



# South Downs Local Plan Review First consultation (Regulation 18)

Integrated Impact Assessment

(to include Sustainability Appraisal /  
Strategic Environmental Assessment)

## APPENDIX B SETTLEMENT APPRAISALS

October 2024

## Stage 2 and Stage 3 – Settlement Appraisal and In-Combination Assessment

1. Please note that stage 1 is set out in the main IIA document dated October 2024. This Appendix is stages 2 and 3. See the main document for information on the 3 stages.
2. The following pages include details of each settlement, and the sites proposed for allocation in the Regulation 18 Local Plan Review document and are appraised in combination with the other sites within the settlement. Whilst details of the Neighbourhood Plan (NDP) and adopted Local Plan (LP) sites are not appraised within this report – the impact will be taken into account through the ‘in combination’ assessment process.
3. Settlements are also appraised as standalone locations – against the sustainability objectives. This is a high level snapshot of the settlement and not a detailed technical appraisal. Through this exercise, the IIA has satisfied the requirement to consider ‘reasonable alternatives’. Due to size and complexity of the National Park, it is not possible to undertake reasonable alternatives to all sites as these are scattered across the Park and are in several different settlements and local authority areas.
4. The sites are listed below alphabetically according to the local authority where they are located. This tallies with the stage 1 in the main IIA document. For example – the first settlement is Sompting as this is located within Adur District. A general commentary on each of the settlements and the sites within and the in-combination impact is set out after the maps and tables for each settlement. A conclusion on the sites is provided in the main IIA document. It is expected that all impacts will be taken into account when the site policies are written for the Reg. 19 Local Plan Review. The map legend is as follows:



Source: Environment Agency; Natural England; Historic England

Sompting (Adur District)



## SOMPTING

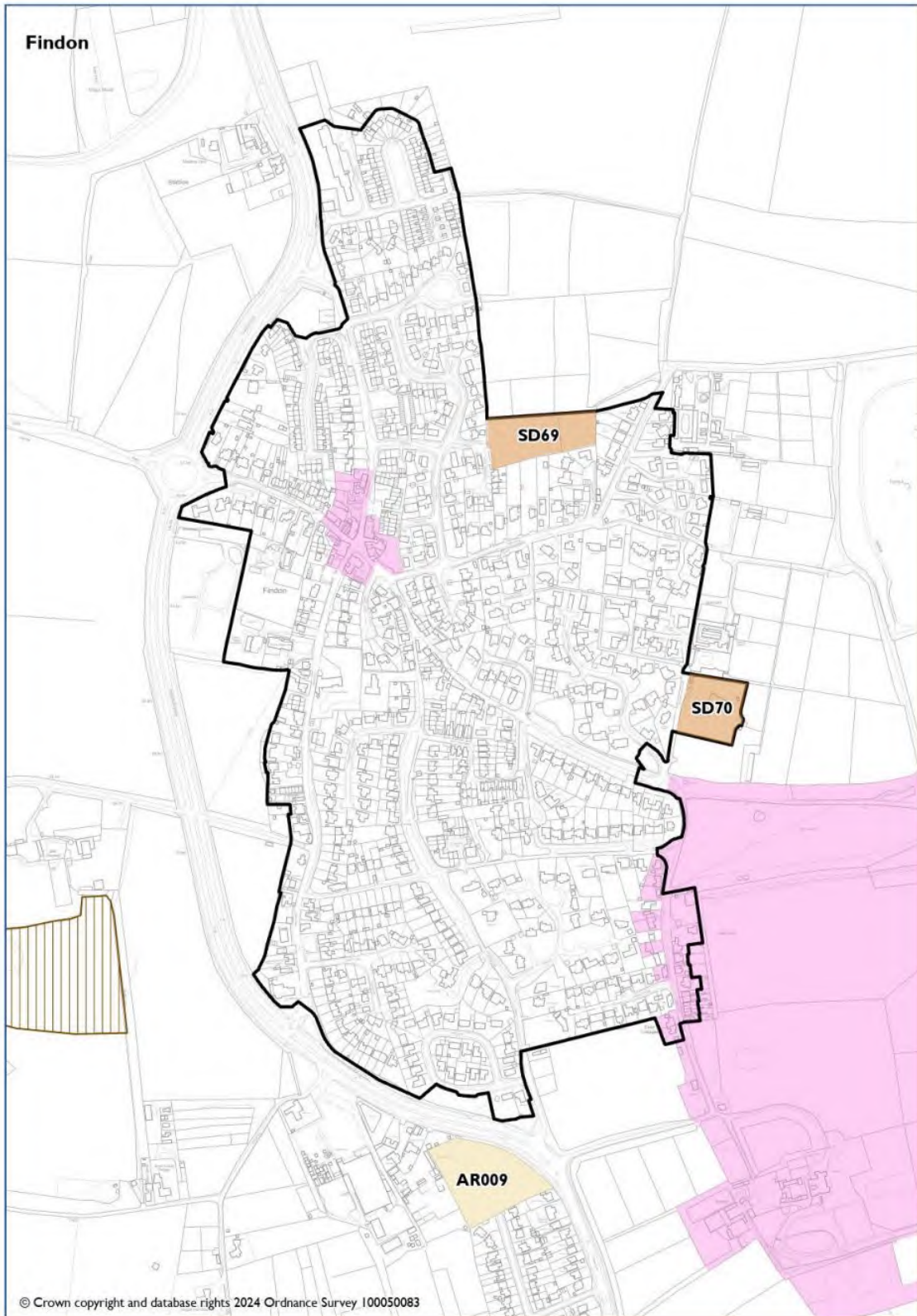
		National Park's landscape character, functionality and perception and special qualities.	Biodiversity and contribution to nature recovery.	Historic environment heritage assets and their settings and cultural heritage.	Impacts of climate change and to address the causes of climate change.	Protection & Sustainable Use of Resources	Employment and Economy.	Promote equality of opportunity and the elimination of discrimination	Holistic health and well-being. To create and sustain healthy and sustainable vibrant communities.	Efficient transport network	Good quality home, suitable to their need. New affordable homes.	Character of settlements, neighbourhoods and rural buildings. Highest quality of design.
Site appraisal	Stage 1											
Site	Ref											
Land off Steepdown Road	AD001	-	+	-	?	+	0	-	?	-	++	-
Settlement Appraisal	Stage 2											
Sompting		+	0	+	?	-	+	+	+	-	+	-

### General Comments

There is only one LPR site in Sompting within the National Park. Therefore, an in combination assessment has not been made.

This part of the settlement is north of the A27 and in a landscape sensitive area. There are limited areas of nature conservation designation within this part of the settlement. There is a conservation area and several listed buildings south of the A27. There are areas of employment, open space and opportunities for education within the settlement. However, opportunities for health and wellbeing are unknown. There is a variety of built environment character within Sompting.

Findon (Arun District)



## FINDON

		National Park's landscape character, functionality and perception and special qualities.	Biodiversity and contribution to nature recovery.	Historic environment heritage assets and their settings and cultural heritage.	Impacts of climate change and to address the causes of climate change.	Protection & Sustainable Use of Resources	Employment and Economy.	Promote equality of opportunity and the elimination of discrimination	Holistic health and well-being. To create and sustain healthy and sustainable vibrant communities.	Efficient transport network	Good quality home, suitable to their need. New affordable homes.	Character of settlements, neighbourhoods and rural buildings. Highest quality of design.
Site appraisal	Stage 1											
Site	Ref											
Former allotments site	AR009	0	+	0	?	?	?	?	?	?	++	0
Settlement Appraisal	Stage 2											
Findon		+	0	+	?	-	-	?	+	-	+	-
In combination (to include NDP and LP sites)	Stage 3	0	+	0	?	-	-	?	+	?	+	0

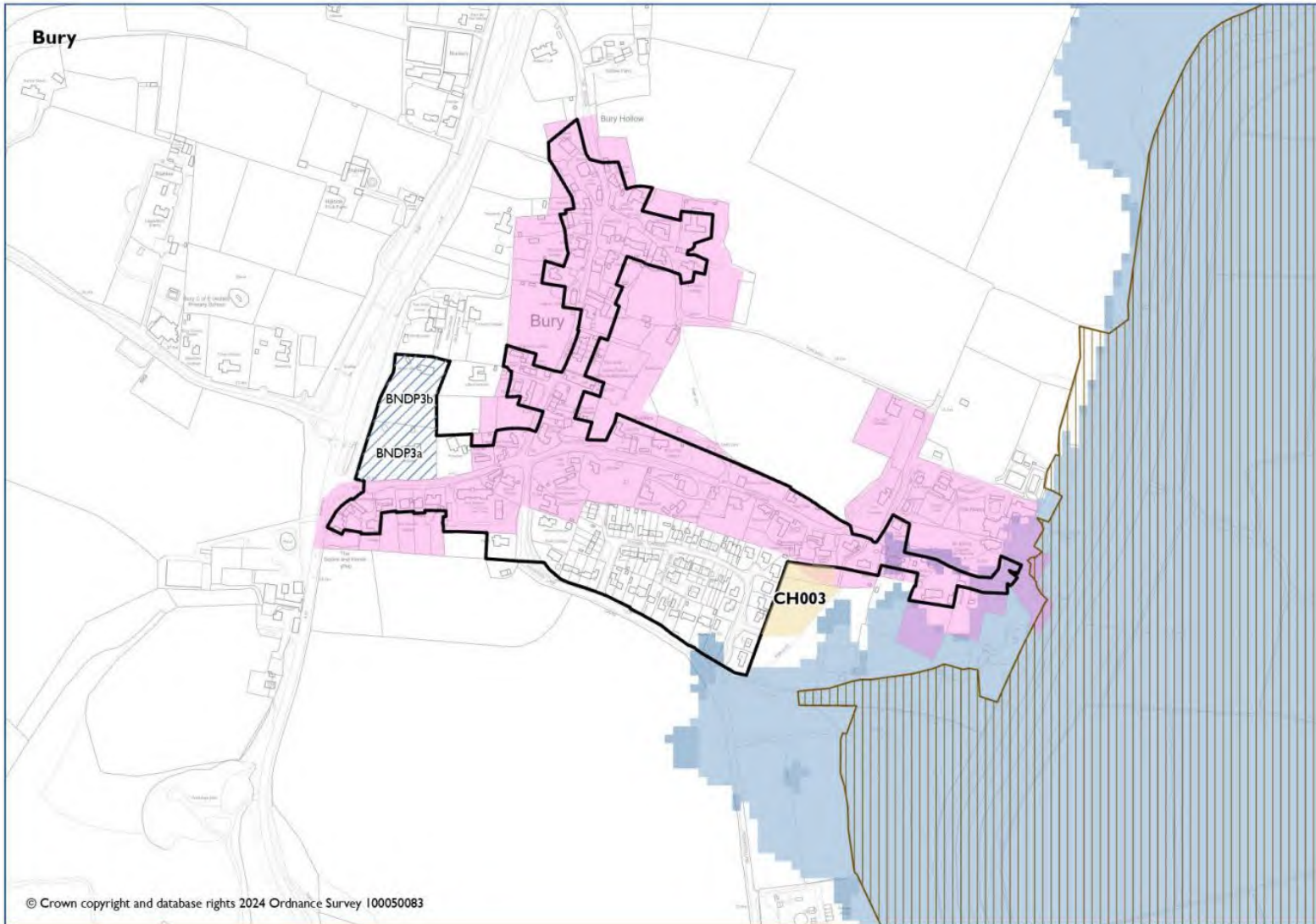
### General Comments

There is only one LPR site in Findon. There are 2 adopted Local Plan sites and therefore an in combination assessment is made.

Findon is located within the National Park which is high landscape value. There are 2 conservation areas and nature conservation designated areas are located outside of the settlement. Due to the presence of the A24 road, parts of the settlement can experience traffic noise and other impacts from the road network. There are few employment opportunities (especially larger employers) within the settlement. Further information is needed on the appraisal against the sustainability objectives on equalities. There is a school and some services/facilities within Findon, but a greater variety are situated in Worthing. There are limited transport options (due to no train station), and it is reasonable to consider that many journeys are by car. There is evidence of urban development but there is a historic entre and open space surrounding Findon.

The in combination assessment considers there to be a neutral impact on many of the sustainability objectives. The sites do provide an opportunity for nature recovery and are not located near designated areas. Due to severance of the A24 and associated noise, the combination of sites is considered to have a negative impact on the protection and sustainable use of resources (one of the objectives). The few employment opportunities currently in Findon will not be addressed/improved by the sites coming forward. More details are needed in terms of transport. There remains no train service, but further development may encourage improvements in pavements/a crossing over the A24 and other benefits.

Bury (Chichester District)



## BURY

		National Park's landscape character, functionality and perception and special qualities.	Biodiversity and contribution to nature recovery.	Historic environment heritage assets and their settings and cultural heritage.	Impacts of climate change and to address the causes of climate change.	Protection & Sustainable Use of Resources	Employment and Economy.	Promote equality of opportunity and the elimination of discrimination	Holistic health and well-being. To create and sustain healthy and sustainable vibrant communities.	Efficient transport network	Good quality home, suitable to their need. New affordable homes.	Character of settlements, neighbourhoods and rural buildings. Highest quality of design.
Site appraisal	Stage 1											
Site	Ref											
Land East of Coombe Crescent	CH003	-	+	-	?	-	0	--	+	-	++	?
Settlement Appraisal	Stage 2											
Bury		+	+	+	?	-	-	-	+	-	+	+
In combination (to include NDP and LP sites)	Stage 3	0	+	-	?	-	0	-	+	-	++	?

### General Comments

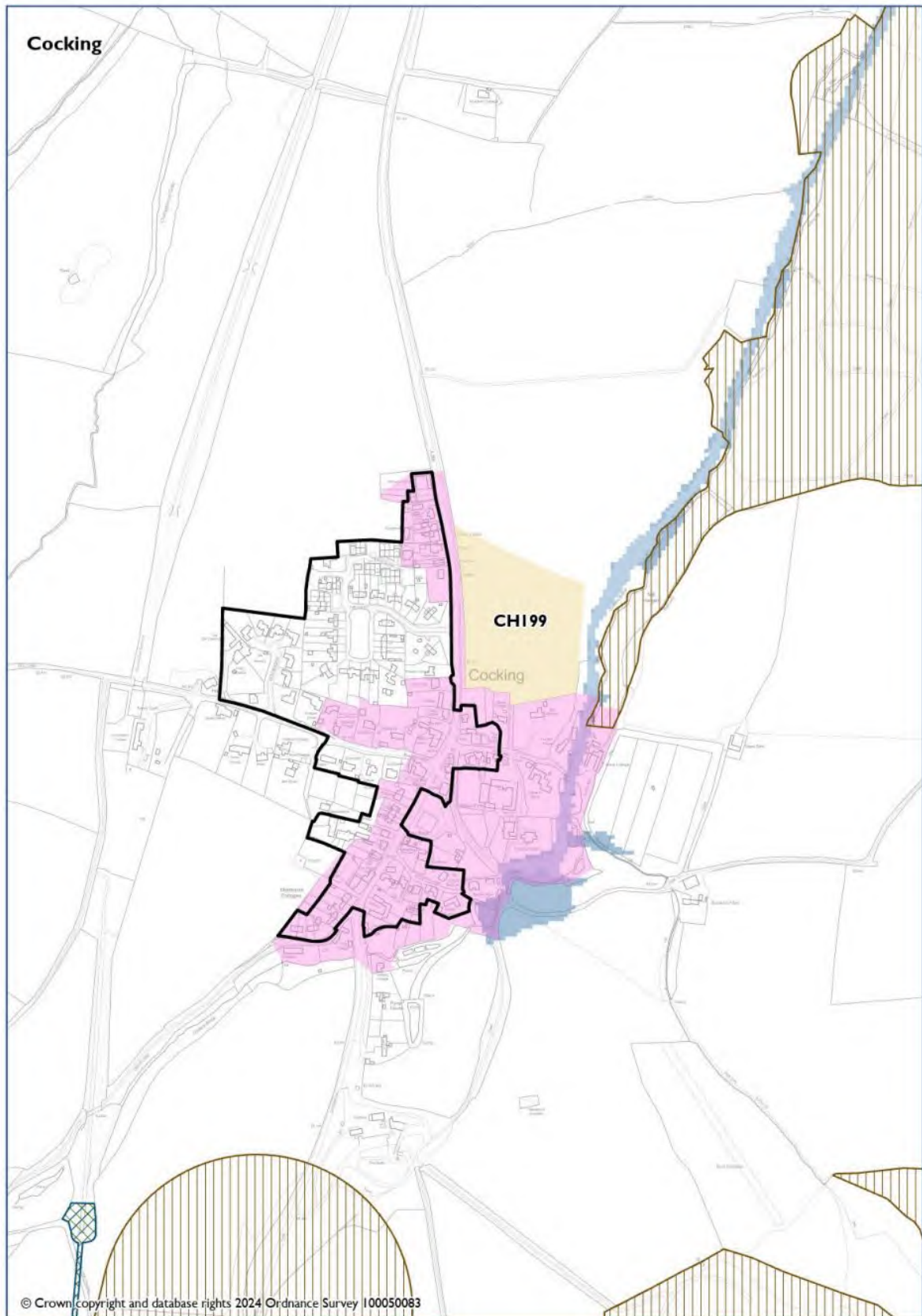
There is only one LPR site in Bury. There are 2 NDP sites and therefore an in combination assessment is made.

Bury is located within the National Park, which is high landscape value. There are several nature conservation designated areas within the settlement and a conservation area. The settlement is historic in character. There is an area of flooding potential to the south and east of the settlement and the surrounding land is in agricultural use. There are few employment opportunities. Access to facilities is limited even though there is a school within the settlement. There are opportunities to access the countryside for health walks. There is no train station, and it is assumed most travel is made by private vehicle.

The in combination assessment considers the impacts of the three sites. There will be a neutral impact on landscape value. However, there will be a negative impact on heritage and protection and sustainable use of resources (one of the objectives) due to the impact of noise from the A24 and flood zones. The development will not promote equality of opportunity because there are limited local resources and access to these. The sites will not improve matters of transport options as the use for the private car will continue. Further details are needed on design as Bury is highly characteristic and the sites are required to contain a high level design to be incorporated within the settlement with minimal impact.



