



ASSESSMENT OF POTENTIAL DEVELOPMENT SITES

Stedham with Iping Neighbourhood Plan Steering Group

November 2017



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INTRODUCTION

This report forms part of the evidence base that has been used to prepare the Stedham with Iping Neighbourhood Plan. It is a technical exercise to determine the quantity and suitability of land potentially available for (housing) development

Please note that:

- This document does not allocate sites to be developed. The allocation of sites is determined through the neighbourhood plan; this document provides a robust assessment of all sites and identifies sites on which development may be deliverable.
- The identification of a site as being deliverable within this document does not imply that planning permission would be granted for development on any of the sites.
- This is a Parish wide assessment of potential housing opportunities. It should not be used to assist with the determination of planning applications. Communities and applicants cannot rely on the findings or conclusions of this document in isolation.
- This assessment was carried out in autumn 2017 and the findings provide a 'snap-shot' of information held at this time.

WHY HAVE WE LOOKED AT POTENTIAL DEVELOPMENT SITES?

The Parish falls within the South Downs National Park. The Development Plan for this area is prepared by the South Downs National Park Authority. The Pre-Submission version of the South Downs Local Plan (PSSDLP) is open for public consultation from 26 September to 21 November 2017. This will be the last opportunity for the public to comment before they submit it to the Planning Inspectorate in spring 2018.

The PSSDLP states in Strategic Policy SD26: Supply of Homes that the National Park Authority will make overall provision for approximately 4,750 net additional homes over a 19 year period between 2014 and 2033. These will be delivered through strategic sites and the allocation of land for housing in the Local Plan and Neighbourhood Development Plans, the implementation of planning permissions; and the development of land previously unallocated or identified (windfall). It goes on to confirm that a site, or sites, in Stedham will be allocated in the PSSDNL or in a Neighbourhood Development Plan for 18 dwellings. The PSSDLP goes on to allocate a site (Allocation Policy SD92: Stedham Sawmill, Stedham) within Stedham to provide for between 16 and 20 residential dwellings (class C3 use), and employment buildings (class B1 Business use) providing a maximum overall floorspace of 3,000m².

In preparing a Neighbourhood Plan it is important to ensure that development comes forward in the most suitable location, taking into account material planning considerations and, particularly in the case of neighbourhood planning, local aspirations for the area. It is therefore appropriate, in accordance with Strategic Policy SD26: Supply of Homes to consider whether the Neighbourhood Plan should allocate land for the development of 18 dwellings.

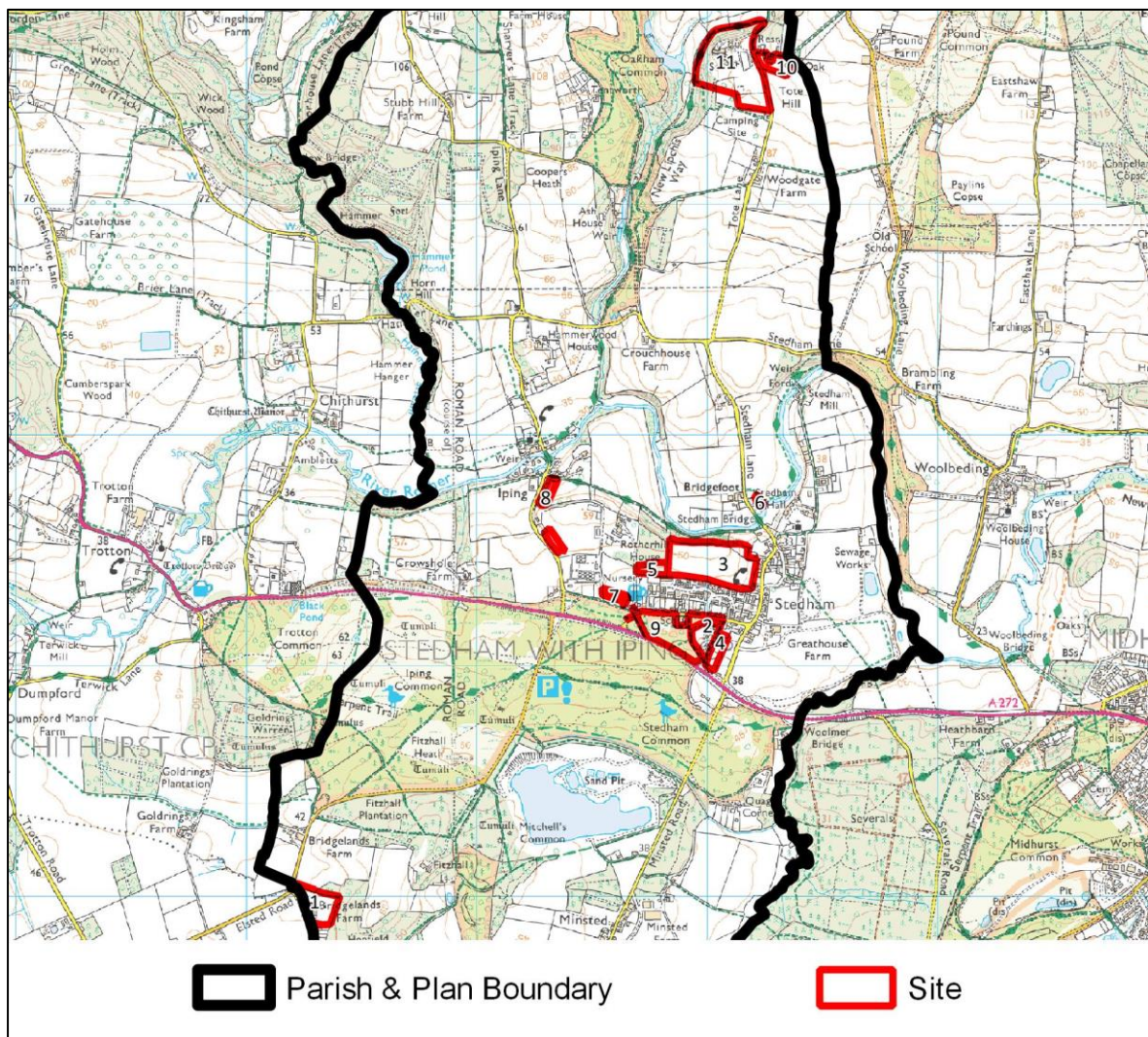
IDENTIFICATION OF POTENTIAL DEVELOPMENT SITES

A parish survey questionnaire was sent to all residents in August 2017 including the opportunity for respondents to suggest suitable sites for housing development. This was followed by a Parish Council meeting on 13 September when the results of the survey were discussed with residents present and it was agreed that a Neighbourhood Plan should be prepared.

A Call for Sites was issued to all owners of large landholdings in the parish 11 sites were submitted. These were:

- 1 Bridgelands Farm
- 2 Sawmill
- 3 Rectory Field
- 4 Land rear of Sorrells
- 5 Land north of Common View
- 6 The Old Studio
- 7 Land west of West Lodge
- 8 Land east of Iping Lane
- 9 Land south of Hamilton Arms
- 10 Tote Hill Barn & Hangar
- 11 Wispers (St Cuthmans)

The location of these sites are shown on the plan below:



METHODOLOGY

The sites put forward have been assessed in accordance with the following methodology:

Stage 1

To ascertain whether sites were available for development, landowners and/ or their agents were contacted individually for any clarification following a group presentation as it was recognised that certain matters were confidential.

Progress was reported regularly providing the opportunity for further discussion.

Stage 2

Those sites that made it to Stage 2 were subject to a desktop study to identify any key development constraints. These include:

- Ancient woodland
- Site of Nature Conservation Interest (SNCI)
- Sites of Importance of Nature Conservation (SINCs)
- Sites of Special Scientific Interest (SSSI)
- National Nature Reserves (NNR)
- Local Nature Reserves (LNR)
- Ramsar (Wetland) sites
- Scheduled Ancient Monuments
- Local Geological Sites (RIGS)
- Sites on the Heritage England/English heritage Register
- Special Protection Area
- Conservation Area
- Strategic Development Zone 10

The final consideration was the relationship of the site to the existing or proposed settlement boundaries of Stedham as shown in the appropriate chapter

Sites that have designations on them or are detached and unrelated to Stedham would generally not be considered appropriate for development and not continue to Stage 3. However, there are a few sites which are recommended because they are attached to existing or former housing; although outside the settlement boundaries shown in this Neighbourhood Plan. Where only part of a site is subject to designation constraints, consideration has also been given to whether the undesignated part of the site is developable.

Stage 3

At this stage, a detailed assessment of the sites was carried out. Each site was visited and assessed against a number of criteria including:

- Availability
- Designation constraints
- Landscape impacts.
- Suitability for various housing requirements
- The views of the Community
- Sustainability

- Deliverability
- Strengths, Weaknesses, Opportunities, Threats (SWOT)

Consideration has been given to the following landscape assessments/documents:

- CDC/HCA 2009 Landscape Capacity Study for Strategic Development.
- SDNPA Integrated Landscape Character Assessment (*Final Report 2005 (updated 2011) Pages 175-177 Part 2: Character of the South Downs Landscape*)
- SDNPA SHLAA landscape assessment December 2016 and
- Stedham with Iping Landscape Review November 2017

Summary /Conclusion

In preparing the summary/conclusion in relation to each site the deliverability of development on the site should be considered. This falls into three parts, namely whether the site is Suitable, Available and Achievable. All of these points will have been covered in the previous three stage assessment.

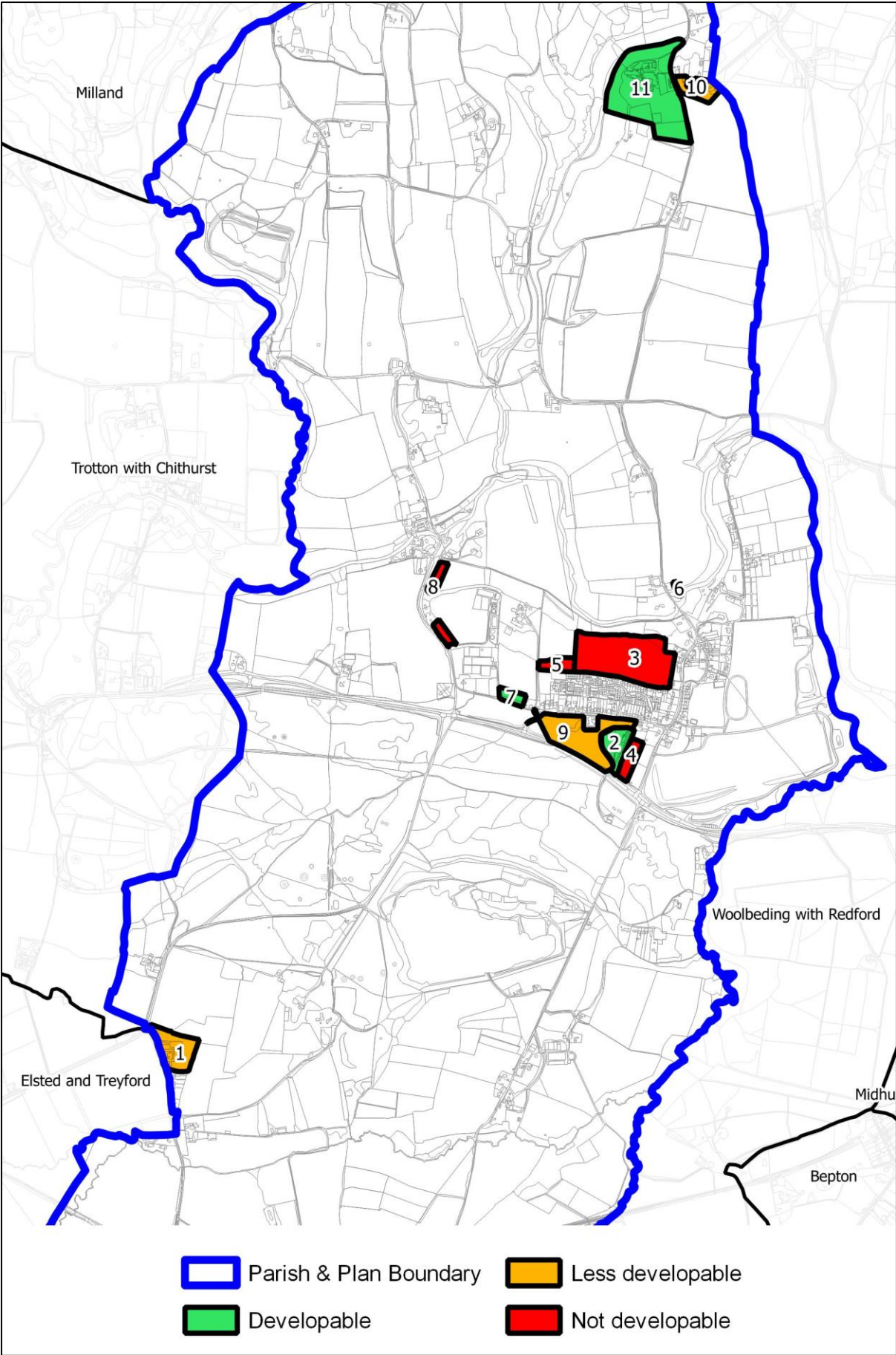
In concluding, a judgement will be made in relation to each site on its deliverability in accordance with the following traffic light system to provide an easy referencing system for the Steering Group when they consider site allocations:

