

Appendix D

Assessment outcomes for 'Rejected' sites

Please note the document is structured in **alphabetical order by settlement**.

Sites assessed for Gypsy and Traveller accommodation are set out in a separate table at the end of this document.

Site Ref	Address	Settlement	Prov' Recc'	Prov' Reason for rejection	Landscape Assessment	Suitability Assessment	Suitable	Availability Assessment	Available	Achievability Assessment	Achievable
W1045	Land at Abbots Worthy House	Abbots Worthy	Rejected	Potential adverse impact on the appearance, character and setting of the landscape and heritage assets; and disproportionate in scale to the existing settlement.	The site has a moderate landscape sensitivity as it includes a large dwellinghouse and enclosed grounds (although distant views from Long Walk are noted). The site is adjacent to the River Itchen SAC & SSSI, and considered to have a very high heritage sensitivity. The Abbots Worthy Conservation Area (CA) Technical Assessment explains that the House and grounds contribute to the overall setting of the CA due to the quality of its design, materials, and overall form. The listed flint and brick wall along its north and east boundaries also provide a "striking" feature in the streetscene which contributes to the setting of adjacent listed buildings.	The site is in a mineral consultation area and includes deciduous woodland priority habitat and trees which are protected in the Abbots Worthy Conservation Area. The site is outside a defined settlement boundary and is located between the A33, B3047 and M3 which are all noise sources. Given the above and the findings of the landscape assessment, development beyond the footprint of the existing dwellinghouse would be disproportionate in scale to – and be out of keeping with – the existing village size, pattern and built form. Any development would need to be small-scale and restricted to the reconfiguration and/or alteration of the existing dwellinghouse. This could be considered under existing planning policies.	No	The site was considered available in the 2016 SHLAA but has not been submitted for consideration to 2022 Call for Sites or since.	Unknown	There is no reason to indicate why development on the site is not achievable.	Yes

Site Ref	Address	Settlement	Prov' Recc'	Prov' Reason for rejection	Landscape Assessment	Suitability Assessment	Suitable	Availability Assessment	Available	Achievability Assessment	Achievable
W1048	Land at Worthy Park Home Farm (South)	Abbots Worthy	Rejected	Potential adverse impact on the appearance, character and setting of the landscape and heritage assets.	The site has a high landscape sensitivity. The site is open to views from the B3047 and PRoW network and is adjacent to priority habitat and the River Itchen SAC and SSSI (and its associated flood zones). The site comprises an existing dwellinghouse, a single storey brick building, and an agricultural barn. The former two constitute PDL, and the latter two are dilapidated and vacant. The buildings are surrounded by uncultivated pasture land which contributes to the rural setting of the conservation area and adjacent listed buildings.	Within a mineral consultation area and the Abbots Worthy Conservation Area (CA), and the setting of numerous listed buildings along Mill Lane. The northern area is part of a TPO Area, whilst all other trees are protected given their location in the CA. The site includes some elements of PDL. Contamination may be likely from historic land use. Small-scale development may have the potential to positively contribute to the character and appearance of the CA compared to the existing dilapidated structures. However, development of 5 net dwellings or more would be incongruous to the density, form, and pattern of the existing settlement and CA.	No	The site was considered available in the 2016 SHLAA but has not been submitted for consideration to 2022 Call for Sites or since.	Unknown	There is no reason to indicate why development on the site is not achievable.	Yes

Site Ref	Address	Settlement	Prov' Recc'	Prov' Reason for rejection	Landscape Assessment	Suitability Assessment	Suitable	Availability Assessment	Available	Achievability Assessment	Achievable
WE005	Land at West Street	Alfriston	Rejected	Potential adverse impact on the character and appearance of the landscape and would have a detrimental impact on the settlement edge and pattern.	Medium Sensitivity - development on this open and exposed edge of Alfriston is likely to be detrimental to the townscape and the surrounding landscape character as it would create infill development where the settlement edge is visibly becoming dispersed in character. The land provides a transition function between the open arable landscape to the north and the village to the south. Loss of this function would be detrimental to landscape character.	The site is relatively well screened, but there is potential for impact on the residential amenity of the properties to the south and wider views of the site from the north. The visibility from the existing access is relatively poor and any development on the site would be subject to improvements to access to the site. Due to the archaeological potential of the site, mitigation through planning condition may be required.	No	Unknown. The site was considered available in the 2016 SHLAA but has not been submitted for consideration to 2022 Call for Sites or since.	Unknown	There is no reason to indicate why development on the site could not be achieved. A safe access would need to be achieved on to West Street.	Yes
AR001	Riding Stables, Park Place	Arundel	Rejected	Development of the site would have a potential adverse impact on the character and appearance of the landscape. The site is High Sensitivity due to its location within the Conservation area, in a prominent location beyond the existing settlement which would open views into development and significantly alter the setting of the town in views from the south and west.	The site is High Sensitivity due to its location within the Conservation area, in a prominent location beyond the existing settlement which would open views into development and significantly alter the setting of the town in views from the south and west. It is highly visible from Park Place due the topography of the site.	The site is not suitable due to location within the conservation area and is in close proximity to a number of listed buildings, topography of site and surrounding roads. The site is within 250m of a Historic Landfill Site.	No	The site is being actively promoted and is available for development, however it is noted that the stables are in operation.	Yes	Site can be developed provided access onto A294 is considered acceptable.	Yes

Site Ref	Address	Settlement	Prov' Recc'	Prov' Reason for rejection	Landscape Assessment	Suitability Assessment	Suitable	Availability Assessment	Available	Achievability Assessment	Achievable
AR004	Sawmill, Arundel Park	Arundel	Rejected	The site is not considered suitable due to the impact on heritage. There are also other concerns relating to landscape impact of the wider site (not just PDL part). Development of the site would lead to loss of employment land.	The site is high sensitivity due to its location within the registered parkscape. Whilst previously developed land – it is sensitive to housing development due to potential negative impacts on surrounding parkscape character.	Development of the site would lead to loss of employment land. The site is within a Grade II* registered park. It is in close proximity to a Scheduled Ancient Monument and adjacent to Conservation Area and close to a Special Site of Scientific Interest (located to the east). Monarch's Way runs within 12m of the site (located to the east). The site is not suitable on heritage grounds and the impact on heritage assets.	No	The site is being actively promoted and is available for development.	Yes	There is no reason to indicate why development of the site is not achievable.	Yes
EA124	Land at Place Farm, The Street	Binsted	Rejected	Potential adverse impact on the character and appearance of the landscape and does not relate well to the existing settlement pattern.	Medium/High Sensitivity. Medium High Landscape Sensitivity due to open and exposed nature of the site and high visibility from local public right of way. Poor connection with settlement.	The site is not considered to be well related to the settlement. The site is bounded by a mature hedgerow and sits higher than the road. The site is visible from the footpath network. The site is somewhat remote from the village core. Development of the site would continue the line of development along the Street.	No	The site is being actively promoted and is considered available.	Yes	There is no reason to indicate why development on the site is not achievable.	Yes

Site Ref	Address	Settlement	Prov' Recc'	Prov' Reason for rejection	Landscape Assessment	Suitability Assessment	Suitable	Availability Assessment	Available	Achievability Assessment	Achievable
W1037	Land at Hoe Road/Suetts Lane	Bishops Waltham	Rejected	The site is not considered to be available for development.	The site has a moderate landscape sensitivity due to its relatively small-scale and its relationship with existing built development to the north and west. The site is linked in character and function to the pasture / equestrian fields to the south, and is in proximity to priority habitat, environmental and heritage designations to the south and south-east – the latter includes a scheduled monument. The site is also in the setting of four listed buildings on the northern side of Hoe Road.	The site is in the setting of four listed buildings and visible from the PRoW network to the east and west. It forms part of the eastern gateway to the town and is on the boundary of the National Park. It could accommodate a linear development of approx. 5 dwellings, subject to preserving the setting of the nearby heritage assets. Any development would need to be carefully and sympathetically designed, drawing inspiration from the existing design, form, massing, materials, pattern and set back distances of adjacent and surrounding built development.	Yes	Unknown. The site was considered available in the 2016 SHLAA but has not been submitted for consideration to 2022 Call for Sites or since.	Unknown	There is no reason to indicate why development on the site is not achievable. Suetts Lane is unlikely to provide required visibility splays, so existing access off Hoe Road may be preferable requiring the removal of and onsite delivery of compensatory scrub and hedgerow. Further highway investigations required.	Yes

Site Ref	Address	Settlement	Prov' Recc'	Prov' Reason for rejection	Landscape Assessment	Suitability Assessment	Suitable	Availability Assessment	Available	Achievability Assessment	Achievable
W1038	Land off Rareridge Lane	Bishops Waltham	Rejected	Potential adverse impact on the character and appearance of the landscape.	The site has a high landscape sensitivity due to its large, open, and elevated nature. The site is adjacent to priority habitats, ancient woodland, and local environmental designations. It is considered that built residential development would be visually intrusive and create an incongruous northern extension to the well-defined, nucleated, and medieval market town of Bishops Waltham.	The site is a substantial and visually prominent site on the edge of an existing town. The site is in close proximity to a conservation area, has some archaeological potential, and is crossed at various points and locations by the PRoW and permissive path networks. Given the above and the findings of the landscape assessment, the site is not considered to be suitable for built residential development.	No	The site is being actively promoted and is considered available.	Yes	There is no reason to indicate why development on the site is not achievable. However, the existing access off Butts Farm Lane is single track with limited scope for widening. This will influence development type and capacity.	Yes

Site Ref	Address	Settlement	Prov' Recc'	Prov' Reason for rejection	Landscape Assessment	Suitability Assessment	Suitable	Availability Assessment	Available	Achievability Assessment	Achievable
W1040	Hoe Road Sports Ground	Bishops Waltham	Rejected	Not available or suitable for development.	The site is assessed as having a medium landscape sensitivity. The site is adjacent to residential development on its north and west boundaries, and is enclosed by mature hedgerows, and surrounded by the PRow network, on both its east and south boundaries. The site slopes down to the south and is near to The Moors SSSI/LNR (to the south) and The Moors Meadow Wildlife Trust Reserve (adjacent to the east).	The site has a peri-urban character due to existing community buildings, sports pitches, recreation space, and play equipment. If development was located in the north of the site, then this could help to reduce potential landscape impacts and harm to the adjacent SSSI/LNR and PRow users. However, notwithstanding the above, the site has a high community value. Development would not be suitable, nor appropriate, unless alternative replacement community and open space provisions (of equal or better quality) are identified, provided, and secured.	No	The landowner confirmed in November 2022 that the site is not available for development and should only be considered for recreation use.	No	Includes a car park and is accessed via a one-way system (Hoe Road and Hamble Springs respectively). No scope to widen the existing single-track entrance but the existing exit has limited potential for widening. The use of the one-way system would limit potential development capacity and a new access is likely to lead to the loss of amenity, community, and play facilities and isolate the village hall. Development could be achievable but using the existing access would limit development capacity and uses.	Yes

Site Ref	Address	Settlement	Prov' Recc'	Prov' Reason for rejection	Landscape Assessment	Suitability Assessment	Suitable	Availability Assessment	Available	Achievability Assessment	Achievable
W1077	Land at Stakes Farm, east of Winchester Road	Bishops Waltham	Rejected	Potential adverse impact on the character and appearance of the landscape and an incongruous western extension to the settlement.	The site has a high landscape sensitivity. It comprises a large-scale arable field at the westernmost point of Bishops Waltham. The site is bound by B2177 Winchester Road, Ashton Lane, and the PRoW network. The scale and location of development would create an incongruous western extension to the medieval and nucleated town of Bishops Waltham.	The site is in a mineral consultation area and has potential for some archaeological finds. The Southampton-to-London Aviation Fuel Pipeline is currently being delivered in the western area of the site, once completed this will reduce the developable area. Given the above and the findings of the landscape assessment, the site is not considered to be suitable.	No	The site is being actively promoted and is considered available.	Yes	There is no reason to indicate why development on the site is not achievable.	Yes

Site Ref	Address	Settlement	Prov' Recc'	Prov' Reason for rejection	Landscape Assessment	Suitability Assessment	Suitable	Availability Assessment	Available	Achievability Assessment	Achievable
W1078	Land north of Battery Hill	Bishops Waltham	Rejected	Not considered to be achievable and, if overcome, potential impact on the appearance and character of the landscape.	The site has an overall high landscape sensitivity due to its scale, elevated position, and apparent topography. The landscape sensitivity reduces to moderate in the south. The site is dissected by a PRoW and can be seen in distanced views from the wider PRoW network. The whole site is good quality semi-improved grassland priority habitat and is adjacent to deciduous woodland priority habitat to the east in the form of the Claylands LNR/LWS. Whilst on plan the extent of the site appears logical, the marked rise/undulation in the centre of the site visually separates the site. Only the south/south-west area (0.8ha) could be considered further subject to priority habitat compensation and onsite biodiversity net gain.	The site is in a mineral consultation area and is bound by an Area TPO on its south and west boundaries, and by the Claylands LNR on its east boundary. The site is adjacent to former historic landfill (east) and so further investigation would be required. Given the above and the findings of the landscape assessment, the site is not considered suitable for large-scale development. There could be opportunity for small-scale development (circa 20-25 dwellings) in the south and south-west area (0.8ha). However, this is also not considered to be suitable given the loss of priority habitat, and the potential impact on the appearance and character of the landscape given the need to create a brand-new settlement edge, as well as the engineering works required to facilitate an appropriate access.	No	There is currently no evidence that the site is available or being actively promoted for development.	Unknown	The site is accessed off Battery Hill in the south-east via a single-track used by farm vehicles. It would be difficult to widen this track to facilitate an appropriate access given the mature trees and adjacent residential development. The potential for a new access in the south-west is limited by existing residential development and a tree preservation order (TPO).	No

Site Ref	Address	Settlement	Prov' Recc'	Prov' Reason for rejection	Landscape Assessment	Suitability Assessment	Suitable	Availability Assessment	Available	Achievability Assessment	Achievable
W1079	Land at Pondsides Lane	Bishops Waltham	Rejected	Potential impact on rural character of bridleway and bridleway users and the adjacent SuDS, open space, and vineyard uses.	The site has a low landscape sensitivity. Despite its elevated position above the existing town, the site is relatively flat, is visually contained on three sides, and is somewhat domestic in character due to the existing use as allotments surrounded by mown grass. There is a distinct separation and lack of visual unity with the surrounding landscape. Development could provide an opportunity to expand allotment provision, improve boundary treatments, improve the settlement edge, and achieve an appropriate countryside transition.	The site is in a mineral consultation area and is bound by a vineyard [north], a metal recycling centre (former quarry) [east], twentieth century residential development [south], and Pondsides Lane [west]. It is within a transitional area, moving from the built-up character of the settlement to open countryside. There may be amenity issues associated with the adjacent recycling centre which is on lower ground compared to the site. Works required for vehicular access via Pondsides Lane (a bridleway) would likely significantly impact on the appearance and character of the bridleway, and it is unclear how development (incl. access) would impact on the consented SuDS and open space adjacent to the west, and the existing vineyard adjacent to the north.	No	There is currently no evidence that the site is available or being actively promoted for development.	Unknown	The existing access is via a single-track bridleway known as Pondsides Lane. Development would likely impact on the rural character of the bridleway, and it is unclear how any intensified use or widening of the bridleway for vehicles would impact on bridleway users and the consented Sustainable Drainage System/s (SuDS) and open space to the west.	No

Site Ref	Address	Settlement	Prov' Recc'	Prov' Reason for rejection	Landscape Assessment	Suitability Assessment	Suitable	Availability Assessment	Available	Achievability Assessment	Achievable
EA084	Land west of Church Cottages	Blackmoor	Rejected	Potential adverse impact on the appearance and character of the landscape, and the character, setting and significance of heritage assets.	The site is assessed as having a medium/high landscape sensitivity. The site comprises the residential garden land of a long row of dwellinghouses, some of which are non-designated heritage assets. The site is in the Blackmoor Conservation Area which has the character and appearance of a Victorian country estate village. The site is in proximity to a number of listed buildings including, but not limited to, the Grade II* listed Church of St Matthew. The site is also partly visible from the PRoW to the west.	The site is in a mineral consultation area for soft and silica sand and is within 5km of the Wealden Heath Phase II SPA. The southern area is in a contamination land buffer due to historic oil storage adjacent to the southern boundary. The site is in a very sensitive area in terms of heritage and landscape. Development on the site would be contrary to the existing appearance, built form, character, and pattern of the conservation area. Given the above and the findings of the landscape assessment, the site is not considered to be suitable.	No	Unknown. The site was considered available in the 2016 SHLAA but has not been submitted for consideration to 2022 Call for Sites or since.	Unknown	There is no reason to indicate why development on the site is not achievable. This is subject to demonstrating that the existing power cables along the western edge would not affect or prevent potential development.	Yes

Site Ref	Address	Settlement	Prov' Recc'	Prov' Reason for rejection	Landscape Assessment	Suitability Assessment	Suitable	Availability Assessment	Available	Achievability Assessment	Achievable
EA141	Former Apple Packing Station, Blackmoor Estate	Blackmoor	Rejected	The site is in active employment use.	The site was previously assessed as having a medium landscape sensitivity. The site is previously developed land (PDL) comprising a former apple packing facility, offices, and storage, with some existing residential uses. The site is surrounded by deciduous woodland priority habitat, and the south of the site is within the Blackmoor Conservation Area which has the character and appearance of a Victorian country estate village. The site is in proximity to a number of listed buildings including, but not limited to, the Grade II* listed Church of St Matthew, and the Grade II listed Old School House and War Memorial.	The site is in a mineral consultation area for soft and silica sand and is within 5km of the Wealden Heath Phase II SPA. The site is in a very sensitive area in terms of heritage and landscape. Large-scale re-development on the site could be contrary to the existing appearance, built form, character, and pattern of the conservation area. Even if the above could be addressed through a careful and sympathetic approach to design and layout, the site is in active employment use.	No	Unknown. The site was considered available in the 2016 SHLAA but has not been submitted for consideration to 2022 Call for Sites or since.	Unknown	There is no reason to indicate why development on the site is not achievable.	Yes
HO001	Annington Farm / St Mary's House	Bramber	Rejected	Potential adverse impact on the character and appearance of the landscape and the public enjoyment of the adjacent open space and cycle paths.	Highly sensitive landscape forming part of the floodplain alongside the River Adur.	Development on the site would have a potential adverse impact on the character and appearance of the landscape and the public enjoyment of the adjacent open space and cycle paths.	No	There is currently no evidence that the site is available or being actively promoted for development.	Unknown	There is no reason to indicate why development on the site is not achievable.	Yes

Site Ref	Address	Settlement	Prov' Recc'	Prov' Reason for rejection	Landscape Assessment	Suitability Assessment	Suitable	Availability Assessment	Available	Achievability Assessment	Achievable
LE018	Land to south of Folders Lane,	Burgess Hill	Rejected	Poorly related to nearest settlement with adverse impact on landscape that includes rural character and historic field systems	Within Adur to Ouse Scarp Footslopes. Open farmland with small fields with mature hedgerows and trees (medieval and post-medieval with some later field systems). Ppockets of woodland (priority and ancient). Topography gently sloping with ridge adj. to Wellhouse Farm down to small watercourses to north and south (inc. flooding areas either side of watercourses). PRoW through site east to west along Wellhouse Lane and continuing to Ditchling Common. Medium potential for archaeological implications and probable medieval farmstead site at Fragbarrow House. Within 260m of SSSI Ditchling Common; 155m of LWS Brambleside Meadow. Contains two patches of ancient woodland in SW part of the site. Contains SDNP Priority Habitat-Deciduous Woodland. Likely means of access via Wellhouse Lane not adequate for scale of development. Highway improvements would likely detract from its character.	Tranquil site which feels part of the open countryside. Previously excluded on the basis that it is outside a settlement and is detached and unrelated to that settlement. Recent developments and permissions at Burgess Hill have come closer to the site but it would still be detached from the urban area.	No	There is currently no evidence that the site is available or being actively promoted for development.	Unknown	There is no reason to indicate why development on the site is not achievable.	Yes

Site Ref	Address	Settlement	Prov' Recc'	Prov' Reason for rejection	Landscape Assessment	Suitability Assessment	Suitable	Availability Assessment	Available	Achievability Assessment	Achievable
EA006	Land at Buriton House	Buriton	Rejected	The site does not relate well to the existing settlement pattern and development on the site would have a potential adverse impact on the character and appearance of the landscape	High Sensitivity The site does not relate well to the surrounding character features or settlement pattern and would affect the enjoyment of the public right of way which runs along the south side of the site.	The site is opposite the conservation area and adjacent to the Grade II listed buildings located along North Lane. There is a public right of way running along the southern edge of the site. The site is elevated in relation to adjacent residential properties along North Lane and is in a prominent location. The site does not have any shared boundaries with the settlement and is not well related to it, and would extend development south of North Lane in an uncharacteristic way. Therefore, the site is not considered suitable for development.	No	Availability unknown. The 2016 SHLAA considered the site to be available, however the site has not been resubmitted to the 2022 Call for Sites or since.	Unknown	The land is raised above North Lane, therefore a graded access would need to be achieved. There are no other reasons to indicate why development of the site would not be achievable.	Yes
CH190	Land Adjacent (north of) Hollow Croft and Quince Cottage	Bury	Rejected	Development of the site would result in notable loss of trees and impact on ecology of the site. Provision of a suitable and achievable access is uncertain.	Moderate landscape sensitivity. The site is heavily wooded as seen from the A29. Access to parts of the site is via a public footpath and this shows a dense area of overgrown trees and shrubs. There are limited views of the site from public points, and it cannot be viewed or accessed from The Hollow. The site rises away from the road, but The Hollow is a sunken Lane. However, several of the trees appear to be fine examples and those on the A29 provide a tree dominant landscape impact when using the road.	The site is considered unlikely to be able to accommodate five dwellings or more due to impacts on trees and ecology. Topography and access is also a limiting factor for the scale of development that could be accommodated.	No	The site is being actively promoted and is available for development.	Yes	Uncertain subject to further investigation regarding access and loss of trees.	No

Site Ref	Address	Settlement	Prov' Recc'	Prov' Reason for rejection	Landscape Assessment	Suitability Assessment	Suitable	Availability Assessment	Available	Achievability Assessment	Achievable
CH194	Land south of The Squire & Horse PH	Bury	Rejected	The site is not considered suitable due to the topography of the site, the impact on views and the rural setting of the village and access issues.	High Landscape Sensitivity It is a visible site as you enter Bury from the South. The gradient of the site slopes steeply toward the centre of the site. Development of this site could have an impact upon the rural feel of the Parish and development of the site could have an adverse impact on the views from Bury Hill.	The site is not considered suitable due to the topography of the site, the impact on views and the rural setting of the village and access issues.	No	Unknown. The site was considered in the Bury Neighbourhood Plan process but has not been submitted for consideration to the Land Availability Assessment.	Unknown	The access is considered inadequate, the existing access is at the foot of Bury Hill on the A29 at the point which the road widens to three lanes. Access would be very difficult	No

Site Ref	Address	Settlement	Prov' Recc'	Prov' Reason for rejection	Landscape Assessment	Suitability Assessment	Suitable	Availability Assessment	Available	Achievability Assessment	Achievable
CH195	Part of Copyhold, East of the Village Hall	Bury	Rejected	Development would intrude into the sensitive landscape to the east and be visible from short and long ranging views, in particular from public rights of way. It would have a detrimental impact on the Conservation Area and the heritage character of the area. Development could result in the felling of numerous mature trees in the Conservation Area.	High Landscape Sensitivity The proposal is for backland/infill development. It would intrude into the sensitive landscape to the east and from public rights of way across The Glebe Field and from the Coffin Trail. It would have a detrimental impact on the Conservation Area and the heritage character of the area. Development could result in the felling of numerous mature trees in the Conservation Area.	The site lies within the curtilage of Copyhold (Grade II), Church Lane and is entirely within the Conservation Area. There are limited access points to the site and these are not considered adequate. Development could also impact upon a number of trees, including a small orchard.	No	Unknown. The site was considered in the Bury Neighbourhood Plan process but has not been submitted for consideration to the Land Availability Assessment.	Unknown	Access issue could prevent the site being achievable as there isn't a clear point of access. It is assumed this will be via the access to the village hall – this is not suitable or achievable.	No

Site Ref	Address	Settlement	Prov' Recc'	Prov' Reason for rejection	Landscape Assessment	Suitability Assessment	Suitable	Availability Assessment	Available	Achievability Assessment	Achievable
CH196	Land at Houghton Lane	Bury	Rejected	The site is detached from the existing village of Bury and is subject to flooding. The site is not considered appropriate for development. It is located at the entrance to the village in an area of high landscape sensitivity. Development would result in an unsympathetic development in the rural landscape and on a site that forms part of the setting of Bury. Parts of the site are within a SNCI.	High Landscape Sensitivity Public Right of Way runs across the eastern boundary of the site. It is detached from the settlement of Bury and is surrounded on all sides by open countryside. It is visible at the entrance to the village. The landscape is of high sensitivity would have an adverse impact on views from the Downs, river and public rights of way that cross the land.	The site would be accessed from an existing access point on Houghton Lane. Flood Zone 3 (small part in Zone 2). The site adjoins the Site of Nature Conservation Importance that runs along the River Arun. It is not considered suitable due to the flood risk, the proximity to SNCI and the impact on the landscape and views into the site.	No	Unknown. The site was considered in the Bury Neighbourhood Plan process but has not been submitted for consideration to the Land Availability Assessment.	Unknown	Access and potential flooding will impact on achievability.	No
CH009	Charlton Sawmill, Knights Hill	Charlton	Rejected	Development on the site could impact character and appearance of the landscape in connection with the landscape sensitivities noted. Development on the site would not provide adequate access to local services. The site is currently in active industrial use.	Medium/High Landscape Sensitivity. The western side of the site is currently open space and provides good local views and is medium/high sensitivity The area to the east contains the existing sawmill and industrial units and is medium sensitivity owing to its elevated position on the valley side, its proximity to existing important public right of way to the east of the site and its relationship with the conservation area to the north.	The village of Charlton offers no access to local services except a pub, and there are significant landscape sensitivities associated with the site. The site is in active industrial use and alternative locations needed for these industrial uses.	No	The site is being actively promoted for development however the site is in active industrial use.	Unknown	There is no reason to indicate that development of the site would not be achievable.	Yes

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CH011	Charlton Farm, Carlton Road	Charlton	Rejected	There is no evidence the site is available. Redevelopment of the site would have a potential adverse impact on the character and appearance of the landscape and may impact on heritage assets.	Medium/high landscape sensitivity due to the location of the site within the conservation area and at a prominent location on the main road through the village. Significant cultural heritage impacts would need further advice.	The site is within the Charlton Conservation Area. There is a Grade II listed building on the site and a number of listed buildings in the vicinity. Archaeological investigation prior to development or during construction may be required. The site is within a Site of Special Scientific Interest (SSS) Impact Risk Zone (IRZ) (requiring additional advice from Natural England). Existing employment uses would need alternative site. Unsuitable due to heritage constraints.	No	Understood in active employment use. At time of 2016 SHLAA, there had been a recent planning permission for employment uses (B8 with B1) suggesting no intention to provide housing. It has not been resubmitted to the Local Plan Review Call for Sites and there is no evidence that the site is available or being actively promoted for development.	No	There is no reason to indicate the site is not achievable.	Yes

Site Ref	Address	Settlement	Prov' Recc'	Prov' Reason for rejection	Landscape Assessment	Suitability Assessment	Suitable	Availability Assessment	Available	Achievability Assessment	Achievable
EA008	Land adjoining Winchester Road	Chawton	Rejected	Potential adverse impact on the character and appearance of the landscape, and the setting of heritage assets.	The site was is assessed as having a high landscape sensitivity due to: its location at the entrance of the settlement; its location adjacent to the Chawton Conservation Area and three Grade II listed buildings; and its scale in that development would be dominant in relation to the existing settlement and its features. There is also an Area TPO adjacent to the site's southern boundary.	The site is in a prominent position along Winchester Road. The site is visible in glimpsed (and some open) views from both Winchester Road (north) and the A32 (west) and is open to views from the PRoW network. The latter includes views from St Swithun's Way which delineates the site's southern boundary. Given the above and the findings of the landscape assessment, the site is not considered to be suitable.	No	Unknown. The site was considered available in the 2016 SHLAA but has not been submitted for consideration to 2022 Call for Sites or since.	Unknown	There is no reason to indicate why development on the site is not achievable.	Yes
WI043	The Hinton Arms PH	Cheriton	Rejected	Potential adverse impact on the character and appearance of the landscape.	The site has a high community value owing to its current public house use, which also includes a car park, garden, and play equipment. The site also has a very high landscape sensitivity due to the historic public house, its early enclosure, its smoothly rounded rising topography associated with the valley sides of the River Itchen, and the adjacent Hinton Ampner designed landscape. At present, a field buffer has been retained between built development and the Hinton Ampner Parkscap. Development on the site would contravene this good design principle. The site is also surrounded by priority habitat on three sides.	The site is adjacent to the settlement boundary of New Cheriton by virtue of site allocation SD63 which is adjacent to the west; however, this allocation is yet to be built out. Regardless of the adjacent site allocation, development on this site would create an incongruous eastern extension to New Cheriton which would encroach closer to the Hinton Ampner designed landscape. Given the above and the findings of the landscape assessment, the site is not considered to be suitable.	No	Unknown. The site was considered available in the 2016 SHLAA but has not been submitted for consideration to 2022 Call for Sites or since.	Unknown	There is no reason to indicate why development on the site is not achievable.	Yes

Site Ref	Address	Settlement	Prov' Recc'	Prov' Reason for rejection	Landscape Assessment	Suitability Assessment	Suitable	Availability Assessment	Available	Achievability Assessment	Achievable
W1059	Land at Marriners Farm	Cheriton	Rejected	The site is not considered to be available for development.	The site is assessed as having a high landscape sensitivity overall. However, the landscape sensitivity varies across the site due to its large scale, vertical alignment, and rising topography to the north. The northern area has a high landscape sensitivity owing to its higher location, its proximity to the PRoW network, and its relationship to areas beyond the influence of the settlement. In comparison, the existing dwelling and garden area in the south of the site have a medium/high landscape sensitivity depending on proposed development density. The Marriners Farmhouse is not listed but is considered worthy of retention.	The site entrance is in Flood Zones 2 and 3. The site is enclosed by a PRoW on its western boundary and by mature trees and hedgerows on all boundaries. All trees (whether subject of a TPO or not) appear to provide significant landscape value, especially along the east boundary as viewed from the A272. The significant removal of trees, especially on the north and east boundaries, would be harmful to the appearance of the countryside. Given the above and the landscape assessment, the site may only be considered suitable for small-scale development in the southern area subject to arboricultural, flooding, and transport assessments.	Yes	Unknown. The site was considered available in the 2016 SHLAA but has not been submitted for consideration to 2022 Call for Sites or since.	Unknown	There is no reason to indicate why development on the site is not achievable. However, the site is accessed off a 30mph bend which is used by pedestrian and vehicular traffic. Further investigation into visibility splays, HGV movements, and interactions with neighbouring property entrances would need to be explored further. The above may limit the capacity for development.	Yes

Site Ref	Address	Settlement	Prov' Recc'	Prov' Reason for rejection	Landscape Assessment	Suitability Assessment	Suitable	Availability Assessment	Available	Achievability Assessment	Achievable
W1071	Land at Grey Farm House, Kilmeston Road	Cheriton	Rejected	Not considered to be available or achievable for residential development.	The site is in the setting of the Hinton Ampner Designed Landscape, is within 20m of the River Itchen SAC and SSSI, and is in proximity to priority habitat and ancient woodland to the east and south-west. Kilmeston Rd is characterised as semi-rural, and the site includes a new two-storey dwelling within an "L-shaped" land parcel which wraps around Grey Farm Close. The land rises to the east and is visible from the highway. The site has the kept appearance of wider garden space and is enclosed by mature hedgerows and protected trees. The landscape assessment concludes the site had a medium/high and medium landscape sensitivity in the east and west respectively and highlighted the need for a field buffer between any built development and the Hinton Ampner Designed Landscape.	A proposal for 6no. dwellings was dismissed at appeal (ref. SDNP/16/04957/OUT). The appeal Inspector concluded that the scheme was an unimaginative and urbanising form of development in a sensitive rural area, and that it would represent an intrusive development in both design and landscape terms. In reviewing the above and the landscape assessment, it is considered that a very modest scheme (i.e., 5 dwellings or less) could be suitable. However, any future scheme would need to be informed by sufficient evidence and contextual analysis to inform an acceptable high-quality design and rural village edge and would need to positively respond to the River Itchen and Hinton Ampner Designed Landscape.	Yes	The site was considered available in the 2016 SHLAA but has not been submitted for consideration to 2022 Call for Sites or since. The approval of application ref. SDNP/23/0416 2/FUL (solar panels) also suggests the site is no longer available for residential development.	No	The site access is in Flood Zones 2 and 3. A highway objection was raised at the above dismissed appeal due to lack of adequate visibility. Improvements to the south would be necessary to provide a safe access but would require tree removal (in third party land) which would be harmful to the appearance of the countryside.	No

Site Ref	Address	Settlement	Prov' Recc'	Prov' Reason for rejection	Landscape Assessment	Suitability Assessment	Suitable	Availability Assessment	Available	Achievability Assessment	Achievable
EA009	Land west of North Lane	Clanfield	Rejected	Does not relate well to the existing settlement pattern. Potential adverse impact on the character and appearance of the landscape.	High Sensitivity. The site does not relate to the settlement pattern and highway access would have negative impact on the rural lane alongside the site. The site would have a detrimental impact on the surrounding downland.	The site rises up to the north and development of the site would be inconsistent with the surrounding character and settlement form which consists of mostly dispersed dwellings and farmsteads. The site is adjacent to a Grade II Listed Building (located to the south of the site). Given the potential detrimental impact on the landscape character and the relationship with the settlement, the site is not considered suitable for development.	No	Unknown. The site was considered available in the 2016 SHLAA but has not been submitted for consideration to 2022 Call for Sites or since.	Unknown	There is no reason to indicate why development on the site is not achievable.	Yes
EA010	Land East of Little Hyden Lane	Clanfield	Rejected	Does not relate well to the existing settlement pattern. Potential adverse impact on the character and appearance of the landscape. Suitable access may not be achievable.	High Sensitivity. The site does not relate to the settlement pattern and highway access would have negative impact on the rural lane alongside the site. The site would have a detrimental impact on the surrounding downland.	The site rises up to the north and development of the site would be inconsistent with the surrounding character and settlement form. The site does share boundaries with surrounding residential development, but it is not considered to relate well to the settlement pattern. Therefore, given the potential detrimental impact on the landscape character and the relationship with the settlement, the site is not considered suitable for development.	No	Unknown. The site was considered available in the 2016 SHLAA but has not been submitted for consideration to 2022 Call for Sites or since.	Unknown	The site access would be via Little Hyden Lane, which is a narrow lane. Further	No

Site Ref	Address	Settlement	Prov' Recc'	Prov' Reason for rejection	Landscape Assessment	Suitability Assessment	Suitable	Availability Assessment	Available	Achievability Assessment	Achievable
EA011	Land North of Hambledon Road	Clanfield	Rejected	Does not relate well to the existing settlement pattern. Potential adverse impact on the character and appearance of the landscape.	High Sensitivity. The site does not relate to the settlement pattern and highway access would have negative impact. The site would have a detrimental impact on the surrounding downland.	The site rises to the east and development of the site would be inconsistent with the surrounding character and settlement. The site does share a boundary with adjacent residential development along Hambledon Road, but it is not considered to relate well to the settlement pattern. Therefore, given the potential detrimental impact on the landscape character and the relationship with the settlement, the site is not considered suitable for development.	No	The site is being actively promoted and is considered available.	Yes	There is no reason to indicate why development on the site is not achievable.	Yes
EA012	Land east of East Meon Road	Clanfield	Rejected	Does not relate well to the existing settlement pattern. Potential adverse impact on the character and appearance of the landscape.	High Sensitivity. The site does not relate to the settlement pattern and highway access would have negative impact on Little Hyden Lane, the rural lane alongside the site. The site would have a detrimental impact on the surrounding downland.	The site rises up to the north and development of the site would be inconsistent with the surrounding character and settlement form which consists of mostly	No	The site is being actively promoted and is considered available.	Yes	There is no reason to indicate why development on the site is not achievable.	Yes

Site Ref	Address	Settlement	Prov' Recc'	Prov' Reason for rejection	Landscape Assessment	Suitability Assessment	Suitable	Availability Assessment	Available	Achievability Assessment	Achievable
EA013	Land west of East Meon Road	Clanfield	Rejected	Does not relate well to the existing settlement pattern. Potential adverse impact on the character and appearance of the landscape.	High Sensitivity. The site does not relate to the settlement pattern and highway access would have negative impact on the rural lane alongside the site. The site would have a detrimental impact on the surrounding downland.	The site rises up to the north. The site is not well contained and a new boundary would need to be created along the western edge of the site. The site shares a boundary with settlement along the eastern edge, but it is not considered to relate well to the existing settlement pattern. Therefore, given the potential detrimental impact on the landscape character and the relationship with the settlement, the site is not considered suitable for development.	No	The site is being actively promoted and is considered available.	Yes	There is no reason to indicate why development on the site is not achievable.	Yes
EA026	Land at Hinton Manor Farm	Clanfield	Rejected	Does not relate well to the existing settlement pattern. Potential adverse impact on the character and appearance of the landscape including adjacent topography.	Medium/High Sensitivity. The site is exposed to high levels of visibility in a valley side location. The site is inconsistent with surrounding development patterns and would introduce a large visible site which would appear isolated and remote.	The site rises to the south west and is in a prominent position along Downhouse Road. The west of the site is bounded by significant topography. There are power lines which run through the site. There is a grade II listed building to the north. The eastern edge of the site is located within flood zone 2 and is susceptible to surface water flooding. As the landscape assessment concludes, the site is not well related to the existing settlement pattern is detached from it by the road. Therefore, the site is not considered suitable for development.	No	The site is being actively promoted and is considered available.	Yes	There is no reason to indicate why development on the site is not achievable.	Yes

Site Ref	Address	Settlement	Prov' Recc'	Prov' Reason for rejection	Landscape Assessment	Suitability Assessment	Suitable	Availability Assessment	Available	Achievability Assessment	Achievable
EA136	Manor Farm	Clanfield	Rejected	Development on this site would have a potential adverse impact on the character and appearance of the landscape.	The area of the site within the SDNP which extends beyond the settlement edge into the wider downland mosaic is considered to have High Sensitivity due to it's poor relationship with the settlement pattern and the intrusion caused by development into the wider landscape which would result from development of this site.	The part of the site within the SDNP is of high landscape sensitivity (including low density modern farm buildings). There are un-designated heritage asset agricultural buildings on the part of the site outside the National Park.	No	Unknown. The 2016 SHLAA considered the site to be available however the site has not been resubmitted to the 2022 Call for Sites. There is currently no evidence to indicate the site is available or being actively promoted for development.	Unknown	There is no reason to indicate why development on the site is not achievable.	Yes
EA137	Observatory House	Clanfield	Rejected	Potential adverse impact on the character and appearance of the landscape.	The site is assessed as High Landscape Sensitivity owing to its hilltop location exposing it to views in the wider landscape, poor relationship with the settlement pattern meaning that development of the site would intrude and expand the perceived extent of the settlement into the wider landscape beyond the valley in which it sits. The impact of increased density of built form in this sensitive location would be inconsistent with the low density and dispersed nature of settlement in this location.	Development on the site would have a potential adverse impact on the character and appearance of the landscape.	No	Unknown. The site was considered available in the 2016 SHLAA but has not been submitted for consideration to 2022 Call for Sites or since.	Unknown	There is no reason to indicate why development on the site is not achievable.	Yes

