



# Walberton Neighbourhood Plan

Site Options Assessment

Walberton Parish Council

February 2020

## Quality information

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## Revision History

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V1	24/01/20	First Draft	UM	Una McGaughrin	Associate Director
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V3	21/02/20	Locality Review	JW	John Wilkinson	Neighbourhood Planning Officer
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## Abbreviations used in the report

### Abbreviation

AONB	Area of Outstanding Natural Beauty
Ha	Hectare
BUAB	Built-Up Area Boundary
LP	Local Plan
MHCLG	Ministry of Housing, Communities and Local Government
NA	Neighbourhood Area
NDP	Neighbourhood Development Plan
NP	Neighbourhood Plan
NPPF	National Planning Policy Framework
PPG	Planning Practice Guidance
HELAA	Housing and Economic Land Availability Assessment
SSSI	Site of Special Scientific Interest
TPO	Tree Preservation Order
WNP	Walberton Neighbourhood Plan
WPC	Walberton Parish Council
WNPA	Walberton Neighbourhood Plan Area

# Executive Summary

Walberton Parish Council (WPC) is in the process of revising its 'made' Neighbourhood Plan. The Plan covers Walberton Parish, and is being prepared in the context of the adopted Arun Local Plan and the South Downs Local Plan. WPC seeks to identify sites for housing which are potentially suitable for allocation in the Neighbourhood Plan, in order to guide development in the Parish towards locations which will preserve and enhance the setting of the neighbourhood area.

WPC are planning for a housing requirement of 60 dwellings, which is in addition to a significant amount of recent development and planning permissions in the Parish.

Part of the parish sits within the South Downs National Park and there are pockets of priority habitat, including coastal and floodplain grazing marsh, wood-pasture and parkland, ancient and semi natural woodland and lowland meadows.

This site assessment considers 26 potential development sites, taking into account policies in both Local Plans as well as national planning criteria to establish which, if any, of the sites are suitable, available and achievable for development. These sites include those which were promoted through the Local Plan process and new sites which have been submitted to the Neighbourhood Plan Call for Sites.

The conclusions of the site assessment are that four sites are suitable for allocation and a further seven sites are potentially suitable for allocation either in their entirety or in part, subject to constraints being addressed and due to consideration of Local Plan policy or consultation with Arun District Council.

The four suitable sites are:

- Site 12 - Land at Gracelands Farm, Fontwell. Up to 2 dwellings.
- Site B - Land to west of A27. Up to 55 dwellings.
- Site H - Land at Dower House, Parsons Walk. Up to 10 dwellings.
- Site Q - Land to the rear of Longwall, The Street. Up to 3 dwellings.

The seven potentially suitable sites are:

- Site 3 - Sussex Business Park, Walberton. Up to 15 dwellings or a mix of residential and commercial.
- Site 11 - Land to east of Yapton Lane, Walberton. *Significant constraints to development but potential for a small area of development limited to the western edge of the site.*
- Site D - Land north of North Pound and West of Tye Lane. *The developable area is limited to the south of the site.*
- Site E - Land south of Walberton. Up to 222 dwellings. *The developable area is limited to the north of the site and should not extend further than the existing agricultural buildings off Dairy Lane.*
- Site F - Choller Estate, Land South of Eastergate Lane. *The developable area is limited to the south eastern corner and should not extend past the existing built up area to the west.*
- Site L - Arun House, Wandleys Lane. Up to 11 dwellings.
- Site P - Walberton House The Street. *The developable area is limited to the north eastern corner of the site, the land at the rear of the existing dwelling.*

This assessment is the first step in the consideration of site allocations. From the shortlist of potentially suitable sites identified in this report, WPC should engage with Arun District Council, South Downs Authority and the community to select sites for allocation in the Neighbourhood Plan which best meet the identified housing requirement and the objectives of the Neighbourhood Plan.