Developable
Less developable
Not developable

ASSESSMENT OF SITES

SUMMARY

Site	Name	Deliverable?	No. of dwellings	Comment
1	Bridgelands Farm	Less developable	5-10	PDL. 5 units or 8-10 if rural exception site for affordable homes. Or mixed site.
2	Sawmill	Developable	6-8	PDL & mixed site in plan. Suitable for starter homes and elderly accommodation.
3	Rectory Field	Not developable	0	
4	Land rear of Sorrells	Not developable	0	
5	Land north of Common View	Not developable	0	
6	The Old Studio	Not developable	0	Flood Zone 3
7	Land west of West Lodge	Developable	6-10	Small terraced units envisaged. Allocation in this location may require settlement boundary change
8	Land east of Iping Lane	Not developable	0	
9	Land south of Hamilton Arms	Less developable	n/a	Proposed for parking
10	Tote Hill Barn & Hangar	Less developable	2-4	PDL – windfall
11	Wispers (St Cuthmans)	Developable	13	PDL – Heritage asset.
	Total		32-45	



SITE 1 - BRIDGELANDS FARM, INGRAMS GREEN (1.14 HA)

Proposed development: Conversion of existing commercial and farm buildings to housing

Summary /Conclusion

The site comprises a group of large pre-fabricated agricultural barn buildings which, having been converted, are currently utilised as Use Class B8 (Storage and Distribution) and Sui-Generis Use (Non-Domestic Veterinary Clinic). It does not lie within the settlement boundary of Stedham and has poor public transport, making it potentially unsuitable for affordable housing.

The site is exposed to views from the adjoining Ingram’s Green Lane and longer views from the countryside and scarp of the Downs to the south-west.

It is felt that a small, carefully designed scheme that could demonstrably enhance the landscape in this sensitive location would be acceptable provided it was constrained to the built footprint and the extent of buildings and hard-standings. Considerable care would need to be taken with the design, appearance and height of any new buildings, as well as with the design of external works, in order to minimise the effects of domesticating the landscape with garden boundaries and paraphernalia. The site’s northern and western boundaries would require sensitive landscape treatment to soften the visual impact of the buildings.

It is considered that 5 detached/semi-detached units, or a mix of residential and commercial units, may be considered suitable on this site in landscape terms subject to careful design. If there is sufficient community interest, then an option is to apply as a rural exception site under policy SD92 for 8-10 affordable homes.



Looking East from entrance



Aerial photo of location

STAGE 1 ASSESSMENT – Exclusion/Inclusion from Stage 2 Assessment

	CRITERIA	RESULT	COMMENTS
	Is the site available for development?		
1	Is the site available?	yes	Existing buildings, currently unoccupied

As the site is available to be developed, assessment of this site continued to Stage 2.

STAGE 2 ASSESSMENT – Exclusion/Inclusion from Stage 3 Assessment

CRITERIA		RESULT	COMMENTS
2	Does the site fall wholly or largely within certain designations?		
2.1	Ancient woodland	No	
2.2	Site of Nature Conservation Interest (SNCI)	No	
2.3	Sites of Importance of Nature Conservation (SINCs)	No	
2.4	Sites of Special Scientific Interest (SSSI)	No	
2.5	National Nature Reserves (NNR)	No	
2.6	Local Nature Reserves (LNR)	No	
2.7	Ramsar (Wetland) sites	No	
2.8	Scheduled Ancient Monument (SAM)	No	
2.9	Local Geological Sites (RIGS)	No	
2.10	Sites on the Heritage England/English heritage Register of Historic Parks and Gardens	No	
2.11	Special Protection Area	No	
2.12	Conservation Area	No	
2.13	Does the site fit with the Landscape capacity study for Strategic Development Zone 3 Stedham	No	Reuse existing building(s)
2.14	Is the site outside the settlement boundary of Stedham and detached and unrelated to Stedham	Yes	

Although the site does not fall within the larger settlements of Iping or Stedham, assessment of this site continued to Stage 3 as there is an opportunity to enhance the landscape with replacement of the existing buildings.

STAGE 3 ASSESSMENT

CRITERIA	ASSESSMENT	COMMENTS
STAGE 3 ASSESSMENT (suitability for inclusion)	No	Outside natural settlement boundary. Agricultural buildings do not meet requirements of Para 55, e.g. Preserve heritage
3.1 VISIBILITY		

	CRITERIA	ASSESSMENT	COMMENTS
	The probability of change in the landscape being highly visible.	Yes	Assuming replacement of existing buildings
3.1.1	The likelihood that change could be mitigated without the mitigation measures in themselves having an adverse effect on landscape character or visual quality.	Yes	Essentially replacement of existing farm buildings so potential for improvement
3.1.2	Does the site relate to the settlement pattern in terms of location and scale?	Yes	Not in Stedham but in Ingrams green
3.1.3	Are there opportunities to improve the settlement edge through new development?	No	
3.2	LANDSCAPE		
3.2.1	SHLAA / 2014 SHLAA Assessment (CH050?)		
3.2.2			
3.2.2.1	The diverse, inspirational landscapes and breath-taking views will not change.	No	
3.2.2.2	The rich variety of wildlife and habitats including rare and internationally important species will not be adversely affected.	No	
3.2.2.3	The change of use will not affect the tranquillity of the current agricultural use.	Unlikely	
3.2.2.4	The environment shaped by centuries of farming and embracing new enterprise will not adversely be affected by change of use.	Some impact as change of use of existing modern farm buildings. Would need to ensure that replacement farm buildings are not built elsewhere	There used to be a dairy.
3.2.2.5	Opportunities for recreational activities and learning experiences through development.	No	
3.2.2.6	Well conserved historical features and a rich cultural heritage will not be compromised.		No historical features
3.2.2.7	The distinctive settlement of Stedham will not be adversely affected		Not in Stedham

3.2.3	CRITERIA	ASSESSMENT	COMMENTS
	Does the proposal to develop this site impact upon the characteristics referred to in the SDNPA Integrated Landscape Assessment? [Comments are summary of contribution by ENPLAN]	The site is exposed to views from the adjoining Ingram's Green Lane and longer views from the countryside and scarp of the Downs to the south-west. Consequently, any residential would need to be constrained to the current footprint of the existing built development both in terms of built footprint and the extent of buildings and hard-standings	.
3.3	SUITABILITY		
3.3.1	Is the site affected by significant rail or road noise?	No	
3.3.2	Is the site affected, or has the potential to be affected, by neighbouring development and current uses?	No	
3.3.3	If the site is adjacent to a settlement and on Greenfield land, does the site have potential to deliver 100% affordable housing?	No	Due to location
3.3.4	Is the site located with Flood Zone 2 or 3? Is there a history of flooding?	No	
3.3.5	Is the site affected by any ground conditions? (e.g. unstable ground, steep slopes etc.)	No	
3.3.6	Is the site affected by any potential land contamination?		Not known
3.3.7	Is the site within a Minerals Safeguarding Area or Mineral Consultation Area?		Not known
3.3.8	Are there any Tree Preservations Orders on the site or on the boundary of the site?		Not known
3.3.9	Is the site currently in agricultural use and what grade is the land?	No	All buildings vacant
3.3.10	Does the site have any archaeological potential which may require investigation prior to development or during construction?		Not known

CRITERIA		ASSESSMENT	COMMENTS
3.3.11	Could development potentially adversely affect listed buildings or heritage assets?		No listed buildings on or adjacent the site
3.3.12	Are there any public rights of way running through the site or around the boundary of the site? Are there any potential views of the site from any public rights of way?	Yes	
3.3.13	Is the site within a Conservation Area? Could development potentially affect a Conservation Area?	No	
3.4	AVAILABILITY		
3.4.1	Is the site in a single or multiple ownership?	Multiple	
3.4.2	Is the site currently allocated for development?	No	
3.4.3	Is there other planning history which is relevant to the assessment? (e.g. pre-application enquiries, lapsed permissions)		Not known
3.4.4	Has the owner/controller of the site expressed a clear intention to make the site available?	Yes	
	Are there any legal matters which may prevent the site from being available?		Not known
3.5	DELIVERABILITY		
3.5.1	Is the location of the site likely to have an effect on the marketability of the site?	Yes	Remote from nearest large town. 2 buses per day.
3.5.2	Are there any potential highways issues associated with the site?	No	
3.5.3	Is there an existing safe access point to the site?	Yes	
3.5.4	Are there opportunities for alternative access points to the site? If no access currently exists, are there opportunities to create a safe access to the site?	Yes	
3.5.5	Are there any exceptional works necessary to enable development?	No	

CRITERIA		ASSESSMENT	COMMENTS
3.5.6	Is third party land required to deliver sites? (e.g. access land)	No	
3.6	COMMUNITY VIEW		
3.6.1	Has the potential development of this land got community support?		Not known. Elsted parish should also be consulted as situated close to the parish boundary.
3.7	SUSTAINABLE DEVELOPMENT		
3.7.1	Does the site meet the economic social and environmental criteria?		Loss of commercial activity, albeit site currently vacant
3.8.1	Strengths	Site empty & available. Principally flat with southerly aspect. Good road access & attractive to downsizers	
3.8.2	Weaknesses	Not suitable for affordable or elderly due to location	
3.8.3	Opportunities	Possibility of alteration to some existing buildings. Can continue aesthetic of adjacent cottages onto site. Suit live/work or mixed commercial. Possible as part of a mixed scheme (e.g. Live/work) retaining employment	
3.8.4	Threats	Outside Stedham boundary. Objections to removing farm buildings in SDNP. Multiple ownerships resolution?	

SITE 2 - SAWMILL STEDHAM

Proposed development: Mixed used development (1.23 Ha)

Summary /Conclusion

The land to the east of the site is previously developed currently used for a joinery shop, wood carver, storage and a scaffolding store. The land to the west is open field which has historically benefited from outline planning permission for 2746 m² of B1 light industrial employment uses and associated car parking and access. The permission has never been delivered.

A mixed scheme that retains employment and a clear landscaped separation of residential development (area marked yellow) to the north of the site could be supported for between 6-8 dwellings. This is an ideal site for affordable starter homes, elderly and disabled persons being near to school, bus stop and pub by foot or cycle. This site could be developed in conjunction with Midhurst Community Land Trust. Number of dwellings assumed result from the possibility of bungalows mixed with two storey houses. A clear division between housing and business use will result in a reduction of the gross site area.



Looking North from entrance



Aerial photo of location

STAGE 1 ASSESSMENT – Exclusion/Inclusion from Stage 2 Assessment

	CRITERIA	RESULT	COMMENTS
	Is the site available for development?		
1	Is the site available?	Yes	Land split into 2 separate ownerships

As the site is available to be developed, assessment of this site continued to Stage 2.

STAGE 2 ASSESSMENT – Exclusion/Inclusion from Stage 3 Assessment

CRITERIA		RESULT	COMMENTS
2	Does the site fall wholly or largely within certain designations?		
2.1	Ancient woodland	No	
2.2	Site of Nature Conservation Interest (SNCI)	No	
2.3	Sites of Importance of Nature Conservation (SINCs)	No	
2.4	Sites of Special Scientific Interest (SSSI)	Yes	SSSi other side of A272 - within impact zone
2.5	National Nature Reserves (NNR)	No	
2.6	Local Nature Reserves (LNR)	No	
2.7	Ramsar (Wetland) sites	No	
2.8	Scheduled Ancient Monument (SAM)	No	
2.9	Local Geological Sites (RIGS)	No	
2.10	Sites on the Heritage England/English heritage Register of Historic Parks and Gardens	No	
2.11	Special Protection Area	No	
2.12	Conservation Area	No	
2.13	Does the site fit with the Landscape capacity study for Strategic Development Zone 3 Stedham		
2.14	Is the site outside the settlement boundary of Stedham and detached and unrelated to Stedham	No	Not within current settlement boundary but proposed for inclusion by SDNPA

As the site does not fall wholly or largely within certain designations and is located adjacent to Stedham, assessment of this site continued to Stage 3.

