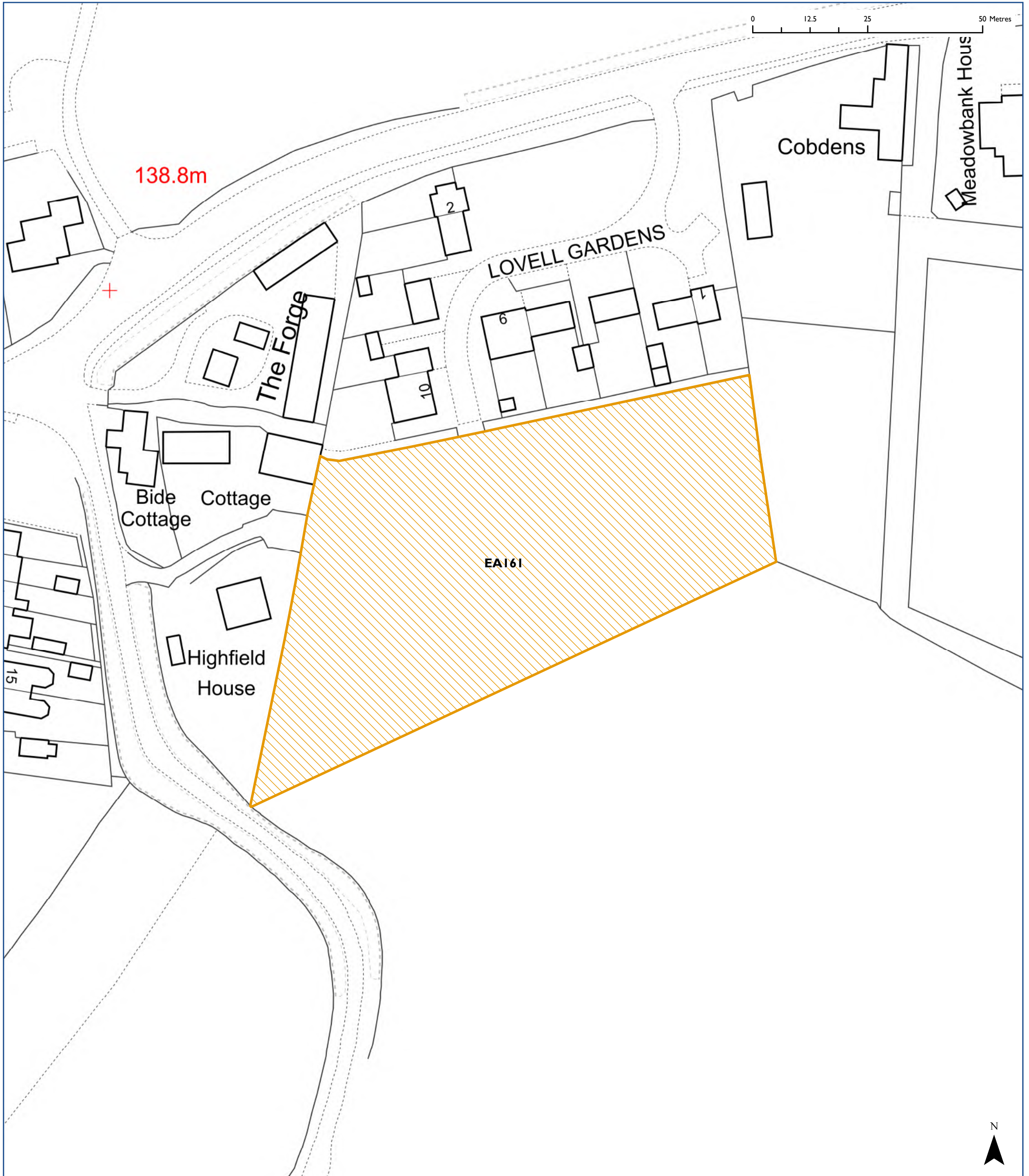
<b>Assessment Recommendation</b>	Has Potential
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<b>Reason for Rejection</b>
n/a

<b>Site Area (ha)</b>	<b>Estimated Yield</b>
0.58	10-12

<b>0-5 years</b>	<b>6-10 years</b>	<b>11-15 years</b>
10-12		





 Has Potential



**South Downs Land Availability Assessment 2024 Provisional Findings  
Site Assessment Proforma**

<b>REF:</b> EA005	<b>Site Name:</b> LAND AT GREENWAYS LANE AND KILN LANE
<b>Settlement, Parish, District</b>	Buriton, East Hampshire
<b>Current Use</b>	Agriculture
<b>Use(s) considered</b>	Residential

<b>Landscape Assessment</b>	<b>Is the site suitable?</b>
High/Medium Sensitivity - The site as a whole 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. 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. A smaller site would be more consistent with the settlement pattern and with lesser highway and transport impacts near to the scarp slope.	
<b>Suitability</b>	Yes
There is a mainline railway line along the western boundary, beyond the railway line there is an area of Ancient Woodland. The site is within 250m of an Historic Landfill Site. As the landscape assessment concludes, the site as a whole and as submitted is not suitable for development. It is considered that it may be suitable in part for a small amount of development either (a) along Kiln Lane frontage only, focused alongside the existing residential properties and equal in depth to existing plots or (b) in the parcel of land adjacent Greenway Lane. The latter is preferred in landscape terms. For the latter, access would likely be achievable from Greenway Lane. This would require careful consideration due to the likely loss of a significant section of hedgerow and highway levelling requirements.	

<b>Availability</b>	<b>Is the site available?</b>
The site is being actively promoted and is available for development.	Yes

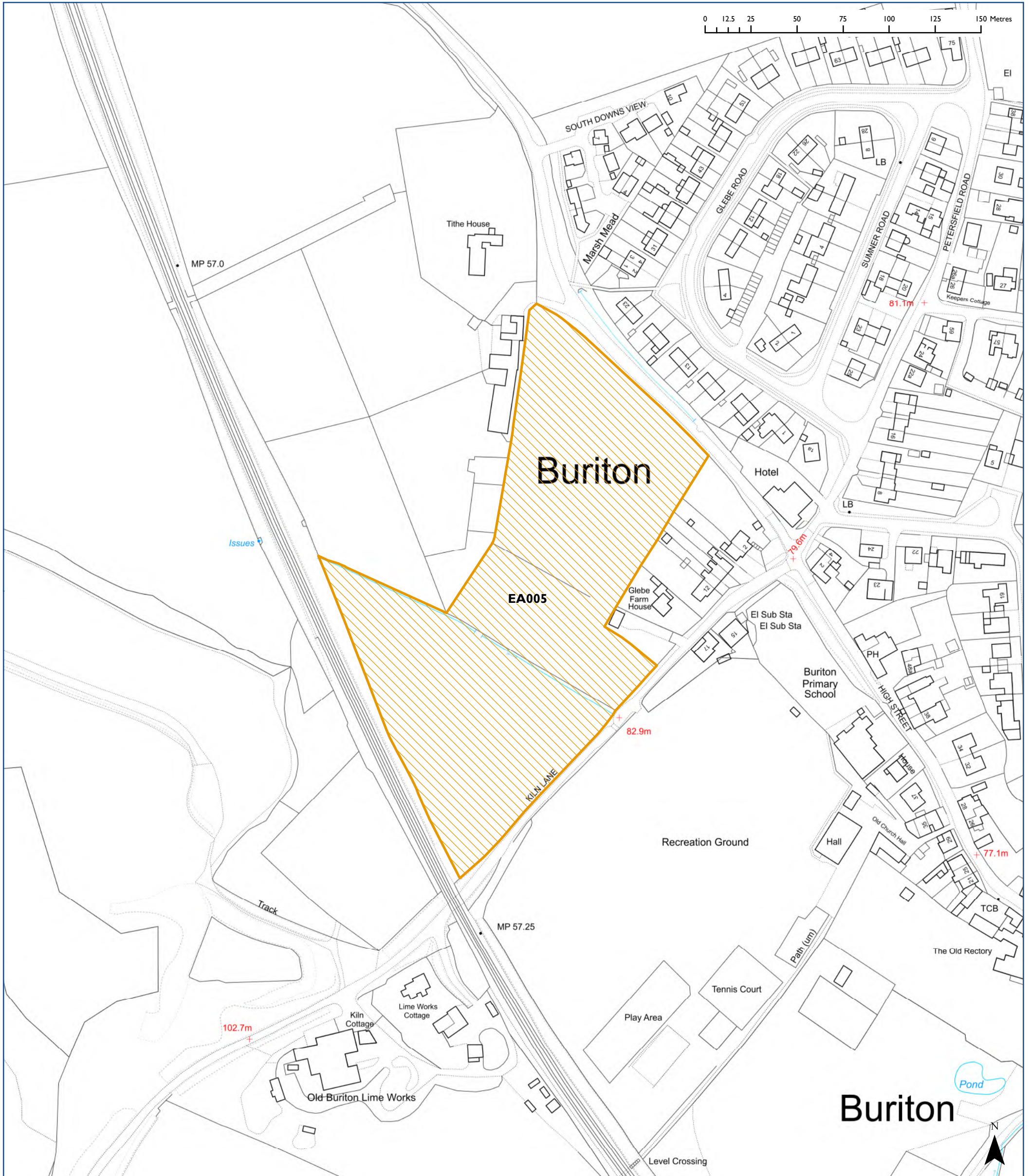
<b>Achievability</b>	<b>Is the site achievable?</b>
There is no reason to indicate why development of the site would not be achievable.	Yes

<b>Assessment Recommendation</b>	Has Potential
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<b>Reason for Rejection</b>
Not applicable

<b>Site Area (ha)</b>	<b>Estimated Yield</b>
2.62 ha	11

<b>0-5 years</b>	<b>6-10 years</b>	<b>11-15 years</b>
11		



 Has Potential



**South Downs Land Availability Assessment 2024 Provisional Findings  
Site Assessment Proforma**

<b>REF: CH003</b>	<b>Site Name: LAND EAST OF COOMBE CRESCENT</b>
<b>Settlement, Parish, District</b>	Bury, Chichester
<b>Current Use</b>	Greenfield
<b>Use(s) considered</b>	Residential

<b>Landscape Assessment</b>	<b>Is the site suitable?</b>
Considered to be medium/high sensitivity due to the contribution the site makes to the setting of the village when approaching from the south, proximity to conservation area and Site of Nature Conservation Importance (SNCI) and the transition between the recent development to the west and more dispersed character to the east. Impacts on the public right of way which crosses the site would be detrimental to users. In addition, the site could be visible from the higher parts of the A29 road.	
<b>Suitability</b>	Yes (in part)
The north eastern corner of the site is located within the conservation area and there are three listed buildings adjacent to the site (to the north). The southern part of the site is within flood zone 2 and 3. In addition, there are 2 PRoW footpaths, one of which crosses diagonally through the site. Part of the site (NW corner) is considered suitable.	

<b>Availability</b>	<b>Is the site available?</b>
The site is being actively promoted and is available for development.	Yes

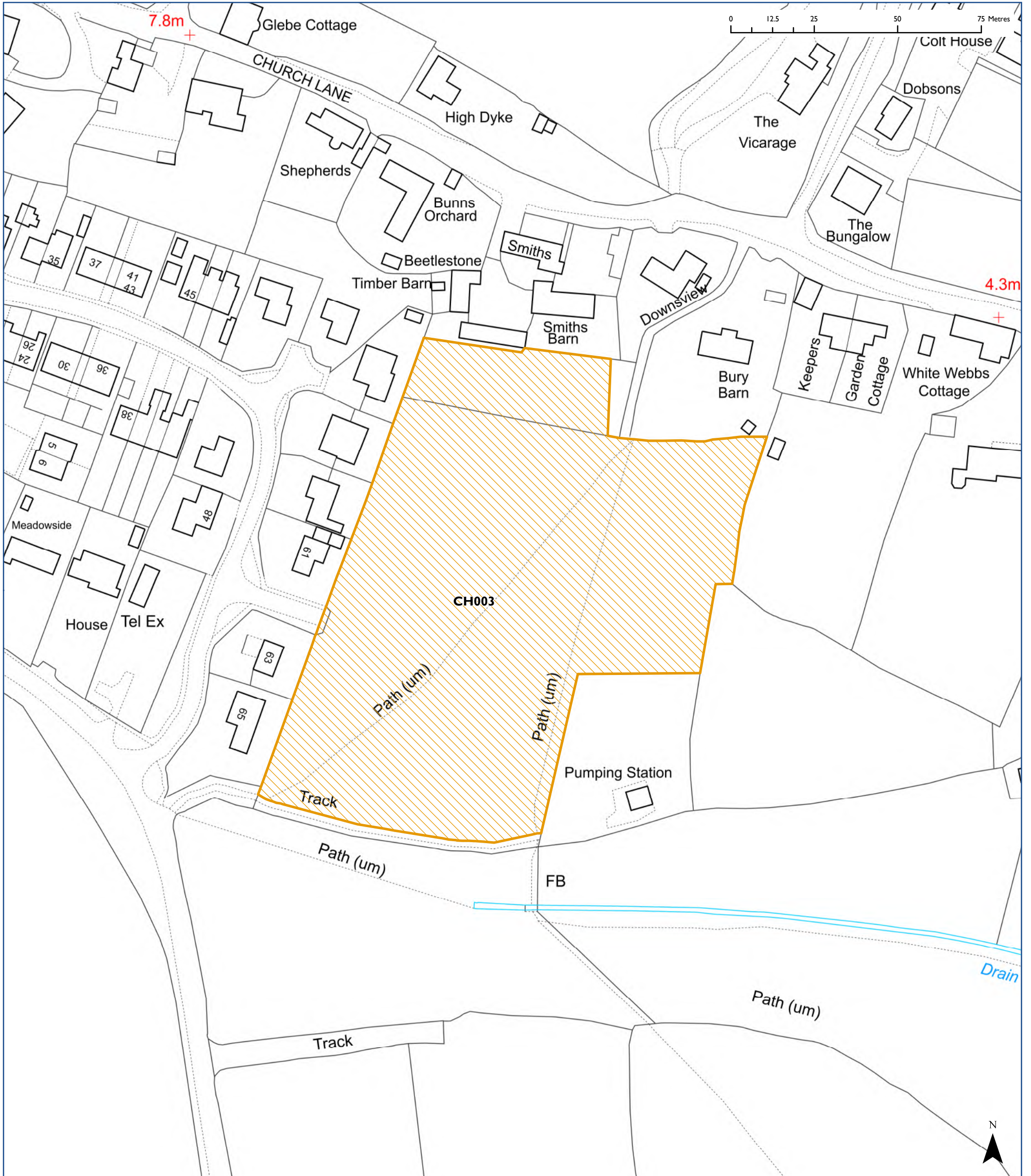
<b>Achievability</b>	<b>Is the site achievable?</b>
Development on this site is achievable subject to suitable measures regarding flood risk in wider site.	Yes

<b>Assessment Recommendation</b>	Potential (part of site)
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<b>Reason for Rejection</b>
Not applicable

<b>Site Area (ha)</b>	<b>Estimated Yield</b>
1.35	15

<b>0-5 years</b>	<b>6-10 years</b>	<b>11-15 years</b>
Yes		



 Has Potential

**South Downs Land Availability Assessment 2024 Provisional Findings  
Site Assessment Proforma**

<b>REF:</b> CHI99	<b>Site Name:</b> LAND EAST OF THE A286 AND NORTH OF MILL LANE
<b>Settlement, Parish, District</b>	Cocking, Chichester
<b>Current Use</b>	Agricultural Fields
<b>Use(s) considered</b>	Residential and Open Space

<b>Landscape Assessment</b>	<b>Is the site suitable?</b>
High Landscape Sensitivity due to the open and extensive visibility of the site and the intrusion into the surrounding rural landscape that development of this site as a whole would result in. The scale of the site as a whole is not in proportion to the settlement size. The southern end of the site is well related to the nucleated settlement pattern of Cocking. The exposed chalk of Mill Hanger adjacent east of the site is a notable visual feature of the site context.	
<b>Suitability</b>	<b>Yes (in part)</b>
The Cocking Conservation Area is adjacent to the south and east of the site. Hoe Copse Local Wildlife Site is adjacent to the west of the site along with areas of ancient woodland. Some surface water flooding at the base of Mill Hanger along the east edge of the site (Flood Zones 2 and 3). The site (a total of 10.7ha) is considered suitable in part (an area approximately 1.5ha) for a small-scale landscape-led development in the southern part of the site, following contours and responding to views in, out and across the site. Any development including access should seek to provide a suitable transition in built form and fabric to the open countryside. Suitable access to the site is challenging. Mill Lane is not suitable for vehicular access due to its rural character as part of the Conservation Area but does have potential for non-motorised users supporting the relationship with the settlement core. A low key sensitive new access from the A286 may have some potential subject to further investigation albeit this should seek to avoid a mature tree belt and any significant level changes to lessen the impact on the character of this area including the Conservation Area.	

<b>Availability</b>	<b>Is the site available?</b>
The site is being actively promoted and is available for development.	Yes

<b>Achievability</b>	<b>Is the site achievable?</b>
Access of the site is likely to be challenging but may be possible with development of part of the site, and further consideration of sensitive access design to retain rural character of Mill Lane and avoid urbanisation of the A286.	Yes

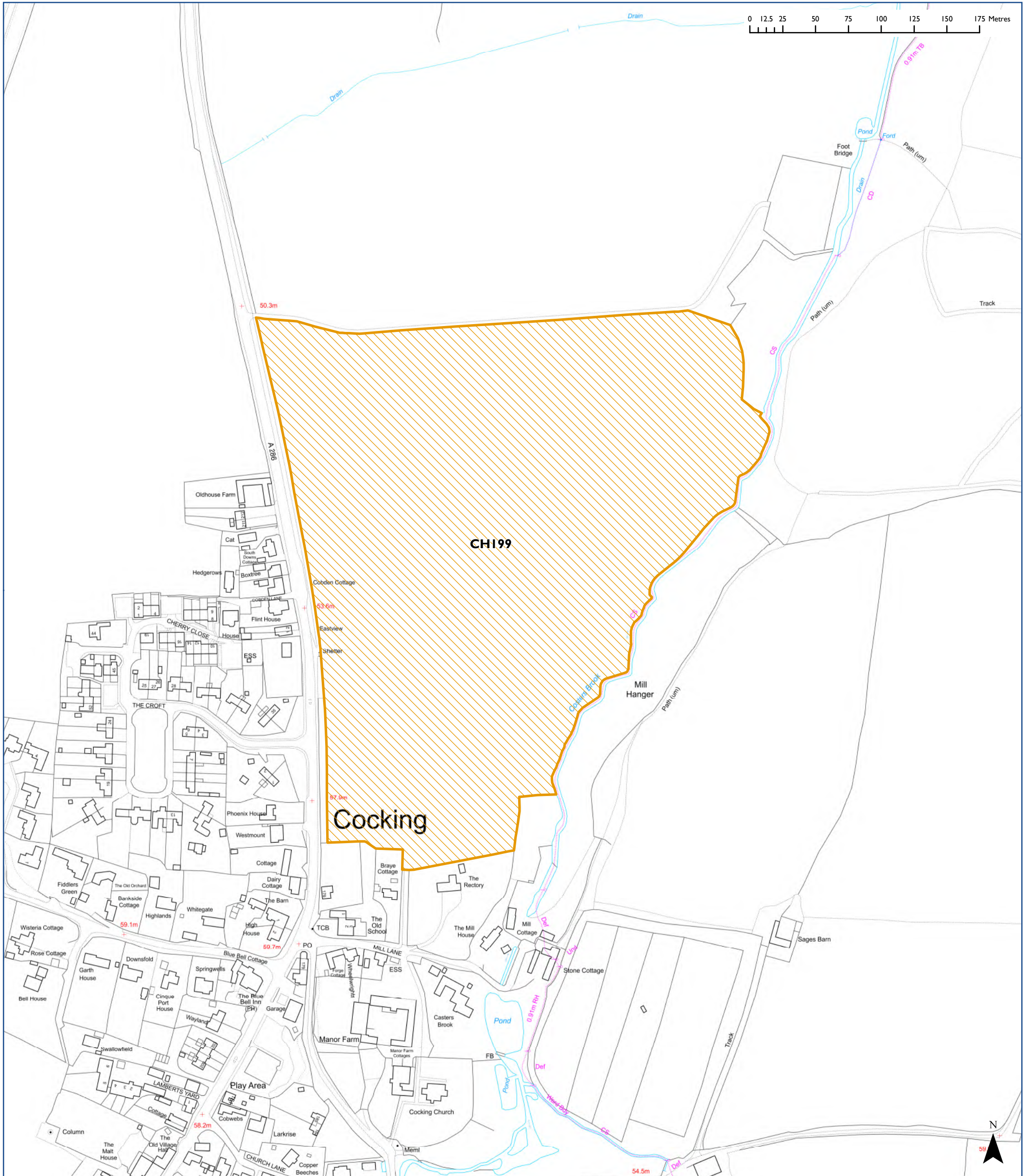
<b>Assessment Recommendation</b>	Has Potential
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<b>Reason for Rejection</b>
Not applicable

<b>Site Area (ha)</b>	<b>Estimated Yield</b>
10.7	25

<b>0-5 years</b>	<b>6-10 years</b>	<b>11-15 years</b>
25		





 Has Potential

**South Downs Land Availability Assessment 2024 Provisional Findings  
Site Assessment Proforma**

<b>REF:</b> LE090	<b>Site Name:</b> LAND AT BEECHWOOD LANE, COOKSBRIDGE
<b>Settlement, Parish, District</b>	Cooksbridge, Lewes
<b>Current Use</b>	Agricultural (pasture)
<b>Use(s) considered</b>	Residential

<b>Landscape Assessment</b>	<b>Is the site suitable?</b>
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).	
<b>Suitability</b>	Yes
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.	

<b>Availability</b>	<b>Is the site available?</b>
The site is in a single landownership with no legal constraints. Site promotor has a long term option.	
	Yes

<b>Achievability</b>	<b>Is the site achievable?</b>
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

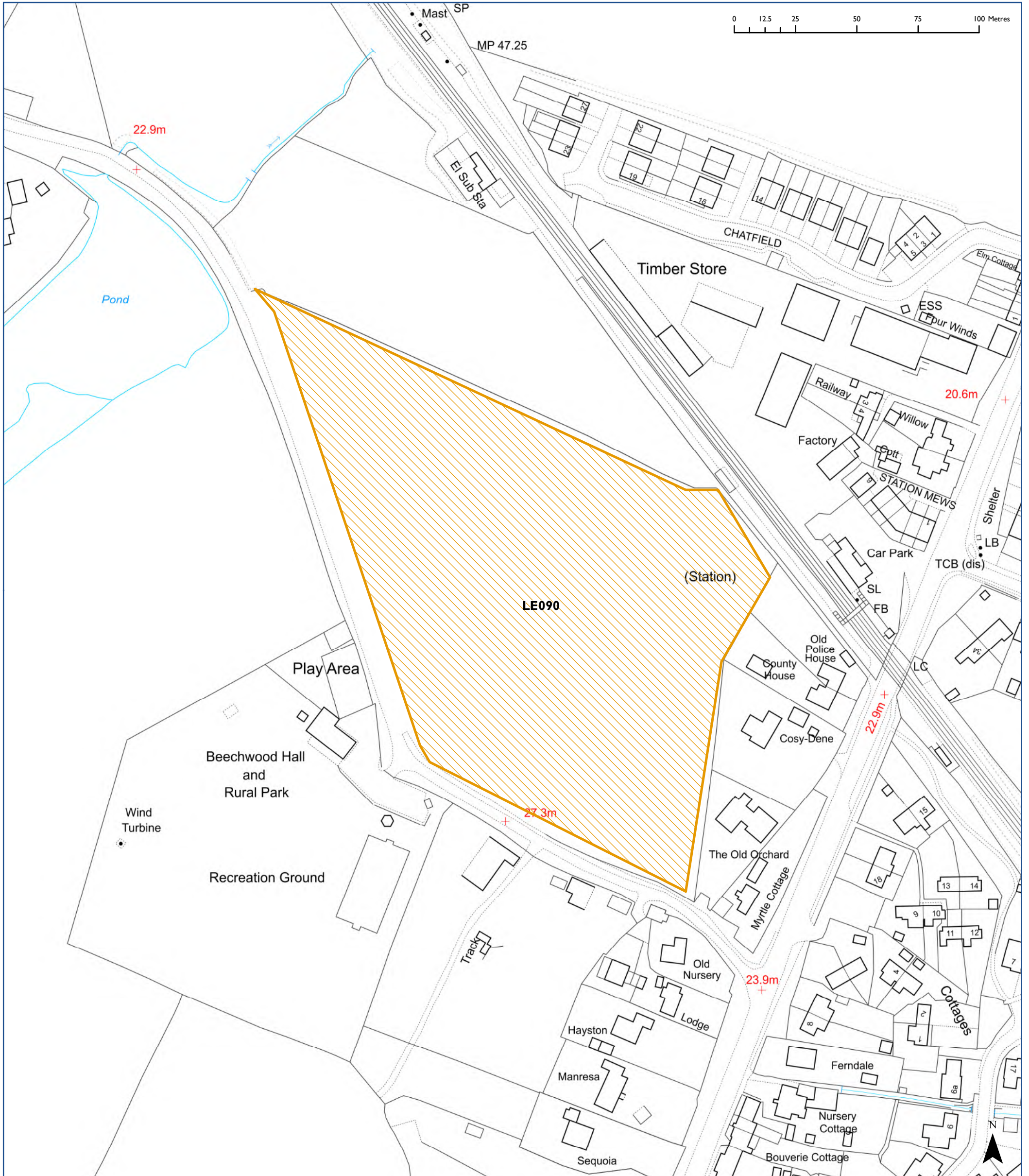
<b>Assessment Recommendation</b>	Has Potential
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<b>Reason for Rejection</b>
Not applicable

<b>Site Area (ha)</b>	<b>Estimated Yield</b>
2.6	30

<b>0-5 years</b>	<b>6-10 years</b>	<b>11-15 years</b>
X		





 Has Potential

**South Downs Land Availability Assessment 2024 Provisional Findings  
Site Assessment Proforma**

<b>REF:</b> LEI48	<b>Site Name:</b> LAND REAR OF 71 EAST END LANE, DITCHLING
<b>Settlement, Parish, District</b>	Ditchling, Lewes
<b>Current Use</b>	Garden, outbuildings / stables and paddocks
<b>Use(s) considered</b>	Residential

<b>Landscape Assessment</b>	<b>Is the site suitable?</b>
Low landscape sensitivity due to modern subdivision of site to include residential curtilage and enclosed nature with limited views in or out of the site.	
<b>Suitability</b>	Yes
Potentially suitable for up to five dwellings subject to design sympathetic to the Conservation Area and adjacent listed buildings and subject to ecological survey.	

<b>Availability</b>	<b>Is the site available?</b>
The site is being actively promoted and is available for development.	
	Yes

<b>Achievability</b>	<b>Is the site achievable?</b>
There is no reason to indicate why development on the site is not achievable.	
	Yes

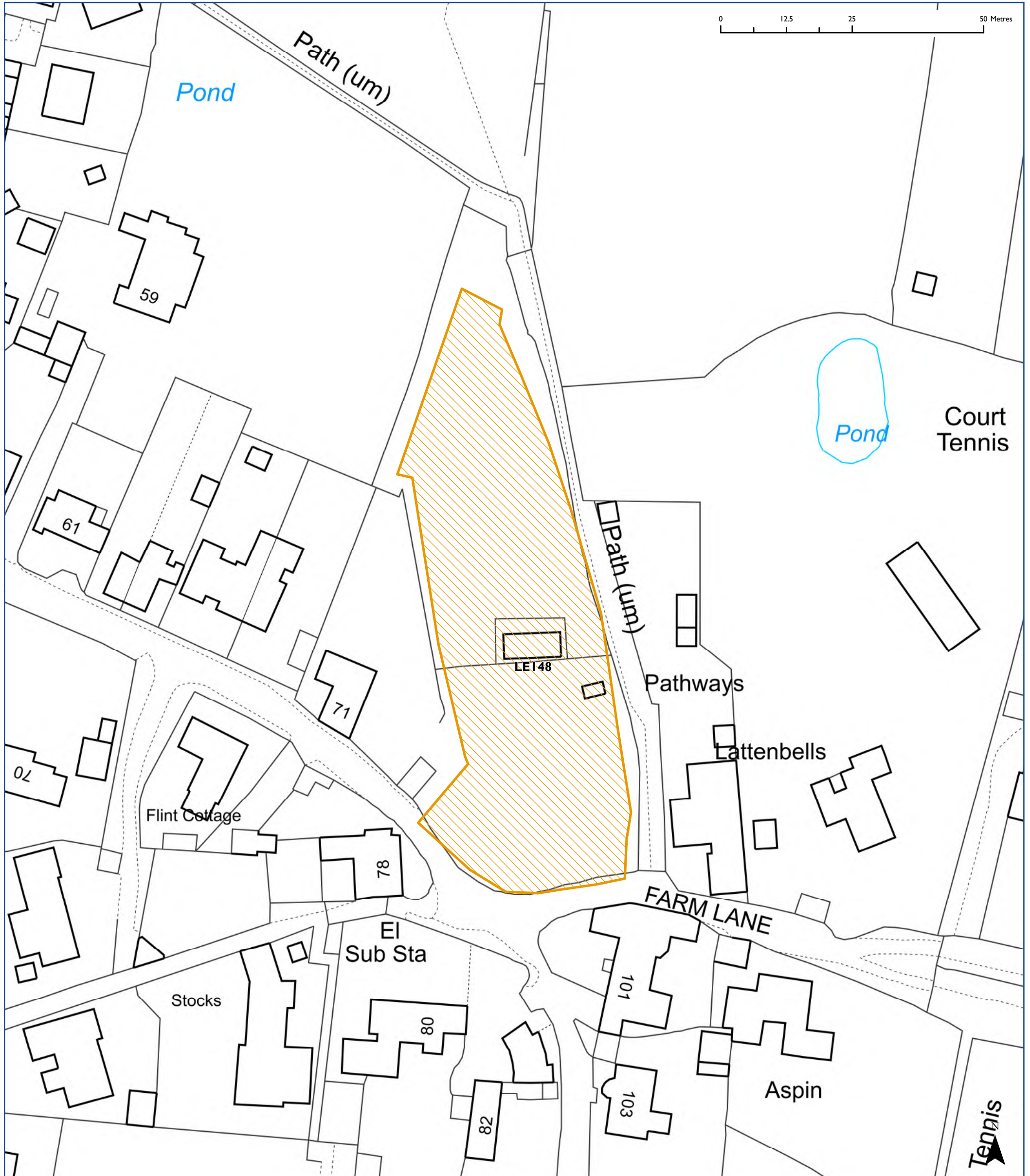
<b>Assessment Recommendation</b>	Has Potential
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<b>Reason for Rejection</b>
Not applicable

<b>Site Area (ha)</b>	<b>Estimated Yield</b>
0.37	5

<b>0-5 years</b>	<b>6-10 years</b>	<b>11-15 years</b>
X		





 Has Potential



**South Downs Land Availability Assessment 2024 Provisional Findings  
Site Assessment Proforma**

<b>REF:</b> CH203	<b>Site Name:</b> LAND AT FORMER PRIMARY SCHOOL, EASEBOURNE STREET
<b>Settlement, Parish, District</b>	Easebourne, Chichester
<b>Current Use</b>	Former Playing Fields
<b>Use(s) considered</b>	Residential

<b>Landscape Assessment</b>	<b>Is the site suitable?</b>
The site has moderate sensitivity. The site is located adjacent to the former primary school and to the rear of existing properties on Easebourne Street. The site is well related to these existing developments.	
<b>Suitability</b>	Yes
The site is considered suitable for small scale, well designed development with access via the redevelopment of the former primary school and with sensitive boundary to the site to define the boundary of the settlement at this location and integrate with existing development form. There are a number of mature trees on site. Trees on the north / north-west boundary should be retained, as should the area of trees in the south west part of the site.	

