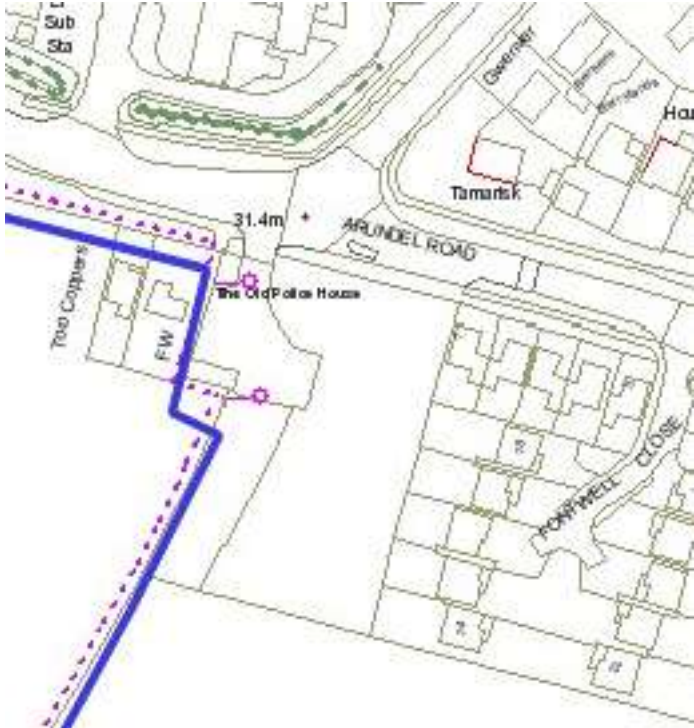



Walberton SHLAA Site Appraisal

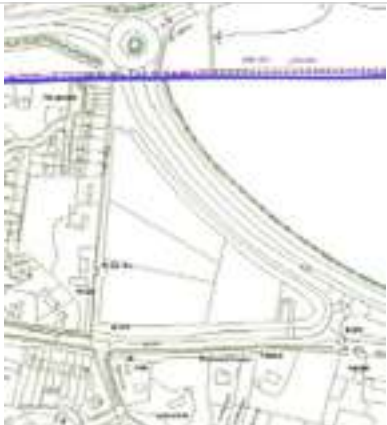
Compiled August 2014

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Name of Site	FON1 Land to east of Old Police House, Fontwell
Current Use	Residential
	
Local Plan Allocation	The site is located outside of the settlement boundary within countryside where development for housing is not generally permitted except in particular circumstances and for specific uses. (Policy GEN3).
SHLAA	Sites outside settlements with future potential
SHLAA Description	<p>The site consist of a fairly large flat plot including small buildings and trees, bounded by hedging. The site is located on the edge of urban area. Access is off Arundel Road. Outside but adjoining the settlement boundary.</p> <p>Currently development on this site would contravene policy and therefore the site would not be considered to be suitable. However, from the information available, the site is considered suitable in principle for future housing potential, because of its accessibility to facilities, job opportunities and public transport, and because there are no insurmountable constraints. The site could contribute to the creation of a sustainable, mixed community.</p>
Neighbourhood Plan Allocation	
Flood Risk	None
Planning History	
Size	0.38ha
Detail	Yield 12


Name of Site	
99 - Land at Barnfield House, Arundel Road, Fontwell	
Current Use	Residential property with large grounds
	
Local Plan Allocation	The site is located outside of the settlement boundary within countryside where development for housing is not generally permitted except in particular circumstances and for specific uses. (Policy GEN3).
SHLAA	Sites outside settlements with future potential
SHLAA Description	<p>The site consists of a large garden containing numerous out buildings. The site located on the edge of the urban area. Access is off Arundel Road.</p> <p>Outside but adjoining the settlement boundary. Currently development on this site would contravene policy and therefore the site would not be considered to be suitable. However, from the information available, the site is considered suitable in principle for future housing potential, because there are no insurmountable constraints, subject to the Council determining Fontwell to be a sustainable location for future housing development.</p>
Neighbourhood Plan Allocation	
Flood Risk	None
Planning History	A planning application for 24 units (WA/71/07) was refused in 2007 on grounds of unacceptable height, scale and massing and obstruction in the landscape of prominent surrounding viewpoints. The development would also require removal of vegetation and the site is at risk of flooding. The site has insufficient open space allocated and no s106 contribution has been proposed for affordable housing or other public infrastructure requirements. The proposal also did not meet highway standards. The application was dismissed on appeal.
Size	0.82ha
Detail	Yield 20