STAGE 3 ASSESSMENT

CRITERIA		ASSESSMENT	COMMENTS
	STAGE 3 ASSESSMENT (suitability for inclusion)	Yes	Included as strategic development site in SDNPA Local plan
3.1	VISIBILITY		
	The probability of change in the landscape being highly visible.	Yes	Footpaths to east and south west. Site also partially visible through trees from road into Stedham

CRITERIA		ASSESSMENT	COMMENTS
3.1.1	The likelihood that change could be mitigated without the mitigation measures in themselves having an adverse effect on landscape character or visual quality.	Yes	Could mitigate with careful landscaping and planting that would not have major impact
3.1.2	Does the site relate to the settlement pattern in terms of location and scale?	No	Feels more like a 'ribbon' expansion along A272 from Midhurst
3.1.3	Are there opportunities to improve the settlement edge through new development?	Possibly	Improve pedestrian access to Common Land between new housing and School Lane and at the same time allow some safer walking options along the lane connecting the village.
3.2	LANDSCAPE		
3.2.1	SHLAA / 2014 SHLAA Assessment (CH050?)		
3.2.2			
3.2.2.1	The diverse, inspirational landscapes and breath-taking views will not change.	True	Very limited scope for improvement
3.2.2.2	The rich variety of wildlife and habitats including rare and internationally important species will not be adversely affected.	No	Existing field and surrounding mature trees. Risk of cats/dogs with proximity to SSSI and on adjacent common land
3.2.2.3	The change of use will not affect the tranquillity of the current agricultural use.	True	It used to be common land. Also used for storing logs
3.2.2.4	The environment shaped by centuries of farming and embracing new enterprise will not adversely be affected by change of use.	Will be affected	Historical commercial usage (as sawmill) goes back over 150 years. Was common land until 1978.
3.2.2.5	Opportunities for recreational activities and learning experiences through development.	None	
3.2.2.6	Well conserved historical features and a rich cultural heritage will not be compromised.	Not applicable	Loss of historic commercial but nothing visually attractive. Proximity to site of Saxon shrine
3.2.2.7	The distinctive settlement of Stedham will not be adversely affected	Not true	Will affect cultural heritage of village centred around the Rother

3.2.3	CRITERIA	ASSESSMENT	COMMENTS
	Does the proposal to develop this site impact upon the characteristics referred to in the SDNPA Integrated Landscape Assessment? [Comments are summary of contribution by ENPLAN]	The site's previously developed nature and its general containment suggest that in the context of the National Park this is a site of relatively low landscape susceptibility to new built development. Whilst the principle of planning policy to protect and enhance applies here, as it does to all the land within the Parish, a case for meeting the policy test is likely to be more readily met here than at all of the other sites.	
3.3	SUITABILITY		
3.3.1	Is the site affected by significant rail or road noise?	Yes	From A272
3.3.2	Is the site affected, or has the potential to be affected, by neighbouring development and current uses?	Yes	Current B1 usage will be lost
3.3.3	If the site is adjacent to a settlement and on Greenfield land, does the site have potential to deliver 100% affordable housing?	Yes	100% not recommended
3.3.4	Is the site located with Flood Zone 2 or 3? Is there a history of flooding?	No	Flooding of surface water experienced with high water table
3.3.5	Is the site affected by any ground conditions? (e.g. unstable ground, steep slopes etc.)	Ground investigation needed	Sloping site. Site not visible from School Lane due to bank
3.3.6	Is the site affected by any potential land contamination?	Yes	From previous commercial use
3.3.7	Is the site within a Minerals Safeguarding Area or Mineral Consultation Area?	Not sure	Could be within Minsted Sand Pit area
3.3.8	Are there any Tree Preservations Orders on the site or on the boundary of the site?	Not known	
3.3.9	Is the site currently in agricultural use and what grade is the land?	No	Existing B1 and vacant

	CRITERIA	ASSESSMENT	COMMENTS
3.3.10	Does the site have any archaeological potential which may require investigation prior to development or during construction?	Yes	Historic plans show likelihood of Saxon Shrine near entrance to A272
3.3.11	Could development potentially adversely affect listed buildings or heritage assets?	Yes	Frye's Farmhouse at northern end is Grade II listed
3.3.12	Are there any public rights of way running through the site or around the boundary of the site? Are there any potential views of the site from any public rights of way?	Yes	Footpath 916/6 on western side joins 916/4 to school site. 916/3 on eastern side from A272 lay-by to school lane. The site can be seen from both these footpaths and the street in winter
3.3.13	Is the site within a Conservation Area? Could development potentially affect a Conservation Area?	No	
3.4	AVAILABILITY		
3.4.1	Is the site in a single or multiple ownership?	Multiple	Two owners
3.4.2	Is the site currently allocated for development?	Yes	Included in SDNPA draft local plan. Existing B1 approval on western part of site not executed
3.4.3	Is there other planning history which is relevant to the assessment? (e.g. pre-application enquiries, lapsed permissions)	Yes	Three previous approvals for B1 on the site. One pre-application submission for 35 housing units withdrawn after advice from CDC.
3.4.4	Has the owner/controller of the site expressed a clear intention to make the site available?	Only half to date	One has but only for housing whilst owner of existing joinery works and storage units may be in agreement
	Are there any legal matters which may prevent the site from being available?	Possibly	Sorting out of site organisation may require legal land transfers
3.5	DELIVERABILITY		
3.5.1	Is the location of the site likely to have an effect on the marketability of the site?	Yes	Easy access onto A272. Poor bus service
3.5.2	Are there any potential highways issues associated with the site?	Yes	Access to A272 (60mph)

CRITERIA		ASSESSMENT	COMMENTS
3.5.3	Is there an existing safe access point to the site?	Yes	But additional emergency access may be needed
3.5.4	Are there opportunities for alternative access points to the site? If no access currently exists, are there opportunities to create a safe access to the site?	Not at present	See above
3.5.5	Are there any exceptional works necessary to enable development?	Not known	
3.5.6	Is third party land required to deliver sites? (e.g. access land)	Possibly	Adjacent common land may be required to facilitate better pedestrian access
3.6	COMMUNITY VIEW		
3.6.1	Has the potential development of this land got community support?	Yes	Mixed support as a result of resident survey but majority in favour. Parish council is objecting to development of this site in its current form
3.7	SUSTAINABLE DEVELOPMENT		
3.7.1	Does the site meet the economic social and environmental criteria?	Potentially yes	
3.8	SWOT ASSESSMENT		
3.8.1	Strengths	Existing access available. Permission for 3000m2 B1 use. Adjacent to local school and pub. Bus stop suitable for affordable & elderly residents. Existing joinery works wishing to retire. Short leases.	
3.8.2	Weaknesses	Vehicle access rights to School lane not available currently. May require emergency access. Two ownerships will complicate development plan. Housing and B1 on same site needs careful design as not naturally compatible. Possible site contamination, ground water flooding. Does not integrate well with village. Major impact on adjacent houses during construction phase. 18 units could be too dense to achieve satisfactory integration between residential and business use. 15m protection from neighbouring trees (although some are leylandii). Is there a ransom strip to A272?	
3.8.3	Opportunities	Presence of B1 & housing could facilitate integrated live/work units and contemporary design with low carbon usage. Involvement of CLT or Housing Assoc with sale/shared ownership/rent. Potentially improved non-vehicular access to school lane & village. Use of local builders to reflect visual	

CRITERIA	ASSESSMENT	COMMENTS
		design of smaller number of units possible. Potential for bungalows for elderly.
3.8.4	Threats	If Saxon shrine is confirmed further archaeological ground investigation may hold up development. Requires settlement boundary review or defined exception site status. Use of common land - confirm? Gaining agreement of land split between the two owners. Detailed analysis of tree roots on west boundary reduce effective site area. Highway reassessment of effect on A272 access. Latest housing needs list suggests empty houses if starts too soon. CDC say housing comes first before B1. Phasing will only be of help to small builders.

SITE 3 - RECTORY FIELD

Proposed development: Rural housing scheme for between 20-30 dwellings (5.85 Ha)

Summary /Conclusion

Consideration was given to a small development of houses incorporating additional parking for residents of Common View within a landscaped belt of trees at the western edge. However, the Landscape Consultant says in his report that in Landscape terms this site is not appropriate for development with the views of the east of the site being highly valued from the village and, at the western end, visible in the near view from Common View and with long distance views from the South Downs. Access through Common View or via Sandy Lane would be very difficult, particularly for construction.



View from field towards South Downs



Looking north east from western corner



View west from village green



Aerial photo of location

STAGE 1 ASSESSMENT – Exclusion/Inclusion from Stage 2 Assessment

CRITERIA	RESULT	COMMENTS
Is the site available for development?		

	CRITERIA	RESULT	COMMENTS
1	Is the site available?	Yes	Only a proportion of whole site to be considered subject to access route and ownership

As the site is available to be developed, assessment of this site continued to Stage 2.

STAGE 2 ASSESSMENT – *Exclusion/Inclusion from Stage 3 Assessment*

	CRITERIA	RESULT	COMMENTS
2	Does the site fall wholly or largely within certain designations?		
2.1	Ancient woodland	No	Ancient woodland immediately to north of field
2.2	Site of Nature Conservation Interest (SNCI)	No	
2.3	Sites of Importance of Nature Conservation (SINCs)	No	
2.4	Sites of Special Scientific Interest (SSSI)	No	
2.5	National Nature Reserves (NNR)	No	
2.6	Local Nature Reserves (LNR)	No	
2.7	Ramsar (Wetland) sites	No	
2.8	Scheduled Ancient Monument (SAM)	No	
2.9	Local Geological Sites (RIGS)	No	
2.10	Sites on the Heritage England/English heritage Register of Historic Parks and Gardens	No	
2.11	Special Protection Area	No	
2.12	Conservation Area	No	Overlooks Conservation Area
2.13	Does the site fit with the Landscape capacity study for Strategic Development Zone 3 Stedham	No	Landscape sensitivity 22 = major. The field is part of the landscape character area Iping-Stedham rise. Final assessment substantial.
2.14	Is the site outside the settlement boundary of Stedham and detached and unrelated to Stedham	Yes	Currently outside settlement boundary but clearly related to Stedham. See settlement boundary chapter

Although the site does not fall wholly or largely within certain designations, it is located adjacent to Stedham, so assessment of this site continued to Stage 3.

STAGE 3 ASSESSMENT

CRITERIA		ASSESSMENT	COMMENTS
	STAGE 3 ASSESSMENT (suitability for inclusion)		
3.1	VISIBILITY		
	The probability of change in the landscape being highly visible.	Yes	Depending on design this could have a major impact. The west of the site is hidden from the street by the brow of the hill but will still be clearly visible from cCommon View and also the South Downs
3.1.1	The likelihood that change could be mitigated without the mitigation measures in themselves having an adverse effect on landscape character or visual quality.	Probably not	Very difficult to mitigate view from Common View or the village green without negative impact
3.1.2	Does the site relate to the settlement pattern in terms of location and scale?	Yes	Near the heart of the village
3.1.3	Are there opportunities to improve the settlement edge through new development?	Yes	In theory, if linked with creating new amenities near the Village Hall and Conservation Area, e.g. additional parking.
3.2	LANDSCAPE		
3.2.1	SHLAA / 2014 SHLAA Assessment (CH050?)		
3.2.2			
3.2.2.1	The diverse, inspirational landscapes and breath-taking views will not change.	Will change	Will harm the near/mid views both into & out of village centre
3.2.2.2	The rich variety of wildlife and habitats including rare and internationally important species will not be adversely affected.	No	Existing field and hedges
3.2.2.3	The change of use will not affect the tranquillity of the current agricultural use.	Will change	Will have a negative impact as field brings agricultural heritage into centre of Stedham
3.2.2.4	The environment shaped by centuries of farming and embracing new enterprise will not adversely be affected by change of use.	Will change. The field provides the historical rural connection into the village.	Historical farmland close to centre of village

