***Appendix 9***

**Sites rejected for housing development**

Sites that were rejected were as follows:

1. Land to the north of the A283 (CH034) between Sorrels Farm house and the footpath opposite the junction with School Lane.

This was rejected by the environment officer of SDNP on grounds summarised as loss of agricultural land, the site being part of a medieval field pattern, abutting a conservation area, high visibility from the Serpent Trail footpath, loss of existing views towards rising ground and mature woodlands to the north and density of housing typology inconsistent with the adjacent settlement pattern to the north of the A283. Further it was considered too big a site which would have an unacceptable impact on the village.

1. Land at Tripp Hill Lower Horncroft (CH135)

These two sites, put forward as one, were rejected on the following grounds:

The sites are well outside the settlement area being about one mile from the village Hall. There is no continuous footpath access to the village and no public transport at this point. The sites straddle the Serpent Trail and would have an adverse impact on that important footpath. They do not meet the sustainability requirement for the plan. From an environment point of view the SDNP has already rejected a pre application SDNP/13/03770/PRE on an adjoining site on grounds including “the site is quite isolated from the nearest village, the majority of the built form located to the north. The proposal would therefore represent an unacceptable intrusion into the countryside that would detract from the rural character of the surroundings. It is highly unlikely that the proposal would receive officer support”. The proposal was for the conversion or replacement of an existing outbuilding on a small scale, single dwelling and it is not expected that these sites are deliverable for permissible development.

Access to the site is on a bend in the B2138 which is a regular accident blackspot, notwithstanding access to commercial premises at the Barlavington business park. Significant traffic improvement measures would be necessary for any further development.

1. (CH030) Triangle of land by Church Lane

This site is part of Hesworth Common and is not considered viable on environmental or sustainability grounds.

1. Sites currently providing employment.

In accordance with Objective 3, we aim to avoid residential development on sites which currently provide small scale employment. These include Walnut Tree Yard, Payne’s Wood Yard and the Tripp Hill barns used by Sofas and Stuff and other small businesses.