Site Ref	Address	Settlement	Prov' Recc'	Prov' Reason for rejection	Landscape Assessment	Suitability Assessment	Suitable	Availability Assessment	Available	Achievability Assessment	Achievable
EA206	Land off Downhouse Road	Clanfield	Rejected	Does not relate well to the existing settlement pattern and potential adverse impact on the character and appearance of the landscape including adjacent topography.	Medium/High Sensitivity. The site is exposed to high levels of visibility in a valley side location. The site is inconsistent with surrounding development patterns and would introduce new development on the opposite side of Downhouse Lane that would appear incongruous with the settlement pattern and landform.	The site is in a prominent position along Downhouse Road. The west of the site is bounded by significant topography. There is a grade II listed building to the north. The eastern edge is located within flood zone 2 and susceptible to surface water flooding. The site is not well related to the existing settlement pattern and detached from it by the road. The site is not considered suitable for development.	No	The site is being actively promoted and is considered available.	Yes	There is no reason to indicate why development on the site is not achievable.	Yes
AR027	Land at Gosling Croft Business Centre	Clapham	Rejected	Loss of employment use	Brownfield site within small cluster of development to the south of the village. Low landscape sensitivity.	Existing employment area but not protected by the Clapham Neighbourhood Plan. Any redevelopment would be subject to relocation of business uses. Separated from main village but opposite village hall and in similar location to allocated residential site further south.	No	Existing employment site. There is currently no evidence that the site is available or being actively promoted for development'.	Unknown	There is no reason to indicate why development on the site is not achievable.	Yes

Site Ref	Address	Settlement	Prov' Recc'	Prov' Reason for rejection	Landscape Assessment	Suitability Assessment	Suitable	Availability Assessment	Available	Achievability Assessment	Achievable
AR035	Clapham Depot	Clapham	Rejected	Loss of employment use with NDP safeguard policy (Policy BT3) for continued use.	Brownfield site within developed area south of village.	Adjacent site allocated for 30 homes and existing residential development to south. However, this site is allocated in the Clapham Neighbourhood Plan for employment use - Policy BT3.	No	Allocated for employment land in the Clapham Neighbourhood Development Plan. There is no evidence that the site is available or being actively promoted for residential use.	No	There is no reason to indicate why development on the site is not achievable.	Yes
CH170	Land west of A286 & North of Bell Lane	Cocking	Rejected	Development of the site would have a potential adverse impact on the character and appearance of the landscape.	Medium/High to High Landscape Sensitivity due to the open and extensive visibility of the site, the poor relationship with the settlement pattern and the intrusion into the surrounding rural landscape that development of this site would result in. The scale of the site is not in proportion to the settlement size and would not sit unobtrusively at the settlement edge. The recreation ground part of the site is an appropriate settlement edge use in that location.	Not suitable due to the conclusions of the landscape assessment.	No	The site is being actively promoted for development. However it is noted that alternative facilities would need to be found for a replacement village hall.	No	It would be challenging to achieve appropriate, safe access given the steep gradient and narrow width of the existing driveway access, and the need to protect the character of the rural lane. Likely to be mitigable with careful planning. Access from the A286 at this location is not considered to be suitable.	Yes

Site Ref	Address	Settlement	Prov' Recc'	Prov' Reason for rejection	Landscape Assessment	Suitability Assessment	Suitable	Availability Assessment	Available	Achievability Assessment	Achievable
CH200	Land west of Crypt Lane and south of Bell Lane	Cocking	Rejected	Development of the site would have a potential adverse impact on the character and appearance of the landscape. Access is not suitable.	Moderate to high landscape sensitivity. The site is part of the undeveloped context of Cocking. The site is a relative high point and is visible from Cocking Hill to the south. The site sits well above the sunken Crypt Lane, which then further drops down to the watercourse along Crypt Lane.	Crypt Lane, due to height difference and topography is not a suitable access. There is another access from the A286 which provide rear access and parking to existing properties along the A286. The A286 access is not suitable for use by a significant level of development. Due to the topography, visibility and openness of the site a smaller parcel suitable for development using this access has not been identified. A historic memorial is located on the site. Potential impacts could occur on the water quality, quantity and experiential qualities of the brook running along Crypt Lane.	No	The site is being actively promoted and is considered available.	Yes	There is no reason to indicate why development on the site is not achievable although lack of suitable access for significant development is noted.	Yes

Site Ref	Address	Settlement	Prov' Recc'	Prov' Reason for rejection	Landscape Assessment	Suitability Assessment	Suitable	Availability Assessment	Available	Achievability Assessment	Achievable
HO008	Land north of Brook Lane / Land at Bridge Nurseries	Coldwaltham	Rejected	Development on the site would have a potential adverse impact on the character and appearance of the landscape. Access from Brook Lane is not considered acceptable and may result in the need to remove parts of hedgerow and tress. Visibility over railway bridge is poor. Site is close proximity to Site of Special Scientific Interest, a Ramsar Site and Special Protection Area to the south.	Moderate Sensitivity due to proximity to Ramsar and SPA site and exposure to views from the river valley and also rural setting and character of the site as a buffer between modern residential development and the country Brook Lane.	The site is well contained and bounded by adjacent residential development, roads and the railway line. The site is in close proximity to a Site of Special Scientific Interest, a Ramsar Site and Special Protection Area to the south. The site is within a Site of Special Scientific Interest (SSSI) Impact Risk Zone. Access could impact on the rural setting. Access via Brook Lane considered unsuitable.	No	The site is being actively promoted and is considered available.	Yes	Access from Brook Lane not considered achievable due to the narrow nature and the rural character. Access could be via existing residential development, but this could require removal of an existing property.	No
HO010	Coldwaltham Glebe, Church Lane	Coldwaltham	Rejected	Development on the site would have a potential adverse impact on the character and appearance of the landscape. Development on the site would have a potential adverse impact on heritage assets. Loss of woodland.	Medium/High Sensitivity Due to the existing woodland setting, the proximity of the listed church, access problems and poor relationship with the settlement pattern.	The majority of the site is wooded, with a variety of mature trees. It is not well related to the existing settlement pattern and is more rural in character. The site is adjacent to the Parish Church of St Giles, a grade II* listed building. The site is within 5km of a Special Protection Area. The site is within a Site of Special Scientific Interest (SSSI) Impact Risk Zone. Due to conclusions of the landscape assessment, not suitable.	No	There is no evidence that the site is being actively promoted or is available for development.	No	It is not clear how the site will be accessed, and this could include accessing the site via land in another ownership.	No

Site Ref	Address	Settlement	Prov' Recc'	Prov' Reason for rejection	Landscape Assessment	Suitability Assessment	Suitable	Availability Assessment	Available	Achievability Assessment	Achievable
HO027	Land east of London Road	Coldwaltham	Rejected	The landscape sensitivity is high. Development on the site would have a potential adverse impact on the character and appearance of the landscape. Development on the site would have a potential adverse impact on heritage assets due proximity to conservation area. It is not clear the site is available.	High landscape sensitivity. Development on the site would have a potential adverse impact on the character and appearance of the landscape. Development on the site would have a potential adverse impact on heritage assets due proximity to the conservation area.	The site is visible as one enters Coldwaltham from the north and the open and rural nature of the site immediately before the historic part of the settlement is important. It is also read in connection with the areas on the other side of the A29. Originally these were one field before the construction of the A29. The site has views across the Arun valley and wider landscapes and is not considered suitable for residential development.	No	There is no evidence that the site is being actively promoted or is available for development.	No	Development of the site can be achieved but further work is required for access to ensure this is acceptable and safe.	Yes
HO029	The Priory, Coldwaltham	Coldwaltham	Rejected	The site reads as part of the historic core of Coldwaltham being located abutting the conservation area and the north of the A29. Access may not be possible onto the A29. The site forms part of the wider, rural nature of the area especially to the west from the footpath. The site is not well located to the settlement boundary.	High Sensitivity. Whilst there is noise from the A29, the site (when viewed from the public footpath) feels rural in character with open views inland to the west. The site is located close to the conservation area and historic core of the settlement and development would detract from this character. The route of the Roman Road lies to the north of the site.	Due to impact on wider landscape and conservation area – site not considered suitable. There are no priority habitats and protected areas located within or adjacent the site. Nevertheless, the considered impact on landscape and heritage matters outweighs this.	No	The site is being actively promoted or development and is considered available. It is noted that there are existing stables and grazing area on the site.	Yes	Access issue would need to be considered. Access onto A29 may not be possible and further transport evidence would be required. Access onto Kings Lane not suitable due to impact on conservation area and listed buildings.	No

Site Ref	Address	Settlement	Prov' Recc'	Prov' Reason for rejection	Landscape Assessment	Suitability Assessment	Suitable	Availability Assessment	Available	Achievability Assessment	Achievable
LE115	Malthouse Field	Cooksbridge	Rejected	Development would have a potential adverse impact on the character and appearance of the landscape.	The site is Medium High Landscape Sensitivity due to its open and undeveloped character which extends to the settlement edge to the south of the settlement where views of development would have negative impacts on the rural setting of the settlement and would extend the influence of the settlement into the wider countryside between Cooksbridge and Lewes.	Development on the site would have a potential adverse impact on the character and appearance of the landscape. Adjacent to listed buildings.	No	Unknown. The site was considered available in the 2016 SHLAA but has not been submitted for consideration to 2022 Call for Sites or since	Unknown	There is no reason to indicate why development on the site is not achievable.	Yes
WI018	Land east of Rectory Lane	Corhampton / Meonstoke	Rejected	Potential adverse impact on the character and appearance of the landscape.	The site is assessed as having a medium/high landscape sensitivity given its elevated position above the highway, and its limited containment / open views from surrounding higher ground. The topography is apparent onsite and the site forms part of a wider field pattern of undulating countryside to the east and south. Moreover, the site does not relate well to the existing settlement pattern and would make a noticeable impact on the largely open and rural character of the area east of Rectory Lane.	The site is not considered to be suitable for residential development as confirmed by the dismissed appeal for 2 dwellings under ref. SDNP/12/02464/FUL. The site sits above the settlement and existing highway, and is highly visible to views from all sides, especially from the wider, open, and undulating countryside to the north, east and south, which also includes the South Downs Way (SDW).	No	Unknown. The site was considered available in the 2016 SHLAA but has not been submitted for consideration to 2022 Call for Sites or since.	Unknown	The above dismissed appeal concluded that the presented highway scheme would unacceptably increase the risk to users of the highway. However, this was in relation to the highway scheme proposed at the time. The site has an existing access and there is no reason to indicate why a more appropriate, acceptable, and safer highway scheme is not achievable.	Yes

Site Ref	Address	Settlement	Prov' Recc'	Prov' Reason for rejection	Landscape Assessment	Suitability Assessment	Suitable	Availability Assessment	Available	Achievability Assessment	Achievable
WI021	Land at Corhampton Lane	Corhampton / Meonstoke	Rejected	Potential adverse impact on the appearance, character and setting of the landscape and heritage assets.	The site has a moderate landscape sensitivity given that its relatively flat and contained by existing woodland. Any loss of trees to facilitate development would impact on the appearance and character of the area, especially in relation to adjacent heritage assets to the north and east, and the designed landscape adjacent to the south. Development would expand the village to the west, when the natural evolution and growth of the village has been north-south owing to the strong influence of the A32, disused railway line, and the River Meon.	The site is within (albeit only slightly) the Corhampton & Meonstoke Conservation Area, and is within the setting of the Grade I Listed Corhampton Church. Although existing woodland / tree cover helps to contain and screen the site, built development would erode the tree cover and the relatively sparse and rural character of this area. In addition, development would expand the village to the west when the natural evolution of the village has been north-south. Given the above and the findings of the landscape assessment, the site is not considered to be suitable for development.	No	Unknown. The site was considered available in the 2016 SHLAA but has not been submitted for consideration to 2022 Call for Sites or since.	Unknown	There is no reason to indicate why development on the site is not achievable.	Yes
LE005	103a Lewes Road	Ditchling	Rejected	Development above the LAA threshold would conflict with the settlement pattern and harm the character of the area.	Medium/High Sensitivity Medium sensitivity for lower section closest to Lewes Road. Higher sensitivity towards the north section of the field due to visibility from the scarp. Local visual sensitivity is limited. Relatively recent landscape and settlement pattern. Limited impact on public right of way.	The site is within 250m of an Historic Landfill Site. Settlement pattern low density and linear along Lewes Road reflecting edge of settlement location. Any significant in-depth development would conflict with this settlement pattern and be out of character with the area. May be opportunity for 1-2 dwellings on southern part of the site but this would fall below the Land Availability Assessment (LAA) threshold.	No	There is currently no evidence that the site is available or being actively promoted for development.	No	There is no reason to indicate why development on the site is not achievable, although there is limited opportunity to widen the existing access.	Yes

Site Ref	Address	Settlement	Prov' Recc'	Prov' Reason for rejection	Landscape Assessment	Suitability Assessment	Suitable	Availability Assessment	Available	Achievability Assessment	Achievable
LE016	Land at North End	Ditchling	Rejected	Access constraints and impact on landscape character and biodiversity.	Medium/High Sensitivity Site is related to historic core of village in a prominent location. Access is not clear. A new access off North End or access to Macs Farm would require removal of woodland in centre of site and be potentially detrimental to landscape /townscape character and residential amenity.	The site is adjacent to Conservation Area and in close proximity to a grade II listed building. There is a Tree Preservation Order area adjacent to the western boundary and a wooded area in centre of site. A pond occupies a portion of the site and there are likely to be ecological constraints.	No	There is currently no evidence that the site is available or being actively promoted for development.	Unknown	There is no reason to indicate why development on the site is not achievable.	Yes
LE081	Land adjoining Park Barn Farm, Beacon Road	Ditchling	Rejected	Site access deemed available at time of allocation is now unavailable.	High Sensitivity High sensitivity due to intervisibility with the scarp slope, proximity to Beacon Road, Sussex border path and remote from settlement pattern.	The site is bordered by deciduous woodland with ancient woodland located in close proximity. There is a public right of way running along the southern boundary of the site. There is unknown archaeological potential and likely to be ecological value as site has been left unmanaged for several years. However, the site is allocated in the Neighbourhood Plan for 9 dwellings with access via a garage court off Long Park Corner.	Yes	The site is allocated in the Neighbourhood Plan for 9 dwellings with access via a garage court off Long Park Corner. However, the access is not available as Lewes District Council has withdrawn proposals to demolish the garages.	No	There is no reason to indicate why development on the site is not achievable.	Yes
LE152	Land west of Nye Lane	Ditchling	Rejected	Unsuitable for development due to impact on highly sensitive landscape character of the area.	High landscape sensitivity due to open views across the site to escarpment and general rural and tranquil character of the site.	Unsuitable for development due to impact on character of the area.	No	There is currently no evidence that the site is available or being actively promoted for development.	Unknown	There is no reason to indicate why development on the site is not achievable	Yes

Site Ref	Address	Settlement	Prov' Recc'	Prov' Reason for rejection	Landscape Assessment	Suitability Assessment	Suitable	Availability Assessment	Available	Achievability Assessment	Achievable
W1023	Land at Union Lane	Droxford	Rejected	Potential adverse impact on the character and appearance of the landscape.	The site has a high landscape sensitivity given its large scale, dominant topography, and that it is visible within open and unfiltered views from the Wayfarers Walk PRow. Development would create an incongruous extension to north-west Droxford and would be out of scale with the existing settlement.	The eastern boundary is adjacent to existing residential development, whilst all other boundaries face onto open countryside. Although there is some existing and well-established boundary vegetation, the site is visible and comprises a large open field adjacent to the settlement boundary and priority habitat. Given the above and the findings of the landscape assessment, the site is not considered to be suitable for development.	No	The site is being actively promoted and is considered available.	Yes	There is no reason to indicate why development on the site is not achievable. However, existing highways, vegetation, and topography may limit the scale of development given that a safe and appropriate access would need to be created.	Yes

Site Ref	Address	Settlement	Prov' Recc'	Prov' Reason for rejection	Landscape Assessment	Suitability Assessment	Suitable	Availability Assessment	Available	Achievability Assessment	Achievable
W1024	Land adjoining Droxford Primary School	Droxford	Rejected	Potential adverse impact on the character and appearance of the landscape.	The site is assessed as having a high landscape sensitivity. The site is readily visible from all sides and comprises a dry, bowl valley with limited access. Development would create a poor relationship and incongruous extension to the settlement pattern, and would impact on local views from the PRow network.	The site is an open field with no distinct boundaries and so is open to views from all sides – incl. the Wayfarers Walk which is a long-distance way marked trail. This is exacerbated by the bowl-shaped valley in which the site is located. The site is not considered to be well related to the existing settlement pattern. The site is adjacent to a SINC at its north-west corner. Given the above and the findings of the landscape assessment, the site is not considered to be suitable.	No	Unknown. The site was considered available in the 2016 SHLAA but has not been submitted for consideration to 2022 Call for Sites or since.	Unknown	Park Lane is narrow and is used to access the recreation ground, school, and both existing and allocated residential development. Development is technically achievable; however, the lane may not be suitable for a further increase in use (beyond the existing uses and allocation) and is likely to require a design which would have an impact on the existing character of the area. This raises further questions about the site's suitability – see "suitability" above.	Yes

Site Ref	Address	Settlement	Prov' Recc'	Prov' Reason for rejection	Landscape Assessment	Suitability Assessment	Suitable	Availability Assessment	Available	Achievability Assessment	Achievable
W1025	Northend Lane	Droxford	Rejected	Site is not currently considered to be achievable.	The site is assessed as having a medium landscape sensitivity. The site is small, well hidden, and is not characteristic of its wider landscape. However, there may be some likely negative impacts from gaining vehicular access.	The site is a long and narrow parcel of land which is adjacent to the rear gardens of neighbouring properties. The site is relatively flat and is not widely visible given that it is largely contained by existing built form to the south, and undulating topography to the north. Given the above and the findings of the landscape assessment, the site is considered suitable for small-scale residential development providing that the layout and design is in keeping with the adjoining residential properties, and does not adversely impact existing residential amenities and other usual development management considerations.	Yes	Unknown. The site was considered available in the 2016 SHLAA but has not been submitted for consideration to 2022 Call for Sites or since.	Unknown	The site appears to be landlocked, and it is not clear if the existing access track off Northend Lane is available, nor able, to accommodate and achieve a sufficient and safe vehicular access solution.	No
W1047	Land at Garrison Hill	Droxford	Rejected	Potential adverse impact on the character and appearance of the landscape.	The site is assessed as having a high landscape sensitivity. The site is highly visible due to its rising topography. Development would create a poor relationship and incongruous extension to the settlement pattern.	The site is located to the north of the settlement and is both large and prominent. The site slopes up to the north, is readily visible, and is not considered to be well related to the settlement. Indeed, development would result in an incongruous urban extension to the existing nucleated settlement pattern. Given the above and the findings of the landscape assessment, the site is not considered to be suitable for development.	No	Unknown. The site was considered available in the 2016 SHLAA but has not been submitted for consideration to 2022 Call for Sites or since.	Unknown	There is no reason to indicate why development on the site is not achievable subject to creating a safe and appropriate access.	Yes

Site Ref	Address	Settlement	Prov' Recc'	Prov' Reason for rejection	Landscape Assessment	Suitability Assessment	Suitable	Availability Assessment	Available	Achievability Assessment	Achievable
CH065	Rothersfield	Easebourne	Rejected	Development on the site would have a potential adverse impact on the character and appearance of the landscape. Alternative provision of equal or better open space would be required and no indication that such provision is being made.	Assessed as Medium Landscape Sensitivity due to existing uses, local community value and existing trees. Connection to River Rother Site of Nature Conservation Interest (SNCI) is also important. Boundary along Dodsley Lane is locally distinctive.	Currently public open space. Alternative provision of equal or better open space would be required and no indication that such provision is being made. Most of the site is within flood zone 2. There are many mature trees around the perimeter of the site, which may be important to retain to ensure landscape impact is minimised/mitigated. There is a Site of Nature Conservation Interest (SINC) adjacent to the site. Site is therefore unsuitable for development.	No	Unknown. The site was considered available in the 2016 SHLAA, but has not been submitted for consideration to 2022 Call for Sites or since.	Unknown	There is no reason to indicate why development on the site is not achievable.	Yes
CH162	Land east of Buddington Lane and north of Hollist Lane	Easebourne	Rejected	Development on the site would have a potential adverse impact on the character and appearance of the landscape.	The site is assessed as High Landscape Sensitivity owing to its elevated position above the Rother Valley, the poor relationship with the settlement pattern and its exposure to views from the PROW network. Access to the site would potentially have detrimental urbanising impacts on the existing rural character of Hollist Lane.	Development of this extensive site, including gaining access from either Hollist or Buddington Lane is unlikely to be suitable due to the elevated and exposed nature of the site and that it is poorly related to the existing settlement. It is considered that extending development westwards on this prominent and open site along Hollist Lane into the open countryside would have a detrimental urbanising impact on the sensitive and rural landscape character of the area including the narrow rural lane/s.	Yes	The site is being actively promoted and is considered available for development.	Yes	There is no reason to indicate why development on the site could not be achieved.	Yes

Site Ref	Address	Settlement	Prov' Recc'	Prov' Reason for rejection	Landscape Assessment	Suitability Assessment	Suitable	Availability Assessment	Available	Achievability Assessment	Achievable
CH163	Land south of Hollist Lane	Easebourne	Rejected	Development on the site would have a potential adverse impact on the character and appearance of the landscape.	The site is High Landscape Sensitivity owing to its elevated position above the Rother Valley. The site as a whole has a poor relationship to the settlement, extending much further south and west than current settlement. The site is visible from the PRoW network. Access to the site would have detrimental urbanising impacts on the existing rural character of Hollist Lane.	Development including gaining access to the site is unlikely to be suitable due to the fairly detached and rural character of this location that would extend development westwards along Hollist Lane into the open countryside. The ground slopes down south away from the road. There is concern over the proximity to the river and there are also possible flooding issues at the southern end of the site.	No	The site is being actively promoted and is available for development.	Yes	There is no reason to indicate why development on the site could not be achieved.	Yes
CH204	Land south east of Easebourne Street	Easebourne	Rejected	Development on the site would have a potential adverse impact on the character and appearance of the landscape.	The site has High Landscape Sensitivity owing to its elevated position and its proximity adjacent to the Conservation Area and listed buildings on Easebourne Street.	The site is not well related to the settlement, with the focus of development on the other side of Easebourne Street. The elevated position of the site and its topography result in long views. The well used and historic footpath, the Race, and the designated Cowdray House Registered Garden are adjacent to the site and would be negatively impacted by development. Due to the elevated position above Easebourne Street, access to the site would not be possible without significant landscape character impact to Easebourne Street.	No	The site is being actively promoted and is considered available.	Yes	There is no reason to indicate why development on the site is not achievable. However, whilst technically possible, it is considered gaining access to the site could potentially cause significant landscape character harm to Easebourne Street.	Yes

Site Ref	Address	Settlement	Prov' Recc'	Prov' Reason for rejection	Landscape Assessment	Suitability Assessment	Suitable	Availability Assessment	Available	Achievability Assessment	Achievable
CH205	Land north of Easebourne Primary School	Easebourne	Rejected	Development on the site would have a potential adverse impact on the character and appearance of the landscape.	The site has High Landscape Sensitivity owing to its elevated position and poor relationship to the settlement pattern of Easebourne.	The site is not well related to the settlement. Its scale is disproportionate to the size of Easebourne and due to the open character, topography and wide views, there is not a logical smaller parcel of this site that could be brought forward in a characteristic manner. Access options from A286 are limited by the habitat corridor and topography, and is not considered to be suitable for the narrow, winding Glaziers Lane.	No	The site is being actively promoted and is considered available.	Yes	There is no reason to indicate why development on the site could not be achieved.	Yes
CH014	Site 30, Former East Dean Service Station, Charlton Road / Land at Manor Farm House, Charlton Road	East Dean	Rejected	Development on the site would have a potential adverse impact on the character and appearance of the landscape, there is flood risk present at the entrance of the site, and the site is in active employment use.	Medium/High Landscape Sensitivity due to its location within the conservation area and historic core of the village. In a less sensitive location there would have been potential for the Previously Developed Land (PDL) status to lower the sites' sensitivity, however this is a prominent site at the entrance to the village and while there may be opportunity to enhance character at this location; careful bespoke design would be required to address the sensitivity.	The site is within the conservation area. The northern boundary, site entrance and Charlton Road is within flood zone 2 and within the watercourse buffer of the River Lavant and has potential for surface water flooding. The site is understood to be in active employment use and alternative locations would be need for these uses. The site also appears to provide access to several adjacent properties. It is not considered that a residential development can be accommodated without the loss of a viable employment use and whilst accommodating access to the adjacent properties and responding positively to the Conservation Area.	No	The site is being actively promoted for development however the site is in active employment use.	No	There is potential for contamination from the former use as a motor vehicle service station. There are no other reasons to indicate why development of the site would not be achievable.	Yes

Site Ref	Address	Settlement	Prov' Recc'	Prov' Reason for rejection	Landscape Assessment	Suitability Assessment	Suitable	Availability Assessment	Available	Achievability Assessment	Achievable
CH173	Land south of Butchers Lane	East Dean	Rejected	Development of the site would have a potential adverse impact on the character and appearance of the landscape.	Medium high landscape sensitivity.	The site is within the East Dean Conservation Area and contributes significantly to the character of the settlement as an open undeveloped space as viewed from surrounding rights of way. Not suitable.	No	The site has not been promoted since 2008. Insufficient evidence of availability.	No	There is no reason to indicate the site is not achievable.	Yes
EB001	East Dean Extension	East Dean	Rejected	Development would have a potential adverse impact on the character and appearance of the landscape.	The sites was previously assessed as high sensitivity. The site is highly sensitive due to the prominence of the site within the contours of the land and the extension of built form out into the wider downland. The site would appear as an intrusive form of development in the landscape. The existing farm buildings are well located within the contours and are medium high sensitivity due to the vulnerability of the surrounding landscape to inappropriate built form and/or conversion	Due to the conclusions of the landscape assessment, the site is not considered suitable.	No	Unknown. The site was considered available in the 2016 SHLAA but has not been submitted for consideration to 2022 Call for Sites or since.	Unknown	There is no reason to indicate why development on the site is not achievable.	Yes
WE001	Land adjoining The Vicarage, East of Gilberts Drive	East Dean	Rejected	High landscape sensitivity. Development of five or more dwellings nearer the road considered out of keeping with the character of existing residential development.	Site is considered to have high sensitivity in terms of landscape, especially the area on higher ground. Its position in the lower part of the valley adds to the tranquillity in this part of the village. Development of five or more dwellings on smaller portion on lower slope would be inappropriate and out of keeping with the character of the existing residential on the Gilberts Drive frontage in that locality.	Site is considered unsuitable due to the high landscape sensitivity especially in the areas of higher ground. It is considered development of five or more dwellings nearer the road on the lower slope would be inappropriate and out of keeping with the character of the existing residential on the Gilberts Drive frontage in that locality.	No	Unknown. The site was considered available in the 2016 SHLAA but has not been submitted for consideration to 2022 Call for Sites or since	Unknown	Subject to creating improved access - there is no reason to indicate why development on the site is not achievable.	Yes

Site Ref	Address	Settlement	Prov' Recc'	Prov' Reason for rejection	Landscape Assessment	Suitability Assessment	Suitable	Availability Assessment	Available	Achievability Assessment	Achievable
WE002	Land behind The Fridays, Gilberts Drive	East Dean	Rejected	Part of site built out. Remaining site area considered unsuitable in landscape terms.	The eastern (lower) part of the site was assessed as having potential in the SHLAA. This part of the site subsequently received planning permission and has been built out. The SHLAA stated that the western (upper) part of the site which relates to the setting of the village is of high sensitivity.	The SHLAA had concluded development should be focused in the south-east corner of the site. This area subsequently received planning permission for residential and has been built out. The remaining western (upper) area is considered of high sensitivity and is therefore unsuitable for development.	No	There is currently no evidence that the remaining western (upper) area site is available or being actively promoted for development'	Unknown	The area of the site considered suitable in the SHLAA subsequently received planning permission for residential and was built out. The remaining area has an access leading to Gilberts Drive. There is no reason to indicate why development on the remaining area could not be achieved.	Yes

Site Ref	Address	Settlement	Prov' Recc'	Prov' Reason for rejection	Landscape Assessment	Suitability Assessment	Suitable	Availability Assessment	Available	Achievability Assessment	Achievable
WE003	Land adjacent to the Village Hall, Gilberts Drive	East Dean	Rejected	Potential adverse impact on the character and appearance of the landscape and heritage assets. Considered inappropriate harm to the Local Green Space.	The site was previously assessed as having Medium/High Sensitivity. Due to conservation area location and prime position within the historic core of the village and on main route through village to the south.	The site is located within the East Dean Conservation Area (CA) and there are a number of listed buildings surrounding the site. The site is considered to be a significant open area within the CA, which has an important role, including as a buffer between the historic village and the surrounding residential development. The assessment conclusion is that development of the site would have a harmful impact on the setting of the village and the on the CA. It would also have potential harmful impact on the setting of the surrounding listed buildings. Since the previous SHLAA, the South Downs Local Plan designated this site also known as "The Horsefield" as a Local Green Space. This recognised the role of the site in the historic core of the village. In addition to the conclusions above, development would be inappropriate as it would be harmful to the Local Green Space.	No	Unknown. The site was considered available in the 2016 SHLAA but has not been submitted for consideration to 2022 Call for Sites or since.	Unknown	There is no reason to indicate why development on the site is not achievable.	Yes

Site Ref	Address	Settlement	Prov' Recc'	Prov' Reason for rejection	Landscape Assessment	Suitability Assessment	Suitable	Availability Assessment	Available	Achievability Assessment	Achievable
CH209	The Rectory	East Lavant	Rejected	Development on the site would have a potential adverse impact on heritage and the character and appearance of the landscape.	High landscape sensitivity due to the prominent location of the site in East Lavant. The site is within the historic core of the Lavant, and within the conservation area. Development extending back into the plot would not be consistent with the settlement pattern and character of East Lavant.	Adjacent to the River Lavant within an Environment Agency Flood Alert Area. Due to the findings of the landscape assessment the site is not considered suitable.	No	Unknown. The site was considered in the Lavant Neighbourhood Plan process but has not been submitted for consideration to the 2022 Call for Sites or since. There is currently no evidence that the site is available or being actively promoted for development.	Unknown	There is no reason to indicate why development on this site couldn't be achieved.	Yes
EA014	Land north of Coombe Road and west of Duncombe Road	East Meon	Rejected	Not currently considered to be achievable and potential adverse impact on the character and appearance of the landscape.	The site has a moderate landscape sensitivity. This broadly aligns to the medium landscape sensitivity concluded in the SHLAA (2016). Conversely, the NDP Group previously assessed the site as having a high landscape sensitivity due to its scale and visual prominence from higher ground to the north and west.	The site is large-scale, open, predominantly flat, and is visually exposed from all sides by higher ground, especially to the north and west. Development would create an incongruous western extension to the nucleated, grid/cluster pattern of East Meon. Given the above and the findings of the landscape assessment, the site is not considered to be suitable.	No	The site is being actively promoted and is considered available.	Yes	There is an existing narrow access which connects the site to Coombe Road (a rural and narrow country lane). It is considered that this is not sufficient to accommodate an appropriate and safe vehicular access. In addition, it is understood that Workhouse Lane has sewerage capacity issues.	No

Site Ref	Address	Settlement	Prov' Recc'	Prov' Reason for rejection	Landscape Assessment	Suitability Assessment	Suitable	Availability Assessment	Available	Achievability Assessment	Achievable
EA016	Land east of Chapel Street	East Meon	Rejected	Not currently considered to be achievable and potential adverse impact on the character and appearance of the landscape.	The site is assessed as having a medium/high landscape sensitivity due to the quality and character of the existing settlement edge. The site is raised above the adjacent sunken lane and development would interrupt the existing landscape structure to a significant degree.	The site is adjacent to the Grade II listed Sebastopol Cottages (to the north) and is raised above Coombe Road. The site is not currently visible from the highway given its well established boundary trees and other vegetation. Nevertheless, development would be visible from the highway and the wider open countryside and would be imposing and detrimental to the sunken lane qualities of Coombe Road. Given the above and the previous landscape assessment, the site is not considered to be suitable for development.	No	Unknown. The site was considered available in the 2016 SHLAA but has not been submitted for consideration to 2022 Call for Sites or since.	Unknown	There is no existing safe vehicular access. The previous assessment alluded to the creation of a new access via the existing access to Coppice Cottages. However, in June 2023, planning officers visited the site and concluded that the above was not achievable, appropriate, nor safe given the raised topography, sunken lane qualities, and location on the corner of a bend.	No
EA128	Land rear of Coombe Road Terrace	East Meon	Rejected	The site is not available for development. Requirement to retain trees limits yield to less than 5 dwellings.	The site is assessed as having a low landscape sensitivity due to the existing suburban character and its location within the settlement boundary.	The site is located within the settlement boundary and comprises (parts of) the rear gardens of a row of semi-detached houses. Given the need to retain the existing trees onsite, it is unlikely that development would yield 5 dwellings or more.	No	Unknown. The site was considered in the East Meon Neighbourhood Plan process but has not been submitted for consideration to the 2022 Call for Sites or since.	Unknown	There is no reason to indicate why development on the site is not achievable.	Yes

Site Ref	Address	Settlement	Prov' Recc'	Prov' Reason for rejection	Landscape Assessment	Suitability Assessment	Suitable	Availability Assessment	Available	Achievability Assessment	Achievable
EA166	Belmont Farm off Temple Lane (North)	East Meon	Rejected	The site is not considered to be available for development.	The site is flat and has a moderate landscape sensitivity which aligns with the NDP Group's previous landscape assessment of the site. The site is adjacent to the East Meon Conservation Area and listed buildings, has views to the listed church, and is visible from both the PRow to the south and Park Hill to the north. The site is surrounded by existing built development on three sides and so could provide an appropriate infill development if appropriately and sympathetically designed.	The site is adjacent to the East Meon Conservation Area and is in proximity to two listed cottages. The site is part of a larger field which forms part of the view between the PRow and the listed church. The remaining areas of this larger field have been considered separately as per previous site submissions. The three land parcels could be considered and conceptually master planned together to ensure an appropriately and sympathetically designed development which enhances the PRow, retains views of the listed church, delivers onsite BNG and open space, and provides an enhanced settlement edge. The above would need to be investigated further through a detailed contextual analysis and landscape appraisal.	Yes	Unknown. The site was considered in the East Meon Neighbourhood Plan process but has not been submitted for consideration to the 2022 Call for Sites or since.	Unknown	There is no reason to indicate why development on the site is not achievable per se. However, foul water infrastructure - and access, capacity, and potential traffic safety issues associated with Temple Lane - may limit development. Further investigation is required into sewerage and highway infrastructure.	Uncertain

Site Ref	Address	Settlement	Prov' Recc'	Prov' Reason for rejection	Landscape Assessment	Suitability Assessment	Suitable	Availability Assessment	Available	Achievability Assessment	Achievable
EA167	Belmont Farm off Temple Lane (South)	East Meon	Rejected	The site is not considered to be available or suitable for development.	The site has a moderate landscape sensitivity. Conversely, the East Meon NDP Group previously assessed the site as having a high landscape sensitivity due to its open nature, amenity value, footpath access, and views to and from the listed Church and Park Hill.	The site is adjacent to the East Meon Conservation Area and is in proximity to two listed cottages. The site is part of a larger field which is visible between the PRoW and the listed church. This site delineates the southern area of the larger field. It is open and readily visible from the PRoW network and wider landscape. It is unlikely that development of the whole site (i.e., both northern and southern areas) could be supported by existing infrastructure. The northern area (adjacent site) has more potential for development compared to the southern area (this site). As such, the southern area should be considered for uses which would support, facilitate, and complement any potential future development in the northern area – i.e., public open space, biodiversity net gain, landscape buffering, re-nature, and PRoW enhancements.	No	Unknown. The site was considered in the East Meon Neighbourhood Plan process but has not been submitted for consideration to the 2022 Call for Sites or since.	Unknown	There is no reason to indicate why development on the site is not achievable per se. However, foul water infrastructure - and access, capacity, and potential traffic safety issues associated with Temple Lane - may limit development. Further investigation is required into sewerage and highway infrastructure.	Uncertain

Site Ref	Address	Settlement	Prov' Recc'	Prov' Reason for rejection	Landscape Assessment	Suitability Assessment	Suitable	Availability Assessment	Available	Achievability Assessment	Achievable
EB002	Land at Paradise Drive	Eastbourne	Rejected	Does not relate well to the existing settlement pattern and potential adverse impact on the character and appearance of the landscape.	The site was previously assessed as high sensitivity due to the location within a continuous belt of woodland along the scarp slope, the adjacent conservation area, the prominence of the site in views from the South Downs Way and Open Access Land upon entering the town and the intrusion in views from the town towards the scarp slope.	Development on the site would have a potential adverse impact on the character and appearance of the landscape. The site is part of the golf course and is completely covered in trees. It is physically adjacent to the conservation area. The site is not well related to the existing settlement pattern.	No	Unknown. The site was considered available in the 2016 SHLAA but has not been submitted for consideration to 2022 Call for Sites or since.	Unknown	There is no reason to indicate why development on the site is not achievable.	Yes
EB003	Land bounded by Peppercombe Road and Longstone Road	Eastbourne	Rejected	Does not relate well to the existing settlement pattern and potential adverse impact on the character and appearance of the landscape. Development not considered to be achievable.	The site was previously assessed as high sensitivity. The site is part of the continuously wooded scarp which forms the setting of Eastbourne to the west. It is elevated on a promontory above surrounding development and is inconsistent with the adjacent development line. Access likely to be detrimental to public right of way and local amenity.	Development on the site would have a potential adverse impact on the character and appearance of the landscape. The site is mainly woodland with a clearing to the west. The site is not well related to the existing settlement pattern. It is located approximately 70 metres from the nearest point of an ancient woodland.	No	Unknown. The site was considered available in the 2016 SHLAA but has not been submitted for consideration to 2022 Call for Sites or since.	Unknown	It is not clear if access to the site could be achieved, and the site rises steeply to the west. Development is not considered achievable on this site.	No
EB006	Field at Burown Down Close/Priory Heights	Eastbourne	Rejected	Does not relate well to the existing settlement pattern and potential adverse impact on the character and appearance of the landscape. Development not considered to be achievable.	The site was previously assessed as high sensitivity. The site is open downland below the continuously wooded scarp which forms the western setting of Eastbourne. It is elevated above surrounding development and is inconsistent with the adjacent development line. Access likely to be detrimental to public right of way and local amenity.	Development on the site would have a potential adverse impact on the character and appearance of the landscape.	No	Unknown. The site was considered available in the 2016 SHLAA but has not been submitted for consideration to 2022 Call for Sites or since.	Unknown	It is not clear if access to the site could be achieved, the site rises steeply to the west and there are a number of changes in levels. Development is not considered achievable on this site.	No

Site Ref	Address	Settlement	Prov' Recc'	Prov' Reason for rejection	Landscape Assessment	Suitability Assessment	Suitable	Availability Assessment	Available	Achievability Assessment	Achievable
LE013	South of Mill Street	Falmer	Rejected	Landscape impacts on the character of the settlement.	The site was previously assessed as having high sensitivity. The site is within the Conservation area of Falmer. In landscape terms the boundary features of the curtilage to Falmer are important to local distinctiveness and the site would be regarded as having high sensitivity as a result.	The site is a prominent green space within conservation area and is within the curtilage of a grade II listed building. Access could not be achieved without the removal of an historic boundary feature.	No	Unknown. The site was considered available in the 2016 SHLAA but has not been submitted for consideration to 2022 Call for Sites or since. The University of Sussex are carrying out a project on pollinators on the site. Unclear the timetable for this use of the land.	Unknown	Development on the site is not currently considered to be achievable.	No

Site Ref	Address	Settlement	Prov' Recc'	Prov' Reason for rejection	Landscape Assessment	Suitability Assessment	Suitable	Availability Assessment	Available	Achievability Assessment	Achievable
EA017	Land at Farringdon Mill, Gosport Road	Farringdon	Rejected	The site is in active employment use and the site is not considered to be available.	The site is assessed as having a low landscape sensitivity given that it is previously developed land (PDL). Redevelopment would provide an opportunity to reduce visibility in the wider landscape by reducing the height and scale of existing buildings.	The site is within 250m of historic landfill, is opposite a Grade II listed building, and includes Area TPOs on the south, south-eastern, and south-western boundaries. There is a PRoW running through the site and there is potential for contamination due to the existing and previous uses. Although any potential impacts arising from the above could be avoided and/or mitigated through land remediation and careful and sympathetic design and layout, the site is still in active employment use. It has not been demonstrated that the loss of employment space would be acceptable.	No	The site is in active employment use and the site is not considered to be available.	No	There is no reason to indicate why development on the site is not achievable subject to retaining a suitable access to the adjacent business park.	Yes