	CRITERIA	ASSESSMENT	COMMENTS
3.2.2.5	Opportunities for recreational activities and learning experiences through development.	Yes	Could be combined with a scheme to enhance amenities based around the village hall.
3.2.2.6	Well conserved historical features and a rich cultural heritage will not be compromised.	It will be compromised, particularly any development at the eastern end.	Adjacent heritage houses could be compromised
3.2.2.7	The distinctive settlement of Stedham will not be adversely affected	Not if building at the top of the field only	Loss of open space near centre if building behind Memorial Hall
3.2.3	Does the proposal to develop this site impact upon the characteristics referred to in the SDNPA Integrated Landscape Assessment? [Comments are summary of contribution by ENPLAN]	In landscape terms, this site is not appropriate for development. The Iping-Stedham Rise is a highly sensitive area in landscape terms and provides separation between the settlements of Stedham and Iping. The site as submitted has very little capacity for development, given the impact of such a large scale development on the character of the centre of the village.	Although there is no right to a private view in planning, effects on the visual amenity of residents should be taken into the planning balance
3.3	SUITABILITY		
3.3.1	Is the site affected by significant rail or road noise?	No	
3.3.2	Is the site affected, or has the potential to be affected, by neighbouring development and current uses?	No	
3.3.3	If the site is adjacent to a settlement and on Greenfield land, does the site have potential to deliver 100% affordable housing?	Yes	
3.3.4	Is the site located with Flood Zone 2 or 3? Is there a history of flooding?	No	
3.3.5	Is the site affected by any ground conditions? (e.g. unstable ground, steep slopes etc.)	Yes	Site relatively level at top but lower half slopes steeply down to the street

	CRITERIA	ASSESSMENT	COMMENTS
3.3.6	Is the site affected by any potential land contamination?	No	
3.3.7	Is the site within a Minerals Safeguarding Area or Mineral Consultation Area?	No	
3.3.8	Are there any Tree Preservations Orders on the site or on the boundary of the site?	No	
3.3.9	Is the site currently in agricultural use and what grade is the land?	Not known	
3.3.10	Does the site have any archaeological potential which may require investigation prior to development or during construction?	Unknown	
3.3.11	Could development potentially adversely affect listed buildings or heritage assets?	No	Unless developed to rear of the street
3.3.12	Are there any public rights of way running through the site or around the boundary of the site? Are there any potential views of the site from any public rights of way?	No rights of way	Seen from Common View and Sandy Lane
3.3.13	Is the site within a Conservation Area? Could development potentially affect a Conservation Area?	No	The field overlooks the Conservation Area
3.4	AVAILABILITY		
3.4.1	Is the site in a single or multiple ownership?	Single	
3.4.2	Is the site currently allocated for development?	No	
3.4.3	Is there other planning history which is relevant to the assessment? (e.g. pre-application enquiries, lapsed permissions)	No	

	CRITERIA	ASSESSMENT	COMMENTS
3.4.4	Has the owner/controller of the site expressed a clear intention to make the site available?	Yes	
	Are there any legal matters which may prevent the site from being available?	Access arrangements	
3.5	DELIVERABILITY		
3.5.1	Is the location of the site likely to have an effect on the marketability of the site?	Yes	Due to access
3.5.2	Are there any potential highways issues associated with the site?	Yes	Difficulties in access through Common View and Sandy Lane
3.5.3	Is there an existing safe access point to the site?	Yes, but for very limited amounts of traffic	Involves driving through the length of Common View which is congested with parking
3.5.4	Are there opportunities for alternative access points to the site? If no access currently exists, are there opportunities to create a safe access to the site?	With difficulty	Possible alternative accesses might be arranged with 3 rd party support
3.5.5	Are there any exceptional works necessary to enable development?	Yes	To enable proper access from School Lane. Might involve buying and demolishing two existing houses. Safe access for Construction traffic will be a major challenge
3.5.6	Is third party land required to deliver sites? (e.g. access land)	Yes	To find safe and workable route through Common View. Check ownership of Hyde HA
3.6	COMMUNITY VIEW		
3.6.1	Has the potential development of this land got community support?	No	Will be strongly resisted
3.7	SUSTAINABLE DEVELOPMENT		
3.7.1	Does the site meet the economic social and environmental criteria?	Yes	
3.8	SWOT ASSESSMENT		
3.8.1	Strengths	Open site with views. Apparent vehicular access. Flat ground at top of site suitable for a number of dwellings	

3.8.2	CRITERIA	ASSESSMENT	COMMENTS
	Weaknesses		Outside current settlement boundary. Far too big for local housing. Concern over access for construction traffic. Even if land for smaller number granted on western boundary then future application likely unless remainder of site used by communal facilities in registered green open space. New drainage needed. Generally held by residents to be important to views in/out of village. Important Landscape Character feature with Substantial Landscape sensitivity.
	Opportunities		Link with Memorial Hall. Improve parking facilities for Hall and Common View. Hard surface for Sandy lane. Possible smaller development at western end (hidden from Memorial Hall) that would improve parking and facilities for Common View with a designated green space (e.g. play area) to improve Memorial Hall.
	Threats		If unavailable access points, because of ransom strips, Depends on significant creation & funding of additional parking for existing residents in Common View

SITE 4 - LAND SOUTH OF SORRELLS, STEDHAM

Proposed development: Paddocks and Stabling to residential (0.9 Ha)

Summary /Conclusion

This site is in an open position at the entrance to the village. It is considered unsuitable for development in landscape terms.



View towards south east.



Aerial photo of location

STAGE 1 ASSESSMENT – Exclusion/Inclusion from Stage 2 Assessment

	CRITERIA	RESULT	COMMENTS
	Is the site available for development?		
1	Is the site available?	Yes	Not in settlement boundary but adjacent so could be added to site 2 by inspector.

As the site is available to be developed, assessment of this site continued to Stage 2.

STAGE 2 ASSESSMENT – Exclusion/Inclusion from Stage 3 Assessment

	CRITERIA	RESULT	COMMENTS
2	Does the site fall wholly or largely within certain designations?		
2.1	Ancient woodland	No	
2.2	Site of Nature Conservation Interest (SNCI)	No	

CRITERIA		RESULT	COMMENTS
2.3	Sites of Importance of Nature Conservation (SINCs)	No	
2.4	Sites of Special Scientific Interest (SSSI)	No	SSSI other side of A272 - within impact zone
2.5	National Nature Reserves (NNR)	No	
2.6	Local Nature Reserves (LNR)	No	
2.7	Ramsar (Wetland) sites	No	
2.8	Scheduled Ancient Monument (SAM)	No	
2.9	Local Geological Sites (RIGS)	No	
2.10	Sites on the Heritage England/English heritage Register of Historic Parks and Gardens	No	
2.11	Special Protection Area	No	
2.12	Conservation Area	No	
2.13	Does the site fit with the Landscape capacity study for Strategic development Zone 3 Stedham		
2.14	Is the site outside the settlement boundary of Stedham and detached and unrelated to Stedham	Yes	But, settlement boundary could be redrawn to include the field

As the site does not fall wholly or largely within certain designations and is located adjacent to Stedham, assessment of this site continued to Stage 3.

STAGE 3 ASSESSMENT

CRITERIA		ASSESSMENT	COMMENTS
	STAGE 3 ASSESSMENT (suitability for inclusion)		
3.1	VISIBILITY		
	The probability of change in the landscape being highly visible.	Yes	Highly visible from Street
3.1.1	The likelihood that change could be mitigated without the mitigation measures in themselves having an adverse effect on landscape character or visual quality.	No	Screening would reduce views
3.1.2	Does the site relate to the settlement pattern in	No	As it connects Stedham too overtly with the A272

	CRITERIA	ASSESSMENT	COMMENTS
	terms of location and scale?		
3.1.3	Are there opportunities to improve the settlement edge through new development?	No	Quite the contrary
3.2	LANDSCAPE		
3.2.1	SHLAA / 2014 SHLAA Assessment (CH050?)		
3.2.2			
3.2.2.1	The diverse, inspirational landscapes and breath-taking views will not change.	Will change	Will harm near/mid views
3.2.2.2	The rich variety of wildlife and habitats including rare and internationally important species will not be adversely affected.	Yes	Currently paddocks. Risk of cats/dogs with proximity to SSSI
3.2.2.3	The change of use will not affect the tranquillity of the current agricultural use.	Will affect	Equestrian not agricultural but will have negative impact
3.2.2.4	The environment shaped by centuries of farming and embracing new enterprise will not adversely be affected by change of use.	Will be affected	Has changed from agriculture to equestrian
3.2.2.5	Opportunities for recreational activities and learning experiences through development.	None	
3.2.2.6	Well conserved historical features and a rich cultural heritage will not be compromised.	May be	recorded site of Saxon shrine needs investigation
3.2.2.7	The distinctive settlement of Stedham will not be adversely affected	Will be affected	Will affect cultural heritage of village centred around the Rother

3.2.3	CRITERIA	ASSESSMENT	COMMENTS
	Does the proposal to develop this site impact upon the characteristics referred to in the SDNPA Integrated Landscape Assessment? [Comments are summary of contribution by ENPLAN]	The high visual exposure of the site from nearby views from the east mean that intense landscape treatment would be required to acceptably mitigate the effects but this would not be achieved for a considerable period of time as planting matured. The effect on the rural setting of the village and sense of separation from the A272 would be substantially affected by the development of this site.	
3.3	SUITABILITY		
3.3.1	Is the site affected by significant rail or road noise?	Yes	From A272
3.3.2	Is the site affected, or has the potential to be affected, by neighbouring development and current uses?	Yes	From adjacent sawmill site
3.3.3	If the site is adjacent to a settlement and on Greenfield land, does the site have potential to deliver 100% affordable housing?	Yes	
3.3.4	Is the site located with Flood Zone 2 or 3? Is there a history of flooding?	Not in flood zone	Flooding of surface water experienced with high water table
3.3.5	Is the site affected by any ground conditions? (e.g. unstable ground, steep slopes etc.)	No	
3.3.6	Is the site affected by any potential land contamination?	No	
3.3.7	Is the site within a Minerals Safeguarding Area or Mineral Consultation Area?	Not sure	Could be within Minsted Sand Pit area
3.3.8	Are there any Tree Preservations Orders on the site or on the boundary of the site?	Not known	

	CRITERIA	ASSESSMENT	COMMENTS
3.3.9	Is the site currently in agricultural use and what grade is the land?	No	Paddocks for horses only
3.3.10	Does the site have any archaeological potential which may require investigation prior to development or during construction?	Possibly	Historic plans show likelihood of Saxon Shrine near entrance to A272
3.3.11	Could development potentially adversely affect listed buildings or heritage assets?	Yes	Frye's Farmhouse at northern end is Grade II listed
3.3.12	Are there any public rights of way running through the site or around the boundary of the site? Are there any potential views of the site from any public rights of way?	Yes	Footpath 916/3 on boundary. Site can be seen from this footpath and the street. Development would change visual edge of village
3.3.13	Is the site within a Conservation Area? Could development potentially affect a Conservation Area?	No	
3.4	AVAILABILITY		
3.4.1	Is the site in a single or multiple ownership?	Single	
3.4.2	Is the site currently allocated for development?	No	
3.4.3	Is there other planning history which is relevant to the assessment? (e.g. pre-application enquiries, lapsed permissions)	No	
3.4.4	Has the owner/controller of the site expressed a clear intention to make the site available?	Yes	
	Are there any legal matters which may prevent the site from being available?	Yes	Access arrangements
3.5	DELIVERABILITY		
3.5.1	Is the location of the site likely to have an effect on the marketability of the site?	Yes	Location to A272

	CRITERIA	ASSESSMENT	COMMENTS
3.5.2	Are there any potential highways issues associated with the site?	Yes	Access to A272 (60mph)
3.5.3	Is there an existing safe access point to the site?	No	
3.5.4	Are there opportunities for alternative access points to the site? If no access currently exists, are there opportunities to create a safe access to the site?	Yes	Could access via existing site 2 roadway or via neighbouring land to The Street
3.5.5	Are there any exceptional works necessary to enable development?	Yes	Vehicular access
3.5.6	Is third party land required to deliver sites? (e.g. access land)	Yes	Across neighbour's field or from site 2
3.6	COMMUNITY VIEW		
3.6.1	Has the potential development of this land got community support?	No	Not tested in survey
3.7	SUSTAINABLE DEVELOPMENT		
3.7.1	Does the site meet the economic social and environmental criteria?	Yes	Potentially yes
3.8	SWOT ASSESSMENT		
3.8.1	Strengths	Access as for site 2. Owner willing to sell. No existing buildings to clear away. B1 existing use remains, largely unseen by public.	
3.8.2	Weaknesses	Alternative to site 2 and do not need both. No chance of vehicular access to School Lane. Clearly visible from The Street.	
3.8.3	Opportunities	Quicker to start building without negotiations between 2 owners on site. Possibility of reallocating B1 over all of sawmills site as landscaped park. Complicated option involving 4 owners is to create a new access to saw mills site from The Street and build housing on north side (set back from the Street) with B1 to west on saw mill site.	
3.8.4	Threats	Not in settlement boundary but adjacent so could be added to site 2 by inspector.	