<b>Availability</b>	<b>Is the site available?</b>
The site is being actively promoted and the site is considered available.	
	Yes

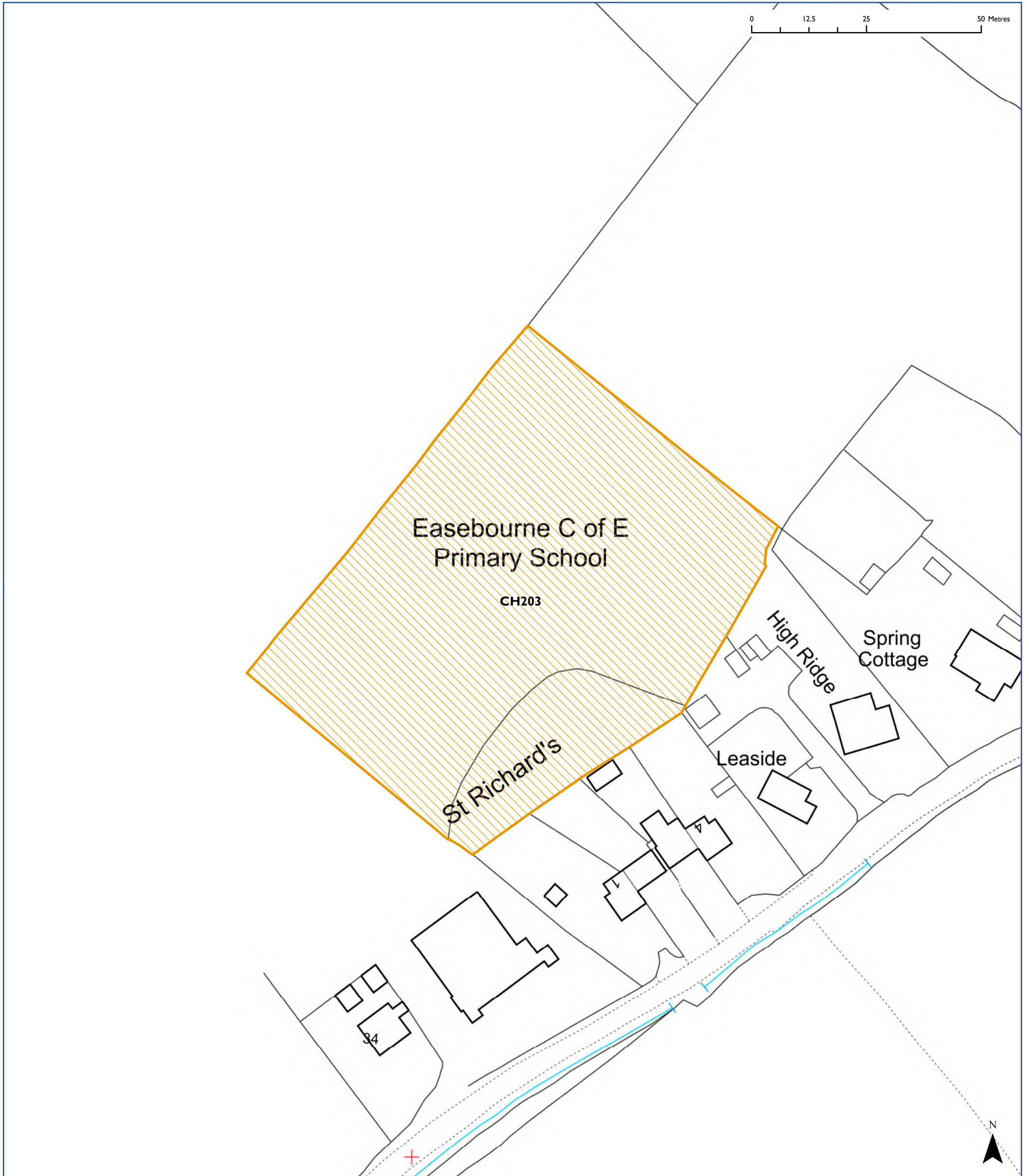
<b>Achievability</b>	<b>Is the site achievable?</b>
There are no reasons to indicate why development of the site could not be achieved.	
	Yes

<b>Assessment Recommendation</b>	Has Potential
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<b>Reason for Rejection</b>
Not applicable.

<b>Site Area (ha)</b>	<b>Estimated Yield</b>
	8-10

<b>0-5 years</b>	<b>6-10 years</b>	<b>11-15 years</b>
8-10		



 Has Potential

**South Downs Land Availability Assessment 2024 Provisional Findings  
Site Assessment Proforma**

<b>REF:</b> CH206	<b>Site Name:</b> LAND WEST OF BUDGENOR LODGE
<b>Settlement, Parish, District</b>	Easebourne, Chichester
<b>Current Use</b>	Agriculture
<b>Use(s) considered</b>	Residential

<b>Landscape Assessment</b>	<b>Is the site suitable?</b>
The site has Moderate to High Landscape Sensitivity owing to its elevated position above the Rother Valley and location adjacent to listed Budgenor Lodge.	
<b>Suitability</b>	Yes
The site is considered to be potentially suitable for a sensitively designed scheme with development located closest to the settlement boundary and providing an appropriate transition of rural character to the open countryside, setting for listed Budgenor Lodge, and responding to views.	

<b>Availability</b>	<b>Is the site available?</b>
The site is being actively promoted and is available for development.	
	Yes

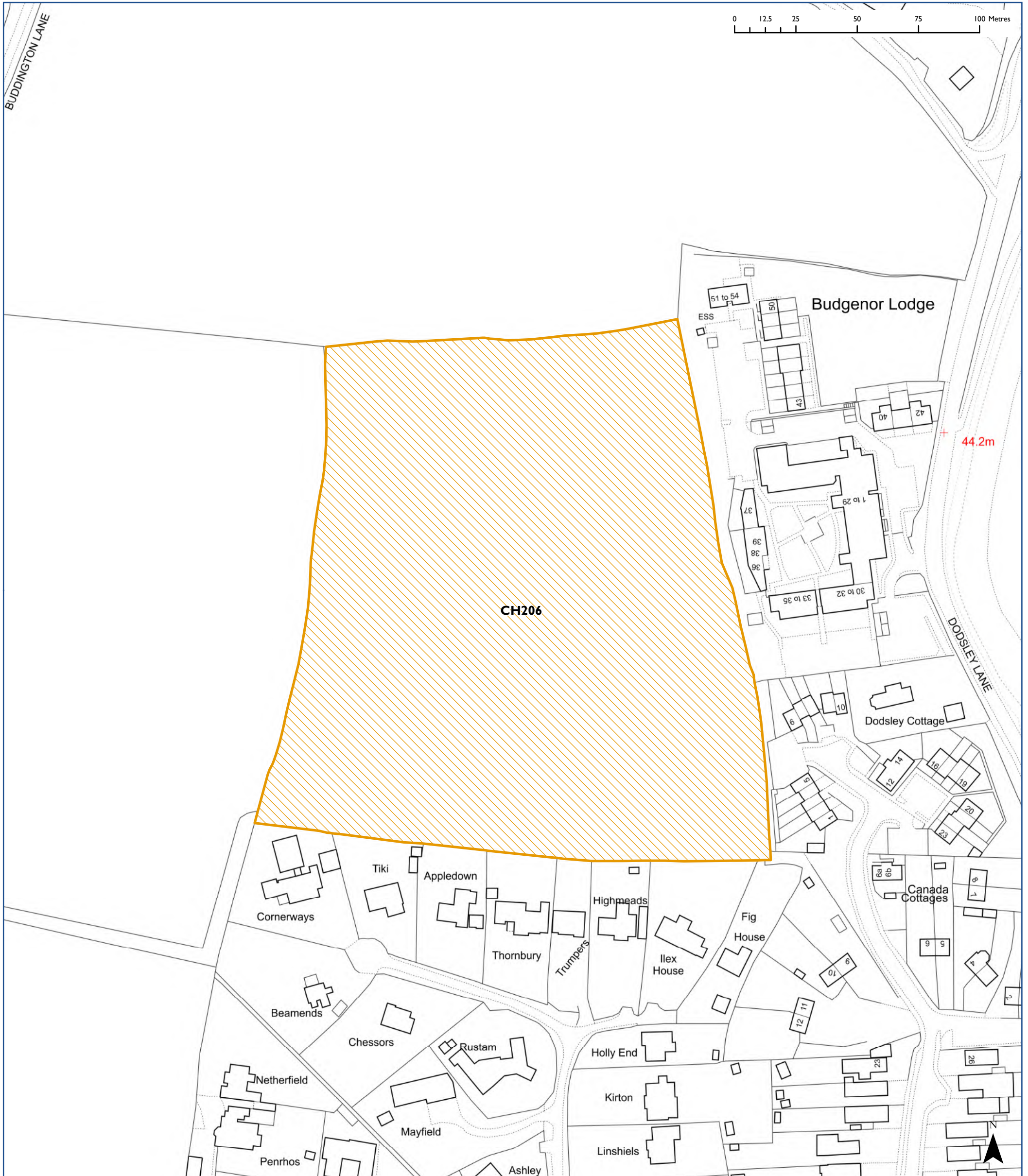
<b>Achievability</b>	<b>Is the site achievable?</b>
There is no reason to indicate why development on the site could not be achieved. It is understood that access is to be determined but could be from Canada Grove / Hazelwood Close.	
	Yes

<b>Assessment Recommendation</b>	Has Potential
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<b>Reason for Rejection</b>
Not applicable

<b>Site Area (ha)</b>	<b>Estimated Yield</b>
3.7	20

<b>0-5 years</b>	<b>6-10 years</b>	<b>11-15 years</b>
	20	



 Has Potential



**South Downs Land Availability Assessment 2024 Provisional Findings  
Site Assessment Proforma**

<b>REF:</b> CH026	<b>Site Name:</b> LAND AT HAWKSFOLD
<b>Settlement, Parish, District</b>	Fernhurst, Chichester
<b>Current Use</b>	Agriculture
<b>Use(s) considered</b>	Residential

<b>Landscape Assessment</b>	<b>Is the site suitable?</b>
High Sensitivity - High Landscape Sensitivity due to historic assart fieldscape qualities and adjacent ancient woodland. Enclosed and with limited views.	
<b>Suitability</b>	Yes
There is ancient woodland adjacent to the site to north and south and protected trees to the north of the site. There is a watercourse running along the southwest boundary. The site may be capable of accommodating small-scale, well-designed development subject to sufficient buffer for the ancient woodland to the southeast portion of the site and the watercourse running adjacent the south west boundary, taking into account flood risk. Access to the site is via a narrow lane of rural character which limits the capacity of the site. Access into the field would be better suited in the eastern corner. Any development should be well related and respond to the loose knit character of built form along the lane.	

<b>Availability</b>	<b>Is the site available?</b>
The site is being actively promoted and is available for development.	
	Yes

<b>Achievability</b>	<b>Is the site achievable?</b>
There is no reason to indicate why development on the site is not achievable, subject to suitable access being demonstrated.	
	Yes

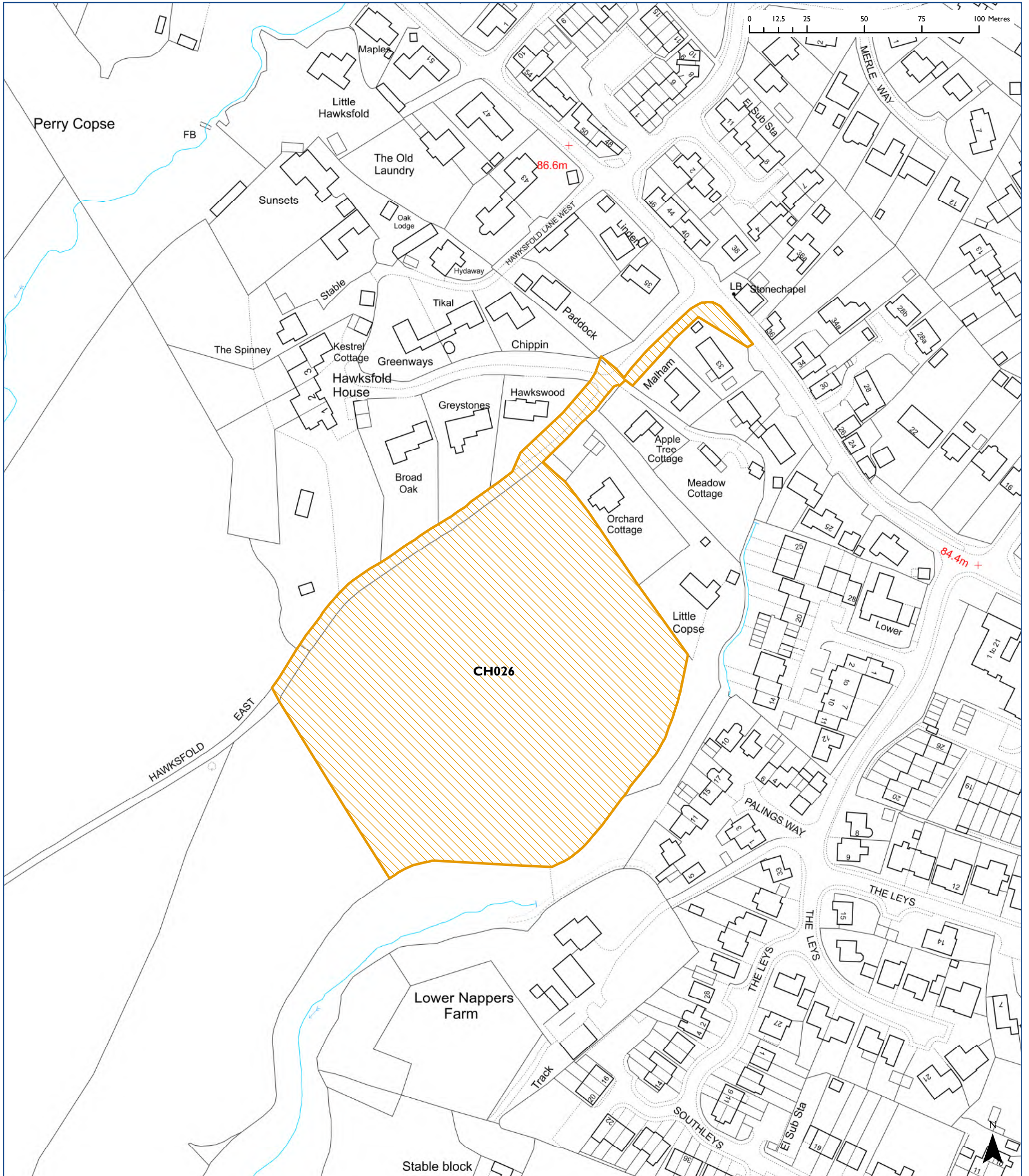
<b>Assessment Recommendation</b>	Has Potential
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<b>Reason for Rejection</b>
Not applicable

<b>Site Area (ha)</b>	<b>Estimated Yield</b>
2.51	6-8

<b>0-5 years</b>	<b>6-10 years</b>	<b>11-15 years</b>
6-8		





 Has Potential



## South Downs Land Availability Assessment (LAA) 2024 Provisional Findings Site Assessment Proforma

<b>REF:</b> EA177	<b>Site Name:</b> Land at Quin Hay Farm
<b>Settlement, Parish, District</b>	Froxfield, East Hampshire
<b>Current Use</b>	Classic Car Sales & Repair
<b>Use(s) considered</b>	Residential (C3), Care Home (C2), and/or Employment

<b>Landscape Assessment</b>	<b>Is the site suitable?</b>
The site has a moderate landscape sensitivity. The site is adjacent to a hamlet of twentieth century origin in a remote and predominantly agricultural area of the National Park. The site is located on an elevated plateau of clay-capped chalk, and so is visible from the wider, undulating landscape to the north and south. The site comprises commercial buildings and hardstanding (approx. 9,000sqm). Redevelopment would provide an opportunity to improve the character and appearance of the site within the wider landscape.	Yes
<b>Suitability</b>	
The site is adjacent to a hamlet in the remote and open countryside, with no access to facilities and services. Residential development (C2 or C3 uses) would not be suitable in this remote and unsustainable countryside location and would constitute unrestricted housing growth in the countryside. As for the proposed workshops, light industrial units, and warehousing; the site is partly previously developed land (PDL) and is already in employment use by a classic car and online sales centre. Sensitive development for appropriate employment uses, within the existing built footprint and close to the road, could help to improve the character and appearance of the site within the wider landscape. The above would be subject to contamination remediation and the successful continued operation or relocation of the existing business on or off site respectively.	

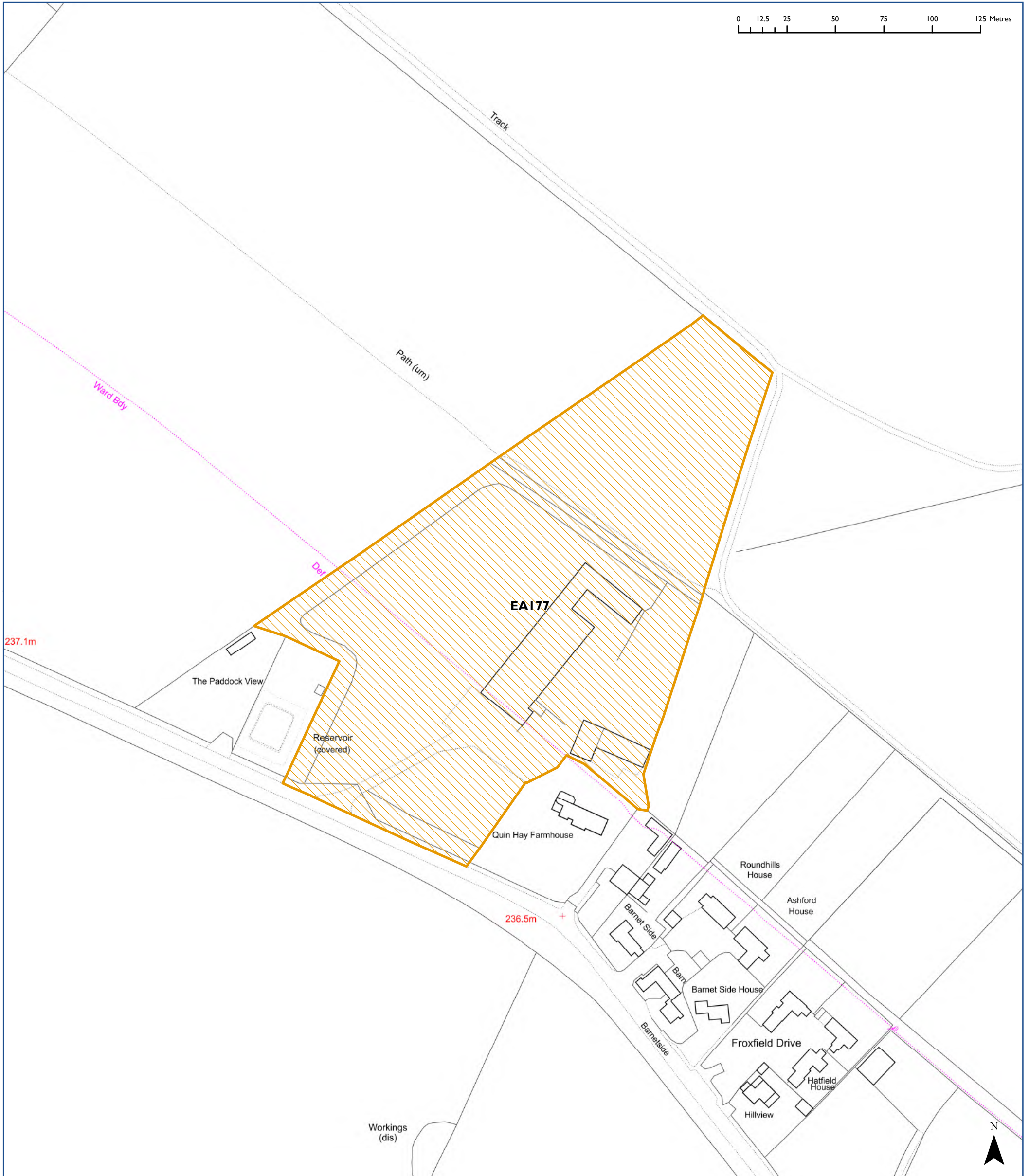
<b>Availability</b>	<b>Is the site available?</b>
The site is in single ownership and the landowner recently indicated that the site is available for development.	Yes

<b>Achievability</b>	<b>Is the site achievable?</b>
There is no reason to indicate why development on the site is not achievable.	Yes

<b>Assessment Recommendation</b>	Has Potential (Employment only)
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<b>Reason for Rejection</b>
Not applicable

<b>Site Area (ha)</b>	<b>Estimated Yield</b>	<b>0-5 years</b>	<b>6-10 years</b>	<b>11-15 years</b>
2.85ha	5,000sqm Employment	X		



 Has Potential



## South Downs Land Availability Assessment 2024 Provisional Findings Site Assessment Proforma

<b>REF:</b> MI014	<b>Site Name:</b> LAND EAST OF LODGE LANE, HASSOCKS, WEST SUSSEX
<b>Settlement, Parish, District</b>	Hassocks, Mid Sussex District
<b>Current Use</b>	Open greenfield and paddocks (horse lorry seen parked off Lodge Hill)
<b>Use(s) considered</b>	Residential

<b>Landscape Assessment</b>	<b>Is the site suitable?</b>
Moderate Landscape sensitivity - the western area is closer to the existing settlement but there are key views from Keymer Church across this part of the site. The eastern part is less well connected but more visually contained. Some tree/hedgerow loss within the site. There is a watercourse to the south of the site which is prone to flooding Lodge Lane during heavy rainfall.	
<b>Suitability</b>	Yes
The site abuts the Keymer Conservation Area (CA) to the east. It is within the Hassocks NDP Local Gap (Policy I Local Gaps). Notwithstanding, the site is well contained and whilst technically in breach of the Local Gap Policy, it would not extend built development appreciably further into the Keymer / Ditchling Local Gap than existing development. It is considered that whilst there would be limited harm to the Gap, at this stage, on balance, it would not be unreasonable when considering the likely benefit of the overall development. Great care would need to be taken on built form (massing and layout) and impact on views, particularly local, and integration of the development with the village. Care will also need to be taken to mitigate any potential impact on the CA which is considered achievable. Potential to address existing flooding problems in Lodge Lane by providing water holding areas on site to slow the flow of the stream.	

<b>Availability</b>	<b>Is the site available?</b>
The site is being actively promoted and is available for development.	
	Yes

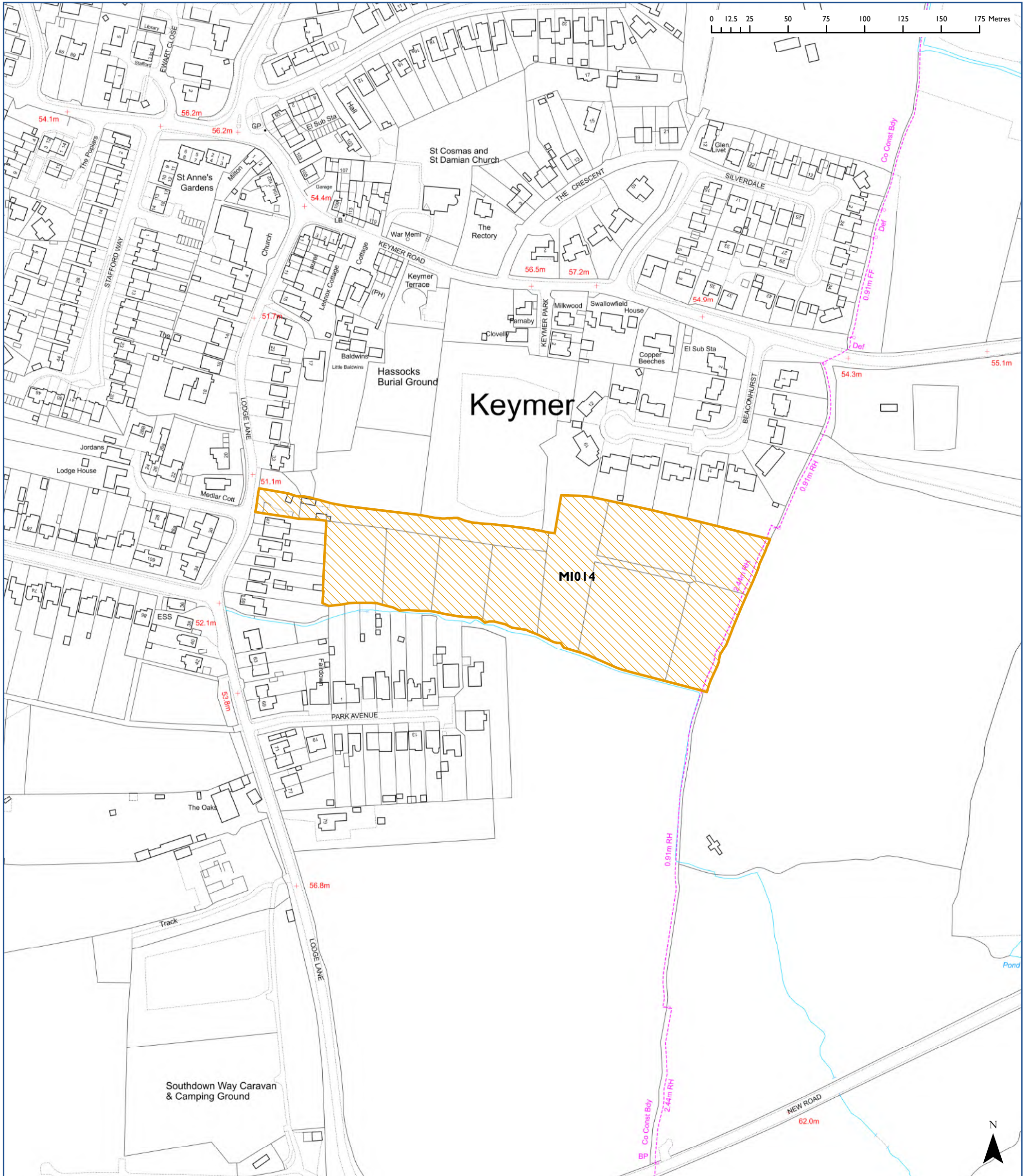
<b>Achievability</b>	<b>Is the site achievable?</b>
Development can be achieved although access arrangements on to Lodge Lane may require further consideration. Access is outside of the National Park within Mid Sussex LPA so would require agreement of that planning authority.	
	Yes

<b>Assessment Recommendation</b>	Has Potential for part of site
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<b>Reason for Rejection</b>
Not applicable

<b>Site Area (ha)</b>	<b>Estimated Yield</b>
2.31	30

<b>0-5 years</b>	<b>6-10 years</b>	<b>11-15 years</b>
X		



 Has Potential



**South Downs Land Availability Assessment 2024 Provisional Findings  
Site Assessment Proforma**

<b>REF:</b> LE118	<b>Site Name:</b> LAND AT BEAUMONT, WELLGREEN LANE
<b>Settlement, Parish, District</b>	Kingston, Lewes
<b>Current Use</b>	Former equestrian use
<b>Use(s) considered</b>	Residential

<b>Landscape Assessment</b>	<b>Is the site suitable?</b>
Site has Moderate landscape sensitivity with sensitive views from PRow to SE.	
<b>Suitability</b>	Yes
Well enclosed site with mature tree boundary to the north and mature hedgerow / immature tree boundary to the south and west boundaries. Mature tree boundary between western most land parcel and central land parcel with at least two mature specimens likely capable of retention. Site slopes gently from the south to the north. Access appears readily available from Wellgreen Lane, a 20mph highway benefiting from traffic calming measures, with good visibility. A low-density, small-scale infill development would appear to be suitable and in keeping with local character and its settlement edge location, providing the north mature tree boundary and the southern hedgerow are retained, development pays careful attention to trees within the site boundaries, and design, materials, heights and internal boundary treatments are carefully formed to be as recessive in the view as possible.	

<b>Availability</b>	<b>Is the site available?</b>
The site is being actively promoted and is available for development.	
	Yes

<b>Achievability</b>	<b>Is the site achievable?</b>
Site is vacant. No reason to indicate that development is not achievable.	
	Yes

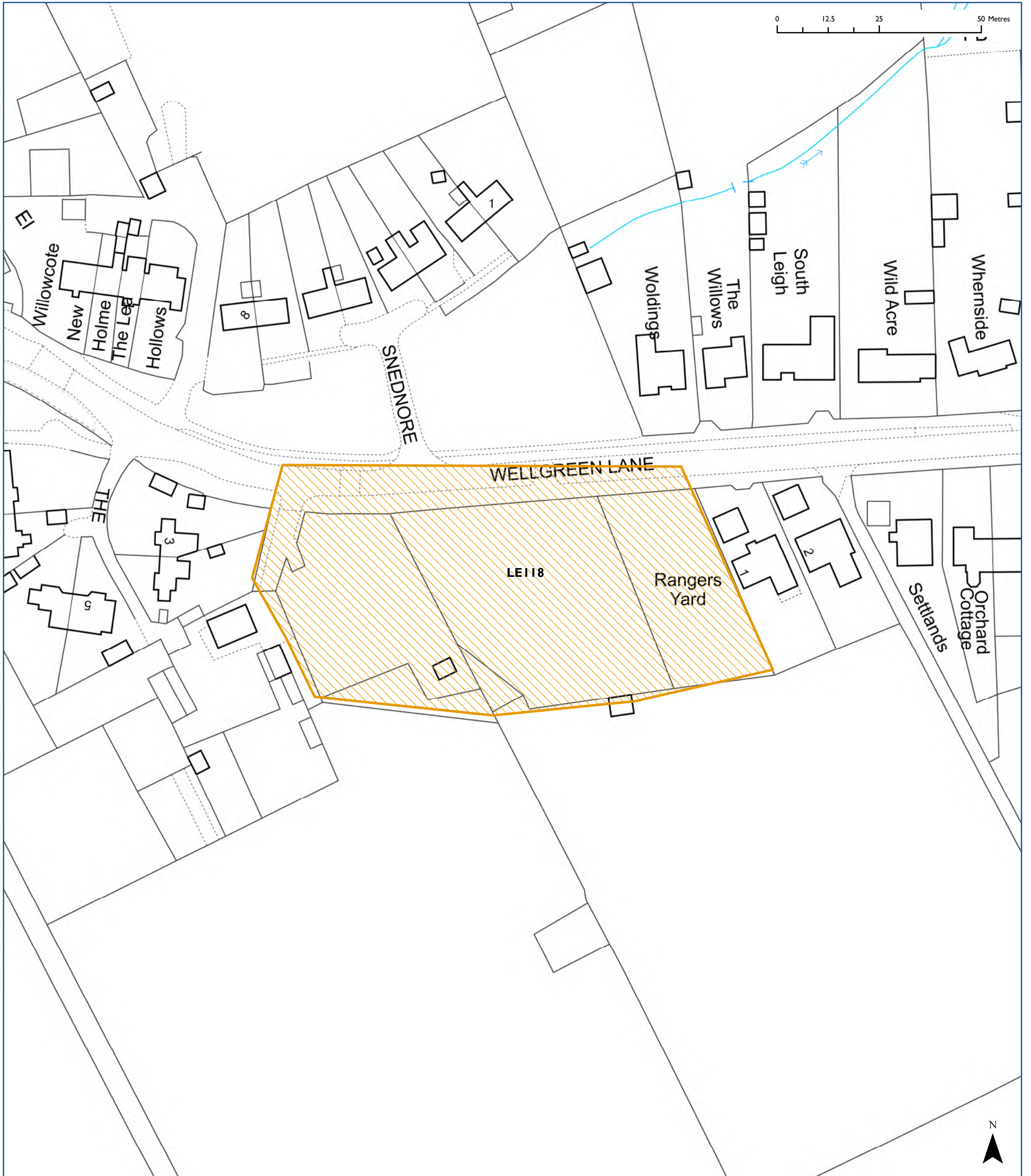
<b>Assessment Recommendation</b>	Has Potential
----------------------------------	---------------

<b>Reason for Rejection</b>
Not applicable

<b>Site Area (ha)</b>	<b>Estimated Yield</b>
0.5	5

<b>0-5 years</b>	<b>6-10 years</b>	<b>11-15 years</b>
5		





 Has Potential

**South Downs Land Availability Assessment 2024 Provisional Findings  
Site Assessment Proforma**

<b>REF:</b> LEI24	<b>Site Name:</b> AUDIBURN FARM, ASHCOMBE LANE
<b>Settlement, Parish, District</b>	Kingston, Lewes
<b>Current Use</b>	
<b>Use(s) considered</b>	Residential

<b>Landscape Assessment</b>	<b>Is the site suitable?</b>
The site has Moderate landscape sensitivity. Landscape distinctiveness at this point of the village has been diluted by modern development. There are sensitive views from PRoW to the southeast.	
<b>Suitability</b>	Yes, in part
Other than the NE field, site is considered suitable for development. A proposed PRoW crosses the site but shouldn't preclude development and may also offer an opportunity to create a new connection. The Cockshut stream is adjacent to the site and any development proposal should take appropriate measures to support the restoration project.	