Cocking (Chichester District)



## COCKING

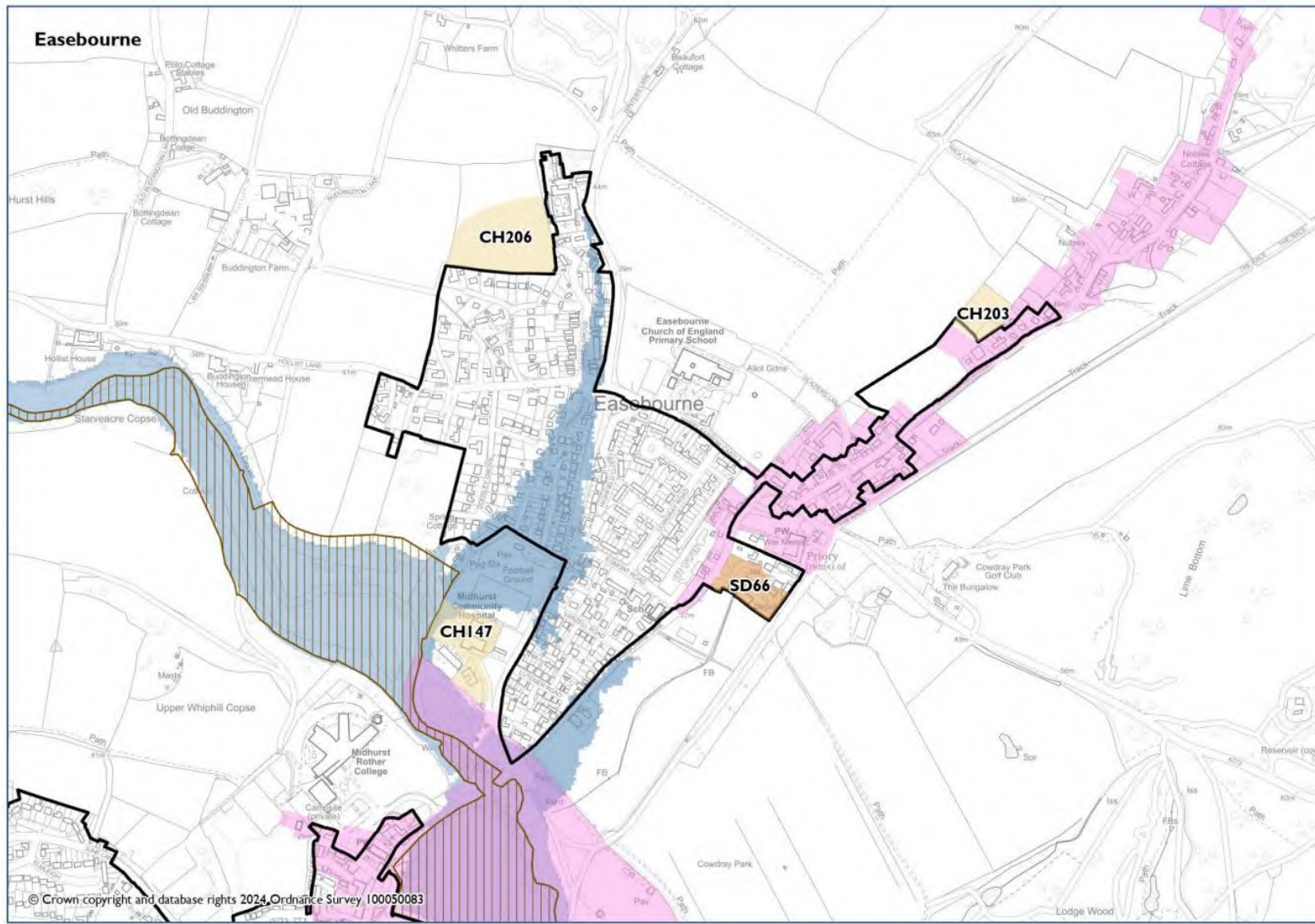
		National Park's landscape character, functionality and perception and special qualities.	Biodiversity and contribution to nature recovery.	Historic environment heritage assets and their settings and cultural heritage.	Impacts of climate change and to address the causes of climate change.	Protection & Sustainable Use of Resources	Employment and Economy.	Promote equality of opportunity and the elimination of discrimination	Holistic health and well-being. To create and sustain healthy and sustainable vibrant communities.	Efficient transport network	Good quality home, suitable to their need. New affordable homes.	Character of settlements, neighbourhoods and rural buildings. Highest quality of design.
Site appraisal	Stage 1											
Site	Ref											
Land east of A286 and north of Mill Lane	CH199 C4S-150	-	-	-	?	-	0	0	+	-	+	?
Settlement Appraisal	Stage 2											
Cocking		+	+	+	?	-	-	-	+	-	+	+

### General Comments

There is only one LPR site in Cocking. Therefore, an in combination assessment has not been made.

Cocking is located within the National Park, which is high landscape value. There are several nature conservation designated areas within the settlement and a conservation area. The settlement is within the Sussex North Water Resource Zone and is susceptible to flooding. There are few employment options and access to facilities is limited. The settlement is small with a limited range of employment and education provision. There is no train station and therefore transport is likely to be focussed on the use of a private vehicle. The settlement has a strong sense of character with heritage buildings and a historic centre.

Easebourne (Chichester District)



## EASEBOURNE

		National Park's landscape character, functionality and perception and special qualities.	Biodiversity and contribution to nature recovery.	Historic environment heritage assets and their settings and cultural heritage.	Impacts of climate change and to address the causes of climate change.	Protection & Sustainable Use of Resources	Employment and Economy.	Promote equality of opportunity and the elimination of discrimination	Holistic health and well-being. To create and sustain healthy and sustainable vibrant communities.	Efficient transport network	Good quality home, suitable to their need. New affordable homes.	Character of settlements, neighbourhoods and rural buildings. Highest quality of design.
Site appraisal	Stage 1											
Site	Ref											
Land at former Easebourne School	CH203 C4S-141	-	+	-	?	-	0	-	-	-	+	?
Land west of Budgenor Lodge	CH206 C4S-144	-	-	-	?	-	0	+	+	-	+	-
Midhurst Community Hospital and 1-2 Rotherfield Mews	CH147 C4S-331	-	-	-	-	0	-	+	+	+	++	?
Settlement Appraisal	Stage 2											
Easebourne		+	+	+	?	-	+	+	+	-	+	+
In combination (to include NDP and LP sites)	Stage 3	-	0	-	?	-	0	+	+	0	+	?

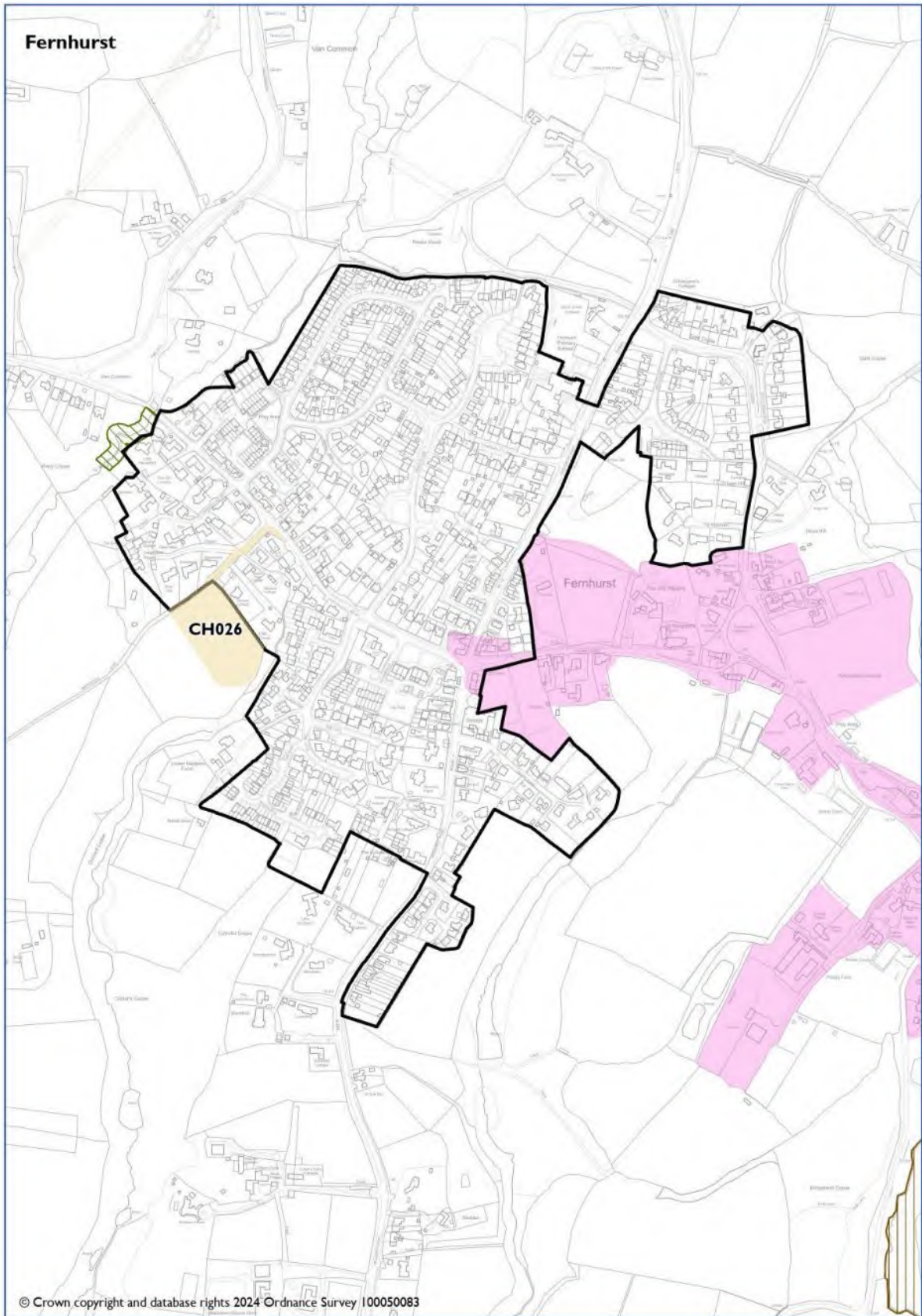
### General Comments

There are three LPR sites in Easebourne. There is one LP site and therefore an in combination assessment is made.

Easebourne is located within the National Park, which is high landscape value. There are several nature conservation designated areas within the settlement and a conservation area (as well as the Midhurst conservation area). There are areas of flooding, and the settlement is within the Sussex North Water Resource Zone. Easebourne is close to Midhurst (as shown on the settlement map). Midhurst contains a range of employment options, open space, education and other facilities. There is no train service, although Midhurst is served well by buses. Some rural roads in Easebourne have no pavements. Easebourne has a strong sense of place and character with an historic part to the settlement.

The in combination assessment considers the four sites coming forward. Cumulatively, these will have a negative impact on landscape and heritage due to extent of the conservation area and historic character of the settlement. The developments will have a neutral impact on employment and will not detract from the ability to access facilities, open space and other benefits. This is considered to have a positive impact on sustainability objectives 7 and 8. Whilst there remains no train line in Easebourne, the developments will have a neutral impact on the transport system (as the area is served well by buses) and may bring forward improvements to pedestrian access to education, employment and retail facilities. Further information is needed on the design and layout of each development.

Fernhurst (Chichester District)



## FERNHURST

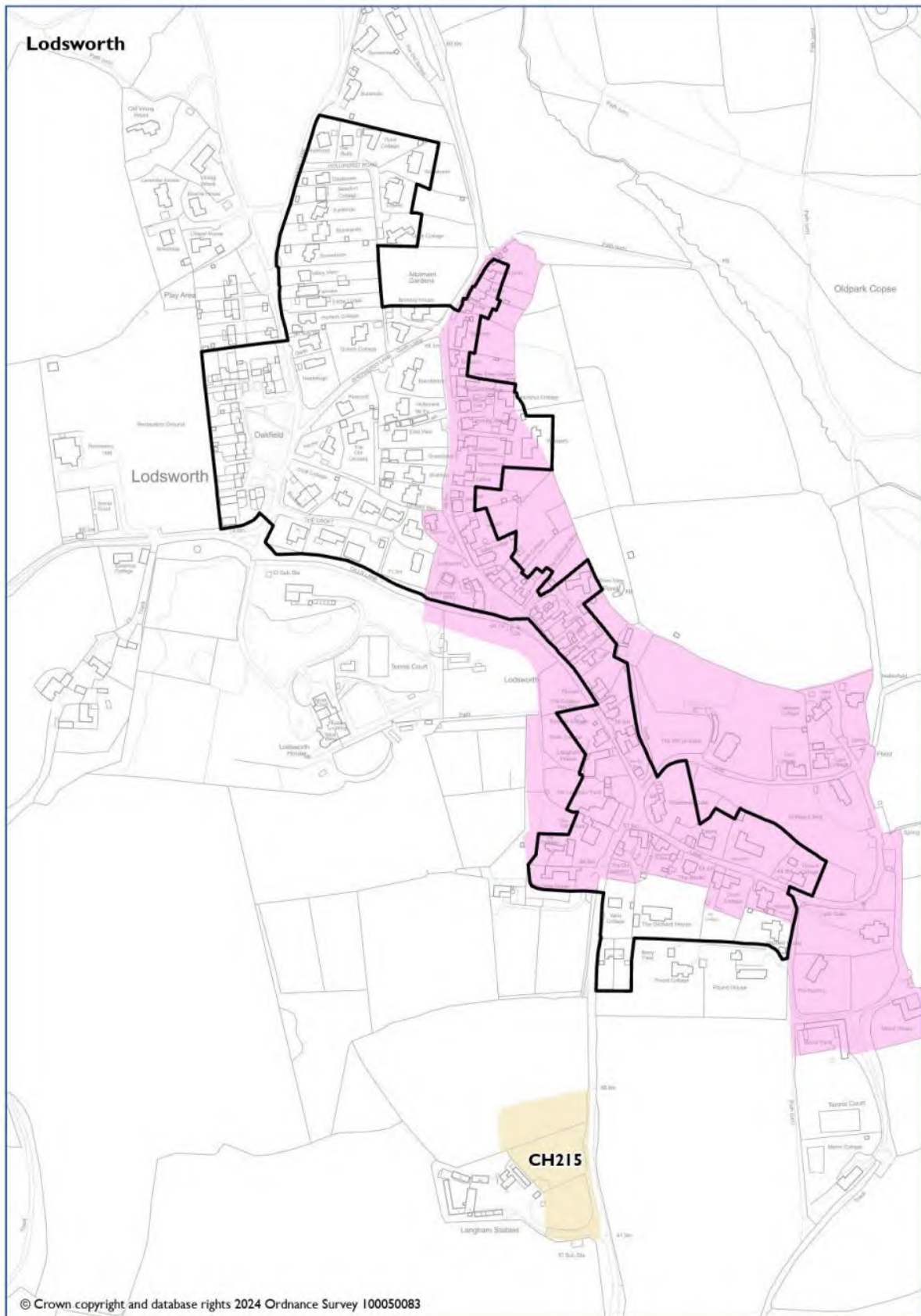
		National Park's landscape character, functionality and perception and special qualities.	Biodiversity and contribution to nature recovery.	Historic environment heritage assets and their settings and cultural heritage.	Impacts of climate change and to address the causes of climate change.	Protection & Sustainable Use of Resources	Employment and Economy.	Promote equality of opportunity and the elimination of discrimination	Holistic health and well-being. To create and sustain healthy and sustainable vibrant communities.	Efficient transport network	Good quality home, suitable to their need. New affordable homes.	Character of settlements, neighbourhoods and rural buildings. Highest quality of design.
Site appraisal	Stage 1											
Site	Ref											
Land at Hawksfold	CH02 6 C4S-129	-	?	-	?	-	0	?	+	?	+	?
Settlement Appraisal	Stage 2											
Fernhurst		+	0	+	?	0	-	-	+	-	+	0

### General Comments

There is only one LPR site in Fernhurst. Therefore, an in combination assessment has not been made.

Fernhurst is located within the National Park, which is high landscape value. There are limited nature conservation designated areas. The impact on the sustainability objective is neutral. There is a conservation area and therefore the settlement is positive for heritage. There are few employment opportunities and facilities, opportunities and educational premises are not within an easy distance from the residential areas. There is no train service and it is assumed that more travel is undertaken by private vehicle. Whilst the conservation area is outside of most of the settlement and there has been some urban sprawl, the impact is considered neutral (on heritage).

Lodsworth (Chichester District)





## LODSWORTH

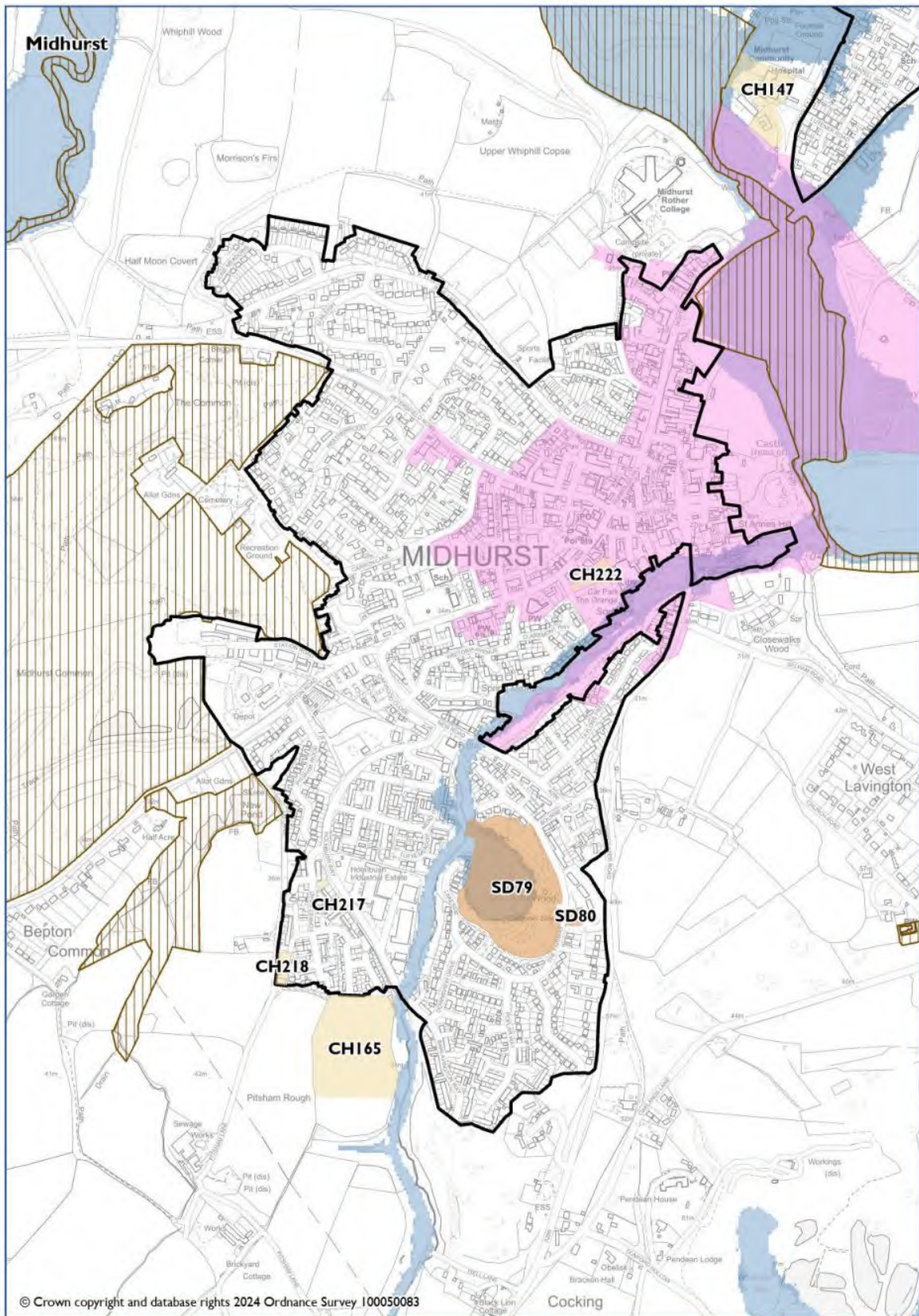
		National Park's landscape character, functionality and perception and special qualities.	Biodiversity and contribution to nature recovery.	Historic environment heritage assets and their settings and cultural heritage.	Impacts of climate change and to address the causes of climate change.	Protection & Sustainable Use of Resources	Employment and Economy.	Promote equality of opportunity and the elimination of discrimination	Holistic health and well-being. To create and sustain healthy and sustainable vibrant communities.	Efficient transport network	Good quality home, suitable to their need. New affordable homes.	Character of settlements, neighbourhoods and rural buildings. Highest quality of design.
Site appraisal	Stage 1											
Site	Ref											
Land West of The Street	CH215 C4S-158	-	+	?	?	-	0	-	?	?	+	+
Settlement Appraisal	Stage 2											
Lodsworth		+	0	+	?	-	-	-	+	-	+	+

### General Comments

There is only one LPR site in Lodsworth. Therefore, an in combination assessment has not been made.