SITE 5 - LAND NORTH OF COMMON VIEW, STEDHAM

Proposed development: Woodland/field to 19 residential units (0.63 Ha)

Summary /Conclusion

This site is not suitable for development in landscape terms or access



View of site looking north west



Aerial photo of location

STAGE 1 ASSESSMENT – Exclusion/Inclusion from Stage 2 Assessment

	CRITERIA	RESULT	COMMENTS
	Is the site available for development?		
1	Is the site available?	Yes	To be confirmed as part landowner. Ownership of access (from east?)

As the site is available to be developed, assessment of this site continued to Stage 2.

STAGE 2 ASSESSMENT – Exclusion/Inclusion from Stage 3 Assessment

	CRITERIA	RESULT	COMMENTS
2	Does the site fall wholly or largely within certain designations?		
2.1	Ancient woodland	No	Check maturity of trees covering all site
2.2	Site of Nature Conservation Interest (SNCI)	No	
2.3	Sites of Importance of Nature Conservation (SINCs)	No	
2.4	Sites of Special Scientific Interest (SSSI)	No	
2.5	National Nature Reserves (NNR)	No	
2.6	Local Nature Reserves (LNR)	No	
2.7	Ramsar (Wetland) sites	No	

CRITERIA		RESULT	COMMENTS
2.8	Scheduled Ancient Monument (SAM)	No	
2.9	Local Geological Sites (RIGS)	No	
2.10	Sites on the Heritage England/English heritage Register of Historic Parks and Gardens	No	
2.11	Special Protection Area	No	
2.12	Conservation Area	No	
2.13	Does the site fit with the Landscape capacity study for Strategic development Zone 3 Stedham	No	There is negligible/low capacity for development and substantial landscape sensitivity.
2.14	Is the site outside the settlement boundary of Stedham and detached and unrelated to Stedham	Yes	Possible to define in settlement but at edge

Although the site does not fall wholly or largely within certain designations it is located adjacent to Stedham, so assessment of this site continued to Stage 3.

STAGE 3 ASSESSMENT

CRITERIA	ASSESSMENT	COMMENTS
STAGE 3 ASSESSMENT (suitability for inclusion)		
3.1 VISIBILITY		
The probability of change in the landscape being highly visible.	Yes	Will be very visible from Common View
3.1.1 The likelihood that change could be mitigated without the mitigation measures in themselves having an adverse effect on landscape character or visual quality.	No	Long views so screening would have limited impact
3.1.2 Does the site relate to the settlement pattern in terms of location and scale?	No	At the western edge
3.1.3 Are there opportunities to improve the settlement edge through new development?	No	
3.2 LANDSCAPE		
3.2.1 SHLAA / 2014 SHLAA Assessment (CH050?)		
3.2.2		

CRITERIA	ASSESSMENT	COMMENTS	
3.2.2.1	The diverse, inspirational landscapes and breath-taking views will not change.	Will change	Loss of woodland view
3.2.2.2	The rich variety of wildlife and habitats including rare and internationally important species will not be adversely affected.	Will be affected	Loss of mixed woodland habitat
3.2.2.3	The change of use will not affect the tranquillity of the current agricultural use.	Will be affected	Currently woodland
3.2.2.4	The environment shaped by centuries of farming and embracing new enterprise will not adversely be affected by change of use.	Will be affected	Originally farmland, since converted to woodland
3.2.2.5	Opportunities for recreational activities and learning experiences through development.	None	Part of Iping-Stedham Rise identified in CDC AONB Landscape Capacity Study.
3.2.2.6	Well conserved historical features and a rich cultural heritage will not be compromised.	Will be	n/a
3.2.2.7	The distinctive settlement of Stedham will not be adversely affected	No	At western end but at least away from A272
3.2.3	Does the proposal to develop this site impact upon the characteristics referred to in the SDNPA Integrated Landscape Assessment? [Comments are summary of contribution by ENPLAN]	This site is part of an existing wooded area adjoining the woodland of Stedham Hangar. Whilst its eastern and western boundaries appear to be part of a former wooded or hedgerow boundary and comprise mainly deciduous broadleaved species, the interior is a plantation of spruce and larch, so in itself not of any considerable landscape value. However, the site is steeply sloping from north to south and would be exposed, without the trees, to mid and long distant views from Stedham	

CRITERIA		ASSESSMENT	COMMENTS
		Common and the scarp slope of the Downs to the south.	
3.3	SUITABILITY		
3.3.1	Is the site affected by significant rail or road noise?	No	
3.3.2	Is the site affected, or has the potential to be affected, by neighbouring development and current uses?	No	
3.3.3	If the site is adjacent to a settlement and on Greenfield land, does the site have potential to deliver 100% affordable housing?	No	Remote site from village centre unsuitable for affordable housing
3.3.4	Is the site located with Flood Zone 2 or 3? Is there a history of flooding?	No	
3.3.5	Is the site affected by any ground conditions? (e.g. unstable ground, steep slopes etc.)	Not known	
3.3.6	Is the site affected by any potential land contamination?	Not known	
3.3.7	Is the site within a Minerals Safeguarding Area or Mineral Consultation Area?	No	
3.3.8	Are there any Tree Preservations Orders on the site or on the boundary of the site?	No	
3.3.9	Is the site currently in agricultural use and what grade is the land?	No	Woodland
3.3.10	Does the site have any archaeological potential which may require investigation prior to development or during construction?	Unknown	
3.3.11	Could development potentially adversely affect listed buildings or heritage assets?	No	

CRITERIA		ASSESSMENT	COMMENTS
3.3.12	Are there any public rights of way running through the site or around the boundary of the site? Are there any potential views of the site from any public rights of way?	No	
3.3.13	Is the site within a Conservation Area? Could development potentially affect a Conservation Area?	No	
3.4	AVAILABILITY		
3.4.1	Is the site in a single or multiple ownership?	Single	
3.4.2	Is the site currently allocated for development?	No	
3.4.3	Is there other planning history which is relevant to the assessment? (e.g. pre-application enquiries, lapsed permissions)	No	
3.4.4	Has the owner/controller of the site expressed a clear intention to make the site available?	Yes	But requires access across adjacent owner's land
	Are there any legal matters which may prevent the site from being available?	Yes	Access arrangements
3.5	DELIVERABILITY		
3.5.1	Is the location of the site likely to have an effect on the marketability of the site?	Yes	Remote site
3.5.2	Are there any potential highways issues associated with the site?	Yes	Access from Common View
3.5.3	Is there an existing safe access point to the site?	No	
3.5.4	Are there opportunities for alternative access points to the site? If no access currently exists, are there opportunities to create a safe access to the site?	No	Only via Common View
3.5.5	Are there any exceptional works necessary to enable development?	Yes	Vehicular access

	CRITERIA	ASSESSMENT	COMMENTS
3.5.6	Is third party land required to deliver sites? (e.g. access land)	Yes	Access across neighbour's field
3.6	COMMUNITY VIEW		
3.6.1	Has the potential development of this land got community support?		Not tested in survey
3.7	SUSTAINABLE DEVELOPMENT		
3.7.1	Does the site meet the economic social and environmental criteria?		Potentially yes
3.8	SWOT ASSESSMENT		
3.8.1	Strengths	Owner keen to sell	
3.8.2	Weaknesses	Current access shown via Common View which is already too dense with car parking. Numbers proposed too large. Currently mixed woodland. Will adversely affect Rotherhill House.	
3.8.3	Opportunities	Possible to ease parking on Common View in exchange for access	
3.8.4	Threats	Hard to see settlement boundary stretched that far. Objections to removing significant number of trees	

SITE 6 - THE OLD STUDIO, STEDHAM

Proposed development: Replacement redundant building with three two-bed cottages

Summary /Conclusion

This site is located within Flood Zone 3, it is therefore considered unsuitable for development and therefore not developable.



View of site looking north



Aerial photo of location

STAGE 1 ASSESSMENT – Exclusion/Inclusion from Stage 2 Assessment

	CRITERIA	RESULT	COMMENTS
	Is the site available for development?		
1	Is the site available?	Yes	

As the site is available to be developed, assessment of this site continued to Stage 2.

STAGE 2 ASSESSMENT – Exclusion/Inclusion from Stage 3 Assessment

	CRITERIA	RESULT	COMMENTS
2	Does the site fall wholly or largely within certain designations?		
2.1	Ancient woodland	No	
2.2	Site of Nature Conservation Interest (SNCI)	No	
2.3	Sites of Importance of Nature Conservation (SINCs)	No	
2.4	Sites of Special Scientific Interest (SSSI)	No	
2.5	National Nature Reserves (NNR)	No	
2.6	Local Nature Reserves (LNR)	No	

CRITERIA		RESULT	COMMENTS
2.7	Ramsar (Wetland) sites	No	
2.8	Scheduled Ancient Monument (SAM)	No	
2.9	Local Geological Sites (RIGS)	No	
2.10	Sites on the Heritage England/English heritage Register of Historic Parks and Gardens	Yes	Bridgefoot cottages (Stedham Pottery) are Grade II listed therefore considered curtilage listed
2.11	Special Protection Area	No	
2.12	Conservation Area	Yes	
2.13	Does the site fit with the Landscape capacity study for Strategic Development Zone 3 Stedham	Yes	There is significant landscape sensibility next to the river and view to Stedham Hall
2.14	Is the site outside the settlement boundary of Stedham and detached and unrelated to Stedham	Yes	Outside settlement boundary but closely related to Stedham village

As the site does not fall wholly or largely within certain designations but is located adjacent to Stedham, village assessment of this site continued to Stage 3.

STAGE 3 ASSESSMENT

CRITERIA		ASSESSMENT	COMMENTS
3.1	VISIBILITY		
	STAGE 3 ASSESSMENT		
3.1	VISIBILITY		
	The probability of change in the landscape being highly visible.	Yes	
3.1.1	The likelihood that change could be mitigated without the mitigation measures in themselves having an adverse effect on landscape character or visual quality.	No	Hard to mitigate without impact on the wider setting
3.1.2	Does the site relate to the settlement pattern in terms of location and scale?	Yes	
3.1.3	Are there opportunities to improve the settlement edge through new development?	No	
3.2	LANDSCAPE		

CRITERIA		ASSESSMENT	COMMENTS
3.2.1	SHLAA / 2014 SHLAA Assessment (CH050?)		
3.2.2			
3.2.2.1	The diverse, inspirational landscapes and breath-taking views will not change.	Will change	Any increase in bulk would have a negative impact in views from Stedham bridge along the Rother
3.2.2.2	The rich variety of wildlife and habitats including rare and internationally important species will not be adversely affected.	No	If development on same footprint
3.2.2.3	The change of use will not affect the tranquillity of the current agricultural use.	N/a	Not agricultural
3.2.2.4	The environment shaped by centuries of farming and embracing new enterprise will not adversely be affected by change of use.	No	
3.2.2.5	Opportunities for recreational activities and learning experiences through development.	No	
3.2.2.6	Well conserved historical features and a rich cultural heritage will not be compromised.	Yes	Could be compromised if design not to high standard
3.2.2.7	The distinctive settlement of Stedham will not be adversely affected	No	Subject
3.2.3	Does the proposal to develop this site impact upon the characteristics referred to in the SDNPA Integrated Landscape Assessment? [Comments are summary of contribution by ENPLAN]	This is small site set within the modest sized gardens of an existing property. Whilst a Neighbourhood Plan could in theory allocate such a site for development, it is not in this case considered appropriate for the allocation of a single dwelling, given the site's small size and for the potential to adversely impact upon the amenity of the existing property.	