Name of Site	FON3 Land west of A27, Fontwell
Current Use	Horse paddocks
	
Local Plan Allocation	<p>The site is located outside of the settlement boundary within countryside where development for housing is not generally permitted except in particular circumstances and for specific uses. (Policy GEN3).</p>
SHLAA	Sites outside settlements with future potential
SHLAA Description	<p>Outside but adjoining the settlement boundary. Currently development on this site would contravene policy and therefore the site is not suitable at present. However, from the information available, the site is considered being suitable in principle in the future for housing as there are no insurmountable constraints, subject to the Council determining Fontwell to be a sustainable location for future housing development. Development of a site of this scale at Fontwell would require the provision of public facilities. The site owners state the site is available in principle subject to agreement of the National Trust Trustees.</p> <p>In a previous Landscape Study conducted in 2006, this area was judged as having a 'Medium' Landscape Capacity for development. This was based on an assessment of the areas Landscape Value and Landscape Sensitivity.</p> <p>The EDAW Study says the site has an exposed to contained nature. The landscape appraisal for this study says that the site lies within the Barnham Rife Catchment Area where special consultation procedures are required regarding drainage. A well-used right of way runs along the western edge. The site is apparent from the adjoining section of the A27 (which is lit and very noisy) although roadside planting is becoming effective, whilst the village edge beyond is well integrated by tree cover along the site boundary. The site is well contained to the south</p>
Neighbourhood Plan Allocation	
Flood Risk	None


Name of Site	FON3 Land west of A27, Fontwell
Planning History	On adjacent site to west, a planning application (WA/71/07) was refused in 2007 on grounds of unacceptable height, scale and massing and obstruction in the landscape of prominent surrounding viewpoints. The development would also require removal of vegetation and the site is at risk of flooding. The site has insufficient open space allocated and no s106 contribution has been proposed for affordable housing or other public infrastructure requirements. The proposal also did not meet highway standards. The application was dismissed on appeal.
Size	2.61ha
Detail	Yield 87


Name of Site	FON5 Land to the east of Fontwell Racecourse, Fontwell
Current Use	Agricultural
	
Local Plan Allocation	The site is located outside of the settlement boundary within countryside where development for housing is not generally permitted except in particular circumstances and for specific uses. (Policy GEN3).
SHLAA	Sites outside settlements with future potential
SHLAA description	<p>Outside but adjoining the settlement boundary. Currently development on this site would contravene policy and therefore the site would not be considered to be suitable. However, from the information available, the eastern part of the site (north of Barn Farm) is considered suitable in principle for future housing potential, because there are no insurmountable constraints, subject to the Council determining Fontwell to be a sustainable location for future housing development.</p> <p>In a previous Landscape Study conducted in 2006, this area was judged as having a 'Medium' Landscape Capacity for development. This was based on an assessment of the areas Landscape Value and Landscape Sensitivity. The EDAW Study says the site has an exposed character. The landscape appraisal for this study says that the eastern part of the site (land north of Barn Farm in particular) does offer scope for accommodating some residential development without causing significant visual impact on the setting and separating qualities of the area when seen from the A29. This area is more discreet and implementation of an appropriate landscape strategy that reinforces/ extends field boundaries on the higher ground should be required at the outset.</p>
Neighbourhood Plan Allocation	
Flood Risk	None
Planning History	Previous proposals have related to a retirement village/and residential dwellings. Some independent housing and an elderly nursing home, hospice, pool/hall/shops which would be open to public.
Size	17.65ha
Detail	Yield 90


Name of Site	
FON4 - Land to north of The Laurels, Arundel Road	
Location	
SHLAA	Rejected Site
SHLAA Description	From the information available, the site is not considered suitable for housing development. Development would result in loss of car parking for existing flats and potential over intensification of site.
Neighbourhood Plan Allocation	
Flood Risk	None

Name of Site	133- Land to Rear of Woodcroft, West Walberton Lane	
Location		
SHLAA	Rejected site	
SHLAA Description	This site is not adjacent to a study settlement, is poorly related to facilities, and is therefore not in a sustainable location for housing development.	
Neighbourhood Plan Allocation		
Flood Risk	None	


Name of Site	6 - Land at Brookfield Farm, Eastergate Lane
Location	
SHLAA	Rejected site
SHLAA Description	This site is not adjacent to a study settlement, is poorly related to facilities, and is therefore not in a sustainable location for housing development.
Neighbourhood Plan Allocation	
Flood Risk	None


Name of Site	WA1 - Land east of Tye Lane
Location	
SHLAA	Rejected site
SHLAA Description	<p>This area was judged as having a 'Low' Landscape Capacity for development. This was based on an assessment of the areas Landscape Value and Landscape Sensitivity. The site is therefore not considered suitable for development.</p>
Neighbourhood Plan Allocation	
Flood Risk	None


Name of Site	94 -Land at Sunny Corner, West Walberton Lane
Location	
SHLAA	Rejected site
SHLAA Description	This site is not adjacent to a study settlement, is poorly related to facilities, and is therefore not in a sustainable location for housing development.
Neighbourhood Plan Allocation	
Flood Risk	None


Name of Site	WA4 Bronlea, Cissbury and Lansdown House, The Street
Location	
SHLAA	Rejected Site
SHLAA Description	<p>Information gathered for the purposes of this study suggests that there is no confidence in the site being available and coming forward for development, because the site is not currently being promoted for residential development. This availability position of the site should be monitored annually.</p>
Neighbourhood Plan Allocation	
Flood Risk	None