<b>Availability</b>	<b>Is the site available?</b>
Site is considered available for development.	Yes

<b>Achievability</b>	<b>Is the site achievable?</b>
No reason to indicate western part of site is not achievable.	Yes

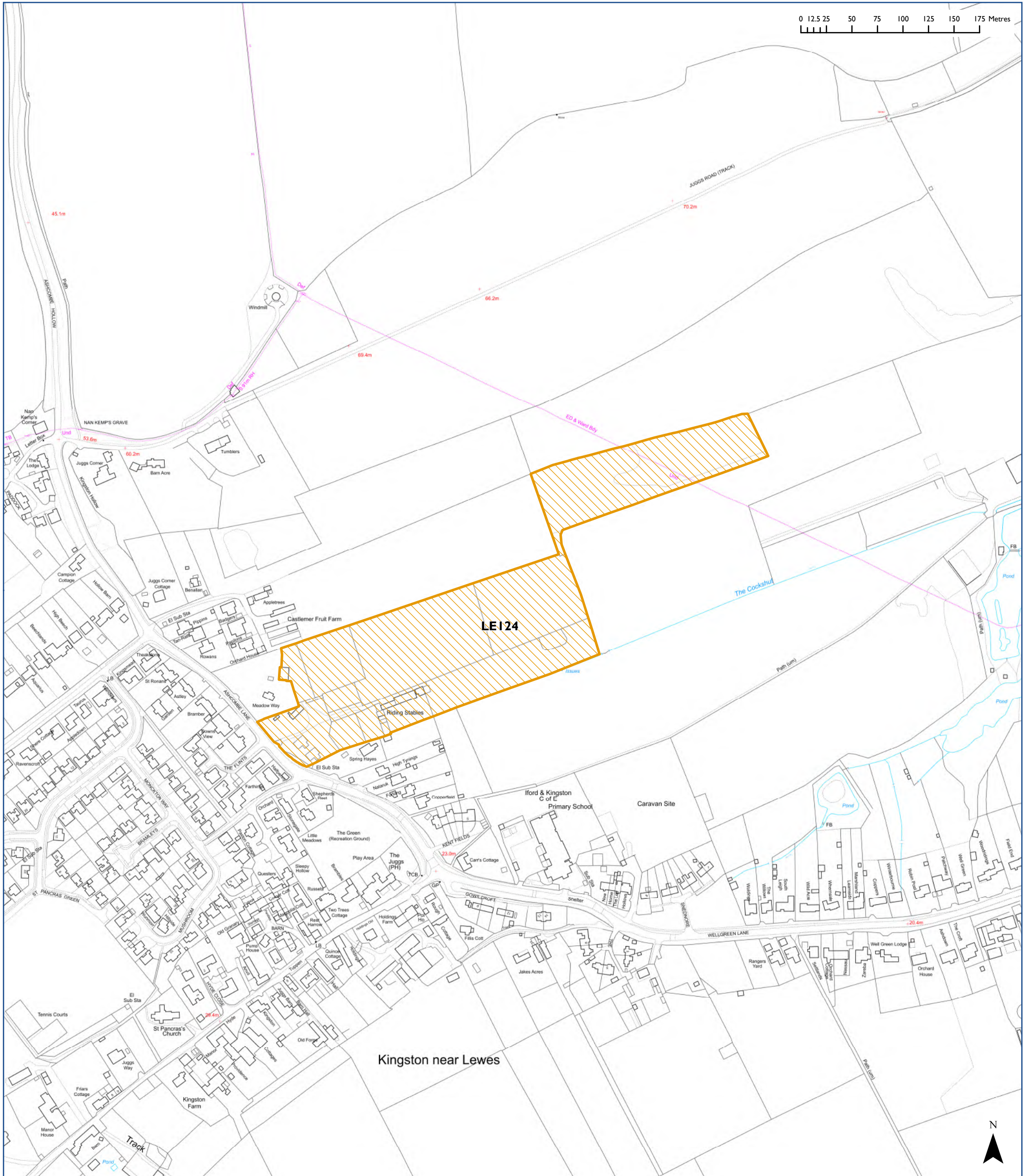
<b>Assessment Recommendation</b>	Has Potential
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<b>Reason for Rejection</b>
Not applicable

<b>Site Area (ha)</b>	<b>Estimated Yield</b>
5	5

<b>0-5 years</b>	<b>6-10 years</b>	<b>11-15 years</b>





 Has Potential



**South Downs Land Availability Assessment 2024 Provisional Findings  
Site Assessment Proforma**

<b>REF:</b> LE039	<b>Site Name:</b> COUNTY HALL, ST ANNE'S CRESCENT
<b>Settlement, Parish, District</b>	Lewes
<b>Current Use</b>	Office and car park
<b>Use(s) considered</b>	Residential

<b>Landscape Assessment</b>	<b>Is the site suitable?</b>
Site is considered to have Moderate landscape sensitivity. Whilst the existing built form is incongruous in the landscape, there are visual and historic sensitivities.	
<b>Suitability</b>	Yes
There are a number of protected trees, especially in the southern part of the site. The site is adjacent to a Local Wildlife Site. The site is within the conservation area and close proximity to listed buildings including a Grade I listed building. The original villa at the core of former St Anne's School building is a heritage asset. The site is within a SSSI Risk Zone.	

<b>Availability</b>	<b>Is the site available?</b>
Landowner is considering a range of options for the site, such that it may become available within the plan period.	?

<b>Achievability</b>	<b>Is the site achievable?</b>
There is no reason to indicate why development on the site is not achievable	Yes

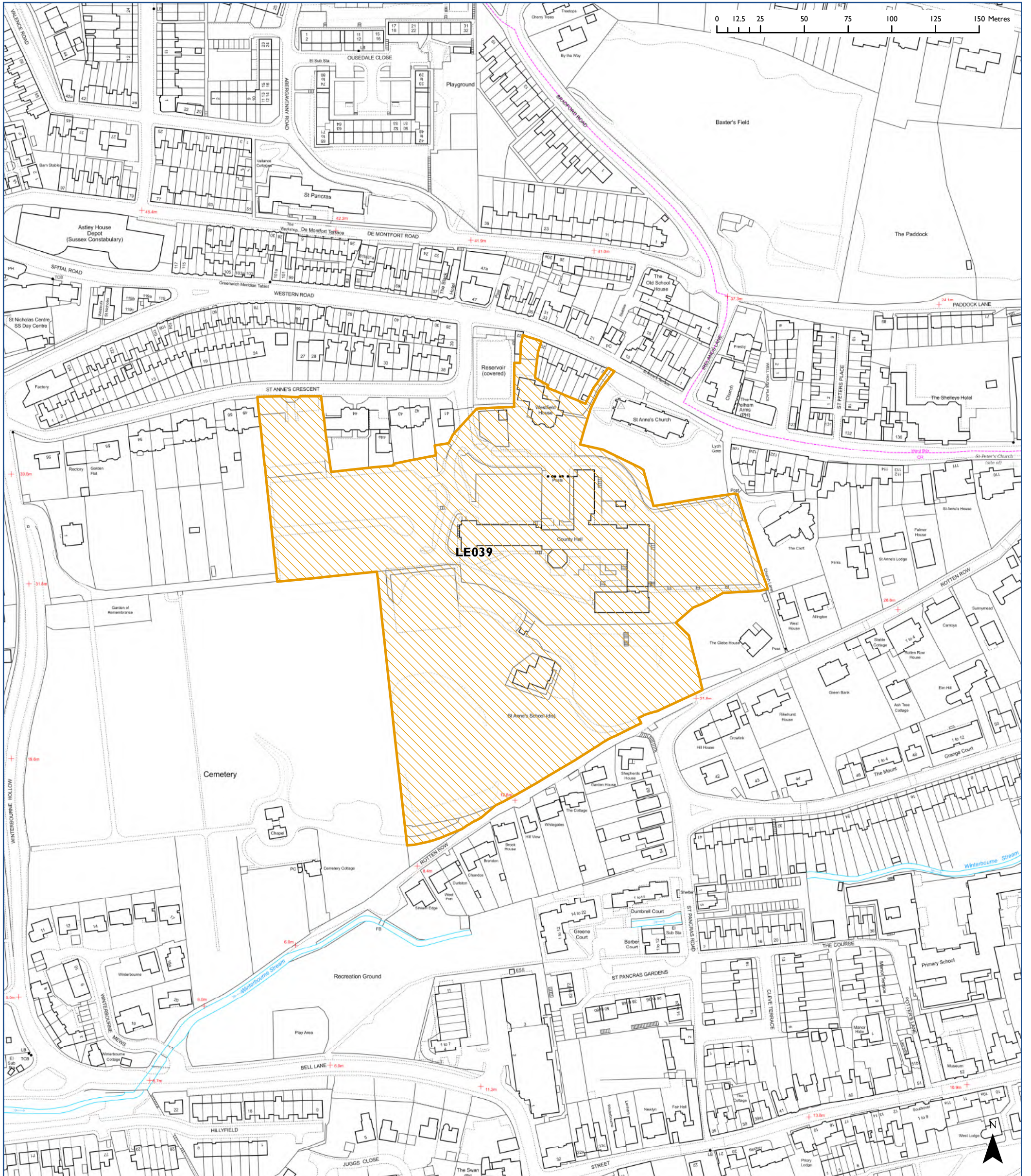
<b>Assessment Recommendation</b>	Has Potential
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<b>Reason for Rejection</b>
Not applicable

<b>Site Area (ha)</b>	<b>Estimated Yield</b>
	100-200

<b>0-5 years</b>	<b>6-10 years</b>	<b>11-15 years</b>





 Has Potential



**South Downs Land Availability Assessment 2024 Provisional Findings  
Site Assessment Proforma**

<b>REF:</b> LE103	<b>Site Name:</b> LAND BEHIND THE WHITE HART, LEWES
<b>Settlement, Parish, District</b>	Lewes
<b>Current Use</b>	
<b>Use(s) considered</b>	Residential

<b>Landscape Assessment</b>	<b>Is the site suitable?</b>
Previously developed site with moderate landscape sensitivity.	
<b>Suitability</b>	Yes
White Hart Hotel is a Grade II listed building and is within the conservation area. Site levels fall to the south and require an appropriate design response.	

<b>Availability</b>	<b>Is the site available?</b>
The site is being actively promoted and is available for development.	
	Yes

<b>Achievability</b>	<b>Is the site achievable?</b>
There is no reason to indicate development of the site is not achievable.	
	Yes

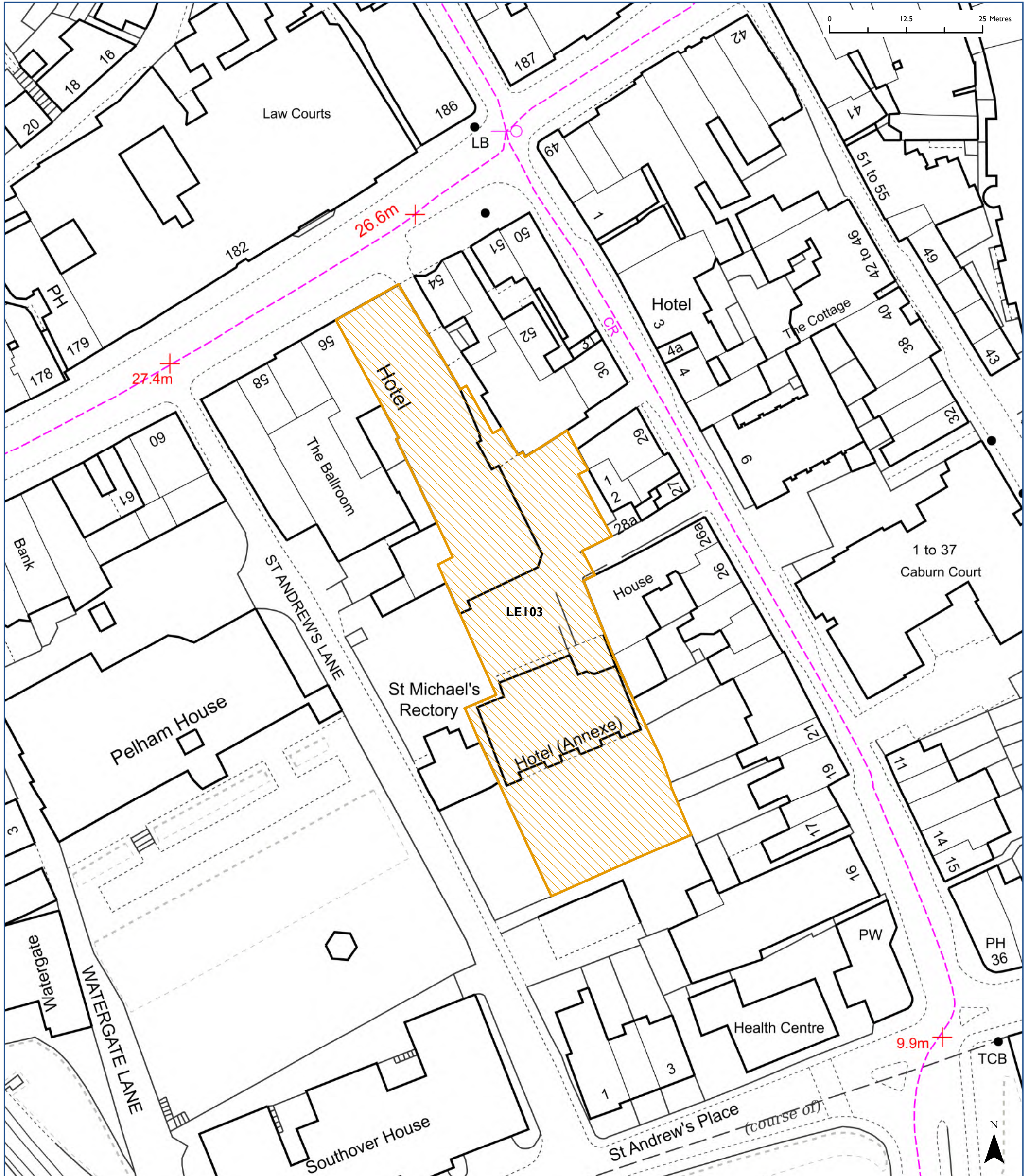
<b>Assessment Recommendation</b>	Has Potential
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<b>Reason for Rejection</b>
Not applicable

<b>Site Area (ha)</b>	<b>Estimated Yield</b>
0.2	20

<b>0-5 years</b>	<b>6-10 years</b>	<b>11-15 years</b>
	20	





 Has Potential



**South Downs Land Availability Assessment 2024 Provisional Findings  
Site Assessment Proforma**

<b>REF:</b> LE114	<b>Site Name:</b> LAND AT THE REAR OF 49-55 ST ANNE'S CRESCENT
<b>Settlement, Parish, District</b>	Lewes
<b>Current Use</b>	
<b>Use(s) considered</b>	Residential

<b>Landscape Assessment</b>	<b>Is the site suitable?</b>
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, site considered to medium landscape sensitivity.	
<b>Suitability</b>	Yes
Within the Conservation Area. Adjacent to Local Wildlife Site and Local Green Space (Lewes Cemetery). Existing mature trees on site should be incorporated into development.	

<b>Availability</b>	<b>Is the site available?</b>
The site is being actively promoted and is available for development.	
	Yes

<b>Achievability</b>	<b>Is the site achievable?</b>
There is no reason to suggest site would not be achievable. Access appears to be achievable via rear access road, in ownership of the landowners, with rights to pass for motorised vehicles onto Winterbourne Hollow. Would require area for turning within site for refuse vehicles etc. with a careful approach to layout to avoid conflicts in movement. Such access arrangement would require confirmation by the Highway Authority. Alternative access could be gained via a car park to the east of site subject to the acceptability of this to all parties.	
	Yes

<b>Assessment Recommendation</b>	Has Potential
----------------------------------	---------------

<b>Reason for Rejection</b>
Not applicable

<b>Site Area (ha)</b>	<b>Estimated Yield</b>
0.4	8

<b>0-5 years</b>	<b>6-10 years</b>	<b>11-15 years</b>
8		





 Has Potential

**South Downs Land Availability Assessment 2024 Provisional Findings  
Site Assessment Proforma**

<b>REF:</b> LEI33	<b>Site Name:</b> SPRINGMAN HOUSE, 8 NORTH STREET
<b>Settlement, Parish, District</b>	Lewes
<b>Current Use</b>	Office – currently being used by Ambulance service
<b>Use(s) considered</b>	Residential

<b>Landscape Assessment</b>	<b>Is the site suitable?</b>
Previously developed site with moderate landscape sensitivity.	
<b>Suitability</b>	Yes
Within the conservation area and in close proximity to walls of old naval prison, which are grade II listed. Potential archaeological interest.	

<b>Availability</b>	<b>Is the site available?</b>
The site is being actively promoted and is available for development.	
	Yes

<b>Achievability</b>	<b>Is the site achievable?</b>
There are no reasons to indicate development is not achievable.	
	Yes

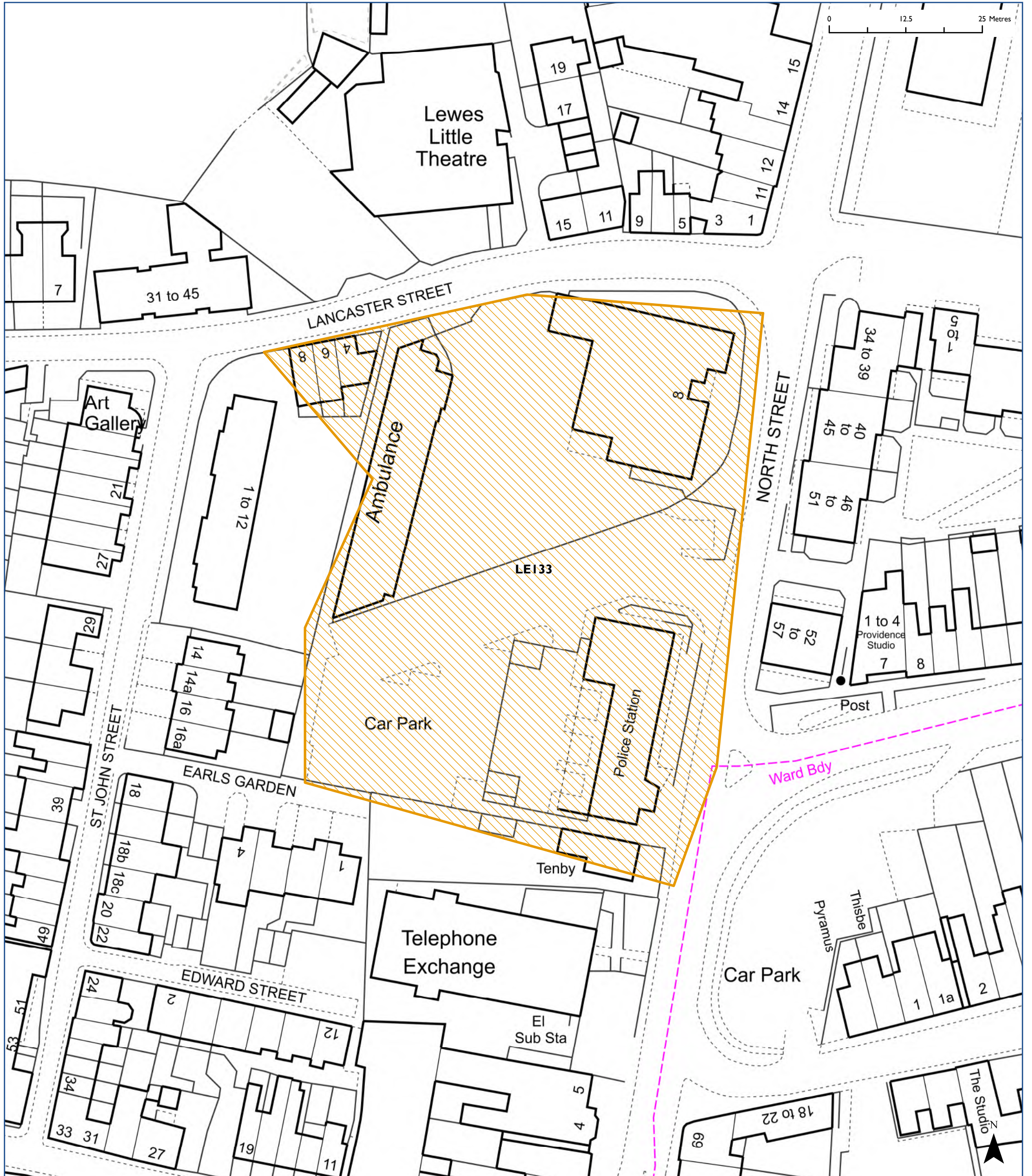
<b>Assessment Recommendation</b>	Has Potential
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<b>Reason for Rejection</b>
Not applicable

<b>Site Area (ha)</b>	<b>Estimated Yield</b>
0.24 ha	16

<b>0-5 years</b>	<b>6-10 years</b>	<b>11-15 years</b>
16		





 Has Potential

**South Downs Land Availability Assessment 2024 Provisional Findings  
Site Assessment Proforma**

<b>REF:</b> LE134	<b>Site Name:</b> THE SHELLEYS HOTEL, 136 HIGH STREET, LEWES
<b>Settlement, Parish, District</b>	Lewes
<b>Current Use</b>	Vacant Hotel
<b>Use(s) considered</b>	Residential

<b>Landscape Assessment</b>	<b>Is the site suitable?</b>
Site is considered to have High landscape sensitivity due to the historic continuity and prominent position on the High Street.	
<b>Suitability</b>	Yes
Grade II listed building and within the conservation area and historic core of Lewes. Several TPOs within the site.	

<b>Availability</b>	<b>Is the site available?</b>
Site is available for development.	
	Yes

<b>Achievability</b>	<b>Is the site achievable?</b>
There are no reasons to indicated development in not achievable.	
	Yes

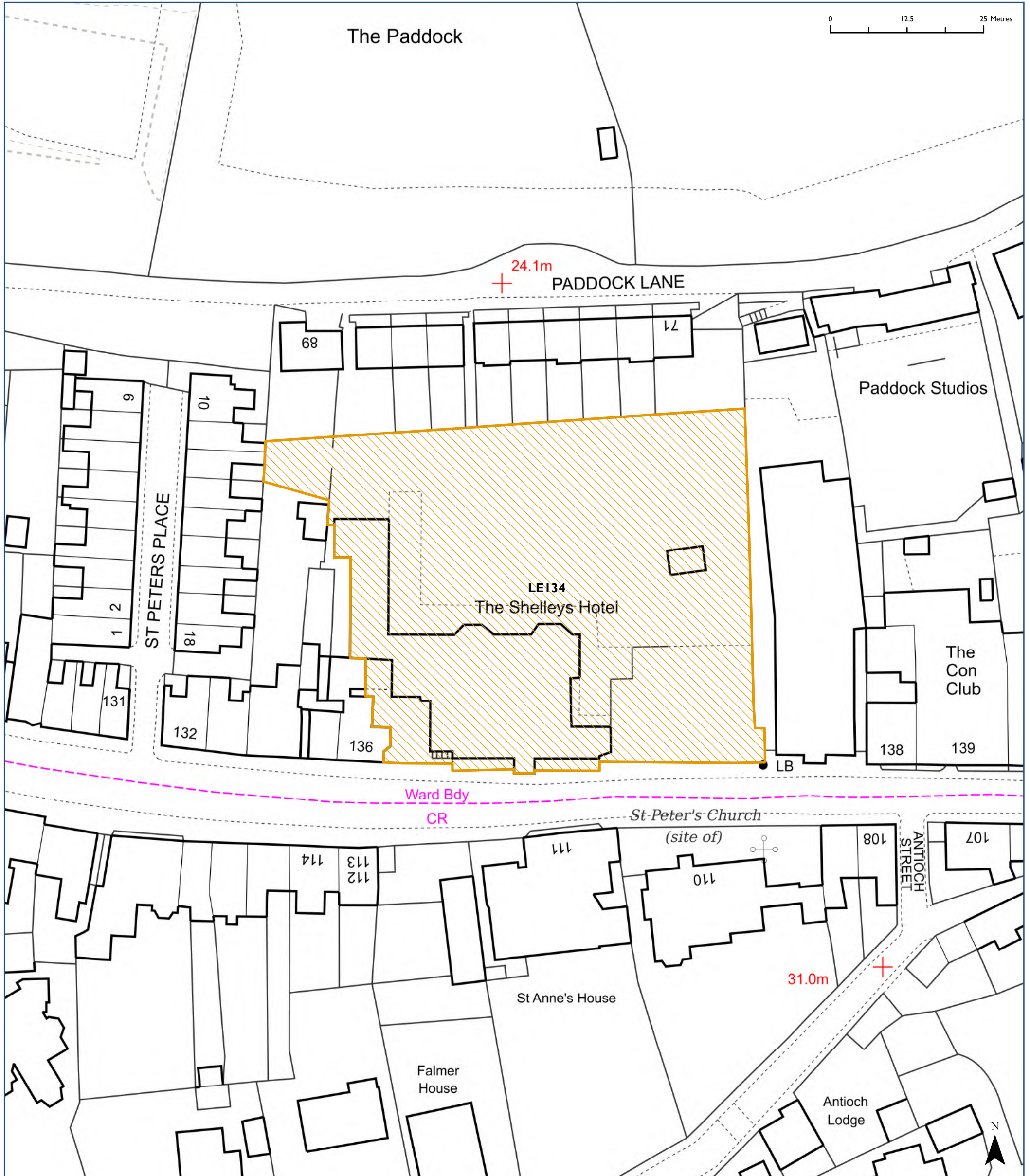
<b>Assessment Recommendation</b>	Has Potential
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<b>Reason for Rejection</b>
Not applicable

<b>Site Area (ha)</b>	<b>Estimated Yield</b>
0.37	8

<b>0-5 years</b>	<b>6-10 years</b>	<b>11-15 years</b>
1-5		





 Has Potential

**South Downs Land Availability Assessment 2024 Provisional Findings  
Site Assessment Proforma**

<b>REF:</b> LE141	<b>Site Name:</b> EAST SUSSEX COLLEGE GROUP, MOUNTFIELD ROAD
<b>Settlement, Parish, District</b>	Lewes
<b>Current Use</b>	Education
<b>Use(s) considered</b>	Residential / Extra care accommodation

<b>Landscape Assessment</b>	<b>Is the site suitable?</b>
Previously developed site with low landscape sensitivity.	
<b>Suitability</b>	Yes
There are protected trees on Mountfield Road and on the northern boundary of the site. The southern part of the site is within flood zone 2 and the southern corner at Ham Lane is in flood zone 3. The site is adjacent to the conservation area and historic core of Southover, possible archaeological potential. Listed signal box immediately to north of site. Potential to facilitate an enhanced footpath connection to north of the railway line.	

<b>Availability</b>	<b>Is the site available?</b>
The site is considered available for development.	
	Yes

<b>Achievability</b>	<b>Is the site achievable?</b>
There is no reason to indicate why development on the site is not achievable.	
	Yes

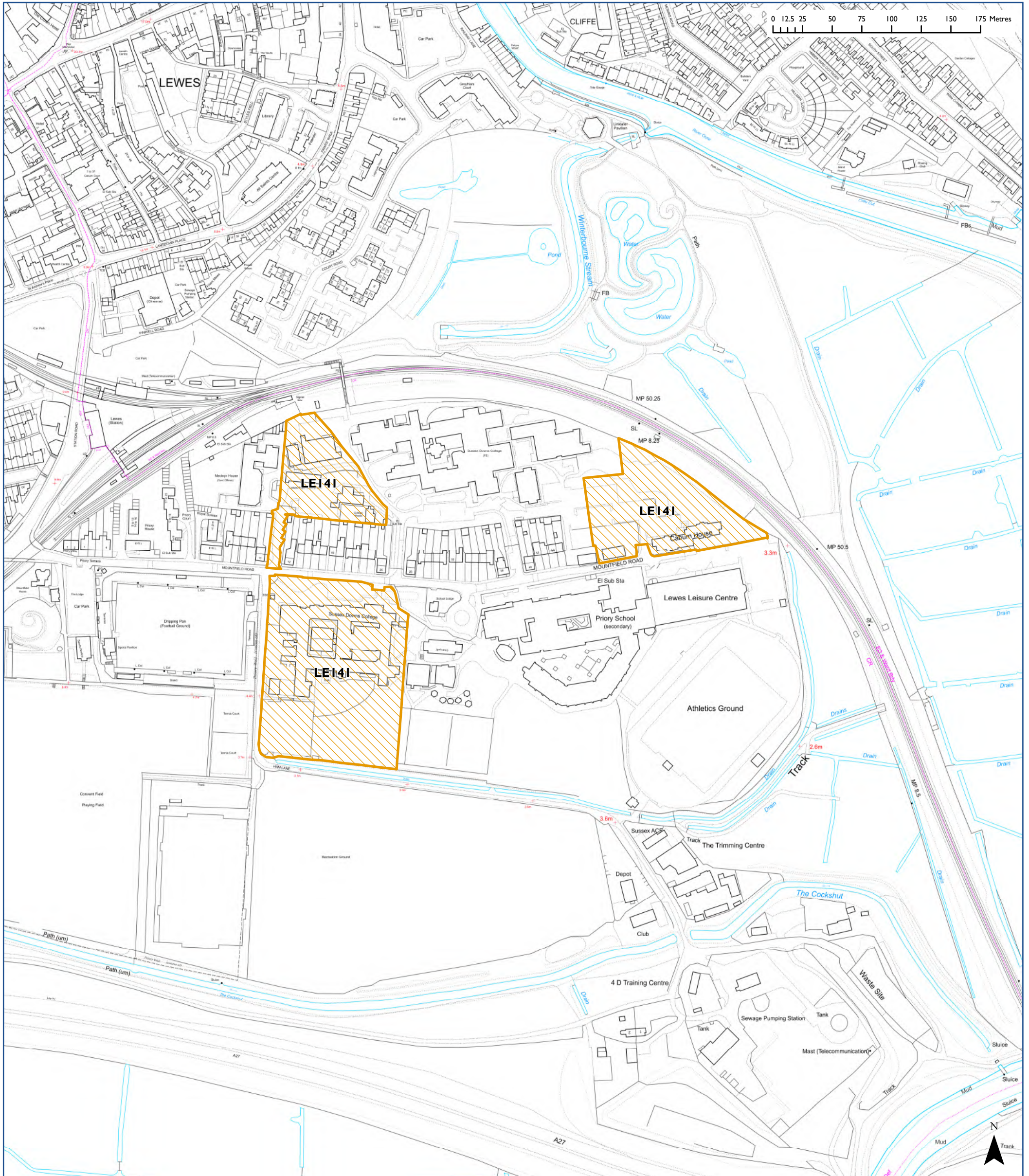
<b>Assessment Recommendation</b>	Has Potential
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<b>Reason for Rejection</b>
Not applicable

<b>Site Area (ha)</b>	<b>Estimated Yield</b>
5.4	225

<b>0-5 years</b>	<b>6-10 years</b>	<b>11-15 years</b>
125	100	





 Has Potential



**South Downs Land Availability Assessment 2024 Provisional Findings  
Site Assessment Proforma**

<b>SDNPA REF:</b> EA215 <b>BLNDP REF:</b> BLNDP012	<b>Site Name:</b> Land at Westlands Park, west of Liphook
<b>Settlement, Parish, District</b>	Liphook, East Hampshire
<b>Current Use</b>	Agriculture
<b>Use(s) considered</b>	<p>The site has been assessed as 8no. land parcels, and as 1no. comprehensive site. Uses considered include:</p> <ul style="list-style-type: none"> <li>• Residential (<i>incl. market, affordable, custom and self-build, retirement and gypsy and traveller accommodation</i>);</li> <li>• Dual use community facilities as part of retirement living proposal (<i>i.e., shop, restaurant/café, fitness studio, swimming pool and community meeting spaces</i>).</li> <li>• Performing Arts/Theatre building, tennis courts, play facilities, and nursery for, and adjacent to, Bohunt School;</li> <li>• Potential for western relief road;</li> <li>• Medical centre;</li> <li>• Start-up business hubs;</li> <li>• Suitable Alternative Natural Greenspaces (SANG) and other open spaces;</li> <li>• Car parks for railway station and SANG;</li> <li>• National Park Reception Centre;</li> <li>• Footpaths and cycle paths; and</li> <li>• New foul drainage infrastructure.</li> </ul>

<b>Landscape Assessment</b>	<b>Is the site suitable?</b>
<p>The site comprises arable agricultural land bound by B2070 Portsmouth Rd and Longmoor Rd to the east and north respectively. The site has a high landscape sensitivity due to its strategic scale, National Park boundary location, and visibility from local viewpoints and the wider countryside. The site includes protected trees, priority habitats, and parts of local wildlife sites which connect to the wider habitat mosaic. The site is adjacent to ancient woodland in the south-west and is in proximity to SSSIs further to the west. Development of the whole site would introduce a large built form into the undeveloped countryside and create a large-scale and incongruous extension to the nucleated settlement of Liphook.</p>	
<b>Suitability</b>	Yes (Reduced)
<p>Liphook is a large local service centre and a “gateway” to the National Park. The site is within walking distance of Liphook Centre, schools, bus stops, and railway station. The site is within 5km of Wealden Heaths Phase II SPA (north-west is within 400m). The north-west is in a mineral consultation area and is crossed by regional overhead cables. The north and south-east are in a contaminated land zone and buffer, the south-west is in Flood Zones 2 and 3, and the south is adjacent to heritage assets and has recorded archaeological finds. A PRow runs</p>	



from Rudgard Way to Shipwrights Way. Previously, residential development has been refused, whilst a medical centre, roundabout, pavilion, and sports pitches were approved (now expired). Development could be explored in the three eastern parcels, leaving other parcels for green infrastructure (incl. SANG, open spaces), nature recovery (incl. biodiversity net gain), PRoW enhancements, and characteristic and meaningful landscaping to provide an improved settlement edge. Development is likely to constitute 'major development' under NPPF 183 and therefore exceptional circumstances in the public interest will need to be demonstrated to justify it.	
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<b>Availability</b>	<b>Is the site available?</b>
The site promoter has indicated that the whole site is available for development. However, it is understood that the north-eastern parcel is subject to a covenant.	Yes