CRITERIA		ASSESSMENT	COMMENTS
3.3	SUITABILITY		
3.3.1	Is the site affected by significant rail or road noise?	No	
3.3.2	Is the site affected, or has the potential to be affected, by neighbouring development and current uses?	No	
3.3.3	If the site is adjacent to a settlement and on Greenfield land, does the site have potential to deliver 100% affordable housing?	No	
3.3.4	Is the site located with Flood Zone 2 or 3? Is there a history of flooding?	Yes	Flood defences installed to adjacent cottages
3.3.5	Is the site affected by any ground conditions? (e.g. unstable ground, steep slopes etc.)	Yes	Adjacent to river needs flood defences
3.3.6	Is the site affected by any potential land contamination?	Not known	
3.3.7	Is the site within a Minerals Safeguarding Area or Mineral Consultation Area?	No	
3.3.8	Are there any Tree Preservations Orders on the site or on the boundary of the site?	Not known	
3.3.9	Is the site currently in agricultural use and what grade is the land?	No	
3.3.10	Does the site have any archaeological potential which may require investigation prior to development or during construction?	Not known	
3.3.11	Could development potentially adversely affect listed buildings or heritage assets?	Yes	Adjacent cottages

	CRITERIA	ASSESSMENT	COMMENTS
3.3.12	Are there any public rights of way running through the site or around the boundary of the site? Are there any potential views of the site from any public rights of way?	Yes	View from bridge and footpath along north-western side of river
3.3.13	Is the site within a Conservation Area? Could development potentially affect a Conservation Area?	Yes	
3.4	AVAILABILITY		
3.4.1	Is the site in a single or multiple ownership?	Single	
3.4.2	Is the site currently allocated for development?		Existing studio refused planning permission for residential by inspector on appeal. In light of his reasons the site may not be acceptable for any future development
3.4.3	Is there other planning history which is relevant to the assessment? (e.g. pre-application enquiries, lapsed permissions)	Yes	Yes, approval for renovation of five adjacent cottages now carried out
3.4.4	Has the owner/controller of the site expressed a clear intention to make the site available?	Yes	
	Are there any legal matters which may prevent the site from being available?	Yes	Negative outcome in 2017 from appeal decision
3.5	DELIVERABILITY		
3.5.1	Is the location of the site likely to have an effect on the marketability of the site?	No	
3.5.2	Are there any potential highways issues associated with the site?	No	Unclear where cars would park. Is there sufficient space in existing area?
3.5.3	Is there an existing safe access point to the site?	Yes	
3.5.4	Are there opportunities for alternative access points to the site? If no access currently exists,	Yes	

	CRITERIA	ASSESSMENT	COMMENTS
	are there opportunities to create a safe access to the site?		
3.5.5	Are there any exceptional works necessary to enable development?	Yes	Flood defences
3.5.6	Is third party land required to deliver sites? (e.g. access land)	No	
3.6	COMMUNITY VIEW		
3.6.1	Has the potential development of this land got community support?	No	Not tested in survey
3.7	SUSTAINABLE DEVELOPMENT		
3.7.1	Does the site meet the economic social and environmental criteria?	Yes	
3.8	SWOT ASSESSMENT		
3.8.1	Strengths	Lovely site near river for "downsize" sale. Superb location	
3.8.2	Weaknesses	Occupied by studio being used as residential. Prone to flooding. In conservation area and in curtilage of listed building. Recent lost appeal for existing studio	
3.8.3	Opportunities	Change of use to residential from studio associated with cottage 5 providing owner accepts appeal decision	
3.8.4	Threats	Possible further legal & planning debates holding up development	

SITE 7 - LAND WEST OF WEST LODGE, STEDHAM

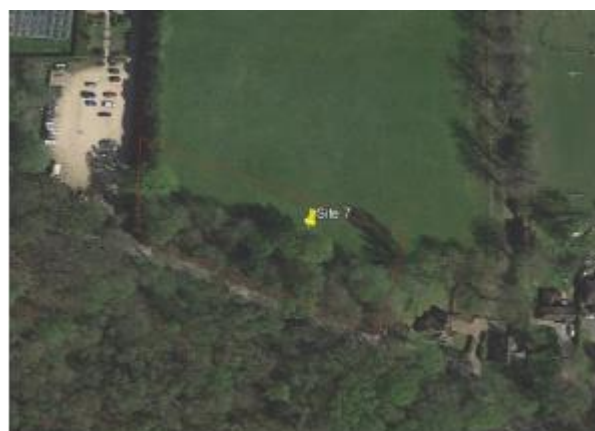
Proposed development: Paddock to 6 residential units (0.263 Ha)

Summary /Conclusion

The site is in a relatively inconspicuous location would represent a logical extension to the village. It is considered that 6-10 small terraced dwellings with minimal north facing gardens could be accommodated on this site with minimal impacts on the surrounding environs, if done sympathetically.



View of site looking north west



Aerial photo of location

STAGE 1 ASSESSMENT – Exclusion/Inclusion from Stage 2 Assessment

	CRITERIA	RESULT	COMMENTS
	Is the site available for development?		
1	Is the site available?	Yes	

As the site is available to be developed, assessment of this site continued to Stage 2.

STAGE 2 ASSESSMENT – Exclusion/Inclusion from Stage 3 Assessment

	CRITERIA	RESULT	COMMENTS
2	Does the site fall wholly or largely within certain designations?		
2.1	Ancient woodland	No	
2.2	Site of Nature Conservation Interest (SNCI)	No	
2.3	Sites of Importance of Nature Conservation (SINCs)	No	
2.4	Sites of Special Scientific Interest (SSSI)	No	

CRITERIA		RESULT	COMMENTS
2.5	National Nature Reserves (NNR)	No	
2.6	Local Nature Reserves (LNR)	No	
2.7	Ramsar (Wetland) sites	No	
2.8	Scheduled Ancient Monument (SAM)	No	
2.9	Local Geological Sites (RIGS)	No	
2.10	Sites on the Heritage England/English heritage Register of Historic Parks and Gardens	No	
2.11	Special Protection Area	No	
2.12	Conservation Area	No	
2.13	Does the site fit with the Landscape capacity study for Strategic Development Zone 3 Stedham	Yes	There is capacity for development but substantial landscape sensitivity.
2.14	Is the site outside the settlement boundary of Stedham and detached and unrelated to Stedham	Yes	Adjacent to western edge of settlement boundary

As the site does not fall wholly or largely within certain designations but is located adjacent to Stedham, assessment of this site continued to Stage 3.

STAGE 3 ASSESSMENT

CRITERIA		ASSESSMENT	COMMENTS
	STAGE 3 ASSESSMENT		
3.1	VISIBILITY		
	The probability of change in the landscape being highly visible.	Yes	Partially screened by common woodland
3.1.1	The likelihood that change could be mitigated without the mitigation measures in themselves having an adverse effect on landscape character or visual quality.	Yes	Need to protect existing trees
3.1.2	Does the site relate to the settlement pattern in terms of location and scale?	Yes	It follows the development westward along school lane to the nursery
3.1.3	Are there opportunities to improve the settlement edge through new development?	No	
3.2	LANDSCAPE		
3.2.1	SHLAA / 2014 SHLAA Assessment (CH050?)		
3.2.2			

CRITERIA	ASSESSMENT	COMMENTS	
3.2.2.1	The diverse, inspirational landscapes and breath-taking views will not change.	Will change	Will harm the near/mid view of fields
3.2.2.2	The rich variety of wildlife and habitats including rare and internationally important species will not be adversely affected.	Possible	Existing field and surrounding mature trees. Risk of cats/dogs with proximity to common land
3.2.2.3	The change of use will not affect the tranquillity of the current agricultural use.	Negative impact	
3.2.2.4	The environment shaped by centuries of farming and embracing new enterprise will not adversely be affected by change of use.	No	Small part on edge of large Rotherhill estate
3.2.2.5	Opportunities for recreational activities and learning experiences through development.	None	
3.2.2.6	Well conserved historical features and a rich cultural heritage will not be compromised.	N/a	
3.2.2.7	The distinctive settlement of Stedham will not be adversely affected	Not significantly	Extension westward
3.2.3	Does the proposal to develop this site impact upon the characteristics referred to in the SDNPA Integrated Landscape Assessment? [Comments are summary of contribution by ENPLAN]	This site is a rectangle of land alongside the access drive to the Rotherhill Nursery & Garden Centre. It comprises part of a generally open, attractive parkland-like field immediately north of a lightly wooded area of clear-stemmed mature deciduous trees. Whilst it benefits from screening to long views from the south, east and west it would be locally open to views from all directions. The site is intrinsically attractive and any new development would require considerable new landscaping to provide screening and a setting for	

CRITERIA		ASSESSMENT	COMMENTS
		any new development. Such landscaping would take a lengthy period to mature before making any new development potentially acceptable in landscape terms but it is considered that the short to mid-term effects would not be acceptable.	
3.3	SUITABILITY		
3.3.1	Is the site affected by significant rail or road noise?	Yes	From A272
3.3.2	Is the site affected, or has the potential to be affected, by neighbouring development and current uses?	Yes	Adjacent nursery business
3.3.3	If the site is adjacent to a settlement and on Greenfield land, does the site have potential to deliver 100% affordable housing?	Yes	
3.3.4	Is the site located with Flood Zone 2 or 3? Is there a history of flooding?	No	
3.3.5	Is the site affected by any ground conditions? (e.g. unstable ground, steep slopes etc.)	No	
3.3.6	Is the site affected by any potential land contamination?	No	
3.3.7	Is the site within a Minerals Safeguarding Area or Mineral Consultation Area?	Not sure	Might be within Minsted sand pit area
3.3.8	Are there any Tree Preservations Orders on the site or on the boundary of the site?	No	
3.3.9	Is the site currently in agricultural use and what grade is the land?	Yes	Paddocks
3.3.10	Does the site have any archaeological potential which may require investigation prior to	Unknown	

	CRITERIA	ASSESSMENT	COMMENTS
	development or during construction?		
3.3.11	Could development potentially adversely affect listed buildings or heritage assets?	No	No
3.3.12	Are there any public rights of way running through the site or around the boundary of the site? Are there any potential views of the site from any public rights of way?	Yes	Access along track to south
3.3.13	Is the site within a Conservation Area? Could development potentially affect a Conservation Area?	No	
3.4	AVAILABILITY		
3.4.1	Is the site in a single or multiple ownership?	Single	
3.4.2	Is the site currently allocated for development?	No	
3.4.3	Is there other planning history which is relevant to the assessment? (e.g. pre-application enquiries, lapsed permissions)	Yes	Planning permission to extend adjacent house not yet carried out
3.4.4	Has the owner/controller of the site expressed a clear intention to make the site available?	Yes	Yes
	Are there any legal matters which may prevent the site from being available?	Possible	Access arrangements
3.5	DELIVERABILITY		
3.5.1	Is the location of the site likely to have an effect on the marketability of the site?	No	
3.5.2	Are there any potential highways issues associated with the site?	Yes	Access from vehicular track
3.5.3	Is there an existing safe access point to the site?	Yes	

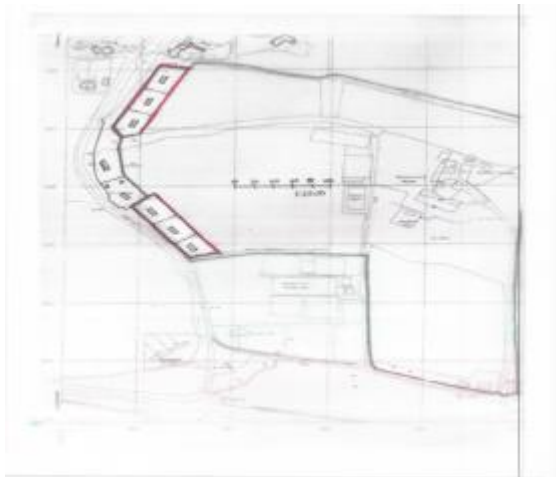
CRITERIA		ASSESSMENT	COMMENTS
3.5.4	Are there opportunities for alternative access points to the site? If no access currently exists, are there opportunities to create a safe access to the site?	Yes	
3.5.5	Are there any exceptional works necessary to enable development?	Yes	Thinning out of trees
3.5.6	Is third party land required to deliver sites? (e.g. access land)	Yes	Ownership of track not known
3.6	COMMUNITY VIEW		
3.6.1	Has the potential development of this land got community support?	No	Not tested in survey
3.7	SUSTAINABLE DEVELOPMENT		
3.7.1	Does the site meet the economic social and environmental criteria?	Potentially yes	
3.8	SWOT ASSESSMENT		
3.8.1	Strengths	Available quickly. Close road access. Suitable for cottage style with no garages on plot for 6 units & affordable sale/rent	
3.8.2	Weaknesses	Existing trees to south of site (shade and roots).	
3.8.3	Opportunities	Could suit CLT if price is kept low. Max number of units is 10 which would reduce need on other sites.	
3.8.4	Threats	Outside existing settlement boundary but extension of boundary to include this site and nursery (leisure & employment use) is possible. See Settlement Boundary Chapter	

SITE 8 - LAND EAST OF IPING LANE, IPING

Proposed development: Paddock to two 3-bed dwellings (0.675 Ha)

Summary /Conclusion

This site is not suitable for development in landscape terms. It also lies well outside the settlement boundary of Stedham and has significant access difficulties.