# 1. Introduction

## Background

- 1.1 This report is an independent site assessment for the Walberton Neighbourhood Plan (WNP) on behalf of Walberton Parish Council (WPC), commissioned as part of the Locality and MHCLG Neighbourhood Planning programme.
- 1.2 The Neighbourhood Plan preparation is led by Walberton Parish Council. The boundaries of the Parish Council and the Neighbourhood Plan are synonymous. There are three communities within the Parish: Walberton, Fontwell and Binsted.
- 1.3 Walberton Parish Council already has an adopted Neighbourhood Plan and future uncertainties around housing requirement figures have triggered a revision of the plan. The existing plan allocates sites for a total of 45 dwellings and recognises two sites with planning permission for a total of 7 dwellings that will be completed in the lifetime of the Plan. WPC is anticipating a future additional requirement of 60 dwellings.
- 1.4 The base date for this additional 60 dwellings is April 2018 and does not include the strategic allocation of 400 dwellings in Fontwell or any development that has received planning permission before this time. WPC have communicated that the Parish has 30 dwellings which have had consent granted since April 2018 that are not in the current plan.
- 1.5 There are a number of transport links connecting the Parish to surrounding areas. The A27 runs through the Parish to Arundel and Worthing to the east and Chichester to the west. The nearest train station is located in Barnham with regular services to London, Brighton, Bognor Regis and Chichester. In addition, there are a limited number of bus services that run through the neighbourhood area linking it to Arundel, Bognor Regis and Chichester, however, they are infrequent. WPC communicated that some services are being cancelled altogether.
- 1.6 There are several built environment considerations throughout the neighbourhood area. There are two conservation areas and over 40 Grade I, II, II\* Listed Buildings in the neighbourhood area. A large proportion of these are located within the Conservation Area in Walberton.
- 1.7 Walberton is the largest of the three villages, followed by Fontwell and then Binsted. Most services and facilities can be found in Walberton, including a shop, primary school and a pub. The nearest secondary school is located just south of the neighbourhood area in Barnham.
- 1.8 In the 2011 census, the neighbourhood area had a population of 2,175 and had a considerably older than average age population, which WPC report is an issue for the Neighbourhood Plan.
- 1.9 A major environmental consideration is the National Park designation for the pocket of the neighbourhood area that falls within the South Downs. In addition to this, the whole neighbourhood area falls within a Site of Special Scientific Interest (SSSI) Impact Risk Zone (however, this does not affect residential development, therefore Natural England does not need to be consulted with in relation to site allocation in the Neighbourhood Plan), majority of the neighbourhood area falls within Nitrate Vulnerable Zone 2017 designation and there are pockets of priority habitat, including coastal and floodplain grazing marsh, wood-pasture and parkland, ancient and semi natural woodland and lowland meadows.
- 1.10 The neighbourhood area falls between two Local Authorities, Arun District Council and South Downs National Park Authority. The adopted statutory development plan includes Arun Local Plan<sup>1</sup> (adopted 2018) and South Downs Local Plan<sup>2</sup> (adopted 2019).
- 1.11 Neighbourhood plans are required to be in conformity with the adopted Local Plan as well as having regard to the strategic policies of an emerging Local Plan. Neighbourhood Plans can add value to the development plan by developing policies and proposals to address local place-based issues. The intention, therefore, is for the Local Plan to provide a clear overall strategic

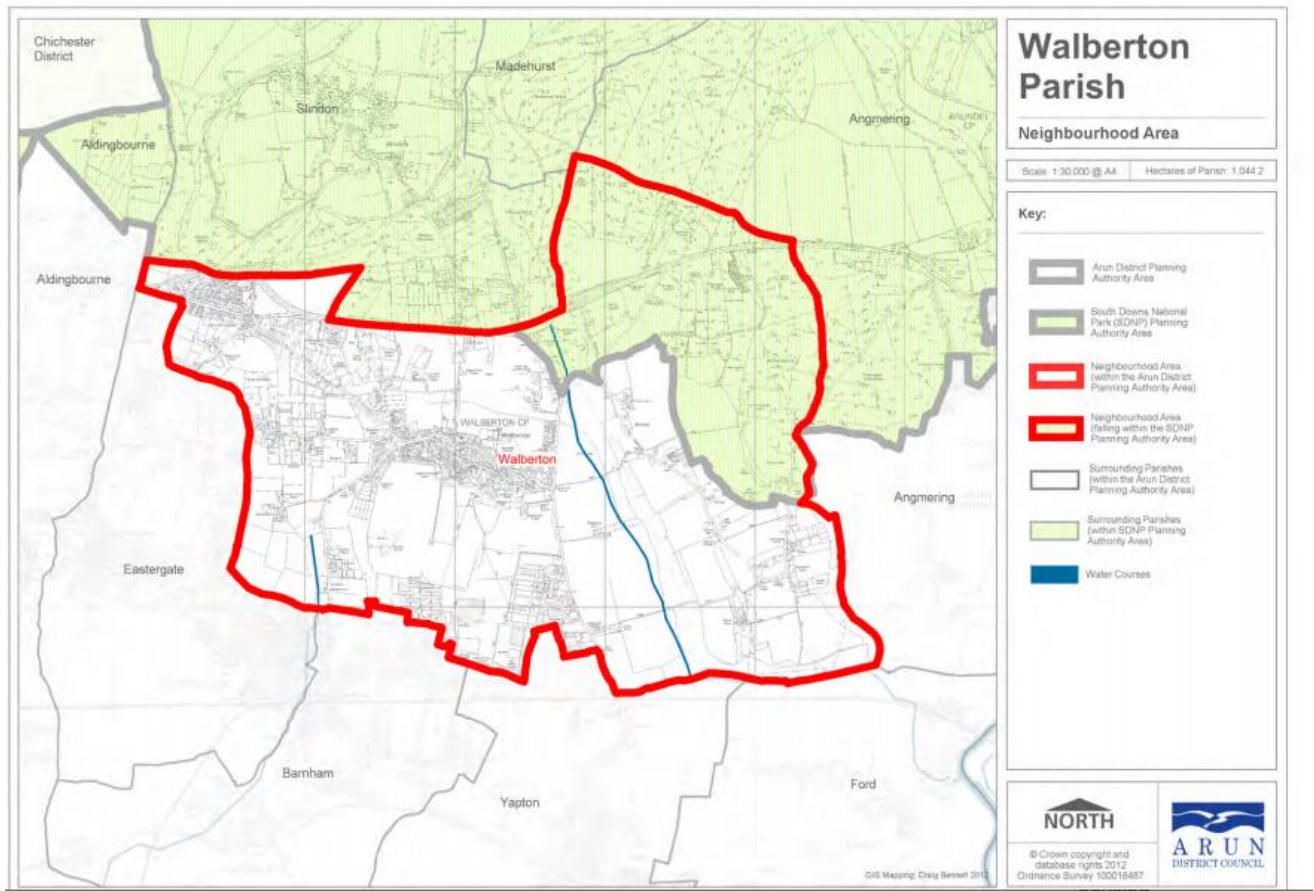
<sup>1</sup> Available at <https://www.arun.gov.uk/download.cfm?doc=docm93ijim4n12844.pdf&ver=12984>