Lodsworth is located within the National Park, which is high landscape value. There is a conservation area, so the settlement is scored positively for heritage. Lodsworth is within the Sussex North Water Resource Zone but there are no flood zones. There are limited employment opportunities and facilities within a manageable walking distance (taking into account topography and rural roads). Therefore, the settlement has a negative score for objectives 6 and 7. There are no trains, and public transport is minimal.

Midhurst (Chichester District)



## MIDHURST

		National Park's landscape character, functionality and perception and special qualities.	Biodiversity and contribution to nature recovery.	Historic environment heritage assets and their settings and cultural heritage.	Impacts of climate change and to address the causes of climate change.	Protection & Sustainable Use of Resources	Employment and Economy.	Promote equality of opportunity and the elimination of discrimination	Holistic health and well-being. To create and sustain healthy and sustainable vibrant communities.	Efficient transport network	Good quality home, suitable to their need. New affordable homes.	Character of settlements, neighbourhoods and rural buildings. Highest quality of design.
Site appraisal	Stage 1											
Site	Ref											
Land east of Pitsham Lane	CH165 C4S-140	-	+	?	?	-	0	+	+	?	++	?
Land adjacent to The Grange Car Park	CH222 C4S-318	-	+	-	?	-	?	+	+	+	+	?
Former Bus Depot, Pitsham Lane	CH218 C4S-310	+	?	0	?	-	0	+	+	-	+	?
Land at Forest Road	CH217 C4S-297	+	?	+	?	-	?	+	+	-	+	?
Settlement Appraisal	Stage 2											
Midhurst		+	+	+	?	-	+	+	+	-	+	+
In combination (to include C4S-331/CH147 in Easebourne and NDP/LPR sites)	Stage 3	0	+	?	?	-	0	+	+	0	+	?

### General Comments

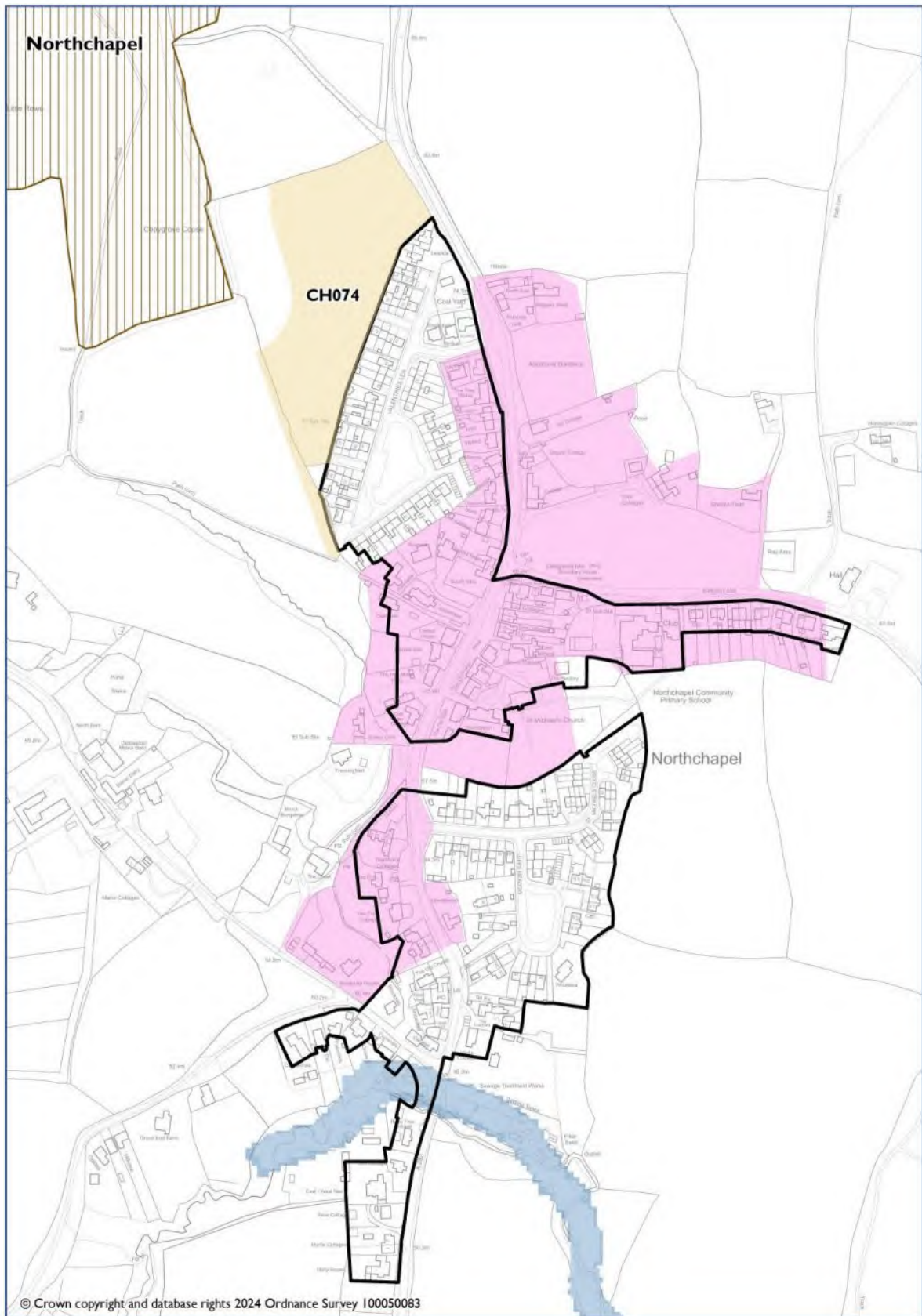
There are four LPR sites in Midhurst. There is one LP site and therefore an in combination assessment is made.

Midhurst is located within the National Park, which is high landscape value. There are several nature conservation designated areas within the settlement and a conservation area. The settlement scores positively for biodiversity and heritage. There are employment opportunities and

several facilities, including a secondary school. The settlement scores positively against many objectives. There is no train station and although there are several buses and bus routes, the settlement does not have an efficient transport system.

The in combination appraisal considers there to be a neutral impact on landscape. Whilst there are several nature conservation designated areas, it is considered the sites will have minimal impact on these and there are opportunities for nature recovery. More details are needed on how the schemes will impact on the historic environment and heritage assets. The sites will have a negative impact on protection and sustainable uses of resources (one of the objectives) due to noise and pollution from the through traffic, flood zones and being located within the Sussex North Water Resource Zone. There is neutral impact on employment and the sites are within proximity to a wide range of facilities and open space. The area will remain as having limited transport options but the cumulative impact on this is neutral. Further details are needed on the design and layout for all of the sites.

Northchapel (Chichester District)



## NORTHCHAPEL

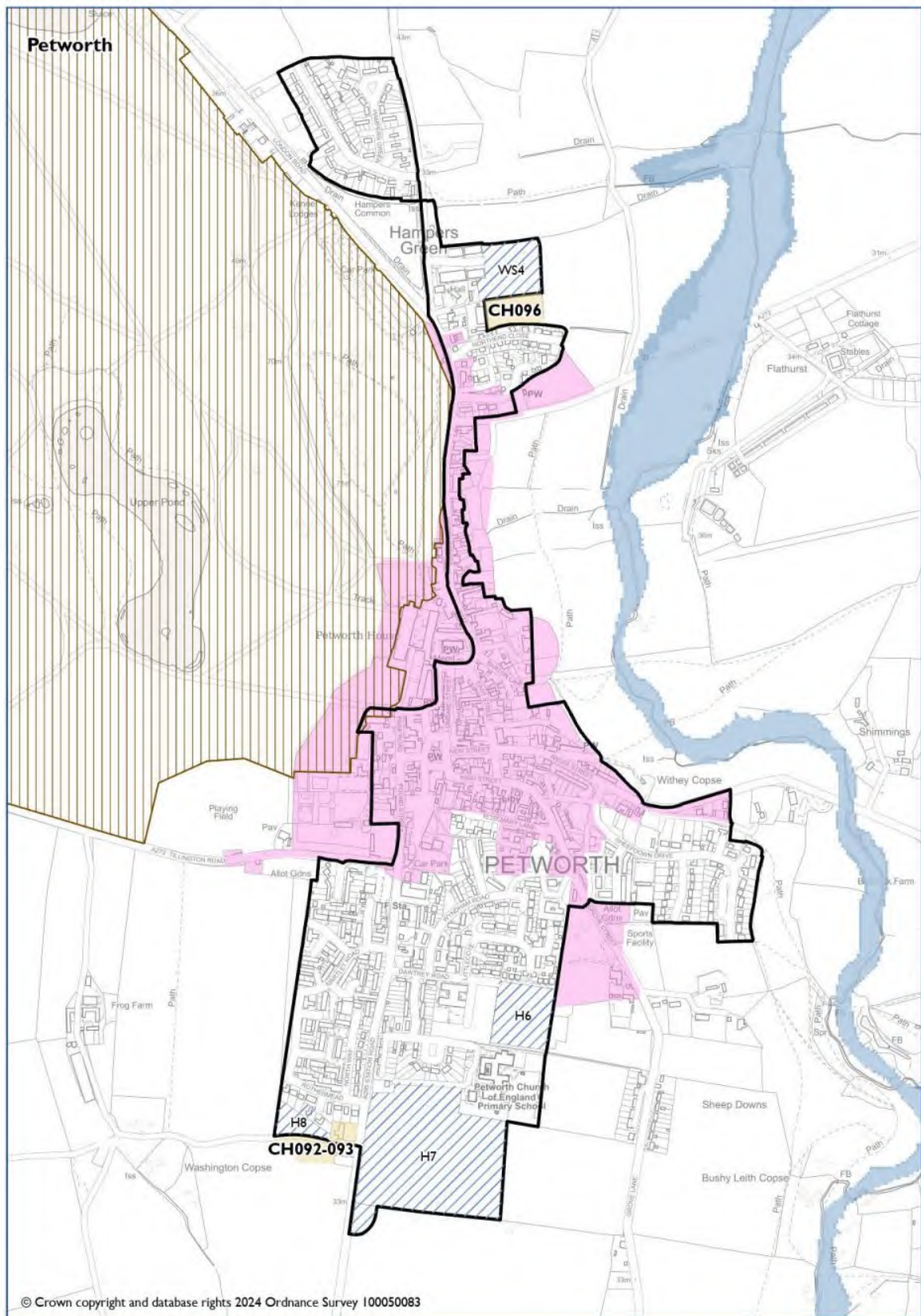
		National Park's landscape character, functionality and perception and special qualities.	Biodiversity and contribution to nature recovery.	Historic environment heritage assets and their settings and cultural heritage.	Impacts of climate change and to address the causes of climate change.	Protection & Sustainable Use of Resources	Employment and Economy.	Promote equality of opportunity and the elimination of discrimination	Holistic health and well-being. To create and sustain healthy and sustainable vibrant communities.	Efficient transport network	Good quality home, suitable to their need. New affordable homes.	Character of settlements, neighbourhoods and rural buildings. Highest quality of design.
Site appraisal	Stage 1											
Site	Ref											
Land west of Valentines Lea	CH074	-	-	-	?	-	0	?	+	-	+	?
Settlement Appraisal	Stage 2											
Northchapel		+	+	+	?	-	0	-	+	-	+	+

### General Comments

There is only one LPR site in Northchapel. Therefore, an in combination assessment has not been made.

Northchapel is located within the National Park, which is high landscape value. The settlement has a conservation area and protected spaces – it scores positively against these objectives. There are limited opportunities for employment in the settlement and other facilities are sparse, although there is a primary school. Therefore, the settlement scores negatively for equality. There are also limited transport options. Due to the conservation area, the settlement is considered to score positively for design and character.

Petworth (Chichester District)



## PETWORTH

		National Park's landscape character, functionality and perception and special qualities.	Biodiversity and contribution to nature recovery.	Historic environment heritage assets and their settings and cultural heritage.	Impacts of climate change and to address the causes of climate change.	Protection & Sustainable Use of Resources	Employment and Economy.	Promote equality of opportunity and the elimination of discrimination	Holistic health and well-being. To create and sustain healthy and sustainable vibrant communities.	Efficient transport network	Good quality home, suitable to their need. New affordable homes.	Character of settlements, neighbourhoods and rural buildings. Highest quality of design.
Site appraisal	Stage 1											
Site	Ref											
1/2 - Land at Rotherbridge Lane (Parcel: Land to the rear of Rothermead)	CH09 2	-	?	0	?	-	-	+	+	-	+	+
2/2 - Land at Rotherbridge Lane (Parcel: Land west of Station Road)	CH09 3	-	?	0	?	-	0	+	+	-	+	-
Land north of Northend Close	CH09 6	0	+	0	?	-	?	+	+	-	+	+
Settlement Appraisal	Stage 2											
Petworth		+	+	+	?	-	+	+	+	-	+	+
In Combination (to include NDP sites)	Stage 3	-	?	0	?	-	0	+	+	-	+	?

### General Comments

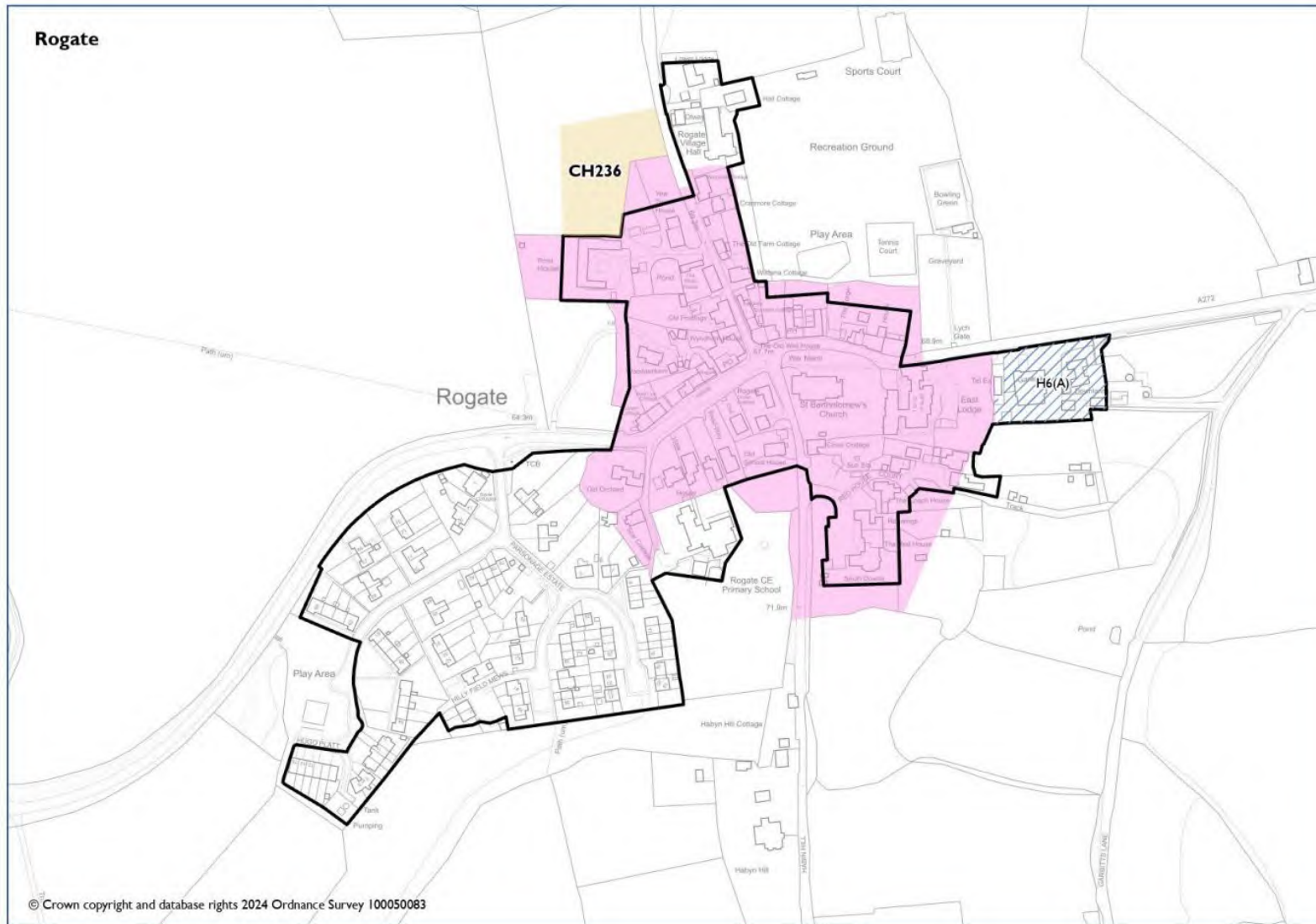
There are three LPR sites in Petworth. There are four NDP sites (one for employment) and therefore an in combination assessment is made.

Petworth is located within the National Park, which is high landscape value. It has an historic town centre and there are several nature conservation designated areas. There is a flood zone area to the east of the settlement, which is located within the Sussex North Water Resource Zone. There are a variety of employment opportunities and a dedicated employment/industrial estate to the north of the settlement. However, there is no railway station and transport is likely to include the private car.