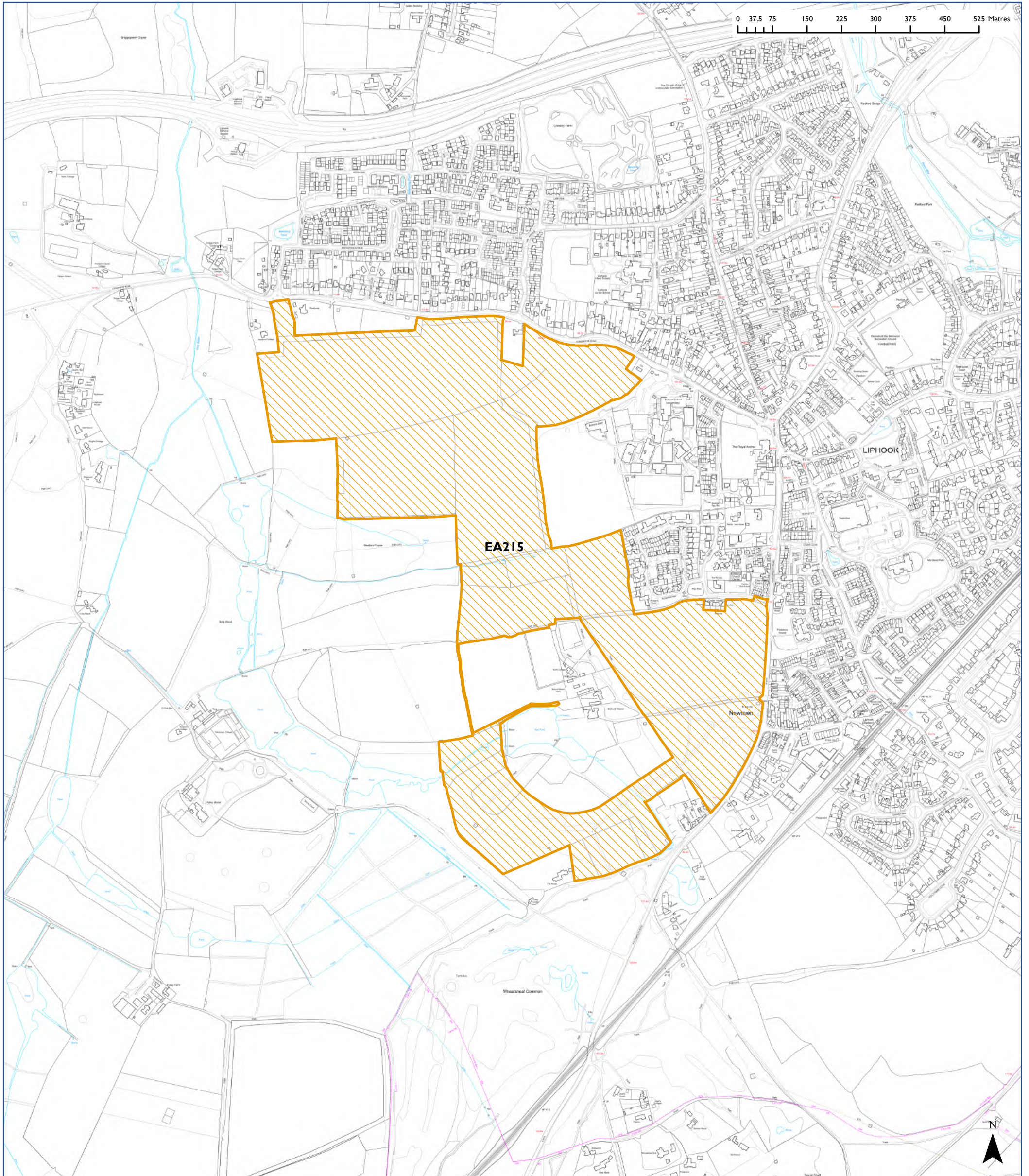
<b>Achievability</b>	<b>Is the site achievable?</b>
There is no reason to indicate why development is not achievable. The Liphook Phase II Transport Feasibility Study (2018) found that a high proportion of traffic travelling through Liphook was local rather than strategic. Further assessments will be required to understand highway capacity and how this (and cumulation of other developments) may influence development quantum and use. In terms of the proposed relief road, the 2018 study considered other highways solutions which may be more beneficial to the town and not encourage additional through traffic. Instead, through routes for non-motorised users - i.e., walking/wheeling and cycling – should be prioritised.	Yes

<b>Assessment Recommendation</b>	Has Potential
----------------------------------	---------------

<b>Reason for Rejection</b>
Not applicable.

Site Area	Estimated Yield	0-5 years	6-10 years	11-15 years
52.5ha	250 homes (incl. care home), 12-14 gypsy and traveller pitches, SANG and open space, ancillary education and sports uses, and community and health uses.		X	X





 Has Potential



## South Downs Land Availability Assessment (LAA) 2024 Provisional Findings Site Assessment Proforma

<b>SDNPA REF:</b> EA216 <b>BLNDP REF:</b> BLNDP011	<b>Site Name:</b> Land at Westlands, Longmoor Road
<b>Settlement, Parish, District</b>	Liphook, East Hampshire
<b>Current Use</b>	Residential Garden Land & Paddock
<b>Use(s) considered</b>	Residential

<b>Landscape Assessment</b>	<b>Is the site suitable?</b>
The site has a moderate landscape sensitivity given its small scale and relatively enclosed nature. The site is well screened by thick vegetation, particularly on its southern boundary, which avoids impact on long range views into the National Park. Development would be located on the boundary of the National Park, and so would need to: be small-scale; retain and enhance existing boundary vegetation; and be informed by the depth and density of existing residential development to the south of Longmoor Road.	
<b>Suitability</b>	<b>Is the site suitable?</b>
The site is within walking distance of Liphook Centre and education facilities. The site is in Flood Zone I and has existing access off Longmoor Road. The site is on the boundary of the National Park, is in the Wealden Heaths Phase II SPA 5km buffer, is in a contaminated land buffer, and is enclosed by well-established boundary vegetation. As set out in the landscape assessment, development would need to be small-scale, retain and enhance the existing boundary vegetation, and be informed by the depth and density of existing development to the south of Longmoor Road. In addition to the above, a contaminated land survey will need to be carried out given the site's location within a contaminated land buffer.	

<b>Availability</b>	<b>Is the site available?</b>
The site is in single ownership and the landowner recently indicated that the site is available for development.	
	Yes

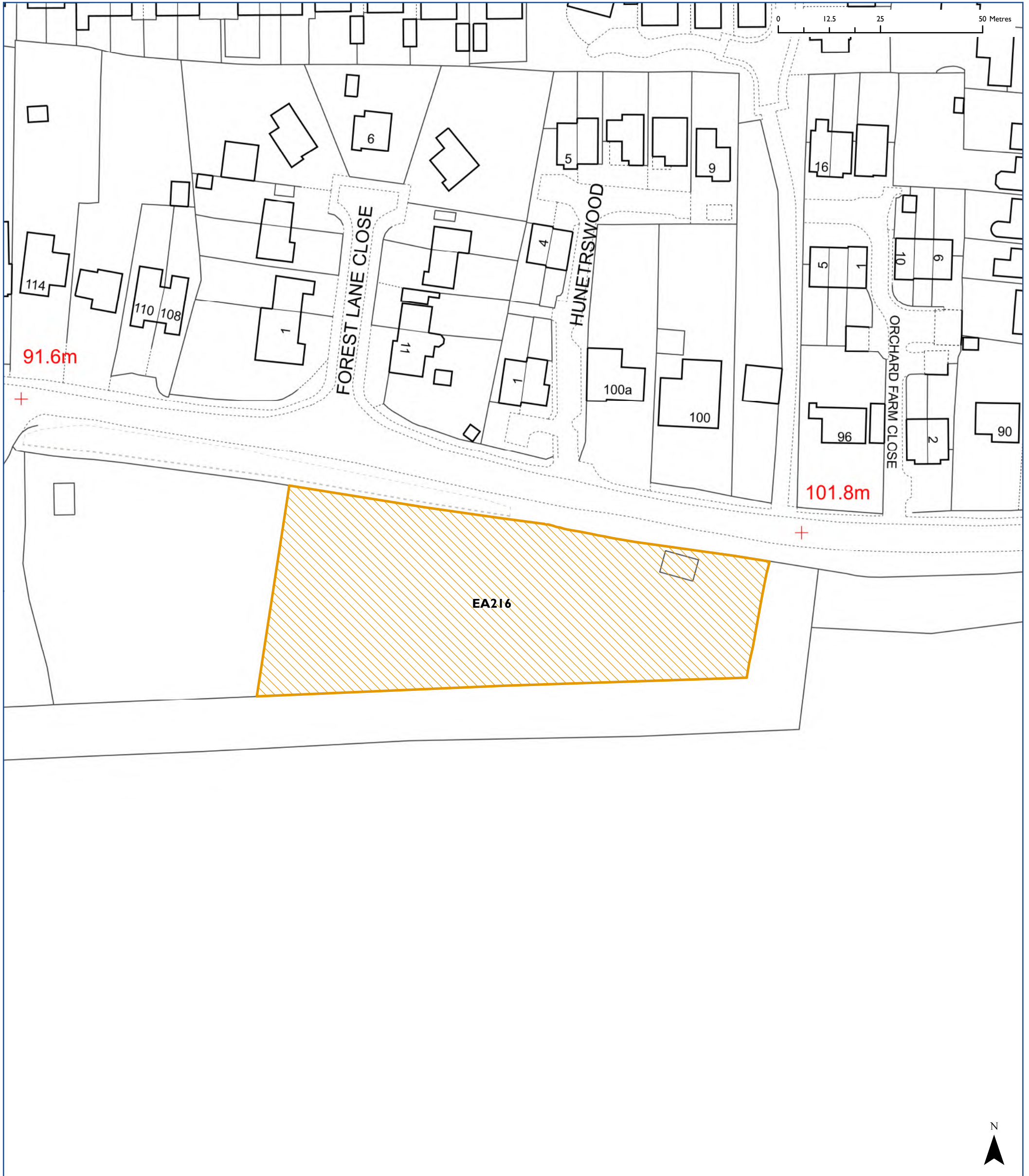
<b>Achievability</b>	<b>Is the site achievable?</b>
There is no reason to indicate why development on the site is not achievable.	
	Yes

<b>Assessment Recommendation</b>	Has Potential
----------------------------------	---------------

<b>Reason for Rejection</b>
Not applicable.

<b>Site Area (ha)</b>	<b>Estimated Yield</b>
0.45ha	8 dwellings

<b>0-5 years</b>	<b>6-10 years</b>	<b>11-15 years</b>
X		



 Has Potential



## South Downs Land Availability Assessment (LAA) 2024 Provisional Findings Site Assessment Proforma

<b>REF:</b> EA043	<b>Site Name:</b> Land at Farnham & Station Roads
<b>Settlement, Parish, District</b>	West Liss, East Hampshire
<b>Current Use</b>	Agriculture / Horticulture
<b>Use(s) considered</b>	Residential

<b>Landscape Assessment</b>	<b>Is the site suitable?</b>
The site has a high landscape sensitivity due to its large scale and open nature. The site is defined by the PRoW network, built development, and well-established trees and hedgerows. The site has views to and from adjacent conservation areas, and part of the site is a valuable local gap which helps to separate the historic core of West Liss from existing development along Station Road. The site has been previously assessed by the SDNPA and the Liss NDP Group. The main concerns related to the dominating influence development could have on the village.	Yes
<b>Suitability</b>	
The site is below the 75-contour line, is in a mineral consultation area, and is in the Wealden Heaths Phase II SPA 5km buffer. A smaller site area (approx. 1.5ha) was assessed as having potential for 30 homes (20dph) in 2015/16. Since this time, the Liss NDP has identified part of the site as a valuable local gap (see Policy 2) and rejected subdivisions of the site – Stocks Oak (Site 1a), Hawks Mead (Site 1b), and St Mary’s Road (Site 7) – for access, landscape, and/or ecology reasons. The site is of a scale whereby opportunities for BNG, SANG, re-nature, and meaningful and characteristic landscape buffers could be delivered onsite whilst respecting the integrity of the valuable local gap. A developable area and quantum of approx. 30 flats and/or a care home could be considered on the areas outside the valuable local gap, however this would need to be investigated further through a detailed contextual analysis and landscape appraisal.	

<b>Availability</b>	<b>Is the site available?</b>
The site is in single ownership and the landowner recently indicated that the site is available for development.	Yes

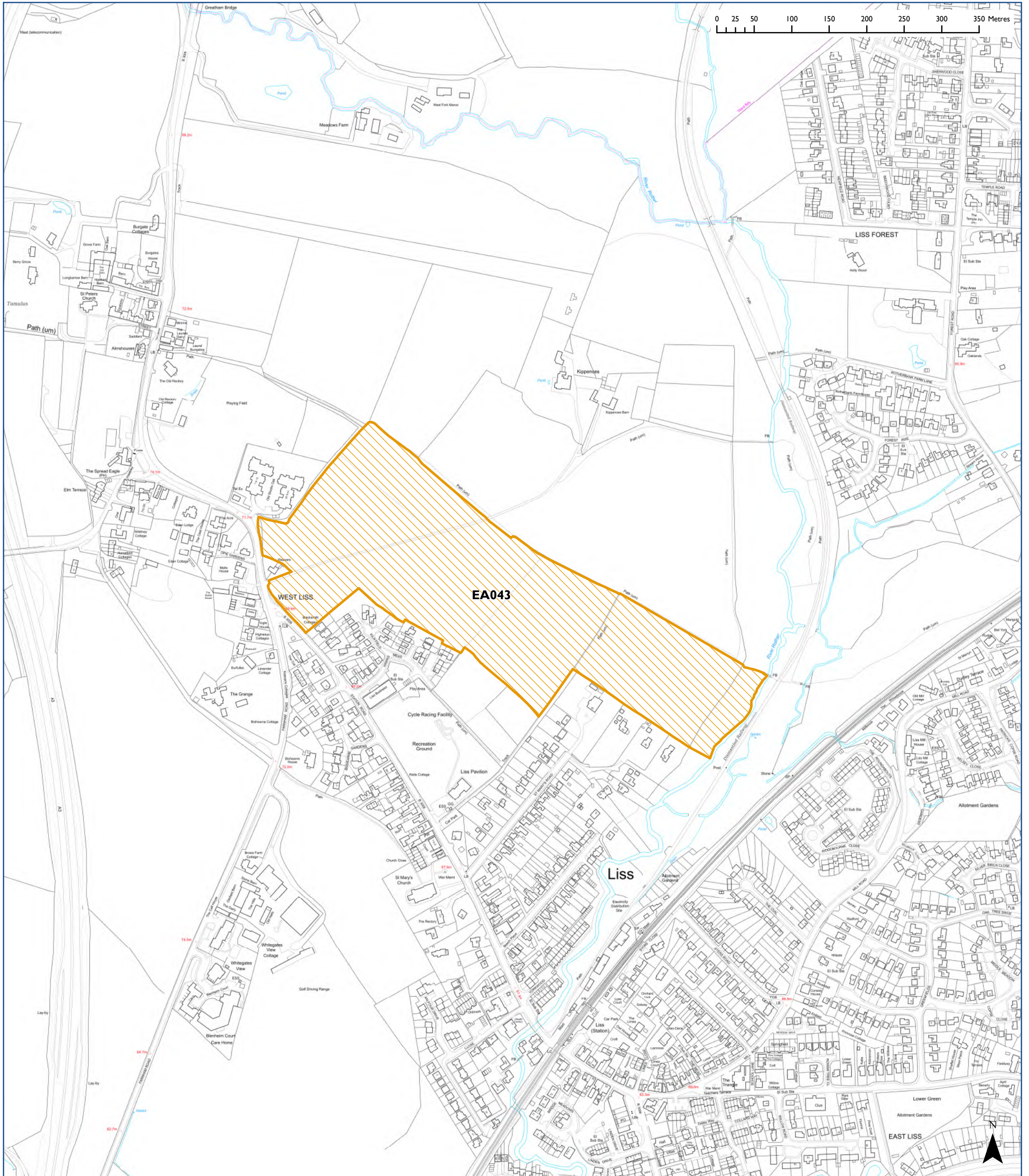
<b>Achievability</b>	<b>Is the site achievable?</b>
There is no reason to indicate why development on the site is not achievable.	Yes

<b>Assessment Recommendation</b>	Has Potential
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<b>Reason for Rejection</b>
Not applicable.

<b>Site Area (ha)</b>	<b>Estimated Yield</b>	<b>0-5 years</b>	<b>6-10 years</b>	<b>11-15 years</b>
11.28ha	30 flats and/or Care Use	X		





 Has Potential



**South Downs Land Availability Assessment 2024 Provisional Findings  
Site Assessment Proforma**

<b>REF:</b> CH215	<b>Site Name:</b> LAND WEST OF THE STREET
<b>Settlement, Parish, District</b>	Lodsworth, Chichester
<b>Current Use</b>	Paddock
<b>Use(s) considered</b>	Residential

<b>Landscape Assessment</b>	<b>Is the site suitable?</b>
The site is of moderate to high landscape sensitivity due to its historic isolated farmstead character. Development of the whole of the site submitted would extend the settlement significantly south and have a negative impact on the nucleated settlement pattern.	
<b>Suitability</b>	<b>Yes</b>
A small-scale development, sensitively designed, and focused around the existing stables and commercial activity retaining the isolated farmstead character could potentially be accommodated.	

<b>Availability</b>	<b>Is the site available?</b>
The site is being actively promoted and is available for development.	
	<b>Yes</b>

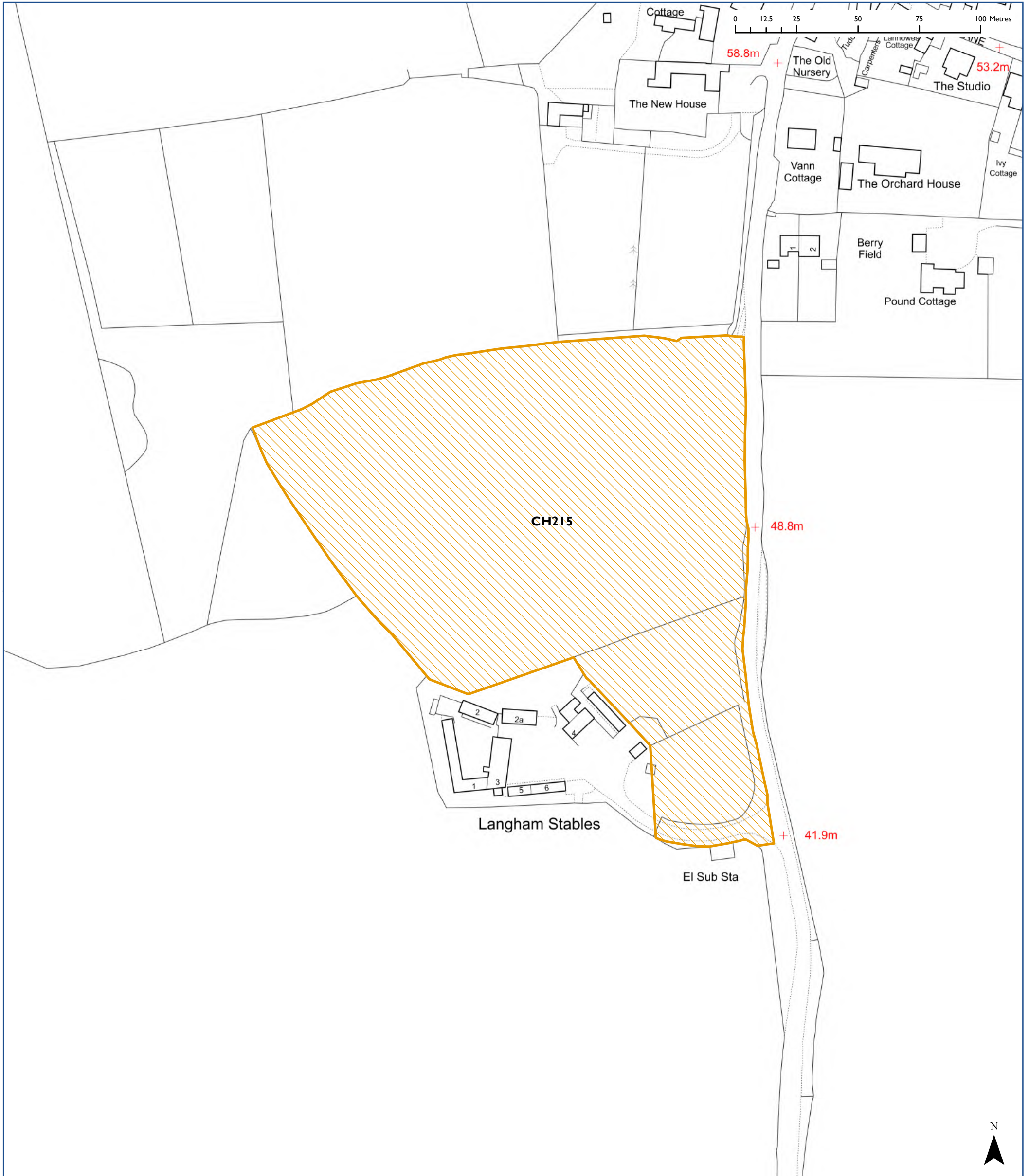
<b>Achievability</b>	<b>Is the site achievable?</b>
There is no reason to indicate why development on the site is not achievable.	
	<b>Yes</b>

<b>Assessment Recommendation</b>	Has Potential
----------------------------------	---------------

<b>Reason for Rejection</b>
Not applicable

<b>Site Area (ha)</b>	<b>Estimated Yield</b>
2.5ha	5-10

<b>0-5 years</b>	<b>6-10 years</b>	<b>11-15 years</b>
5-10		



 Has Potential



## South Downs Land Availability Assessment 2024 Provisional Findings Site Assessment Proforma

<b>REF:</b> CHI65	<b>Site Name:</b> LAND EAST OF PITSHAM LANE
<b>Settlement, Parish, District</b>	Midhurst, Chichester
<b>Current Use</b>	Fields
<b>Use(s) considered</b>	Residential

<b>Landscape Assessment</b>	<b>Is the site suitable?</b>
High Landscape Sensitivity. The site as a whole is a large and mostly open site at the southern edge of Midhurst. The site has gently sloping topography. There is a lack of established southern boundary, and development of the southern area of the site as submitted may appear intrusive and poorly connected. A potential benefit of some development would be to remediate the existing imposing settlement edge through appropriate and improved design and layout. It is noted that there is an historic field boundary consisting of a line of trees bisecting the area north-south.	
<b>Suitability</b>	Yes (in part)
Adjacent to settlement boundary. Open and exposed to long distance views and local views from a public right of way bridleway adjacent to the western boundary of the site. The site is considered suitable for some development to the east of the central historic field boundary and adjacent existing development to the north, with a landscape-led design to address the current settlement boundary issues highlighted above at this location. There is also good potential for open space/ biodiversity enhancement. The site is adjacent to ancient woodland and a watercourse on the east boundary which would need a suitable buffer and sustainable drainage measures. Vehicular access is poor along Pitsham Lane, and access along this bridleway should be avoided other than to non-motorised users. There may be options to connect through existing development or via Holmbush Way.	

<b>Availability</b>	<b>Is the site available?</b>
The site is being actively promoted and is available for development.	Yes

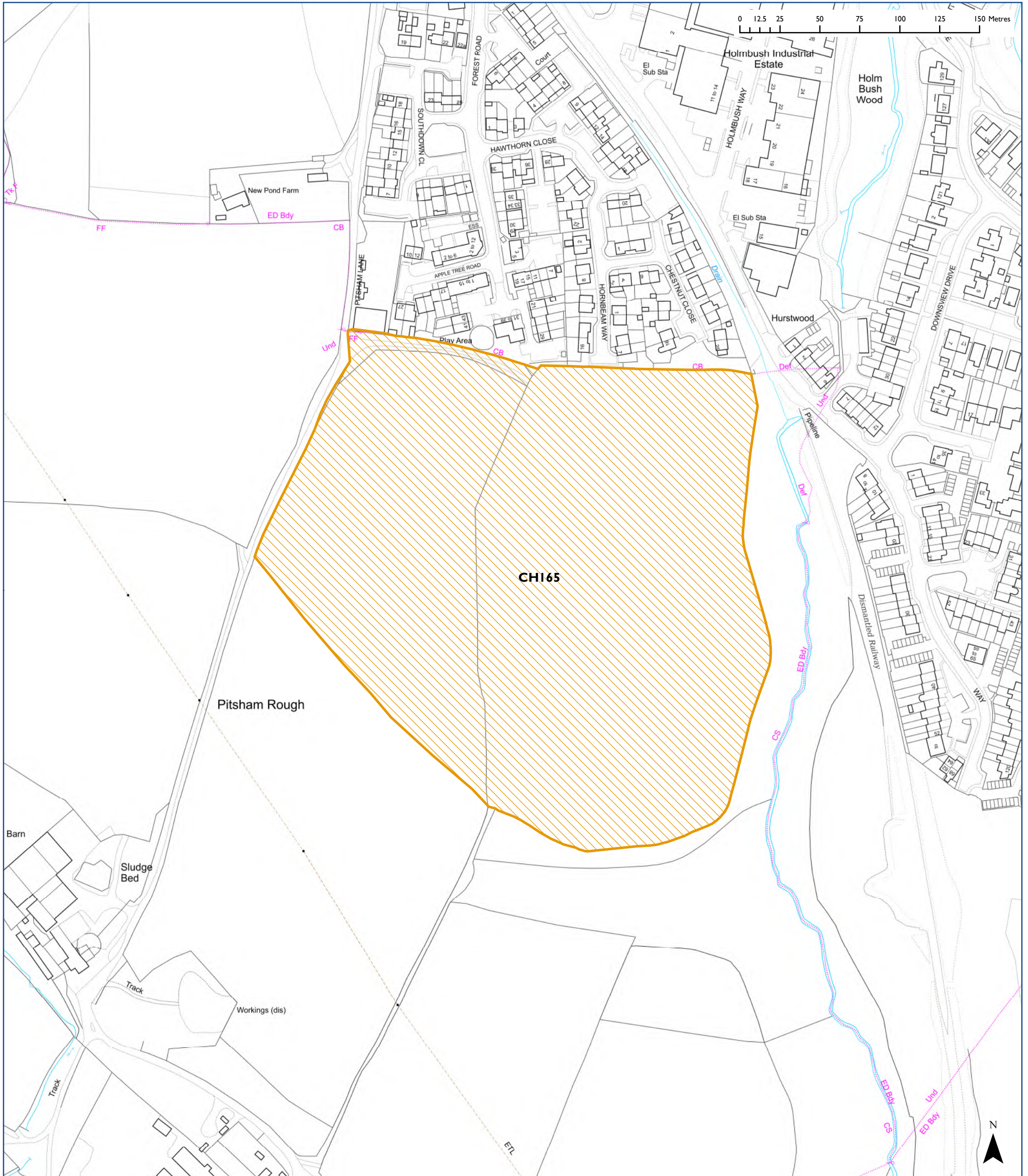
<b>Achievability</b>	<b>Is the site achievable?</b>
There is no reason to indicate why development on the site is not achievable. Access to the site is achievable but further consideration would be needed on suitable access options and design.	Yes

<b>Assessment Recommendation</b>	Has Potential
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<b>Reason for Rejection</b>
Not applicable

<b>Site Area (ha)</b>	<b>Estimated Yield</b>
7.7 ha (3.8ha)	50-75

<b>0-5 years</b>	<b>6-10 years</b>	<b>11-15 years</b>



 Has Potential



**South Downs Land Availability Assessment 2024 Provisional Findings  
Site Assessment Proforma**

<b>REF:</b> CH217	<b>Site Name:</b> LAND AT FOREST ROAD
<b>Settlement, Parish, District</b>	Midhurst, Chichester
<b>Current Use</b>	Car Parking
<b>Use(s) considered</b>	Residential – 100% Affordable Homes

<b>Landscape Assessment</b>	<b>Is the site suitable?</b>
Low sensitivity. The two parts of the site are within the built-up area of Midhurst Town and part of the relatively newer development around Holmbush Way.	
<b>Suitability</b>	Yes
The two parts of the site are considered to be potentially suitable for a small-scale development particularly of affordable homes, subject to demonstrating that there is capacity to compensate for the loss of parking. Any scheme should be well designed, integrating well with the surrounding development and provide additional planting/ green infrastructure.	

<b>Availability</b>	<b>Is the site available?</b>
The site is being actively promoted and is available for development.	
	Yes

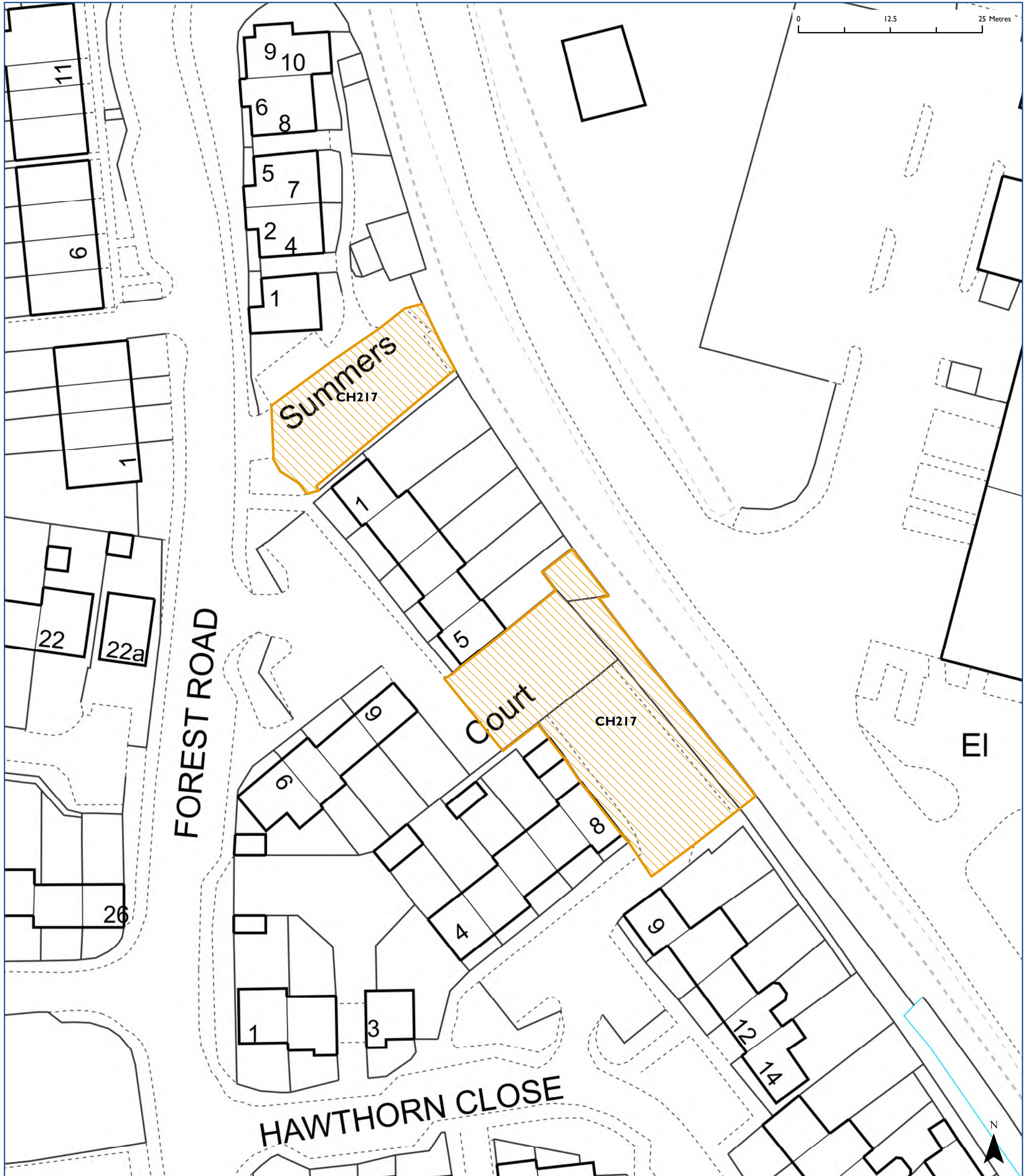
<b>Achievability</b>	<b>Is the site achievable?</b>
There is no reason to indicate why development on the site is not achievable, but this would be subject to the outcomes of the parking assessment and ensuring sufficient provision exists elsewhere.	
	Yes

<b>Assessment Recommendation</b>	Has Potential
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<b>Reason for Rejection</b>
Not applicable

<b>Site Area (ha)</b>	<b>Estimated Yield</b>
0.11ha	5

<b>0-5 years</b>	<b>6-10 years</b>	<b>11-15 years</b>
	5	



 Has Potential



**South Downs Land Availability Assessment 2024 Provisional Findings  
Site Assessment Proforma**

<b>REF:</b> CH218	<b>Site Name:</b> FORMER BUS DEPOT, PITSHAM LANE
<b>Settlement, Parish, District</b>	Midhurst, Chichester
<b>Current Use</b>	Former Bus Depot
<b>Use(s) considered</b>	Residential

<b>Landscape Assessment</b>	<b>Is the site suitable?</b>
Low sensitivity. The site is within the built-up area of Midhurst and immediately adjacent to modern development to the west of Holmbush Way.	
<b>Suitability</b>	Yes
The site may have potential contamination due to its former use as a bus station and this would need to be investigated. The site is considered to be potentially suitable for a small-scale development, particularly of affordable homes. Any scheme should be well designed, integrating well with the surrounding development and with access from Apple Tree Road.	