Site Ref	Address	Settlement	Prov' Recc'	Prov' Reason for rejection	Landscape Assessment	Suitability Assessment	Suitable	Availability Assessment	Available	Achievability Assessment	Achievable
EA122	Land south of Shirnall Hill	Farringdon	Rejected	Development on the site is not considered to be achievable and would have a potential adverse impact on the character and appearance of the landscape, settlement pattern and heritage assets.	The site has high landscape sensitivity owing to its dominant topography and its prominent location above the historic, rural, and sunken lane on Shirnall Hill. There are glimpsed views of the site from its immediate surroundings, and the site is readily visible in distanced views from the PRoW network to the south and south-west. The site is not directly adjacent to the defined settlement boundary, but instead is located in the "gap" between Lower Farringdon and Upper Farringdon. The former has developed around the A32 transport corridor, whilst the latter is of Anglo-Saxon origin and is broadly delineated by the Upper Farringdon Conservation Area. Development within this gap would coalesce two distinct areas of settlement which would conflict with the historic settlement pattern in that the separate historic areas would no longer be legible in the landscape.	The site is adjacent to historic landfill and is in proximity to the Upper Farringdon Conservation Area and the "Jordans" listed building to the east. Given the above and the findings of the landscape assessment, the site is not considered to be suitable for residential development.	No	Unknown. The site was considered available in the 2016 SHLAA but has not been submitted for consideration to 2022 Call for Sites or since.	Unknown	It is expected that significant works would be required to achieve access.	No

Site Ref	Address	Settlement	Prov' Recc'	Prov' Reason for rejection	Landscape Assessment	Suitability Assessment	Suitable	Availability Assessment	Available	Achievability Assessment	Achievable
EA180	Land between The Cottage & The Wheels	Farringdon	Rejected	The site is not considered suitable to yield 5 dwellings	The site has low landscape sensitivity owing to its relatively flat, small-scale, and enclosed nature. Development would need to front onto the A32 Gosport Road and would need to follow the historic and simple linear pattern of development rather than the more recent atypical development at the Shirnall Meadows Estate. Notwithstanding the above, any loss of trees along the A32 frontage would have an impact on the appearance, biodiversity, and character of the area. Given the above and the density of existing development adjacent to the north and south, the site is not considered suitable to yield 5 dwellings or more.	The site is in the setting of the Grade II listed Street House Farmhouse which is in proximity to the north-west. The site has existing noise, and potential contamination, issues. Although the site has a low landscape sensitivity, the site is not considered suitable to yield 5 or more dwellings given the historic/typical residential density, the historic/typical linear settlement pattern, and the need to retain existing trees.	No	The site is being actively promoted and is considered available.	Yes	There is no reason to indicate why development on the site is not achievable subject to further investigation about an appropriate and safe access off the A32. Loss of trees along the A32 frontage may impact the appearance and character of the area, which raises questions as to the site's suitability – see above.	Yes

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CH024	Land at Chase Manor Farm	Fernhurst	Rejected	Development on the site would have a potential adverse impact on the character and appearance of the landscape. Impact on ancient woodland. Development on the site is not currently considered to be achievable.	Medium/High Sensitivity The site has medium high sensitivity due to its reference as an assart fieldscape, poor access and likely impacts therein and poor relationship with the settlement pattern of Fernhurst.	There is ancient woodland within the site along the eastern boundary and a Tree Preservation Order area on the boundary. Development on the site would have a potential adverse impact on the character and appearance of the landscape.	No	Unknown. The site was considered to be available for development at the time of the 2016 SHLAA, however the site has not been submitted to the 2022 Call for Sites. There is currently no evidence that the site is available or being actively promoted for development.	Unknown	It is not clear where a safe access could be achieved.	No

Site Ref	Address	Settlement	Prov' Recc'	Prov' Reason for rejection	Landscape Assessment	Suitability Assessment	Suitable	Availability Assessment	Available	Achievability Assessment	Achievable
CH025	Fernhurst Glebe	Fernhurst	Rejected	The site is not considered to be available for development.	Medium/High Sensitivity The site has Medium High sensitivity due to its relationship in the southern part with the conservation area and the old rectory. The northern part of the site is Medium sensitivity due to the surrounding housing development and weaker relationship with the historic core of the village.	Parts of the northern portion of the site (excluding the wooded area) may be suitable for carefully designed and laid out development, being of medium sensitivity in landscape terms. All mature trees should be retained. The southern part of the site is within the conservation area and covered by a Tree Preservation Order area. The site is adjacent to three grade II listed buildings. Archaeological investigation prior to development or during construction may be required.	Yes	The site was considered to be available for development at the time of the 2016 SHLAA, but was not submitted to the 2022 Call for Sites or since. As of 2024, there is no evidence to suggest that the site is being actively promoted or is still available for development.	No	There is no reason to indicate why development on the site is not achievable.	Yes

Site Ref	Address	Settlement	Prov' Recc'	Prov' Reason for rejection	Landscape Assessment	Suitability Assessment	Suitable	Availability Assessment	Available	Achievability Assessment	Achievable
CH150	Land west of Haslemere Road (north of Fernhurst Primary School)	Fernhurst	Rejected	Development on the site would have a potential adverse impact on the character and appearance of the landscape.	High Sensitivity High Landscape Sensitivity due to settlement edge being notably defined in this area by the public right of way which runs along the southern boundary of the site, the site is highly visible and development would be detrimental to users of the public right of way.	The site is adjacent to ancient woodland. There is a row of mature trees through the middle of the site. Due to the conclusions of the landscape assessment the site is not considered suitable for development.	No	Unknown. The site was considered available in the 2016 SHLAA but has not been submitted for consideration to 2022 Call for Sites or since. There is currently no evidence that the site is available or being actively promoted for development.	Unknown	There is no reason to indicate why development on the site is not achievable.	Yes

Site Ref	Address	Settlement	Prov' Recc'	Prov' Reason for rejection	Landscape Assessment	Suitability Assessment	Suitable	Availability Assessment	Available	Achievability Assessment	Achievable
AR005	Savi Maski Granza, Findon Road	Findon	Rejected	Planning permission granted for a mixed use including residential (mobile home unit), now complete. Site not considered available for development.	The site was assessed in the SHLAA which stated; "The site is Low Medium Sensitivity where currently developed and screening can be retained. The fields to the south of the site are Medium High Sensitivity due to the poor relationship with the settlement pattern and the intrusion into views from the surrounding public right of way. The site also contributes to the Local Gap."	Since the last SHLAA was published permission was given for a mixed use including residential on the site (SDNP/19/00360/FUL). The site was included in monitoring which shows the new additional mobile home was completed.	No	Since the last SHLAA was published permission was given for a mixed use including residential on the site (SDNP/19/00360/FUL). The site was included in monitoring which shows the new additional mobile home was completed.	No	Since the last SHLAA was published permission was given for a mixed use including residential on the site (SDNP/19/00360/FUL). The site was included in monitoring which shows the new additional mobile home was completed.	No

Site Ref	Address	Settlement	Prov' Recc'	Prov' Reason for rejection	Landscape Assessment	Suitability Assessment	Suitable	Availability Assessment	Available	Achievability Assessment	Achievable
AR013	Land to the Rear of Pony Farm Training Stables	Findon	Rejected	Potential adverse impact on the character and appearance of the landscape	<p>Medium/High Sensitivity due to edge of downland location, poor access and impact on the public right of way which runs along the settlement edge. Views to the east are sensitive from the wider downland however a belt of mature trees currently restricts views into and out from the site.</p> <p>Site and neighbouring fields currently provide a rural edge to the built up area and setting for the village. An appeal decision in 2019 found that "at a localised level there would be a degree of harm on the ground through the loss of part of a rural landscape which provides a setting for the village and contributes positively to its character."</p>	The site is adjacent to existing residential development on the sensitive eastern side of the settlement. Public right of way (ProW) to south of site. Given the landscape assessment, site is not considered suitable for residential development due to the effect of development on the character and appearance of the area.	No	There is currently no evidence that the site is available or being actively promoted for development but there has been recent planning activity on the site	Unknown	There is no reason to indicate why development on the site is not achievable	Yes

Site Ref	Address	Settlement	Prov' Recc'	Prov' Reason for rejection	Landscape Assessment	Suitability Assessment	Suitable	Availability Assessment	Available	Achievability Assessment	Achievable
AR015	Findon Manor Hotel, High Street	Findon	Rejected	Site is not considered available.	Site is considered to have High landscape sensitivity due to the historic continuity and prominent position on the High Street.	The site comprises a Grade II listed building (hotel) and its curtilage. The boundary is composed of mature trees covered by group Tree Preservation Order. There will be constraints associated with the listed building status and the works required for conversion of the building, however site is in a sustainable location and is considered suitable for conversion to residential use.	Yes	There is currently no evidence that the site is available or being actively promoted for development. It is currently in active use as a hotel business. In 2022 planning permission was granted for a wedding pergola, indicating continuation of existing use. In addition, a 2015 planning application for a substantial extension to the hotel (10 additional bedrooms) (subsequently withdrawn).	No	There is no reason to indicate why development on the site is not achievable.	Yes

Site Ref	Address	Settlement	Prov' Recc'	Prov' Reason for rejection	Landscape Assessment	Suitability Assessment	Suitable	Availability Assessment	Available	Achievability Assessment	Achievable
AR016	Open space between the High Street and the A24	Findon	Rejected	Potential adverse impact on the character and appearance of the landscape	High Sensitivity due to the scale and sensitive location of the site in relation to the public right of way network, mature trees and relationship with Findon Place.	The site is adjacent to listed buildings on the High Street and crossed by group Tree Preservation Order. There are public rights of way running across the site. Due to the conclusions of the landscape assessment, the site is not considered suitable for development.	No	There is currently no evidence that the site is available or being actively promoted for development.	Unknown	There is no reason to indicate why development on the site is not achievable.	Yes
AR019	Steep Side, Cross Lane	Findon	Rejected	Site is not considered available.	Medium sensitivity due to existing trees and access having potential for impacts.	Site suitable for a modest number of homes, sensitive design required to ideally retain mature trees on site and maintain character of the area.	Yes	There is currently no evidence that the site is available or being actively promoted for development.	Unknown	There is no reason to indicate why development on the site is not achievable.	Yes
AR020	Findon Towers, Cross Lane	Findon	Rejected	Site is not considered available.	Medium sensitivity due to existing trees and access having potential for impacts.	The whole site is covered by group tree preservation order (TPO) which is expected to restrict development to the centre of the site, on and around the footprint of the existing dwelling. May be suitable for extension and conversion or redevelopment	Yes	There is currently no evidence that the site is available or being actively promoted for development'	Unknown	There is no reason to indicate why development on the site is not achievable.	Yes
AR021	Well Cottage/ Priory Cottage, Crossways, Cross Lane	Findon	Rejected	Site is not considered available.	Medium sensitivity due to existing trees and access having potential for impacts.	The site comprises of three large residential plots, surrounded by mature trees. The site is considered suitable for a small number of dwellings.	Yes	There is currently no evidence that the site is available or being actively promoted for development.	Unknown	There is no reason to indicate why development on the site is not achievable. However, a safe and appropriate access will need to be achieved.	Yes

Site Ref	Address	Settlement	Prov' Recc'	Prov' Reason for rejection	Landscape Assessment	Suitability Assessment	Suitable	Availability Assessment	Available	Achievability Assessment	Achievable
AR022	Field south of Findon (Wyatts Field), Nepcote Lane	Findon	Rejected	Development would have an adverse impact on local landscape character and the site is key in the setting of the Nepcote Conservation Area.	Landscape sensitivity is determined as high, a similar conclusion to the previous SHLAA. The site retains many features and elements that are historic and is the last remaining open field in this part of the village. There is a sense of tranquillity in the environs of the site in the south and east on Nepcote including the historic assets on the eastern boundary.	Site is key in the setting of the Nepcote Conservation Area. Historic elements and features are retained in and around the immediate environs of the site. The landscape assessment is determined as high. Taking all these factors into account it is concluded development would have an adverse impact on the local landscape character.	No	The site is currently available.	Yes - part	There is no reason to indicate that development on the site is not achievable.	Yes
AR046	Former Soldiers Field Stables	Findon	Rejected	Planning permission for large site area is being implemented, site no longer considered to be available.	Medium Landscape sensitivity, the existing use of the site and adjacent development to the west and south would reduce impact on character. Access to the site, screening/boundary planting and the setting of the public right of way (PRoW) would need to be carefully considered together with the desirability of developing an isolated section of the eastern edge of the settlement. Density assumed to be consistent with surrounding character (i.e. low/very low).	Greenfield site, edge of settlement location with pedestrian access (PRoW). Open within wider undeveloped landscape with no existing screening/boundary features. Ground level is somewhat higher than surroundings. Visible from surrounding higher ground. Careful landscaping/screening and building design will be essential to ensure views from PRoW and the Downs are enhanced or protected.	Yes	PP SDNP/19/02919/FUL is being implemented, site no longer considered available	No	There is no reason to indicate development of the site is not achievable.	Yes

Site Ref	Address	Settlement	Prov' Recc'	Prov' Reason for rejection	Landscape Assessment	Suitability Assessment	Suitable	Availability Assessment	Available	Achievability Assessment	Achievable
AR047	Atalanta and Mayland, Findon Bypass	Findon	Rejected	Site is not considered available. Significant doubt on suitability of site for five or more dwellings.	This site was assessed by the SHLAA as having medium landscape sensitivity.	The site is entirely within the defined settlement boundary, previously developed, and therefore acceptable in principle. However, question over appropriateness in terms of design and layout and impact on neighbouring properties. Plots have dwellings set back from main road. To accommodate five dwellings the set back from the main road would likely be lost. The site could come forward without the need for allocation as within the settlement boundary for Findon.	Yes	There is currently no evidence that the site is available or being actively promoted for development. Pre-application advice was sought in 2016.	Unknown	There is no reason to indicate why development would not be achievable on this site.	Yes
AR059	Findon Garden Centre and adjacent land to the south	Findon	Rejected	Part of site considered suitable (garden centre, car park and storage yard) but currently in commercial use and deemed unavailable within reasonable timescale.	This site was previously submitted to the SHLAA. Two parts of the site considered low sensitivity, see assessments for C4S_068 (Findon Garden Centre) and C4S_080 (former Allotments). Area within Savi Maski Granza considered no longer available for development due to permission in 2019, see AR005.	Two parts of site considered suitable, the area of the existing Findon Garden Centre, car park and storage yard (see C4S_068) and the former allotments (see C4S_080). Area within Savi Maski Granza considered no longer available for development due to permission in 2019, see AR005.	Yes - part	Two part of site are available, see C4S_068 (Findon Garden Centre) and C4S_080 (former allotments). Area within Savi Maski Granza considered no longer available for development due to permission in 2019, see AR005.	Yes - part	Based on existing information two parts of the site are achievable, see C4S_068 (Findon Garden Centre) and C4S_080 (former allotments). Area within Savi Maski Granza considered no longer available for development due to permission in 2019, see AR005.	Yes - part

Site Ref	Address	Settlement	Prov' Recc'	Prov' Reason for rejection	Landscape Assessment	Suitability Assessment	Suitable	Availability Assessment	Available	Achievability Assessment	Achievable
AR060	Land between Downview Rd & Stable Lane	Findon	Rejected	Potential adverse impact on the character and appearance of the landscape.	Site considered to have moderate landscape sensitivity owing to its proximity to public rights of way (PRoWs) and location in the transition area to open downland. Existing hedgerows provide some enclosure although further planting would not be characteristic of open downland.	PRoW along northern boundary and views from PRoW to the East. Site is not considered suitable as development would further extend the settlement edge into open downland having an unacceptable impact on landscape character.	No	Site is available for development.	Yes	There is no reason to indicate development of the site would not be achievable	Yes
AR061	Land north of Nightingales	Findon	Rejected	Site is not considered available.	Site considered to have low sensitivity for landscape due to being relatively well screened from long distance views by existing boundary trees/vegetation and few if any historic features. Due to the existing boundary vegetation, development is unlikely to impact negatively on settlement edge.	Site has low landscape sensitivity and development unlikely to have negative impact on settlement edge. Considered to have potential as rural exception site notwithstanding securing suitable access.	Yes	There is currently no evidence that the site is available or being actively promoted for development'	Unknown	Would need to secure western part of the garden of No.14 The Oval for the access. Further work would be needed to determine if this was feasible and viable. Aside from the access, there is no other reason to indicate that development on the site is not achievable	Yes
AR062	Former Findon Fire Station, Horsham Road	Findon	Rejected	Site is not considered available.	Assessed as having very low landscape sensitivity being a flat site retaining little or no historic elements within the settlement policy boundary for Findon.	Considered to have very low landscape sensitivity and within Findon settlement policy boundary.	Yes	There is currently no evidence that the site is available or being actively promoted for development.	Unknown	Clarification needed over whether five dwellings could be achieved given the area of the site. There is no other reason to indicate that development on the site is not achievable.	Yes

Site Ref	Address	Settlement	Prov' Recc'	Prov' Reason for rejection	Landscape Assessment	Suitability Assessment	Suitable	Availability Assessment	Available	Achievability Assessment	Achievable
CH030	Land on Church Lane	Fittleworth	Rejected	Development on the site would have a potential adverse impact on the character and appearance of the landscape. The site is Registered Common Land and is not available.	High Sensitivity The site is not well connected to the settlement and would extend it into the surrounding countryside in a visible and intrusive location. The site is within the conservation area in part and would impact on the setting of the listed building. The site is wooded over common and is sloping to the south east. The land is elevated above the surrounding roads as is typical of the Greensand Character area.	Much of site is wooded and there is a Local Wildlife Site adjacent. The eastern half of the site is in a Conservation Area and site adjacent to a Grade I listed church. The site is Registered Common Land. The site is within 5km of a Special Protection Area. Due to the numerous constraints and conclusion of the landscape assessment, not suitable. In addition, there are a number of PROW across and within the site. The site also includes a bowling area and scout/guide building which are of community use.	No	There is no evidence the site is being actively promoted or is available for development. The site is Registered Common Land (Hesworth Common) and not available.	No	Access to the site may be difficult due to topography. Surrounded on two sides by busy roads (A283, B2138) to which it would be difficult to arrange access. The third side (Church Lane) passes the Grade 1 listed church, and is used for parking for church events.	No
CH034	Land north of A283 Upper Street (Sorrel's Farm)	Fittleworth	Rejected	The site is an example of a positive space, which contributes well to village context and sense of place. The development of the site have a potential adverse impact on the character and appearance of the landscape and would lead to the loss of a big space setting to the conservation area.	Moderate Landscape Sensitivity This site occupies a prominent position on the settlement edge adjacent to the A283 and the Serpents Trail PROW. Abutting the conservation area, the site forms part of the historic landscape pattern for which this character area is noted. It is a large site and is poorly contained within the surrounding landscape pattern and is open to the north.	The site is not well related to the existing settlement. A small part of the site is within the conservation area. There are adjacent grade II listed buildings. Due to the landscape assessment, the site is not suitable.	No	The site is actively being promoted and is considered available for development.	Yes	Access onto the A283 would need to be considered.	Yes

Site Ref	Address	Settlement	Prov' Recc'	Prov' Reason for rejection	Landscape Assessment	Suitability Assessment	Suitable	Availability Assessment	Available	Achievability Assessment	Achievable
MI001	Land at Clappers Lane	Fulking	Rejected	Development would be harmful to settlement and landscape character and adversely impact views from the scarp slope.	High Sensitivity. The site has High Sensitivity to development due to the high visibility of the village from the scarp slope and the proximity of destination viewpoints on the downs to the village. There is significant potential for inappropriate development to intrude on the underhill setting of the village. A modest development which mirrors the semi detached cottages opposite (not a cul-de-sac) could be a possible solution.	The site is not well related to the settlement and is a large in scale in relation to the adjacent settlement. The site is in close proximity to the conservation area and listed buildings. Mature hedgerow along boundary with Clappers Lane would need to be removed to replicate settlement pattern opposite which would cause significant harm to biodiversity and landscape character.	No	There is currently no evidence that the site is available or being actively promoted for development.	Unknown	There is no reason to indicate why development on the site is not achievable.	Yes
CH211	Land south of Laxton Meadow, Church Lane	Funtington	Rejected	Development on the site and access to the site would have a potential adverse impact on the character and appearance of the landscape and heritage assets.	Moderate to high landscape sensitivity due to its location adjacent to the historic village church and within the conservation area, the site providing an openness and setting to these and transition at the edge of the settlement which is characteristic of Funtington. Access to the site is likely to impact the character of the rural lane and setting of the Church.	Not suitable given the conclusions of the landscape assessment.	No	The site is being actively promoted and is considered available.	Yes	May be achievable but more information needed to confirm regarding highways and whether a suitable access is possible, and status of section 106 requirement for agricultural use.	Uncertain

Site Ref	Address	Settlement	Prov' Recc'	Prov' Reason for rejection	Landscape Assessment	Suitability Assessment	Suitable	Availability Assessment	Available	Achievability Assessment	Achievable
CH177	Land at the Grange	Funtington	Rejected	Development of the site would have a potential adverse impact on the character and appearance of the landscape.	High landscape sensitivity owing to its location in the conservation area at the entrance to the settlement where the site marks the change in scale from an open large scale agricultural landscape. The existing oak tree has significant local amenity value. The northern part of the site is marginally less sensitive as a parcel of land however it is located outside the South Downs National Park and gaining access to the site would incur harm to the site and the surrounding settlement character.	Not suitable given the conclusions of the landscape assessment.	No	Unknown. The site was considered available in the 2016 SHLAA but has not been submitted for consideration to 2022 Call for Sites or since. There is currently no evidence that the site is available or being actively promoted for development.	Unknown	No reason to indicate why site is not achievable.	Yes
CH035	Land at Popple Hill Cottage	Graffham	Rejected	Development on the site would have a potential adverse impact on the character and appearance of the landscape. Impact on Ancient Woodland. There is no evidence that the site is available or being actively promoted.	High Sensitivity This is a large site which currently forms part of the dispersed settlement pattern and contributes to the experience of a large tract of undeveloped countryside along the public right of way network. Road frontage would also truncate this experience within the village.	The site is adjacent to ancient woodland and in close proximity to a Local Wildlife Site. There is a public right of way along western and southern boundary. Access to the site is unlikely to be adequate as is. For a site of this scale access provision is likely to be detrimental to the surrounding rural character and would introduce incongruous urbanising influences.	No	There is no evidence that the site is available or being actively promoted.	Unknown	Access is difficult. Site sits higher than road but assume it can be achieved.	Yes

Site Ref	Address	Settlement	Prov' Recc'	Prov' Reason for rejection	Landscape Assessment	Suitability Assessment	Suitable	Availability Assessment	Available	Achievability Assessment	Achievable
CH036	Land at Graffham (east)	Graffham	Rejected	Development on the site would have a potential adverse impact on the character and appearance of the landscape. Development on the site would have a potential adverse impact on heritage assets.	High Sensitivity The site is High Sensitivity due to its high level of visibility from the village, public right of way and scarp slope, and its assart fieldscape status. The site opens to offer wide views of the surrounding countryside The site is increasingly sensitive towards the west where the relationship with the adjoining properties becomes weaker. Beyond the houses along the PROW and the PROW appears to be well used as there are good circular routes from the village. The scarp slope is a dominant landform.	The site is adjacent to the conservation area and two grade II listed buildings. There is a public right of way running along the northern boundary. Not suitable given the conclusions of the landscape assessment.	No	Unknown. The site was considered available in the 2016 SHLAA has not been submitted for consideration to 2022 Call for Sites or since.	Unknown	There is no reason to indicate why development on the site is not achievable.	Yes
CH037	Land to the rear of Almshouses	Graffham	Rejected	Development on the site would have a potential adverse impact on the character and appearance of the landscape. Development on the site would have a potential adverse impact on heritage assets.	Medium/High Sensitivity The site is an assart fieldscape, adjacent to distinctive listed building (Almshouses) and is not well related to the settlement. Access likely to be detrimental to local character.	The site is adjacent to the conservation area and a grade II listed building. Given conclusions of landscape assessment, not suitable.	No	Unknown. The site was considered available in the 2016 SHLAA has not been submitted for consideration to 2022 Call for Sites or since.	Unknown	Matters regarding access would need to be considered. Due to this – the site is not considered achievable.	No

Site Ref	Address	Settlement	Prov' Recc'	Prov' Reason for rejection	Landscape Assessment	Suitability Assessment	Suitable	Availability Assessment	Available	Achievability Assessment	Achievable
EA024	Land North of Longmoor Road	Greatham	Rejected	Potential adverse impact on the character and appearance of the landscape, and part of the site is within 400m of the Wealden Heath Phase II SPA.	The site is assessed as having a high landscape sensitivity. The site comprises deciduous woodland priority habitat. The woodland is contiguous with the western extremity of the Woolmer Forest SAC & SSSI to the east, which is also part of the Wealden Heath Phase II SPA. The site would require tree felling which would significantly affect local amenity, the appearance and character of the area, and the enjoyment of the adjacent PRoW network.	The site is in a mineral consultation area for soft and silica sand and is adjacent to the PRoW network. The south-east area is within 400m of the Wealden Heath Phase II SPA. Even if the south-east area was excluded, the site is still not considered to be suitable for development given the findings of the landscape assessment.	No	Unknown. The site was considered available in the 2016 SHLAA but has not been submitted for consideration to 2022 Call for Sites or since.	Unknown	There is no reason to indicate why development on the site is not achievable.	Yes
EA140	EuroTec, Petersfield Road	Greatham	Rejected	The site is in active employment use and part of the site is within 400m of the Wealden Heath Phase II SPA.	The site is assessed as having a medium landscape sensitivity. The site is predominantly flat and has an active frontage on Petersfield Road. The eastern part is previously developed land (PDL) and comprises two-storey buildings of red brick construction, whilst the western part relates strongly to the surrounding field pattern and wider countryside character. The north-western and north-eastern boundaries are well screened by existing trees.	The site is in a mineral consultation area for soft and silica sand, and the north-east area is within 400m of the Wealden Heath Phase II SPA. Even if the north-east area was excluded, the site is in active employment use (Classes B1 and B8) and development on the greenfield area (west) may have a landscape impact.	No	Unknown. The site was considered available in the 2016 SHLAA but has not been submitted for consideration to 2022 Call for Sites or since.	Unknown	There is no reason to indicate why development on the site is not achievable.	Yes

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EA178	Land at Golds Farm	Greatham	Rejected	Potential adverse impact on the appearance, character, setting and significance of adjacent heritage assets.	The site has moderate landscape sensitivity given that it is flat, small-scale, and includes previously developed land (PDL). The latter is in the form of an existing barn and hardstanding which are used for a fruit and vegetable distribution facility. The site has a very high heritage sensitivity given that it is directly adjacent to the Greatham Conservation Area. The conservation area is the historic core of the village and includes various listed buildings of 17th and 19th century origins which all surround the listed 13th century old church of St John.	The site is in a mineral consultation area for soft and silica sand and is within 5km of the Wealden Heath Phase II SPA. It includes traditional orchard priority habitat, mature trees, and hedgerows, and is within 250m of historic landfill. It has very high heritage sensitivity given the adjacent Conservation Area (CA) and listed buildings and also has archaeological potential. Redevelopment could potentially help to conserve, and positively contribute to, the appearance, character, setting and significance of adjacent heritage assets by removing the exiting barn and hardstanding. However, in considering surrounding built form and density, any redevelopment would need to be less than 5 dwellings and respect the details, overall form, and materials within the CA. The views to, and from, the prominent spire of the new church of St John will require safeguarding, especially from the PRoW network. Moreover, small-scale redevelopment is not considered to be suitable for the purposes of the LAA but could be considered under existing planning policies.	No	The site is being actively promoted and is considered available.	Yes	There is no reason to indicate why development on the site is not achievable.	Yes

Site Ref	Address	Settlement	Prov' Recc'	Prov' Reason for rejection	Landscape Assessment	Suitability Assessment	Suitable	Availability Assessment	Available	Achievability Assessment	Achievable
CH152	Land west of Park Cottage	Halnaker	Rejected	Development on the site would have potential adverse impact on the character and appearance of the landscape and heritage assets.	existing landscape character.	The site is adjacent to the conservation area. The site is opposite Halnaker House a grade II listed building. There is a Scheduled Ancient Monument along the northern boundary and Ancient Woodland located adjacent to the site (which abuts the western boundary). Unsuitable due to numerous site constraints and conclusions of the landscape assessment.	No	Unknown. The site was considered available in the 2016 SHLAA has not been submitted for consideration to 2022 Call for Sites or since.	Unknown	There is no reason to indicate why development on site is not achievable.	Yes

Site Ref	Address	Settlement	Prov' Recc'	Prov' Reason for rejection	Landscape Assessment	Suitability Assessment	Suitable	Availability Assessment	Available	Achievability Assessment	Achievable
W1090	Land at Church Lane	Hambledon	Rejected	Potential adverse impact on the appearance and character of the landscape, and the setting of heritage assets.	The site has high landscape sensitivity due to its elevated position, topography, low-level boundary vegetation, and location in the setting of the Hambledon Conservation Area and the listed church of Sts Peters and Paul. The church is the main landmark of the village. The site is visible in glimpsed views from the PRoW network and is openly visible from the recreation ground and Church Lane. The lane is a historic, single-track, and partly sunken lane whose rural character would be impacted by built development and increased traffic generation. Development would be detached from the defined settlement boundary and would not be in keeping with the distinctive linear and "T-shape" form of the village (which is dictated by the location of the adjacent scarps), nor its historic "one-deep" building pattern (as identified in the conservation area character appraisal).	The site is adjacent to the Hambledon Conservation Area and is in proximity to several listed buildings, including the church of Sts Peter and Paul. Church Lane is a narrow, single-track, and partly sunken lane. Development would increase traffic through the conservation area and to the primary school and is likely to impact the rural character and appearance of the historic lane. Given the above and the findings of the landscape assessment, the site is not considered to be suitable.	No	The site is being actively promoted and is considered available.	Yes	There is no reason to indicate why development on the site is not achievable; however, access, capacity, and potential traffic safety issues associated with Church Lane may limit the development capacity.	Yes

Site Ref	Address	Settlement	Prov' Recc'	Prov' Reason for rejection	Landscape Assessment	Suitability Assessment	Suitable	Availability Assessment	Available	Achievability Assessment	Achievable
MI003	Land at Southdowns Farm	Hassocks	Rejected	Potential adverse impact on the character and appearance of the landscape,	High Sensitivity. The public right of way (ProW) which passes the north of the site provides a significant local connection to the south downs. The site is visible from Lodge Lane as a field, there are long distance views to the chalk ridge and Jack and Jill windmills where gaps in the hedgerow allow. More visible during leaf fall. From the PROW which runs along the northern boundary views across adjacent gardens are possible and the site is seen against the context of a range of unconnected sheds and outbuildings at Southdowns Farm (previous landscape text). It is also visible from the top of the ridge especially as the site is to the south of Hassocks.	There are protected trees on the eastern boundary, along Lodge Lane. A public right of way runs along the northern boundary of the site (previous SHLAA). The site is quite contained with footpath to the north and a single dwelling with significant rear garden to the south. SDNP/18/03629/OUT planning application refused on 10 December 2018 for Proposed 10 No. new dwellings comprised of 6 No. 2 bed semidetached houses and 4 No. 1 bed apartments.	No	Unknown. The site was considered available in the 2016 SHLAA but has not been submitted for consideration to 2022 Call for Sites or since.	Unknown	There is no reason to indicate why development on the site is not achievable. Access will need to be considered and the impact on existing trees	Yes

Site Ref	Address	Settlement	Prov' Recc'	Prov' Reason for rejection	Landscape Assessment	Suitability Assessment	Suitable	Availability Assessment	Available	Achievability Assessment	Achievable
MI004	Land to the east of Ockley Lane	Hassocks	Rejected	Potential adverse impact on the character and appearance of the landscape.	High sensitivity The site has High Sensitivity due to the expansive views of the chalk ridge and the well-used public right of way connection to Ditchling. Extensive and wide-open views across the site to the north and south. Views of existing church. Significant trees on road boundary. Views to the scarp slope and the chalk ridge are extensive and impressive from the public right of way (ProW) and development would significantly impinge on these views. Development would be visible from the scarp slope potentially significantly so due to the south facing slope of the site.	A prominent and visible site on the edge of the settlement. There is a public right of way which runs through the site. Due to the landscape assessment conclusions the site is not considered suitable.	No	This is part of a large site submitted through the call for sites process. Therefore, it is considered available.	Yes	There is no reason to indicate why development on the site is not achievable. The footpath would need to be diverted.	Yes
MI006	Land west of Lodge Lane	Hassocks	Rejected	Potential adverse impact on the character and appearance of the landscape,	High Sensitivity. The site has High Sensitivity due to the connections to the wider countryside and the remote nature of the site. It is poorly connected to the settlement pattern and would be seen as an intrusive suburban development in the wider countryside. Development of the site is dependent on further development to the east of the site to gain access.	There is a parcel of ancient woodland which abuts the site on the south-western boundary. A public right of way runs through the site. The site is not considered to be well related to the existing settlement pattern.	No	Unknown. The site was considered available in the 2016 SHLAA but has not been submitted for consideration to 2022 Call for Sites or since.	Unknown	Access dependant on development of MI003.	No

Site Ref	Address	Settlement	Prov' Recc'	Prov' Reason for rejection	Landscape Assessment	Suitability Assessment	Suitable	Availability Assessment	Available	Achievability Assessment	Achievable
MI008	Land east of Lodge Lane and south of Beacon Hurst	Hassocks	Rejected in part	In part. Potential adverse impact on the character and appearance of the landscape.	Moderate Landscape Sensitivity to the eastern part of the site which is more visually sensitive from the high ground to the south than the western area due to it's better proximity to the existing settlement pattern and retention of outer buffer areas to the settlement edge. Poor access and tree/hedgerow loss within the site.	Not suitable due to landscape impact and the loss of a strategic gap as set out in the NDP.	No	A smaller site has been submitted through the call for sites exercise but unknown if the larger site is available.	Unknown	There is no reason to indicate why development on the site is not achievable. Access points will need to be considered. Access to the north considered unsuitable.	Yes
MI009	23 The Crescent	Hassocks	Rejected	Potential adverse impact on the character and appearance of the landscape, access constraints and nature conservation and value.	The site has Moderate Sensitivity to large scale housing estate development owing to the sensitive entrance within the Keymer Conservation Area together with the edge of settlement location, existing trees and proximity to the site of nature conservation interest (SNCI) along the northern boundary which is fed by the watercourse along the northern boundary.	Development on the whole site would have a potential adverse impact on the character and appearance of the landscape. Update – the site is not considered suitable for allocation due to access constraints and the impacts on surrounding areas of landscape and nature conservation and value.	No	Unknown. The site was considered available in the 2016 SHLAA but has not been submitted for consideration to 2022 Call for Sites or since.	Unknown	There is no reason to indicate why development on the site is not achievable' otherwise the development could be achieved. There are concerns regarding access.	Yes

Site Ref	Address	Settlement	Prov' Recc'	Prov' Reason for rejection	Landscape Assessment	Suitability Assessment	Suitable	Availability Assessment	Available	Achievability Assessment	Achievable
MI015	Land east of Ockley Lane	Hassocks	Rejected	Potential adverse impact on the character and appearance of the landscape.	High sensitivity The site has High Sensitivity due to the expansive views of the chalk ridge and the well used public right of way connection to Ditchling. Extensive and wide open views across the site to the north and south. Views of existing church. Significant trees on road boundary.	A prominent and visible site on the edge of the settlement. There is a public right of way which runs through the site. Due to the landscape assessment conclusions the site is not considered suitable.	No	The site is being actively promoted and is considered available.	Yes	There is no reason to indicate why development on the site is not achievable. Footpath would need to be diverted	Yes
WO001	Land between Honeysuckle Lane, West Hill and Heather Lane	High Salvington	Rejected	Would extend beyond a strong settlement edge and detrimental to landscape character.	Sensitive landscape. Elevated site with no northern boundary features – part of a large arable field which forms part of wider downland landscape. Southern boundary provides a strong settlement edge with mature trees. Public right of ways (ProW)s on east and west sides meaning it is highly visible from public viewpoints.	Unsuitable as would extend beyond a strong settlement edge out into open downland.	No	The site is being actively promoted and is considered available.	Yes	There is no reason to indicate why development on the site is not achievable.	Yes

Site Ref	Address	Settlement	Prov' Recc'	Prov' Reason for rejection	Landscape Assessment	Suitability Assessment	Suitable	Availability Assessment	Available	Achievability Assessment	Achievable
CH262	Land at Vintage Bentley & White Rose Garage	Hill Brow	Rejected	The site is in active employment use.	The site includes two existing commercial units, hardstanding, car parking, and one existing residential bungalow. The site has a low landscape sensitivity given that it is previously developed land (PDL) and is bound on all sides by twentieth century built development.	The site is previously developed land (PDL) accessed off B2070 London Rd. There is potential for contamination due to existing and previous uses. The hamlet of Hill Brow includes numerous care homes. However, these tend to be located further north (in the less dense areas of the hamlet), set back from the road, and within larger plots bounded by woodland. In comparison, this site is bound by built development on all sides (incl. adjacent employment uses) and is directly adjacent to B2070 London Rd. The site cannot provide the level of tranquillity desired for a C2 care use. In terms of C3 residential use, the site is in active employment use as documented during the officer site visit in July 2023. No evidence has been submitted to justify the loss of employment floorspace.	No	The landowner recently indicated that the site is available for development. The existing occupancy rate, and future of existing businesses, on site is unclear. The SDNPA would need to be satisfied that the loss of employment land is acceptable.	Unknown	There is no reason to indicate why development on the site is not achievable.	Yes

Site Ref	Address	Settlement	Prov' Recc'	Prov' Reason for rejection	Landscape Assessment	Suitability Assessment	Suitable	Availability Assessment	Available	Achievability Assessment	Achievable
CH263	Land adj. Paddock Lodge	Hill Brow	Rejected	Development on the site would have a potential adverse impact on the character and appearance of the landscape.	The site has a moderate landscape sensitivity given that the protected boundary trees provide only glimpsed views over the relatively flat "scrubland" from the B2070 London Road. Notwithstanding the above, the site includes priority woodland habitat in its western corner and is within the Bats Movement and Bats Home Networks. The above would restrict development to the site's centre.	The site would normally be excluded as it comprises greenfield land outside a defined settlement boundary. However, it is considered further for 100% affordable housing. The linear hamlet of Hill Brow has limited facilities. The site is secluded (but not isolated) from the main core further to the south-west. The narrow footways are inconsistent and alternate between asphalt and dirt tracks making pedestrian movements difficult (noting this is a 50mph road). It is considered to be an unsuitable location for affordable housing. Moreover, a dismissed appeal for a large, Passivhaus dwelling (ref. SDNP/21/00910/FUL) noted that by infilling the centre of the site, development would unduly erode the openness of the area, and result in a notable intensification of residential development which would impact on the character and appearance of the area. The proposal for further (but smaller) dwellings would not overcome this and the construction of 4-5 dwellings would produce a density uncharacteristic to the area.	No	The site is in single ownership and the landowner recently indicated that the site is available for development.	Yes	There is no reason to indicate why development on the site is not achievable.	Yes

Site Ref	Address	Settlement	Prov' Recc'	Prov' Reason for rejection	Landscape Assessment	Suitability Assessment	Suitable	Availability Assessment	Available	Achievability Assessment	Achievable
EA223	Land at Heathmount, London Road	Hill Brow	Rejected	As submitted, development would result in the loss of a non-designated heritage asset and would have a potential adverse impact on the character and appearance of the landscape.	The site has a high landscape sensitivity. The site comprises three vacant buildings (Copper Beeches, Silver Birch and Heathmount) on a raised plateau along B2070 London Road. Heathmount is a non-designated heritage asset. The remainder of the site is open and forms part of the wider wooded estate which slopes down to the north-west. The whole site (except for existing built development) includes dense, mature deciduous woodland priority habitat which connects to nearby ecological designations (incl. SSSI, SINC, and ancient woodland).	The site is in a mineral consultation area and within 5km of the Wealden Heaths Phase II SPA. The site comprises three vacant buildings which were previously used for a 98-bed care home (Class C2). The site is submitted for Class C3 residential use, but no evidence has been submitted to demonstrate that C2 use (either whole or in part) is not economically viable. The linear hamlets of Rake and Hill Brow follow B2070 London Road and include existing development on the flat raised plateau to a limited depth from the road. As submitted, development would create an incongruous extension to the linear settlements and would extend built development from the raised plateau down the north-western slope. The site is susceptible to groundwater flooding and any redevelopment would need to be supported by a drainage scheme to prevent flooding both on and off site. Any future redevelopment should retain Heathmount and consider a C2 or mixed C2/C3 use focused around the existing built form with any appropriate infill.	No	The site is single ownership and the landowner recently indicated that the site was available for redevelopment.	Yes	There is no reason to indicate why development on the site is not achievable.	Yes