In combination – with all the sites coming forward, this will have a negative impact on the landscape value. More information is needed on how the sites will impact on nature conservation designated areas. The impact on the historic environment is considered neutral, despite the importance of Petworth. Whilst one of the sites within the NDP is an expansion of the employment area – overall there is a neutral impact on employment. The sites will not improve the transport situation and may increase the level of traffic, especially to the south of the settlement. Whilst the design and layout of each development is unknown, these will be of high design value due to the character of Petworth, especially as some of the sites are near the conservation area. However, more details are needed to ensure that the designs reflect the character of the settlement.

Rogate (Chichester District)



## ROGATE

		National Park's landscape character, functionality and perception and special qualities.	Biodiversity and contribution to nature recovery.	Historic environment heritage assets and their settings and cultural heritage.	Impacts of climate change and to address the causes of climate change.	Protection & Sustainable Use of Resources	Employment and Economy.	Promote equality of opportunity and the elimination of discrimination	Holistic health and well-being. To create and sustain healthy and sustainable vibrant communities.	Efficient transport network	Good quality home, suitable to their need. New affordable homes.	Character of settlements, neighbourhoods and rural buildings. Highest quality of design.
Site appraisal	Stage 1											
Site	Ref											
Land west of Village Hall	CH23 6	-	?	-	?	-	0	-	+	-	+	-
Settlement Appraisal	Stage 2											
Rogate		+	0	+	?	-	-	-	+	-	+	+
In Combination (to include NDP /LP sites)	Stage 3	-	0	-	?	-	0	-	0	-	+	?

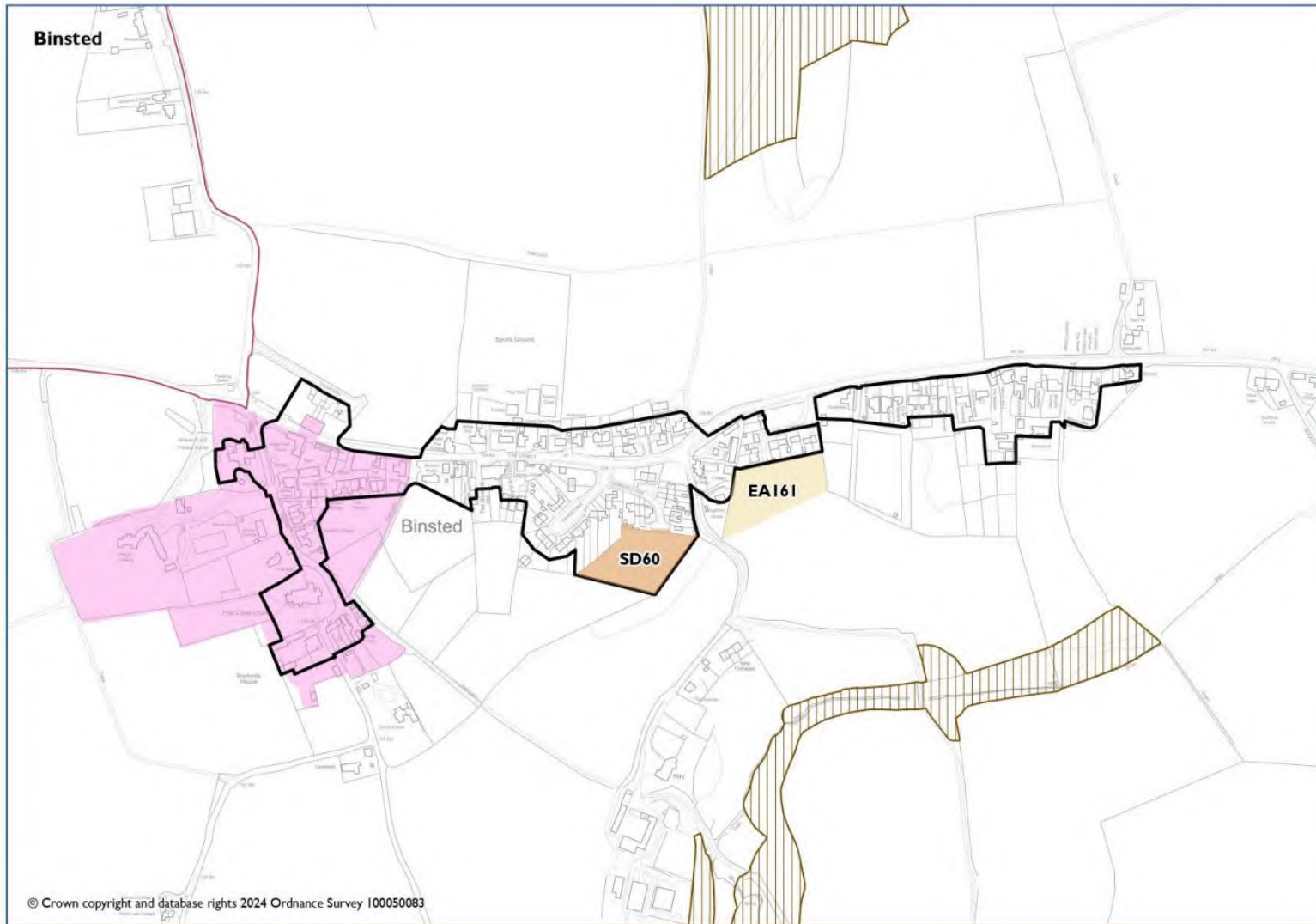
### General Comments

There is one LPR site in Rogate. There is one NDP site and therefore an in combination assessment is made.

Rogate is located within the National Park, which is high landscape value. There are limited number of few areas of nature conservation designation and the impact is scored as neutral. There is a conservation area and Rogate is a settlement with historic character. Transport links are limited with some roads having no pavements. There is no train but there is through traffic from the A272. There are few facilities within Rogate, and travel to areas outside of Rogate will be needed for employment and other services.

In combination – the sites will have a negative impact on the landscape. They will also have a negative impact on heritage due to the proximity to the conservation area. The settlement is within the Sussex North Water Resource Zone and, combined with noise and pollution from the through traffic, the impact on the protection and sustainable use of resources is negative. There is a neutral impact on open space and play area within the settlement. More information is needed on the design and layout of the sites, especially as the settlement has a distinct and historic character.

Binsted (East Hampshire District)



## BINSTED

		National Park's landscape character, functionality and perception and special qualities.	Biodiversity and contribution to nature recovery.	Historic environment heritage assets and their settings and cultural heritage.	Impacts of climate change and to address the causes of climate change.	Protection & Sustainable Use of Resources	Employment and Economy.	Promote equality of opportunity and the elimination of discrimination	Holistic health and well-being. To create and sustain healthy and sustainable vibrant communities.	Efficient transport network	Good quality home, suitable to their need. New affordable homes.	Character of settlements, neighbourhoods and rural buildings. Highest quality of design.
Site appraisal	Stage 1											
Site	Ref											
Land south of Lovell Gardens	EA161	-	-	0	?	?	0	-	+	?	+	?
Settlement Appraisal	Stage 2											
Binsted		+	+	+	?	0	-	-	+	-	+	+
In Combination (to include NDP /LP sites)	Stage 3	-	0	0	?	0	0	-	0	-	+	?

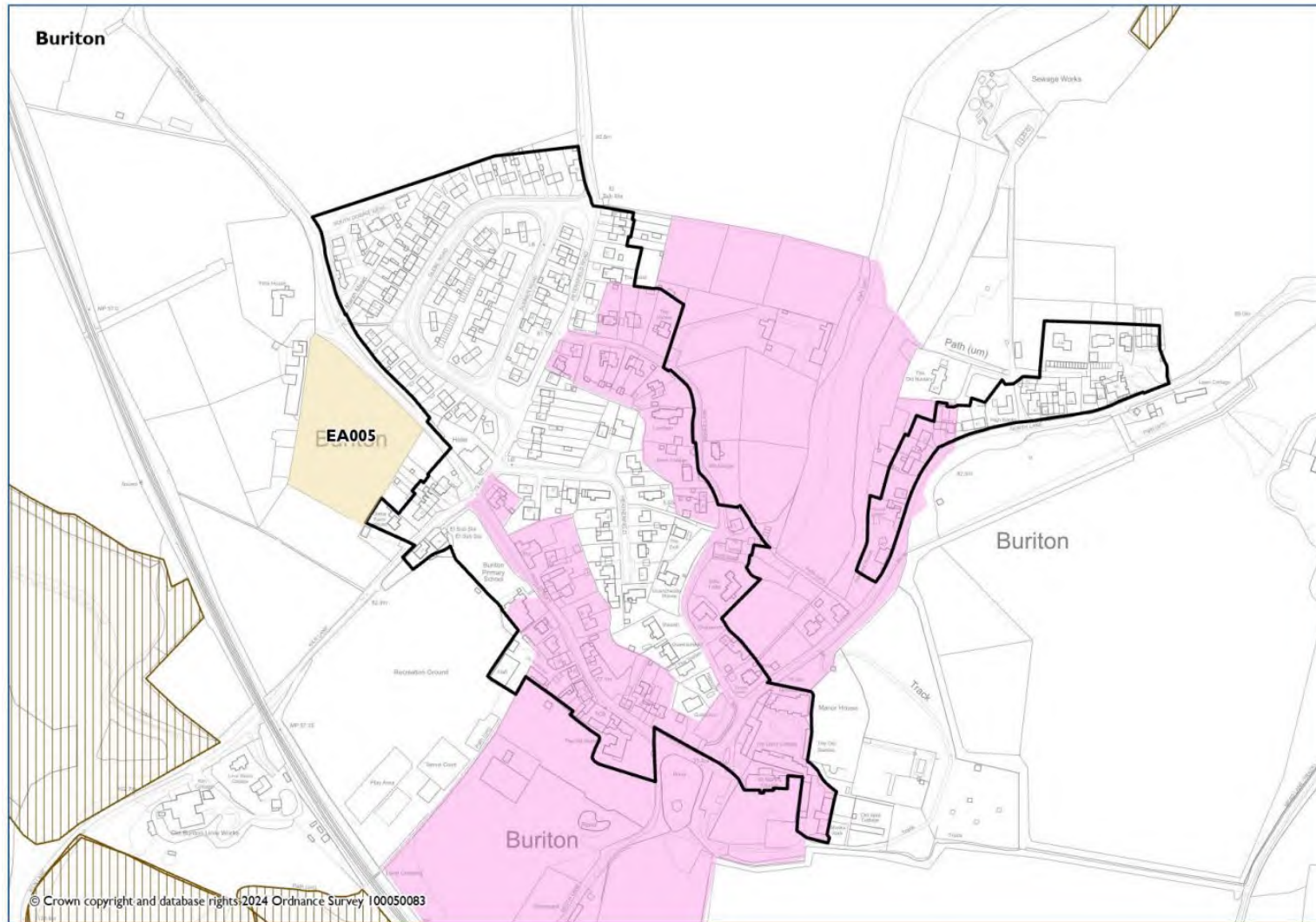
### General Comments

There is one LPR site in Binsted. There is one Local Plan sites and therefore an in combination assessment is made.

Binsted is located within the National Park, which is high landscape value. There are several areas nature conservation protection and this is scored as having positive impact on the settlement. There is also a conservation area. There are limited employment opportunities and access to facilities is also limited. There is access to open space for health and wellbeing. The settlement has no train station and public transport is limited and sporadic.

The in combination assessment considers there will be a negative impact on landscape but a neutral impact on biodiversity and heritage. There will be a neutral impact on employment as there will be no change to the current situation. This is the same for transport where the existing situation is negative, and the development sites will have a neutral impact. More information is needed on design and layout considering the position of the sites to the south of the settlement and the negative impact on landscape.

Buriton (East Hampshire District)



## BURITON

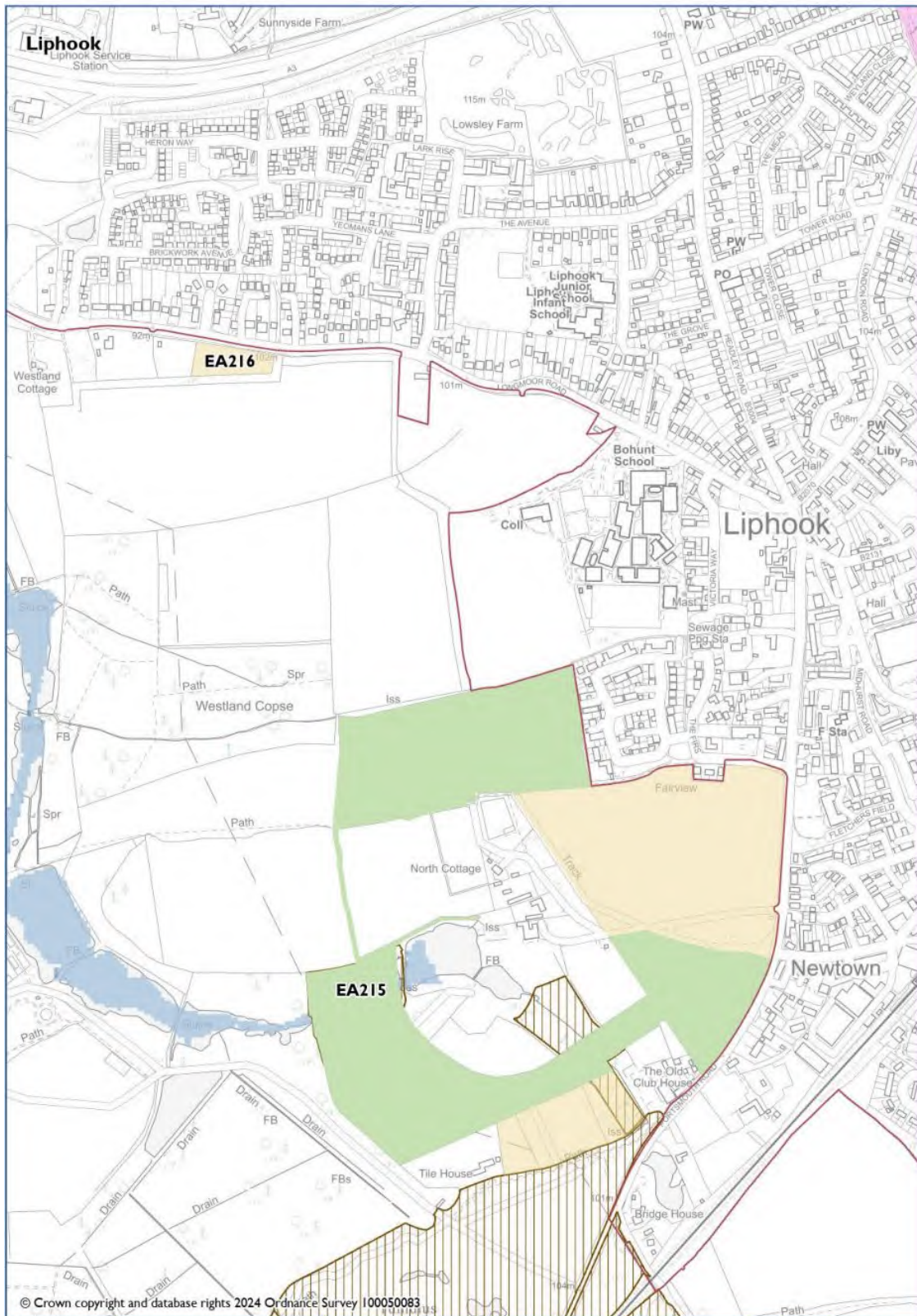
		National Park's landscape character, functionality and perception and special qualities.	Biodiversity and contribution to nature recovery.	Historic environment heritage assets and their settings and cultural heritage.	Impacts of climate change and to address the causes of climate change.	Protection & Sustainable Use of Resources	Employment and Economy.	Promote equality of opportunity and the elimination of discrimination	Holistic health and well-being. To create and sustain healthy and sustainable vibrant communities.	Efficient transport network	Good quality home, suitable to their need. New affordable homes.	Character of settlements, neighbourhoods and rural buildings. Highest quality of design.
Site appraisal	Stage 1											
Site	Ref											
Land at Greenways Lane and Kiln Lane	EA005	-	0	0	?	?	0	-	+	-	+	?
Settlement Appraisal	Stage 2											
Buriton		+	0	+	?	+	-	-	+	-	+	+

### General Comments

There is only one LPR site in Buriton. Therefore, an in combination assessment has not been made.

Buriton is located within the National Park, which is high landscape value. The settlement has a conservation area and scores positive for heritage. The areas of nature conservation designation are located to the west of the A3 - which is to the west of the settlement and this scores as a neutral impact. There are limited employment opportunities and with no train line and the impact of the A3 – the settlement scores negatively for transport. The settlement scores positively for design as the historic nature of Buriton is evident and this will have an impact on the overall character of the settlement.

Liphook (East Hampshire District)





## LIPHOOK

		National Park's landscape character, functionality and perception and special qualities.	Biodiversity and contribution to nature recovery.	Historic environment heritage assets and their settings and cultural heritage.	Impacts of climate change and to address the causes of climate change.	Protection & Sustainable Use of Resources	Employment and Economy.	Promote equality of opportunity and the elimination of discrimination	Holistic health and well-being. To create and sustain healthy and sustainable vibrant communities.	Efficient transport network	Good quality home, suitable to their need. New affordable homes.	Character of settlements, neighbourhoods and rural buildings. Highest quality of design.
Site appraisal	Stage 1											
Site	Ref											
Land at Westlands	EA216	-	+	0	?	-	0	+	+	+	+	?
Land west of Liphook / Land at Westlands Park	EA215	--	-	-	?	-	+	+	+	+	++	?
Settlement Appraisal	Stage 2											
Liphook		+	+	0	?	-	+	+	+	+	+	+
In Combination (to include NDP/LP sites)	Stage 3	-	-	0	?	-	0	0	0	0	+	?