<b>Availability</b>	<b>Is the site available?</b>
The site is being actively promoted and is available for development.	
	Yes

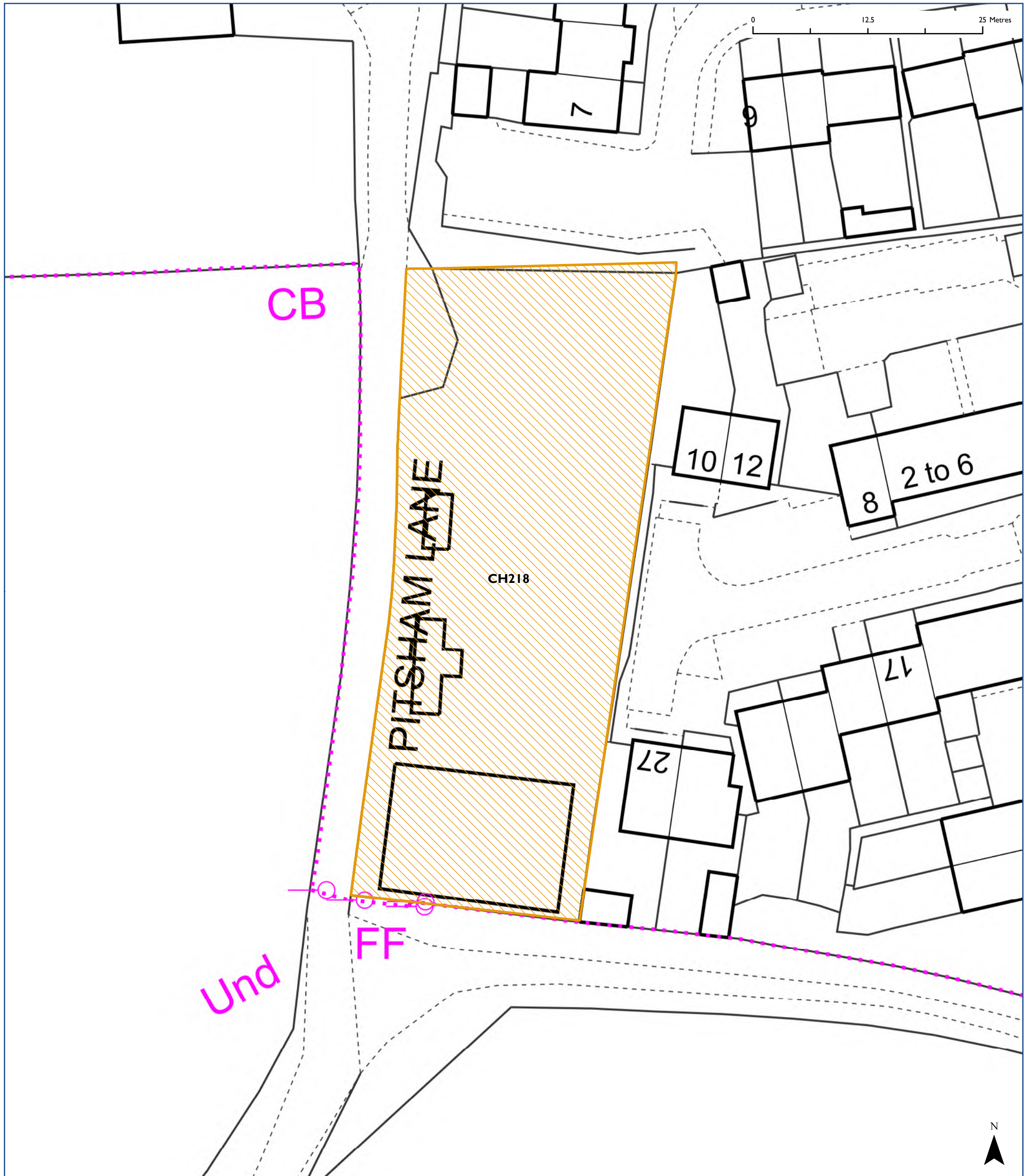
<b>Achievability</b>	<b>Is the site achievable?</b>
There is no reason to indicate why development on the site is not achievable albeit it would rely on third-party land to secure access.	
	Yes

<b>Assessment Recommendation</b>	Has Potential
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<b>Reason for Rejection</b>
Not applicable

<b>Site Area (ha)</b>	<b>Estimated Yield</b>
0.19	6

<b>0-5 years</b>	<b>6-10 years</b>	<b>11-15 years</b>
	6	



 Has Potential



**South Downs Land Availability Assessment 2024 Provisional Findings  
Site Assessment Proforma**

<b>REF:</b> CH222	<b>Site Name:</b> LAND ADJACENT THE GRANGE CAR PARK
<b>Settlement, Parish, District</b>	Midhurst, Chichester
<b>Current Use</b>	Vacant Land
<b>Use(s) considered</b>	Residential and Mixed Use (Residential and Commercial)

<b>Landscape Assessment</b>	<b>Is the site suitable?</b>
Medium to high sensitivity due to the location of the site within Midhurst conservation area and visible/ prominent location adjacent to the leisure centre and public car park.	
<b>Suitability</b>	Yes
The site is within the settlement boundary and defined town centre boundary of Midhurst. Trees of value should be retained. The site is considered suitable for a sensitively designed, landscape led mixed residential/ commercial scheme, responding to the sites prominent location, the conservation area and making a positive contribution to the Midhurst townscape and character. The design of any scheme should enhance green infrastructure links and avoid harm to the amenity of neighbouring uses.	

<b>Availability</b>	<b>Is the site available?</b>
The site is being actively promoted and is available for development.	
	Yes

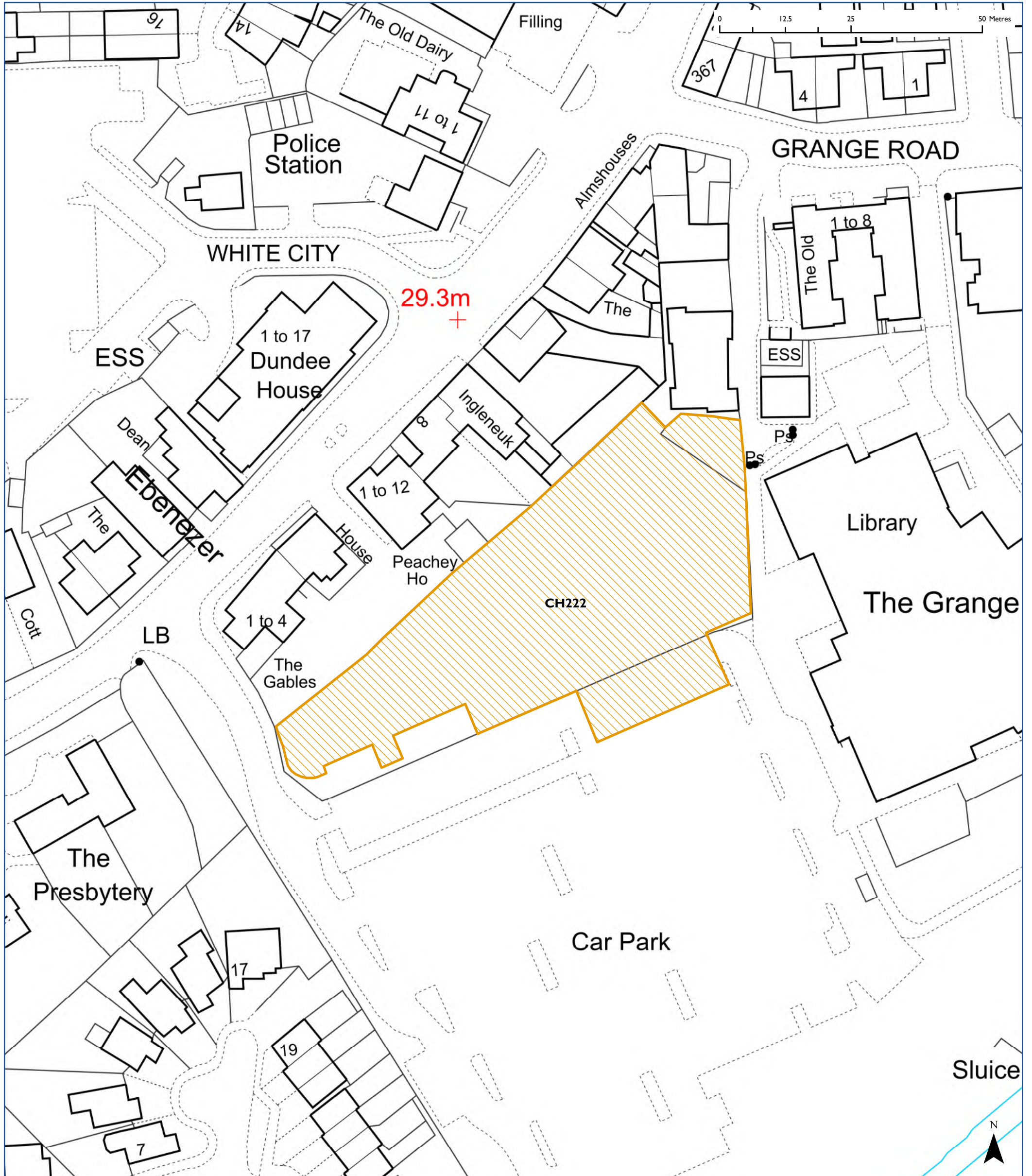
<b>Achievability</b>	<b>Is the site achievable?</b>
There is no reason to indicate why development on the site is not achievable.	
	Yes


<b>Assessment Recommendation</b>	Has Potential
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<b>Reason for Rejection</b>
Not applicable.

<b>Site Area (ha)</b>	<b>Estimated Yield</b>
0.311	10 dwellings. Commercial TBD.

<b>0-5 years</b>	<b>6-10 years</b>	<b>11-15 years</b>
10		



 Has Potential



**South Downs Land Availability Assessment 2024 Provisional Findings  
Site Assessment Proforma**

<b>REF:</b> CH074	<b>Site Name:</b> LAND WEST OF VALENTINES LEA
<b>Settlement, Parish, District</b>	Northchapel, Chichester
<b>Current Use</b>	Agriculture
<b>Use(s) considered</b>	Residential

<b>Landscape Assessment</b>	<b>Is the site suitable?</b>
Medium/High Sensitivity. The site is visible in the landscape and is an assart fieldscape. It is on the settlement edge in a prominent location. The existing settlement edge is a detracting influence and would benefit from green infrastructure which integrates it into the landscape in a more appropriate manner.	
<b>Suitability</b>	<b>Yes (in part)</b>
The site totals 7.1ha in size. It is adjacent to ancient woodland and Local Wildlife Site to north. A narrow area of surface water flood risk bisects the site parallel to the A283. The site is considered suitable for sensitively located and well-designed development that addresses the landscape points raised above, providing a more sensitive edge of settlement and with a buffer to the ancient woodland. Development should relate closely with the existing development, located in the 2.5ha 'central' field, immediately east of Valentines Lea, with the remainder of the site to provide an appropriate settlement edge and buffer to the ancient woodland, with potential for open space including biodiversity net gain provision. Preferred access to the site would be via Valentines Lea, although not from the southern end due to proximity to ancient woodland and TPOs. This access point might be better suited to non-motorised users. Gaining access via the A283 would need further assessment to see if this could be safely achieved due to the bend in the road at this location.	

<b>Availability</b>	<b>Is the site available?</b>
The site is being actively promoted and is available for development.	Yes

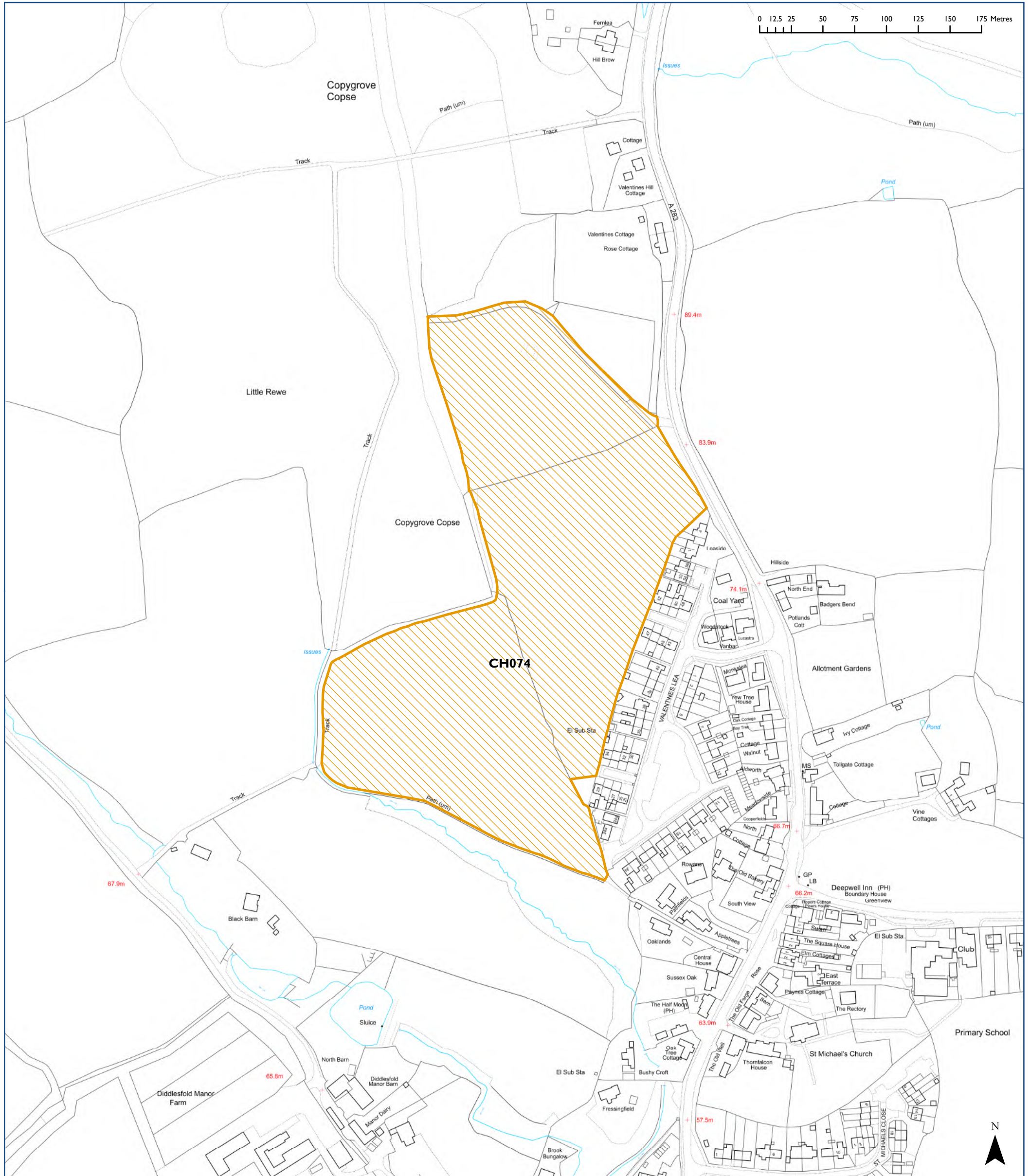
<b>Achievability</b>	<b>Is the site achievable?</b>
There is no reason to indicate why development on the site is not achievable.	Yes

<b>Assessment Recommendation</b>	Has Potential
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<b>Reason for Rejection</b>
Not applicable

<b>Site Area (ha)</b>	<b>Estimated Yield</b>
7.1ha (2.5 ha)	25

<b>0-5 years</b>	<b>6-10 years</b>	<b>11-15 years</b>
25		



 Has Potential



**South Downs Land Availability Assessment 2024 Provisional Findings  
Site Assessment Proforma**

<b>REF:</b> CH227	<b>Site Name:</b> OLD STATION YARD, NYEWOOD
<b>Settlement, Parish, District</b>	Nyewood, Harting, Chichester
<b>Current Use</b>	Former Rogate and Harting railway station and its sidings which closed in 1955.
<b>Use(s) considered</b>	Residential

<b>Landscape Assessment</b>	<b>Is the site suitable?</b>
Principle established through planning permission SDNP/18/00352/FUL: The committee report says: 'Whilst there are notable elements on the site that do positively contribute to the character of the area (notably the former Station House and the former railway line) there are many elements of the site that have a negative impact (notably the ad hoc storage of materials and some of the later structures that have been built). This sets a low baseline with regard to the landscape qualities that the site currently contributes to the special qualities of the National Park.'	
<b>Suitability</b>	Yes
Principle established through planning permission SDNP/18/00352/FUL for 5 affordable dwellings and 4 market dwellings: The committee report says: Whilst the positioning of the new dwellings extend away from the pattern of development in Nyewood (when it could potentially have clustered more around the western end of the site) this is considered acceptable as it both removes the existing harmful ad hoc development (at the eastern end of the site) and would reinforce the wider perception and understanding of the route of the former railway.	

<b>Availability</b>	<b>Is the site available?</b>
The site is considered to be available. Principle established through planning permission SDNP/18/00352/FUL however work has not commenced and the permissions has now recently lapsed.	Yes

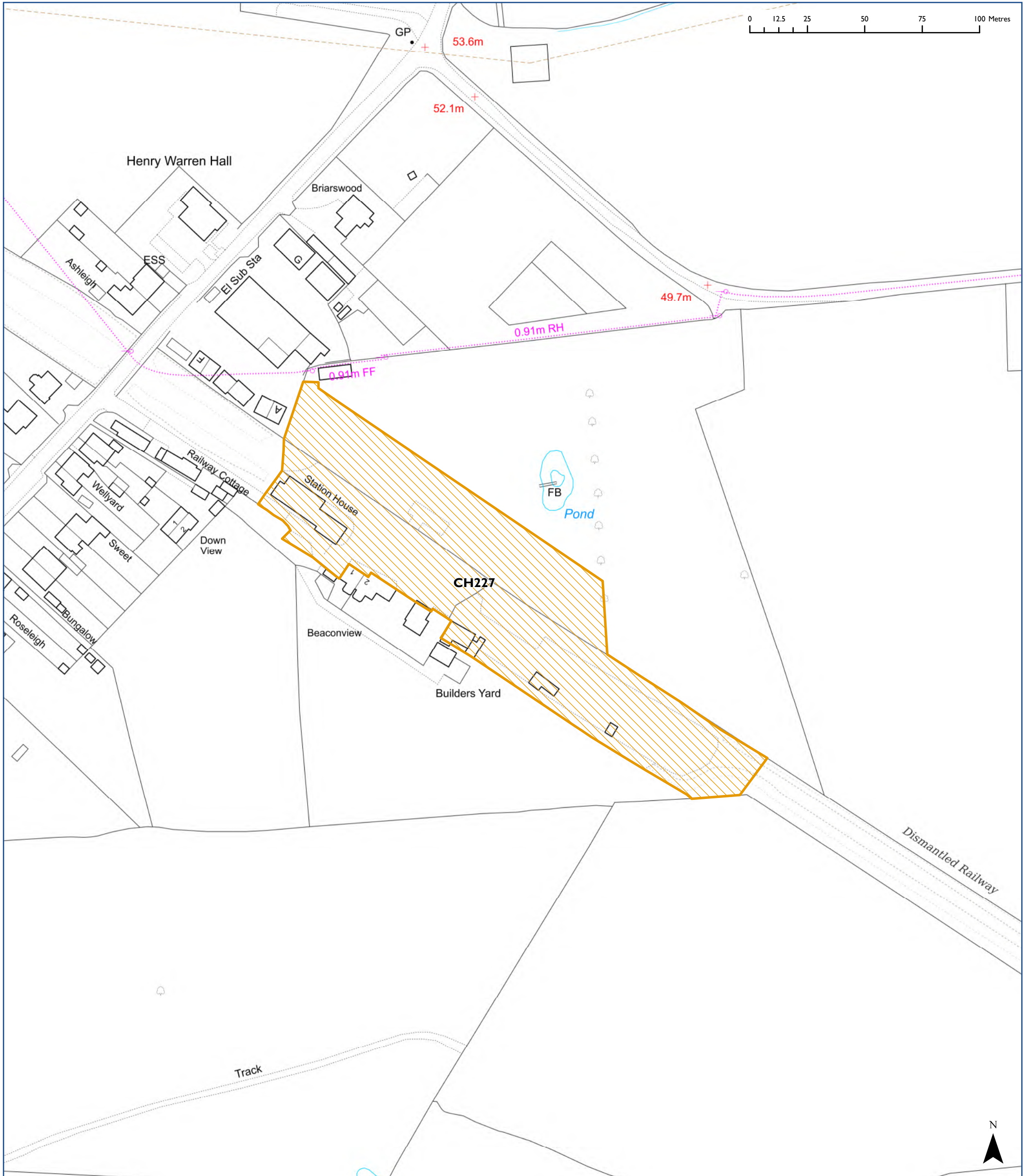
<b>Achievability</b>	<b>Is the site achievable?</b>
There is no reason to indicate why development on the site is not achievable.	Yes

<b>Assessment Recommendation</b>	Has Potential
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<b>Reason for Rejection</b>
Not applicable

<b>Site Area (ha)</b>	<b>Estimated Yield</b>
	9

<b>0-5 years</b>	<b>6-10 years</b>	<b>11-15 years</b>
X		



 Has Potential



**South Downs Land Availability Assessment 2024 Provisional Findings  
Site Assessment Proforma**

<b>REF:</b> W1100	<b>Site Name:</b> Land at Old Green Farm
<b>Settlement, Parish, District</b>	Owslebury, Winchester
<b>Current Use</b>	Contractor Yard & Field
<b>Use(s) considered</b>	Residential & Public Open Space (POS)

<b>Landscape Assessment</b>	<b>Is the site suitable?</b>
The site has a low landscape sensitivity owing to its relatively flat and enclosed nature, and its current use as a contractor yard. Development would follow the NE-SW linear evolution of the village. The proposed POS in the south of the site could help to soften and enhance the settlement boundary and edge.	
<b>Suitability</b>	Yes
The site is adjacent to listed buildings and an existing PRoW along its northern boundary. It includes two accesses, off the main road at Whites Hill and adjacent to a bus stop at Whaddon Lane. The site has potential for a residential development in the north and west, and public open space/ biodiversity net gain opportunities in the south and east. The final design, layout, with quantum of development will be dependent on highway and access capacities, and whether it would be feasible to enhance the existing bus stop, all whilst still respecting the semi-rural character of the area. To follow the settlement pattern and evolution of the village, any built development would need to be linear and address access onto Whites Hill and the bus stop as appropriate.	

<b>Availability</b>	<b>Is the site available?</b>
The site is in single ownership and the landowner recently indicated that the site is available for development.	
	Yes

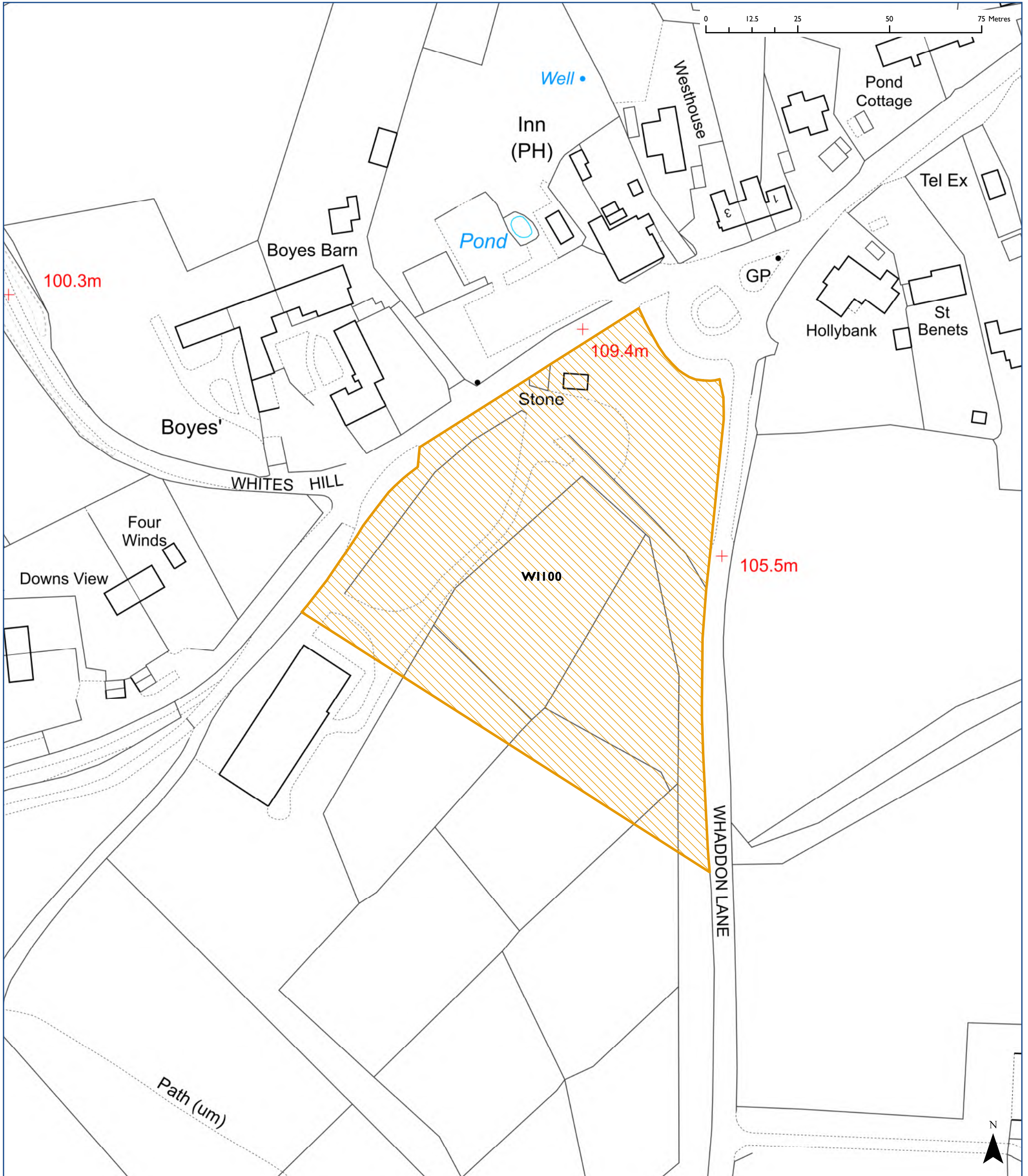
<b>Achievability</b>	<b>Is the site achievable?</b>
There is no reason to indicate why development on the site is not achievable subject to potential bus stop, highway, and access improvements.	
	Yes

<b>Assessment Recommendation</b>	Has Potential
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<b>Reason for Rejection</b>
Not applicable.

<b>Site Area (ha)</b>	<b>Estimated Yield</b>
1ha	5-10 dwellings and open space

<b>0-5 years</b>	<b>6-10 years</b>	<b>11-15 years</b>
X		



 Has Potential



## South Downs Land Availability Assessment 2024 Provisional Findings Site Assessment Proforma

<b>REF:</b> W1101	<b>Site Name:</b> Land at Whites Hill Farm
<b>Settlement, Parish, District</b>	Owslebury, Winchester
<b>Current Use</b>	Agriculture, Commercial, Equestrian and Residential.
<b>Use(s) considered</b>	<b>Option 1:</b> <10 dwellings & 1500sqm of Class E(g)(i-iii); or <b>Option 2:</b> > 10 dwellings.

<b>Landscape Assessment</b>	Is the site suitable?
The site has moderate landscape sensitivity owing to its existing built development, established boundary vegetation, and glimpsed views from the wider landscape. Any development should be sited in the southern area / within the footprint of existing built development and address the existing access road, so not to be readily visible from wider views nor create an incongruous extension to the NE-SW linear village of Owslebury. If designed appropriately and sympathetically then redevelopment may have the potential to improve the appearance and character of the site both locally and when viewed from the wider landscape.	
<b>Suitability</b>	Yes
The site entrance is adjacent to existing listed buildings, and an existing PRoW runs along its southern boundary. The site has potential for redevelopment, and this should include both commercial and residential redevelopment to ensure both maximum benefits to the adjacent community, and the future operation of onsite and adjacent agricultural and equestrian elements. Any development should be sited in the south of the site and address the existing access road. Given the above and the findings of the landscape assessment, the site may be suitable for employment and residential redevelopment subject to securing BNG onsite.	

<b>Availability</b>	Is the site available?
The site is in single ownership and the landowner recently indicated that the site is available for redevelopment.	Yes

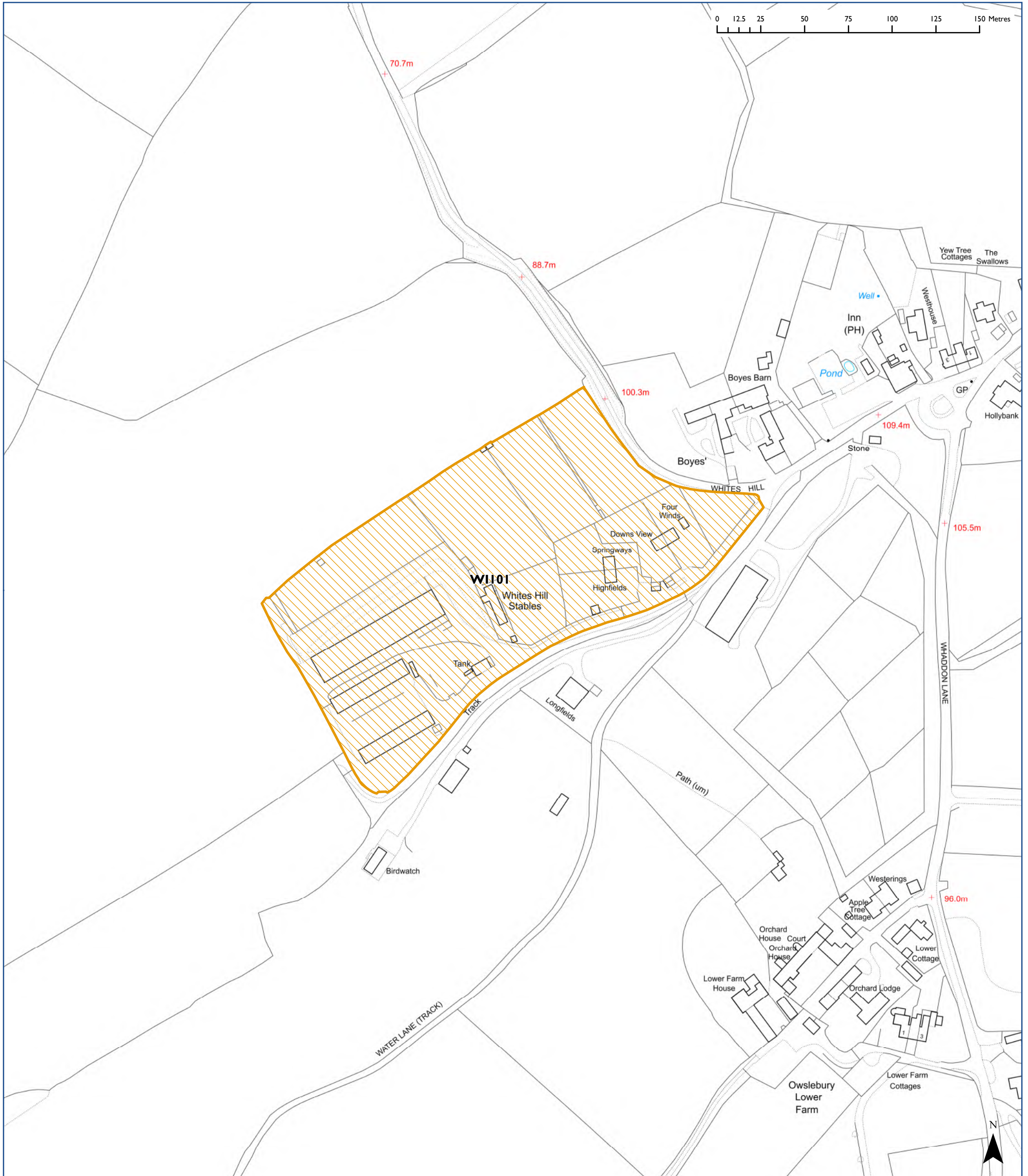
<b>Achievability</b>	Is the site achievable?
There is no reason to indicate why development on the site is not achievable	Yes

<b>Assessment Recommendation</b>	Has Potential
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<b>Reason for Rejection</b>
Not applicable.