Site Ref	Address	Settlement	Prov' Recc'	Prov' Reason for rejection	Landscape Assessment	Suitability Assessment	Suitable	Availability Assessment	Available	Achievability Assessment	Achievable
EA027	Anchor Meadow, east of London Road	Horndean	Rejected	Potential adverse impact on the character and appearance of the landscape.	The site is assessed as Medium/High Sensitivity landscape sensitivity with Medium/high sensitivity in the lower part of site due to connection with surrounding development and high sensitivity on the higher part of site to the east.	The site slopes steeply to the west and is visible from the other side of the valley. There is a public right of way running along the north of the site. The south western corner of the site is abuts the Conservation Area. There is a Site of Importance for Nature Conservation (SINC) adjacent. The south eastern corner of the site is adjacent to a group of trees subject to a Tree Preservation Order. There is an area of ancient woodland adjacent to the site (north eastern corner).	No	Unknown. The site was considered available in the 2016 SHLAA but has not been submitted for consideration to 2022 Call for Sites or since.	Unknown	There is no reason to indicate why development on the site is not achievable. An appropriate and safe access to site would however need to be achieved.	Yes
HO011	Houghton Bridge Caravan Site	Houghton Bridge	Rejected	Development on the site would have a potential adverse impact on the character and appearance of the landscape. The site is also located entirely within flood zone 2 and 3.	Very open and visible site adjacent to the river but currently occupied by caravans which have an adverse impact on the landscape.	Flood zone 2 and 3 so would not be suitable for permanent residential development.	No	Unknown. The site was considered available in the 2016 SHLAA but has not been submitted for consideration to 2022 Call for Sites or since.	Unknown	There is no reason to indicate why development on the site is not achievable.	Yes

Site Ref	Address	Settlement	Prov' Recc'	Prov' Reason for rejection	Landscape Assessment	Suitability Assessment	Suitable	Availability Assessment	Available	Achievability Assessment	Achievable
W1094	Land at Down House, south of B3047	Itchen Abbas	Rejected	The site is not considered suitable to yield 5 dwellings or more.	The site has varied landscape sensitivity. The north of the site (comprising the existing dwellinghouse and its residential curtilage) has moderate landscape sensitivity, whilst the south of the site (comprising the existing grass/paddock land) has high landscape sensitivity due to its open nature and more apparent topography as part of the valley sides of the River Itchen SAC & SSSI. The site is bound by the PRoW network on two sides which has contributed to its unusual triangular shape. The site is outside the defined settlement boundary, and is part of the linear, scattered, and low-density settlement pattern evident in the west of the village. This area is characterised by large dwellinghouses (within generous sized plots) which are generally "one plot deep" and accessed off the B3047. A development of 5 net dwellings or more would be contrary to the density and pattern of existing built development.	The site is in a mineral consultation area for sharp sand and gravel. There is a TPO Point in the north-eastern corner, and the southern boundary is adjacent to a TPO Area. The site is on the valley sides of the River Itchen SAC & SSSI and is in proximity to the Avington Conservation Area and Avington Park (Grade II*) Registered Park & Garden. Given the above and the findings of the landscape assessment, the site is not considered to be suitable for 5 net dwellings or more.	No	The site is being actively promoted and is considered available.	Yes	There is no reason to indicate why development on the site is not achievable.	Yes

Site Ref	Address	Settlement	Prov' Recc'	Prov' Reason for rejection	Landscape Assessment	Suitability Assessment	Suitable	Availability Assessment	Available	Achievability Assessment	Achievable
W1097	Land north of B3047 (Site A)	Itchen Abbas	Rejected	Potential adverse impact on the character and appearance of the landscape, and on the setting of heritage assets.	The site is assessed as having a medium/high landscape sensitivity due to its scale, openness, and elevation on the valley side. The site is bound by, and is readily visible from, the PRoW network on its northern and western boundaries. The site is in an area where the settlement pattern is becoming more dispersed into the surrounding rural landscape. Moreover, development would create an incongruous eastern extension to the defined settlement boundary.	The site is in a mineral consultation area and is adjacent to historic landfill. The site is in the setting of the listed Abbey House and is in proximity to both the River Itchen SAC and SSSI, and the Avington Park (Grade II*) Registered Park and Garden. Given the above and the findings of the landscape assessment, the site is not considered to be suitable for residential development.	No	Unknown. The site was considered available in the 2016 SHLAA but has not been submitted for consideration to 2022 Call for Sites or since.	Unknown	There is no reason to indicate why development on the site is not achievable.	Yes

Site Ref	Address	Settlement	Prov' Recc'	Prov' Reason for rejection	Landscape Assessment	Suitability Assessment	Suitable	Availability Assessment	Available	Achievability Assessment	Achievable
WI098	Land north of Itchen Abbas House	Itchen Abbas	Rejected	Potential adverse impact on the character and appearance of the landscape, and on the setting of heritage assets.	The site is assessed as having a medium-to-high landscape sensitivity. The National Park boundary and its northern boundary follow the former railway line, with everything south considered to be part of the distinctive Itchen Valley landscape. The site is elevated on the valley sides of the River Itchen, and so can be seen in distant views from the higher ground to the south on the other side of the river – this includes the Avington Conservation Area and Avington (Grade II*) Registered Park and Garden. Moreover, the site is surrounded by the PRoW network on three sides and is in an area where the settlement is becoming more dispersed into the surrounding rural landscape.	The site is in a mineral consultation area and is adjacent to historic landfill under the former railway line to the north. The site is surrounded on three sides by the PRoW network and is bound by the defined settlement boundary to the south and west, and by a mature tree belt to the north. The eastern boundary is open to views from the wider landscape, including intervisibility with the listed Abbey House, whilst the northern area is visible in distant views over the river valley due to its topography and elevated position. Given the above and the findings of the landscape assessment, the site is not considered to be suitable for residential development.	No	Unknown. The site was considered available in the 2016 SHLAA but has not been submitted for consideration to 2022 Call for Sites or since.	Unknown	There is no reason to indicate why development on the site is not achievable.	Yes
LE011	Land west of north Kingston Ridge	Kingston	Rejected	Does not relate well to the existing settlement pattern and potential adverse impact on the character and appearance of the landscape	The site has High Sensitivity due to its location on the edge of the settlement next to a major public right of way connective route. The public right of way would be significantly affected by the proposed access in terms of physical change in structure and character together with the impact of vehicular movements on users of the public right of way network and in views from land to the west, including the scarp slope	There is a public right of way to the south of the site. There are protected trees on the eastern boundary. The site is not considered to be well related to the existing settlement pattern.	No	e site is being actively promoted and is considered available.	Yes	Potentially achievable, however access to the site is along narrow lanes which would be unlikely to be considered suitable for higher volumes of traffic.	Yes

Site Ref	Address	Settlement	Prov' Recc'	Prov' Reason for rejection	Landscape Assessment	Suitability Assessment	Suitable	Availability Assessment	Available	Achievability Assessment	Achievable
LE019	Land at Kingston Road (Star Field)	Kingston	Rejected	Development would have a potentially unacceptable impact on the landscape and adverse impacts on a SSSI.	High sensitivity due to the scale of the site, the openness of the landscape and poor relationship with the settlement pattern.	Adjacent to the Lewes Brooks SSSI on the eastern boundary which could give rise to unacceptable impacts. Popular PRoW crosses the site. Development of site of this size and in this location would also have unacceptable impact on the landscape.	No	Unknown. The site was considered available in the 2016 SHLAA but has not been submitted for consideration to 2022 Call for Sites or since.	Unknown	There is no reason to indicate why development on the site is not achievable.	Yes
LE020	Land on Church Lane, opposite tennis courts	Kingston	Rejected	Site would have an adverse impact on the landscape. No evidence to suggest site is available or achievable.	Development on the site would have a potential adverse impact on the character and appearance of the landscape.	Development on the site would have a potential adverse impact on heritage assets.	No	Unknown. The site was considered available in the 2016 SHLAA but has not been submitted for consideration to 2022 Call for Sites or since.	Unknown	Development on the site is not currently considered to be achievable. Access is off bridleway.	No
LE029	Lewes Garden Centre, Kingston Road	Kingston	Rejected	Does not relate well to the existing settlement pattern and potential adverse impact on the character and appearance of the landscape.	Site is considered to have Low landscape sensitivity, largely due to the existing use being incongruous to the landscape character.	Site does not relate to the settlement pattern and any sizeable development would extend the built-up area east of the C2, which is sensitive in terms of both landscape and biodiversity.	No	Unknown. The site was considered available in the 2016 SHLAA but has not been submitted for consideration to 2022 Call for Sites or since.	Unknown	There is no reason to indicate why development on the site is not achievable.	Yes

Site Ref	Address	Settlement	Prov' Recc'	Prov' Reason for rejection	Landscape Assessment	Suitability Assessment	Suitable	Availability Assessment	Available	Achievability Assessment	Achievable
LE096	Land adjacent to Abergavenny Arms Public House	Kingston	Rejected	Development would have a potentially unacceptable impact on the landscape and adverse impacts on a SSSI.	High sensitivity due to the scale of the site, the openness of the landscape and poor relationship with the settlement pattern.	Adjacent to the Lewes Brooks SSSI on the eastern boundary which could give rise to unacceptable impacts. Popular PRoW crosses the site. Development of site of this size and in this location would also have unacceptable impact on the landscape. The site is a small portion of SHLAA site LE019.	No	Unknown. The site was considered available in the 2016 SHLAA but has not been submitted for consideration to 2022 Call for Sites or since.	Unknown	There is no reason to indicate why development on the site is not achievable.	Yes
LE100	Swanborough Farm, Swanborough	Kingston	Rejected	Considered unsuitable due to a lack of access to local services.	The site has Medium Landscape sensitivity due to its previously built status. However the site is visually sensitive to views from the valley side and the SDW, the existing farm buildings being very prominent in these views.	Displacement of existing agricultural and equine uses. No local facilities in the settlement of Swanborough.	No	Unknown. The site was considered available in the 2016 SHLAA but has not been submitted for consideration to 2022 Call for Sites or since.	Unknown	There is no reason to indicate why development on the site is not achievable.	Yes
LE123	Jakes Acres, Wellgreen Lane	Kingston	Rejected	Existing access is considered unsuitable for development. Widening of access would involve third party agreement and potential unacceptable landscape impact.	North of site has Moderate landscape sensitivity due to its topography and relative enclosure. South East of site has High landscape sensitivity, as the land rises and is open to views including being on sensitive southern edge of the village visible from Swanborough Hill.	The site is adjacent to Kingston Conservation Area. Given the landscape sensitivity of part of the site, only the flat land to the north is considered suitable for development.	Yes	The site is being actively promoted and is considered available.	Yes	Existing access is not suitable and would involve third party land to widen.	No

Site Ref	Address	Settlement	Prov' Recc'	Prov' Reason for rejection	Landscape Assessment	Suitability Assessment	Suitable	Availability Assessment	Available	Achievability Assessment	Achievable
AD007	Hoe Court	Lancing	Rejected	Potential landscape impacts at this important gateway location, biodiversity impacts and a lack of sustainable connectivity to Lancing.	Land rises to the north so the southern end of the site is more contained with the northern end more exposed to long views. Recent developments to the south of the A27 and to the A27 itself have reduced the sense of remoteness and tranquillity and the site now has increased urban influences compared to its previous assessment. However, this also means the site forms part of an important transition from the urban development to the National Park.	The site's unmanaged condition may have resulted in significant biodiversity assets. Access would be via the existing private road at its southern end onto the A27. Whilst this is left-turn only, a new roundabout is under construction immediately to the east allowing access to west-bound journeys. Pedestrian and cycle access between the site and Lancing is not currently achievable as there is no footway or cycleway on the northern side of the A27. Public transport access is also constrained as passengers would need to cross the A27 to access westbound buses and there is no crossing point near the site. Overall, the site is not considered suitable due to landscape impacts at this important gateway location, potential biodiversity impacts and lack of sustainable connectivity to Lancing.	No	Landowner has confirmed that the site is available.	Yes	No obvious viability issues. There is no reason to indicate why development on the site is not achievable.	Yes

Site Ref	Address	Settlement	Prov' Recc'	Prov' Reason for rejection	Landscape Assessment	Suitability Assessment	Suitable	Availability Assessment	Available	Achievability Assessment	Achievable
EA179	Land at Langrish House	Langrish	Rejected	The site is not considered to be suitable due to its relatively isolated location.	Moderate Sensitivity. The site sits within a wider landscape of early enclosure fields. The site is relatively enclosed with limited views. The house, driveway access, walls and landscaping are PDL land and are distinctive features in this location.	The site is not well related to the settlement of Langrish and is in proximity with farmstead and cottages that sit within and are characteristic of the wider countryside in this area. The site is adjacent to a SINC. The site is not considered suitable for significant residential development due to the relatively isolated location. Conversion of the existing buildings could potentially be achieved in accordance with existing planning policy.	No	The site is being actively promoted and is considered available.	Yes	There is no reason to indicate why development on the site is not achievable.	Yes

Site Ref	Address	Settlement	Prov' Recc'	Prov' Reason for rejection	Landscape Assessment	Suitability Assessment	Suitable	Availability Assessment	Available	Achievability Assessment	Achievable
LE010	Southerham Pit	Lewes	Rejected	Disconnected site with potential high value ecology and restricted access. No current evidence that an acceptable scheme would be achievable.	Southerham Chalk Pit is a disused chalk quarry to the south of Lewes between the A27 and the Lewes-Eastbourne railway line. Some of the site has the character of previously developed land - including the internal site access road and concrete hard standings. However, much has naturally regenerated over time which has resulted in potentially sensitive habitats. The chalk cliff to the south is a geological SSSI in favourable condition. Whilst much of the site is hidden by topography, especially at the western end, towards the east it becomes much more open to long distance views across the Ouse valley and out towards Firle Beacon. This end of the site is also more tranquil with less road noise from the A27.	Challenging site due to location, which is disconnected from the town of Lewes, potential for Open Mosaic Habitats (high value and difficult to replace), and restricted access. Would require a very high-quality and innovative scheme to overcome these challenges. No current evidence that an acceptable scheme would be achievable.	No	The site is being actively promoted and is considered available.	Yes	There is no reason to indicate why development on the site is not achievable albeit there is likely to be viability challenges.	Yes
LE021	Phoenix Car Park, Harveys Way	Lewes	Rejected	Site is not available for development.	Site is considered to have moderate landscape sensitivity given its location near to the river and sensitive views to nearby heritage assets.	Site is wholly within flood zone 3. The site is also within the conservation area and is close to a number of listed buildings, including a grade I listed chapel. Likely archaeological potential. The site is in active use as a car park serving Lewes town centre and redevelopment would have to be part of an overall parking/transport strategy for the town.	Yes	The landowner has confirmed that the site is not available.	No	There is no reason to indicate why development on the site is not achievable subject to suitable flood mitigation measures.	Yes

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LE035	Former Southern Water Works site, Ham Lane	Lewes	Rejected	The site has multiple constraints and does not relate well to the settlement, being over 800m from town facilities and services.	Large open site within wooded framework, well screened although very separated from the settlement. Poor vehicular access. Development of height could be visible and intrusive in views from surrounding high ground. Medium Landscape Sensitivity.	The site is not considered to relate well to the settlement and residential development may not be compatible with neighbouring uses. The site is within 250m of an Historic Landfill Site. It is largely within flood zone 2 and partly within zone 3. The site is within a Site of Special Scientific Interest (SSSI) Impact Risk Zone (may require further advice from Natural England). There is moderate archaeological potential on the site.	No	Unknown. The site was considered available in the 2016 SHLAA but has not been submitted for consideration to 2022 Call for Sites or since.	No	Development on the site is not currently considered to be achievable. Access is not considered suitable and there are potential significant contamination issues.	No
LE047	Land to the west of Malling Down (A26)	Lewes	Rejected	Potential adverse impact on the character and appearance of the landscape.	High Sensitivity The site is visually prominent and is an old field pattern which provides time depth in the landscape adjacent to recent modern development	Due to the conclusions of the landscape assessment, the site is not considered suitable for development. The site is within 250m of an Historic Landfill Site. Will require pre-application archaeological assessment and potential for high mitigation costs. The site is within a Site of Special Scientific Interest (SSSI) Impact Risk Zone (may require further advice from Natural England).	No	Unknown. The site was considered available in the 2016 SHLAA but has not been submitted for consideration to 2022 Call for Sites or since.	Unknown	There is no reason to indicate why development on the site is not achievable although access is expected to require significant highway improvements.	Yes

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LE051	Landport Club and Garages, Landport Road	Lewes	Rejected	Development of the site would have an unacceptable impact on flood risk.	Previously developed site on river flood plain considered to have moderate landscape sensitivity.	Site is located within Flood Risk Zone 3a requiring flood mitigation works. The site is within 250m of an Historic Landfill Site. The site is within a Site of Special Scientific Interest (SSSI) Impact Risk Zone (will require further advice from Natural England). The site is in active use as a youth club which would need to be incorporated into any scheme or re-provided in an appropriate location, as part of development scheme.	No	Unknown. The site was considered available in the 2016 SHLAA but has not been submitted for consideration to 2022 Call for Sites or since.	Unknown	Unknown as costs of necessary flood mitigation measures may affect the achievability of development.	Unknown
LE054	Land at Buckwell Court	Lewes	Rejected	Impact on protected trees.	Previously developed site on river flood plain considered to have moderate landscape sensitivity.	The whole site is covered by a Tree Preservation Order area. The majority of the site is in flood zone 2. The site is in close proximity to a Site of Special Scientific Interest and is within a SSSI Impact Risk Zone.	No	Unknown. The site was considered available in the 2016 SHLAA but has not been submitted for consideration to 2022 Call for Sites or since.	Unknown	There is no reason to indicate why development on the site is not achievable.	Yes

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LE059	St Mary's Social Centre, Christie Road	Lewes	Rejected	Site is not considered available for development.	Previously developed site with low landscape sensitivity	There are protected trees along the western boundary. The site is considered suitable for development subject to appropriate re-provision or replacement of the community facility. There is unknown archaeological potential.	Yes	Unknown. The site was considered available in the 2016 SHLAA but has not been submitted for consideration to 2022 Call for Sites or since.	Unknown	There is no reason to indicate why development on the site is not achievable. Further investigation into potential land contamination, surface water flooding and potential noise nuisance from A275 will be required.	Yes
LE102	Land off Hayward Road / Landport Road	Lewes	Rejected	Site is not available for development.	Medium Landscape Sensitivity. The site is on the Ouse Valley sides where the landscape is sensitive to visible development rising above the valley. The site is well contained (and it's layout relates well to surrounding development) by woodland to the north and existing residential development to the south and east, which also contains the site. Whilst it is visible from several viewpoints these are seen largely against the backdrop of, or in the foreground of existing development. The relationship of the site with the listed farmhouse is important - heritage advice needed.	The site has existing access and is surrounded by development on south/ east sides. Significant wooded area along western boundary. Open to views across/ from countryside to north.	Yes	The landowner has confirmed that the site is not available for development .	No	There is no reason to indicate why development on the site is not achievable.	Yes

Site Ref	Address	Settlement	Prov' Recc'	Prov' Reason for rejection	Landscape Assessment	Suitability Assessment	Suitable	Availability Assessment	Available	Achievability Assessment	Achievable
LE122	West of Winterbourne Hollow, west of the Gallops	Lewes	Rejected	Potential unacceptable impact on the character and appearance of the landscape and potential negative impacts on recreation and wildlife.	Site has High landscape sensitivity as undeveloped countryside on the edge of the town and downs, PROWs cross and border site, intervisibility with Kingston downs.	Part of the site in within a Local Wildlife Site. Site is within the registered Lewes Battlefield and an Archaeological notification area. PROW running through site and immediately to the north.	No	The site is being actively promoted and is considered available.	Yes	Whilst access from Hawkenbury Way requires third party land and would impact PROWs there is no reason to indicate why development on the site is not achievable.	Yes
LE130	Lewes Railway Station, Eastern Car Park, Station Road	Lewes	Rejected	Site is not considered deliverable due to availability for proposed use as redevelopment would be subject to re-providing car parking provision onsite or nearby.	Site is considered to have moderate landscape sensitivity due to its visibility and nearby heritage assets.	Within Flood zone 2 and susceptible to surface water flooding. Within the Conservation Area with nearby listed buildings. Site is currently the railway station car park, and any redevelopment would be subject to re-providing the railway station car parking provision onsite or nearby.	Yes	Unknown. The site was submitted by a third party. It has not been submitted by the landowner for consideration to the 2022 Call for Sites or since.	Unknown	There is no reason to indicate why development on the site is not achievable subject to improving access route to the site and confirmation of third-party access rights across the site.	Yes
LE131	Phoenix Causeway Car Park, Harvey's Way	Lewes	Rejected	No evidence that site is available for development.	Site is considered to have moderate landscape sensitivity given its location near to the river and sensitive views to nearby heritage assets.	Site is wholly within flood zone 3. The site is also within the conservation area and is close to a number of listed buildings, including a grade I listed chapel. Likely archaeological potential. The site is in active use as a car park serving Lewes town centre and redevelopment would have to be part of an overall parking/transport strategy for the town.	Yes	Site submitted by a third party. Landowner has confirmed site not available.	No	There is no reason to indicate why development on the site is not achievable subject to suitable flood mitigation measures.	Yes

Site Ref	Address	Settlement	Prov' Recc'	Prov' Reason for rejection	Landscape Assessment	Suitability Assessment	Suitable	Availability Assessment	Available	Achievability Assessment	Achievable
LE132	36-38 Friars Walk	Lewes	Rejected	No evidence that site is available for development.	Previously developed site within the conservation area, with prominent frontage on Friars Walk considered to have Moderate landscape sensitivity.	Site is within the conservation area, the historic core of Lewes and with nearby listed buildings. Likely archaeological potential. NE corner of site and Friars Walk (access) to the north is in flood zone 2	Yes	Unknown. The site was submitted by a third party. It has not been submitted by the landowner for consideration to the 2022 Call for Sites or since.	Unknown	There are no reasons to indicate development of the site is not achievable.	Yes
LE135	Barclays and the Old Bank, High Street	Lewes	Rejected	Site not considered achievable for residential use due to lack of alternative access, off street parking or associated refuse/cycle storage	Site is considered to have High landscape sensitivity due to the historic continuity and prominent position on the High Street.	Listed buildings within the conservation area and historic core of Lewes, possible archaeological potential	Yes	Unknown. The site was submitted by a third party. It has not been submitted by the landowner for consideration to the 2022 Call for Sites or since.	Unknown	Access appears only to be from High Street / Market St – unable to provide residential parking or associated refuse/ cycle storage.	No
LE137	Lewes District Council, Southover House, Southover Road	Lewes	Rejected	No evidence that site is available for development.	Site is considered to have moderate landscape sensitivity as a prominent building in the conservation area and nearby heritage assets.	Within the conservation area and historic core of Lewes, nearby listed building feature and potential archaeological interest. Although not a listed building, as a prominent and good quality building in the conservation area, suitability will be subject to appropriate conversion of the existing building.	Yes	Landowner has confirmed site is not available for development	No	There is no reason to indicate why development on the site is not achievable.	Yes

Site Ref	Address	Settlement	Prov' Recc'	Prov' Reason for rejection	Landscape Assessment	Suitability Assessment	Suitable	Availability Assessment	Available	Achievability Assessment	Achievable
LE138	Sackville House, Brooks Close	Lewes	Rejected	No evidence that site is available for development.	Previously developed site considered to have Low landscape sensitivity.	Site is in Flood zone 2, with the eastern part of the site in Flood Zone 3. Site is within 250m of an Historic Landfill Site.	Yes	Unknown. The site was submitted by a third party. It has not been submitted by the landowner for consideration to the 2022 Call for Sites or since.	Unknown	There is no reason to indicate why development on the site is not achievable.	Yes
LE140	Lewes Prison, 1 Brighton Road	Lewes	Rejected	Potential adverse impact on character and appearance of the landscape and on heritage assets. No evidence that the site is available for development.	Site has high landscape sensitivity due to its scale and prominence on the valley slope	Grade II listed Victorian prison. TPOs along boundaries on Brighton Road and Neville Road. Large scale site adjacent to the conservation area.	No	Unknown. The site was submitted by a third party. It has not been submitted by the landowner for consideration to the 2022 Call for Sites or since.	Unknown	There is no reason to indicate why development on the site is not achievable.	Yes

Site Ref	Address	Settlement	Prov' Recc'	Prov' Reason for rejection	Landscape Assessment	Suitability Assessment	Suitable	Availability Assessment	Available	Achievability Assessment	Achievable
LE142	Friars Walk Car Park, Court Road	Lewes	Rejected	No evidence that site is available for development.	Previously developed site with Low landscape sensitivity.	Site is wholly within flood zone 2. Site is in the conservation area and has likely archaeological potential. The site is in active use as a car park with public toilets and changing facilities serving Lewes town centre and redevelopment would have to be part of an overall parking/ transport strategy for the town.	Yes	Unknown. The site was submitted by a third party. It has not been submitted by the landowner for consideration to the 2022 Call for Sites or since.	Unknown	There is no reason to indicate why development on the site is not achievable.	Yes
LE169	The Course Garage Site	Lewes	Rejected	Development of the site would have an unacceptable impact on flood risk.	Previously developed site with low landscape sensitivity	Site is wholly within flood zone 3 and historically flooded area. Site is within the conservation area.	No	The site is being actively promoted and is considered available.	Yes	Costs of necessary flood mitigation measures may affect the achievability of development.	Unknown
LE170	Land north of the Pells (north of R.Ouse)	Lewes	Rejected	Potential negative impact on Conservation Area and woodland character.	High sensitivity	Not suitable given impact on Malling Deanery Conservation Area and woodland character.	No	The site is being actively promoted and is considered available.	Yes	There is no reason to indicate why development on the site is not achievable.	Yes

Site Ref	Address	Settlement	Prov' Recc'	Prov' Reason for rejection	Landscape Assessment	Suitability Assessment	Suitable	Availability Assessment	Available	Achievability Assessment	Achievable
EA214	Land south west of Gunns Farm	Liphook	Rejected	The site does not relate well to the existing settlement pattern. Development is not currently considered to be achievable and, even if this could be overcome, development on the site would have a potential adverse impact on the character and appearance of the landscape.	The site has a very high landscape sensitivity given its strategic scale, open nature, and elevated topography. The site is exposed to long distance views from the west which are currently rural and largely unaffected by views of Liphook. The site does not relate well to the existing settlement pattern, and development would negatively impact on the rural character of the area. Development would create a large-scale, incongruous, and isolated extension to the south-west of Liphook on the southern side of the railway line.	The site is within 5km of the Wealden Heaths Phase II SPA and is surrounded by deciduous woodland and lowland heathland priority habitats to the east, south, and west. The site is also surrounded by the PRoW network (incl. the Serpent Trail) and is located between two registered parks and gardens. The PRoW network crosses through the site (east-west) and effectively divides the site into two distinct land parcels via a historic and sunken byway which connects Midhurst Road and B2070 Portsmouth Road. The site is adjacent to, and readily visible from, the railway line which is also a source of noise disturbance and contamination. Given the above and the findings of the landscape assessment, the site is not considered to be suitable for development.	No	The landowner recently indicated that the site is available for development.	Yes	The three proposed access points are all narrow and unsuitable – both individually and in combination - to accommodate the development quantum proposed.	No

Site Ref	Address	Settlement	Prov' Recc'	Prov' Reason for rejection	Landscape Assessment	Suitability Assessment	Suitable	Availability Assessment	Available	Achievability Assessment	Achievable
EA040	Land north of Hill Brow Road, west of Woodlands Lane, and south of Huntsbottom Lane.	Liss	Rejected	The site does not relate well to the existing settlement pattern, and development on the site would have a potential adverse impact on the character and appearance of the landscape.	The site has a high landscape sensitivity due to its large scale, assart fieldscape context, and surrounding historic and sunken routes, which all contribute to the secluded and rural character of the area. The site is above the 75m contour, and the area is seen as a valuable local gap which helps to prevent the coalescence of Liss Village and Hill Brow. The site promoter has proposed a 50/50 split whereby built development could be sited on the lower northern area, allowing the higher southern area to be used for POS / SANG. Despite the above, it is considered that development of any kind would extend the village into open countryside, in an isolated manner, creating an incongruous eastern extension.	The site is in the Wealden Heath Phase II SPA 5km buffer. The site is adjacent to (and in the setting of) Clarks Farm and Pigs Lane. The former is Grade II listed whilst the latter is of special character worthy of preservation. The site is poorly connected (both physically and visually) to Liss Village, and development would create an incongruous eastern extension to the nucleated village pattern. Given the above and the findings of the landscape assessment, the site is not considered to be suitable for built development.	No	The site is in single ownership and the landowner recently indicated that the site is available for development.	Yes	There is no reason to indicate why development on the site is not achievable. However, there is concern regarding highway capacity, and the potential impact on the historic and rural character, of surrounding roads.	Yes

Site Ref	Address	Settlement	Prov' Recc'	Prov' Reason for rejection	Landscape Assessment	Suitability Assessment	Suitable	Availability Assessment	Available	Achievability Assessment	Achievable
EA041	Land at Hilliers Nurseries, west of Longhill Cottage, Hill Brow Road	Liss	Rejected	The site does not relate well to the existing settlement pattern and development on site would have a potential adverse impact on the character and appearance of the landscape.	The site has a high landscape sensitivity. The site is in a prominent undeveloped area, is (in some places) raised above the road, is on the opposite side of the road compared to the existing settlement, and is above the 75m contour. The site is detached and has a poor relationship with the settlement pattern and is highly visible in distant views of Liss given that it is part of an elevated, larger fieldscape on a north-west facing slope. Moreover, access to the site would create openings through which to view development and would be detrimental to landscape character.	The site is in the Wealden Heath Phase II SPA 5km buffer. The site is physically detached from the settlement boundary and development would create an incongruous southern extension to the nucleated village pattern of Liss. Given the above and the findings of the landscape assessment, the site is not considered to be suitable for development.	No	The site is in single ownership. The landowner previously indicated that the site would be available for development. However there is currently no evidence that the site is available or being actively promoted for development.	Unknown	There is no reason to indicate why development on the site is not achievable. However, Highway Authority input would be required given the proximity of, and vehicular movements associated with, Liss Primary School.	Yes

Site Ref	Address	Settlement	Prov' Recc'	Prov' Reason for rejection	Landscape Assessment	Suitability Assessment	Suitable	Availability Assessment	Available	Achievability Assessment	Achievable
EA042	Hilliers Nurseries - Land west of Hangery & Hill Brow Road	Liss	Rejected	The site does not relate well to the existing settlement pattern and development on site would have a potential adverse impact on the character and appearance of the landscape. There is also no evidence that the site is available or being actively promoted.	High landscape sensitivity. The site is in a prominent undeveloped area, is (in some places) raised above the road, is on the opposite side of the road compared to the existing settlement, and is above the 75m contour. The site is detached and has a poor relationship with settlement pattern and is highly visible in distant views of Liss given that it is part of an elevated, larger fieldscape on a north-west facing slope. Moreover, access to the site would create openings through which to view development and would be detrimental to landscape character.	The site is in the Wealden Heath Phase II SPA 5km buffer. The site is physically detached from the settlement boundary and is not considered to be well related to the settlement. Given the above and the findings of the landscape assessment, the site is not considered to be suitable for development.	No	There is no evidence that the site was available or being actively promoted for development.	No	The eastern area is raised above, whilst the western area is of a similar level to, Hill Brow Road. A safe access would need to be created at the north-western end of the site. There is no other reason to indicate why development on the site could not be achieved.	Yes

Site Ref	Address	Settlement	Prov' Recc'	Prov' Reason for rejection	Landscape Assessment	Suitability Assessment	Suitable	Availability Assessment	Available	Achievability Assessment	Achievable
EA142	Land at Hatch Lane	Liss	Rejected	Development on the site would have an adverse impact on the character and appearance of the landscape.	The site has a high landscape sensitivity. The site is within a large tract of assart fieldscapes and is bound by priority woodland habitat. The site is distinctive of its landscape character area and forms an important visual gap between the edge of Liss, the wooded slopes of the Greensand Hill, and the dispersed settlement of Hill Brow. The site is visible from Hatch Lane and contributes to the rural character of the area. Moreover, development would extend the village into open countryside, in an isolated manner, creating an incongruous eastern extension.	The site is in the Wealden Heath Phase II SPA 5km buffer. The site is poorly connected (both physically and visually) to Liss Village and development would create an incongruous eastern extension to the nucleated village pattern. Given the above and the findings of the landscape assessment, the site is not considered to be suitable for development.	No	There is currently no evidence that the site is available or actively being promoted at this time.	Unknown	There is no reason to indicate why development on the site is not achievable.	Yes

Site Ref	Address	Settlement	Prov' Recc'	Prov' Reason for rejection	Landscape Assessment	Suitability Assessment	Suitable	Availability Assessment	Available	Achievability Assessment	Achievable
EA158	Land at Rake Road	Liss	Rejected	Development on site would have a potential adverse impact on the character and appearance of the landscape.	Medium/high landscape sensitivity. The site is part of a wider assarted field pattern with mature wooded field boundaries. The site slopes down from the road. The rear of the site comprises uncultivated land associated with a watercourse / spring and is also part of the Wyld Green Woodland SINC. The site is visible from the field entrance off Rake Road, but otherwise public views are limited due to heights of existing banks and vegetation, and views from the Greensand Hills are largely shielded by woodland. Development would have a detrimental impact on the increasingly rural character of the wider landscape.	The site is in the Wealden Heath Phase II SPA 5km buffer. The site is accessed via a rural, sunken lane with banked and hedged edges. The site is adjacent to a large dwelling to the south-west and there are further larger dwellings to the north-east. The existing dwellings form a dispersed pattern and a highly filtered settlement edge. Development would need to be sited close to Rake Road. However, this is above the 75m contour and development of any depth would be inconsistent with the surrounding character and settlement pattern of large dwellings on generous plot sizes. Given the above and the findings of the landscape assessment, the site is not considered to be suitable.	No	The site is in single ownership. Unknown. The site was considered available in the 2016 SHLAA however it has not been submitted for consideration to 2022 Call for Sites or since. There is currently no evidence to indicate the site is available or being actively promoted for development.	Unknown	There is no reason to indicate why development on the site is not achievable.	Yes

Site Ref	Address	Settlement	Prov' Recc'	Prov' Reason for rejection	Landscape Assessment	Suitability Assessment	Suitable	Availability Assessment	Available	Achievability Assessment	Achievable
EA104	Holly Wood, Liss Forest	Liss Forest	Rejected	Development on the site would have a potential impact on protected trees, and a potential adverse impact on the character and appearance of the landscape.	High landscape sensitivity. The site includes protected trees [refs (EH467)02, (EH548)03 and (EH574)04] and is in proximity to Longmore Inclosure SSSI which forms part of the Wealden Heaths Phase II SPA. The site is within an area of woodland that forms part of the former Longmoor railway line which is now a PRow (Shipwrights' Way), LNR and SINC. Development of the whole site would be detrimental to the landscape character of the adjacent PRow, LNR and SINC. The eastern part of the site relates more to Forest Road and is slightly less sensitive due to surrounding residential character.	The site is in the Wealden Heaths Phase II SPA 5km buffer. The site comprises a large house and its garden land, to the west of two residential properties off Forest Road. The site is within an area of woodland that forms part of the former Longmoor railway line which is now a PRow (Shipwrights' Way), LNR and SINC. The entrance and frontage of the site is set within a line of large trees and hedgerows, and there are mature trees visible from within the site. The site contains a number of protected trees, including an Area TPO in the western third of the site. Given the above and the findings of the landscape assessment, the site is not considered to be suitable.	No	Unknown. The site was considered available in the 2016 SHLAA however the site has not been submitted for consideration to 2022 Call for Sites or since. There is currently no evidence that the site is available or being actively promoted for development.	Unknown	There is no reason to indicate why development on the site is not achievable.	Yes

Site Ref	Address	Settlement	Prov' Recc'	Prov' Reason for rejection	Landscape Assessment	Suitability Assessment	Suitable	Availability Assessment	Available	Achievability Assessment	Achievable
EA221	Land east of Oak Cottage, Forest Road	Liss Forest	Rejected	Development on the site would result in the loss of priority woodland habitat and would have an adverse impact on the character and appearance of the landscape.	The site has a moderate landscape sensitivity given that its relatively flat and contained by existing priority woodland habitat. The existing trees make a strong contribution to local landscape character, especially when viewed from Forest Road. Any loss of trees to facilitate development would impact on biodiversity, and on the appearance and character of the area.	The site is in a mineral consultation area and comprises priority woodland habitat. The site is in the Wealden Heath Phase II SPA 5km buffer, and the southern boundary is in Flood Zones 2 and 3. Although existing woodland / tree cover helps to contain and screen the site, built development would erode the tree cover and the relatively rural and wooded character, and sense of enclosure, of the area. Given the above and the findings of the landscape assessment, the site is not considered suitable for development.	No	The site is in multiple ownership. The majority landowner has recently indicated that the site is available for development.	Yes	There is no reason to indicate why development on the site is not achievable.	Yes
CH213	Land north and west of Lodsworth Recreation Ground	Lodsworth	Rejected	Development on the site would have a potential adverse impact on the character and appearance of the landscape and settlement pattern.	The site is of moderate landscape sensitivity. It is disconnected from Lodsworth village by the recreation ground and pavilion which form a clear edge to the settlement. Development of this site would extend the settlement significantly west and have a negative impact on the nucleated settlement pattern.	Not suitable for development given the extensive scale of the site including in relation to the settlement, it disconnected nature and that there does not appear to be any logical means of sub-dividing the site for a smaller scale development to be accommodated.	No	The site is being actively promoted and is considered available.	Yes	There is no reason to indicate why development on the site is not achievable.	Yes

Site Ref	Address	Settlement	Prov' Recc'	Prov' Reason for rejection	Landscape Assessment	Suitability Assessment	Suitable	Availability Assessment	Available	Achievability Assessment	Achievable
CH214	Land east of The Street, Lodsworth	Lodsworth	Rejected	Development on the site would have a potential adverse impact on the character and appearance of the landscape and settlement pattern.	The site is of moderate to high landscape sensitivity due to the elevated and open nature of the site and its contribution to the setting of Lodsworth village, particularly approaching from the south. Development of this site would extend the settlement significantly south and have a negative impact on the nucleated settlement pattern.	The current access to the site is on a narrow track that is highly characteristic of Lodsworth and currently supports a small number of existing homes. Alternative access from the Street would be difficult to achieve sensitively and without impact to landscape character due to topography. Not suitable given the conclusions of the landscape assessment and impacts of access to the site.	No	The site is being actively promoted and is considered available.	Yes	There is no reason to indicate why development on the site is not achievable.	Yes
CH046	Land off Pook Lane, Lower Road Lavant / Parkers Stables.	Mid Lavant and East Lavant	Rejected	Development on the site would have a potential adverse impact on the character and appearance of the landscape. Development on the site would have a potential adverse impact on heritage assets.	High Sensitivity. High Sensitivity due to size of site and location on rising ground to south of village which would compromise the setting of the village and the conservation area.	There are listed buildings adjacent and in close proximity to the site. Part of the site is adjacent and partly within the conservation area. There is a scheduled ancient monument adjacent to the site (to the north). There is a Local Wildlife Site in close proximity (to the north). Access along Lower Road / Pook Lane are narrow and of rural character, improvements to access to facilitate development of the site would not be suitable due to a likely suburbanising effect.	No	The site is being actively promoted and is considered to be available.	Yes	There is no reason to indicate why development on the site is not achievable.	Yes