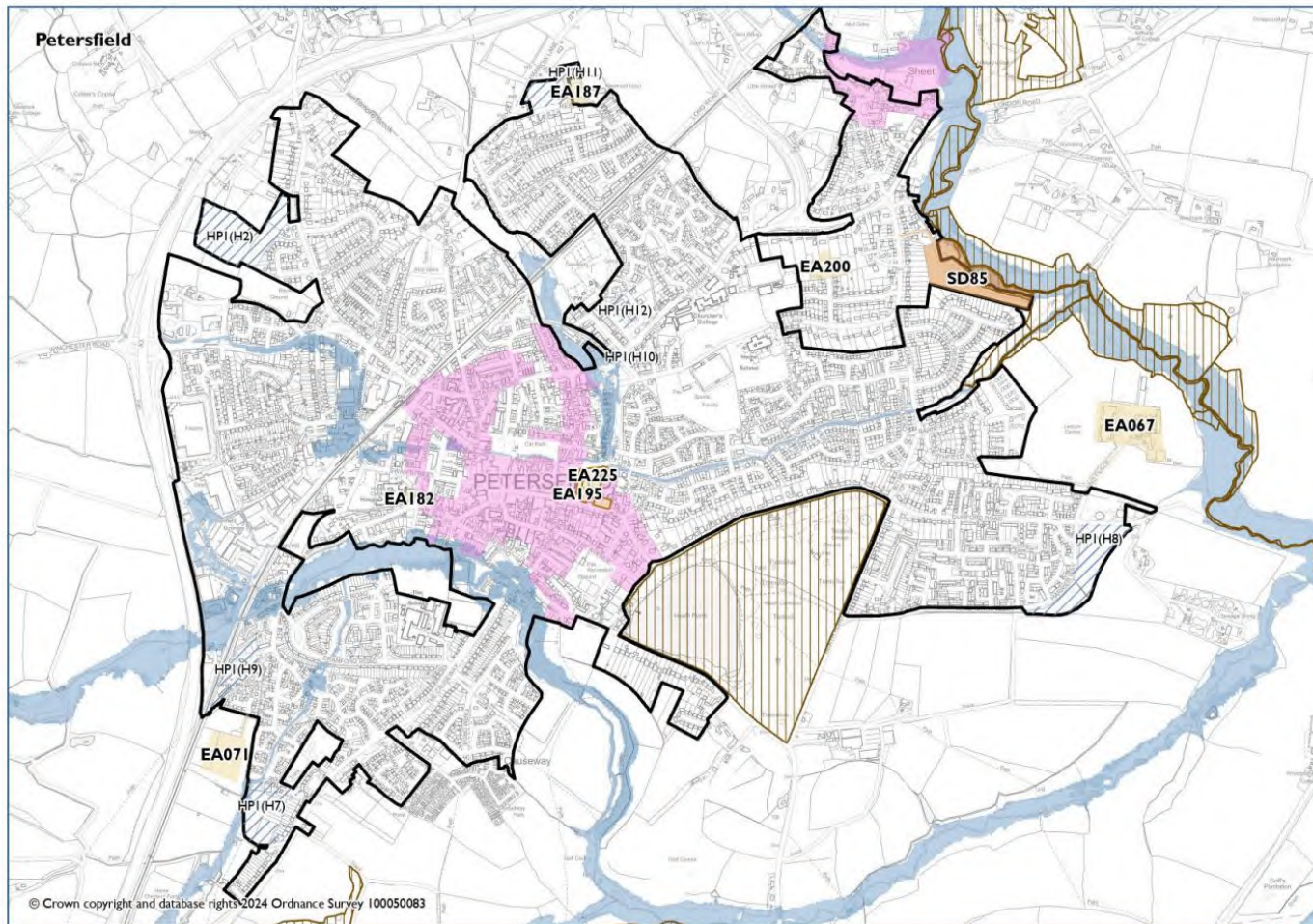
### General Comments

There are two LPR sites in Liphook. There are no NDP or LP sites in this part of the settlement. Therefore, an in combination assessment is made.

Liphook is located within the National Park, which is high landscape value. It has an historic town centre, but only a small edge of the conservation area is shown on the map above. There are several nature conservation designated areas within proximity of the settlement and sites. The settlement has areas of flooding and open agricultural land. There are employment areas within the settlement and a train station. Transport is considered efficient with a range of transport options. There are several facilities within the town including a secondary school.

In combination, the two sites will have a negative impact on the landscape and areas of nature conservation. There is a neutral impact on health and wellbeing, equalities and employment as the developments will not change the existing situation. More information is needed on design and layout considering the impact on landscape.

Petersfield (East Hampshire District)



## PETERSFIELD

		National Park's landscape character, functionality and perception and special qualities.	Biodiversity and contribution to nature recovery.	Historic environment heritage assets and their settings and cultural heritage.	Impacts of climate change and to address the causes of climate change.	Protection & Sustainable Use of Resources	Employment and Economy.	Promote equality of opportunity and the elimination of discrimination	Holistic health and well-being. To create and sustain healthy and sustainable vibrant communities.	Efficient transport network	Good quality home, suitable to their need. New affordable homes.	Character of settlements, neighbourhoods and rural buildings. Highest quality of design.
Site appraisal	Stage 1											
Site	Ref											
Land south of Paddock Way	EA071	-	-	0	?	-	+	+	-	+	++	?
Land at Drum Court, The Spain	EA182	0	?	-	?	0	-	+	+	+	++	?
Land at Festival Hall	EA225	0	+	-	?	-	+	+	+	+	++	?
The Courtyard, Heath Road	EA195	0	?	-	?	0	+	+	+	+	+	?
Windward, Reservoir Lane	EA187	-	+	0	?	+	0	-	+	-	+	?
Land at Penns Place	EA067	-	-	0	?	0	-	-	-	?	++	?
Settlement Appraisal	Stage 2											
Petersfield		+	+	+	?	-	+	+	+	+	+	+
In Combination (to include NDP /LP sites)	Stage 3	-	-	0	?	-	0	0	0	0	+	?

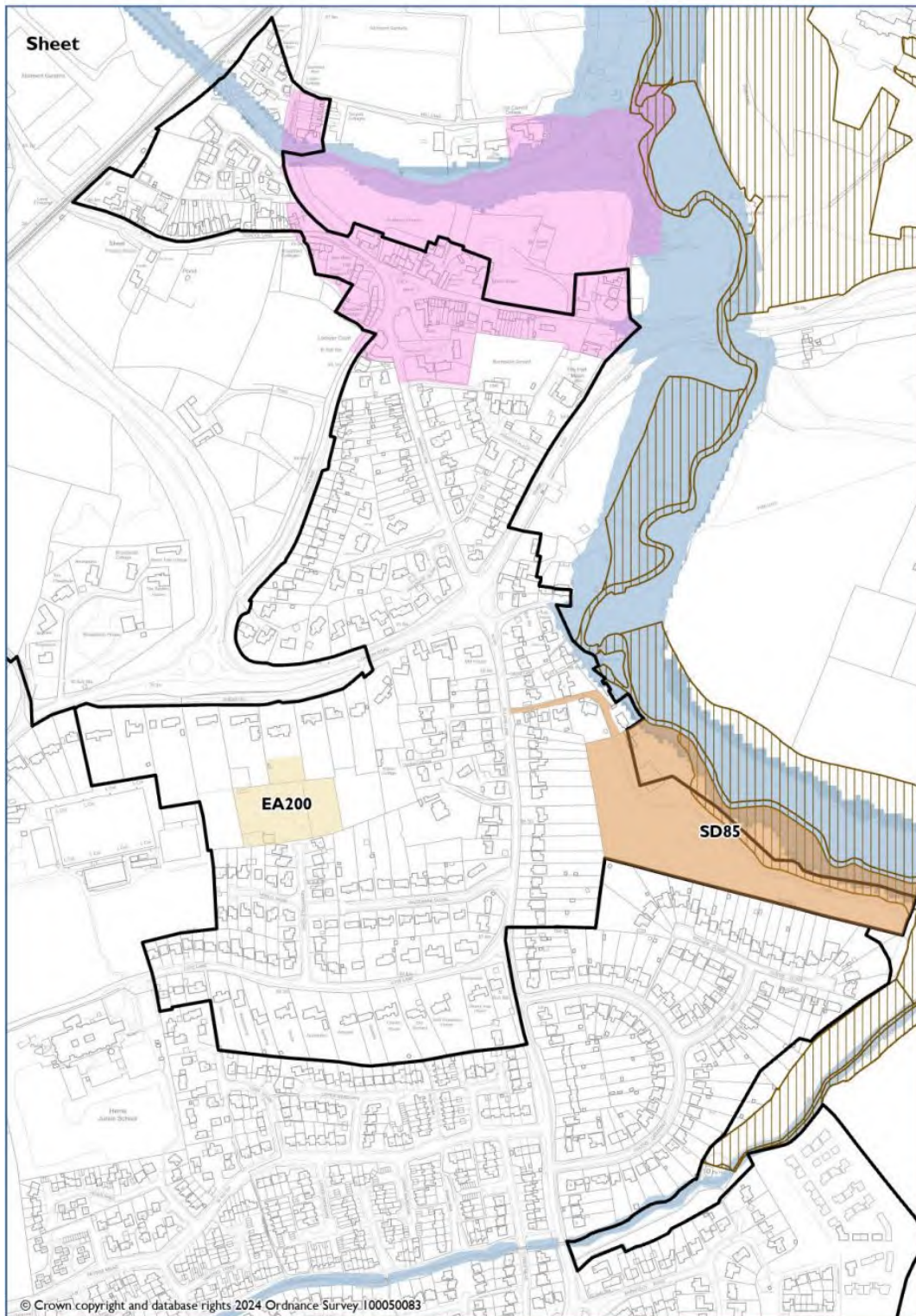
### *General Comments*

There are six LPR sites in Petersfield. There are several NDP and LP sites in this part of the settlement. Therefore, an in combination assessment is made.

Petersfield is located within the National Park, which is high landscape value. It has an historic town centre, with a central conservation area. There are several areas of nature conservation designation. The settlement has areas of flooding. It has with a range of employment opportunities, education, medical and other facilities. It has a train station and has several transport options.

The in combination impact of all the sites coming forward means there is a negative score on landscape value. Several of the sites are on the edge of the settlement especially those to the south and east. These will also have a negative impact on nature conservation designations. They will have a neutral impact on employment. Whilst some of the individual sites will result in the loss of some employment opportunities, there will be new opportunities, and this impact is considered to be neutral overall. There is also a neutral impact on heritage, even though a handful of small sites are located within the conservation area. There is a need to gain more information about design and layout of the sites.

Sheet (East Hampshire District)



## SHEET

		National Park's landscape character, functionality and perception and special qualities.	Biodiversity and contribution to nature recovery.	Historic environment heritage assets and their settings and cultural heritage.	Impacts of climate change and to address the causes of climate change.	Protection & Sustainable Use of Resources	Employment and Economy.	Promote equality of opportunity and the elimination of discrimination	Holistic health and well-being. To create and sustain healthy and sustainable vibrant communities.	Efficient transport network	Good quality home, suitable to their need. New affordable homes.	Character of settlements, neighbourhoods and rural buildings. Highest quality of design.
Site appraisal	Stage 1											
Site	Ref											
Land off Merryfield Road, Sheet	EA200	0	-	0	?	0	0	+	+	+	+	?
Settlement Appraisal	Stage 2											
Sheet		+	+	+	?	-	0	+	+	+	+	+
In Combination (to include NDP sites)	Stage 3	0	-	0	?	-	0	0	0	0	+	?

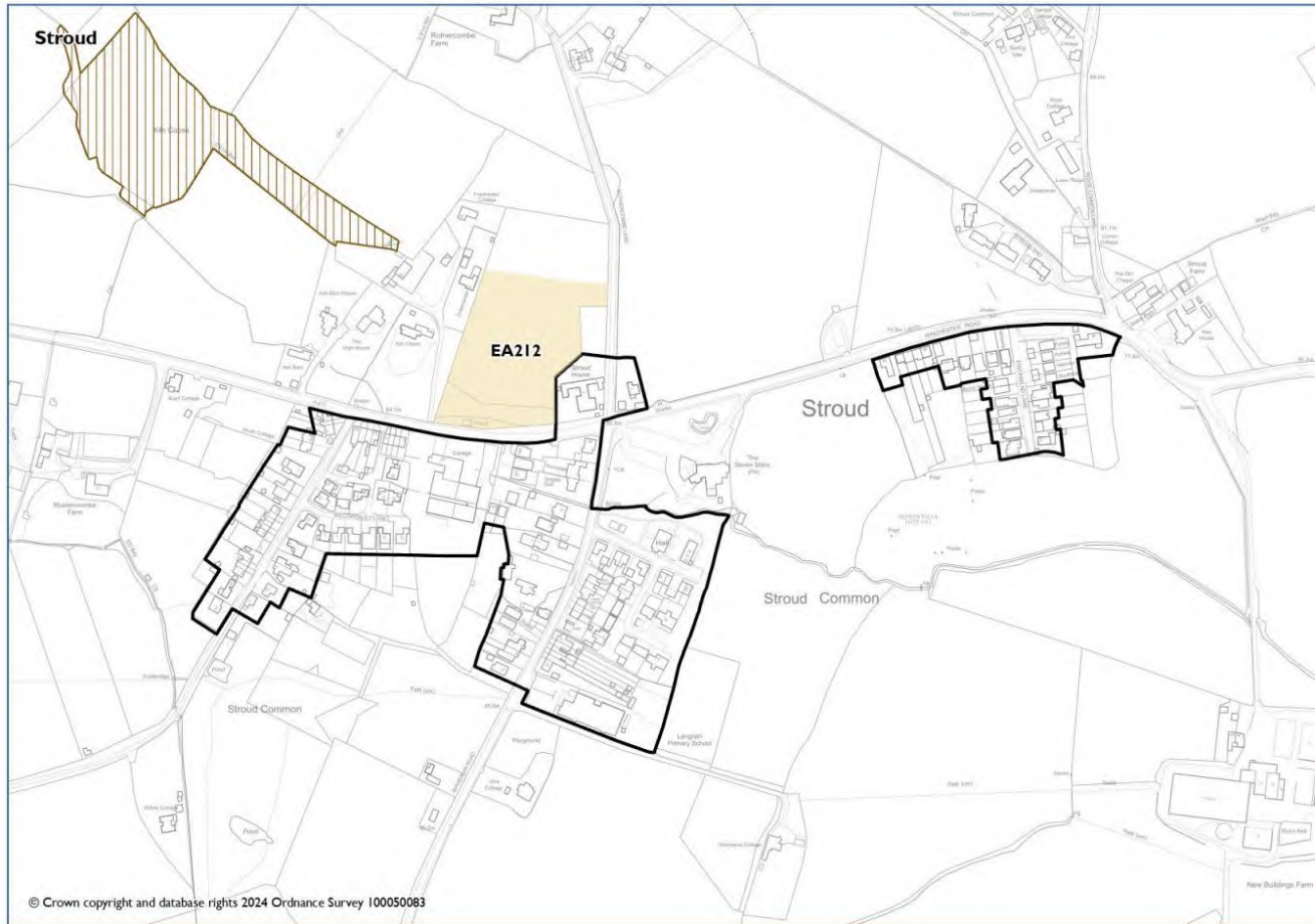
### General Comments

There is one LPR site in Sheet. There is one LP site in this part of the settlement. Therefore, an in combination assessment is made.

Sheet is located within the National Park, which is high landscape value. There are areas of nature conservation designation and a conservation area. The settlement has flooding susceptibility to the east. There is limited employment in Sheet but Petersfield is nearby. Due to the proximity of Petersfield, the settlement scores positively for equality, health and wellbeing and transport.

In combination – with the two sites coming forward – this would have a neutral impact on the landscape but a negative impact on biodiversity. It would have a negative impact on protection and sustainable use of resources. Further information is needed on the proposed design and layout of each site. Development would have a neutral impact on transport, health and equalities – mostly due to the proximity to Petersfield.

Stroud (East Hampshire District)



## STROUD

		National Park's landscape character, functionality and perception and special qualities.	Biodiversity and contribution to nature recovery.	Historic environment heritage assets and their settings and cultural heritage.	Impacts of climate change and to address the causes of climate change.	Protection & Sustainable Use of Resources	Employment and Economy.	Promote equality of opportunity and the elimination of discrimination	Holistic health and well-being. To create and sustain healthy and sustainable vibrant communities.	Efficient transport network	Good quality home, suitable to their need. New affordable homes.	Character of settlements, neighbourhoods and rural buildings. Highest quality of design.
Site appraisal	Stage 1											
Site	Ref											
Land north of Winchester Road	EA212	--	-	0	?	-	0	-	+	-	+	0
Settlement Appraisal	Stage 2											
Stroud		+	0	0	?	-	-	-	+	-	+	0

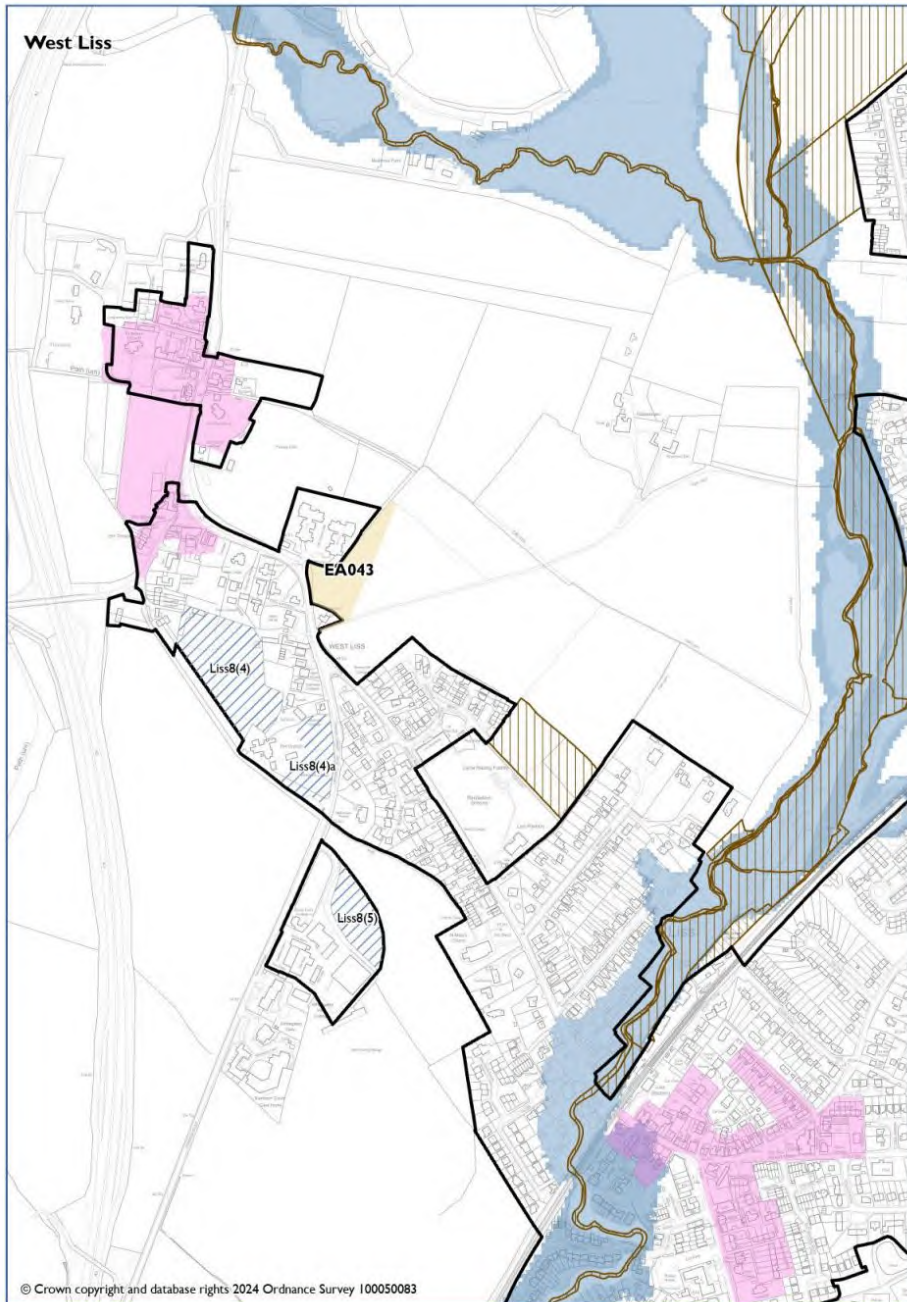
### General Comments

There is only one LPR site in Stroud. Therefore, an in combination assessment has not been made.