<b>Site Area (ha)</b>	<b>Estimated Yield</b>
3.0ha	1500sqm employment, and 5 dwellings

<b>0-5 years</b>	<b>6-10 years</b>	<b>11-15 years</b>
X		



 Has Potential



## South Downs Land Availability Assessment 2024 Provisional Findings

### Site Assessment Proforma

<b>REF:</b> EA067	<b>Site Name:</b> Land at Penns Place
<b>Settlement, Parish, District</b>	Petersfield, East Hampshire
<b>Current Use</b>	Council Offices, Leisure Centre, Car Park & Playing Pitches.
<b>Use(s) considered</b>	Sports Hub & Residential

<b>Landscape Assessment</b>	<b>Is the site suitable?</b>
The site has a moderate landscape sensitivity. The site has previously developed land (PDL) in the form of 1970s offices, a leisure centre, and a car park. These were constructed within the footprint of the previous farmstead and have created an isolated built area which is outside and incongruous to the defined settlement boundary. The remainder of the site is flat and used for sports pitches, and the overall site is bound by built residential development to the south and west, and by the River Rother / Rotherlands LNR to the north and east.	
<b>Suitability</b>	Yes
The site is allocated as a community facility in the Petersfield NDP (Policy CPI, ref. C10) and is identified for enhancement. The site straddles Flood Zones 2 and 3 to the north and east due to the proximity of the River Rother. The safeguarded Petersfield-Midhurst route is in the south-east, and the site is bound by priority woodland habitat on its north and east boundaries (adj. Rotherlands LNR / SINC) and includes protected trees on its south and west boundaries. The site is also in a mineral consultation area for sharp sand and gravel. There is an opportunity to deliver an exceptional and innovative redevelopment for community, sports, and residential uses, whilst also providing opportunities for green infrastructure and biodiversity net gain (BNG) around river corridors and ecological designations. The above is subject to marketing of the existing office space, a detailed landscape and contextual analysis, and discussions with SGN about development in the outer buffer zone of the regional gas pipeline which runs north-south under the car park.	

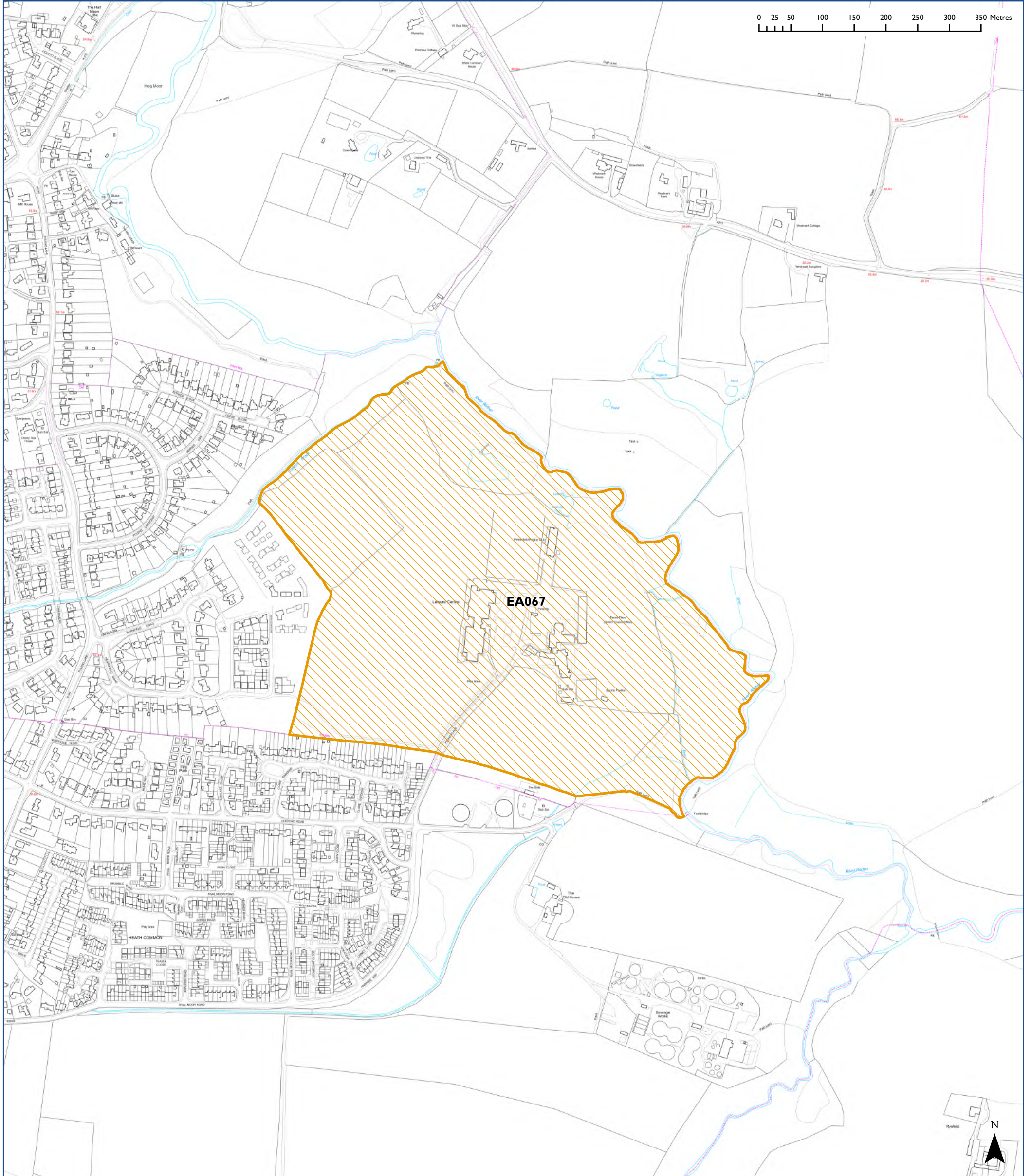
<b>Availability</b>	<b>Is the site available?</b>
The site is in multiple ownership and has been promoted by one of the three landowners. The promoter has confirmed that there is an ongoing dialogue between all landowners via a stakeholder group, and that the whole site is available for redevelopment. The above will need to be monitored.	
	Yes

<b>Achievability</b>	<b>Is the site achievable?</b>
There is no reason to indicate why development on the site is not achievable.	
	Yes

<b>Assessment Recommendation</b>	Has Potential
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<b>Reason for Rejection</b>
Not applicable.

<b>Site Area (ha)</b>	<b>Estimated Yield</b>	<b>0-5 years</b>	<b>6-10 years</b>	<b>11-15 years</b>
30ha	Sports Hub & 35 dwellings		X	X



 Has Potential



## South Downs Land Availability Assessment 2024 Provisional Findings Site Assessment Proforma

<b>REF:</b> EA071	<b>Site Name:</b> Land south of Paddock Way
<b>Settlement, Parish, District</b>	Petersfield, East Hampshire
<b>Current Use</b>	Local Green Space (LGS) & Agricultural Pastureland
<b>Use(s) considered</b>	Local Green Space (LGS) & Residential

<b>Landscape Assessment</b>	<b>Is the site suitable?</b>
The site has a moderate landscape sensitivity. The impact of recent built development (i.e., residential and transport developments) has detracted from the tranquillity and naturalness of the immediate landscape. That said, the site has intervisibility with Butser Hill and still provides both a green infrastructure function along the west boundary of Petersfield, and a rural buffer to recent development.	
<b>Suitability</b>	Yes, but further investigation required.
The site is in a mineral consultation area for clay and is in a contaminated land buffer. The site is bound by residential development (and includes a local green space, approx. 0.8ha) in the north; residential development, a public right of way footpath (and a stream) in the east; agricultural land (and flood zones) in the south; and the A3 road/ railway transport corridor in the west. All the above – and the required mitigation - would reduce the developable area to the central part of the site. This would create a detached and incongruous extension if developed for dwellinghouses. Built development would need to be designed with noise and flood mitigation in mind. In considering the above and the identified constraints – an exemplary designed, single, blocked building in the centre of the site could be explored (i.e., solely C2 or mixed C2/C3 use). This would allow for the remainder of the site to be used for green infrastructure, biodiversity net gain, flood mitigation / SuDS, and PRow enhancements, whilst also allowing for the re-position, re-location and/or re-orientation of the existing local green space onsite to a better quantity and quality. Further investigation of the above is required to better estimate a potential development yield.	

<b>Availability</b>	<b>Is the site available?</b>
The site is in single ownership and the landowner has recently indicated that the site would be available for development.	Yes

<b>Achievability</b>	<b>Is the site achievable?</b>
There is no reason to indicate why development on the site is not achievable.	Yes

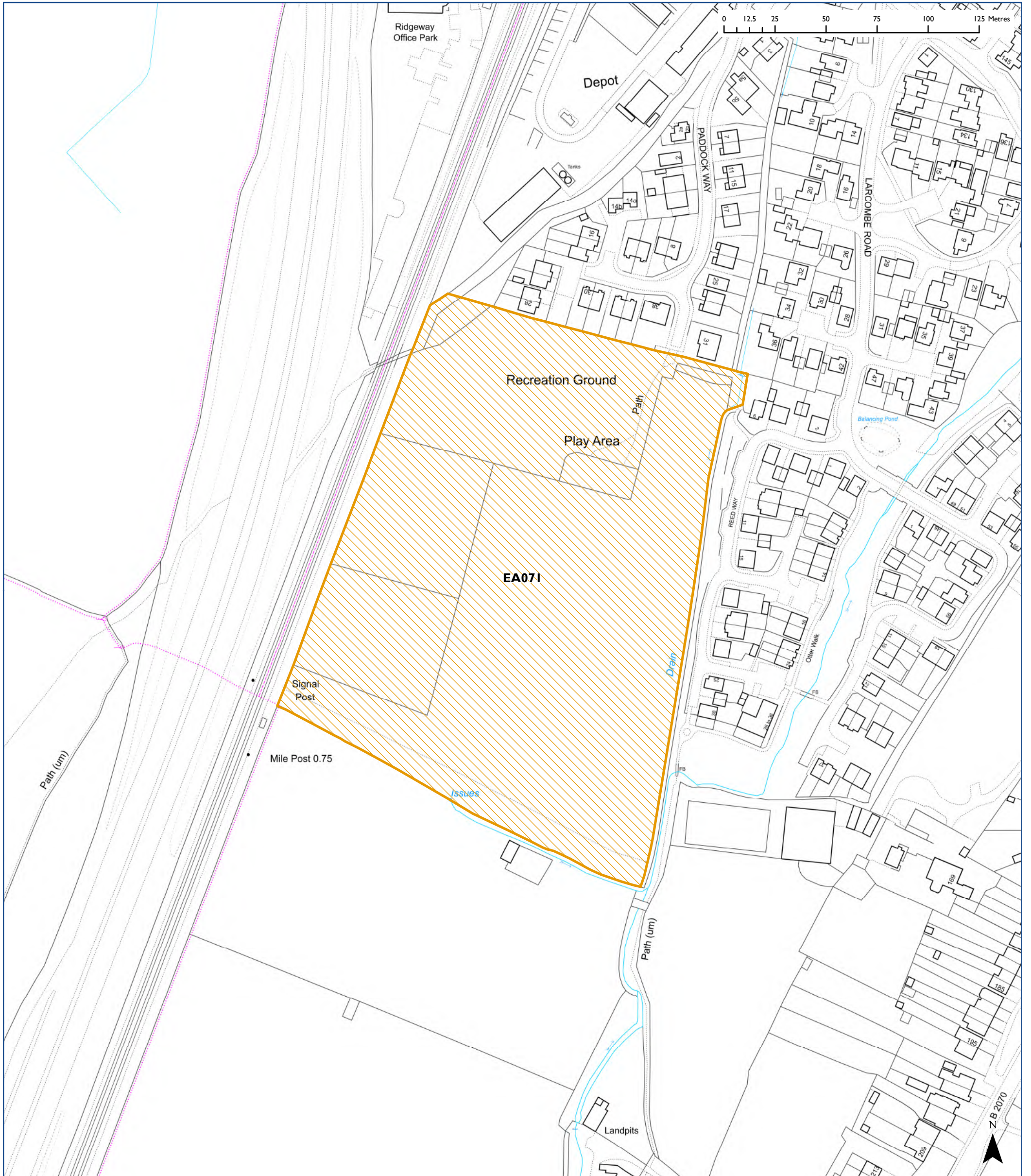
<b>Assessment Recommendation</b>	Has Potential ( <i>subject to further investigation</i> )
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<b>Reason for Rejection</b>
Not applicable.

<b>Site Area (ha)</b>	<b>Estimated Yield</b>
4.1ha	100 – 150 C2/C3 care home / flats

<b>0-5 years</b>	<b>6-10 years</b>	<b>11-15 years</b>
	X	





 Has Potential



## South Downs Land Availability Assessment 2024 Provisional Findings Site Assessment Proforma

<b>REF:</b> EA182	<b>Site Name:</b> Land at Drum Court, The Spain
<b>Settlement, Parish, District</b>	Petersfield, East Hampshire
<b>Current Use</b>	Vacant Offices & Car Park
<b>Use(s) considered</b>	Residential (100% Affordable)

<b>Landscape Assessment</b>	<b>Is the site suitable?</b>
The site has a low landscape sensitivity given that it comprises previously developed land (PDL) in the defined settlement boundary. It includes a 1990s, vacant, red-brick, three-storey office building adjacent to Petersfield Town Centre.	
<b>Suitability</b>	Yes
The site comprises previously developed land (PDL) in the defined settlement boundary and is adjacent to Petersfield Town Centre and Petersfield Conservation Area. The site is suitable for a flatted redevelopment subject to appropriate marketing, and a careful and sympathetic design, layout, and massing which takes account of the adjacent highway, conservation area and listed buildings.	

<b>Availability</b>	<b>Is the site available?</b>
The site is in single ownership and the landowner recently indicated that the site is available for redevelopment.	
	Yes

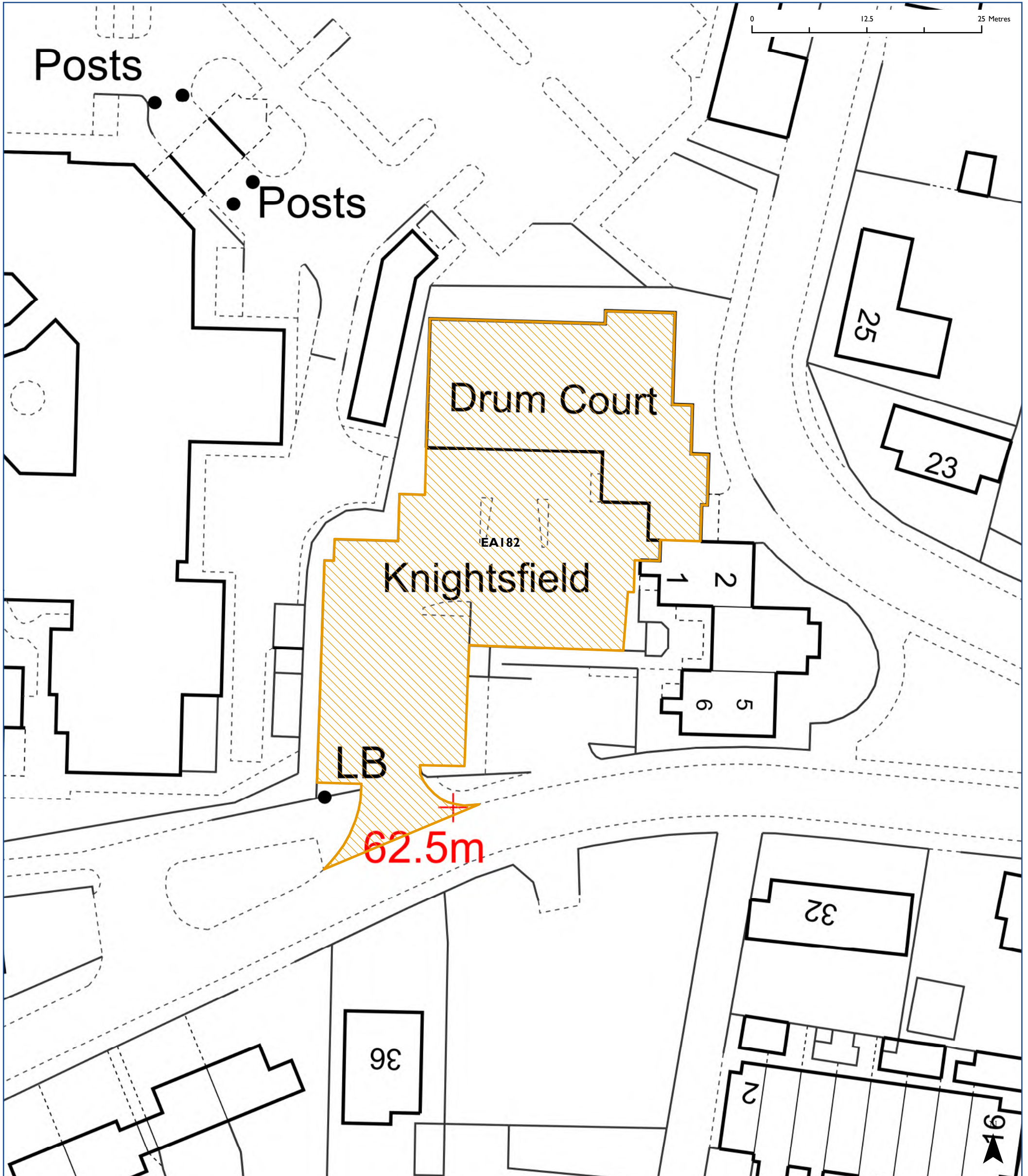
<b>Achievability</b>	<b>Is the site achievable?</b>
There is no reason to indicate why development on the site is not achievable.	
	Yes

<b>Assessment Recommendation</b>	Has Potential
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<b>Reason for Rejection</b>
Not applicable

<b>Site Area (ha)</b>	<b>Estimated Yield</b>
0.16ha	21 dwellings

<b>0-5 years</b>	<b>6-10 years</b>	<b>11-15 years</b>
X		



 Has Potential



**South Downs Land Availability Assessment 2024 Provisional Findings**  
**Site Assessment Proforma**

<b>REF:</b> EA187	<b>Site Name:</b> Windward, Reservoir Lane
<b>Settlement, Parish, District</b>	Petersfield, East Hampshire
<b>Current Use</b>	Residential Dwelling & Garden Land
<b>Use(s) considered</b>	Residential

<b>Summary of Landscape Assessment</b>	<b>Is the site suitable?</b>
The site has a moderate landscape sensitivity given that it comprises a twentieth century dwelling and its residential curtilage. The wider area is semi-rural in character and so development will need to be low density to accord with existing and recently permitted residential development. Development will also need to be carefully and sympathetically designed so to retain the site's existing boundary vegetation, as well as its relationship with, and outlook from, Reservoir Lane.	
<b>Suitability</b>	Yes
The site is approx. 150m from historic landfill and is in a contaminated land buffer. Any built development will need to retain all boundary vegetation where possible, especially the eastern tree belt which connects to the wider habitat mosaic. The site boundary includes part of the land parcel to the west, part of Petersfield NDP Allocation H1 I/HP7, that has not been subject to extant permissions for custom and self-build housing. This will help to ensure that residential development is delivered at this site in an efficient and comprehensive manner, whilst securing the 5 net dwelling minimum.	

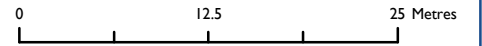
<b>Availability</b>	<b>Is the site available?</b>
The site is in multiple ownership with the landowners recently confirming that the site is available for comprehensive development.	
	Yes

<b>Achievability</b>	<b>Is the site achievable?</b>
There is no reason to indicate why development on the site is not achievable.	
	Yes

<b>Assessment Recommendation</b>	Has Potential
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<b>Reason for Rejection</b>
Not applicable.

<b>Site Area (ha)</b>	<b>Estimated Yield</b>	<b>0-5 years</b>	<b>6-10 years</b>	<b>11-15 years</b>
0.53ha	5 dwellings (net)	X		



 Has Potential



## South Downs Land Availability Assessment 2024 Provisional Findings Site Assessment Proforma

<b>REF:</b> EA195	<b>Site Name:</b> The Courtyard, Heath Road
<b>Settlement, Parish, District</b>	Petersfield, East Hampshire
<b>Current Use</b>	Commercial (Vacant)
<b>Use(s) considered</b>	Commercial & Residential Redevelopment

<b>Landscape Assessment</b>	<b>Is the site suitable?</b>
The site includes a 1960s, two-storey, rectangular building which is dilapidated and vacant. The site has a low landscape sensitivity as it is previously developed land (PDL) in need of enhancement. However, the site has a high heritage sensitivity given its location in the setting of designated and non-designated heritage assets.	
<b>Suitability</b>	Yes
The site is in a mineral consultation area for soft sand and has archaeological potential; however, both are likely to have been compromised by existing built development. The site is previously developed land (PDL) within the existing settlement policy boundary (SPB). The site is allocated in the Petersfield NDP (Policy CI) as part of a wider community use. The NDP explains that this area is a priority for enhancement with scope for a careful mixed use of residential and employment units. The site is considered suitable for redevelopment as it offers an opportunity to enhance the appearance and character of the area. The design, layout, and delivery of redevelopment on the site, and wider area, should be considered as part a contextual analysis and comprehensive master plan. The above is also dependent on contaminated land remediation and the successful relocation of the existing kickboxing / gym group.	

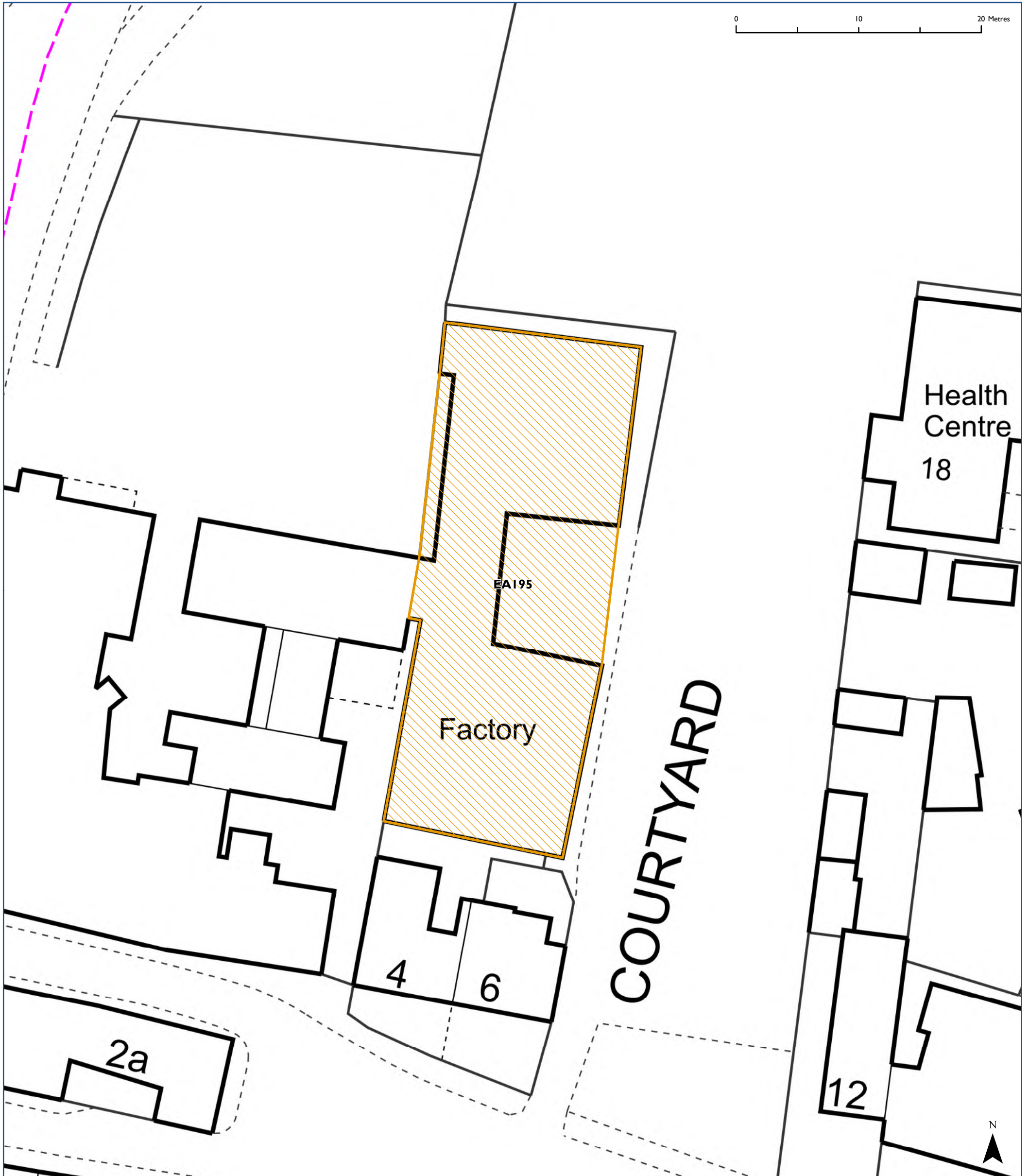
<b>Availability</b>	<b>Is the site available?</b>
The site is considered to be available for redevelopment given the recent submission of planning application ref. SDNP/23/04239/FUL.	Yes

<b>Achievability</b>	<b>Is the site achievable?</b>
There is no reason to indicate why development on the site is not achievable, subject to achieving an appropriate access through third party land.	Yes

<b>Assessment Recommendation</b>	Has Potential
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<b>Reason for Rejection</b>
Not applicable

<b>Site Area</b>	<b>Estimated Yield</b>	<b>0-5 years</b>	<b>6-10 years</b>	<b>11-15 years</b>
0.06ha	8 dwellings & 2 commercial units.	X		



 Has Potential



## South Downs Land Availability Assessment 2024 Provisional Findings Site Assessment Proforma

<b>REF:</b> EA225	<b>Site Name:</b> Land at Festival Hall
<b>Settlement, Parish, District</b>	Petersfield, East Hampshire
<b>Current Use</b>	Car Park, Ino. Dwelling, and Former GP Surgery.
<b>Use(s) considered</b>	Car Park & Residential/Commercial Redevelopment

<b>Landscape Assessment</b>	<b>Is the site suitable?</b>
The site comprises a 212-space car park and two twentieth century buildings in the form of 1 dwelling (occupied by a local charity) and a former GP surgery (vacant). The site has a low landscape sensitivity as it is previously developed land (PDL) in need of enhancement. However, the site has a high heritage sensitivity given that it is partly within a conservation area and is adjacent to designated and non-designated heritage assets.	
<b>Suitability</b>	Yes
The site is in a mineral consultation area for soft sand and has archaeological potential; however, both are likely to have been compromised by existing built development. The site is previously developed land (PDL) within the existing settlement policy boundary (SPB). The site is allocated in the Petersfield NDP (Policy CI) as part of a wider community use. The NDP explains that this area is a priority for enhancement with scope for a careful mixed use of residential and employment units, as well as the potential for a hotel. The site is considered suitable for higher density redevelopment providing that it is sensitively designed to conserve or enhance the setting and significance of adjacent designated and non-designated heritage assets. Any redevelopment must also respect the status and future of Festival Hall as a performance area. The design, layout, and delivery of redevelopment on the site, and wider area, should be considered as part a contextual analysis and comprehensive master plan.	

<b>Availability</b>	<b>Is the site available?</b>
The site is in single ownership and the landowner recently indicated that the site is available for redevelopment, but this may be subject to lease arrangements. The site is part of the wider Festival Hall area, and redevelopment must not undermine other redevelopment opportunities for the wider area.	Yes

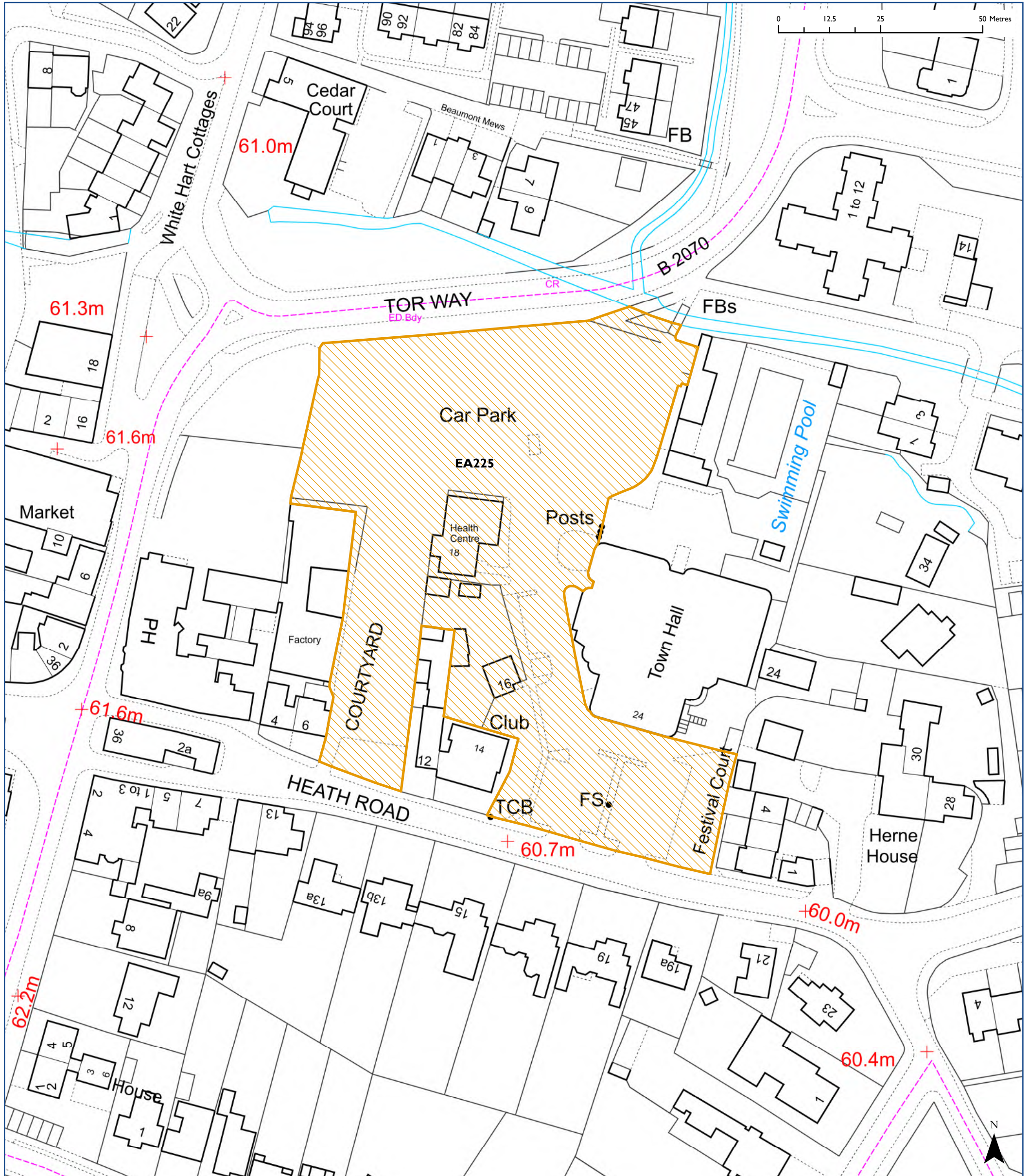
<b>Achievability</b>	<b>Is the site achievable?</b>
There is no reason to indicate why development on the site is not achievable.	Yes

<b>Assessment Recommendation</b>	Has Potential
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<b>Reason for Rejection</b>
Not applicable

Site Area	Estimated Yield	0-5 years	6-10 years	11-15 years
0.84ha	20 apartments, commercial uses and 212 parking spaces.	X	X	





 Has Potential



**South Downs Land Availability Assessment 2024 Provisional Findings  
Site Assessment Proforma**

<b>REF:</b> CH092	<b>Site Name:</b> LAND TO THE REAR OF ROTHERMEAD
<b>Settlement, Parish, District</b>	Petworth, Chichester
<b>Current Use</b>	Disused barn and previously developed land (PDL)
<b>Use(s) considered</b>	Residential

<b>Landscape Assessment</b>	<b>Is the site suitable?</b>
Medium Sensitivity due to the edge of settlement location and PDL status. The site is very prominent on the approach to Petworth from the A285 as a derelict but reasonably modern farm building of medium scale and associated hardstanding. There is a farmstead style house to the south of the site which contributes to the rural character at the edge of the town. Views from the surrounding PRow are largely obscured by topography or hedgerows, the site is visible in some instances as an agricultural building at the edge of the settlement extent. The site is not very visible from the wider countryside.	
<b>Suitability</b>	Yes
The site is considered suitable for a small number of dwellings. No major constraints are apparent. The landscape assessment indicates the site is screened from wider views in landscape.	