Site Ref	Address	Settlement	Prov' Recc'	Prov' Reason for rejection	Landscape Assessment	Suitability Assessment	Suitable	Availability Assessment	Available	Achievability Assessment	Achievable
CH047	West Lavant Field / Land west of centurion way and south of the primary school	Mid Lavant and East Lavant	Rejected	Development on the site would have a potential adverse impact on the character and appearance of the landscape. The site is not considered to be available.	High Sensitivity. High Sensitivity due to the size of the site impacting widely on village character experienced from the surrounding roads, public right of way and viewpoints.	The site is adjacent to a conservation area and a grade II listed building. Archaeological investigation prior to development or during construction may be required. The site is within 5km of a Special Protection Area. The northeast area of the site, east of the school may be suitable however access from the west of Lavant school would have significant negative landscape impacts. Access from the A286 would be more appropriate in landscape terms and in relationship to the village. This area is identified as Local Community Space in the Lavant NDP.	No	Unknown. The site was considered to be available for development at the time of the 2016 SHLAA, however the site has not been submitted to the 2022 Call for Sites or since. There is currently no evidence the site is being actively promoted or available for development.	Unknown	There is no reason to indicate why development on the site is not achievable. However alternative suitable access is required.	Yes
CH048	Land at Fordwater Road	Mid Lavant and East Lavant	Rejected	Development on the site would have a potential adverse impact on the character and appearance of the landscape. Development on the site would have a potential adverse impact on heritage assets.	High Sensitivity. The site is important to the settlement pattern and has an impact on the fabric of the conservation area due to its prominent location and distinctive features. Views along Fordwater Road are important to conserve and protect from suburban infill development.	The site is within the conservation area and there are two grade II listed buildings and Grade I listed church in close proximity. A small part of the site is within flood zone 2 (south-west corner). Archaeological investigation prior to development or during construction may be required.	No	Unknown. The site was considered available in the 2016 SHLAA, but has not been submitted to the 2022 Call for Sites. There is currently no evidence the site is being actively promoted or is available for development.	Unknown	There is no reason to indicate why development on the site is not achievable.	Yes

Site Ref	Address	Settlement	Prov' Recc'	Prov' Reason for rejection	Landscape Assessment	Suitability Assessment	Suitable	Availability Assessment	Available	Achievability Assessment	Achievable
CH049	Land east of Churchmead Close	Mid Lavant and East Lavant	Rejected	Development on the site would have a potential adverse impact on the character and appearance of the landscape.	High Sensitivity. High Sensitivity due to the expansion of built form into the river valley floor, this would be inconsistent with the existing development line of the Centurion Way which is a well chosen line.	Parts of the site is within flood zone 2 (north) and flood zone 3 (eastern boundary). The site is adjacent to a conservation area. There are three grade II listed buildings adjacent to the site (to the south).	No	Unknown. The site was considered to be available for development at the time of the 2016 SHLAA, however the site has not been submitted to the 2022 Call for Sites or since. There is currently no evidence the site is being actively promoted or is available for development.	Unknown	There is no reason to indicate why development on the site is not achievable.	Yes
CH054	Land north of Lavant Down Road	Mid Lavant and East Lavant	Rejected	Development on the site would have a potential adverse impact on the character and appearance of the landscape. The site is not considered to be available.	High Sensitivity. High Sensitivity due to exposed, flat settlement edge location with no surrounding structure in which to host development. Views from the Trundle and surrounding public right of way would be affected by the intrusion of this site beyond the existing edge.	The eastern third of the site is within flood zone 2. The site is within 5km of a Special Protection Area.	No	The site is not being promoted for development and is not considered to be available.	No	There is no reason to indicate why development on the site is not achievable.	Yes

Site Ref	Address	Settlement	Prov' Recc'	Prov' Reason for rejection	Landscape Assessment	Suitability Assessment	Suitable	Availability Assessment	Available	Achievability Assessment	Achievable
CH057	Land forming part of Staple House Farm, Land east of Mid Lavant	Mid Lavant and East Lavant	Rejected	Development on the site would have a potential adverse impact on the character and appearance of the landscape. Flood risk.	High Sensitivity due to the expansion of built form into the river valley floor which would be inconsistent with the surrounding settlement pattern and introduce urbanising elements into an otherwise undeveloped landscape feature.	The site is wholly within flood zone 2 and the northern half of the site is within flood zone 3. There is a public right of way along the eastern edge of the site.	No	Unknown. The site was considered to be available for development at the time of the 2016 SHLAA, the site has not been submitted to the 2022 Call for Sites or since. There currently no evidence the site is being actively promoted or is available for development.	Unknown	There is no reason to indicate why development on the site is not achievable.	Yes
CH062	84, 84A & 86 Petersfield Road	Midhurst	Rejected	The availability of the site in full is unconfirmed.	Low/Medium Sensitivity. The site does not have wider landscape impact and is within an area of existing house. Existing trees are important to local amenity on A272.	There is a Tree Preservation Order adjacent to the site (west). The site is considered suitable subject to retention and protection of mature trees.	Yes	The site is not in single ownership. One of the three landowners has signalled their part of the site is available. However, the availability from the other two landowners is not confirmed.	Unknown	Appropriate access directly onto the A272 or via Elmleigh would be feasible but may require the existing signalised pedestrian crossing to be moved. A transport statement would be required to support this proposal. The access arrangements should be reviewed as part of a Stage One Road Safety Audit.	Yes

Site Ref	Address	Settlement	Prov' Recc'	Prov' Reason for rejection	Landscape Assessment	Suitability Assessment	Suitable	Availability Assessment	Available	Achievability Assessment	Achievable
CH067	Land South of Barlavington Valley	Midhurst	Rejected	Development on the site would have a potential adverse impact on the character and appearance of the landscape.	High Sensitivity High sensitivity due to the size of the site and it's poor relationship with the settlement pattern. Development of this site would extend suburban influences into the wider countryside setting of Midhurst; the existing limit of development being well chosen in relation to the contours of the land. The land forms part of the wooded mosaic setting to the settlement of Midhurst and is visible as a characteristic settlement edge in this area, and makes a positive contribution to local landscape character.	The whole site is within a Tree Preservation Order area. Much of the site is priority habitat woodland. The western part of the site is Ancient Woodland. The disused Chichester-Midhurst Railway line runs through site. The site is within 250m of an Historic Landfill Site.	No	The site is considered to be available.	Yes	There is no reason to indicate why development on the site is not achievable.	Yes

Site Ref	Address	Settlement	Prov' Recc'	Prov' Reason for rejection	Landscape Assessment	Suitability Assessment	Suitable	Availability Assessment	Available	Achievability Assessment	Achievable
CH134	Land adjoining Holmbush Way (The Triangle Site)	Midhurst	Rejected	May be suitable but currently unclear whether 5 or more units can be accommodated alongside these constraints.	Low/Moderate Sensitivity Due to small size of site and limited visibility, topography could result in increased visual impact from development of the site.	There is a Tree Preservation Area to the south. The site is within 250m of an Historic Landfill Site. West part of the site includes deciduous woodland priority habitat which connects to a wider area of woodland and remnant ancient woodland extending south of Midhurst. West edge of the site is within flood zones 2 and 3 and subject to surface water flood risk. The site is adjacent to a culverted watercourse. The site is located on part of the dismantled railway between Chichester and Midhurst. Access will need to be maintained for Southern Water and Southern Electric engineers to rear for service mains maintenance. May be suitable but currently unclear whether 5 or more units can be accommodated alongside these constraints.	Uncertain	The site is being actively promoted and is considered available.	Yes	There is no reason to indicate why development on the site is not achievable.	Yes

Site Ref	Address	Settlement	Prov' Recc'	Prov' Reason for rejection	Landscape Assessment	Suitability Assessment	Suitable	Availability Assessment	Available	Achievability Assessment	Achievable
CH137	Land South of June Meadows	Midhurst	Rejected	Further information required on the principle of the loss of the informal open space / amenity space. Could be suitable with appropriate design to protect residential amenity and character of the area.	Low medium sensitivity The site does not have wider landscape impact and is within an area of existing housing. The existing layout of housing is distinctive, and additional development may impact on this.	Further information required on the principle of the loss of the informal open space / amenity space. Could be suitable with appropriate design to protect residential amenity and character of the area.	Uncertain	The site is considered to be available.	Yes	There is no reason to indicate why development on the site is not achievable.	Yes
CH166	Land North of the A272, west of the Half Moon Pub, Petersfield Road	Midhurst	Rejected	Development on the site would have a potential adverse impact on the character and appearance of the landscape.	The site is High Sensitivity to development owing to its prominent position at the entrance to the settlement beyond the historic common edge development at the Half Moon PH.(GII Listed). The site provides a wooded and grassland PROW connection to the Woolbeding estate to the west. The woodland along the southern part of the site provides a setting and screening for post-war development to the north.	Due to the conclusions of the landscape assessment, the site is not considered suitable for development. The site is adjacent to ancient woodland. A watercourse bisects north-south across the centre of the site. There are areas of surface water flood risk on the northern boundary and through the centre of the site. The western part of the site has notable topography change. The western boundary of the site has open views to the surrounding countryside.	No	The site is being actively promoted and is considered to be available.	Yes	There is no reason to indicate why development on the site could not be achieved.	Yes

Site Ref	Address	Settlement	Prov' Recc'	Prov' Reason for rejection	Landscape Assessment	Suitability Assessment	Suitable	Availability Assessment	Available	Achievability Assessment	Achievable
CH188	Midhurst Bowls Club	Midhurst	Rejected	The site is not considered achievable unless suitable access can be demonstrated. Availability is uncertain. Currently in active use by Midhurst Bowls Club.	Low/Moderate Sensitivity. The site is located within the townscape of Midhurst. The site is flat and relatively enclosed but is raised above June Lane. The site is within Midhurst Conservation Area and is adjacent to the relatively recent development of St Margarets Way area.	Site is sustainably located in Midhurst centre. Suitable subject to full constraints check. The site is flat and raised above June Lane and therefore any development would need to carefully consider the relationship with June Lane. The site is currently used by Midhurst Bowls Club and alternative facilities would be needed.	No	Unknown. The site was considered available in the 2016 SHLAA but has not been submitted for consideration to 2022 Call for Sites or since. There is currently no evidence that the site is available or being actively promoted for development. Currently in active use by Midhurst Bowls Club.	Unknown	Vehicular access is possible from St Margarets Way, however it is understood that the owner of St Margarets Way is not currently willing to provide access. Site achievable provided that access issue can be resolved.	No

Site Ref	Address	Settlement	Prov' Recc'	Prov' Reason for rejection	Landscape Assessment	Suitability Assessment	Suitable	Availability Assessment	Available	Achievability Assessment	Achievable
CH219	Land north of June Lane	Midhurst	Rejected	Development on the site would have a potential adverse impact on the character and appearance of the landscape.	High Landscape Sensitivity. This is a large open site at the northern edge of Midhurst. The site has variable and apparent topography with some long-distance views. Historic Landscape Characterisation indicates a largely historic medieval landscape. Woolbeding Estate Historic Parkland adjacent to the site and wider estate lands and New Lipchis Way wrap around the site.	Adjacent to settlement boundary. Ancient woodland within and adjacent to the site. The apparent topography combined with its nature as open fields which are characteristic to the rural setting of Midhurst makes it unlikely for a suitable landscape-led scheme to be possible. Open and exposed to long distance views. Vehicular access from June Lane would not be suitable for full development of the site. Due to topography a logical smaller portion of the site could not be identified. Due to the conclusions of the landscape assessment, site is not suitable for development.	No	The site is being actively promoted and is considered to be available.	Yes	There is no reason to indicate why development on the site is not achievable.	Yes
CH220	Play Area at Holmbush Way	Midhurst	Rejected	The site is mostly designated as Local Green Space and provides community and recreation facilities for the community in this area, and availability of the site is uncertain.	Low to medium sensitivity. The site is within the built-up area of Midhurst Town and part of the relatively newer development around Holmbush Way. The site is set down at a lower level from Holmbush Way, historically on land adjacent to the former railway line.	The site is surrounded on three sites by deciduous woodland priority habitat. The majority of the site is in active use as recreation ground that is also designated as Local Green Space. The remainder is in active use a meeting hall building and associated small car park. The site provides community and recreation uses for the surrounding community and it is currently unclear how these could be reprovided on site due to the size of the site, or offsite.	No	Part of the site has been put forward by the landowner. Availability of the other parts are uncertain.	Unknown	There is no reason to indicate why development on the site is not achievable.	Yes

Site Ref	Address	Settlement	Prov' Recc'	Prov' Reason for rejection	Landscape Assessment	Suitability Assessment	Suitable	Availability Assessment	Available	Achievability Assessment	Achievable
CH264	West of Pitsham Lane	Midhurst	Rejected	Development on the site would have a potential adverse impact on the biodiversity and character and appearance of the landscape. Part of the site is subject to flood risk and access is unlikely to be suitable.	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. The west of Pitsham Lane has a rural character. The northern most parcel has a more enclosed character, and the Historic Landscape Classification identifies this as a possible former recreation space and historic mapping (OS Six Inch 1888-1914) shows a cricket ground and pavilion no longer present on the site. Development west of Pitsham Lane would appear intrusive and poorly connected.	Adjacent to settlement boundary. Relatively open and local views from a public right of way bridleway along Pitsham Lane. The northern parcel is adjacent to New Pond Local Wildlife Site and part of this parcel has surface water flood risk. Vehicular access is poor along Pitsham Lane, and access along this bridleway should be avoided other than to non-motorised users.	No	The site is being actively promoted and is available for development.	Yes	There is no reason to indicate why development on the site is not achievable. However access to the site is unlikely to be suitable.	Yes

Site Ref	Address	Settlement	Prov' Recc'	Prov' Reason for rejection	Landscape Assessment	Suitability Assessment	Suitable	Availability Assessment	Available	Achievability Assessment	Achievable
CH265	Holmbush Way / Mead Way Estate	Midhurst	Rejected	The site is being promoted however the site is in active use and so further information would be required to confirm the site is available.	Low to medium sensitivity. The site is within the built-up area of Midhurst Town and part of the 20th and 21st Century settlement expansion in this area. The recreation ground is set down at a lower level from Holmbush Way, historically on land adjacent to the former railway line.	The site is located within the settlement boundary of Midhurst and it is noted that potential development of the site for additional affordable homes could be considered under existing Local Plan policies - SD25 supports the principle of development within settlement boundaries. It is noted that part of the site comprises a recreation ground designated as a Local Green Space and a commercial unit containing a small convenience store. These are important local facilities for the surrounding community which would need to be reprovided through any redevelopment of the site. All parcels are adjacent to deciduous woodland priority habitat. The east part of the Mead Way area is subject to surface water flood risk and is within flood zone 2. A very small area is also within flood zone 3.	Yes	The site is being promoted however the site is in active use and so further information would be required to confirm the site is available.	No	There is no reason to indicate why development on the site is not achievable.	Yes
CH130	North of the Royal Oak	Midhurst	Rejected	Development on the site would have a potential adverse impact on the character and appearance of the landscape. The site is Registered Common Land and not available.	High Sensitivity. High sensitivity due to the rural character of the site, high visibility and likely impact of development and poor/no relationship with the settlement pattern. Impact of tree removal likely to be significant change to landscape character to facilitate housing development.	The site is Registered Common Land. The site is within 250m of a Historic Landfill site. There is a grade II listed buildings adjacent (to south).	No	The site is Registered Common Land and not available.	No	There is no reason to indicate why development on the site is not achievable.	Yes

Site Ref	Address	Settlement	Prov' Recc'	Prov' Reason for rejection	Landscape Assessment	Suitability Assessment	Suitable	Availability Assessment	Available	Achievability Assessment	Achievable
CH131	Tennis Court Site, Land south of Goodwood Close / Woodland east of Southlands Park	Midhurst	Rejected	Development on the site would have a potential adverse impact on the character and appearance of the landscape.	Medium/High Sensitivity - Medium/high sensitivity due to potential for cumulative impacts from adjacent houses and proximity to A286. The site is part of the undeveloped settlement context. The site has notable topography and an elevated nature as a high point within the surrounding area.	Part of the site is Registered Common Land located on a local ridge line. The topography presents challenges without a harmful change to the immediate character and context of the area. There are several Tree Preservation Orders. A Grade II listed pub is 50m to the east. The site is within 250m of an Historic Landfill Site. Vegetation on site may provide some screening, however any non-native invasive species such as Rhododendron require removal and associated management. There may be opportunity to establish non-motorised user connection across the site linking Southlands Park to Goodwood Close with access to wider Midhurst. The site was assessed in detail by the SDNPA in determining planning applications SDNP/16/02698/FUL (4 dwellings) and SDNP/15/05631/FUL (5 dwellings) and was further considered in the subsequently dismissed appeals and it was concluded for both schemes that development would have an unacceptable impact on the landscape and would be detrimental to the character of the area.	No	The site is being actively promoted and is considered available.	Yes	There is no reason to indicate why development on the site is not achievable.	Yes

Site Ref	Address	Settlement	Prov' Recc'	Prov' Reason for rejection	Landscape Assessment	Suitability Assessment	Suitable	Availability Assessment	Available	Achievability Assessment	Achievable
LE024	North of Wellington Road	Newhaven	Rejected	Potential adverse impact on the character and appearance of the landscape.	High sensitivity due to size and location of site in open downland on the boundary of the National Park. The boundary would not be enhanced by development in this location and would intrude further into the open downland. Structure/mitigation planting likely to be detrimental to existing character.	Development on the site would have a potential adverse impact on the character and appearance of the landscape.	No	Unknown. The site was considered available in the 2016 SHLAA but has not been submitted for consideration to 2022 Call for Sites or since.	Unknown	There is no reason to indicate why development on the site is not achievable.	Yes
LE028	North of Palmerston Avenue	Newhaven	Rejected	Potential adverse impact on the character and appearance of the landscape.	Very high sensitivity due to the distinctive and open nature of the site and proximity to public right of way network. Lack of potential mitigation.	Due to the conclusions of the landscape assessment the site is not considered suitable. Archaeological interest and wildlife value also impact suitability for development.	No	Unknown. The site was considered available in the 2016 SHLAA but has not been submitted for consideration to 2022 Call for Sites or since.	Unknown	No existing access. Access could potentially be created although this would impact landscape character.	Yes
LE048	Site 2, East Hill Road	Newhaven	Rejected	Development is not considered to be achievable (access arrangements & subsequent impact on PRow network).	Medium Sensitivity The site is part of a valuable tract of open land which extends into Denton and includes an extensive public right of way network. Access is affected by the steep slopes of the valley side which also make the site visible from the rising land to the north of Denton. The site is small in scale and in proportion with adjacent recent development.	There is a footpath along the northern boundary of the site. There is unknown archaeological potential and the site will require a pre-application assessment. The site has several biodiversity constraints and will require further ecological investigation before allocation.	Yes	Unknown. The site was considered available in the 2016 SHLAA but has not been submitted for consideration to 2022 Call for Sites or since.	Unknown	Access unclear, appears to be via public right of way (ProW) which is narrow with the potential for gradient issues. Road would need upgrading to achieve required widths and visibility but this would have detrimental impact on PRow.	No

Site Ref	Address	Settlement	Prov' Recc'	Prov' Reason for rejection	Landscape Assessment	Suitability Assessment	Suitable	Availability Assessment	Available	Achievability Assessment	Achievable
LE092	Land on south east side of Hill Road	Newhaven	Rejected	Development is not considered to be achievable (access arrangements & subsequent impact on PRow network).	Medium Sensitivity The site is part of a valuable tract of open land which extends into Denton and includes an extensive public right of way network. Access is affected by the steep slopes of the valley side which also make the site visible from the rising land to the north of Denton. The site is small in scale and in proportion with adjacent recent development.	There is a footpath along the northern boundary of the site. There is unknown archaeological potential and the site will require a pre-application assessment. The site has several biodiversity constraints and will require further ecological investigation.	Yes	Unknown. The site was considered available in the 2016 SHLAA but has not been submitted for consideration to 2022 Call for Sites or since.	Unknown	Access unclear. Appears to be via public right of way (PRow) which is narrow with the potential for gradient issues. Road would need upgrading to achieve required widths and visibility, but this would have detrimental impact on PRow.	No
LE093	Land at Holmdale Road	Newhaven	Rejected	Potential adverse impact on the character and appearance of the landscape.	High sensitivity due size, scale and location, high visibility, proximity to public right of way network. Lack of potential for mitigation.	Due to the conclusions of the landscape assessment the site is not considered suitable. There is unknown archaeological potential and the site will require a pre-application assessment.	No	Unknown. The site was considered available in the 2016 SHLAA but has not been submitted for consideration to 2022 Call for Sites or since.	Unknown	There is no reason to indicate why development on the site is not achievable.	Yes

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LE119	Cut Hole, Denton	Newhaven	Rejected	Potential adverse impact on the character and appearance of the landscape.	High landscape sensitivity - Whilst the site is considered to have moderate distinctiveness due to the diluting effect of existing development on the edge of the settlement, the site is highly visible given its open and undulating topography – increasing its overall landscape sensitivity.	A public right of way (PRoW) crosses the south of the site, although this does not appear to be well used. Development at the north of site would impact perceptual qualities and views from popular PRoW to the northeast. The site is cut off from the centre of Newhaven by several busy A roads. The south of the site is prone to surface water flooding.	No	The site is being actively promoted and is considered available.	Yes	Unknown - there may be access issues to resolve, given current access is from the Strategic Road Network.	Unknown
LE120	Stud Farm	Newhaven	Rejected	Potential unacceptable landscape impact.	High Landscape Sensitivity - Edge of settlement expansion area, already detrimental to landscape character, edge of downland and open location makes site visually sensitive.	Due to the landscape assessment, site is not considered suitable for development. Furthermore, site is in unsustainable location being detached from local facilities in Seaford. Also unknown archaeological potential given nearby heritage assets.	No	The site is being actively promoted and is considered available.	Yes	Unknown. It is unclear where access to site will be created from.	Unknown
CH224	Land at Valentines Lea	Northchapel	Rejected	The site plays a key role as central and amenity space for the existing development. It is also uncertain whether the site could suitably accommodate 5 or more dwellings.	Low-Moderate Sensitivity due to the site's location well within an area of relatively recent development. However, the site is highly visible as a central focal point in the development.	The site is a central point in the location of this development and is used as amenity open space. Due to the shape of the site, it is uncertain if it could suitably accommodate 5 or more dwellings.	No	The site is being actively promoted and is considered available.	Yes	There is no reason to indicate why development on the site is not achievable.	Yes

Site Ref	Address	Settlement	Prov' Recc'	Prov' Reason for rejection	Landscape Assessment	Suitability Assessment	Suitable	Availability Assessment	Available	Achievability Assessment	Achievable
CH266	Land south of Northchapel, and east of A283	Northchapel	Rejected	Development on the site would have a potential adverse impact on the character and appearance of the landscape. Impact on Ancient Woodland.	The site is assessed as High Landscape Sensitivity due to the assart fieldscape definition of the site. The site is located in a prominent location at the southern entrance to the village.	There is Ancient Woodland within the site on the northern boundary and surrounding the site to the east. The site is adjacent to sewage works to the north; any buffer zone required for the sewage works would need further consideration. The sewage works and ancient woodland provide a clear edge to the settlement on the east side of the A283 and so development on the site would be disconnected and not well related to the settlement pattern. Access is not considered suitable due to likely substantial loss of hedgerow and suburbanising impacts.	No	The site is being actively promoted and is considered available.	Yes	There is no reason to indicate why development on the site is not achievable.	Yes
CH076	Land South of Northchapel	Northchapel	Rejected	Development on the site would have a potential adverse impact on the character and appearance of the landscape. Impact on Ancient Woodland.	The site is assessed as having High Landscape Sensitivity due to the assart fieldscape definition of the site and the high visibility of the site at the entrance of the village. Whilst part of the countryside setting of Northchapel, the entrance to the village is more defined by the trees lining the A283, which ends at the site boundary.	The site is highly visible and visually sensitive and plays a key role in the transition from built development to more open countryside. There is ancient woodland along the western and southern boundary of the site. A public right of way runs along the western boundary. A very small part of the site (in the north) is within flood zone 2 and 3.	No	There is no evidence that the site is available or being actively promoted for development.	No	There is no reason to indicate why development on the site is not achievable.	Yes

Site Ref	Address	Settlement	Prov' Recc'	Prov' Reason for rejection	Landscape Assessment	Suitability Assessment	Suitable	Availability Assessment	Available	Achievability Assessment	Achievable
CH077	Land South of Northchapel Primary School	Northchapel	Rejected	Development on the site would have a potential adverse impact on the character and appearance of the landscape.	The site is assessed as having High Landscape Sensitivity due to the assart fieldscape definition of the site and the high visibility of the site in relation to the village as surrounding open countryside.	The site is highly visible and visually sensitive and plays a key role in the transition from built development to more open countryside. The site is adjacent to the Northchapel Conservation Area and a listed building. The western side of the site is located within areas of flood zone 2 and 3 and is susceptible to surface water flooding.	No	Unknown. The site was considered available in the 2016 SHLAA but has not been submitted for consideration to 2022 Call for Sites or since.	Unknown	There is no reason to indicate why development on the site is not achievable.	Yes
CH145	Land east of Luffs Meadow	Northchapel	Rejected	Development on the site would have a potential adverse impact on the character and appearance of the landscape.	The site is assessed as having High Landscape Sensitivity due to the assart fieldscape definition of the site and the high visibility of the site in relation to the village as surrounding open countryside.	The site has dominant topography. is highly visible and visually sensitive and plays a key role in the transition from built development to more open countryside. There is Ancient Woodland surrounding the site to the south and southeast. There is a group of protected trees on the on the western boundary and a public right of way along the northern boundary. The northwestern area of the site is located within flood zone 2 and is susceptible to surface water flooding.	No	Unknown. The site was considered available in the 2016 SHLAA but has not been submitted for consideration to 2022 Call for Sites or since.	Unknown	There is no reason to indicate why development on the site is not achievable.	Yes

Site Ref	Address	Settlement	Prov' Recc'	Prov' Reason for rejection	Landscape Assessment	Suitability Assessment	Suitable	Availability Assessment	Available	Achievability Assessment	Achievable
CH225	Nyewood Timber Yard, Greenfields	Nyewood	Rejected	Development on the site would have a potential adverse impact on landscape character, settlement pattern and biodiversity. In addition, access could be issue regarding achievability.	Moderate Landscape Sensitivity. The site is located between the settlement of Nyewood and an extensive area of woodland which provides a backdrop to Nyewood. Development of the site would be visible and appear as an incursion into the woodland and into the gap between dwellings at this location.	Residential development of the site would extend the settlement boundary in a manner which is inconsistent with the linear settlement pattern and be an incursion into the woodland. Areas of the woodland in close proximity to the site are ancient woodland. Incursion into the woodland could have impacts on the habitat and species from urbanisation, disturbance and lighting, and erode the buffer between the existing settlement and the woodland at this location.	No	The site is being actively promoted and is considered available.	Yes	Access is understood to be owned by third party and so is not considered achievable unless suitable permissions are resolved.	No
WI070	Land at Underdown Farm & Feed Mill	Owslebury	Rejected	Potential incongruous extension into the countryside and adverse impact on the character and appearance of the landscape.	he site has high landscape sensitivity due to its stepped (but overall dominant) topography and high visibility from the PRoW network and wider undulating countryside. Even if development was limited to the western access area, development would still create an incongruous southern / eastern extension to an otherwise linear village which is orientated NE-SW.	Development could potentially comprise the demolition of large agricultural buildings in place of small-scale, sympathetically designed, residential development in the western access area of the site. However, this would create an incongruous extension to the settlement boundary and may impact the future operation of the existing agricultural uses. Given the above and the findings of the landscape assessment, the site is not considered suitable for residential development.	No	Unknown. The site was considered available in the 2016 SHLAA but has not been submitted for consideration to 2022 Call for Sites or since.	Unknown	There is no reason to indicate why development on the site is not achievable.	Yes

Site Ref	Address	Settlement	Prov' Recc'	Prov' Reason for rejection	Landscape Assessment	Suitability Assessment	Suitable	Availability Assessment	Available	Achievability Assessment	Achievable
LE126	Land to the east of Telscombe Road / Hoddern Farm	Peacehaven / Piddinghoe	Rejected	Potential adverse impact on the character and appearance of the landscape.	Landscape sensitivity assessed as moderate although it is considered this would be high in the northern part of the site on higher ground and exposed to longer distance views. There is a clear edge to the settlement to the west of the site.	The site is assessed as moderate for landscape sensitivity although this is due to the lower ground in the south-west which is removed from some longer distance views. There is also a very strong settlement edge along the west of the site. In summary, the settlement edge combined with the landscape sensitivity make this site unsuitable.	No	The site is being actively promoted and is considered available.	Yes	There is no reason to indicate why development on the site is not achievable.	Yes
EA046	Land south of Larcombe Road, and west of The Causeway	Petersfield	Rejected	Not considered to be achievable (susceptible to flooding). Potential isolated and incongruous extension into the countryside and adverse impact on the character and appearance of the landscape.	The site has a moderate landscape sensitivity and comprises floodplain grazing marsh priority habitat. Although the site is seen in long distance views, it is relatively flat and screened by mature trees and hedgerows. Nevertheless, its boundaries are delineated by the A3/railway transport route (west), the PRoW network (south and east), and a tributary stream of the River Rother (east). The site is isolated and not well related to the existing settlement pattern. Moreover, development would create an incongruous extension to the distinctive, nucleated, and planned settlement pattern of Petersfield.	The site is in a mineral consultation area for clay and is adjacent to a Grade II listed building (No.211 The Causeway). The site is situated between the A3/railway transport route (west) and a tributary stream of the River Rother (east). As such, the west is susceptible to noise pollution, whilst the east (incl. vehicular access) is in Flood Zones 2 and 3 and is susceptible to surface water flooding. Given the above and the findings of the landscape assessment, the site is not considered to be suitable for development.	No	Unknown. The site was considered available in the 2016 SHLAA but has not been submitted for consideration to 2022 Call for Sites or since.	Unknown	The site is accessed from its eastern boundary via culverts over an existing stream and public right of way. The site accesses are in Flood Zones 2 and 3 and the existing culverts are unlikely to accommodate additional vehicular movements. Notwithstanding the flood risks, access rights would need to be obtained over the adjacent eastern land parcels.	No

Site Ref	Address	Settlement	Prov' Recc'	Prov' Reason for rejection	Landscape Assessment	Suitability Assessment	Suitable	Availability Assessment	Available	Achievability Assessment	Achievable
EA073	Land rear of 219-249 The Causeway	Petersfield	Rejected	Susceptible to flooding. Potential adverse impact on the character and appearance of the landscape.	The site is assessed as having a high landscape sensitivity due to its intervisibility with Butser Hill, its proximity to the A3 corridor, and its poor relationship with the existing settlement pattern. Moreover, the site is adjacent to floodplain grazing marsh and deciduous woodland priority habitats.	The site is in a mineral consultation area for clay and is adjacent to a Grade II listed building (No.211 The Causeway). It includes an existing stream and pond, and so a vast proportion of the site is in Flood Zones 2 and 3. It is dissected by an existing PRow which runs north-south across the site. Given the above and its landscape sensitivity, the site is not considered to be suitable for built development.	No	Unknown. The site was considered available in the 2016 SHLAA but has not been submitted for consideration to 2022 Call for Sites or since.	Unknown	There is no reason to indicate why development on the site is not achievable.	Yes
EA108	Lower Tilmore, Tilmore Road	Petersfield	Rejected	The site is not considered to be available for development.	The site is assessed as having medium landscape sensitivity. The area is semi-rural in character; however, the site constitutes previously developed land (PDL) given that it comprises a dwellinghouse and its residential curtilage. The site is screened by well-established and mature trees and hedgerows on all sides and is only visible from its existing vehicular access off Tilmore Road. Development may have a significant impact on the local and semi-rural character of this part of Petersfield, and so only small-scale development should be considered.	The site is accessed via Tilmore Road and is bound by large mature trees and hedgerows on all sides. The site is in Flood Zone 1 but is susceptible to groundwater flooding and is within a watercourse buffer. Given the above and the findings of the landscape assessment, it is considered that the site may only be suitable for small-scale, sympathetically designed, residential development focused around the existing building footprint.	Yes	Unknown. The site was considered available in the 2016 SHLAA but has not been submitted for consideration to 2022 Call for Sites or since.	Unknown	There is no reason to indicate why development on the site is not achievable.	Yes

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EA112	HCC Depot off Paddock Way	Petersfield	Rejected	The site is not currently available for development.	The site is assessed as having a low landscape sensitivity given that it is previously developed land (PDL), within the defined settlement boundary, and that redevelopment would be consistent with surrounding residential land. The site is allocated in the Petersfield NDP and the NDP Examiner concluded that the site was "clearly an appropriate allocation, should the site become available".	The site is allocated in the Petersfield NDP, under Policy H9, for 42 dwellings, subject to the relocation of the existing depot use elsewhere in the town. The NDP allocation has established the principle of redevelopment.	Yes	The landowner has confirmed that the site is not available for redevelopment.	No	There is no reason to indicate why development on the site is not achievable.	Yes
EA115	Community Centre, Love Lane	Petersfield	Rejected	The site is not currently available for development.	The site is assessed as having a low landscape sensitivity given that it is previously developed land (PDL), within the defined settlement boundary, and that redevelopment would be consistent with surrounding residential development. The site is allocated in the Petersfield NDP and the NDP Examiner concluded that the site is an appropriate allocation should the site become available.	The site is allocated in the Petersfield NDP for 10 dwellings under Policy H10, subject to the relocation of the existing community use elsewhere in the town. The NDP alludes to a possible relocation of the existing community building to the Love Lane Recreation Ground - see NDP Policy CP2. Notwithstanding the above, the NDP allocation has established the principle of development, and so the site is considered to be suitable subject to an alternative community centre location being identified.	Yes	The landowner has confirmed that the site is not available for redevelopment.	No	There is no reason to indicate why development on the site is not achievable.	Yes

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EA191	Royal Mail Sorting Office	Petersfield	Rejected	The site is not considered to be available for development.	The site is in the settlement boundary and is previously developed land (PDL). It comprises of a Royal Mail sorting office (and associated car parking) and is located within Petersfield Town Centre and Conservation Area. The site has low landscape sensitivity but is likely to have high heritage sensitivity given its location within the Conservation Area and its proximity to nearby listed buildings.	The site is allocated in Petersfield NDP, under Policies H6, RP1 and MU1, as a town centre opportunity area for 5 dwellings and 360sqm of retail space. The NDP allocation has established the principle of redevelopment for residential and retail uses should the site come forward for redevelopment in the future.	Yes	Unknown. The site was considered in the Petersfield Neighbourhood Plan process but has not been submitted for consideration to the 2022 Call for Sites or since.	Unknown	There is no reason to indicate why development on the site is not achievable.	Yes
EA192	BT Exchange, Charles Street & Swan Street	Petersfield	Rejected	The site is not considered to be available for development.	The site is in the settlement boundary and is previously developed land (PDL). The site comprises a three storey, L-shaped, building used as a telephone exchange. The building is sited on the junction of Charles Street and Swan Street (with access from the former) in Petersfield Town Centre and is adjacent to (and surrounded by) the Petersfield Conservation Area. The site has low landscape sensitivity but is likely to have high heritage sensitivity given its relationship to the Conservation Area and nearby listed buildings.	The site is allocated in Petersfield NDP, under Policies H6, RP1 and MU2, as a town centre opportunity area for 11 dwellings and 1,000sqm of retail space. The NDP allocation has established the principle of redevelopment for residential and retail uses should the site come forward for redevelopment in the future.	Yes	Unknown. The site was considered in the Petersfield Neighbourhood Plan process but has not been submitted for consideration to the 2022 Call for Sites or since.	Unknown	There is no reason to indicate why development on the site is not achievable.	Yes

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EA193	Petersfield Infant School, Hylton Road	Petersfield	Rejected	The site is not currently available for redevelopment.	The site is previously developed land (PDL), is in the settlement boundary, and includes Petersfield Infant School. The site is in Petersfield Town Centre and partially in Petersfield Conservation Area. Although the site has low landscape sensitivity, it is likely to have high townscape sensitivity given its (partial) location within, and relationship to, the Conservation Area.	The site is allocated in Petersfield NDP, under Policies H6-1, RP1 and R1, as a town centre opportunity area for 20 dwellings and 400sqm of retail space. The NDP allocation has established the principle of redevelopment for residential and retail uses should the site come forward for redevelopment in the future.	Yes	There is no indication that the site is currently available for redevelopment . At the NDP Examination, the Education Authority and other parties confirmed that there is no intention for education use to cease and for the school to be relocated.	No	There is no reason to indicate why development on the site is not achievable.	Yes

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EA226	Land east of Heath Road East and Harrier Way	Petersfield	Rejected	Potential adverse impact on the character and appearance of the landscape, the setting of the Heath and heritage assets, and the settlement character and pattern of Petersfield.	The site has high landscape sensitivity given its strategic scale and open nature. It has a strong landscape distinctiveness forming a transitional area between two landscape character areas. The site is bound by the Heath (west), existing residential development (north), the River Rother (east); and is open to views from wider countryside and higher ground (south). Large-scale development would not conserve or enhance the rural, open character of this landscape, nor the role it plays in providing a setting to the Heath, numerous heritage assets, and the distinctive, planned, and nucleated town of Petersfield.	The site is surrounded by priority habitats, ecological designations, and flood zones. The site is in a mineral consultation area for clay, soft sand, and sharp sand and gravel, and less than half the site is in contaminated land buffers. The site includes the safeguarded Petersfield-to-Midhurst route along its north-eastern boundary and includes an SGN regional gas pipeline which diverts across the site between the adjacent Harriers Way and Petersfield WTW. Development would create a strategic extension to the south-east of Petersfield. This extension would create an imbalance compared to the quantum of existing post-war development east of the B2199 Heath Road East. Even if the developable area was reduced to the western half, this would still not positively contribute to the settlement character and pattern of the distinctive, planned, and nucleated town of Petersfield, and the setting and significance of the Heath and numerous heritage assets.	No	The site is being actively promoted and is considered available.	Yes	There is no reason to indicate why development is not achievable. However, groundwater vulnerability is an issue in this area, and transport modelling will be required due to the documented capacity and safety concerns associated with the B2199 crossroads and A272 junction further north.	Yes

Site Ref	Address	Settlement	Prov' Recc'	Prov' Reason for rejection	Landscape Assessment	Suitability Assessment	Suitable	Availability Assessment	Available	Achievability Assessment	Achievable
EA047	Land rear of 115 Sussex Road	Petersfield	Rejected	Potential adverse impact on a defined area of special housing character by virtue of its proposed access.	The site has very low landscape sensitivity given that it comprises enclosed residential garden land. Nevertheless, the proposed demolition of, and access through, No.115 Sussex Road would negatively impact on an "area of special housing character" (see Policy BEP5, Petersfield Neighbourhood Development Plan). The NDP Examiner previously stated that the formation of a new access to Sussex Road would be damaging to the character of the area and would set an undesirable precedent in respect of this section of Sussex Road as a whole.	The site is in a mineral consultation area for clay, sharp sand, and gravel. The site includes TPOs on its north-eastern point and eastern boundary. The existing dwellinghouse is in an "area of special housing character" (see Policy BEP5, Petersfield NDP). Given the above and the findings of the landscape assessment, the site is not considered to be suitable for development due to its proposed access.	No	The site is being actively promoted and is considered available.	Yes	The landowner has stated that vehicular and pedestrian access would be achieved via the demolition of No.115 Sussex Road. Although this would negatively impact on an area of special housing character (see suitability section above), there is no reason to indicate why development on the site is not technically achievable.	Yes

Site Ref	Address	Settlement	Prov' Recc'	Prov' Reason for rejection	Landscape Assessment	Suitability Assessment	Suitable	Availability Assessment	Available	Achievability Assessment	Achievable
EA061	Land at Horse Chestnut Farm	Petersfield	Rejected	Potential incongruous extension into the countryside, and would have a potential adverse impact on the character and appearance of the landscape.	The site has high landscape sensitivity. It is highly distinctive of its landscape character areas and is visible from both the adjacent raised highway and longer distance views from surrounding higher ground. Development would elongate and extend existing linear/ribbon development into the countryside, creating an incongruous southern extension. This would not relate well to the distinctive, nucleated, and planned settlement pattern of Petersfield. The whole site comprises floodplain grazing marsh priority habitat.	The site is in a mineral consultation area for clay, is in a contaminated land buffer, and includes a PRoW and TPOs on its boundaries. The site is affected by noise given that it's bound by the A3 and railway line (west) and B2070 The Causeway (east). The site is dissected in half by a tributary stream of the River Rother and so a large proportion of the site is in Flood Zones 2 and 3. Given all the above and the findings of the landscape assessment, the site is not considered to be suitable.	No	The site is being actively promoted and is considered available.	Yes	There is no reason to indicate why development on the site is not achievable. However, a previous refusal on adjacent land (see ref. 34636/01/OUT) highlighted potential interference with the safety and convenience of users of the adjoining highway, incl. the A3 junction at Buriton. As such, a transport assessment is required to inform any proposed development use and quantum.	Yes