Stroud is located within the National Park, which is high landscape value. There is no conservation area and few areas of nature conservation designation. The settlement scores as having a neutral impact on these objectives. It scores negatively against employment due to limited opportunities. Due to noise pollution from the A272, the settlement has a negative impact on the use of resources. There are also limited facilities within the settlement and no train station. On this basis, there is a negative impact on an efficient transport network.



West Liss (East Hampshire District)



## WEST LISS

		National Park's landscape character, functionality and perception and special qualities.	Biodiversity and contribution to nature recovery.	Historic environment heritage assets and their settings and cultural heritage.	Impacts of climate change and to address the causes of climate change.	Protection & Sustainable Use of Resources	Employment and Economy.	Promote equality of opportunity and the elimination of discrimination	Holistic health and well-being. To create and sustain healthy and sustainable vibrant communities.	Efficient transport network	Good quality home, suitable to their need. New affordable homes.	Character of settlements, neighbourhoods and rural buildings. Highest quality of design.
Site appraisal	Stage 1											
Site	Ref											
Land at Farnham & Station Roads	EA04 3	--	-	-	?	-	0	+	+	+	++	?
Settlement Appraisal	Stage 2											
Liss		+	+	+	?	-	0	0	+	+	+	+
In Combination (including NDP sites)		0	-	0	?	-	0	0	+	+	+	?

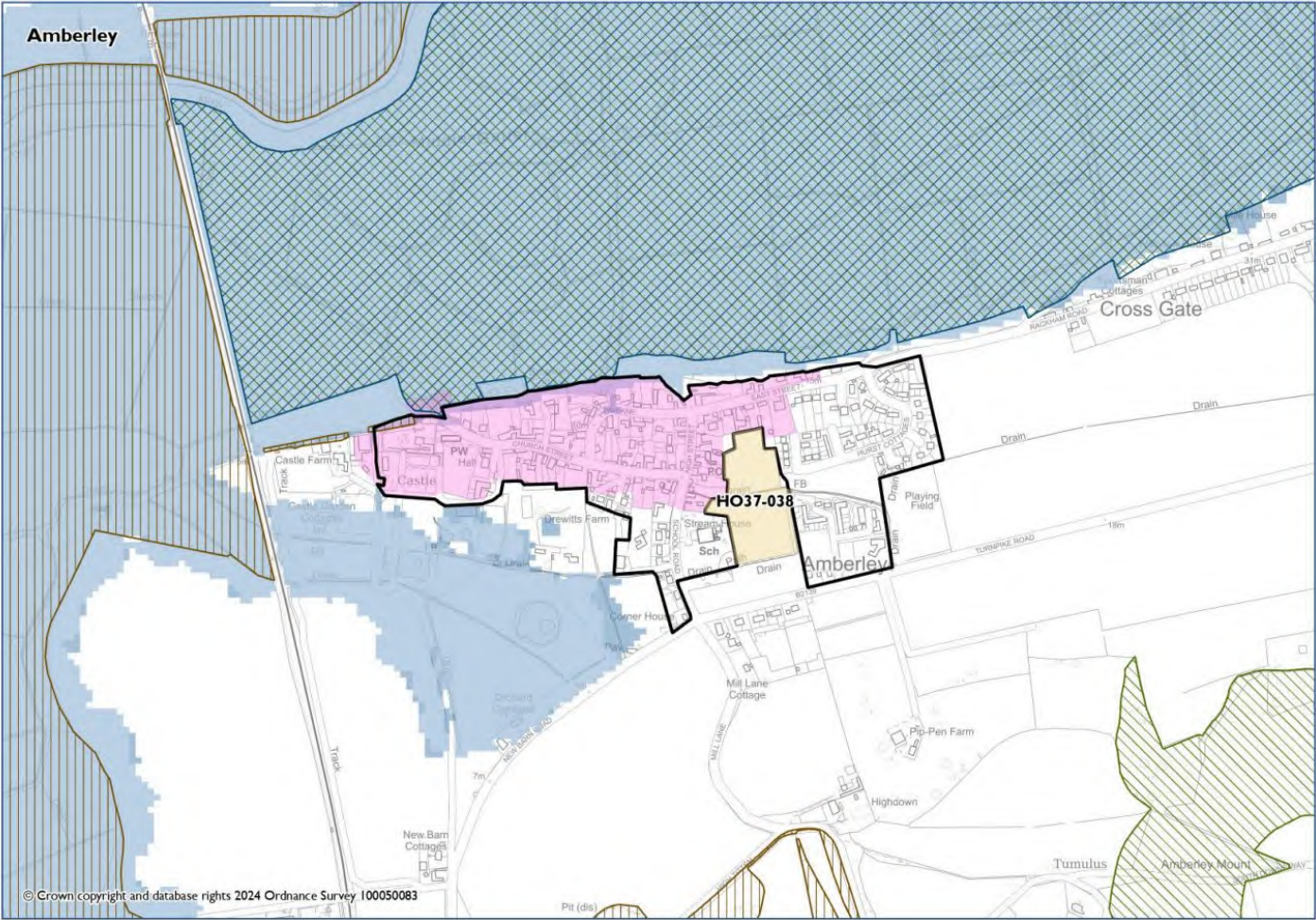
### General Comments

There is one LPR site in West Liss and several NDP sites. Therefore, an in combination assessment is made.

West Liss is located within the National Park, which is high landscape value. It has a conservation area (West Liss) and one in central Liss. There are areas of nature conservation designation and an efficient transport system, due to the train station. There are limited opportunities for employment but as there is a train station – locations to the north (Liphook and Guildford) and to the south (Petersfield and Portsmouth) are accessible.

In combination – bringing all the sites forward will have a neutral impact on landscape. There will be a negative impact on nature conservation designated areas but a neutral impact on heritage. The locations are in close proximity to open space and countryside but more details are required on design, layout and impact on the character of the settlement.

Amberley (Horsham District)



## AMBERLEY

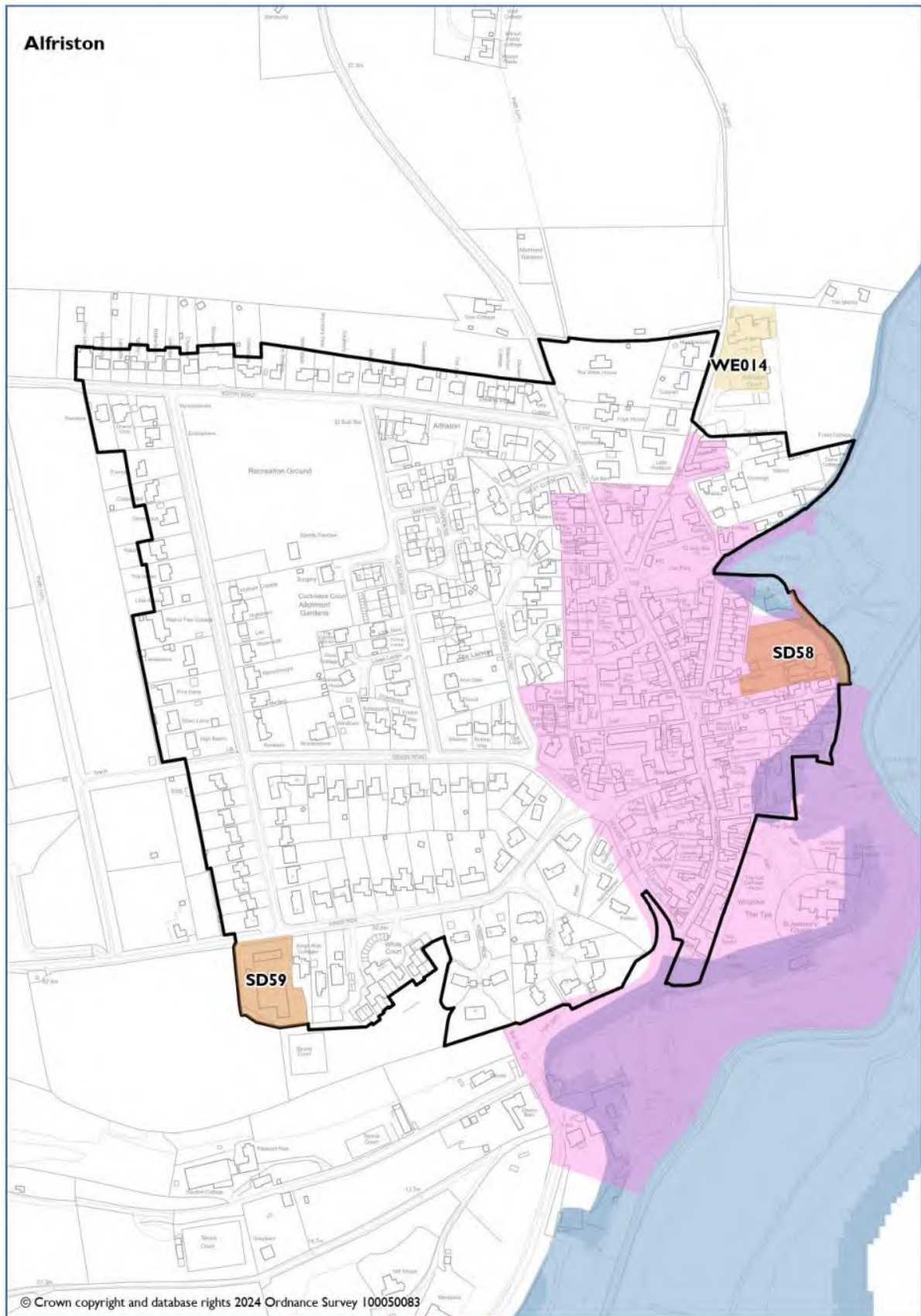
		National Park's landscape character, functionality and perception and special qualities.	Biodiversity and contribution to nature recovery.	Historic environment heritage assets and their settings and cultural heritage.	Impacts of climate change and to address the causes of climate change.	Protection & Sustainable Use of Resources	Employment and Economy.	Promote equality of opportunity and the elimination of discrimination	Holistic health and well-being. To create and sustain healthy and sustainable vibrant communities.	Efficient transport network	Good quality home, suitable to their need. New affordable homes.	Character of settlements, neighbourhoods and rural buildings. Highest quality of design.
Site appraisal	Stage 1											
Site	Ref											
East Street Farm	HO37 HO38	-	±	-	±	0	+	-	+	±	++	±
Settlement Appraisal	Stage 2											
Amberley		+	+	+	±	-	-	-	+	0	+	+

### General Comments

There is only one LPR site in Amberley. Therefore, an in combination assessment has not been made

Amberley is within the National Park and has a high landscape value. There are significant areas of nature conservation designation. There is a conservation area and areas within a flood zone. There is a train station, albeit not central to the settlement. This is considered to be neutral. Due to limited offers of employment opportunities and facilities – the settlement scores negatively for employment and equalities.

Alfriston (Lewes and Eastbourne District)



## ALFRISTON

		National Park's landscape character, functionality and perception and special qualities.	Biodiversity and contribution to nature recovery.	Historic environment heritage assets and their settings and cultural heritage.	Impacts of climate change and to address the causes of climate change.	Protection & Sustainable Use of Resources	Employment and Economy.	Promote equality of opportunity and the elimination of discrimination	Holistic health and well-being. To create and sustain healthy and sustainable vibrant communities.	Efficient transport network	Good quality home, suitable to their need. New affordable homes.	Character of settlements, neighbourhoods and rural buildings. Highest quality of design.
Site appraisal	Stage 1											
Site	Ref											
Alfriston Court	WE014	--	+	-	?	0	+	-	+	-	++	?
Settlement Appraisal	Stage 2											
Alfriston		+	0	+	?	-	-	-	+	-	+	+
In Combination (including NDP/LP sites)		0	0	-	?	-	0	0	+	-	+	?

### General Comments

There is one LPR site in Alfriston and two LP sites. Therefore, an in combination assessment is made.

Alfriston is located within the National Park which is high landscape value. It has a conservation area and areas that are liable to flood. There are limited employment opportunities and transport is also limited with no train station. Traffic through the centre of the settlement can cause congestion.

In combination – it is considered the sites will have a neutral impact on landscape. However, they will have a negative impact on heritage with one LP site located within the conservation area. They will have a neutral impact on employment and equalities over and above the existing situation. Further details are needed on design and layout considering the location of the sites near the historic core.

Cooksbridge (Lewes and Eastbourne District)



## COOKSBRIDGE

		National Park's landscape character, functionality and perception and special qualities.	Biodiversity and contribution to nature recovery.	Historic environment heritage assets and their settings and cultural heritage.	Impacts of climate change and to address the causes of climate change.	Protection & Sustainable Use of Resources	Employment and Economy.	Promote equality of opportunity and the elimination of discrimination	Holistic health and well-being. To create and sustain healthy and sustainable vibrant communities.	Efficient transport network	Good quality home, suitable to their need. New affordable homes.	Character of settlements, neighbourhoods and rural buildings. Highest quality of design.
Site appraisal	Stage 1											
Site	Ref											
Land at Beechwood Lane	LE090	0	-	0	?	-	0	+	+	+	++	?
Settlement Appraisal	Stage 2											
Cooksbridge		+	0	0	?	-	-	-	+	+	+	0

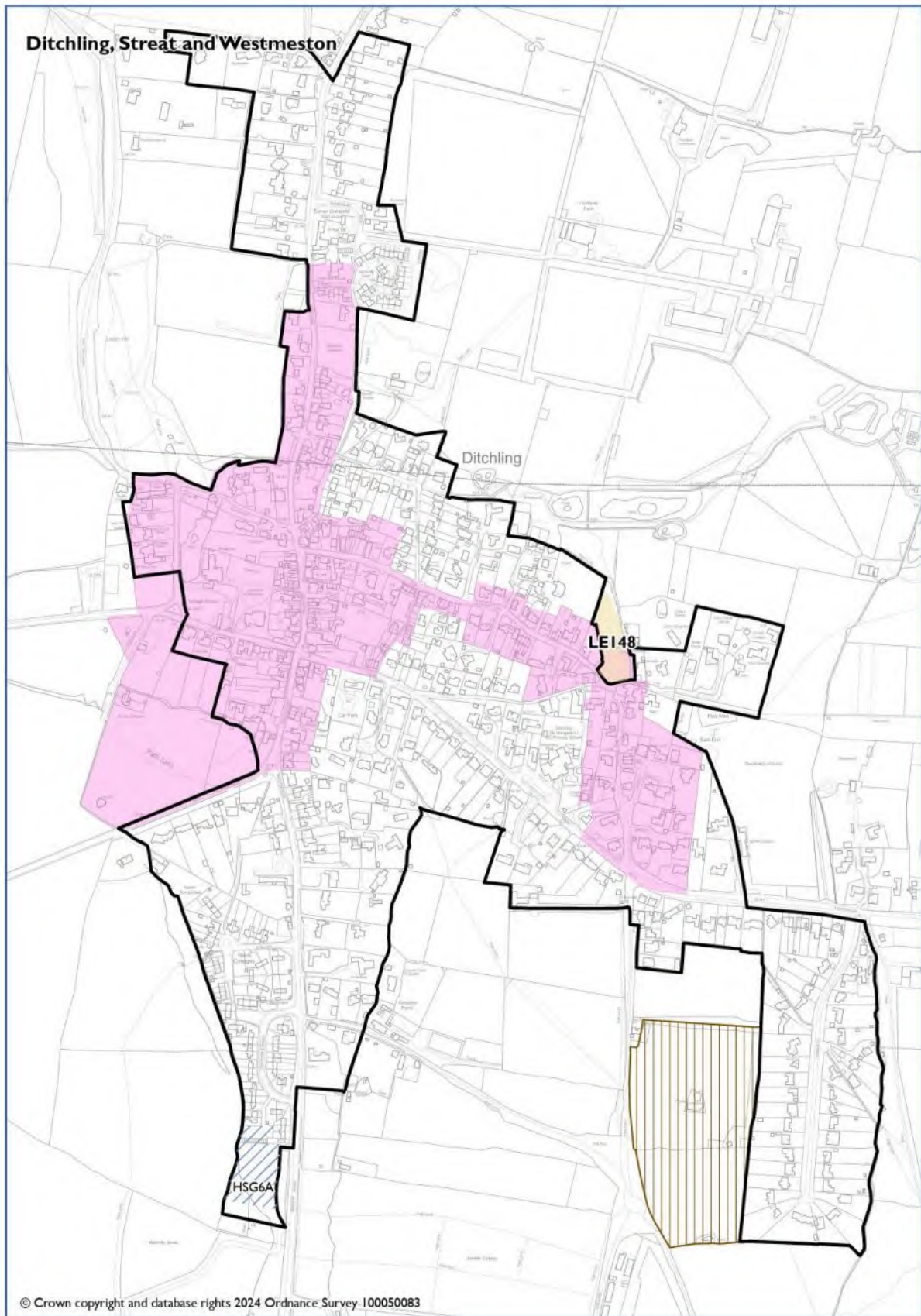
### General Comments

There is only one LPR site in Cooksbridge. Therefore, an in combination assessment has not been made.

Cooksbridge is within the National Park and has a high landscape value. This is no conservation area and the settlement scores as neutral on heritage and biodiversity. Railway and traffic noise and pollution means that the settlement scores negatively against protection and sustainable use of resources. There are limited employment opportunities, but the existence of a railway station means that Cooksbridge is positive for transport networks.



Ditchling (Lewes and Eastbourne District)



## DITCHLING

		National Park's landscape character, functionality and perception and special qualities.	Biodiversity and contribution to nature recovery.	Historic environment heritage assets and their settings and cultural heritage.	Impacts of climate change and to address the causes of climate change.	Protection & Sustainable Use of Resources	Employment and Economy.	Promote equality of opportunity and the elimination of discrimination	Holistic health and well-being. To create and sustain healthy and sustainable vibrant communities.	Efficient transport network	Good quality home, suitable to their need. New affordable homes.	Character of settlements, neighbourhoods and rural buildings. Highest quality of design.
Site appraisal	Stage 1											
Site	Ref											
Land rear 71 East End Lane	LE148	0	+	-	?	0	0	-	+	-	+	?
Settlement Appraisal	Stage 2											
Ditchling		+	+	+	?	-	-	-	+	-	+	+
In Combination (to include NDP/LP sites)		0	0	-	?	0	0	0	0	0	+	?