Proposed site plan



Aerial photo of location

STAGE 1 ASSESSMENT – Exclusion/Inclusion from Stage 2 Assessment

	CRITERIA	RESULT	COMMENTS
	Is the site available for development?		
1	Is the site available?	Yes	Check ownership from Iping Lane,

As the site is available to be developed, assessment of this site continued to Stage 2.

STAGE 2 ASSESSMENT – Exclusion/Inclusion from Stage 3 Assessment

	CRITERIA	RESULT	COMMENTS
2	Does the site fall wholly or largely within certain designations?		
2.1	Ancient woodland	No	
2.2	Site of Nature Conservation Interest (SNCI)	No	
2.3	Sites of Importance of Nature Conservation (SINCs)	No	
2.4	Sites of Special Scientific Interest (SSSI)	No	
2.5	National Nature Reserves (NNR)	No	

CRITERIA		RESULT	COMMENTS
2.6	Local Nature Reserves (LNR)	No	
2.7	Ramsar (Wetland) sites	No	
2.8	Scheduled Ancient Monument (SAM)	No	
2.9	Local Geological Sites (RIGS)	No	
2.10	Sites on the Heritage England/English heritage Register of Historic Parks and Gardens	No	
2.11	Special Protection Area	No	
2.12	Conservation Area	No	
2.13	Does the site fit with the Landscape capacity study for Strategic Development Zone 3 Stedham	Yes	There is negligible/low capacity for development and substantial landscape sensitivity.
2.14	Is the site outside the settlement boundary of Stedham and detached and unrelated to Stedham	Yes	Site is in Iping

Although the site does not fall wholly or largely within certain designations and is not located adjacent to Stedham, but adjacent to Iping within the parish, assessment of this site continued to Stage 3.

STAGE 3 ASSESSMENT

CRITERIA	ASSESSMENT	COMMENTS	
STAGE 3 ASSESSMENT			
3.1	VISIBILITY		
	The probability of change in the landscape being highly visible.	Yes	
3.1.1	The likelihood that change could be mitigated without the mitigation measures in themselves having an adverse effect on landscape character or visual quality.	No	Given elevated position above road, this could be difficult
3.1.2	Does the site relate to the settlement pattern in terms of location and scale?	No	
3.1.3	Are there opportunities to improve the settlement edge through new development?	No	
3.2	LANDSCAPE		
3.2.1	SHLAA / 2014 SHLAA Assessment (CH050?)		
3.2.2			

3.2.2.1	CRITERIA	ASSESSMENT	COMMENTS
	The diverse, inspirational landscapes and breath-taking views will not change.	Will change	visible from Iping Road and public footpath see para 3.2.3 below
	The rich variety of wildlife and habitats including rare and internationally important species will not be adversely affected.	Will be affected	
	The change of use will not affect the tranquillity of the current agricultural use.	Will affect	Some impact on existing agricultural land
	The environment shaped by centuries of farming and embracing new enterprise will not adversely be affected by change of use.	Will be affected	
	Opportunities for recreational activities and learning experiences through development.	No	
	Well conserved historical features and a rich cultural heritage will not be compromised.	Will be	
	The distinctive settlement of Stedham will not be adversely affected	No	But will impact approach to Iping village
3.2.3	Does the proposal to develop this site impact upon the characteristics referred to in the SDNPA Integrated Landscape Assessment? [Comments are summary of contribution by ENPLAN]	This site comprises two areas both of which are rectangular in area and form parts of existing fields without any fixed boundary along their eastern edges. The southern of the two sites would be partially screened by a bank and hedgerow from the wider landscape to the west. Its eastern side would be entirely open. The northern area would be concealed by a more extensive width of wooded tree belt along its western edge and by steeply rising landform to the south. This is a relatively well-	

CRITERIA		ASSESSMENT	COMMENTS
		concealed site in the context of the National Park but it is undeveloped land and not particularly well related to the settlement of Iping, by virtue of being set up above the riverside location of Iping and set back behind woodland. It is unlikely that the development of this unspoilt site could be considered to protect and enhance the character and appearance of the National Park.	
3.3	SUITABILITY		
3.3.1	Is the site affected by significant rail or road noise?	No	
3.3.2	Is the site affected, or has the potential to be affected, by neighbouring development and current uses?	No	
3.3.3	If the site is adjacent to a settlement and on Greenfield land, does the site have potential to deliver 100% affordable housing?	No	Too remote from facilities for affordable housing
3.3.4	Is the site located with Flood Zone 2 or 3? Is there a history of flooding?	No	
3.3.5	Is the site affected by any ground conditions? (e.g. unstable ground, steep slopes etc.)	Yes	Steep access from roadway
3.3.6	Is the site affected by any potential land contamination?	No	
3.3.7	Is the site within a Minerals Safeguarding Area or Mineral Consultation Area?	No	
3.3.8	Are there any Tree Preservations Orders on the site or on the boundary of the site?	No	

	CRITERIA	ASSESSMENT	COMMENTS
3.3.9	Is the site currently in agricultural use and what grade is the land?	Yes	
3.3.10	Does the site have any archaeological potential which may require investigation prior to development or during construction?	Unknown	
3.3.11	Could development potentially adversely affect listed buildings or heritage assets?	No	
3.3.12	Are there any public rights of way running through the site or around the boundary of the site? Are there any potential views of the site from any public rights of way?	No	
3.3.13	Is the site within a Conservation Area? Could development potentially affect a Conservation Area?	No	
3.4	AVAILABILITY		
3.4.1	Is the site in a single or multiple ownership?	Single	
3.4.2	Is the site currently allocated for development?	No	
3.4.3	Is there other planning history which is relevant to the assessment? (e.g. pre-application enquiries, lapsed permissions)	No	
3.4.4	Has the owner/controller of the site expressed a clear intention to make the site available?	Yes	
	Are there any legal matters which may prevent the site from being available?	No	
3.5	DELIVERABILITY		
3.5.1	Is the location of the site likely to have an effect on the marketability of the site?	No	

	CRITERIA	ASSESSMENT	COMMENTS
3.5.2	Are there any potential highways issues associated with the site?	Yes	Difficulty in achieving vehicular access due to steep banks
3.5.3	Is there an existing safe access point to the site?	No	
3.5.4	Are there opportunities for alternative access points to the site? If no access currently exists, are there opportunities to create a safe access to the site?	Not easily achieved	With difficulty
3.5.5	Are there any exceptional works necessary to enable development?	Yes	See above
3.5.6	Is third party land required to deliver sites? (e.g. access land)	No	
3.6	COMMUNITY VIEW		
3.6.1	Has the potential development of this land got community support?	No	Not tested in survey
3.7	SUSTAINABLE DEVELOPMENT		
3.7.1	Does the site meet the economic social and environmental criteria?	yes	
3.8	SWOT ASSESSMENT		
3.8.1	Strengths	Adjacent to road into Iping	
3.8.2	Weaknesses	High above road requiring expensive access and drainage. Very close to adjacent dwellings with trees and hedges	
3.8.3	Opportunities	None	
3.8.4	Threats	Some way from settlement boundary. See landscape analysis	

SITE 9 - LAND SOUTH OF HAMILTON ARMS, STEDHAM

Proposed development: New parking area on common land (3.23 Ha)

Summary /Conclusion

Subject to necessary approvals for use of common land, a small area of additional parking would be supported. This site is not suitable for new dwellings.



Aerial photo of location

STAGE 1 ASSESSMENT – Exclusion/Inclusion from Stage 2 Assessment

CRITERIA		RESULT	COMMENTS
	Is the site available for development?		
1	Is the site available?	Yes	Is designated common land and hence not readily available for development

As the site is available to be developed, assessment of this site continued to Stage 2.

STAGE 2 ASSESSMENT – Exclusion/Inclusion from Stage 3 Assessment

CRITERIA		RESULT	COMMENTS
2	Does the site fall wholly or largely within certain designations?		
2.1	Ancient woodland	No	But is wooded
2.2	Site of Nature Conservation Interest (SNCI)	No	
2.3	Sites of Importance of Nature Conservation (SINCs)	No	
2.4	Sites of Special Scientific Interest (SSSI)	No	SSSI other side of A272 - within impact zone
2.5	National Nature Reserves (NNR)	No	

	CRITERIA	RESULT	COMMENTS
2.6	Local Nature Reserves (LNR)	No	
2.7	Ramsar (Wetland) sites	No	
2.8	Scheduled Ancient Monument (SAM)	No	
2.9	Local Geological Sites (RIGS)	No	
2.10	Sites on the Heritage England/English heritage Register of Historic Parks and Gardens	No	
2.11	Special Protection Area	No	
2.12	Conservation Area	No	
2.13	Does the site fit with the Landscape capacity study for Strategic Development Zone 3 Stedham		
2.14	Is the site outside the settlement boundary of Stedham and detached and unrelated to Stedham	Yes	

The site does not fall wholly or largely within certain designations and is located adjacent to Stedham, but was offered as a car park, assessment of this site did not continue to Stage 3.

SITE 10 - TOTE HILL BARN AND HANGAR, STEDHAM

Proposed development: Change of use of two existing buildings to residential (0.7 Ha)

Summary /Conclusion

Due to the nature of this site development of it should be treated as ‘windfall sites’ with development subject to national and local planning policy.



Aerial photo of location



View northwards of Hangar



View eastwards of Barn

STAGE 1 ASSESSMENT – Exclusion/Inclusion from Stage 2 Assessment

	CRITERIA	RESULT	COMMENTS
	Is the site available for development?		
1	Is the site available?	Yes	Two separate pieces of land

As the site is available to be developed, assessment of this site continued to Stage 2.

STAGE 2 ASSESSMENT – Exclusion/Inclusion from Stage 3 Assessment

CRITERIA		RESULT	COMMENTS
2	Does the site fall wholly or largely within certain designations?		
2.1	Ancient woodland	No	
2.2	Site of Nature Conservation Interest (SNCI)	No	
2.3	Sites of Importance of Nature Conservation (SINCs)	No	
2.4	Sites of Special Scientific Interest (SSSI)	No	
2.5	National Nature Reserves (NNR)	No	
2.6	Local Nature Reserves (LNR)	No	
2.7	Ramsar (Wetland) sites	No	
2.8	Scheduled Ancient Monument (SAM)	No	
2.9	Local Geological Sites (RIGS)	No	
2.10	Sites on the Heritage England/English heritage Register of Historic Parks and Gardens	No	
2.11	Special Protection Area	No	
2.12	Conservation Area	No	
2.13	Does the site fit with the Landscape capacity study for Strategic Development Zone 3 Stedham	No	Reuse existing building(s)
2.14	Is the site outside the settlement boundary of Stedham and detached and unrelated to Stedham	Yes	

Although the site does not fall wholly or largely within certain designations it is located adjacent to Stedham, so assessment of this site continued to Stage 3.

STAGE 3 ASSESSMENT

CRITERIA		ASSESSMENT	COMMENTS
	STAGE 3 ASSESSMENT		
3.1	VISIBILITY		
	The probability of change in the landscape being highly visible.	Yes	
3.1.1	The likelihood that change could be mitigated without the mitigation measures in themselves having an adverse effect on landscape character or visual quality.	Design will need to demonstrate an 'enhancement' to existing landscape	

CRITERIA		ASSESSMENT	COMMENTS
3.1.2	Does the site relate to the settlement pattern in terms of location and scale?	Yes	To community on Tote Hill
3.1.3	Are there opportunities to improve the settlement edge through new development?	No	
3.2	LANDSCAPE		
3.2.1	SHLAA / 2014 SHLAA Assessment (CH050?)		
3.2.2			
3.2.2.1	The diverse, inspirational landscapes and breath-taking views will not change.	True	No change
3.2.2.2	The rich variety of wildlife and habitats including rare and internationally important species will not be adversely affected.	No	Provided landscape design is sympathetic
3.2.2.3	The change of use will not affect the tranquillity of the current agricultural use.	No	
3.2.2.4	The environment shaped by centuries of farming and embracing new enterprise will not adversely be affected by change of use.	No	
3.2.2.5	Opportunities for recreational activities and learning experiences through development.	No	
3.2.2.6	Well conserved historical features and a rich cultural heritage will not be compromised.	No	
3.2.2.7	The distinctive settlement of Stedham will not be adversely affected	No	