Site Ref	Address	Settlement	Prov' Recc'	Prov' Reason for rejection	Landscape Assessment	Suitability Assessment	Suitable	Availability Assessment	Available	Achievability Assessment	Achievable
EA063	Land North West of Tilmore Road	Petersfield	Rejected	Does not relate well to the existing settlement pattern - potential adverse impact in the character and appearance of the landscape.	The site has high landscape sensitivity. It has an undulating topography and is very characteristic of its landscape character area. The western area includes the Tilmore Brook and the associated local green space (LGS), whilst the eastern area includes, and is in proximity to, the Hangers Way PRoW and Shipwrights Way respectively. Moreover, due to the site's location and scale, development would be a dominating influence which would negatively impact on the rural hinterland of Petersfield and would create an unrelated, isolated, and incongruous northern extension to the nucleated and planned settlement pattern of Petersfield.	The site is in a mineral consultation area for soft and silica sand, is surrounded by deciduous woodland priority habitat, is in a contaminated land buffer area, and has historic landfill in its north-eastern area. Although raised above the motorway, the site is still subjected to noise disturbance from the A3 which would negatively impact potential future residents. Given the above and the findings of the landscape assessment, the site is not considered to be suitable.	No	The site is being actively promoted and is considered available.	Yes	Development on the site is not currently considered to be achievable. Access via Bell Hill or the Steep House Nursing Home would require agreement with third party landowners – the former would also require access over the Tilmore Brook and LGS which is not considered to be acceptable. As for Tilmore Road, this would require the diversion of the Hangers Way PRoW. In addition, hard engineering works and an intensified use would have an adverse negative impact of the rural character of the area.	No

Site Ref	Address	Settlement	Prov' Recc'	Prov' Reason for rejection	Landscape Assessment	Suitability Assessment	Suitable	Availability Assessment	Available	Achievability Assessment	Achievable
EA065	Land west of Upper Tilmore Road	Petersfield	Rejected	Does not relate well to the existing settlement pattern - potential adverse impact in the character and appearance of the landscape.	The site is assessed as having high landscape sensitivity. It has an apparent topography and is very characteristic of its landscape character area. The site is bound by, and includes, the Hangers Way PRoW. The site has a poor relationship with the settlement pattern and so development would create an incongruous northern extension to the nucleated and planned settlement pattern of Petersfield.	The site is in a mineral consultation area for soft and silica sand and includes historic landfill in its northern area. Although raised above the motorway, the site is still subjected to noise disturbance from the A3. This would negatively impact potential future residents. Given the above and the findings of the landscape assessment, the site is not considered to be suitable for development.	No	Unknown. The site was considered available in the 2016 SHLAA but has not been submitted for consideration to 2022 Call for Sites or since.	Unknown	There is no reason to indicate why development on the site could not be achieved, subject to the delivery of a safe and appropriate access off Tilmore Road.	Yes
EA072	Land South of the Causeway	Petersfield	Rejected	Potential incongruous settlement extension and adverse impact on character and appearance of the landscape, and the setting of heritage assets.	The site has high landscape sensitivity. it is highly distinctive of its landscape character area and is visible from both the adjacent raised highway and longer distance views from surrounding higher ground. Development would elongate and extend existing linear/ribbon development into the countryside, creating an incongruous southern extension. This would not relate well to the distinctive, nucleated, and planned settlement pattern of Petersfield. Moreover, the Petersfield Neighbourhood Development Plan Examiner previously rejected a proposed allocation for a care home and care bungalows on the site due to landscape impacts.	The site is in a mineral consultation area for clay and includes TPOs on its boundaries and a PRoW running north-south. The site is in proximity to Flood Zones 2 and 3 – and is in a watercourse buffer – which is associated with the existing stream in proximity to the west. Given the above and the findings of the landscape assessment, the site is not considered to be suitable.	No	The site is being actively promoted and is considered available.	Yes	There is no reason to indicate why development on the site is not achievable. However, a previous refusal (see ref. 34636/01/OUT) highlighted potential interference with the safety and convenience of users of the adjoining highway, incl. the A3 junction at Buriton. As such, a transport assessment is required to inform any proposed development use and quantum.	Yes

Site Ref	Address	Settlement	Prov' Recc'	Prov' Reason for rejection	Landscape Assessment	Suitability Assessment	Suitable	Availability Assessment	Available	Achievability Assessment	Achievable
EA145	Land at Tilmore West	Petersfield	Rejected	Not considered to be achievable. Potential adverse impact on the character and appearance of the landscape.	The site has very high landscape sensitivity as it forms part of the valley and setting of the Tilmore Brook. It has an undulating and dominant topography and is readily open to views from the adjacent PRoW, which also delineates the site's southern boundary. Moreover, Bell Hill Ridge is single-lane and development would impact on its semi-rural character.	The site is in a mineral consultation area for silica sand and includes mature trees and hedgerows along its internal subdivisions and external boundaries. Given that the site is accessed via semi-rural roads, has a dominant topography, and forms part of the Tilmore Brook Valley, the site it is not considered to be suitable for built development.	No	The site is being actively promoted and is considered available.	Yes	Development on the site is not considered to be achievable given the access issues associated with Bell Hill Ridge and Coxes Meadow. It is also unclear whether third party land is required to connect the existing access gate to the adopted highway.	No
EA183	Land at Buckmore Stables (South)	Petersfield	Rejected	Site is allocated in the Petersfield NDP (Policy C8) for a new cemetery. Does not relate well to the existing settlement pattern/potential adverse impact on the character and appearance of the landscape.	The site has high landscape sensitivity due to its dominant topography and open views from the PRoW network and Butser Hill. It is adjacent to the A3 and so is subject to noise disturbance which detracts from the tranquillity of the area. The proposed intensification of land use would negatively impact on the use and rural character of the PRoW network and the northern unmade, access track off Bell Hill. Finally, development would be detached, secluded and incongruous to the existing built settlement pattern and edge.	The site is in a mineral consultation area for soft and silica sands, is surrounded by deciduous woodland priority habitat, and is in a contaminated land buffer. Although raised above the motorway, the site is still subjected to noise disturbance from the A3 which would negatively impact potential future residents. Finally, the site is allocated in the Petersfield NDP for a new cemetery (see Policy C8). Given the above and the findings of the landscape assessment, the site is not considered to be suitable for built development.	No	The site is being actively promoted and is considered available.	Yes	The site is currently accessed via an unmade, single-lane, narrow track which also forms part of the PRoW network. The above is appropriate and sufficient for the existing, private paddock use, but any intensification would impact on the use and rural character of the PRoW network. Moreover, the existing width is unlikely to accommodate intensification, and it is not considered possible to widen.	No

Site Ref	Address	Settlement	Prov' Recc'	Prov' Reason for rejection	Landscape Assessment	Suitability Assessment	Suitable	Availability Assessment	Available	Achievability Assessment	Achievable
EA184	Land east and south of Russell Way	Petersfield	Rejected	Potential incongruous settlement extension and adverse impact on character and appearance of the landscape, and the setting of heritage assets.	The site (including all previous smaller submissions) has a high landscape sensitivity. The site includes a listed building within an assarted fieldscape on the rural edge of Petersfield. The site has a poor relationship with the existing settlement pattern and is open to views from Sussex Road and the wider countryside.	The site has TPOs on its northern boundary and is entirely within a mineral consultation area for clay, soft sand, silica sand, and sharp sand and gravel. The site includes, and comprises the setting of, the Grade II listed building of Mallards Mere / Wealth Lodge. Development in the north would impact on the character, setting and significance of the listed building, whilst development in the south would create an incongruous south-eastern extension to the nucleated and planned market town of Petersfield. Given the above and the findings of the landscape assessment, the site is not considered to be suitable for development.	No	The site is being actively promoted and is considered available.	Yes	There is no reason to indicate why development on the site is not achievable.	Yes
EA186	Land adj Causeway House	Petersfield	Rejected	Development would split the curtilage of a listed building which would be harmful to the setting and significance of the listed building.	The site has a high landscape sensitivity. The site is relatively flat and contained by recently built development (north) and well-established, mature vegetation (south and east). The site is in the curtilage of the Grade II listed Causeway House. In considering Sections 1(5) & 66(1) of the Planning (Listed Buildings & Conservation Areas) Act 1990, any proposal to split the listed building's curtilage would be harmful to the setting and significance of the listed building.	The site is in a mineral consultation area, is in a contaminated land buffer, and has a TPO along its north-eastern boundary. Given the potential harm to the setting and significance of the Grade II listed Causeway House, large-scale residential development is not considered to be suitable. Although the potential harm is likely to be "less than substantial", it is considered that such harm would not be outweighed by any potential public benefits.	No	The site is being actively promoted and is considered available.	Yes	There is no reason to indicate why development on the site is not achievable.	Yes

Site Ref	Address	Settlement	Prov' Recc'	Prov' Reason for rejection	Landscape Assessment	Suitability Assessment	Suitable	Availability Assessment	Available	Achievability Assessment	Achievable
EA189	Land at Buckmore Stables (North)	Petersfield	Rejected	Site is allocated in the Petersfield NDP (Policy C8) for a new cemetery. Does not relate well to the existing settlement pattern/potential adverse impact on the character and appearance of the landscape.	The site has moderate landscape sensitivity. Although it is visible from the PRoW network and wider views from Butser Hill to the south, the site is relatively flat and is enclosed by deciduous woodland and other vegetation on its west, north and east boundaries. The site is adjacent to the A3 and so is subject to noise disturbance which detracts from the tranquillity of the area. The proposed intensification of land use would negatively impact on the use and rural character of the PRoW network and the southern unmade, access track off Bell Hill.	The site is in a mineral consultation for soft and silica sand, is in the setting of Bell Hill Cottage (Grade II listed) in the north-east, is surrounded by deciduous woodland priority habitat, and is in a contaminated land buffer. The site was previously rejected for C3 residential development but has been resubmitted for a C2 care facility for older persons. Although raised above the motorway, the site is still subject to noise disturbance from the A3 which would negatively impact potential future residents. Finally, the site is allocated in the Petersfield NDP for a new cemetery (see Policy C8). Given the above and the findings of the landscape assessment, the site is not considered suitable for Class C2 or C3 development.	No	The site is being actively promoted and is considered available.	Yes	The site is currently accessed via an unmade, single-lane, narrow track which also forms part of the PRoW network. The above is appropriate and sufficient for the existing, private equestrian use, but any intensification would impact on the use and rural character of the PRoW network. Moreover, the existing width is unlikely to accommodate intensification, and it is not considered possible to widen.	No
CH088	Land east of Hampers Common Industrial Estate	Petworth	Rejected	Rejected for housing as site is allocated for employment in Petworth Neighbourhood Development Plan.	Low Sensitivity The site is well contained within surrounding development and appropriate screening through supplementing the existing hedgerows would be consistent with local landscape character.	Site located to rear of small industrial estate and currently allocated as employment land. Allocated for employment land in the Petworth Neighbourhood Development Plan. Policy WS4: Land east of Hampers Common Industrial Estate. Location of site to rear of employment not suitable for residential.	No	Allocated for employment land in the Petworth Neighbourhood Development Plan. There is no evidence that the site is available or being actively promoted for residential use.	No	Site to be developed for employment – access from existing employment site. Not achievable for residential due to allocation for employment development.	No

Site Ref	Address	Settlement	Prov' Recc'	Prov' Reason for rejection	Landscape Assessment	Suitability Assessment	Suitable	Availability Assessment	Available	Achievability Assessment	Achievable
CH089	Land south of Herbert Shiner School	Petworth	Rejected	Notwithstanding that part of the large field (section to the west of this proposal) is allocated for development within the Petworth Neighbourhood Development Plan, development on the site would have a potential adverse impact on the character and appearance of the landscape.	High sensitivity The site is on the south facing slopes of the upper Rother Valley. Whilst part of the large field is allocated for development in the Petworth Neighbourhood Development Plan, it remains that further development would intrude into the undeveloped character of the landscape to the south of Petworth.	The remaining section of the field creates a buffer protecting the expanse of new residential (allocated site) from impacting on the rural character of this part of Petworth which contains a listed building at the entrance to the site on Grove Lane and a rural road leading up to the historic part of the town. The site is above the level of the road and development would be overly dominant in this location as a result, plus there are some significant hedgerows bordering the site and Grove Land. Together with the adopted policy site – this would amount to 200 houses. This is considered an over development for the site.	No	The site is being actively promoted and is considered available for development.	Yes	There is no reason to indicate why development on the site is not achievable.	Yes

Site Ref	Address	Settlement	Prov' Recc'	Prov' Reason for rejection	Landscape Assessment	Suitability Assessment	Suitable	Availability Assessment	Available	Achievability Assessment	Achievable
CH097	Land north of Hampers Common Industrial Estate	Petworth	Rejected	Development on the site would have a potential adverse impact on the character and appearance of the landscape	High Sensitivity The site is poorly related to the settlement pattern and relates more strongly to the surrounding countryside. The site is highly visible. In addition the site contains a number of significant trees including one on the front boundary with the road.	Due to the conclusions of the landscape assessment the site is not considered suitable for development.	No	Unknown. The site was available in the 2016 SHLAA but has not been submitted for consideration to 2022 Call for Sites or since. There is currently no evidence that the site is available or is being actively promoted for development.	Unknown	There is no reason to indicate why development on the site is not achievable.	Yes
CH099	Land south of playing field	Petworth	Rejected	Development on the site would have a potential adverse impact on the character and appearance of the landscape. Development on the site would have a potential adverse impact on heritage assets.	Very High Sensitivity The site is on the south facing slopes of the upper Rother valley and forms part of the setting of the registered parkscape, and the adjoining conservation area. Development would have an unacceptable level of impact on these features and impact on the wider views of the downs and the parkscape.	The site is adjacent to the conservation area, and opposite the grade II listed Petworth Park Wall and Grade I listed Petworth Park (located to the north). There is ancient woodland adjacent to the south western corner of the site. Due to the conclusions of the landscape assessment, not suitable.	No	Unknown. The site was considered to be available in the 2016 SHLAA but has not been submitted for consideration to 2022 Call for Sites or since. There is currently no evidence to indicate the site is available or being actively promoted for development.	Unknown	There is no reason to indicate why development on the site is not achievable.	Yes

Site Ref	Address	Settlement	Prov' Recc'	Prov' Reason for rejection	Landscape Assessment	Suitability Assessment	Suitable	Availability Assessment	Available	Achievability Assessment	Achievable
CH101	Land at junction of Tillington Road	Petworth	Rejected	Development on the site would have a potential adverse impact on the character and appearance of the landscape. Development on the site would have a potential adverse impact on heritage assets. Development on the site is not currently considered to be achievable.	High Sensitivity High sensitivity due to location within registered parkscape, conservation area and poor relationship with the town for residential development. Likely lower sensitivity to estate managed housing for estate workers/connected personnel although visual impacts over the wall should be clarified. Historic environment advice essential.	The site is within the conservation area and is adjacent to a grade II listed Park and Garden Walls and grade I listed Petworth Park. There are numerous other listed buildings within the vicinity, including one Grade II* listed.	No	Unknown. The site was available in the 2016 SHLAA but has not been submitted for consideration to 2022 Call for Sites or since. There is currently no evidence that the site is available or is being actively promoted for development.	Unknown	No suitable access available. There does not appear to be a safe and existing access, plus the site is on the corner with a roundabout and busy location. There are very high walls on the site boundary with the road – assume these would be affected through creating an access to the site.	No
CH102	Grove Road allotments	Petworth	Rejected	Development on the site would have a potential adverse impact on the character and appearance of the landscape. The site is in active use as allotments and not available.	High sensitivity - the site is in existing use as allotments and provides green infrastructure in terms of local food production, health and wellbeing, climate change. Likely high landscape value/importance for the local community. Site is located within the Petworth conservation area.	The site is in active use as allotments, and it is considered that the current use is important in terms of the cultural landscape as perceived by the local community. It is also highly sensitive to change due to its physical features, and because it abuts an area of fieldscapes, and abuts also a well-used public right of way.	No	The site is currently in use as allotments and therefore is not considered available. There is currently no evidence that the site is available or being actively promoted for development.	No	There is no reason to indicate why development on the site is not achievable although access will be to Grove Road.	Yes

Site Ref	Address	Settlement	Prov' Recc'	Prov' Reason for rejection	Landscape Assessment	Suitability Assessment	Suitable	Availability Assessment	Available	Achievability Assessment	Achievable
CH103	Land at allotments and Scout Hut	Petworth	Rejected	There is insufficient evidence that the site is available. In addition development on the site would have a potential adverse impact on the character and appearance of the landscape.	Medium/High Sensitivity The site is vulnerable to views from the conservation area and also could affect the setting of the conservation area, access and levels likely to be an issue (for Sheepdown Drive) and existing hedgerows and trees to consider. Possible alternative site needed for allotments and scout hut.	Development of the site would result in the loss of allotments and scout hut, both of which are in active use. The site is physically adjacent to the conservation area which lies to the north and west and a grade II listed building. Considered impacts of development potentially mitigable, any new access would need to be very sensitively designed and the impacts on the conservation area fully considered.	No	The site is in active use as allotments and scout hut and therefore not available. There is currently no evidence that the site is available or being actively promoted for development.	No	There is no reason to indicate why development on the site is not achievable. However issues regarding access due to topography are noted.	Yes
CH139	Land to east of North Street	Petworth	Rejected	Development on the site would have a potential adverse impact on the character and appearance of the landscape. Development on the site would have a potential adverse impact on heritage assets.	Medium/High Sensitivity Medium/High sensitivity due to location at the rear of the conservation area and orientation of the site alongside the rear of several listed properties. Views from the east and impacts on town fabric from access issues.	The site is within the conservation area and is adjacent to a number of listed buildings. The conclusions of the landscape assessment demonstrate that site is not suitable.	No	Unknown. The site was available in the 2016 SHLAA but has not been submitted for consideration to 2022 Call for Sites or since. There is currently no evidence that the site is available or is being actively promoted for development.	Unknown	There is no reason to indicate why development on the site is not achievable although issues regarding any suitable access are noted.	Yes

Site Ref	Address	Settlement	Prov' Recc'	Prov' Reason for rejection	Landscape Assessment	Suitability Assessment	Suitable	Availability Assessment	Available	Achievability Assessment	Achievable
CH140	Quarry Farm, Grove Lane	Petworth	Rejected	Development on the site would have a potential adverse impact on the character and appearance of the landscape.	High Sensitivity High sensitivity due to the views from the public right of way over the site and out to the surrounding countryside which would be blocked by development. The farmstead area would be Medium High Sensitivity due to its location in the wider countryside and the need to prevent urbanising features being introduced. The site is visible from a range of locations owing to the size, topography and location. The PROW to the north of the site provides views over much of the sloped ground to the south east. The site is visible as pastureland which connects with the wider landscape beyond.	Due to the conclusions of the landscape assessment the site is not considered suitable for development.	No	Unknown. The site was available in the 2016 SHLAA but has not been submitted for consideration to 2022 Call for Sites or since. There is currently no evidence that the site is available or is being actively promoted for development.	Unknown	There is no reason to indicate why development on the site is not achievable although it is noted that access would need to be via existing development to the north and a TPO is noted.	Yes
CH228	Land at Hampers Green	Petworth	Rejected	Site is located with a landscape highly sensitive location with no direct access to the site. The site is not considered to be suitable or achievable.	Site is located within an area of high landscape sensitivity and development would intrude into the undeveloped open landscape to the north and east of the site. The site forms part of a continuous tract of open countryside to the west of the road where the only visible change to the landscape is the existing cemetery, which is a peaceful part of northern Petworth, set in open countryside. This provides a welcome break to the urban residential development to the west.	As the site is immediately adjacent to the cemetery and due to limited options for access – the site is not suitable. It is also not suitable as it is located in an area of high sensitivity in landscape terms.	No	The site is being actively promoted and is considered available.	Yes	There is no direct vehicular access, and the land is slightly elevated above the adjoining highway. Access currently would need to go through the cemetery, but that is not a viable option for residential development.	No

Site Ref	Address	Settlement	Prov' Recc'	Prov' Reason for rejection	Landscape Assessment	Suitability Assessment	Suitable	Availability Assessment	Available	Achievability Assessment	Achievable
CH230	Bowling Green & Tennis Club	Petworth	Rejected	The site has a moderate landscape sensitivity of moderate and is in active use for community and leisure uses for which the site is allocated in the Petworth Neighbourhood Development.	Landscape sensitivity is moderate. The site is enclosed and situated between two areas of existing residential development. Topography is important as the land rises to the south from Sheepdown Drive. Due to the topography – the site has a landscape sensitivity rating of moderate.	The site is allocated in the Petworth Neighbourhood Development Plan for community and leisure use and any development would require the existing uses to be relocated.	No	The site is allocated as community and leisure use in the Petworth Neighbourhood Development Plan. There is currently no evidence to indicate that the site is available or being actively promoted for development.	No	There is no reason to indicate why development on the site is not achievable	Yes
CH231	Midhurst Road Allotments	Petworth	Rejected	Development on the site would have a potential adverse impact on the character and appearance of the landscape. Development on the site would have a potential adverse impact on heritage assets. Site allocated in Petworth Neighbourhood Development Plan for allotments. Development may not be achievable.	High Sensitivity the site is on the south facing slopes of the upper rother valley and forms part of the setting of the registered parkscape, and the adjoining conservation area. Development would have an unacceptable level of impact on these features and impact on the wider views of the downs and the parkscape.	The site is in active use as allotments and it is considered that the current use is important in terms of the cultural landscape as perceived by the local community.	No	Site is currently used as allotments. It is also allocated in the Petworth Neighbourhood Development Plan for community and leisure facilities	No	Access unclear as site has frontage onto Midhurst Road – this may not be achievable. Unsure of land ownership and if there are barriers to development.	No

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MI007	Land at Poynings Road	Poynings	Rejected	The site is considered to be previously developed land (PDL) and is adjacent to the SPB, with no exclusion criteria onsite.	Medium/High Sensitivity Medium high landscape sensitivity views & proximity to the scarp slope are significant. The site is on the edge of the settlement and is substantial in comparison to the settlement	The site is a recreation ground located to the north of the settlement and adjacent to a part of the settlement boundary. However, the site is not considered to relate well to the existing settlement pattern and development on the site would have a potential adverse impact on the character and appearance of the landscape. In addition, loss of recreation ground would only be permissible where an acceptable replacement is provided.	No	The site is currently in active use as a recreation area. Availability would be subject to alternative recreation space being available/provided.	No	There is no reason to indicate why development on the site could not be achieved.	Yes
HO023	Brookgate Farm	Pulborough	Rejected	Potential adverse impact on the character and appearance of the landscape.	Highly sensitive landscape with open views across to Pulborough Brooks. Also forms part of an important gap between the urban area of Pulborough and the farmstead of Brookgate Farm.	Development on the site would have a potential adverse impact on the character and appearance of the landscape.	No	Unknown. The site was considered available in the 2016 SHLAA but has not been submitted for consideration to 2022 Call for Sites or since.	Unknown	There is no reason to indicate why development on the site is not achievable.	Yes
HO040	Pulborough Garden Centre	Pulborough	Rejected	Unsuitable for residential use due to isolated location from the settlement of Pulborough.	Brownfield site detached from the settlement and close to the river crossing at Stopham Bridge. Low quality landscape on site due to ancillary buildings, advertising and open storage of materials / parking.	Unsuitable for residential use due to location away from the settlement of Pulborough. Also proposed as an allocation for extended Garden Centre / complementary uses in the Regulation 14 Pulborough Neighbourhood Plan.	No	There is currently no evidence that the site is available or being actively promoted for development.	No	There is no reason to indicate why development on the site is not achievable.	Yes

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MI010	Land north of School Lane	Pyecombe	Rejected	Potential significant harmful landscape impacts and over-dominate the existing village.	<p>The site is visible from the surrounding roads and public right of way (ProW) as a steeply sloped pasture field at the northern edge of Pyecombe. Views over the site from the eastern valley side are open and expansive over the site. Development of the whole site in these views would be excessive and of a scale that would be overly dominant in these views of Pyecombe. The South Downs Way (SDW) runs along the eastern southern boundaries and views into the site if developed would be incongruous in this location. The site has High Landscape Sensitivity owing to its size and scale, and it's topography whereby development would appear overly dominant to the existing layout and scale of Pyecombe within the valley. the northern part of the site in particular extends for a significant length beyond the existing settlement envelope and extent of influence. A smaller section of the site towards the southern boundary to the east of existing houses to the west is likely to be less sensitive.</p>	Whilst some development along the road frontage may be acceptable it is likely capacity for this would be below the LAA threshold. More in-depth development would have significantly harmful landscape impacts and over-dominate the existing village which is largely at a lower level.	No	There is currently no evidence that the site is available or being actively promoted for development.	Unknown	There is no reason to indicate why development on the site is not achievable.	Yes

Site Ref	Address	Settlement	Prov' Recc'	Prov' Reason for rejection	Landscape Assessment	Suitability Assessment	Suitable	Availability Assessment	Available	Achievability Assessment	Achievable
LE031	Land off Vicarage Way	Ringmer	Rejected	Potential adverse impact on the character and appearance of the landscape and potential impact on the setting of a listed building	Development on the site would have a potential adverse impact on the character and appearance of the landscape.	Development on the site would have a potential adverse impact on the character and appearance of the landscape. No access currently into site. Proposed site includes land joining Vicarage Way for provision of access. Some realignment of road junctions will be required but should not need significant mitigation. High potential for archaeological implications and adjacent to Grade II* Little Manor.	No	Unavailable as submitted as part of renewable energy proposal in C4S_73	No	There is no reason to indicate why development on the site is not achievable.	Yes
LE045	Land at Middleham	Ringmer	Rejected	Potential harm to landscape and settlement character as it would be prominent on high ground over the brow of an existing rise from the existing settlement.	Medium/High Sensitivity The site is visible as an extension to the settlement over the brow of an existing rise which would be inconsistent with the extent of the existing settlement. There are protected trees on the southern boundary.	Due to the conclusions of the landscape assessment, the site is not considered suitable. The access to the site is within the conservation area. Development on the site would have a potential adverse impact on the character and appearance of the landscape. Along SW boundary are two group tree preservation order (TPO)s, one TPO sycamore, three TPO ash. Further TPOs lie between this area and the road.	No	Unavailable as submitted as part of renewable energy proposal in C4S_73	No	There is no reason to indicate why development on the site is not achievable.	Yes

Site Ref	Address	Settlement	Prov' Recc'	Prov' Reason for rejection	Landscape Assessment	Suitability Assessment	Suitable	Availability Assessment	Available	Achievability Assessment	Achievable
LE086	Land adjacent to Sunnyside and Ouseside Cottages, Newhaven Road	Rodmell	Rejected	Potential unacceptable impact on the integrity of the village form and on the Conservation Area.	Medium Sensitivity – within the Conservation area, edge of sensitive settlement, tourist destination (Monks House), existing important trees, located at entrance to village. Screening difficult owing to this although existing trees provide structure to western part. Existing settlement character would limit layout options.	The site is within the conservation area and is close to listed buildings. The surrounding area is characterised by low density development. Part of the site is within the medieval village core, and there is unknown archaeological potential on the remainder of the site. Taking into account the Conservation Area Appraisal and advice from the Conservation Officer, it is considered that development would have a potentially unacceptable impact on the integrity of the village form and on the Conservation Area.	No	Unknown. The site was considered available in the 2016 SHLAA but has not been submitted for consideration to 2022 Call for Sites or since.	Unknown	There is no reason to indicate why development on the site is not achievable. One shared access for the scheme is preferable and is considered achievable with relocation of bus shelter.	Yes
LE095	Land adjacent to Abergavenny Arms Public House	Rodmell	Rejected	Potential adverse impact on the character and appearance of the landscape.	High Landscape Sensitivity due to poor relationship with settlement pattern, entrance to village location, edge of settlement exposed to long distance views to the east and north, adjacent listed buildings and location within conservation area.	The site is located within the conservation area. There is a public right of way to the west of the site. Not suitable due to conclusions of landscape assessment (high landscape sensitivity).	No	Unknown. The site was considered available in the 2016 SHLAA but has not been submitted for consideration to 2022 Call for Sites or since.	Unknown	There is no reason to indicate why development on the site is not achievable.	Yes

Site Ref	Address	Settlement	Prov' Recc'	Prov' Reason for rejection	Landscape Assessment	Suitability Assessment	Suitable	Availability Assessment	Available	Achievability Assessment	Achievable
LE110	Land opposite Martens Field	Rodmell	Rejected	Potential adverse impact on the character and appearance of the landscape and Conservation Area.	The site has High Landscape Sensitivity owing to its undeveloped nature within the Rodmell Conservation Area and the visual sensitivity of the site at the edge of the settlement. Development of the site would have urbanising impacts on the settlement edge within the conservation area and would affect the amenity of the adjacent the public right of way (ProW).	The site is open and exposed on the western edge. It sits outside of the settlement boundary on the western edge of the settlement. Highly visible to/from surrounding open countryside and higher ground to the south. Unsuitable due to conclusions of the landscape assessment (high sensitivity).	No	Unknown. The site was considered available in the 2016 SHLAA but has not been submitted for consideration to 2022 Call for Sites or since.	Unknown	Whilst vehicular access / land ownership for adjacent land unknown and there is no connection to mains gas/electricity/ water at present, there is no reason to indicate why development on the site is not achievable.	Yes
CH105	West of Woodpeckers , A272	Rogate	Rejected	The site is not considered to be available for development.	Medium/High Sensitivity. Medium/high sensitivity due to edge of settlement location and Conservation Area boundary. Site is well defined and is contiguous with existing boundaries. There is development to the south of the site and it would not be perceived in isolation. Views from public right of way to west important to consider.	The site is adjacent to the conservation (with a small part within the site) and is adjacent to a Grade II listed building. The site is within a Site of Scientific Interest (SSSI) Impact Risk Zone (IRZ) (may require further advice from Natural England). Trees exist on a number of boundaries to the site, and they contribute to the wooded character of the settlement. Their retention would therefore be sought. It is possible that a sensitive scheme, designed to complement the settlement form, could be provided on this site	Yes	As of 2024, there is no evidence to suggest that the site is being actively promoted or is still available for development.	No	There is no reason to indicate why development on the site is not achievable.	Yes

Site Ref	Address	Settlement	Prov' Recc'	Prov' Reason for rejection	Landscape Assessment	Suitability Assessment	Suitable	Availability Assessment	Available	Achievability Assessment	Achievable
CH106	Land south of Hugo Platt	Rogate	Rejected	Development on the site would have a potential adverse impact on the character and appearance of the landscape. Development on the site is not currently considered to be achievable.	High Sensitivity. The site is High Sensitivity as an assart fieldscape within a wide tract of fieldscapes. The site is poorly connected to the settlement and would appear as an uncharacteristic intrusion into the wider landscape setting of Rogate. Expansion of development in this area would perpetuate the uncharacteristic expansion of this nucleated settlement.	Due to the conclusion of the landscape assessment, the site is considered not suitable.	No	Unknown. The site was considered available in the 2016 SHLAA but has not been resubmitted for consideration in the 2022 Call for Sites. There is currently no evidence that the site is available or being actively promoted for development.	Unknown	Site has no clear access point from road network.	No

Site Ref	Address	Settlement	Prov' Recc'	Prov' Reason for rejection	Landscape Assessment	Suitability Assessment	Suitable	Availability Assessment	Available	Achievability Assessment	Achievable
CH107	Land south of Parsonage Estate	Rogate	Rejected	Development on the site would have a potential adverse impact on the character and appearance of the landscape.	Medium/High Sensitivity. The site west of the public right of way is High Sensitivity as an assart fieldscape within a wide tract of fieldscapes. The site would appear as an uncharacteristic intrusion into the wider landscape setting of Rogate and would change the characteristics of the landscape as experienced from the public right of way. Expansion of development in this area would perpetuate the uncharacteristic expansion of this nucleated settlement. To the east of the public right of way the site is slightly more enclosed and relates to the school, and the adjacent dwelling. This area is Medium High Sensitivity, may have local community value.	There is a public right of way running through the site. The site is within a Site of Scientific Interest (SSSI) Impact Risk Zone (IRZ) (may require further advice from Natural England). Suitable access to the site would need to be explored.	No	Unknown. The site was considered available in the 2016 SHLAA but has not been resubmitted for consideration in the 2022 Call for Sites. There is currently no evidence that the site is available or being actively promoted for development.	Unknown	There is no reason to indicate why development on the site is not achievable.	Yes
CH109	Land east of Sans Songe / Land north of Garbetts Lane, and south of A272	Rogate	Rejected	Development on the site would have a potential adverse impact on the character and appearance of the landscape.	High Sensitivity. The site is High Sensitivity due to the existing steep topography which makes the site visually sensitive to wider views. Development would involve significant regrading which would be detrimental to local character. The site is located on the edge of the settlement and is poorly related to existing settlement pattern.	Due to the landscape conclusions, the site is not considered suitable for development.	No	The site is being actively promoted and is considered to be available for development.	Yes	There is no reason to indicate why development on the site is not achievable.	Yes

Site Ref	Address	Settlement	Prov' Recc'	Prov' Reason for rejection	Landscape Assessment	Suitability Assessment	Suitable	Availability Assessment	Available	Achievability Assessment	Achievable
CH235	Land surrounding Rogate Recreation Ground	Rogate	Rejected	Development on the site would have a potential adverse impact on the character and appearance of the landscape.	Moderate to High landscape sensitivity. The site is part of wider fields that are characteristic large open arable fields, with hedgerow boundaries and lack of woodland creating an open character with long views. The area within the site boundary is an area of high ground at the edge of the site, the land steeply slopes down to the area of wider fields. Due to the topography the site is prominent and marks the edge of the settlement in this part of Rogate. The site is poorly related to the existing settlement pattern.	The topography of this site and its immediate context are not considered to be suitable. It is near to the Conservation Area and within the former parkland of Rogate Lodge (WSCC local register), as well as falling within an archaeological notification area. Potential landscape impacts regarding access from the A272 at this location. For these reasons and the conclusions of the landscape assessment, the site is not considered to be suitable.	No	Unknown. There is currently no evidence that the site is available or being actively promoted for development.	Unknown	There is no reason to indicate why development on the site is not achievable.	Yes
CH237	Parsonage Housing Plots to east entrance / 1-4 Parsonage	Rogate	Rejected	The site is not available.	Moderate Sensitivity. The site sits in prominent location in the village and the arrangement of properties provide a sense of place / a central setting to the estate, in combination with nos 76 and 77. If considered for redevelopment, the opportunity could be taken to replicate this characteristic, whilst also better addressing the A272.	The site is within Settlement Policy Boundary for Rogate. It is adjacent to the Conservation Area. There is a group of trees subject to a Tree Preservation Order in the far northeastern corner of the site. There is a small area of surface water flood risk in the southern area of the site. Access should be via the Parsonage Estate rather than a new access off the A272.	Yes	The site is not considered to be available. The site is under more than one ownership.	No	There is no reason to indicate why development on the site is not achievable.	Yes

Site Ref	Address	Settlement	Prov' Recc'	Prov' Reason for rejection	Landscape Assessment	Suitability Assessment	Suitable	Availability Assessment	Available	Achievability Assessment	Achievable
CH238	Land north of A272 (Adjacent to Burial Ground)	Rogate	Rejected	Development on the site would have a potential adverse impact on the character and appearance of the landscape.	Moderate to High landscape sensitivity. The site is part of a wider field with characteristic large open arable fields, hedgerow boundaries and lack of woodland creating an open character with long views. Steeply rising topography to the north/west. The site is in a prominent location at the eastern entrance to Rogate. The site is situated the other side of a strong hedgerow and tree boundary of the cemetery which provides a logical settlement boundary to Rogate on this side of the A272 and the site is more well elated to the wider countryside than of Rogate for this reason. The site is poorly related to the existing settlement pattern.	The site is a portion of a wider field and the boundary for the site does not reflect any existing boundary features. It is near to the Conservation Area and within the former parkland of Rogate Lodge (WSCC local register), as well as falling within an archaeological notification area. Potential landscape impacts regarding access from the A272 at this location. For these reasons and the conclusions of the landscape assessment, the site is not considered to be suitable.	No	There is currently no evidence that the site is available or being actively promoted for development.	Unknown	There is no reason to indicate why development on the site is not achievable.	Yes
CH239	Land south of Renault Garage	Rogate	Rejected	Development on the site is not currently achievable due to lack of vehicular access.	Low to Moderate Sensitivity. The site is located in the context of other development and is largely enclosed in nature. However, the northern boundary of the site has previously been identified as a historic landscape feature.	There are trees within the site and on the boundaries. Development should seek to retain all significant (native) trees.	Yes	Unknown. There is currently no evidence that the site is available or being actively promoted for development.	Unknown	The site appears to be land-locked and road access would be a key issue.	No

Site Ref	Address	Settlement	Prov' Recc'	Prov' Reason for rejection	Landscape Assessment	Suitability Assessment	Suitable	Availability Assessment	Available	Achievability Assessment	Achievable
BR001	Dean Court Road	Rottingdean	Rejected	Potential adverse impact on the character and appearance of the landscape.	Assessed as high sensitivity for landscape reflecting openness to local (across the valley to north-west) and some longer distance views, connection to adjacent long-established public right of way (ProW) to the south-east and woodland (Local Wildlife Site) beyond. Considered landscape includes role of site as a separation between urban and wider downs.	Considered the high sensitivity in landscape terms, including the role of the site as a separation between urban and wider downs, makes the site unsuitable.	No	The site is being actively promoted and is considered available.	Yes	Subject to further investigation on suitable access, there is no reason to indicate why development on the site is not achievable.	Yes

Site Ref	Address	Settlement	Prov' Recc'	Prov' Reason for rejection	Landscape Assessment	Suitability Assessment	Suitable	Availability Assessment	Available	Achievability Assessment	Achievable
EA224	Land north of Rowlands Castle	Rowlands Castle	Rejected	Development on the site would have a potential adverse impact on the character and appearance of the landscape.	High Landscape Sensitivity. The site is within an area of open arable land that runs through the centre of the character area where 18th and 19th century field patterns predominate, however a variety of archaeological features are noted in the landscape here. Development at this scale would be a significant extension to Rowlands Castle, extending the settlement beyond the farmsteads which provide the natural edge and contribute to the transition from settlement to countryside. Development into this character area would impact the tranquil, rural character of the landscape.	Designated woodlands define the east and west boundaries of the site: Hanger woodland of Cherry Row and Cherry Row grassland are designated as SINCs. The site is located between two areas of woodland designated as ancient woodland, accessible woodland, and SINC – The Holt (immediately adjacent west of the site) and Stansted Forest. Development of the site would impact a significant and well used Public Right of Way that is gateway route into the National Park – the Sussex Border Path which connects to the Shipwrights Way – which bisects the east parcel. Woodhouse Lane and the surrounding network of roads north of Rowlands Castle are relatively rural in character; development would impact on the setting of this lane which is a gateway to the National Park.	No	The site is being actively promoted and is considered available.	Yes	There is no reason to indicate why the site is not achievable.	Yes
BR004	Land at Longridge Ave	Saltdean	Rejected	Potential adverse impact on the character and appearance of the landscape.	Site is very open to longer distance views due to the change in slope and appearing as on top of the hill. Assessed as moderate for landscape sensitivity due to recent changes around the site. However, considered that due to the openness and prominence of the site, development would have an adverse impact on landscape character.	Considered unsuitable due to openness and prominence in views and that development would have an adverse impact on landscape character.	No	The site is being actively promoted and is considered available.	Yes	The landowner has suggested access could be achieved through demolition of 133 Longridge Avenue, and therefore the site is considered achievable.	Yes