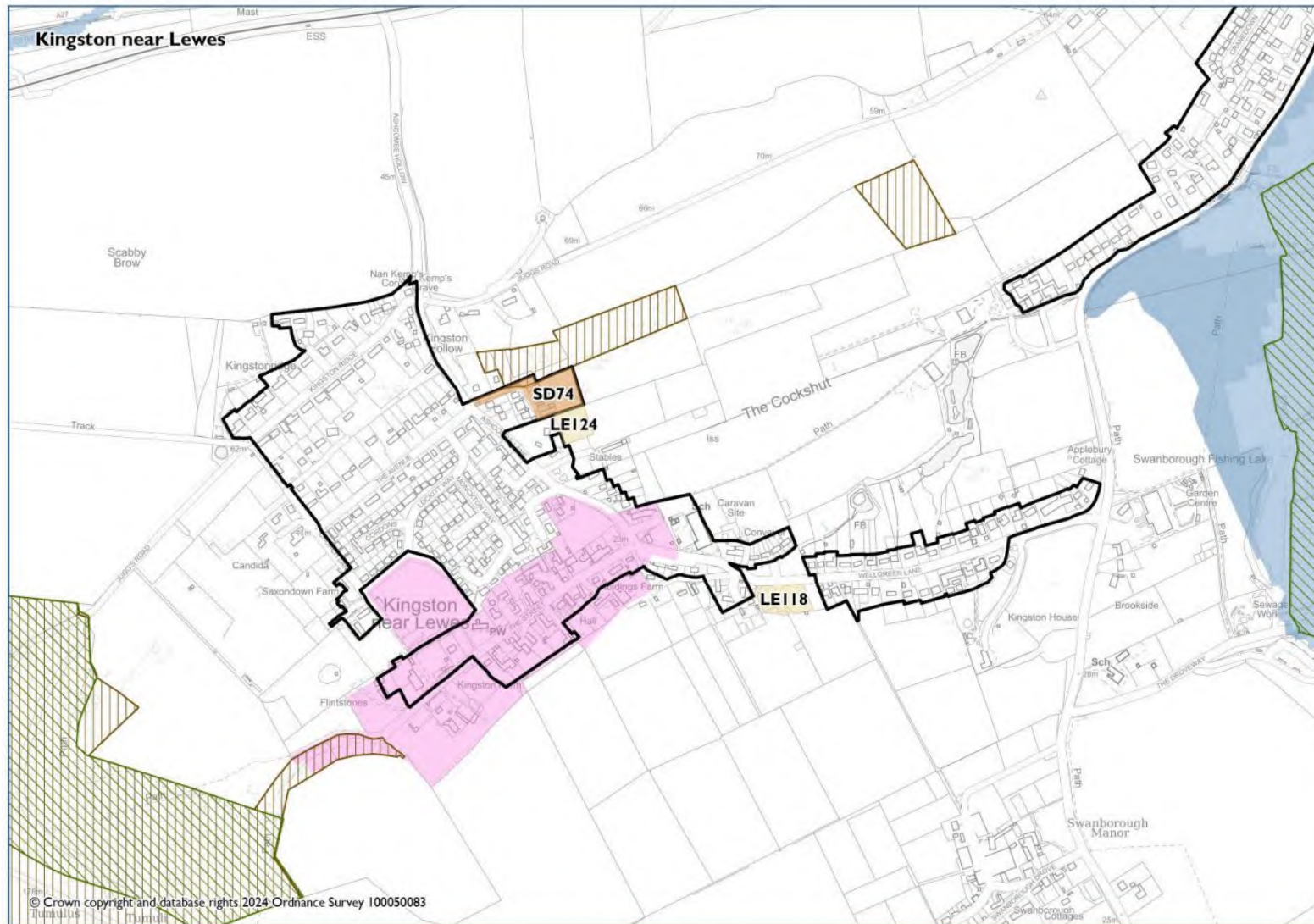
### General Comments

There is one LPR site in Ditchling and one NDP site. Therefore, an in combination assessment is made.

Ditchling is located within the National Park which is high landscape value. There is a conservation area in the centre and the settlement is historic and characteristic. There are limited employment opportunities and there is frequent traffic and congestion in the centre of Ditchling. There are limited transport options with no train station but there is a primary school within the settlement. There are few other facilities and services.

In combination – the two developments would have a neutral impact on landscape but a negative impact on heritage. There would be a neutral impact on employment as the developments will not change the existing situation. This is also the same about for promoting equality as the development will not change the situation. More details on design and layout is needed due to the historic nature of the settlement.

Kingston (Lewes and Eastbourne District)



## KINGSTON

		National Park's landscape character, functionality and perception and special qualities.	Biodiversity and contribution to nature recovery.	Historic environment heritage assets and their settings and cultural heritage.	Impacts of climate change and to address the causes of climate change.	Protection & Sustainable Use of Resources	Employment and Economy.	Promote equality of opportunity and the elimination of discrimination	Holistic health and well-being. To create and sustain healthy and sustainable vibrant communities.	Efficient transport network	Good quality home, suitable to their need. New affordable homes.	Character of settlements, neighbourhoods and rural buildings. Highest quality of design.
Site appraisal	Stage 1											
Site	Ref											
Audiburn Farm, Ashcombe Lane	LE124	-	+	0	?	0	0	-	+	-	+	?
Land at Beaumont, Wellgreen Lane	LE118	-	+	-	?	0	0	-	+	-	+	?
Settlement Appraisal	Stage 2											
Kingston		+	+	+	?	0	-	-	+	-	+	+
In Combination (to include NDP/LP sites)		-	-	0	?	0	0	0	+	0	+	?

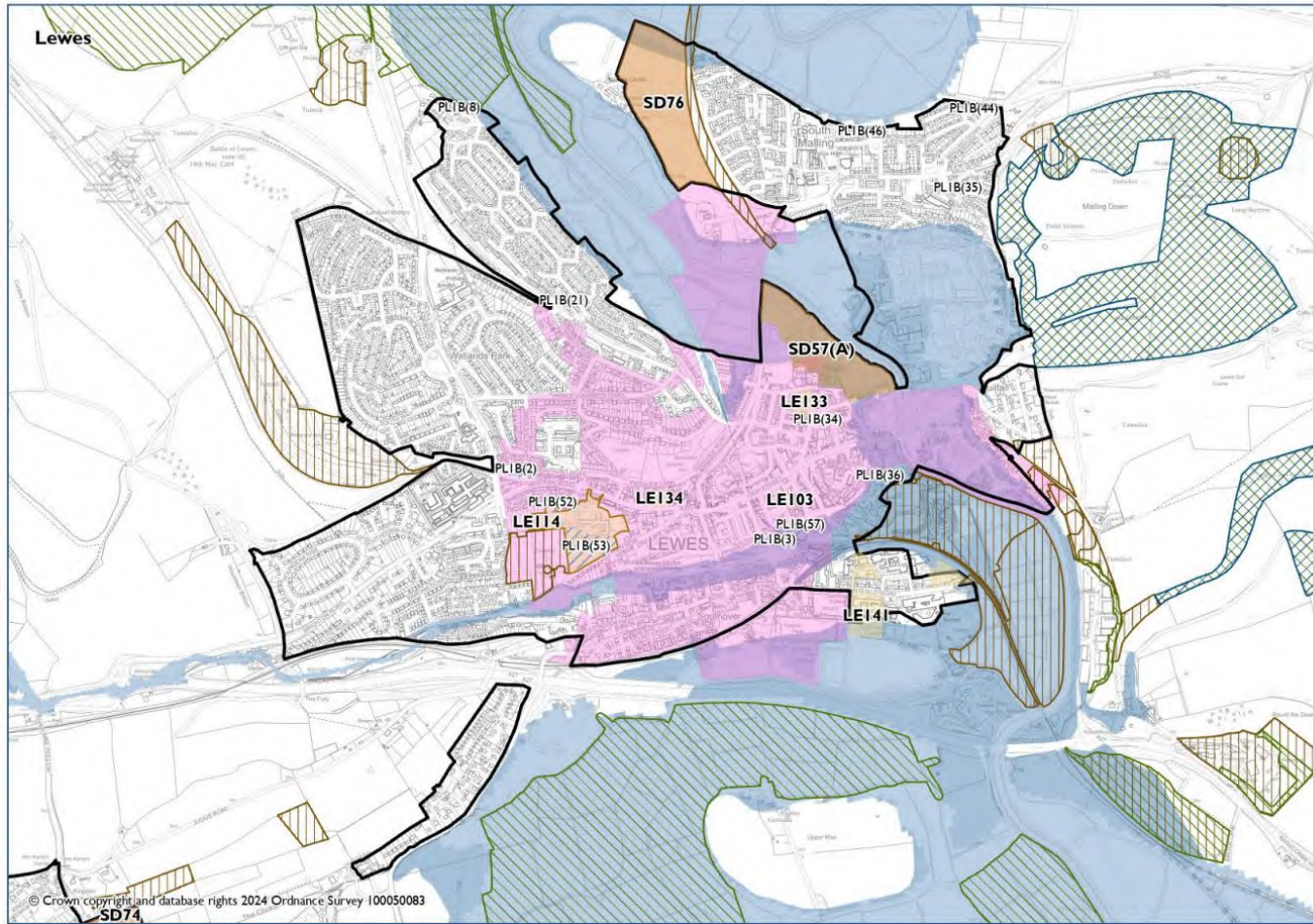
### General Comments

There is two LPR sites in Kingston and one LP site. Therefore, an in combination assessment is made.

Kingston is located within the National Park which is high landscape value. There are nature conservation designations and a conservation area. Transport is limited with no train station. There are few employment opportunities but there is access to open space and countryside.

In combination – if the three sites were developed – this would have a negative impact on the landscape. It would also have a negative impact on biodiversity but a neutral impact on heritage as the locations are not near the conservation area. Other matters would be neutral as the developments do not create negative situation – for example the transport network would remain the same. Further details on design and layout is needed especially due to the impact of the sites on landscape value.

Lewes (Lewes and Eastbourne District)



# LEWES

		National Park's landscape character, functionality and perception and special qualities.	Biodiversity and contribution to nature recovery.	Historic environment heritage assets and their settings and cultural heritage.	Impacts of climate change and to address the causes of climate change.	Protection & Sustainable Use of Resources	Employment and Economy.	Promote equality of opportunity and the elimination of discrimination	Holistic health and well-being. To create and sustain healthy and sustainable vibrant communities.	Efficient transport network	Good quality home, suitable to their need. New affordable homes.	Character of settlements, neighbourhoods and rural buildings. Highest quality of design.
Site appraisal	Stage 1											
Site	Ref											
East Sussex College, Mountfield Road	LE141	0	?	-	?	-	-	+	+	+	++	?
Land behind the White Hart, 55 High Street	LE103	-	?	-	?	-	-	+	+	+	+	?
Springman House, 8 North Street	LE133	-	?	-	?	?	0	+	+	+	+	?
County Hall, St Anne's Crescent	LE039	-	-	-	?	0	+	+	+	+	++	?
Land at the rear of 49-55 St Anne's Crescent	LE114	-	-	-	?	?	0	+	+	+	+	?
The Shelleys Hotel, 136 High Street	LE134	0	?	-	?	0	-	+	+	+	+	?
Settlement Appraisal	Stage 2											
Lewes		+	+	+	?	-	+	+	+	+	+	+
In Combination (to include NDP /LP sites)		0	?	-	?	-	0	0	0	0	0	?

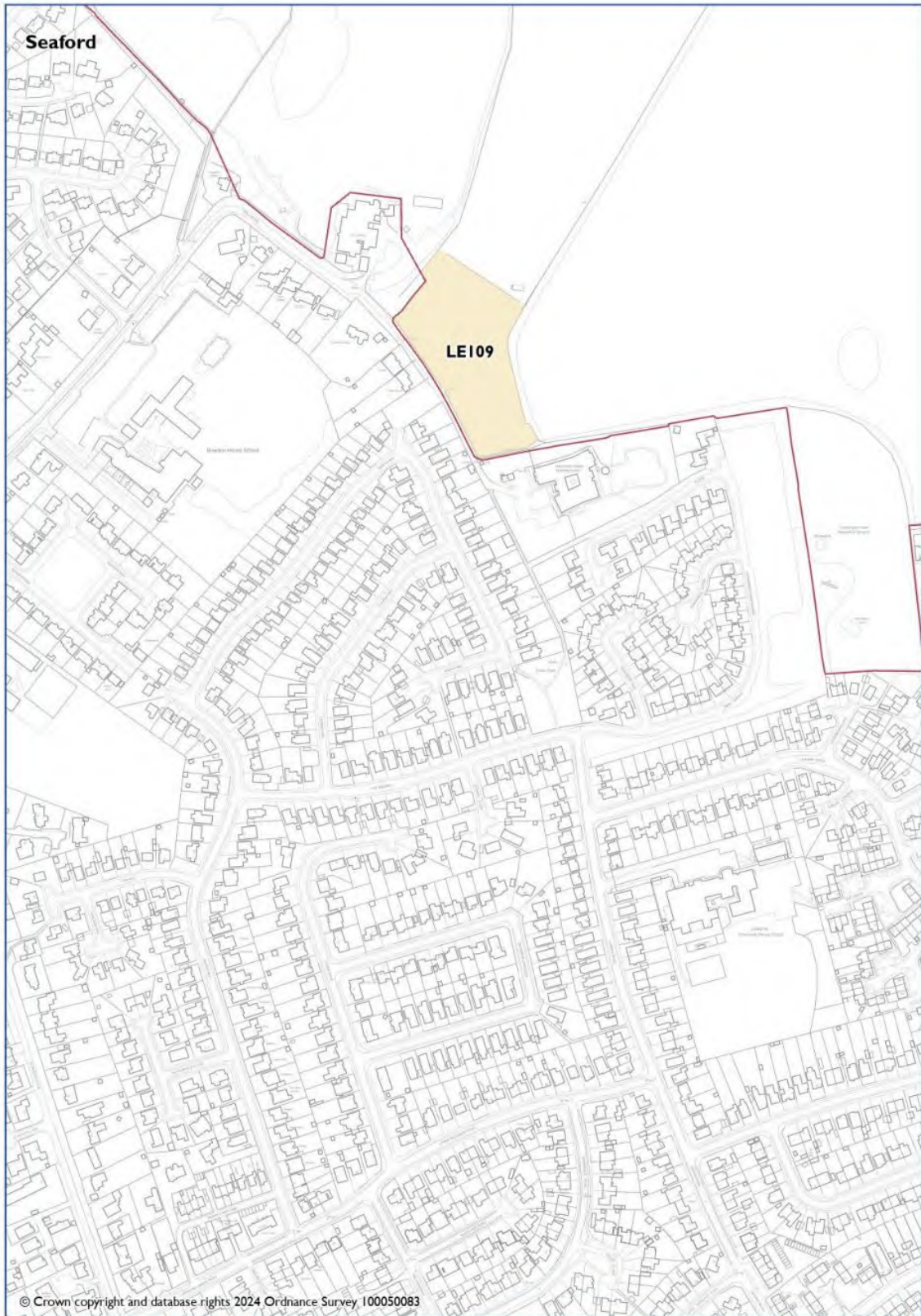
### *General Comments*

There are six LPR sites in Lewes and several NDP/LP sites. Therefore, an in combination assessment is made.

Lewes is located within the National Park which is high landscape value. There are nature conservation designated areas and a conservation area. The settlement is subject to flooding. The settlement scores positively for a wide range of objectives including employment, equality, wellbeing and transport. It is a well-connected settlement with an extensive range of services and facilities.

In combination – with several sites coming forward – there will be a neutral impact on landscape, with the vast majority being located within the settlement. Further details are needed to assess the impact on areas of biodiversity value and design/layout of the developments. There will be a negative impact on heritage as the historic core of Lewes is significant. There will be a neutral impact on transport, equalities, wellbeing and employment as these issues will remain the same.

Seaford (Lewes and Eastbourne District)





## SEAFORD

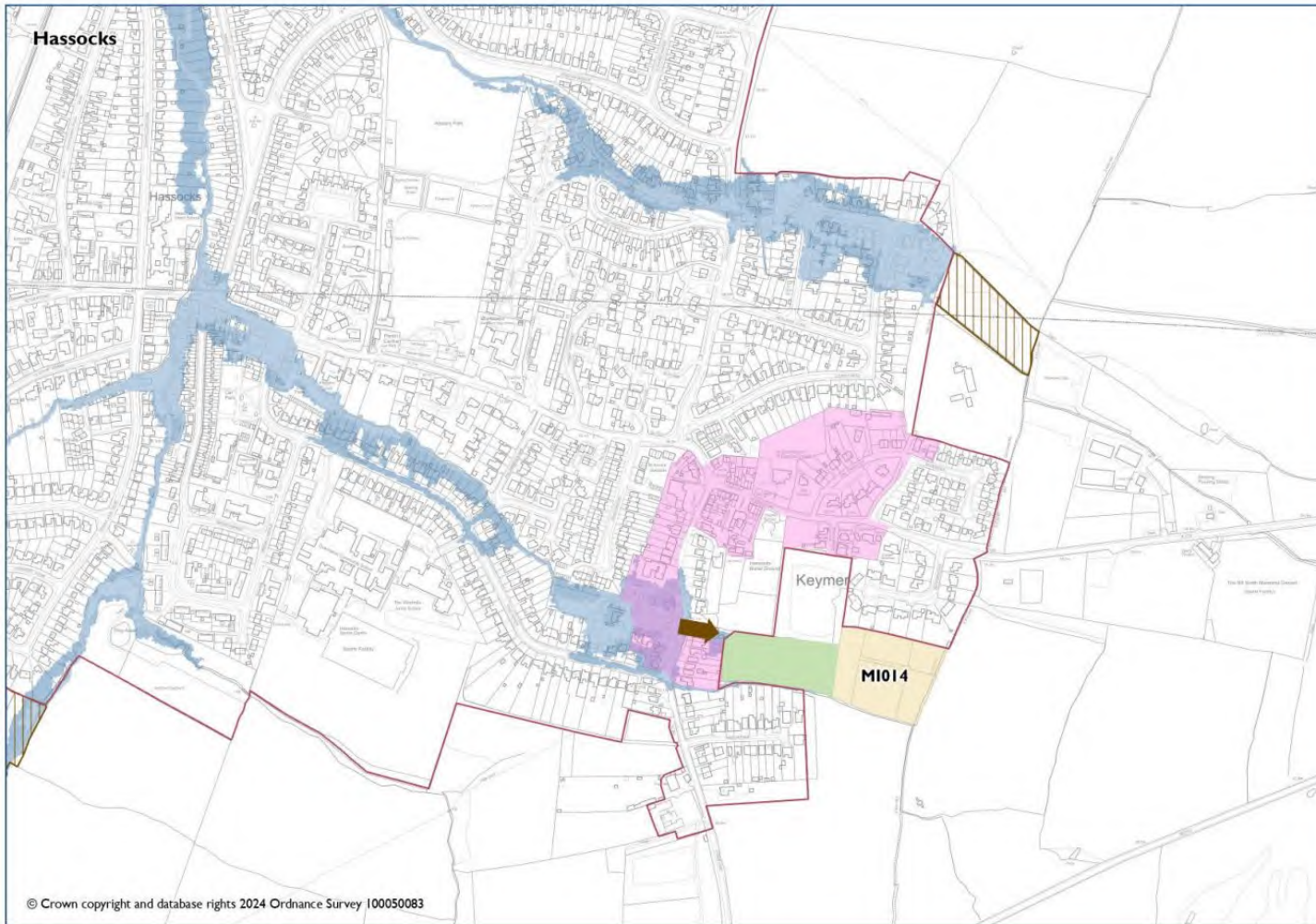
		National Park's landscape character, functionality and perception and special qualities.	Biodiversity and contribution to nature recovery.	Historic environment heritage assets and their settings and cultural heritage.	Impacts of climate change and to address the causes of climate change.	Protection & Sustainable Use of Resources	Employment and Economy.	Promote equality of opportunity and the elimination of discrimination	Holistic health and well-being. To create and sustain healthy and sustainable vibrant communities.	Efficient transport network	Good quality home, suitable to their need. New affordable homes.	Character of settlements, neighbourhoods and rural buildings. Highest quality of design.
Site appraisal	Stage 1											
Site	Ref											
Land at Seaford Golf Club, Firle Road	LE109	0	+	0	?	0	0	-	+	-	+	?
Settlement Appraisal	Stage 2											
Seaford		+	0	0	?	0	+	+	+	+	+	0

### General Comments

There is only one LPR site in Seaford. Therefore, an in combination assessment has not been made.