<b>Availability</b>	<b>Is the site available?</b>
The site is being actively promoted and is available for development.	
	Yes

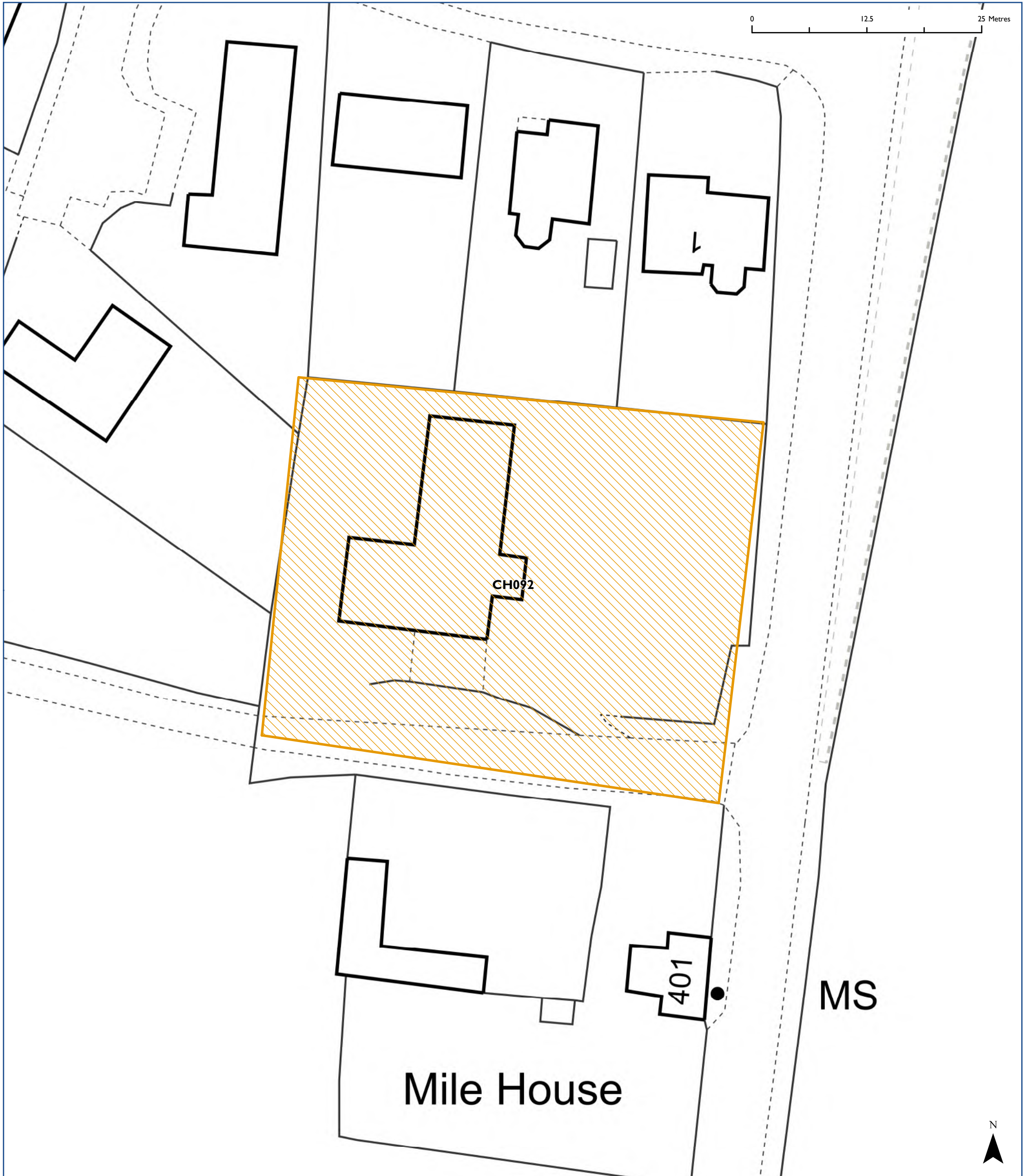
<b>Achievability</b>	<b>Is the site achievable?</b>
Access onto Station Road is available. Potential exists to achieve more if brought forward with the adjacent Petworth Neighbourhood Development Plan Policy H8 site and any area deemed suitable for development on submitted site CH093.	
	Yes

<b>Assessment Recommendation</b>	Has Potential
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<b>Reason for Rejection</b>
N/A

<b>Site Area (ha)</b>	<b>Estimated Yield</b>
0.2	6

<b>0-5 years</b>	<b>6-10 years</b>	<b>11-15 years</b>
6		



 Has Potential



**South Downs Land Availability Assessment 2024 Provisional Findings  
Site Assessment Proforma**

<b>REF:</b> CH093	<b>Site Name:</b> LAND WEST OF STATION ROAD
<b>Settlement, Parish, District</b>	Petworth, Chichester District
<b>Current Use</b>	Single dwelling (with barn building) and open countryside
<b>Use(s) considered</b>	Residential

<b>Landscape Assessment</b>	<b>Is the site suitable?</b>
Moderate sensitivity due to the context of the farm site in its surrounding land and the prominence of the site at the entrance to Petworth. The site is an existing farmstead and part of the surrounding fields on the immediate settlement edge of Petworth. To the south west and east are open fields and the site has a rural character despite its edge of settlement location. The stone farmhouse and it's setting is important as a defining entry building into Petworth.	
<b>Suitability</b>	Yes – in part
Part of the site is considered suitable. This is considered to be a northern section, approximately 0.5ha in area, abutting the Rotherbridge Lane farm access track, for a linear type development facing onto the track, with its southern boundary in line with that of the farmstead to the east. The site should ideally come forward as a masterplanned development with the Petworth Neighbourhood Development Plan Policy H8 site to the north, and site CH092 to the east. The area further to the south is not considered suitable due to its open nature and landscape impact, particularly when approaching Petworth from the south.	

<b>Availability</b>	<b>Is the site available?</b>
The site is being actively promoted and is available for development.	Yes

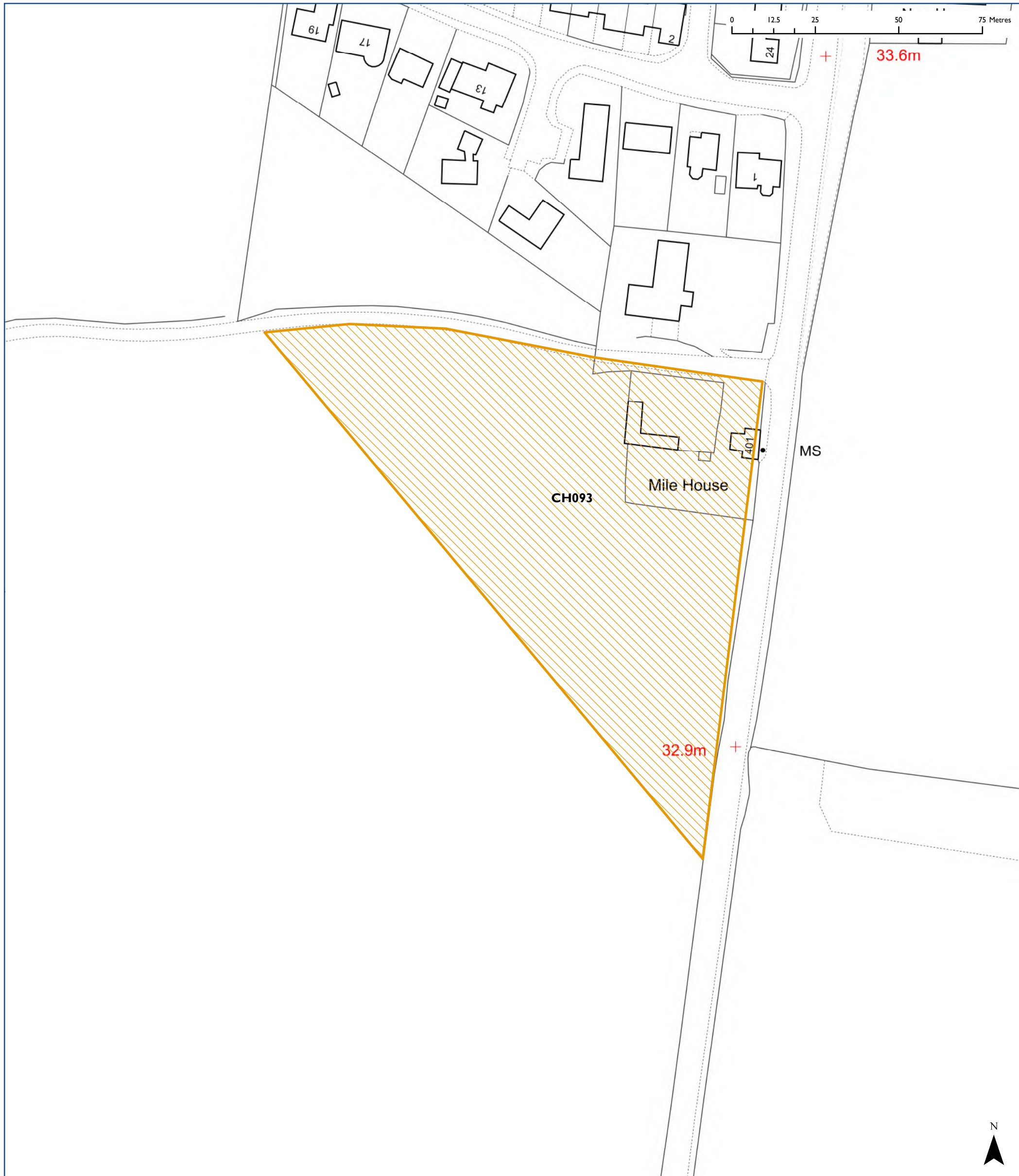
<b>Achievability</b>	<b>Is the site achievable?</b>
Access onto Station Road is available. Potential exists to achieve more if brought forward with Petworth Neighbourhood Development Plan Policy H8 site and site CH092.	Yes

<b>Assessment Recommendation</b>	Has potential
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<b>Reason for Rejection</b>
Not applicable

<b>Site Area (ha)</b>	<b>Estimated Yield</b>
1.1 ha (0.5ha)	8

<b>0-5 years</b>	<b>6-10 years</b>	<b>11-15 years</b>
8		



 Has Potential



**South Downs Land Availability Assessment 2024 Provisional Findings**  
**Site Assessment Proforma**

<b>REF:</b> CH096	<b>Site Name:</b> LAND NORTH OF NORTHEND CLOSE
<b>Settlement, Parish, District</b>	Petworth, Chichester
<b>Current Use</b>	Open field/countryside
<b>Use(s) considered</b>	Residential

<b>Landscape Assessment</b>	<b>Is the site suitable?</b>
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.	
<b>Suitability</b>	<b>Yes (in part)</b>
Only the field located immediately north of Northend Close (0.6ha in area) is considered suitable for a sensitively designed development. The field is located next to existing employment areas and to a site allocated for employment in the Petworth NDP. The remainder (and much larger area) of the site is not suitable, due to high sensitivity in landscape terms. It is also adjacent to a conservation area.	

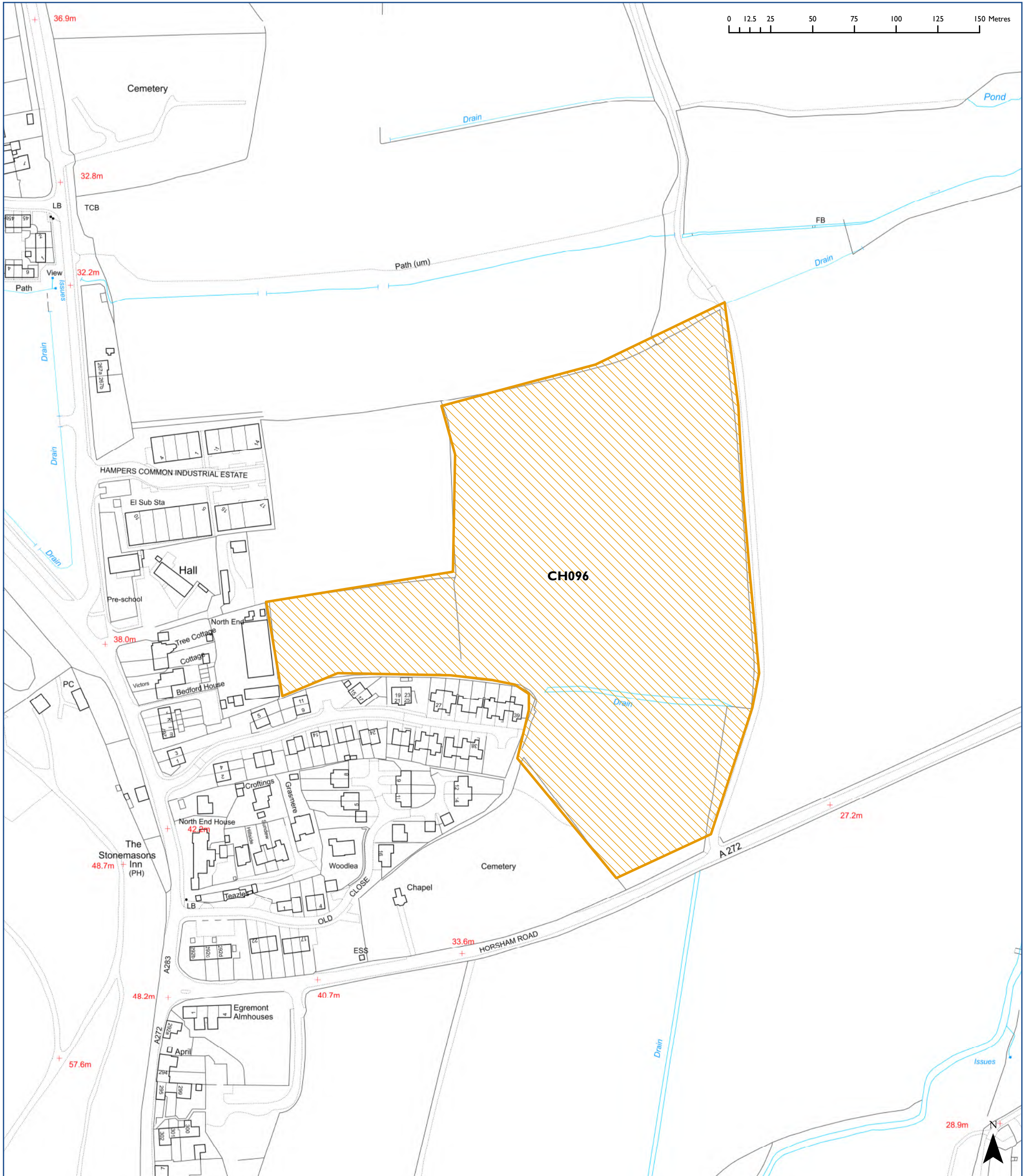
<b>Availability</b>	<b>Is the site available?</b>
The site is being actively promoted and is available for development.	<b>Yes</b>

<b>Achievability</b>	<b>Is the site achievable?</b>
The site is considered achievable. Several access points exist within the ownership and control of the landowner that are potentially suitable. This includes an existing access track directly into the site from the A283 from the west, and via the allocated employment site from the north. There is also the potential to gain access from the south via Northend Close albeit this is in third-party ownership.	<b>Yes (in part)</b>

<b>Assessment Recommendation</b>	Has Potential (part of site)
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<b>Reason for Rejection</b>
Not applicable

<b>Site Area (ha)</b>	<b>Estimated Yield</b>	<b>0-5 years</b>	<b>6-10 years</b>	<b>11-15 years</b>
5.15 (0.6)	18	18		



 Has Potential



**South Downs Land Availability Assessment 2024 Provisional Findings  
Site Assessment Proforma**

<b>REF:</b> CH236	<b>Site Name:</b> LAND WEST OF VILLAGE HALL
<b>Settlement, Parish, District</b>	Rogate, Chichester
<b>Current Use</b>	Agriculture
<b>Use(s) considered</b>	Residential

<b>Landscape Assessment</b>	<b>Is the site suitable?</b>
Moderate Sensitivity. The site sits within a wider landscape of modern fields; however, the site is notably visible from public rights of way to the east and has formed the settlement edge to the north of Rogate for some time. The site is adjacent to the conservation area.	
<b>Suitability</b>	Yes
In views toward the site, a sensitive development might fit in with the characteristics of this ridge-top settlement and be seen in the context of Pond House adjacent south. Access is likely to be achievable from North Street, subject to further assessment, but could impact the character of this part of North Street due to loss of hedgerow and so the design of any access will need to be carefully considered.	

<b>Availability</b>	<b>Is the site available?</b>
The site is being actively promoted and is available for development.	
	Yes

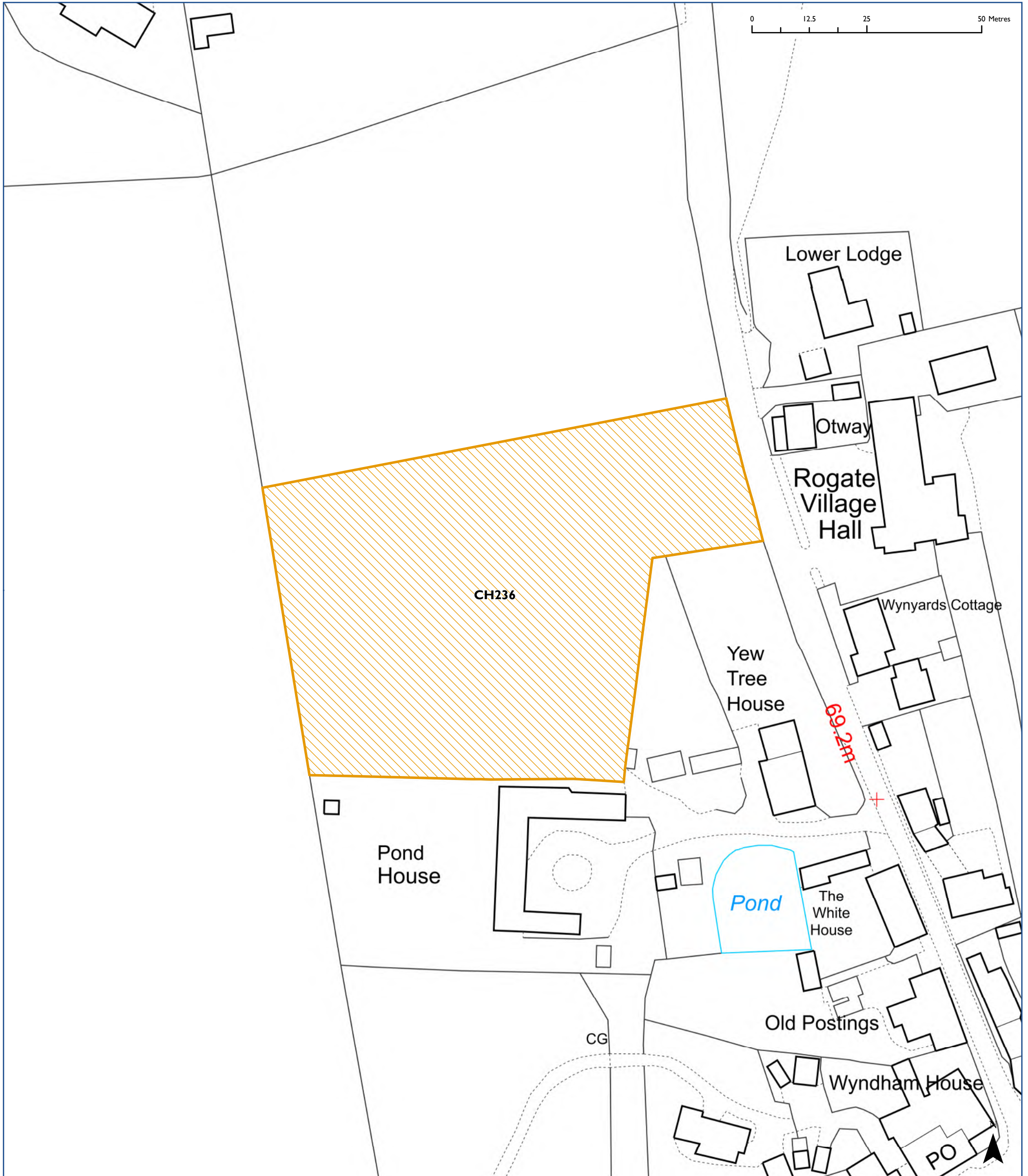
<b>Achievability</b>	<b>Is the site achievable?</b>
There is no reason to indicate why development on the site is not achievable.	
	Yes

<b>Assessment Recommendation</b>	Has Potential
----------------------------------	---------------

<b>Reason for Rejection</b>
Not applicable

<b>Site Area (ha)</b>	<b>Estimated Yield</b>
0.63	9

<b>0-5 years</b>	<b>6-10 years</b>	<b>11-15 years</b>
9		



 Has Potential



**South Downs Land Availability Assessment 2024 Provisional Findings  
Site Assessment Proforma**

<b>REF:</b> LE109	<b>Site Name:</b> LAND AT SEAFORD GOLF CLUB, FIRLE ROAD, SEAFORD (Land to the North East of Firle Road)
<b>Settlement, Parish, District</b>	Seaford, Lewes
<b>Current Use</b>	Golf course practice ground and parking
<b>Use(s) considered</b>	Residential

<b>Landscape Assessment</b>	<b>Is the site suitable?</b>
Low landscape sensitivity - site is relatively well contained, however new roof line and built form will be visible in wider views from nearby PROW.	
<b>Suitability</b>	Yes
Site is over 1500m from Seaford centre. Informal footpath along southern boundary of site. Site considered suitable for small scale development subject to suitable access from Firle Road.	

<b>Availability</b>	<b>Is the site available?</b>
Site is considered to be available.	
	Yes

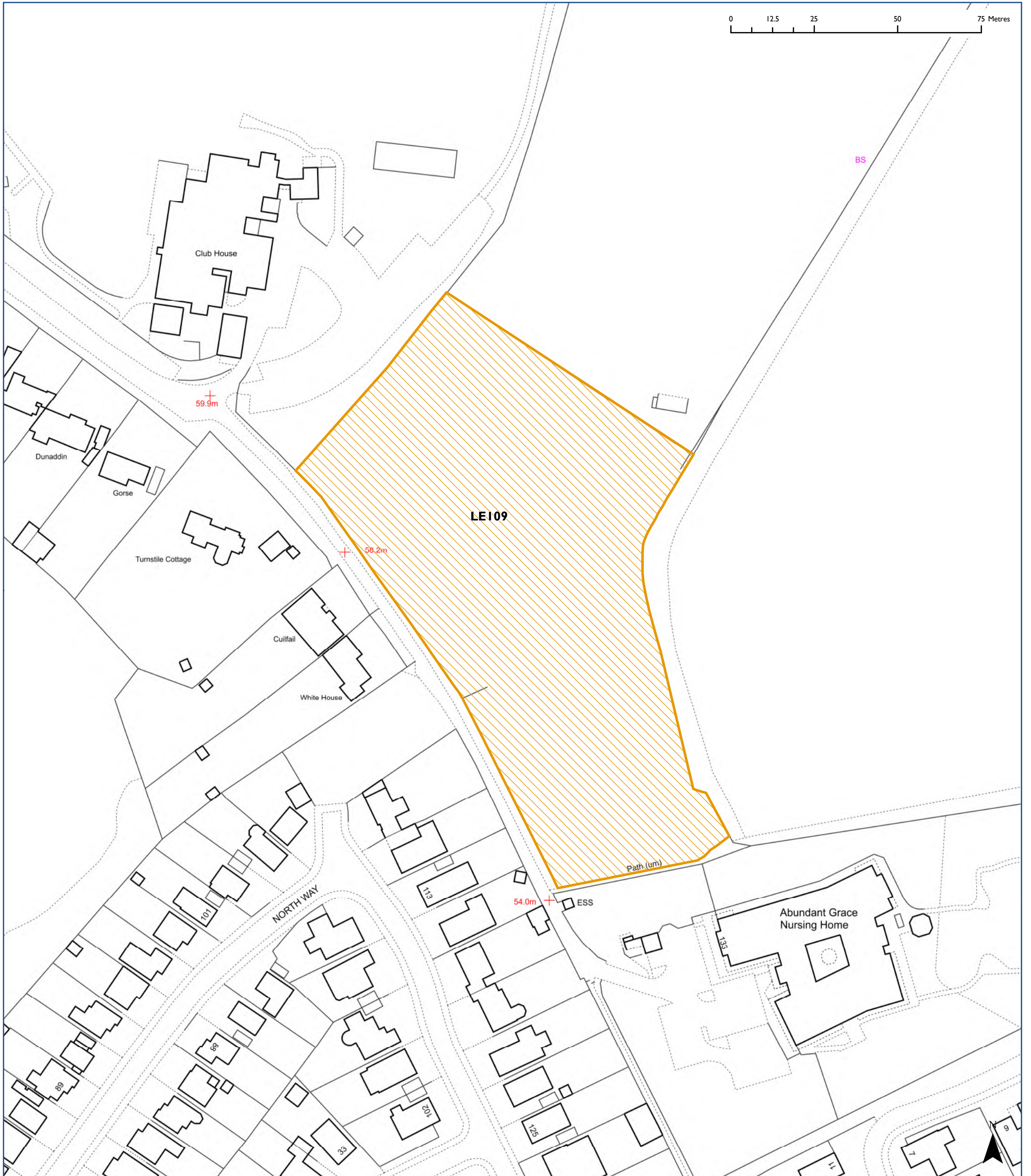
<b>Achievability</b>	<b>Is the site achievable?</b>
Narrow access along Firle Road (single lane width with limited passing places). Likely to only be acceptable if access achieved via the existing golf club access.	
	Yes

<b>Assessment Recommendation</b>	Has Potential
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<b>Reason for Rejection</b>
Not applicable

<b>Site Area (ha)</b>	<b>Estimated Yield</b>
1 ha	12

<b>0-5 years</b>	<b>6-10 years</b>	<b>11-15 years</b>
12		



 Has Potential



**South Downs Land Availability Assessment 2024 Provisional Findings  
Site Assessment Proforma**

<b>REF:</b> EA199	<b>Site Name:</b> LORDS FARM, WATERWORKS ROAD
<b>Settlement, Parish, District</b>	Sheet, East Hampshire
<b>Current Use</b>	Employment & Residential
<b>Use(s) considered</b>	Employment & Residential (Redevelopment, with POS)

<b>Landscape Assessment</b>	<b>Is the site suitable?</b>
The site has a low landscape sensitivity due to its previously developed use, mature boundary vegetation, and proximity to road and railway routes. The boundary vegetation helps to screen the existing poor quality and (partially) vacant built development from local and wider views. The railway line delineates the north-western edge of Sheet, and so the site is not well related to the existing settlement pattern. Any redevelopment would need to be employment based and sensitively designed (i.e., farmstead / courtyard style) given the site's historical agricultural and storage uses.	
<b>Suitability</b>	Yes
The site includes an existing dwellinghouse, along with stables, storage, workshops, and office spaces. The site would create an incongruous extension to the existing settlement pattern as it is beyond the railway line. However, given that the site comprises previously developed land (PDL), the site could be considered further for the sensitive redevelopment of small-scale employment uses. This would not prejudice the vacant dwellinghouse being developed for 1 or 2 dwellings (only) subject to the criteria under Policy SD30 of the Adopted SDLP. Finally, the wooded triangular plot (between Long Road and the railway line) is not considered suitable for a car park but, instead, the trees and existing vegetation should be retained and enhanced.	

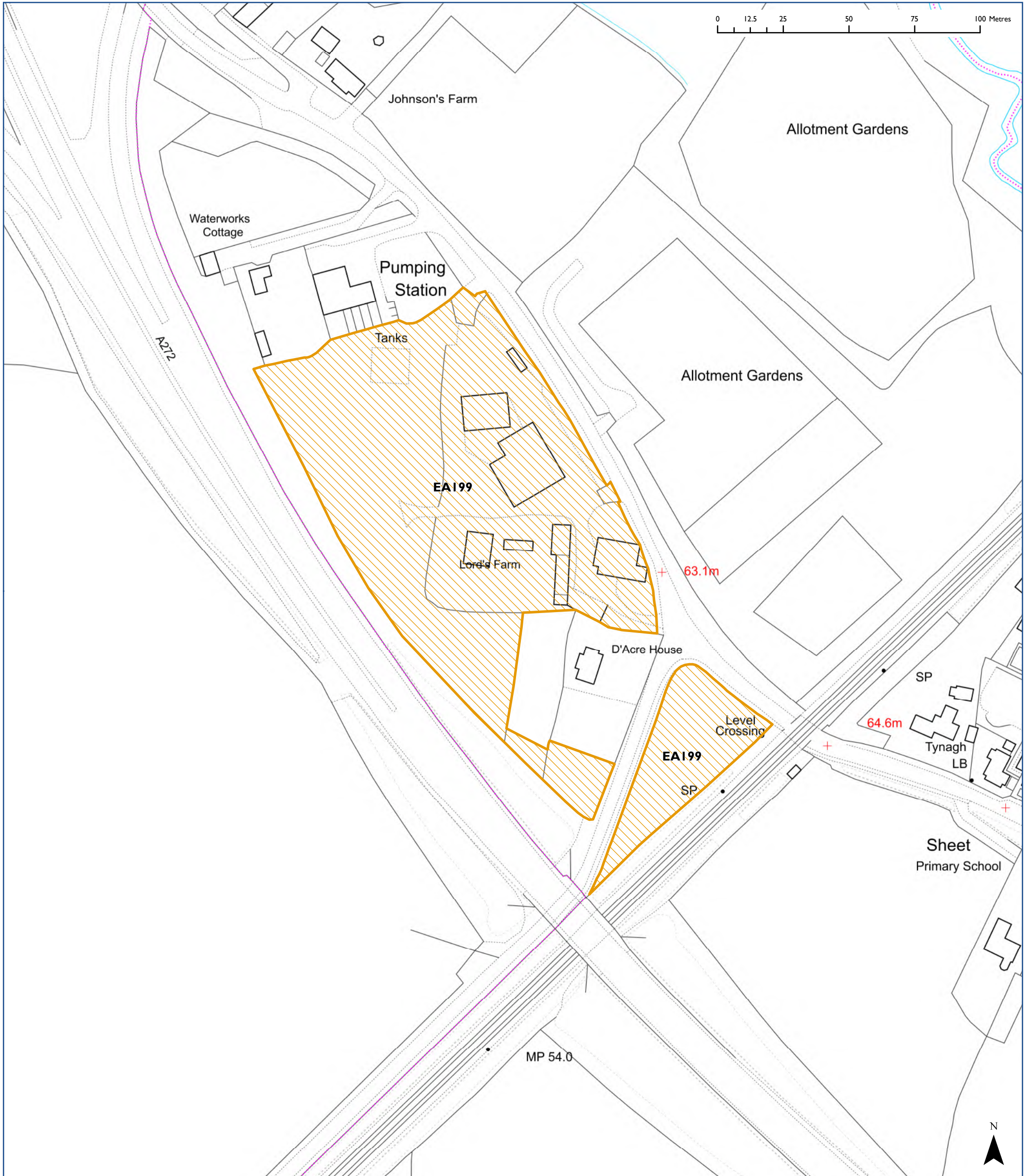
<b>Availability</b>	<b>Is the site available?</b>
The site is in single ownership and the landowner recently indicated that the site is available for development.	
	Yes

<b>Achievability</b>	<b>Is the site achievable?</b>
There is no reason to indicate why development on the site is not achievable.	
	Yes

<b>Assessment Recommendation</b>	Has Potential
----------------------------------	---------------

<b>Reason for Rejection</b>
Not applicable

<b>Site Area (ha)</b>	<b>Estimated Yield</b>	<b>0-5 years</b>	<b>6-10 years</b>	<b>11-15 years</b>
1.5ha	Up to 1,100 sqm employment	X		



 Has Potential



**South Downs Land Availability Assessment 2024 Provisional Findings  
Site Assessment Proforma**

<b>REF:</b> EA200	<b>Site Name:</b> Land off Merryfield Road
<b>Settlement, Parish, District</b>	Sheet, East Hampshire
<b>Current Use</b>	Former Residential Garden Land & Orchard
<b>Use(s) considered</b>	Residential

<b>Landscape Assessment</b>	<b>Is the site suitable?</b>
The site has a very low landscape sensitivity. This because of its very weak landscape distinctiveness and low visibility, which is partly due to its enclosure by existing residential curtilages and mature trees and hedges.	
<b>Suitability</b>	Yes
The site is within the existing settlement boundary. Although further investigation into the site's arboricultural and ecological status is required (i.e., potential priority habitat on site), it is considered that there may be opportunities to retain existing ecological features and achieve biodiversity net gain in a predominantly built-up residential area. Given the above and the findings of the landscape assessment, the site is considered to have potential for development.	