Site Ref	Address	Settlement	Prov' Recc'	Prov' Reason for rejection	Landscape Assessment	Suitability Assessment	Suitable	Availability Assessment	Available	Achievability Assessment	Achievable
LE034	76 Rookery Way	Seaford	Rejected	Potential adverse impact on the character and appearance of the landscape.	Medium/High Sensitivity. Edge of settlement expansion area, already detrimental to landscape character, edge of downland and wide-open location makes site visually sensitive.	There is a public right of way running through the site. The site is in close proximity to a Local Wildlife Site. Due to the conclusions of the landscape assessment the site is not considered suitable.	No	Unknown. The site was considered available in the 2016 SHLAA but has not been submitted for consideration to 2022 Call for Sites or since.	Unknown	There is no reason to indicate why development on the site is not achievable.	Yes
LE089	Land off Normansal Avenue	Seaford	Rejected	Loss of public open space without provision of alternative open space of equal or better quantity, quality and accessibility.	Moderate landscape sensitivity with views of woodland, Seaford Head, the sea and the downs and connections to public right of way network to the north.	Currently public open space. Alternative provision of equal or better open space would be required. Alternative public space provision proposed is not as well located or as accessible. Site is more than 1500m from Seaford centre. There are Tree Preservation Orders areas along the western boundary comprising priority habitat.	No	The site is being actively promoted and is considered available.	Yes	There is no reason to indicate why development on the site is not achievable.	Yes
LE106	Land off Coxwell Road	Seaford	Rejected	Potential adverse impact on the character and appearance of the landscape.	Medium Sensitivity The site is visually sensitive owing to its extent and elevation in the landscape. The existing downland character would be lost to development although existing development adjacent to the site and the sloping topography do mean that the site is less sensitive. There is no defensible boundary to the wider (and highly sensitive) open downland to the north.	The site is visually sensitive and is plays a key role in the transition from built development to open downland at this point. This would be compounded by the lack of natural features in the landscape to provide a logical, defensible boundary to the site. The site is also more than 1500m from Seaford centre.	No	The site is being actively promoted and is considered available.	Yes	There is no reason to indicate why development on the site is not achievable.	Yes

Site Ref	Address	Settlement	Prov' Recc'	Prov' Reason for rejection	Landscape Assessment	Suitability Assessment	Suitable	Availability Assessment	Available	Achievability Assessment	Achievable
LE107	Land north east of Coxwell Close	Seaford	Rejected	Potential adverse impact on the character and appearance of the landscape.	The site is wholly contained within site C4S_192 and is considered to have the same Medium Sensitivity as a smaller portion of the larger site. The existing downland character would be lost to development although existing development adjacent to the site and the sloping topography do mean that the site is less sensitive. There is no defensible boundary to the wider (and highly sensitive) open downland to the north.	The site is visually sensitive and plays a key role in the transition from built development to open downland at this point. This would be compounded by the lack of natural features in the landscape to provide a logical, defensible boundary to the site. The site is also more 1500m from Seaford centre.	No	The site is being actively promoted and is considered available.	Yes	There is no reason to indicate why development on the site is not achievable.	Yes
LE108	Princess Drive	Seaford	Rejected	Potential adverse impact on the character and appearance of the landscape.	The site has High Landscape Sensitivity owing to its visual sensitivity in a vulnerable location on the edge of the settlement and the contribution that its undeveloped state makes to the overall character.	Due to the conclusions of the landscape assessment, this site is not considered suitable.	No	The site is being actively promoted and is considered available.	Yes	There is no reason to indicate development of the site is not achievable.	Yes
LE121	Wayfields / Grand Avenue	Seaford	Rejected	Potential adverse impact on the character and appearance of the landscape.	The site has High Landscape Sensitivity owing to its visual sensitivity in a vulnerable location on the edge of the settlement and the contribution that its undeveloped state makes to the overall character.	Two PRoW cross the site connecting the town to Bishopstone and downland, with long distance views to Seaford Head and the sea. Due to the conclusions of the landscape assessment, this site is not considered suitable.	No	The site is being actively promoted and is considered available.	Yes	There is no reason to indicate why development on the site is not achievable.	Yes

Site Ref	Address	Settlement	Prov' Recc'	Prov' Reason for rejection	Landscape Assessment	Suitability Assessment	Suitable	Availability Assessment	Available	Achievability Assessment	Achievable
LE127	Land North of Seaford	Seaford	Rejected	Potential adverse impact on the character and appearance of the landscape and the local road network.	The site has a strong sense of place, historic time-depth and coherent landscape. Visual sensitivity increases as land rises to the north. It is considered to have moderate landscape sensitivity at its southern edge, increasing to very high sensitivity at the northern part of site. Given there is no defensible boundary to the more sensitive land to the north, development is considered to have an unacceptable impact on landscape character.	Large area of downland on northern edge of Seaford. The site is visually sensitive and plays a key role in the transition from built development to open downland at this point. This would be compounded by the lack of natural features in the landscape to provide a logical, defensible boundary to the site. A PRow crosses the site and along east its border with the potential to improve the PRow connection to downland. The site is more than 1500m from Seaford centre.	No	The site is being actively promoted and is considered available.	Yes	Unknown as subject to access arrangements – potentially this would be along narrow estate roads unsuitable for substantial additional road traffic.	Unknown
LE129	Parcel A Seaford Golf Club	Seaford	Rejected	Potential adverse impact on the character and appearance of the landscape.	Moderate landscape sensitivity given the site location, transition to open downland and visual sensitivity. Development would extend much further than the existing settlement edge and appear incongruous and unconnected to the surrounding settlement pattern. New roof line and built form would be visible in wider views from nearby PRow.	The site is poorly related to the existing settlement boundary and would have a potentially adverse impact on the landscape.	No	The site is being actively promoted and is considered available.	Yes	There is no reason to indicate why development on the site is not achievable. Access would be gained via the existing golf club access.	Yes

Site Ref	Address	Settlement	Prov' Recc'	Prov' Reason for rejection	Landscape Assessment	Suitability Assessment	Suitable	Availability Assessment	Available	Achievability Assessment	Achievable
LE171	High & Over Car Park	Seaford	Rejected	Remote, unsustainable location with potential adverse impact on the character and appearance of the landscape.	Site has High Landscape Sensitivity owing to its visibility on Alfriston Road.	Site is remote from any settlement and is not suitable for residential development.	No	Unknown. The site was considered in the Seaford Neighbourhood Plan process but has not been submitted for consideration to the 2022 Call for Sites or since. In active car park use.	Unknown	There is no reason to indicate development of the site is not achievable.	Yes
LE172	Land on Newhaven Road, near junction of Bishopstone Road	Seaford	Rejected	Unacceptable impact on flood risk and potential adverse impact on the character and appearance of the landscape.	Site is considered to have High landscape sensitivity.	Site is wholly within flood zone 3 in a highly sensitive location. The site was rejected by the Seaford Neighbourhood Plan process group.	No	Unknown. The site was considered in the Seaford Neighbourhood Plan process but has not been submitted for consideration to the 2022 Call for Sites or since.	Unknown	There is no reason to indicate development of the site is not achievable.	Yes

Site Ref	Address	Settlement	Prov' Recc'	Prov' Reason for rejection	Landscape Assessment	Suitability Assessment	Suitable	Availability Assessment	Available	Achievability Assessment	Achievable
LE173	Seaford Head Golf Course	Seaford	Rejected	Potential adverse impact on the character and appearance of the landscape.	Site considered to have high landscape sensitivity owing to visual sensitivity along existing settlement edge (Chyngton Road).	The site is part of the Heritage Coast. It was rejected by the Seaford Neighbourhood Plan process group.	No	Unknown. The site was considered in the Seaford Neighbourhood Plan process but has not been submitted for consideration to the 2022 Call for Sites or since.	Unknown	There is no reason to indicate development of the site is not achievable.	Yes
LE174	Land at corner of Southdown Road and Chyngton Road	Seaford	Rejected	Unacceptable impact on flood risk and potential adverse impact on the character and appearance of the landscape.	Site considered to have high landscape sensitivity owing to visual sensitivity along existing settlement edge (Chyngton Road).	Part of site is within flood zone 3 and a PRow crosses the site. The site is part of the Heritage Coast. It was rejected by the Seaford Neighbourhood Plan process group.	No	Unknown. The site was considered in the Seaford Neighbourhood Plan process but has not been submitted for consideration to the 2022 Call for Sites or since.	Unknown	There is no reason to indicate development of the site is not achievable.	Yes

Site Ref	Address	Settlement	Prov' Recc'	Prov' Reason for rejection	Landscape Assessment	Suitability Assessment	Suitable	Availability Assessment	Available	Achievability Assessment	Achievable
EA088	Land under the Hill	Selborne	Rejected	Potential adverse impact on the character and appearance of the landscape, and the setting of heritage assets.	The site is assessed as having a high landscape sensitivity. It is in the Selborne Conservation Area and is in the setting of various listed buildings. It is also in proximity to, and partially visible from: the Wakes Registered Park and Garden; the East Hampshire Hangers SAC; and the Selborne Common SSSI. Although the site is relatively flat, the surrounding topography is apparent and so the site is readily visible from the B3006 (when approaching from the south) and the Hangers Way long distance walking route (which is on higher ground to the west). Moreover, the site forms part of the rural setting of the historic and predominantly linear village of Selborne.	The site is within 5km of the Wealden Heaths Phase II SPA and there may be potential for archaeology. A proposal for 10 dwellings (with associated car parking, open space, and footpath) was refused in May 2014 and dismissed at appeal in March 2015. The appeal Inspector concluded that development would fail to: conserve the landscape, scenic beauty, and cultural heritage in the National Park; and preserve and/or enhance the character and/or appearance of the Conservation Area. Given the above and the findings of the landscape assessment, the site is not considered to be suitable for residential development.	No	Unknown. The site was considered available in the 2016 SHLAA but has not been submitted for consideration to 2022 Call for Sites or since.	Unknown	An appropriate and safe access to the site would need to be achieved. The previously proposed (and refused) access was from the B3006 via an adjacent field.	No

Site Ref	Address	Settlement	Prov' Recc'	Prov' Reason for rejection	Landscape Assessment	Suitability Assessment	Suitable	Availability Assessment	Available	Achievability Assessment	Achievable
EA111	Land at Honey Lane	Selborne	Rejected	Potential adverse impact on the character and appearance of the landscape, and the setting of heritage assets.	The site is assessed as having a high landscape sensitivity. Although the site itself is relatively flat, it is part of a larger field which is raised above its proposed access and the village, on the opposite side to the East Hampshire Hangers SAC. The site is partly within the Selborne Conservation Area and its access is in the setting of both designated and non-designated heritage assets. The site is visible in both glimpsed and whole views from the PRoW network along its southern and western boundaries.	The site is within 5km of the Wealden Heaths Phase II SPA and there may be potential for archaeology at its access off Honey Lane. The site is not considered to be suitable for development given: the findings of the landscape assessment (above); the potential impact on heritage assets; and the potential impact of creating a new vehicular access on rising topography. If development was to be considered further, then it would need to be very small-scale.	No	Unknown. The site was considered available in the 2016 SHLAA but has not been submitted for consideration to 2022 Call for Sites or since.	Unknown	A safe and appropriate access point off Honey Lane would need to be achieved. There are potential highway and landscape issues associated with this access point and the junctions onto Honey Lane and the B3006.	No

Site Ref	Address	Settlement	Prov' Recc'	Prov' Reason for rejection	Landscape Assessment	Suitability Assessment	Suitable	Availability Assessment	Available	Achievability Assessment	Achievable
EA146	Land to the rear of the Queens Hotel, High Street	Selborne	Rejected	Not considered suitable to accommodate 5 or more dwellings. Potential adverse impact on the character and appearance of the landscape, and the setting of heritage assets.	The site has high landscape sensitivity and is adjacent to two priority habitats. The site is in the Selborne Conservation Area, is within the setting of various listed buildings, and is in proximity to a registered park and garden. The B3006 and Huckers Lane are two of the five main areas of interest in the conservation area - the site takes access from the latter. The combination of a strong landscape setting between the steeply rising wooded hangers, many historic buildings, narrow winding streets, the use of local materials, and varied viewpoints and spaces, all combine successfully to create an attractive character, setting and sense of enclosure within the Conservation Area and wider village. Furthermore, the village is predominantly linear, and this area of the village includes built development which addresses the road and has limited development at depth.	The site is within 5km of the Wealden Heaths Phase II SPA and has archaeological potential. The southern area is in a contaminated land buffer and so investigation and potential remediation will be required. Development of the whole site would be inconsistent with the predominantly linear form of the village, and so would be incongruous to the existing settlement pattern and development depths. Given the above and the findings of the landscape assessment, the site is not considered suitable to yield 5 or more dwellings. As for the proposed tourism use, it would be more appropriate to consider this under current Local Plan Policy SD23, as part of a planning application, to understand any potential accumulative impacts associated with the redevelopment of the adjacent Former Queens Hotel.	No	The site is being actively promoted and is considered available.	Yes	There is no reason to indicate why development on the site is not achievable.	Yes

Site Ref	Address	Settlement	Prov' Recc'	Prov' Reason for rejection	Landscape Assessment	Suitability Assessment	Suitable	Availability Assessment	Available	Achievability Assessment	Achievable
CH151	Selham Sawmill	Selham	Rejected	Development on the site would have a potential adverse impact on the character and appearance of the landscape.	The site has High Sensitivity due to its size and location within the River Rother corridor in an intimate and sensitive landscape. It does not relate to the settlement pattern and although previously developed, the existing agricultural character and use of the site is not uncharacteristic in the landscape. Development for housing would be inconsistent with the settlement pattern and incongruous with the	Due to the conclusions of the landscape assessment, not suitable.	No	Unknown. The site was considered available in the 2016 SHLAA, but has not been submitted for consideration to 2022 Call for Sites or since. The site is also in active use.	Unknown	There is no reason to indicate why development on the site is not achievable.	Yes

Site Ref	Address	Settlement	Prov' Recc'	Prov' Reason for rejection	Landscape Assessment	Suitability Assessment	Suitable	Availability Assessment	Available	Achievability Assessment	Achievable
EA053	Land at Kingsfernsden Lane	Sheet	Rejected	Does not relate well to existing settlement pattern and potential adverse impact on the character and appearance of the landscape.	The site has a moderate landscape sensitivity. Although relatively flat and enclosed by mature trees and hedgerows, the site is unrelated to Sheet Village and appears to be more closely associated with the north-east settlement edge of Petersfield. Moreover, development would negatively impact on the rural hinterland of Petersfield, would create an incongruous north-eastern extension to Petersfield, and would coalesce the settlements of Petersfield and Sheet.	The site is rural in character and development would negatively impact on a narrow, rural, and historic sunken lane (Kingsfernsden Lane). The lane has no pavements, and the site is bounded by protected trees. Given the above and the findings of the landscape assessment, the site is not considered to be suitable for development.	No	The site is being actively promoted and is considered available.	Yes	Kingsfernsden Lane is a narrow and rural sunken lane bound by trees and hedgerows. There is an existing gated access close to Fernsden Lodge, and so development is technically achievable. However, development is likely to impact on the narrow and rural character of the sunken lane. Indeed, hard engineering solutions would destroy the historic, rural, and countryside character of the lane. This raises questions regarding the site's suitability – see above.	Yes

Site Ref	Address	Settlement	Prov' Recc'	Prov' Reason for rejection	Landscape Assessment	Suitability Assessment	Suitable	Availability Assessment	Available	Achievability Assessment	Achievable
EA197	Land off Farnham Lane, Church Field	Sheet	Rejected	Potential adverse impact on the character and appearance of the landscape, and the setting of heritage assets.	The site has very high landscape sensitivity as it forms a transitional area between the Ashford Stream (north) and the Sheet historic village core (south). In terms of the former, the site includes the watercourse, its valley sides, riparian vegetation, and space for flood alleviation. As for the latter, the site is in, and positively contributes to, the Sheet Conservation Area and its listed buildings.	The site includes the Ashford Stream and its valley sides. The northern half of the site is in Flood Zones 2 and 3 and is susceptible to ground and surface water flooding. The southern half of the site slopes up towards and contributes to the setting of the Sheet Conservation Area and various listed buildings – most notably the Church of St Mary Magdalene. Given the above and the findings of the landscape assessment, the site is not considered to be suitable for development.	No	The site is being actively promoted and is considered available.	Yes	There is no reason to indicate why development on the site is not achievable.	Yes
EA201	Land at Broadlands Meadow (North)	Sheet	Rejected	Does not relate well to the existing settlement pattern and potential adverse impact on the character and appearance of the landscape. Site also not available and not considered to be achievable.	The site is assessed as having a high landscape sensitivity due to its intact field pattern, raised position, dominant topography, and sensitivity to settlement pattern.	The site is surrounded by mature tree belts and hedgerows. The site does not relate well to the surrounding settlement pattern and is prominent due to its raised position. Given the above and the findings of the landscape assessment, the site is not considered to be suitable for development.	No	The site is not available for development.	No	It is expected that significant works would be required to achieve access.	No

Site Ref	Address	Settlement	Prov' Recc'	Prov' Reason for rejection	Landscape Assessment	Suitability Assessment	Suitable	Availability Assessment	Available	Achievability Assessment	Achievable
EA202	Land at Broadlands Meadow (South)	Sheet	Rejected	Does not relate well to the existing settlement pattern and potential adverse impact on the character and appearance of the landscape. Site also not available and not considered to be achievable.	The site is assessed as having a high landscape sensitivity due to its intact field pattern, raised position, dominant topography, and sensitivity to settlement pattern.	The site is surrounded by mature tree belts and hedgerows. The site does not relate well to the surrounding settlement pattern and is prominent due to its raised position. Given the above and the findings of the landscape assessment, the site is not considered to be suitable for development.	No	Unknown. The site was considered available in the 2016 SHLAA but has not been submitted for consideration to 2022 Call for Sites or since.	Unknown	It is expected that significant works would be required to achieve access.	No
EA203	Land south of School Lane	Sheet	Rejected	Potential adverse impact on the character and appearance of the landscape.	The site has a high landscape sensitivity given its intact field pattern, raised position, and the undulating, apparent, and (in some places) dominant topography onsite. It is readily visible from School Lane and residential development would create an incongruous extension to the nucleated pattern of Sheet.	The site is bound by mature trees and hedges and is in proximity to the Sheet Conservation Area. The site is accessed off School Lane, which is a narrow lane used for on-street parallel parking to facilitate the primary school and existing ribbon residential development on its northern side. Moreover, the site does not relate well to the existing settlement pattern and is prominent due to its raised position. Given the above and the findings of the landscape assessment, the site is not considered to be suitable for development.	No	The site is being actively promoted and is considered available.	Yes	There is no reason to indicate why development on the site is not achievable. However, the site's topography and the width of School Lane may limit the capacity for development.	Yes

Site Ref	Address	Settlement	Prov' Recc'	Prov' Reason for rejection	Landscape Assessment	Suitability Assessment	Suitable	Availability Assessment	Available	Achievability Assessment	Achievable
CH113	Land south of the Old Rectory	Singleton	Rejected	Development of the site would have potential adverse impact on the character and appearance of the landscape. Development on the site would have a potential adverse impact on heritage assets.	High sensitivity - High sensitivity for the southern part of the site within the conservation area and the historic core, containing a listed building. Medium high sensitivity for the northern section of the site outside of the conservation area due to the visual sensitivity to height and density of development and impacts on the conservation area.	The site is partly within the conservation area. There is a grade II listed building within the site and two grade II listed buildings adjacent. A small part of the site is within flood zone 2. Due to the conclusions of the landscape assessment, the site is not considered to be suitable.	No	Unknown. The site was considered available in the 2016 SHLAA but has not been submitted for consideration to 2022 Call for Sites or since. There is currently no evidence that the site is available or being actively promoted for development.	Unknown	There is no reason to indicate why development of the site would not be achievable.	Yes
CH114	Land north of Charlton Road	Singleton	Rejected	Development of the site would have potential adverse impact on the character and appearance of the landscape. Development on the site would have potential adverse impact on heritage assets	High Sensitivity. The site contains a listed building and is within the Conservation area with several listed buildings overlooking the site. There is potential for significant detrimental impact to the settlement character due to the size and proportion of the site. Historic buildings advice needed.	The site is within the conservation area and there is a grade II listed building located within the site. The northern half of the site is within flood zone 2, and the north-west corner being flood zone 3. Due to the conclusions of the landscape assessment, not suitable.	No	Unknown. The site was considered available in the 2016 SHLAA but has not been submitted for consideration to 2022 Call for Sites or since. There is currently no evidence that the site is available or being actively promoted for development.	Unknown	There is no reason to indicate why development of the site would not be achievable.	Yes

Site Ref	Address	Settlement	Prov' Recc'	Prov' Reason for rejection	Landscape Assessment	Suitability Assessment	Suitable	Availability Assessment	Available	Achievability Assessment	Achievable
CH115	Manor Farm	Singleton	Rejected	Whilst considered suitable for small scale, landscape-led and sensitively designed residential or mixed-use scheme, the site is not available for development.	High Sensitivity. The site contains a listed buildings and is within the Conservation area with several listed buildings overlooking the site. Potential for significant detrimental impact to the settlement character due to the size and proportion of the site as a whole. This is a prominent location on this side of Singleton.	The eastern half of the site is within the conservation area. There is a grade II listed building within the site. The site is adjacent to a Registered Park and Garden and to a Grade I listed church. There is a public right of way along the eastern boundary. The site is considered suitable for small scale, landscape-led and sensitively designed residential or mixed-use scheme comprising residential and small-scale office or workshop space, located between the listed building on site and the existing built form of Singleton village.	Yes	The site has been confirmed as unavailable.	No	Existing access is unsuitable to accommodate significant intensification of the site. There is no reason to indicate that the site is not achievable for small scale development.	Yes
CH116	Land north of Singleton Primary School	Singleton	Rejected	Development on the site would have a potential adverse impact on the character and appearance of the landscape. Development on the site is not currently considered to be achievable.	Medium/High Sensitivity. The site is Medium High Sensitivity due to the elevation of the site above the surrounding built form of Singleton Village.	The long thin layout of the site is problematic in design/circulation terms. There is a public right of way along the western boundary of the site.	No	Unknown. The site was considered available in the 2016 SHLAA but has not been submitted for consideration to 2022 Call for Sites or since. There is currently no evidence that the site is available or being actively promoted for development.	Unknown	It is not clear where access to the site could be achieved.	No

Site Ref	Address	Settlement	Prov' Recc'	Prov' Reason for rejection	Landscape Assessment	Suitability Assessment	Suitable	Availability Assessment	Available	Achievability Assessment	Achievable
CH242	Land south of Charlton Road	Singleton	Rejected	Development on the site and access would have a potential adverse impact on the character and appearance of the landscape and the site is subject to flood risk.	Moderate/High Landscape Sensitivity. The is large in scale at a prominent, location at the east entrance of Singleton village and forms part of a wider field and landscape with notable open views to the south and part of the separation and transition from Singleton village to Charlton village.	Development of this site would extend relatively recent expansion of the settlement further along the south side of Charlton Road which is not characteristic or consistent with nucleated settlement pattern. The majority of the site is in flood zone 2 and the north-east part of the site is in flood zone 3. River Lavant runs through Singleton at this location. The existing access from The Lays development may not be sufficient for the scale of development of the site as a whole, and access from Charlton Road is likely to be urbanising and unlikely to be suitable.	No	The site is being actively promoted and is considered available.	Yes	There is not reason to indicate that the site is not achievable albeit it is uncertain whether there is a suitable access.	Yes

Site Ref	Address	Settlement	Prov' Recc'	Prov' Reason for rejection	Landscape Assessment	Suitability Assessment	Suitable	Availability Assessment	Available	Achievability Assessment	Achievable
AR028	Glebe land at Church Hill	Slindon	Rejected	Development on the site would have a potential adverse impact on the character and appearance of the landscape. Impact on Ancient Woodland and conservation area.	High Sensitivity. High sensitivity due to the size and proportions of the site extending into open countryside alongside Open Access Land and Ancient woodland. Impact on public right of way and conservation area.	The site is adjacent to ancient woodland along the eastern boundary, and the narrowness of the site means an adequate buffer zone would cover the eastern third, rendering an adequate layout for development hard to achieve. There is a public right of way running north to south through the middle of the site. Part of the site is within the conservation area.	No	Unknown. The site was considered available in the 2016 SHLAA but has not been submitted for consideration to 2022 Call for Sites or since. There is currently no evidence to indicate the site is available or being actively promoted for development.	Unknown	There is no reason to indicate why development on the site is not achievable.	Yes
AD008	Halewick Lane, Sompting	Sompting	Rejected	Not suitable for residential development due to poor relationship with settlement boundary	Low sensitivity due to previously developed land (PDL) character, location in a dip in the slope and heavy tree screen around perimeter.	Potential for built development but better for renewable energy / storage as quite disconnected from the settlement boundary.	No	Put forward by Adur Collective Community Land Trust but no contact with owner. Notice on gate says it is being developed by West Sussex County Council (WSCC) as an energy storage facility.	No	There is no reason to indicate why development on the site is not achievable.	Yes

Site Ref	Address	Settlement	Prov' Recc'	Prov' Reason for rejection	Landscape Assessment	Suitability Assessment	Suitable	Availability Assessment	Available	Achievability Assessment	Achievable
CH117	The Glebe, Half House and Paddocks	South Harting	Rejected	The site does not relate well to the existing settlement pattern and development would have a potential adverse impact on the character and appearance of the landscape. Development on the site is not currently considered to be achievable.	High Sensitivity High sensitivity due to views from the public right of way over the site, from the wider landscape to the west and those within the conservation area. The site is notable for its location within the settlement which is part of South Harting's local distinctiveness.	Part of the site is within the conservation area. There is a grade II listed buildings within the site and there are a number of listed buildings adjacent. There is a public right of way along the western edge. Due to the conclusions of the landscape assessment, the site is not considered suitable.	No	The site was considered available in the 2016 SHLAA, however the site was not resubmitted to the most recent Call for Sites or since. There is currently no evidence to indicate that the site is available or being actively promoted for development.	Unknown	Development of the site is not currently considered to be achievable. Further consideration of safe and appropriate access would need to be made.	No

Site Ref	Address	Settlement	Prov' Recc'	Prov' Reason for rejection	Landscape Assessment	Suitability Assessment	Suitable	Availability Assessment	Available	Achievability Assessment	Achievable
CH179	Land on southern edge of settlement	South Harting	Rejected	Development of the site would have a potential adverse impact on the character and appearance of the landscape and conservation area.	The site is Medium high sensitivity owing to its location at the southern edge of the village in an exposed location visible from surrounding PROW, roads and properties. Development in this location would appear elevated above listed properties to the west of the site within the Conservation Area.	The site is located in an elevated and exposed position visible from the surrounding public rights of way and elevated above listed properties to the west of the site within the Conservation Area. Due to the conclusions of the landscape assessment, not suitable.	No	Unknown. The site was considered available in the 2016 SHLAA, however the site has not been resubmitted to the LPR Call for Sites or since. There is currently no evidence to indicate the site is available or being actively promoted for development.	Unknown	There is no reason to indicate the site is not achievable.	Yes
AD005	Land to north of Holmbush Close	Southwick	Rejected	The site is unsuitable as potential adverse impact on the character and appearance of the landscape and biodiversity.	The site was previously assessed as Medium Sensitivity. The site is Medium Sensitivity due to the limited public viewpoints and low level of the site in relation to the surrounding topography. Views to/from the north and west would need to be investigated further. The east and north east part of the site would be visually prominent compared to the existing residential properties on Holmbush Close to the south.	The site is within 250m of an Historic Landfill Site. The site is downland pasture, holds nesting Biodiversity Action Plan (BAP) species and is located in a Biodiversity Opportunity Area (BOA). Visual prominence of higher ground in east and north-east parts of the site compared to existing residential properties to the south.	No	Unknown. The site was considered available in the 2016 SHLAA but has not been submitted for consideration to 2022 Call for Sites or since.	Unknown	There is no reason to indicate why development on the site is not achievable.	Yes

Site Ref	Address	Settlement	Prov' Recc'	Prov' Reason for rejection	Landscape Assessment	Suitability Assessment	Suitable	Availability Assessment	Available	Achievability Assessment	Achievable
AD006	Land to north and east of Hill Farm Way	Southwick	Rejected	Potential adverse impact on the character and appearance of the landscape	For the wider land ownership that made up site reference AD006 - the same conclusions are drawn that the area is "high landscape sensitivity due to the size of the site dominating the hillside in a prominent and highly visible location with exceptional levels of public access and connectivity across the A27 to the SDNP beyond." For the submitted proposed developable area (C45_010) this site is considered to be high sensitivity in terms of landscape. The slope upwards towards the north and east does cover some longer distance views. However, development is considered to have an adverse impact on landscape character, where the site is considered to still be open from the public right of way (ProW) (on the western boundary and then to the north of the site) and longer distance views to the west, as well as connection to the wider landscape.	The impact of development on the historic farmstead in the south-west corner would need further consideration. The Proposed developable area is assessed as highly sensitive in landscape terms and for this reason the site is considered unsuitable for development.	No	The site is being actively promoted and is considered available.	Yes	There is no reason to indicate why development on the site is not achievable.	Yes

Site Ref	Address	Settlement	Prov' Recc'	Prov' Reason for rejection	Landscape Assessment	Suitability Assessment	Suitable	Availability Assessment	Available	Achievability Assessment	Achievable
CH244	Land south of The Sorrels	Stedham with Iping	Rejected	Development on the site would have a potential adverse impact on the character and appearance of the landscape and has a poor relationship to the settlement.	Moderate Sensitivity. The site is located within a wider parcel of land used for equestrian activity at the entrance to the village. The site has no boundary definition other than existing post and rail fencing and does not relate well to the settlement pattern it is unclear how providing a characteristic edge to the settlement would be achieved.	The site is potentially within Notable View Area (v) identified in SINDP7 (Landscape and Views). It can be seen from The Street as well as the footpath along the western boundary. Access could be achieved from the Stedham Sawmills site. Access from The Street should be avoided. A small part of the area is identified as susceptible to surface water flooding. The land on the opposite side of A272 is designated as SSSI and is a Local Nature Reserve.	No	There is currently no evidence the site is available or being actively promoted for development.	Unknown	There is no reason to indicate why development on the site is not achievable.	Yes

Site Ref	Address	Settlement	Prov' Recc'	Prov' Reason for rejection	Landscape Assessment	Suitability Assessment	Suitable	Availability Assessment	Available	Achievability Assessment	Achievable
CH245	Land west of West Lodge	Stedham with Iping	Rejected	Development of the site would have a potential adverse impact on the heritage, character and appearance of the landscape. The site as a poor relationship to the settlement and there would be loss of woodland.	High Sensitivity. The site forms the southern part of the historic garden and setting to Rotherhill House. Rotherhill House is a substantial country house that most likely dates from 1799. While it is not listed it together with the parkland, forms a locally distinctive, coherent historic landscape and an important, characteristic setting to Stedham village. This parkscape is noted on the Historic Environment Record. The trees within the site are historically coherent and mark an important historic boundary which contributes to their value and significance in landscape character terms. Whilst the site is currently used for equestrian activities and is somewhat bisected by post and rail fencing, its fundamental parkland character remains intact.	Development of the site would be out of keeping with the low density sporadic rural edge of the village. It is potentially within Notable View Areas (iv and v) identified in SINDP7 (Landscape and Views). A small part of area identified as susceptible to surface water flooding. Access to the site would be unlikely to be achieved without loss of part of the woodland belt to the south.	No	There is currently no evidence the site is available or being actively promoted for development.	Unknown	There is no reason to indicate why development on the site is not achievable.	Yes

Site Ref	Address	Settlement	Prov' Recc'	Prov' Reason for rejection	Landscape Assessment	Suitability Assessment	Suitable	Availability Assessment	Available	Achievability Assessment	Achievable
EA094	Land east of Hays Cottages	Steep	Rejected	Does not relate well to the existing settlement pattern and potential adverse impact on the character and appearance of the landscape.	The site is assessed as having a high landscape sensitivity due to its dominant and undulating topography, and its exposure to local and distant views from the PRoW network and wider landscape. It is also considered to be part of the historic field pattern and is poorly related to the settlement pattern.	The site is in a mineral consultation area and sits on the head of a dry valley on land which slopes away from the settlement. The site is highly visible from the PRoW network and wider landscape and is not well related to the existing settlement. Given the above and the finding of the landscape assessment, the site is not considered to be suitable for built development.	No	Unknown. The site was considered available in the 2016 SHLAA but has not been submitted for consideration to 2022 Call for Sites or since.	Unknown	The existing access points are via a garage court off Hays Cottages, and a grassed narrow track on the dry valley side off Mill Lane. It would need to be demonstrated whether a safe vehicular access point could be created.	Unknown
HO006	Land at Kingsmead Close	Steypning	Rejected	Potential adverse impact on character of settlement pattern, landscape, woodland habitat and landscape.	The site slopes southwards and sits above Annington Road which forms the boundary to the east, and in this location has the characteristics of a sunken lane. Annington Road is a historic rural lane from which bostal tracks run up onto the downs. The whole site is the subject of a woodland Tree Preservation Order TPO/1310. The site as woodland, contributes positively to the immediate and wider landscape.	Development of the site would uncharacteristically extend the nucleated settlement southwards along Annington Road; generate significant intrinsic harm to landscape character; and result in the loss of a valued and characteristic woodland habitat. The proposal would also negatively impact the landscape amenity value and character of Annington Road, which is a historic rural road and gateway into the National Park from Steypning, and negatively impact longer views from the South Downs Way.	No	The site was available at time of application and appeal 2021-2023 (reference for application SDNP/21/0289 2/OUT).	Yes	There is no reason to indicate why development on the site is not achievable.	Yes

Site Ref	Address	Settlement	Prov' Recc'	Prov' Reason for rejection	Landscape Assessment	Suitability Assessment	Suitable	Availability Assessment	Available	Achievability Assessment	Achievable
HO007	Land at Horsham Road, Steyning	Steyning	Rejected	Potential adverse impact on the character and appearance of the landscape and heritage assets.	High/Medium Sensitivity - The whole site is a large scale and has High Sensitivity due to proximity to public right of way, conservation area, elevated position above settlement and intervisibility with the close scarp slope and the downs. The south eastern corner of the site has slightly less Medium High sensitivity due to its relationship with the settlement pattern, but access and proximity to the Conservation area and historic core of the settlement are significant constraints.	The site is adjacent to the conservation area (adjoining the south and south east boundaries). There are nearby Listed Buildings to the south and south east of the site. The south eastern part of the site is relatively well contained, with existing hedgerows along Horsham Road. However, the site rises to the north and the whole site is higher than the adjacent land to the south east (along Mouse Lane). There is considered to be limited scope to mitigate impacts of any smaller scale development in the south east.	No	The site is being actively promoted and is considered available.	Yes	There is no reason to indicate why development on the site is not achievable.	Yes
HO032	Land at Sweetland, Newham Lane	Steyning	Rejected	Potential adverse impact on the character and appearance of the landscape.	Site has very high landscape sensitivity owing to its visual sensitivity being open and in close proximity to the chalk scarp.	Public right of way (ProW) along east border. Nearby listed building and tree preservation order (TPO) area. Site not considered suitable for development given the conclusion of the landscape assessment.	No	The site is being actively promoted and is considered available.	Yes	There is no reason to indicate development of the site is not achievable.	Yes

Site Ref	Address	Settlement	Prov' Recc'	Prov' Reason for rejection	Landscape Assessment	Suitability Assessment	Suitable	Availability Assessment	Available	Achievability Assessment	Achievable
HO033	Land west of Chantry Lane	Storrington	Rejected	Potential adverse impact on the character and appearance of the landscape.	High landscape sensitivity owing to the site's distinctiveness and sense of place. The public right of way (ProW) crossing the western part of the site provides an opportunity to appreciate the scale and presence of the chalk escarpment. Prominent foot slope site when viewed from Chantry Hill.	PRoW crosses site from west to south. PRoW along northern boundary with River Stor. Northern tip of site within flood zone 3. Due to the conclusions of the landscape assessment, the site is not considered suitable for development.	No	The site is being actively promoted and is considered available.	Yes	There is no reason to indicate that development of the site is not achievable.	Yes
EA103	Land adjacent to Holmwood Lane	Stroud	Rejected	Potential impact to settlement pattern and the site is not achievable due to access constraints.	The site is assessed as having Moderate Landscape Sensitivity due to open views to the south and part of land forming a transition from Stroud village to open countryside.	The site is not well related to the settlement pattern. Access to the site appears to be the track adjacent north. The track is not currently wide enough to allow for suitable access.	No	Unknown. The site was considered available in the 2016 SHLAA but has not been submitted for consideration to 2022 Call for Sites or since.	Unknown	The access is not currently suitable. The access entrance and early length is bounded by the primary school and playground and there does not appear to be scope to widen.	No

Site Ref	Address	Settlement	Prov' Recc'	Prov' Reason for rejection	Landscape Assessment	Suitability Assessment	Suitable	Availability Assessment	Available	Achievability Assessment	Achievable
EA211	Land east of Langrish Primary School	Stroud	Rejected	Potential adverse impact to settlement pattern and the site is not achievable due to access constraints.	The site has low-moderate landscape sensitivity. The site is part of a wider landscape of early enclosure. It shares some historic landscape character features such as the wooded field margins. The site has low visibility.	The site is not well related to the settlement pattern, separated from the built form of the settlement by playing fields of the school and with a character more related to the wider countryside surrounding. The site includes the Seven Stars Meadow South bio-site in the north. Access to the site would be from the track adjacent south. The track is not currently wide enough to allow for suitable access.	No	The site is being actively promoted and is considered available.	Yes	The access is not currently suitable. The access entrance and early length is bounded by the primary school and playground and there does not appear to be scope to widen.	No
EA213	Land south of Winchester Road, east of Seven Stars PH	Stroud	Rejected	Potential adverse impact to settlement pattern and character.	The site has moderate landscape sensitivity. The site is part of a wider landscape of early enclosure. It shares some historic landscape character features such as the wooded field margins. The site has low visibility.	The site is not well related to the settlement pattern, separated from the built form core of the settlement by the Seven Stars pub, car park and landscaping. The southern part of the site is adjacent a watercourse and is subject to surface water flood risk. Access to the site is indicated from the A272 but via a 'drive' skirting round other land.	No	Unknown. The site was submitted to the SDNPA between 2016 and 2022 Call for Sites, but has not been submitted for consideration to 2022 Call for Sites or since.	Unknown	There is no reason to indicate why development on the site is not achievable.	Yes
HO043	Former Army Training Camp, Barns Farm Lane	Sullington	Rejected	Remote from any settlement which would have an urbanising effect on the countryside.	Remote from any settlement in area of dispersed development.	Unsuitable location for residential development away from any settlement.	No	There is currently no evidence that the site is available or being actively promoted for development.	Unknown	There is no reason to indicate why development on the site is not achievable.	Yes

Site Ref	Address	Settlement	Prov' Recc'	Prov' Reason for rejection	Landscape Assessment	Suitability Assessment	Suitable	Availability Assessment	Available	Achievability Assessment	Achievable
W1001	Land adj to Swanmore Primary School and Church Car Park	Swanmore	Rejected	Potential adverse impact on the character and appearance of the landscape. Unclear whether a safe/appropriate access can be achieved.	The site is assessed as having a medium/high landscape sensitivity. The site is relatively secluded and enclosed by existing woodland and boundary vegetation. The above – alongside the topographical changes and the condition / location of the existing access - limit the developable area.	The site is an uncultivated field which is well contained, screened, and enclosed by mature trees and hedges, although glimpsed views from the PRoW network are possible. The existing woodland/vegetation, topography, and access limit the developable area. Given the above and the findings of the landscape assessment, the site is not considered to be suitable for development.	No	Unknown. The site was considered available in the 2016 SHLAA but has not been submitted for consideration to 2022 Call for Sites or since.	Unknown	The existing access is narrow, heavily wooded, and topographically lower than the main developable area. There is concern that an appropriate and safe vehicular access from Hampton Hill cannot be achieved to accommodate built development.	No
W1031	Land at Dodds Lane	Swanmore	Rejected	Potential adverse impact on the character and appearance of the landscape.	The site has high landscape sensitivity due to its topography and poor relationship with the settlement pattern. The site is open and visible from wider views to the east. Development would create an isolated development and an incongruous extension to the predominantly contained and nucleated pattern of Swanmore.	The site is of significant size and scale in relation to the surrounding settlement pattern. The central and eastern parts are highly sensitive given their open nature. Although the slightly more enclosed western part is less sensitive, development would still involve substantial tree loss and scrub clearing which would increase its visibility. Even if reduced, development would still be unacceptable in landscape terms as it would be inconsistent with surrounding (and transitional) settlement character. Given the above and the findings of the landscape assessment, the site is not considered to be suitable for development.	No	The site is being actively promoted and is considered available.	Yes	There is no reason to indicate why development on the site is not achievable.	Yes