CRITERIA	ASSESSMENT	COMMENTS
3.2.3	Does the proposal to develop this site impact upon the characteristics referred to in the SDNPA Integrated Landscape Assessment? [Comments are summary of contribution by ENPLAN]	Whilst a Neighbourhood Plan could allocate both existing buildings for redevelopment, given that both proposals are small-scale and essentially replacement/conversions of existing buildings where design and any landscape effects are the key matter rather than planning principle, the most appropriate planning route for these would be via a planning application where these matters can be considered in detail.
3.3	SUITABILITY	
3.3.1	Is the site affected by significant rail or road noise?	No
3.3.2	Is the site affected, or has the potential to be affected, by neighbouring development and current uses?	Yes
3.3.3	If the site is adjacent to a settlement and on Greenfield land, does the site have potential to deliver 100% affordable housing?	Too remote
3.3.4	Is the site located with Flood Zone 2 or 3? Is there a history of flooding?	No
3.3.5	Is the site affected by any ground conditions? (e.g. unstable ground, steep slopes etc.)	No
3.3.6	Is the site affected by any potential land contamination?	No
3.3.7	Is the site within a Minerals Safeguarding Area or Mineral Consultation Area?	No
3.3.8	Are there any Tree Preservations Orders on the site or on the boundary of the site?	No

	CRITERIA	ASSESSMENT	COMMENTS
3.3.9	Is the site currently in agricultural use and what grade is the land?	No	
3.3.10	Does the site have any archaeological potential which may require investigation prior to development or during construction?	Unknown	
3.3.11	Could development potentially adversely affect listed buildings or heritage assets?	Yes	Adjacent properties
3.3.12	Are there any public rights of way running through the site or around the boundary of the site? Are there any potential views of the site from any public rights of way?	Yes	Footpath south of properties
3.3.13	Is the site within a Conservation Area? Could development potentially affect a Conservation Area?	No	
3.4	AVAILABILITY		
3.4.1	Is the site in a single or multiple ownership?	Single	
3.4.2	Is the site currently allocated for development?	No	
3.4.3	Is there other planning history which is relevant to the assessment? (e.g. pre-application enquiries, lapsed permissions)	Yes	Current planning application for conversion of barn supported by PC. Pre-application discussion re hangar
3.4.4	Has the owner/controller of the site expressed a clear intention to make the site available?	Yes	
	Are there any legal matters which may prevent the site from being available?	No	
3.5	DELIVERABILITY		
3.5.1	Is the location of the site likely to have an effect on the marketability of the site?	No	

	CRITERIA	ASSESSMENT	COMMENTS
3.5.2	Are there any potential highways issues associated with the site?	No	
3.5.3	Is there an existing safe access point to the site?	Yes	
3.5.4	Are there opportunities for alternative access points to the site? If no access currently exists, are there opportunities to create a safe access to the site?	Yes	
3.5.5	Are there any exceptional works necessary to enable development?	No	
3.5.6	Is third party land required to deliver sites? (e.g. access land)	No	
3.6	COMMUNITY VIEW		
3.6.1	Has the potential development of this land got community support?	Yes	
3.7	SUSTAINABLE DEVELOPMENT		
3.7.1	Does the site meet the economic social and environmental criteria?	Yes	
3.8	SWOT ASSESSMENT		
3.8.1	Strengths	Adaption of existing buildings. Will probably happen outside of NP in any case	
3.8.2	Weaknesses	Only suitable for owner/occupiers or private rent. Not elderly	
3.8.3	Opportunities	Two extra dwellings	
3.8.4	Threats	None	

SITE 11 - WISPERS (ST CUTHMANS), STEDHAM (8HA)

Proposed development: Residential development of existing Grade II listed building (8 Ha)

Summary /Conclusion

Despite the potential policy conflict with SDNPA proposed policies it is considered that this site is suitable for conversion from existing school use to residential provided to secure the long-term future of a Grade II listed heritage asset. The nature and scale of any new development would need to enhance the landscape closely resemble the existing development both in terms of built footprint and the extent of buildings and hard-standings. Particular attention needed to protect the impact on the dark skies in this remote location.

The site is currently in a moderate state of repair. It is considered that sympathetic conversion of the buildings into residential use should be considered suitable subject to improved access being secured linking the site to Linch Road to the east (to avoid increased traffic movements on Tote Lane). It is considered that the existing structures could be refurbished, extended and converted to provide 13 dwellings across the site.

Aerial photo of location



View of Grade II listed Wispers



Entrance drive with two Victorian cottages and old coach house



STAGE 1 ASSESSMENT – Exclusion/Inclusion from Stage 2 Assessment

	CRITERIA	RESULT	COMMENTS
	Is the site available for development?		
1	Is the site available?	Tbc	Awaiting confirmation from Durand Education Trust (registered charity)

As the site closed as a school in September 2017, it is expected the site will be put on the open market and hence assumed is available to be developed, assessment of this site continued to Stage 2.

STAGE 2 ASSESSMENT – Exclusion/Inclusion from Stage 3 Assessment

	CRITERIA	RESULT	COMMENTS
2	Does the site fall wholly or largely within certain designations?		
2.1	Ancient woodland	Yes	Part of site - The Leith
2.2	Site of Nature Conservation Interest (SNCI)	No	
2.3	Sites of Importance of Nature Conservation (SINCs)	No	
2.4	Sites of Special Scientific Interest (SSSI)	No	
2.5	National Nature Reserves (NNR)	No	
2.6	Local Nature Reserves (LNR)	No	
2.7	Ramsar (Wetland) sites	No	
2.8	Scheduled Ancient Monument (SAM)	No	
2.9	Local Geological Sites (RIGS)	No	
2.10	Sites on the Heritage England/English heritage Register of Historic Parks and Gardens	Yes	Grade II listed
2.11	Special Protection Area	No	
2.12	Conservation Area	No	

2.13	Does the site fit with the Landscape capacity study for Strategic Development Zone 3 Stedham	No	Reuse existing building(s)
2.14	Is the site outside the settlement boundary of Stedham and detached and unrelated to Stedham	Yes	

As the site does not fall wholly or largely within certain designations and is located adjacent to Stedham, assessment of this site continued to Stage 3.

STAGE 3 ASSESSMENT

	CRITERIA	ASSESSMENT	COMMENTS
	STAGE 3 ASSESSMENT		
3.1	VISIBILITY		
	The probability of change in the landscape being highly visible.	No	Little impact if limited to the previously developed part of the site. Potential impact in dark skies will need careful consideration
3.1.1	The likelihood that change could be mitigated without the mitigation measures in themselves having an adverse effect on landscape character or visual quality.	n/a	
3.1.2	Does the site relate to the settlement pattern in terms of location and scale?	1.7 miles to the north of Stedham	
3.1.3	Are there opportunities to improve the settlement edge through new development?	No	
3.2	LANDSCAPE		
3.2.1	SHLAA / 2014 SHLAA Assessment (CH050?)		
3.2.2			
3.2.2.1	The diverse, inspirational landscapes and breath-taking views will not change.	Little change	Low impact if any development limited to existing buildings
3.2.2.2	The rich variety of wildlife and habitats including rare and internationally important species will not be adversely affected.	Not affected	
3.2.2.3	The change of use will not affect the tranquillity of	True	

	CRITERIA	ASSESSMENT	COMMENTS
	the current agricultural use.		
3.2.2.4	The environment shaped by centuries of farming and embracing new enterprise will not adversely be affected by change of use.	Not affected	
3.2.2.5	Opportunities for recreational activities and learning experiences through development.	Yes	Provides an opportunity for shared community usage of some of the assets, e.g. Large walled vegetable garden and pool.
3.2.2.6	Well conserved historical features and a rich cultural heritage will not be compromised.	No	Wispers is Grade II listed and any development will need listed approval
3.2.2.7	The distinctive settlement of Stedham will not be adversely affected	No	
3.2.3	Does the proposal to develop this site impact upon the characteristics referred to in the SDNPA Integrated Landscape Assessment? [Comments are summary of contribution by ENPLAN]	As the site of a listed building suffering considerable dereliction and neglect, some form of appropriate active use and long-term security for the restoration of the site and the future of its buildings would be highly desirable in landscape terms. The nature and scale of any new use would need to protect and enhance the National Park and not affect adversely on the fabric or setting of the listed building.	Some parts only are suffering dereliction and neglect. The main building is in a moderate state of repair.
3.3	SUITABILITY		
3.3.1	Is the site affected by significant rail or road noise?	No	
3.3.2	Is the site affected, or has the potential to be affected, by neighbouring development and current uses?	Yes	Adjacent camp site
3.3.3	If the site is adjacent to a settlement and on Greenfield land, does the site have potential to	No	Perhaps could have 1 or 2 units suitable for affordable

	CRITERIA	ASSESSMENT	COMMENTS
	deliver 100% affordable housing?		
3.3.4	Is the site located with Flood Zone 2 or 3? Is there a history of flooding?	No	
3.3.5	Is the site affected by any ground conditions? (e.g. unstable ground, steep slopes etc.)	Yes	Sloping ground
3.3.6	Is the site affected by any potential land contamination?	Yes	Asbestos in demolished buildings
3.3.7	Is the site within a Minerals Safeguarding Area or Mineral Consultation Area?	No	
3.3.8	Are there any Tree Preservations Orders on the site or on the boundary of the site?	No	But part of site includes ancient woodland
3.3.9	Is the site currently in agricultural use and what grade is the land?	No	Used to be in agricultural use until 2010
3.3.10	Does the site have any archaeological potential which may require investigation prior to development or during construction?	Unknown	
3.3.11	Could development potentially adversely affect listed buildings or heritage assets?	Yes	Wispers is Grade II listed.
3.3.12	Are there any public rights of way running through the site or around the boundary of the site? Are there any potential views of the site from any public rights of way?	Yes	Surrounded by footpaths and other rights of way
3.3.13	Is the site within a Conservation Area? Could development potentially affect a Conservation Area?	No	
3.4	AVAILABILITY		
3.4.1	Is the site in a single or multiple ownership?	Single	

	CRITERIA	ASSESSMENT	COMMENTS
3.4.2	Is the site currently allocated for development?	No	
3.4.3	Is there other planning history which is relevant to the assessment? (e.g. pre-application enquiries, lapsed permissions)	Planning application to extend school refused 2016. Planning application granted 2006, extended 2009, for conversion to residential	
3.4.4	Has the owner/controller of the site expressed a clear intention to make the site available?	Not to date	Site owned by Durand Education Trust (charity) that now needs to find a new use of the site following closure of the boarding school in Sept 2017
	Are there any legal matters which may prevent the site from being available?	Yes	legal battles between EFSA and DAT/DET over future running of the Academy
3.5	DELIVERABILITY		
3.5.1	Is the location of the site likely to have an effect on the marketability of the site?	Yes	Very poor local bus service
3.5.2	Are there any potential highways issues associated with the site?	Yes	Access only narrow single-track road with few passing places. Could be improved subject to agreement of adjoining land owner
3.5.3	Is there an existing safe access point to the site?	Yes	
3.5.4	Are there opportunities for alternative access points to the site? If no access currently exists, are there opportunities to create a safe access to the site?	No	
3.5.5	Are there any exceptional works necessary to enable development?	Yes	Site clearance of some derelict, potentially asbestos contaminated, buildings
3.5.6	Is third party land required to deliver sites? (e.g. access land)	Yes	Access along 3rd party private drive may need to be negotiated
3.6	COMMUNITY VIEW		
3.6.1	Has the potential development of this land got community support?	Yes	Previous residential planning permission was supported. Might now like to see more smaller units

	CRITERIA	ASSESSMENT	COMMENTS
3.7	SUSTAINABLE DEVELOPMENT		
3.7.1	Does the site meet the economic social and environmental criteria?	Potentially yes	
3.8	SWOT ASSESSMENT		
3.8.1	Strengths	Existing buildings and access. Suitable for adaption to apartments (Prior approved consent)	
3.8.2	Weaknesses	Sale value could be outside realistic expectation. Constrained road access. Sewage needs upgrading. Removal of semi-demolished old school classroom block. Unclear how much asbestos now on site.	
3.8.3	Opportunities	Creation of resident controlled leasehold to revitalise use of common assets; pool, walled garden, grounds - Stedham Hall model.	
3.8.4	Threats	Owners (registered charity) have not declared plans for the site so may not be available. Possible alternative development opportunities, e.g. Hotel. Non-agreement over access rights.	

CONCLUSIONS

The SDNPA Local Plan includes a number of policies taken into account in assessing each site but there are specific local policies to add. These include relating % of affordable housing to specific suitable sites rather than the blanket 50% in the Local Plan accompanied by which sites are more suitable for residential units for the elderly, disabled, first-time buyers or downsizers which impact on the space required per dwelling, garden and parking. Consequently, the exact number of dwellings that could actually be built on the sites will depend on designs prepared by developers.

Final decisions on the sites to be recommended for inclusion in the Neighbourhood Plan will be taken by the Parish Council after public consultation and consideration of the Steering Committee's report.