Parts of Seaford are within the National Park which has a high landscape value. This is no conservation area in this section of the settlement and there are no areas nature conservation designation. There is a train station towards the southern part of Seaford. As the settlement is urban in character (especially to the south), there is a range of services and facilities. For this reason, Seaford scores positively against several of the sustainability objectives.

Hassocks (Mid Sussex District)



## HASSOCKS

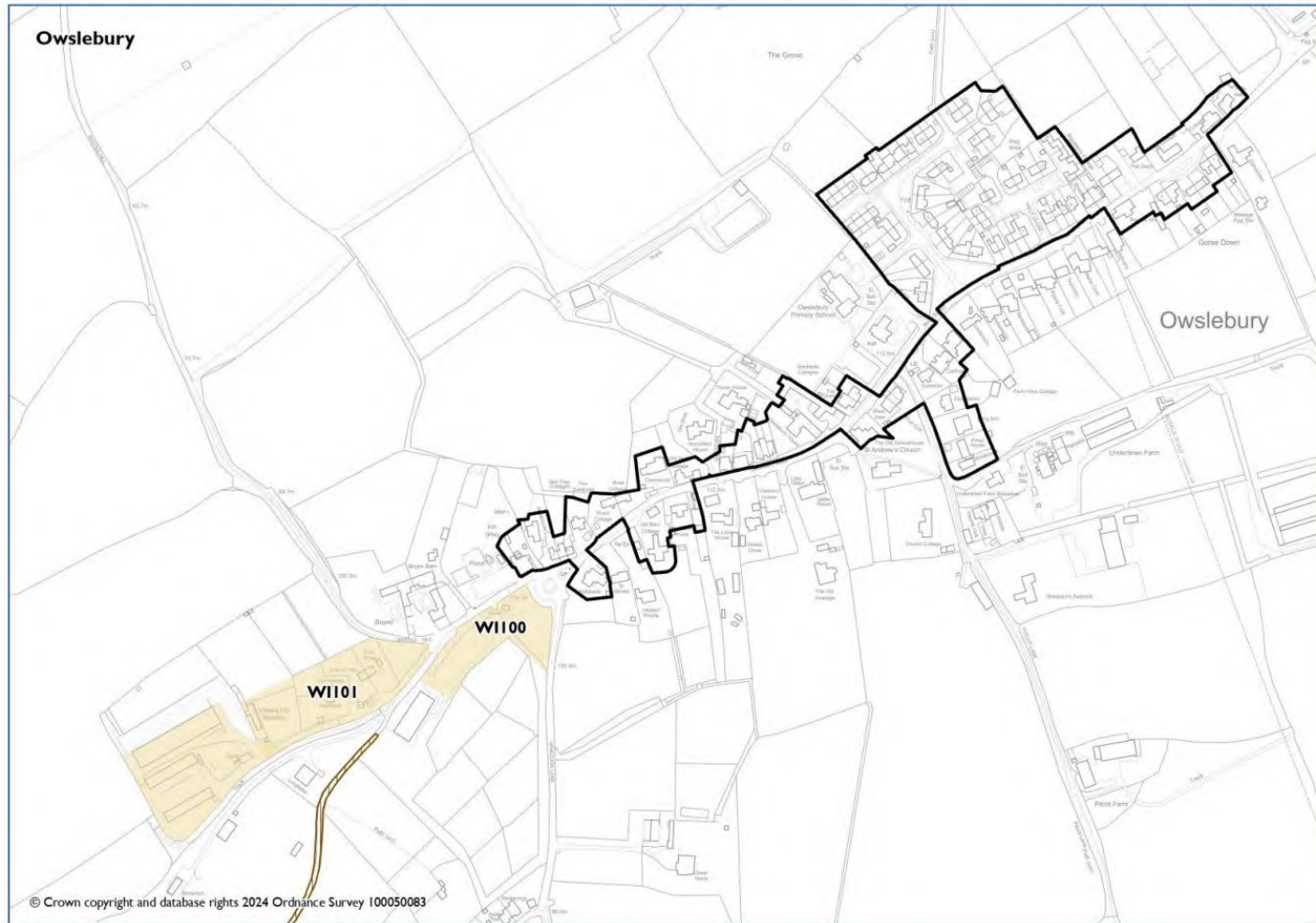
		National Park's landscape character, functionality and perception and special qualities.	Biodiversity and contribution to nature recovery.	Historic environment heritage assets and their settings and cultural heritage.	Impacts of climate change and to address the causes of climate change.	Protection & Sustainable Use of Resources	Employment and Economy.	Promote equality of opportunity and the elimination of discrimination	Holistic health and well-being. To create and sustain healthy and sustainable vibrant communities.	Efficient transport network	Good quality home, suitable to their need. New affordable homes.	Character of settlements, neighbourhoods and rural buildings. Highest quality of design.
Site appraisal	Stage 1											
Site	Ref											
Land east of Lodge Lane	MI014	-	+	?	?	+	0	+	+	+	++	-
Settlement Appraisal	Stage 2											
Hassocks		+	+	+	?	-	0	-	+	+	+	0

### General Comments

There is only one LPR site in Hassocks. Therefore, an in combination assessment has not been made.

Part of Hassocks is within the National Park and has a high landscape value. This is a conservation area abutting the site and to the east of the main settlement. There are several areas of nature conservation designation. There is a train station towards the western part of the settlement, but employment options are limited. There are some services and a school but as Hassocks is on a train line to Burgess Hill – many of these can be accessed via public transport. Due to limited accessibility to services and facilities within the immediate locality, the settlement scores negatively on equalities.

Owlesbury (Winchester District)



## OWLESBURY

		National Park's landscape character, functionality and perception and special qualities.	Biodiversity and contribution to nature recovery.	Historic environment heritage assets and their settings and cultural heritage.	Impacts of climate change and to address the causes of climate change.	Protection & Sustainable Use of Resources	Employment and Economy.	Promote equality of opportunity and the elimination of discrimination	Holistic health and well-being. To create and sustain healthy and sustainable vibrant communities.	Efficient transport network	Good quality home, suitable to their need. New affordable homes.	Character of settlements, neighbourhoods and rural buildings. Highest quality of design.
Site appraisal	Stage 1											
Site	Ref											
Land at Old Green Farm	WI100	0	-	0	?	0	-	-	+	-	+	?
Land at Whites Hill Farm	WI101	-	-	-	?	0	+	-	+	-	+	?
Settlement Appraisal	Stage 2											
Owlesbury		+	0	0	?	0	0	-	+	-	+	0
In Combination (to include NDP/LP sites)		0	0	0	?	0	0	0	0	0	+	0

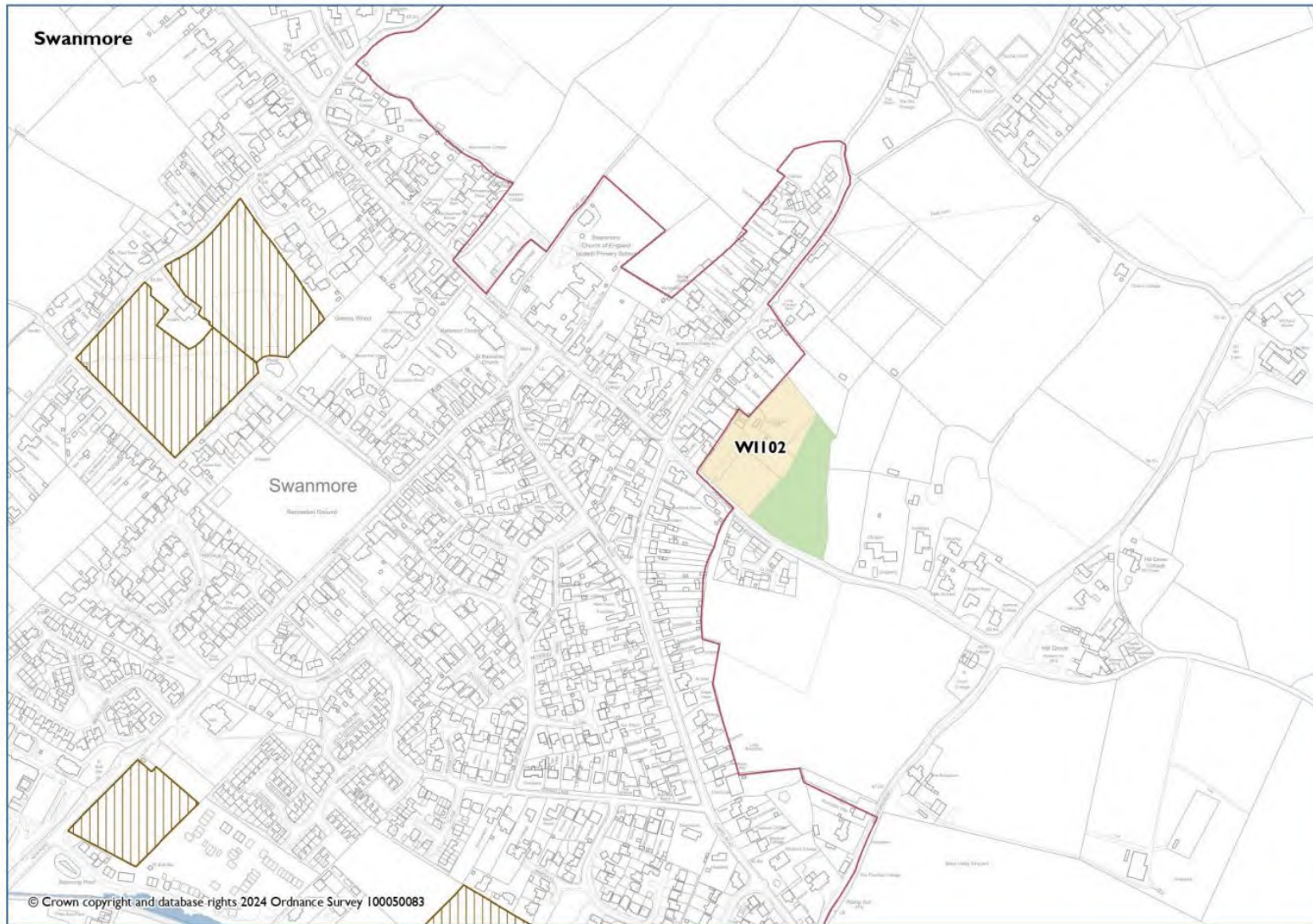
### General Comments

There are two LPR sites in Owlesbury. Therefore, an in combination assessment is made.

Owlesbury is located within the National Park which is high landscape value. There are no areas of nature conservation designation. There is no conservation area. The settlement is neutral in terms of employment. There are no large businesses but there are several farms in the surrounding area. Due to a limited number of services and facilities, the settlement scores negatively for equalities. The settlement has no train station and transport network is negative.

In combination – if both sites were to be developed – there would be neutral impact on landscape, biodiversity and heritage. There are neutral impacts on transport, equalities and wellbeing and design/layout.

Swanmore (Winchester District)



## SWANMORE

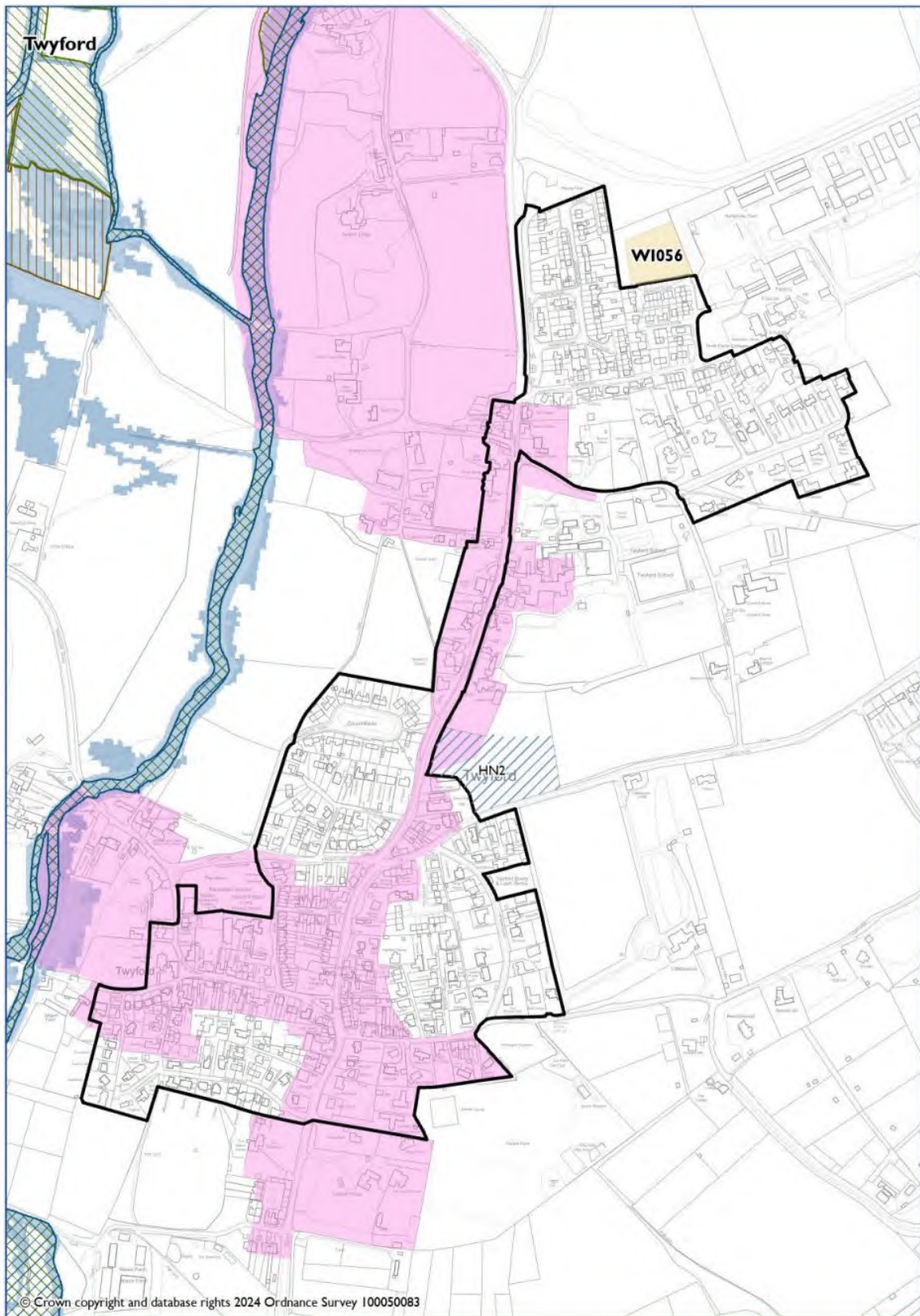
		National Park's landscape character, functionality and perception and special qualities.	Biodiversity and contribution to nature recovery.	Historic environment heritage assets and their settings and cultural heritage.	Impacts of climate change and to address the causes of climate change.	Protection & Sustainable Use of Resources	Employment and Economy.	Promote equality of opportunity and the elimination of discrimination	Holistic health and well-being. To create and sustain healthy and sustainable vibrant communities.	Efficient transport network	Good quality home, suitable to their need. New affordable homes.	Character of settlements, neighbourhoods and rural buildings. Highest quality of design.
Site appraisal	Stage 1											
Site	Ref											
Land north of Dodds Lane	WI102	-	-	0	±	0	0	-	+	+	+	±
Settlement Appraisal	Stage 2											
Swanmore		+	+	0	±	0	-	-	+	-	+	0

### General Comments

There is only one LPR site in Swanmore. Therefore, an in combination assessment has not been made.

Swanmore is within the National Park and has a high landscape value. There is no conservation area but there are several nature conservation designated areas. As the settlement has no main employers or a train station it scores negatively against these objectives. There are also limited services and facilities and therefore it scores negatively for equalities. It is located near open countryside and scores positively for health and wellbeing.

Twyford (Winchester District)





## TWYFORD

		National Park's landscape character, functionality and perception and special qualities.	Biodiversity and contribution to nature recovery.	Historic environment heritage assets and their settings and cultural heritage.	Impacts of climate change and to address the causes of climate change.	Protection & Sustainable Use of Resources	Employment and Economy.	Promote equality of opportunity and the elimination of discrimination	Holistic health and well-being. To create and sustain healthy and sustainable vibrant communities.	Efficient transport network	Good quality home, suitable to their need. New affordable homes.	Character of settlements, neighbourhoods and rural buildings. Highest quality of design.
Site appraisal	Stage 1											
Site	Ref											
Land north of Hewlett Close	C4S-225/W105 6	0	0	0	?	-	0	0	-	-	+	?
Settlement Appraisal	Stage 2											
Twyford		+	+	+	?	-	-	-	+	-	+	+
In Combination (to include NDP/LP sites)	Stage 3	0	0	-	?	0	0	0	+	0	+	?

### General Comments

There is one LPR site and one NDP site in Twyford. Therefore, an in combination assessment is made.

Twyford is located within the National Park which is high landscape value. There is a conservation area and several areas of nature conservation designation. There are flood zones. There are limited employment opportunities and few facilities and services, although there is a primary school. There is no train service and transport is based around private transport.

In combination – if both sites were developed – this would have a neutral impact on landscape and biodiversity. They would have a negative impact on heritage due to the extent of the conservation area. There would be a positive benefit to health and wellbeing as the sites will enable access to open countryside. The transport network would remain the same. Further details would be needed on design and layout due to the proximity of the conservation area.