Site Ref	Address	Settlement	Prov' Recc'	Prov' Reason for rejection	Landscape Assessment	Suitability Assessment	Suitable	Availability Assessment	Available	Achievability Assessment	Achievable
W1036	Little Vicarage Farm	Swanmore	Rejected	Potential adverse impact on the character and appearance of the landscape.	The site is assessed as having a high landscape sensitivity. The site is prominent within the wider landscape due to its large scale and apparent topography. The site has poor relationship with the existing settlement pattern, and development would impact on surrounding views and the PRow network.	The site is large and located on the edge of the settlement within a rural / low density character associated with the surrounding countryside. There are two PRow which cross the site. Although the site is physically adjacent to the settlement boundary at its south-east corner, it is not considered to be well related to the settlement nor its development pattern. Given the above and the findings of the landscape assessment, the site is not considered to be suitable for residential development.	No	Unknown. The site was considered available in the 2016 SHLAA but has not been submitted for consideration to 2022 Call for Sites or since.	Unknown	There is no reason to indicate why development on the site is not achievable.	Yes

Site Ref	Address	Settlement	Prov' Recc'	Prov' Reason for rejection	Landscape Assessment	Suitability Assessment	Suitable	Availability Assessment	Available	Achievability Assessment	Achievable
W1103	Land at Vicarage Lane	Swanmore	Rejected	Potential incongruous extension into the countryside and adverse impact on the character and appearance of the landscape.	The site has moderate landscape sensitivity given its small-scale and predominantly flat topography. Nevertheless, development would further extend existing ribbon development into the surrounding countryside. This would create an isolated development and an incongruous extension to the predominantly contained and nucleated village of Swanmore.	The site is in a mineral consultation area and is adjacent to historic landfill under the former railway line to the north. The site is surrounded on three sides by the PRoW network and is bound by the defined settlement boundary to the south and west, and by a mature tree belt to the north. The eastern boundary is open to views from the wider landscape, including intervisibility with the listed Abbey House, whilst the northern area is visible in distant views over the river valley due to its topography and elevated position. Given the above and the findings of the landscape assessment, the site is not considered to be suitable for residential development.	No	The site is being actively promoted for affordable housing and is considered available.	Yes	The proposed access would be via Fullegar Cottages outside the National Park. There is no reason to indicate why development on the site is not achievable, but this is subject to a site assessment of the adjacent land parcel and access by Winchester City Council authority.	Yes
LE061	Land at Kirby Farm	Telscombe	Rejected	Potential adverse impact on the character and appearance of the landscape.	The site is considered high in terms of landscape sensitivity.	Eastern part of site lower ground, may be potential in this area for development excluding an area north/south around the lowest point which is susceptible to surface water flooding. However, on balance, landscape sensitivity would make this eastern part unsuitable.	No	The site is being actively promoted and is considered available.	Yes	There is no reason to indicate why development on the site is not achievable.	Yes

Site Ref	Address	Settlement	Prov' Recc'	Prov' Reason for rejection	Landscape Assessment	Suitability Assessment	Suitable	Availability Assessment	Available	Achievability Assessment	Achievable
W1006	Land end of Bourne Fields	Twyford	Rejected	Not considered suitable to yield 5 dwellings or more.	The site slopes gently to the north and comprises part driveway and part woodland at the rear of Bourne Fields. The existing trees make a strong contribution to local landscape character and help to separate the existing employment and residential areas to the north and south respectively. Any loss of trees to facilitate development would impact on biodiversity, and the appearance and character of the area. Finally, given the density of surrounding residential development, the site is not considered suitable to yield 5 dwellings or more.	The SHLAA (2016) stated that the site had planning permission for 10 dwellings and that these were being built out. No record of the planning permission can be found, and the officer site visit in June 2023 confirmed that no dwellings have been constructed. The SHLAA (2016) recommendation is, therefore, considered to be an error. In terms of the suitability, the site is not considered suitable to yield 5 dwellings or more given the surrounding residential density, and the need to retain the existing driveway and woodland.	No	Unknown. The site was considered available in the 2016 SHLAA but has not been submitted for consideration to 2022 Call for Sites or since.	Unknown	There is no reason to indicate why development on the site is not achievable.	Yes

Site Ref	Address	Settlement	Prov' Recc'	Prov' Reason for rejection	Landscape Assessment	Suitability Assessment	Suitable	Availability Assessment	Available	Achievability Assessment	Achievable
W1046	Land at Down End, Bourne Lane	Twyford	Rejected	Not considered suitable to yield 5 dwellings or more.	The site has very low landscape sensitivity. It is enclosed, used as residential garden land, and is sandwiched between built development to the north and south. The site is more sensitive to the north and east due to the existing PRoW, priority woodland habitat, and its narrowing, triangular shape. Development would need to be focused to the west. However, any loss of trees and impact on the historic and sunken nature of Bourne Lane (to facilitate development) would have an impact on the appearance, biodiversity, and character of the area. Given the above and the density of surrounding development, the site is not considered suitable to yield 5 (net) dwellings or more.	The site comprises residential garden land enclosed by well-established trees, hedgerows, and other vegetation. Although the site has very low landscape sensitivity, the site is not considered suitable to yield 5 (net) dwellings or more given the surrounding residential density, and the need to retain existing trees and woodland.	No	Unknown. The site was considered available in the 2016 SHLAA but has not been submitted for consideration to 2022 Call for Sites or since.	Unknown	There is no reason to indicate why development on the site is not achievable. However, there are some concerns over the impact of development on the historic and sunken nature of Bourne Lane.	Yes

Site Ref	Address	Settlement	Prov' Recc'	Prov' Reason for rejection	Landscape Assessment	Suitability Assessment	Suitable	Availability Assessment	Available	Achievability Assessment	Achievable
W1104	Land at Orchard Close	Twyford	Rejected	Not considered to be available for redevelopment.	Orchard Close is set within substantial grounds, to the east of Twyford Village, off the historic and sunken Bourne Lane. The site is owned by Twyford School and is in use as a boarding house having formerly been a purpose-built residential home (including assisted living for older persons). The site includes built development and car parking in the north, and a historic Edwardian Garden (as described by the Hampshire Gardens Trust) in the south. The site gently rises to the north and is enclosed by established vegetation including some protected trees. The upper floors of the existing buildings can be seen in glimpsed views from the wider landscape.	The site is allocated in the Twyford NDP (Policy HN5) for the change of use (CoU) or redevelopment of the site. The NDP policy limits redevelopment to the footprint of the existing buildings and immediate surroundings so to minimise the impact on the historic garden. The policy does not provide one specific end use or redevelopment quantum, but instead sets out a criteria-based policy to help guide anticipated changes following purchase by Twyford School. The site was entered onto the South Downs Brownfield Register in December 2020. The entry highlights an opportunity for the delivery of, at least, 5 dwellings within a 0.14ha area. Moreover, the NDP allocation has established the principle for CoU and/or redevelopment, and so the site is considered suitable.	Yes	The site is not available for redevelopment.	No	There is no reason to indicate why development on the site is not achievable.	Yes
HO025	College Road	Upper Beeding	Rejected	Potential adverse impact on the character and appearance of the landscape.	Open downland at a higher level than College Road. No development on this side of the road at present.	Unsuitable due to landscape impact and breaching defensible boundary of College Road.	No	There is currently no evidence that the site is available or being actively promoted for development.	Unknown	There is no reason to indicate why development on the site is not achievable.	Yes

Site Ref	Address	Settlement	Prov' Recc'	Prov' Reason for rejection	Landscape Assessment	Suitability Assessment	Suitable	Availability Assessment	Available	Achievability Assessment	Achievable
HO046	Land adjoining the Rising Sun PH	Upper Beeding	Rejected	Unacceptable impact on flood risk and potential adverse impact on the character and appearance of the landscape.	Sensitive landscape open floodplain for the River Adur. Edge of settlement but falling away to south with no enclosure from the wider landscape.	Most of the site in flood zones 2 and 3. Small area outside probably below capacity threshold for LAA. Landscape impact likely to be high.	No	Unknown. The site was considered in the Upper Beeding Neighbourhood Plan process but has not been submitted for consideration to the 2022 Call for Sites or since.	Unknown	There is no reason to indicate why development on the site is not achievable.	Yes
HO047	Beeding Court Farm	Upper Beeding	Rejected	Potential to be out of character with the farmstead settlement pattern and poorly related to the village.	Farmstead rebuilt as industrial units detached from the settlement of Upper Beeding within open landscape of the Adur floodplain.	Unsuitable as higher density housing on this site would be out of character with the farmstead settlement pattern and poorly related to the village. SDNP/16/06133/OUT for five dwellings was refused and dismissed on appeal. The Inspector considered that "replacing one house with five houses would be disrespectful of the farmstead character that has been maintained following the business park's establishment. That is because a more intense residential enclave would be introduced".	No	Unknown. The site was considered in the Upper Beeding Neighbourhood Plan process but has not been submitted for consideration to the 2022 Call for Sites or since.	Unknown	There is no reason to indicate why development on the site is not achievable.	Yes

Site Ref	Address	Settlement	Prov' Recc'	Prov' Reason for rejection	Landscape Assessment	Suitability Assessment	Suitable	Availability Assessment	Available	Achievability Assessment	Achievable
W1028	Warnford Farm, Lippen Lane	Warnford	Rejected	The site is in active employment use.	The site is assessed as having a medium/high landscape sensitivity due to its prominence on the valley side of the River Meon. A PRoW passes through the site along its access and south-western boundary and continues up the valley side to capture views of the site and settlement. Although existing mature trees help to partly screen the site in views from the north-west and west, the site is open to views from the south and east. The existing built units can be seen from Lippen Lane in between existing residential development. The rising topography means that development has potential to impact on landscape and visual character.	The site comprises a stepped hardstanding to accommodate two, long, former agricultural buildings and car parking. The first building is single storey, whilst the second is larger in mass, scale, and height. The two former agricultural buildings have been converted for employment uses and these uses are active as confirmed by the officer site visit in May 2023. Although a sensitive (i.e., farmstead or courtyard style) redevelopment could help improve the appearance and character of the site and wider landscape, a residential-led scheme would introduce a more suburban character into the predominantly agricultural landscape and would result in the loss of employment space.	No	The site is being actively promoted and is considered available.	Yes	There is no reason to indicate why development on the site is not achievable.	Yes
HO024	Land north of The Street	Washington	Rejected	Potentially suitable for small scale development but unclear if 5 dwellings can be accommodated.	Previously developed site considered to have moderate landscape sensitivity owing to its historic continuity and visual sensitivity from the Street.	Site is within the conservation area with listed buildings in close proximity. Subject to acceptable relationship with neighbouring properties site is considered potentially suitable for small scale development. However, unclear if 5 dwellings can be accommodated.	Yes	The site is available for development.	Yes	Subject to acceptable access and impact on neighbouring properties (including a listed building), there is no reason to indicate development of the site is not achievable.	Yes

Site Ref	Address	Settlement	Prov' Recc'	Prov' Reason for rejection	Landscape Assessment	Suitability Assessment	Suitable	Availability Assessment	Available	Achievability Assessment	Achievable
HO013	Land North of River Lane	Watersfield	Rejected	Development on the site would have a potential adverse impact on the character and appearance of the landscape. It would also impact on the setting of the conservation area and the water meadows to the south.	High Sensitivity. There are extensive views along the river valley towards the chalk ridge from the public footpath. The site is considered to be an important gap between Coldwaltham and Watersfield. The Conservation Area abuts the site. Historic buildings are visible and is Watersfield hamlet. The site is High Sensitivity due to the relationship between the historic core of Watersfield and its surrounding historic fieldscapes, the site being a part of that. The site is highly visible along the A29 and from the Footpath and does not relate well to the settlement pattern. There are some significant trees on the boundary with the A29.	Development on the site would have a potential adverse impact on the character and appearance of the landscape. It would also have a detrimental impact on the protection area around the Water Meadows. There are limited priority habitats on the site although bats have been recorded. But the main issue is landscape sensitivity and impact on historic character.	No	The site is being actively promoted and is considered available.	Yes	There is no reason to indicate why development of the site is not achievable although it is not that the site would need to be accessed from A29 and this may not be suitable.	Yes

Site Ref	Address	Settlement	Prov' Recc'	Prov' Reason for rejection	Landscape Assessment	Suitability Assessment	Suitable	Availability Assessment	Available	Achievability Assessment	Achievable
HO014	Land west of Besley Farmhouse	Watersfield	Rejected	The site is not considered to be available for development.	Moderate sensitivity. The site is Moderate Sensitivity due to its size, relationship with adjacent development and potential for screening. It is adjacent a listed building and further advice and details are needed to assess the impact.	The site is close proximity to Conservation Area and adjacent to a Grade II listed building. A Tree Preservation Order (TPO) covers two trees in the north-western area of the site. The site is within a Site of Special Scientific Interest (SSSI) Impact Risk Zone (and will require further advice from Natural England). The site is within 5km of a Special Protection Area.	Yes	As of 2024, there is no evidence to suggest that the site is being actively promoted or is still available for development.	No	Site appears to be achievable although gaining suitable site access will require assessment and confirmation. There appears to have been a previous access from site to A29, perhaps for agricultural use. This would likely lead to the loss of a substantial amount of mature hedgerow to gain necessary widths and visibility. Access might be achievable from Chapel Close, but this is an unadopted access road servicing garages at present and could impact an electricity substation and (TPO) trees.	No

Site Ref	Address	Settlement	Prov' Recc'	Prov' Reason for rejection	Landscape Assessment	Suitability Assessment	Suitable	Availability Assessment	Available	Achievability Assessment	Achievable
HO028	Land west of River Lane, Watersfield	Watersfield	Rejected	The site is High Sensitivity due to the relationship between the historic core of Watersfield and its surrounding historic fieldscapes. Development of the site would have a potential adverse impact on the character and appearance of the landscape and the setting of the historic core. Whilst not directly abutting the conservation area, it is close to it.	High Sensitivity The site is High Sensitivity due to the relationship between the historic core of Watersfield and its surrounding historic fieldscapes. It also forms part of a larger field structure and is located within an open part of Watersfield and accessed via a rural and narrow lane. It is visible from the rear gardens of properties along A29.	Development on the site would have a potential adverse impact on the character and appearance of the landscape and the setting of the historic core. Whilst not directly abutting the conservation area, it is close to it. The site is not directly connected to the settlement boundary – it does not abut it and is some distance away.	No	The site is being actively promoted and is considered available.	Yes	Due to access via River lane it is considered the site development is not achievable as River lane is narrow and rural in character.	No
AR025	Land north of Lample House	Wepham	Rejected	Out of character with settlement pattern, harmful to the landscape character, unsustainable location.	Wepham is a small cluster of dwellings and farmsteads around the intersection of routeways above the river valley of the Arun. The settlement pattern is loose and diverse with some buildings close to the roads and others set back in small groups.	A development of 5+ dwellings on this site would be out of character with this settlement pattern and harmful to the landscape character. The hamlet also lacks any facilities and is not a sustainable location for development.	No	There is currently no evidence that the site is available or being actively promoted for development.	Unknown	There is no reason to indicate why development on the site is not achievable.	Yes

Site Ref	Address	Settlement	Prov' Recc'	Prov' Reason for rejection	Landscape Assessment	Suitability Assessment	Suitable	Availability Assessment	Available	Achievability Assessment	Achievable
CH184	Manor Farm, A286	West Dean	Rejected	Development on the site would have a potential adverse impact on the character and appearance of the landscape.	High Sensitivity owing to its location within the conservation area, inclusion within the historic village core, highly visible location within the village fronting the River Lavant opposite the village green, and likely existing heritage assets within the site.	Due to the conclusions of the landscape assessment the site is not considered to be suitable. The potential displacement of existing agricultural and equine use to alternative sites is also noted.	No	Unknown. The site was considered available in the 2016 SHLAA. The site has not been resubmitted to the Local Plan Review Call for Sites. The site is in active use. There is currently no evidence to indicate that the site is available or being actively promoted for development.	Unknown	There is no reason to indicate that the site is not achievable.	No

Site Ref	Address	Settlement	Prov' Recc'	Prov' Reason for rejection	Landscape Assessment	Suitability Assessment	Suitable	Availability Assessment	Available	Achievability Assessment	Achievable
EA220	Land south of Riverside Close	West Liss	Rejected	Development on the site is not currently achievable. Development would have a potential adverse impact on recreation, and a potential adverse impact on the character and appearance of the landscape.	The site has a low landscape sensitivity. The site is below the 75m contour and is not characteristic of its landscape owing to the existing golf course use. Although the site can be seen in distant views from Farnham Road, it remains relatively enclosed on its northern and eastern boundaries by existing rear gardens and the railway line respectively. Notwithstanding the above, development would create an incongruous extension to the existing settlement pattern.	The site is in a mineral consultation area for sharp sand and gravel, silica sand, and soft sand. The site has high recreational value given its current use as part of a 9-hole golf course, and it is unclear if the site is required for the continued operation of the golf course. The site is in the Wealden Heath Phase II SPA 5km buffer, and the southern and eastern boundaries are in Flood Zone 2 and a contaminated land buffer respectively. If a vehicular access could be created, then development would create an incongruous extension to the existing settlement pattern. Given the above and the findings of the landscape assessment, the site is not considered to be suitable for built development.	No	The site has been identified through the Liss Neighbourhood Development Plan (NDP) [Adopted 2017] which previously considered the site. As of 2023, it is uncertain whether the site is still available for development.	Unknown	The site is bound by the railway and the rear gardens of properties along Riverside Close. At present, there is no option for a vehicular or pedestrian access and so development is not considered to be achievable.	No

Site Ref	Address	Settlement	Prov' Recc'	Prov' Reason for rejection	Landscape Assessment	Suitability Assessment	Suitable	Availability Assessment	Available	Achievability Assessment	Achievable
EA222	Liss Business Centre	West Liss	Rejected	The site is in active employment use. The site is considered unavailable given the current landowner is taking action to dispose of the site and the intention of any new owner is unknown.	The site comprises two existing commercial units, hardstanding, car parking, and courtyard within the existing settlement boundary. The site has a low landscape sensitivity given that it is previously developed land (PDL), predominantly flat, and is bound by recent twentieth century development on three sides.	The site is previously developed land (PDL) within the existing settlement policy boundary (SPB). There is potential for contamination due to existing and previous commercial uses and redevelopment may require the relocation of infrastructure – i.e., sub-station, overhead and underground cables etc. The site is subject to an Article 4 Direction which removes permitted development rights for a change of use of office or light industrial units to residential use. A full planning application is, therefore, required for any such change of use. The Liss NDP explains that there is no land available for new businesses and that many small businesses in Liss want flexible spaces. The site is in active employment use as documented during the officer site visit in April 2024 and confirmed by the landowner June 2024.	No	The landowner recently indicated that it is taking action to dispose of the site. Should any new site owners wish to develop the site for alternative use such as residential, the SDNPA would need to be satisfied that the loss of employment land is acceptable.	No	There is no reason to indicate why development on the site is not achievable.	Yes

Site Ref	Address	Settlement	Prov' Recc'	Prov' Reason for rejection	Landscape Assessment	Suitability Assessment	Suitable	Availability Assessment	Available	Achievability Assessment	Achievable
W1009	Land at Meadow House	West Meon	Rejected	Not considered to be available for development.	The site comprises the front residential garden land of Meadow House which is a large, detached, modern, 2.5 storey dwellinghouse of brick and tile construction. The site is assessed as having a medium landscape sensitivity. It is relatively flat and comprises open mown lawn and boundary shrubs which is uncharacteristic of its landscape. The site is highly visible from the road and PRow network, and is bounded by key landscape features, i.e., disused railway to east, River Meon to south, and Conservation Area to west. Although heavily constrained and visible, the recent changes on, and adjacent to, the site suggest that there is an opportunity for small scale, sensitive, and sympathetically designed, residential development which respects the built form, character, and density of the area.	The site comprises a large part of the residential garden land at Meadow House. The south of the site is in Flood Zones 2 and 3, and so development would need to be restricted to the central and northern areas of the site. Development would also need to be carefully designed to consider any potential impact on the setting of the adjacent conservation area and the need to retain important mature trees within, and adjacent to, the site.	Yes	Unknown. The site was considered available in the 2016 SHLAA but has not been submitted for consideration to 2022 Call for Sites or since.	Unknown	There is no reason to indicate why development on the site is not achievable.	Yes

Site Ref	Address	Settlement	Prov' Recc'	Prov' Reason for rejection	Landscape Assessment	Suitability Assessment	Suitable	Availability Assessment	Available	Achievability Assessment	Achievable
W1010	Land at Meonwara Crescent	West Meon	Rejected	No evidence that the site is available or being actively promoted. Potential adverse impact on amenity, informal community use, and heritage assets.	The site is assessed as having a low/medium landscape sensitivity given its peri-urban character, its location within the defined settlement boundary, and that it is bounded by existing residential development on three sides. The site is not representative of the local landscape character. However, the site is readily visible from adjacent properties and has high community value given that it is used as public open space (POS). The officer site visit in April 2023 confirmed the presence of children's play equipment and temporary goal posts.	The site is located within the defined settlement boundary of West Meon and is bounded by residential development on three sides. Although not representative of the local landscape character, the site comprises existing public open space (POS) and so development would not be suitable, nor appropriate, unless alternative provision of an equal or better quality was sought. Even if alternative POS provision was secured, development would create an overall density which would be uncharacteristic to the area, notwithstanding the likely impacts on existing residential amenities and non-designated heritage assets to the south. Given the above and the findings of the landscape assessment and 2023 officer site visit, the site is not considered to be suitable for development.	No	Unknown. The site was considered available in the 2016 SHLAA but has not been submitted for consideration to 2022 Call for Sites or since.	Unknown	There is no reason to indicate why development on the site is not achievable.	Yes

Site Ref	Address	Settlement	Prov' Recc'	Prov' Reason for rejection	Landscape Assessment	Suitability Assessment	Suitable	Availability Assessment	Available	Achievability Assessment	Achievable
W1108	Land at Long Priors (Extension)	West Meon	Rejected	Potential adverse impact on the character and appearance of the landscape.	The site has high landscape sensitivity as it is located within a bowl-shaped valley and is readily visible from all sides via PRoW and other established footpaths. Development would create an incongruous extension to the north-western settlement boundary and edge of West Meon.	The site is adjacent to recent development and comprises an open field within a bowl-shaped valley. The site has no distinctive boundaries and so is open to views from all sides, including from PRoW and other established footpaths. Given the above and the findings of the landscape assessment, the site is not considered to be suitable for development.	No	The site is being actively promoted and is considered available.	Yes	There is no reason to indicate why development on the site is not achievable.	Yes
W1109	Land north of West Meon Road	West Meon	Rejected	Potential adverse impact on the character and appearance of the landscape.	The site has moderate landscape sensitivity. It comprises an open, arable, and relatively flat, "gap" between the existing defined settlement boundaries of West Meon. However, development within this gap would coalesce two distinct areas of settlement: the historic village centred around the A32, and the cluster of dwellings centred around Westbury Manor. This would conflict with the historic settlement pattern of West Meon such that the separate areas of historic settlement would no longer be legible in the landscape.	The site is part of a larger field and forms a "gap" between the existing defined settlement boundaries. The access is in Flood Zones 2 and 3 due to the proximity of the River Meon. Development within this gap would coalesce two distinct areas of settlement: the historic village centred around the A32, and the cluster of dwellings centred around Westbury Manor. This would conflict with the historic settlement pattern of West Meon such that the separate areas of historic settlement would no longer be legible in the landscape. Given the above and the findings of the landscape assessment, the site is not considered to be suitable for development.	No	The site is being actively promoted and is considered available.	Yes	There is no reason to indicate why development on the site is not achievable subject to a Flood Risk Assessment (FRA).	Yes

Site Ref	Address	Settlement	Prov' Recc'	Prov' Reason for rejection	Landscape Assessment	Suitability Assessment	Suitable	Availability Assessment	Available	Achievability Assessment	Achievable
W1110	Land north of Doctors Lane	West Meon	Rejected	Potential adverse impact on the appearance, character, setting and significance of adjacent heritage assets.	The site has a moderate landscape sensitivity. The site is flat, is characteristic of the wider landscape, and is enclosed by existing trees, hedgerows, allotments and built development. Given its relative enclosure, it is mostly hidden from public view and development would create a neutral extension to the settlement.	The site is adjacent to the West Meon Conservation Area and the Grade II listed Cedars Cottage. The existing access is via a narrow single-track which is used by walkers, is rural in character, and is within the conservation area and setting of a Grade II listed building. The engineering works required to achieve vehicular access would have a likely significant impact on both the appearance and character of the conservation area and the setting of the listed building. As such, it is considered that the site is not currently suitable for development given the potential impact from the site's proposed access on adjacent heritage assets.	No	The site is being actively promoted and is considered available.	Yes	The existing access is via a single-track road which is gated, is in the conservation area and setting of a Grade II listed building, and is currently only used by walkers to gain access to the allotments and PRow network. Although development is technically achievable, it is likely to impact on the rural character of this track and harm the setting of heritage assets.	No
W1014	Land west of Floud Lane	West Meon	Rejected	Poorly related to the settlement boundary. Potential adverse impact on the character and appearance of the landscape, and on the setting of nearby heritage assets.	The site has very high landscape sensitivity due to its open and rural character, topography, lowland meadow priority habitat, high visibility from the PRow network, and its contribution to the setting of (and views to and from) the West Meon Conservation Area and the Grade II listed Church of St John, the Evangelist. The landscape framework means that the site has low capacity (if any) to absorb development.	The site does not relate well to the defined settlement boundary of West Meon. Development would create an incongruous western extension which would significantly impact on the setting and views to, and from, the conservation area and listed historic church. Given the above and the findings of the landscape assessment, the site is not considered to be suitable for development.	No	The site is being actively promoted and is considered available.	Yes	There is no reason to indicate why development on the site is not achievable.	Yes

Site Ref	Address	Settlement	Prov' Recc'	Prov' Reason for rejection	Landscape Assessment	Suitability Assessment	Suitable	Availability Assessment	Available	Achievability Assessment	Achievable
W1055	Land East of Floud Lane and South of Church Lane	West Meon	Rejected	Potential adverse impact on the character and appearance of the landscape, and on the setting of adjacent heritage assets.	The site is assessed as having a high landscape sensitivity. The site is in proximity to, and contributes to the setting and views of, the West Meon Conservation Area and the Grade II Listed Church of St John, the Evangelist. The site is on rising topography and is prominent in views from the PRow and road networks. Moreover, development would impact on the perception of the village and the setting of heritage assets.	The site is adjacent to, and within the setting of, the West Meon Conservation Area and Grade II Listed Church of St John, the Evangelist. The site is prominent in views from the wider landscape, road, and PRow networks. Given the above and the findings of the landscape assessment, the site is not considered to be suitable for development.	No	Unknown. The site was considered available in the 2016 SHLAA but has not been submitted for consideration to 2022 Call for Sites or since.	Unknown	There is no reason to indicate why development on the site is not achievable.	Yes

Site Ref	Address	Settlement	Prov' Recc'	Prov' Reason for rejection	Landscape Assessment	Suitability Assessment	Suitable	Availability Assessment	Available	Achievability Assessment	Achievable
CH260	Land east of River Street	Westbourne	Rejected	Development of the site would have a potential adverse impact on the character and appearance of the landscape and would not be consistent with the settlement pattern of Westbourne. The entrance to the site is also subject to flood risk.	Moderate to High Landscape Sensitivity. The site is located adjacent to the Westbourne Conservation Area at a prominent location at the north-east entry to the village with moderately open views to the east, albeit separate from the historic core of the village.	The site is adjacent to Westbourne Conservation Area. Much of the site is within the watercourse buffer of the River Ems. River Ems and Meadows Local Wildlife Site (LWS) and associated priority habitat is adjacent south. The entrance and west part of the site is within Flood Zone 2, EA Flood Alert and Flood Warning areas, and within 1-100 and 1-1000 surface water flood risk. Pylons bisect a small part of the north-east corner of the site. The River Ems and River Street form a clear edge to the settlement at this location. Development of the site would not be consistent with the settlement pattern on Westbourne. This area forms the transition from the village to countryside. Access to the site would likely have an urbanising impact on the lane and result in loss of hedgerow.	No	The site is being actively promoted and is considered available.	Yes	There is no reason to indicate why development on the site is not achievable.	Yes

Site Ref	Address	Settlement	Prov' Recc'	Prov' Reason for rejection	Landscape Assessment	Suitability Assessment	Suitable	Availability Assessment	Available	Achievability Assessment	Achievable
WE016	Land at Bramley Farm	Willingdon	Rejected	Significant adverse impact on the wider landscape character of the area.	The site is assessed as moderate sensitivity in landscape terms. This is partly due to the historic layout of the fields and boundaries, otherwise the site would be considered a lower sensitivity. The site is enclosed and has low visibility in some longer distance views for example from the top of Combe Hill to the south. However, development of the site is a departure from the current form of Willingdon on the western side, where Wannock Road is the boundary and extent of the settlement. Wannock Road creates a severance from the site to the existing settlement. Development would be an encroachment at a sensitive edge of the National Park.	Impact on the wider landscape by departing from the current form of the western side of Willingdon, in addition to the severance effect of Wannock Road, is significantly adverse. Therefore, for wider landscape reasons this site is considered unsuitable.	No	The site is being actively promoted and is considered available.	Yes	There is no reason to indicate why development on the site is not achievable.	Yes
WE017	Land at Bramley Farm	Willingdon	Rejected	Significant adverse impact on the wider landscape character of the area.	The site is very open in long distance views to the west and south even though there are established hedgerow and tree boundaries. The land is also higher than the existing residential to the south further increasing the visibility of the site. The assessment considered the site to be high sensitivity in particular because of the openness in views, for example from Combe Hill to the south.	The landscape assessment considered the site to be high sensitivity. It is considered development would have a significant adverse impact on landscape character. This is due to the openness of the site and the likely prominence of development in views. Due to the landscape assessment the site is considered unsuitable.	No	The site is being actively promoted and is considered available.	Yes	There is no reason to indicate why development on the site is not achievable.	Yes

Site Ref	Address	Settlement	Prov' Recc'	Prov' Reason for rejection	Landscape Assessment	Suitability Assessment	Suitable	Availability Assessment	Available	Achievability Assessment	Achievable
WE018	Land to the north west of Jevington Road	Willingdon	Rejected	Significant adverse impact on the wider landscape character of the area.	Development of the site would expand the settlement to the west out of keeping with the current pattern, intruding into the downland and having a significant adverse impact on landscape character. The site is considered to be high sensitivity in landscape terms. As the land slopes upwards further to the north-west a large area of the site is of higher sensitivity especially in longer distance views, for example from public right of way (ProW)s on downland to the south-east.	As a result of the landscape assessment the site is considered to be unsuitable. In addition, it is considered the necessary expansion of the access from the road to facilitate development is likely to have an adverse impact on the area of adjacent ancient woodland.	No	The site is being actively promoted and is considered available.	Yes	There is no reason to indicate why development on the site is not achievable subject to the access being suitably improved to enable residential development.	Yes
W1029	Land adjacent to Five Bridges Road	Winchester	Rejected	Potential adverse impact on the character and appearance of the landscape and settlement pattern.	The site is assessed as having a high landscape sensitivity due to its prominent, rural, and well-used location. The site slopes down to, is in proximity to, and is part of the valley side of, the River Itchen SAC & SSSI. The site is readily visible from both its northern and eastern boundaries which are adjacent to the Winchester Conservation Area and PRoW network respectively. The site is adjacent to existing ribbon development, off St Cross Road, to the west.	The site is in a mineral consultation area and adjacent to existing ribbon residential development along St Cross Road. Development would create an incongruous extension to the existing ribbon / linear form of development. Given the above and the findings of the landscape assessment, the site is not considered to be suitable for development.	No	Unknown. The site was considered available in the 2016 SHLAA but has not been submitted for consideration to 2022 Call for Sites or since.	Unknown	There is no reason to indicate why development on the site is not achievable.	Yes

Site Ref	Address	Settlement	Prov' Recc'	Prov' Reason for rejection	Landscape Assessment	Suitability Assessment	Suitable	Availability Assessment	Available	Achievability Assessment	Achievable
W1034	Dykes Farm, Easton Lane	Winchester	Rejected	Potential adverse impact on the adjacent river, reserve, and surrounding landscape and uncertain whether development is achievable (access).	The site has high landscape sensitivity and is on the National Park boundary. The site has an elongated shape due to the Itchen Valley PRoW and Old Railway Line (now built development) to the west and east respectively. The site is on the valley side of the River Itchen SAC & SSSI and is part of a transitional area between the river and surrounding landscape. The site is in proximity to Flood Zones 2 and 3. The south area is on a raised plateau and the north area is on the same level as the river. The north area includes priority habitat associated with the nature reserve. The south area has glimpsed views of the Cathedral and Guildhall.	The site is in a mineral consultation area. The north area has some potential for archaeology associated with the nearby water meadow. The site is near historic landfill, employment uses, and transport infrastructure. Development would need to remediate any potential land contamination and be designed with noise in mind. The site is in a highly sensitive area in terms of landscape and ecology. Delivery of circa 40 affordable dwellings could be explored in the southern area (approx. 1.4ha) around existing agricultural buildings. This would leave the remainder of the site for enhancements to green infrastructure, biodiversity, PRoW, and water quality and management. That said, further work and investigation is required to understand if the site is truly suitable for development. The delivery of 100% affordable housing could be considered under existing planning policy.	Uncertain	The site is being actively promoted and is considered available.	Yes	The site would be accessed via the planning authority area of Winchester City Council. All three access options will need to be appraised to ascertain the safest and most appropriate vehicular access(es) onto the site. The appraisal will also need to consider flooding, ecology, and landscape constraints.	Unknown

Site Ref	Address	Settlement	Prov' Recc'	Prov' Reason for rejection	Landscape Assessment	Suitability Assessment	Suitable	Availability Assessment	Available	Achievability Assessment	Achievable
W1111	Land north west of Easton Lane	Winchester	Rejected	Not considered suitable for residential development given its sensitive location and condition of the site and uncertain whether development is achievable due to access.	The site has moderate landscape sensitivity but is considered to have a high ecological sensitivity given its location in the floodplain of, and proximity to, the River Itchen SAC & SSSI. The site is adjacent to priority habitat associated with the River Itchen and the Winnall Moor Nature Reserve. The western boundary straddles Flood Zones 2 and 3, and flood risk is likely to increase with predicted climate change. Given its small-scale, it is unlikely that effective, meaningful, and characteristic mitigation and landscape buffers could be appropriately achieved.	The site is in a mineral consultation area, is in proximity to historic landfill, and is adjacent to existing employment uses. There is potential for contamination given the past and current uses of the site. Moreover, given the location and condition of the site, and the findings of the landscape assessment, the site is not considered to be suitable for residential development.	No	The site is being actively promoted and is considered available.	Yes	The site is accessed from the Itchen Way PRoW (off Easton Lane) which provides access to existing residential properties and to an angling club. The PRoW is a single access track with limited scope for widening to accommodate new development. It is unclear whether access could be achieved from the adjacent trading park.	Unknown
BR002	Land to the west of Falmer Road between and including Woodside and the Old Cottage	Woodingdean	Rejected	Potential adverse impact on the character and appearance of the landscape.	The site was previously assessed as high landscape sensitivity owing to its location and size within a narrow land bridge which joins two sections of the SDNP and forms a gap between Ovingdean and Woodingdean (both settlements are outside the SDNP). Development of the site would be highly visible from surrounding (higher) land to the west and east, together with views from surrounding roads to the north and south. The wooded nature of the site contributes to local character providing a backdrop to views and screening in some cases.	Development on the site would have a potential adverse impact on the character and appearance of the landscape.	No	Unknown. The site was considered available in the 2016 SHLAA but has not been submitted for consideration to 2022 Call for Sites or since.	Unknown	There is no reason to indicate why development on the site is not achievable.	Yes

Appendix D (ii) Sites assessed for potential Gypsy and Traveller Accommodation

Site Ref	Address	Settlement	Prov' Recc'	Prov' Reason for rejection	Landscape Assessment	Suitability Assessment	Suitable	Availability Assessment	Available	Achievability Assessment	Achievable
WI038	Land North of Rareridge Lane	Bishops Waltham	Rejected	Potential adverse impact on the character and appearance of the landscape.	The site has a high landscape sensitivity due to its large, open, and elevated nature. The site is adjacent to priority habitats, ancient woodland, and local environmental designations.	The site is a substantial and visually prominent site on the edge of an existing town. The site is in close proximity to a conservation area, has some archaeological potential, and is crossed at various points and locations by the PRoW and permissive path networks.	No	The site is in single ownership and the landowner recently indicated that the site is available for 50 gypsy & traveller pitches.	Yes	There is no reason to indicate why development on the site is not achievable. However, the existing access off Butts Farm Lane is single track with limited scope for widening. This will influence development type and capacity.	Yes
AR060	Land Between Downview Road and Stable Lane	Findon	Rejected	Potential adverse impact on the character and appearance of the landscape.	Site considered to have moderate landscape sensitivity owing to its proximity to PRoWs and location in the transition area to open downland. Existing hedgerows provide some enclosure	PRoW along northern boundary and views from PRoW to the East. Site is not considered suitable as development would further extend the settlement edge into open downland having an unacceptable impact on landscape character	No	Site is available for residential development.	Yes	There is no reason to indicate development of the site would not be achievable.	Yes

Site Ref	Address	Settlement	Prov' Recc'	Prov' Reason for rejection	Landscape Assessment	Suitability Assessment	Suitable	Availability Assessment	Available	Achievability Assessment	Achievable
					although further planting would not be characteristic of open downland.						
WI103	Land at Vicarage Lane	Swanmore	Rejected	Potential incongruous extension into the countryside and adverse impact on the character and appearance of the landscape.	The site has a moderate landscape sensitivity given its small-scale and predominantly flat topography. Nevertheless, development would further extend existing ribbon development into the surrounding countryside.	Vicarage Lane is a very narrow rural lane, access would need to be in southern corner of the site to minimise use of this lane, but access may still not be possible without affecting its character. Site very open to Vicarage Lane so any development would impact on the setting of this lane which is a gateway to the National Park.	No	The site is in single ownership and the landowner recently indicated that the site is available for residential development but has not suggested gypsy and traveller development.	Uncertain	The proposed access would be via Fullegar Cottages outside the National Park. There is no reason to indicate why development on the site is not achievable, but this is subject to a site assessment of the adjacent land parcel and access by Winchester City Council (WCC).	Yes
CH251	Windy Hill Ark, Bulchins Copse,	Wisborough Green	Rejected	The site is considered unsuitable for any development,	The site is in the P2 : Northchapel Basin landscape	The site is approximately 1.3 miles south-west of Wisborough Green and 4.3 miles north-east of	No	Site owner has submitted the land for this use so it	Yes	Whilst the current access may have visibility issues there	Yes

Site Ref	Address	Settlement	Prov' Recc'	Prov' Reason for rejection	Landscape Assessment	Suitability Assessment	Suitable	Availability Assessment	Available	Achievability Assessment	Achievable
	Strood Green			including gypsy and traveller pitches, due to its unsustainable and car dependent location, the dispersed settlement pattern and the ecological sensitivities.	character area, and key characteristics include the large wooded commons at The Mens supporting important ecological assemblages including ancient semi-natural woodland. The site lies outside of any settlement boundary in a area of dispersed development along the A272 between Wisborough Green and Petworth.	Petworth. The A272 at this point is national speed limit and has no footways along it between the site and these settlements. WSCC raised concerns on a previous application (SDNP/22/00761/FUL) about the visibility splays and speed of traffic and the nearest fire hydrant being 350m away. An enforcement notice has been served in respect of the access, field shelters, caravan and fencing. The Mens SAC and SSSI wraps around the site, including Bulchins Copse and the whole site is within the SSSI impact zone. The site is considered unsuitable for any development, including gypsy and traveller pitches, due to its unsustainable and car dependent location, the dispersed settlement pattern and the ecological sensitivities.		is assumed to be available.		appears sufficient road frontage to achieve a safe access elsewhere.	