<b>Availability</b>	<b>Is the site available?</b>
The site is currently the subject of planning application ref. SDNP/24/01858/FUL and, therefore, is considered to be available for development.	
	Yes

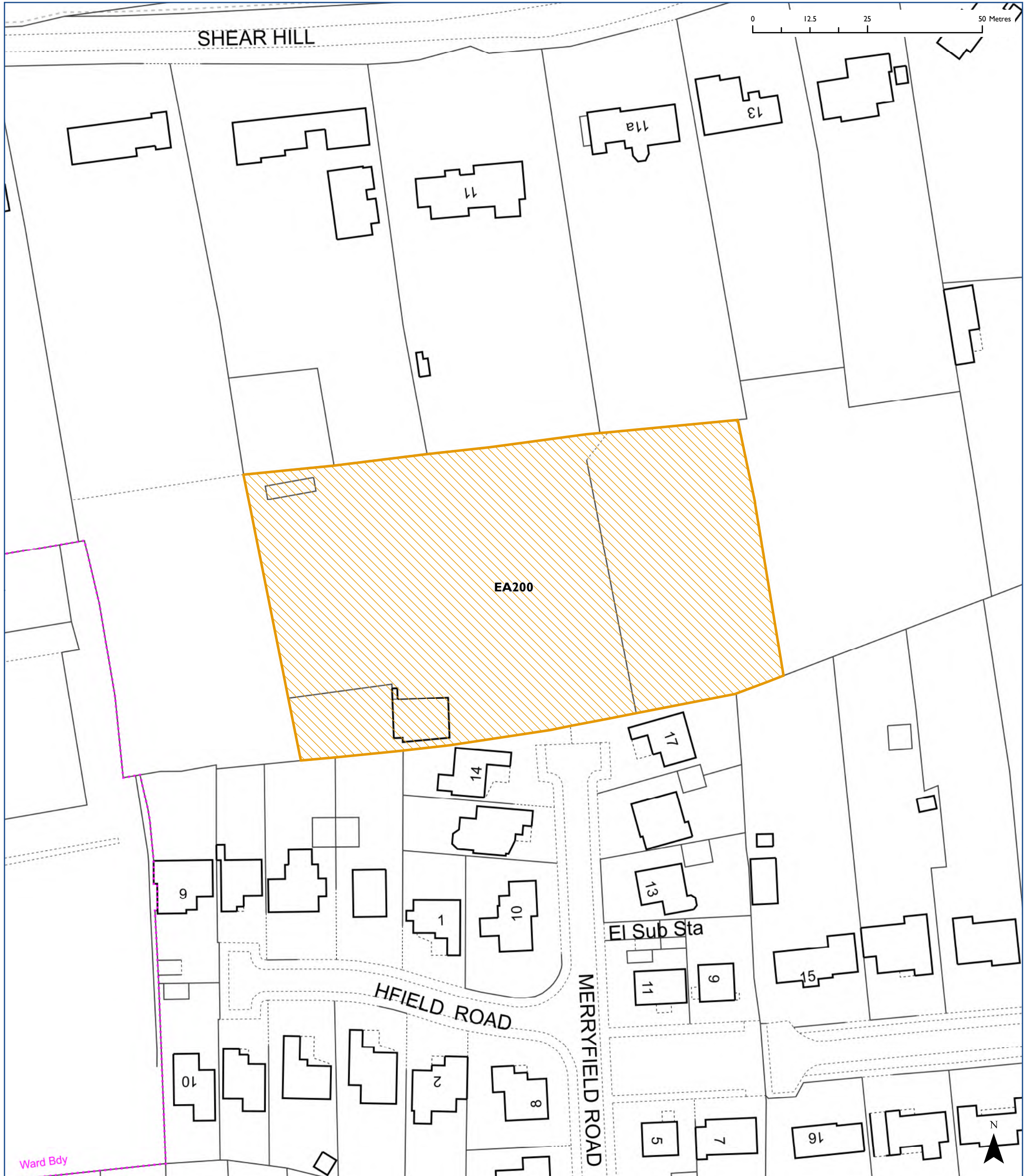
<b>Achievability</b>	<b>Is the site achievable?</b>
There is no reason to indicate why development on the site is not achievable, subject to an Arboricultural Impact Assessment (AIA).	
	Yes

<b>Assessment Recommendation</b>	Has Potential
----------------------------------	---------------

<b>Reason for Rejection</b>
Not applicable.

<b>Site Area (ha)</b>	<b>Estimated Yield</b>
0.4ha	8 dwellings

<b>0-5 years</b>	<b>6-10 years</b>	<b>11-15 years</b>
X		



 Has Potential



**South Downs Land Availability Assessment 2024 Provisional Findings  
Site Assessment Proforma**

<b>REF:</b> AD001	<b>Site Name:</b> LAND OFF STEEPDOWN ROAD
<b>Settlement, Parish, District</b>	Sompting, Adur
<b>Current Use</b>	Grazing / redundant farm buildings
<b>Use(s) considered</b>	Residential / Care home

<b>Landscape Assessment</b>	<b>Is the site suitable?</b>
Moderate sensitivity - the eastern part of the site surrounding the farmstead buildings forms the setting of the listed buildings, the western part of the site relates to the wider downland although post war development has diluted the transition to the Downs. The site also rises to the west and is more sensitive to views into the site.	
<b>Suitability</b>	Yes
The site is within the setting of listed buildings. The existing access will have an impact on heritage assets although alternative access points, particularly to the south of Dovecote Mews, appear feasible. The site has been submitted for residential development (C2 residential care accommodation and C3 residential uses). There is some noise impact from the A27, particularly to the west of the site. Small orchard area, scrub and small boundary trees likely provide wildlife habitat, which is relatively uncommon in this location, and hence locally important and potentially worthy of retention.	

<b>Availability</b>	<b>Is the site available?</b>
The site is considered available.	
	Yes

<b>Achievability</b>	<b>Is the site achievable?</b>
There is no reason to indicate the site is not achievable.	
	Yes

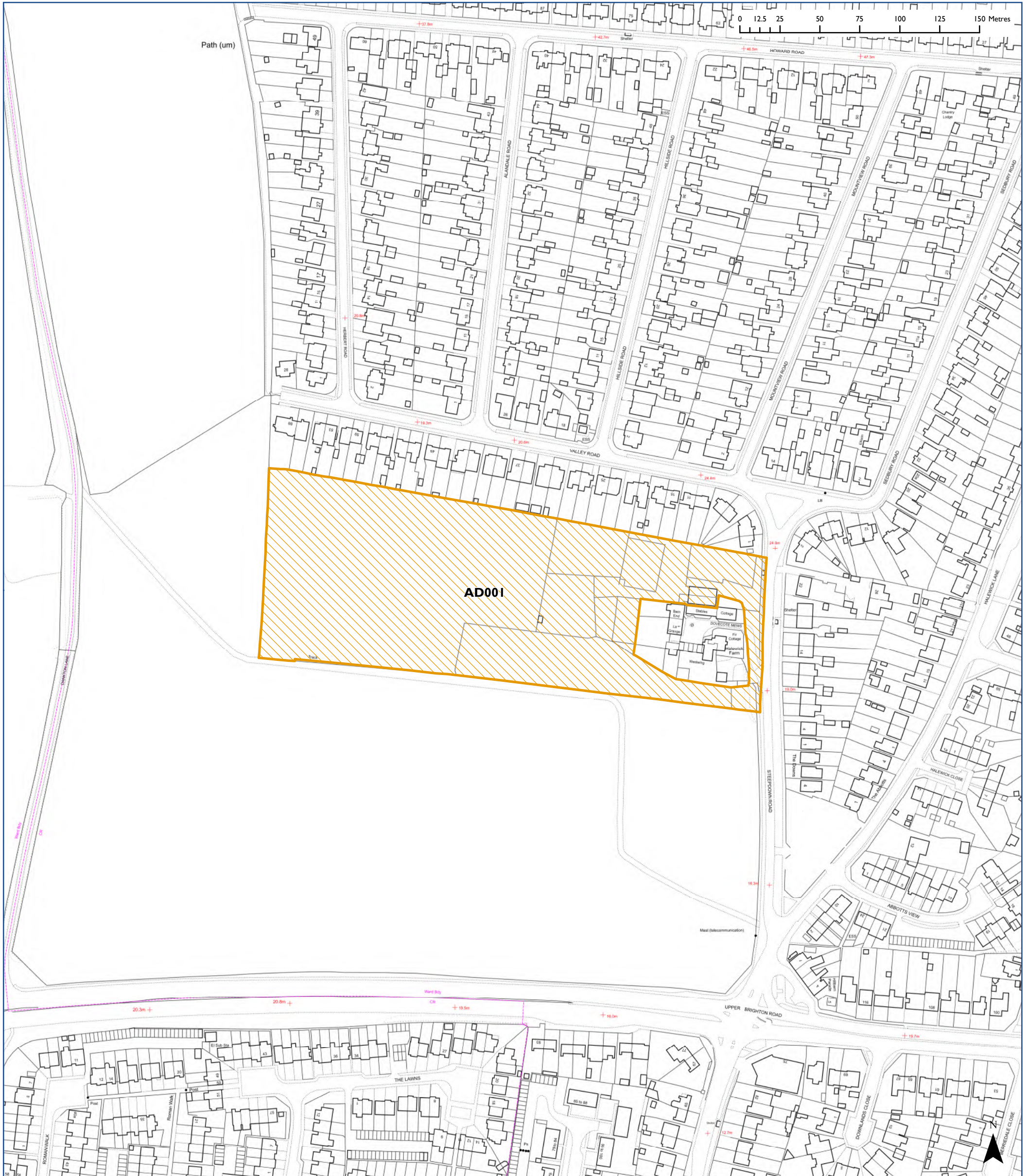
<b>Assessment Recommendation</b>	Has Potential
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<b>Reason for Rejection</b>
Not applicable

<b>Site Area (ha)</b>	<b>Estimated Yield</b>
3	30

<b>0-5 years</b>	<b>6-10 years</b>	<b>11-15 years</b>





 Has Potential



**South Downs Land Availability Assessment 2024 Provisional Findings  
Site Assessment Proforma**

<b>REF:</b> EA212	<b>Site Name:</b> LAND NORTH OF WINCHESTER ROAD, STROUD
<b>Settlement, Parish, District</b>	Stroud, East Hampshire
<b>Current Use</b>	Agricultural
<b>Use(s) considered</b>	Residential

<b>Landscape Assessment</b>	<b>Is the site suitable?</b>
Moderate-High Landscape Sensitivity due to open views to the south and the role of the site in providing space contribution to the loose knit character and evolution of the settlement.	
<b>Suitability</b>	Yes
The site is well related to the settlement of Stroud and transport route of the A272. The site is adjacent to area identified in Historic Landscape Characterisation as post 1800 settlement expansion. The site may be suitable for some development provided a gap is retained and design of the scheme supports and does not detract from the loose knit character of the settlement form. Potential access from A272 or Rothercombe Lane subject to further assessment.	

<b>Availability</b>	<b>Is the site available?</b>
The site is being actively promoted and is considered available for development.	
	Yes

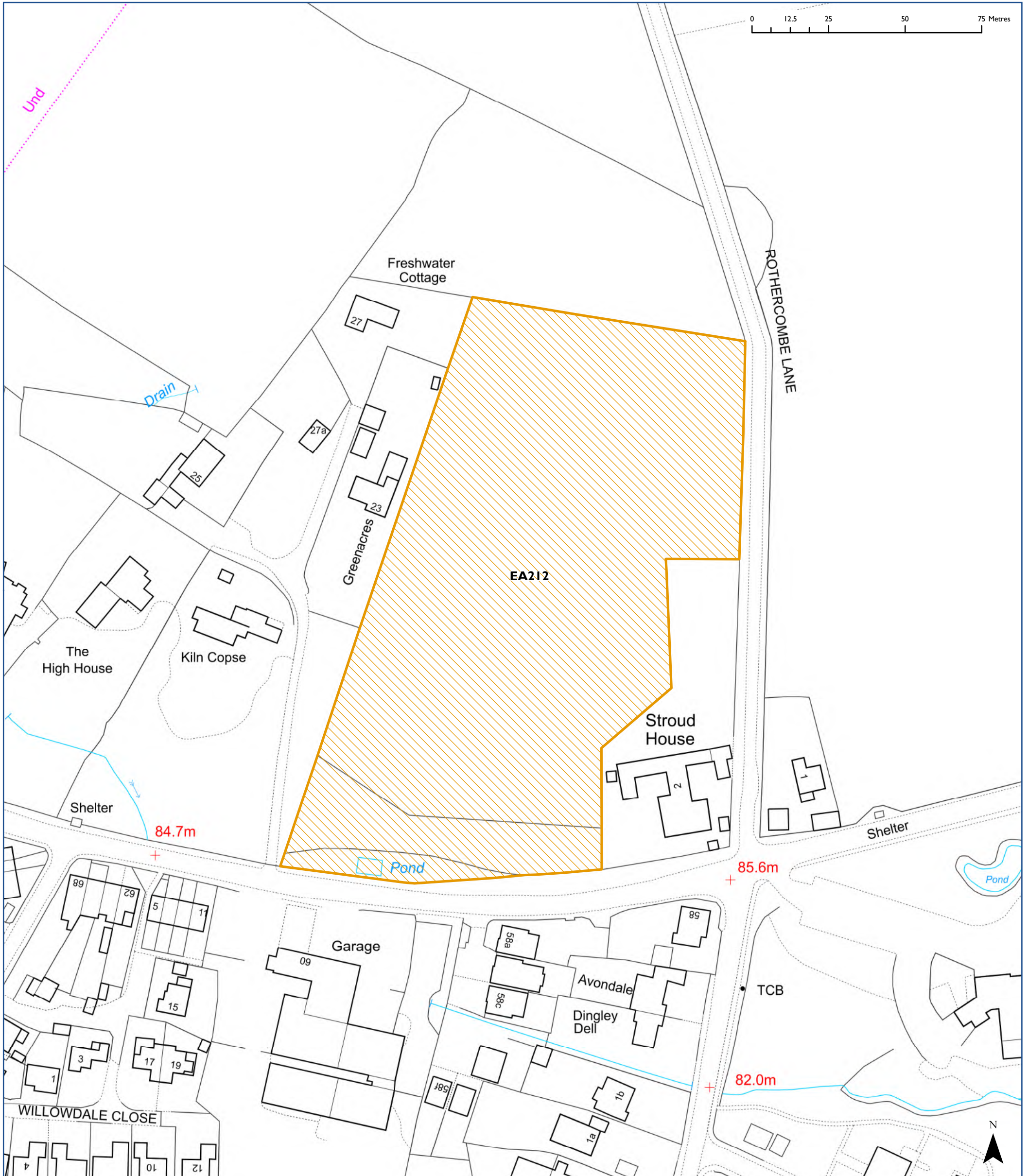
<b>Achievability</b>	<b>Is the site achievable?</b>
There is no reason to indicate why development of the site is not achievable.	
	Yes

<b>Assessment Recommendation</b>	Has Potential
----------------------------------	---------------

<b>Reason for Rejection</b>
Not applicable

<b>Site Area (ha)</b>	<b>Estimated Yield</b>
1.848	15-20

<b>0-5 years</b>	<b>6-10 years</b>	<b>11-15 years</b>



 Has Potential



## South Downs Land Availability Assessment 2024 Provisional Findings

### Site Assessment Proforma

<b>REF:</b> W1102	<b>Site Name:</b> Land north of Dodds Lane
<b>Settlement, Parish, District</b>	Swanmore, Winchester
<b>Current Use</b>	Agriculture / Grazing
<b>Use(s) considered</b>	Residential

<b>Landscape Assessment</b>	<b>Is the site suitable?</b>
The site has a moderate landscape sensitivity given its relatively enclosed and flat nature. Development would be located on the boundary of the National Park, and so would need to enhance the existing boundary vegetation and remain restricted to the western area around the existing access and stables. This would allow the eastern area to be used for meaningful and characteristic landscape buffers to help soften the edge of built development. This could include, but is not limited to, open space, biodiversity net gain, habitat connectivity, and re-naturing amongst other environmental opportunities.	
<b>Suitability</b>	Yes
The site is in Flood Zone I and has an existing access off Dodds Lane. The site is enclosed by existing development to the south and west, and by mature trees and hedgerows to the north and east. The site is on the boundary of the National Park and is part of a transitional area between countryside in the east and suburban village in the west. As set out in the landscape assessment, development would need to be restricted to the western area to allow for appropriate mitigation and biodiversity opportunities in the eastern area.	

<b>Availability</b>	<b>Is the site available?</b>
The site is in single ownership and the landowner recently indicated that the site is available for development.	Yes

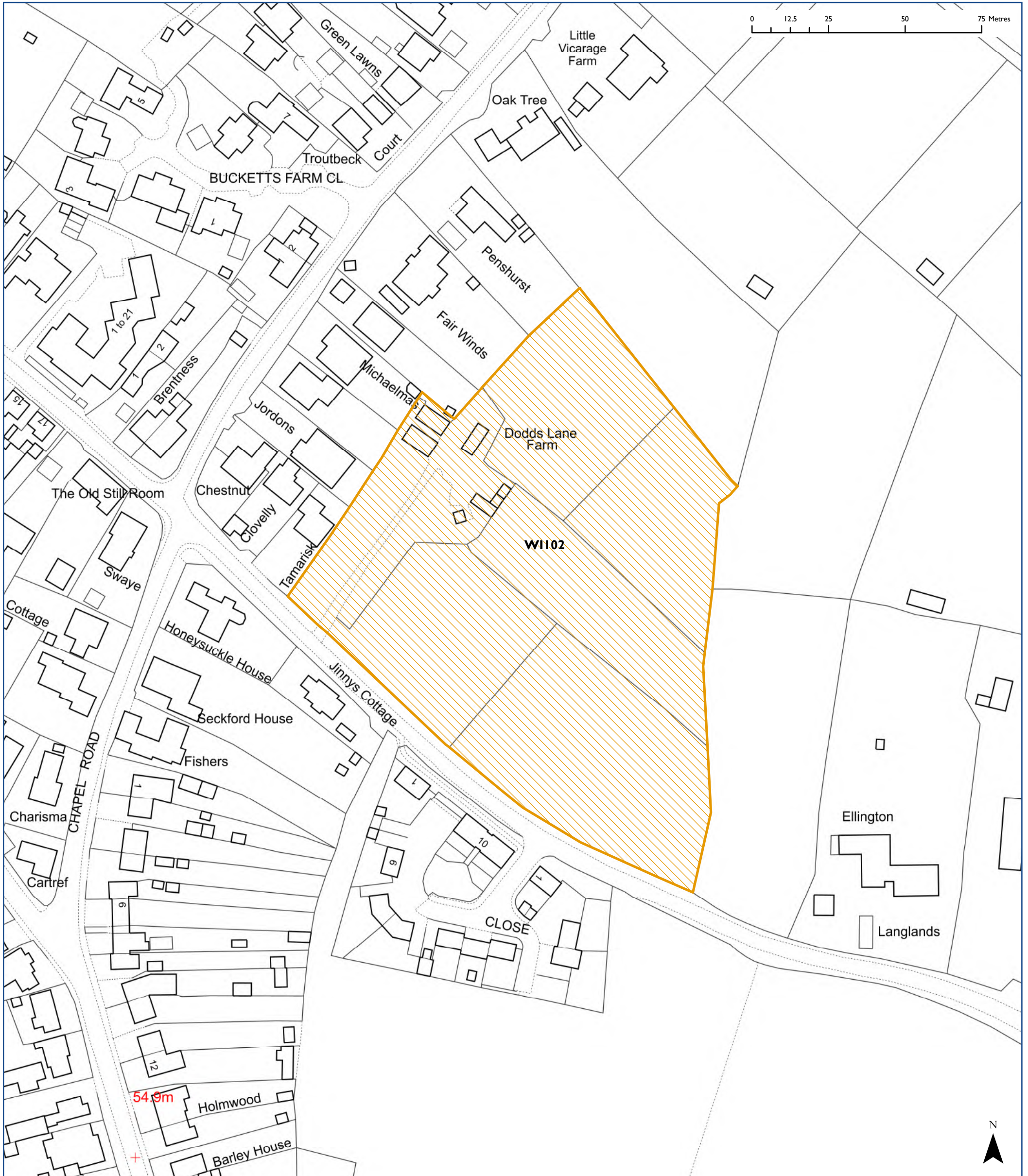
<b>Achievability</b>	<b>Is the site achievable?</b>
There is no reason to indicate why development on the site is not achievable.	Yes

<b>Assessment Recommendation</b>	Has Potential
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<b>Reason for Rejection</b>
Not applicable.

<b>Site Area (ha)</b>	<b>Estimated Yield</b>
1.64ha	15 dwellings

<b>0-5 years</b>	<b>6-10 years</b>	<b>11-15 years</b>
X		



 Has Potential



## South Downs Land Availability Assessment (LAA) 2024 Provisional Findings Site Assessment Proforma

<b>REF:</b> WI056	<b>Site Name:</b> Land north of Hewlett Close
<b>Settlement, Parish, District</b>	Twyford, Winchester
<b>Current Use</b>	Grassland
<b>Use(s) considered</b>	Residential

<b>Landscape Assessment</b>	<b>Is the site suitable?</b>
The site was previously assessed as having low/medium landscape sensitivity. The site is surrounded by mature trees on three sides (incl. protected trees along its northern and western boundaries) and is open to views from existing residential development adjacent to the south. The site is relatively flat, although a change in gradient (and the proximity of the protected trees) in the northern area means that development should be focused to the south and centre of the site.	
<b>Suitability</b>	
The site is adjacent to existing residential development and is well-screened on three sides. There is some uncertainty about whether the site is open space in the Twyford NDP (see Policy CPI); and the SHLAA (2016) commented that the site appears to provide open space for surrounding permitted developments. Notwithstanding the above, the officer site visit in June 2023 found the site to be gated off to public access. Given the above and the findings of the landscape assessment, the site is considered suitable subject to further investigation about open space potential either on or adjacent to the site.	Yes

<b>Availability</b>	<b>Is the site available?</b>
The site is in single ownership and the landowner recently indicated that the site is available for development.	
	Yes

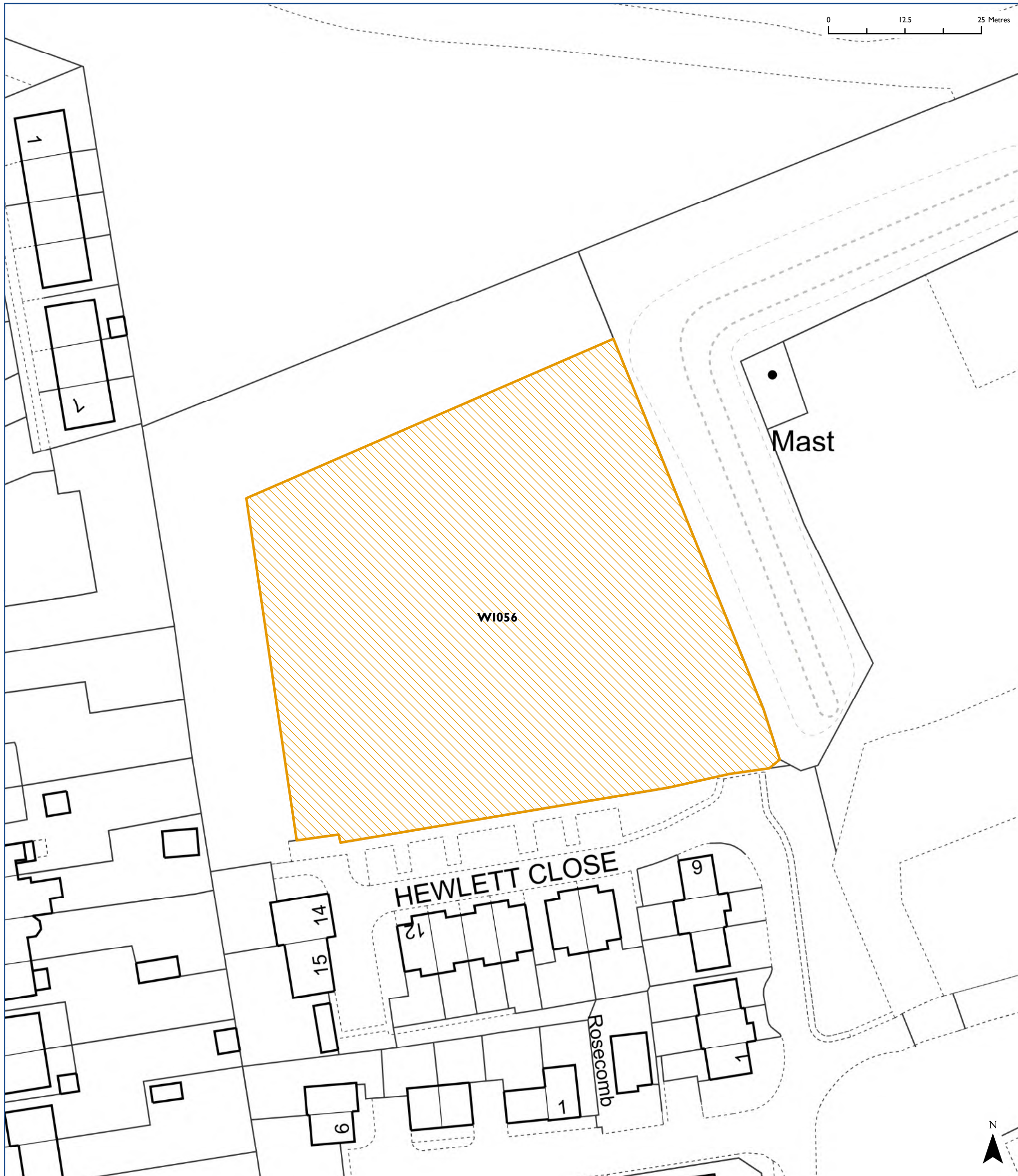
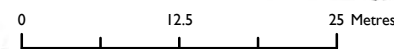
<b>Achievability</b>	<b>Is the site achievable?</b>
There is no reason to indicate why development on the site is not achievable.	
	Yes

<b>Assessment Recommendation</b>	Has Potential
----------------------------------	---------------

<b>Reason for Rejection</b>
Not applicable.

<b>Site Area (ha)</b>	<b>Estimated Yield</b>
0.5ha	15 dwellings

<b>0-5 years</b>	<b>6-10 years</b>	<b>11-15 years</b>
X		



 Has Potential



**South Downs Land Availability Assessment 2024 Provisional Findings  
Site Assessment Proforma**

<b>REF:</b> HO051	<b>Site Name:</b> Land North of North Farm, Washington
<b>Settlement, Parish, District</b>	Washington, Horsham
<b>Current Use</b>	North = horse paddocks, East = open field, grazing
<b>Use(s) considered</b>	Employment, extensions to existing North Farm site

<b>Landscape Assessment</b>	<b>Is the site suitable?</b>
<p>Site area is separated into North and East areas and referred to in this way in this assessment. North area adjacent to A24 and less visible from some middle and longer distance views for example from the western side of the valley around Windlesham House School. East area, especially towards the eastern boundary is on higher ground and is more visible in middle and longer distance views from multiple directions.</p> <p>As result, overall assessment is Moderate sensitivity. A Moderate to High sensitivity is appropriate for the East area due to the greater visibility and proximity to permissive PRowWs on three boundaries.</p>	
<b>Suitability</b>	Yes
<p>On most suitability criteria assessed here the North and East areas are acceptable. The findings of the landscape assessment flag that the East area in particular is of a higher sensitivity although this part of the site is still on lower topography than an area of redeveloped single storey buildings to the south.</p> <p>Overall the site is assessed as suitable although some mitigation would be required for the more visible East area.</p>	

<b>Availability</b>	<b>Is the site available?</b>
Site is considered available.	
	Yes

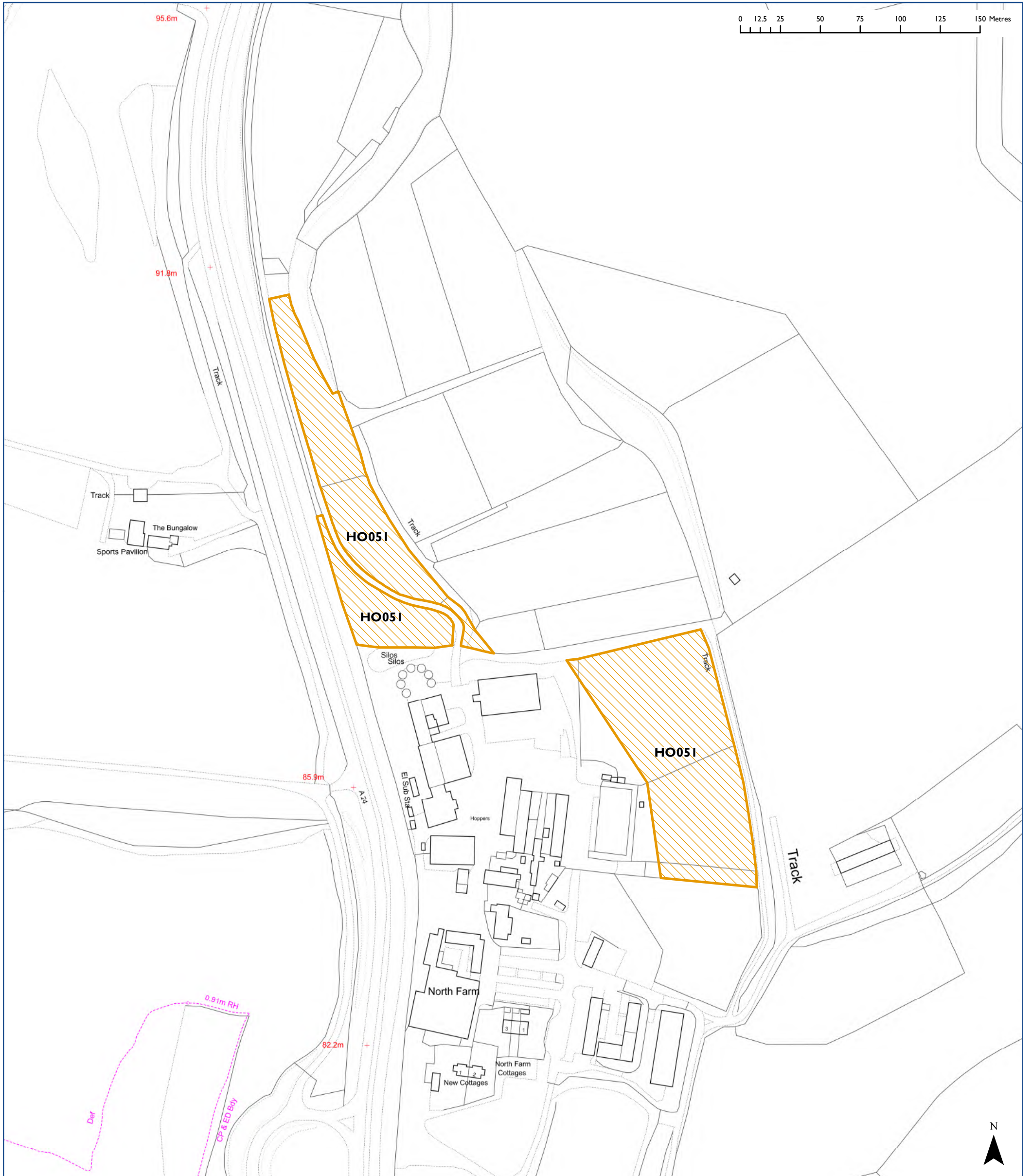
<b>Achievability</b>	<b>Is the site achievable?</b>
Site is assessed as achievable based on the information provided.	
	Yes

<b>Assessment Recommendation</b>	Has Potential
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<b>Reason for Rejection</b>
Not applicable

<b>Site Area (ha)</b>	<b>Estimated Yield (sqm)</b>
1.84	2,000

<b>0-5 years</b>	<b>6-10 years</b>	<b>11-15 years</b>
	X	



 Has Potential