Name of Site	WA5 Various Copse Lane
Location	
SHLAA	Rejected Site
SHLAA Description	This site is not adjacent to a study settlement, is poorly related to facilities, and is therefore not in a sustainable location for housing development.
Neighbourhood Plan Allocation	
Flood Risk	None


Name of Site	WA6 Land to the north and west of Barnham Lane
Location	
SHLAA	Rejected Site
SHLAA Description	<p>This site is judged as having a 'Low' Landscape Capacity for development and is therefore unsuitable for further consideration within the study. Additionally, the site forms part of an important gap between settlements which prevents coalescence.</p>
Neighbourhood Plan Allocation	
Flood Risk	Flood zone 2 on eastern edge

Name of Site	WA7 Longwall and land to the north of The Street
Location	
SHLAA	Rejected Site
SHLAA Description	<p>Information gathered for the purposes of this study suggests that there is no confidence in the site being available and coming forward for development, because the site is not currently being promoted for residential development. This availability position of the site should be monitored annually.</p>
Neighbourhood Plan Allocation	
Flood Risk	None


Name of Site	WA8 Land to the rear of Green Bank, Yapton Lane
Location	
SHLAA	Rejected Site
SHLAA Description	<p>The site has a lapsed application for 3 bungalows. No new application has been submitted in over 20 years indicating the site is not available for development. The location within the Conservation Area and trees on site also limit achievable densities. Therefore, the site is not guaranteed as being available or suitable, so it is rejected from further consideration in this study. Availability in the future should be monitored.</p>
Neighbourhood Plan Allocation	
Flood Risk	None


Name of Site	WA9 Land to the rear of Woodlands, Cresta, Greenacres, Copse Lane
Location	
SHLAA	Rejected Site
SHLAA Description	<p>This area is judged as having a 'Low' Landscape Capacity for development. This was based on an assessment of the areas Landscape Value and Landscape Sensitivity. The site is therefore not considered suitable for development. The site appears landlocked with no proposed vehicular access and therefore achievability is unknown.</p>
Neighbourhood Plan Allocation	
Flood Risk	None

Name of Site	WA10 Garage, The Street
	
SHLAA	Rejected Site
SHLAA Description	<p>From the information available, the site is considered suitable for housing development in principle because of its characteristics and surrounding area. The site has had previous planning permission for 6no dwellings (2003) which has now lapsed. No new applications have been received. The site is currently in an alternative use and is therefore not currently available for development. The availability of this site should be monitored on a regular basis.</p>
Neighbourhood Plan Allocation	
Flood Risk	None

Name of Site	123 - Pigeon House Farm & Land to the South, Dairy Lane
Location	 <p>The map shows a rural area with 'Pigeon House Farm' at the top center. To the east is 'Walber Park' and to the south is 'Stemps Wood'. A road labeled 'Dairy Lane' runs through the site. The map also shows 'ALBERTON CP' and various other landmarks and roads.</p>
SHLAA	Rejected site
SHLAA Description	<p>The site has a low landscape capacity for development and forms part of an important gap between settlements which prevents coalescence. Part of the site is located within a flood risk zone 3b area and as a result the site is unacceptable for development.</p>
Neighbourhood Plan Allocation	
Flood Risk	Zone 3b

Name of Site	WA2 Land at Dower House, Parsons Walk
Location	
SHLAA	Rejected site
SHLAA Description	<p>Information gathered for the purposes of this study suggests that there is no confidence in the site being available and coming forward for development, because the site is not currently being promoted for residential development. This availability position of the site should be monitored annually.</p>
Neighbourhood Plan Allocation	
Flood Risk	None

Name of Site	150 Nettlecombe, Wandleys Lane
Location	
SHLAA	Rejected site
SHLAA Description	<p>Information gathered for the purposes of this study suggests that there is no confidence in the site being available and coming forward for development, because the site is not currently being promoted for residential development. This availability position of the site should be monitored annually.</p>
Neighbourhood Plan Allocation	
Flood Risk	None

Name of Site	146 South of Eastergate Lane, West of Barnham Lane
Location	
SHLAA	Rejected site
SHLAA Description	<p>Although the site is part of the Core Strategy Area of Search, the landscape appraisal identifies the site as having 'Low' Landscape Capacity for development. Therefore the site is unsuitable for development and is not considered further within this study.</p>
Neighbourhood Plan Allocation	
Flood Risk	Flood zone 3

Name of Site	52 Todhurst Yard, Todhurst Farm, Barnham Lake Lane
Location	
SHLAA	Rejected site
SHLAA Description	The site is not adjacent to a study settlement, is poorly related to facilities, and is therefore not in a sustainable location for housing development.
Neighbourhood Plan Allocation	
Flood Risk	None

Name of Site	140 Land to the rear of Malvern Croft/Lavender Lodge, Fontwell
Location	Parish of Aldingbourne not Walberton
Name of Site	118 Land to the north of Level Mare Lane, Fontwell
Location	Parish of Aldingbourne not Walberton