<sup>2</sup> Available at [https://www.southdowns.gov.uk/wp-content/uploads/2019/07/SD\\_LocalPlan\\_2019\\_17Wb.pdf](https://www.southdowns.gov.uk/wp-content/uploads/2019/07/SD_LocalPlan_2019_17Wb.pdf)

direction for development in Walberton, whilst enabling finer detail to be determined through the neighbourhood planning process where appropriate.

- 1.12 The most up to date HELAA was published in 2019 and it is an update of the 2018 HELAA. The 2019 HELAA identifies 18 housing sites in the Walberton neighbourhood area, 7 of which are considered to be deliverable, 11 of which are not considered to be deliverable.
- 1.13 There are 26 sites to be assessed in this Neighbourhood Plan site assessment, 18 of which have been assessed in the HELAA and 8 identified by the Parish Council Call for Sites. The 8 new sites have been fully assessed, as set out in the methodology chapter and the 18 HELAA sites have been reviewed to establish whether the conclusions apply in a neighbourhood context or a different conclusion is appropriate for the neighbourhood plan.
- 1.14 The conclusions of the site assessment are that four sites are suitable for allocation and a further seven sites are potentially suitable for allocation either in their entirety or in part, subject to constraints being addressed and due to consideration of Local Plan policy or consultation with Arun District Council.
- 1.15 The four suitable sites are:
- Site 12 - Land at Gracelands Farm, Fontwell. Up to 2 dwellings.
  - Site B - Land to west of A27. Up to 55 dwellings.
  - Site H - Land at Dower House, Parsons Walk. Up to 10 dwellings.
  - Site Q - Land to the rear of Longwall, The Street. Up to 3 dwellings.
- 1.16 The seven potentially suitable sites are:
- Site 3 - Sussex Business Park, Walberton. Up to 15 dwellings or a mix of residential and commercial.
  - Site 11 - Land to east of Yapton Lane, Walberton. *Significant constraints to development but potential for a small area of development limited to the western edge of the site.*
  - Site D - Land north of North Pound and West of Tye Lane. *The developable area is limited to the south of the site.*
  - Site E - Land south of Walberton. *The developable area is limited to the north of the site and should not extend further than the existing agricultural buildings off Dairy Lane.*
  - Site F - Choller Estate, Land South of Eastergate Lane. *The developable area is limited to the south eastern corner and should not extend past the existing built up area to the west.*
  - Site L - Arun House, Wandleys Lane. Up to 11 dwellings.
  - Site P - Walberton House The Street. *The developable area is limited to the north eastern corner of the site, the land at the rear of the existing dwelling.*
- 1.17 The report concluded that 15 of the 26 sites are not appropriate for housing allocation due to significant constraints which cannot be mitigated (Site 1, Site 6, Site 7, Site 8, Site 13, Site G, Site I, Site J, Site K, Site M, Site N, Site O, Site R, Site S and Site T).
- 1.18 This assessment in itself does not allocate sites. It is the responsibility of the Neighbourhood Group to decide, guided by this report and other relevant information, which sites to select for allocation, to best meet the housing requirement and Neighbourhood Plan objectives.
- 1.19 **Figure 1-1** provides a map of the designated Walberton Neighbourhood Plan Area.

Figure 1-1: Walberton Neighbourhood Plan Designated Area (2012)



Source: Walberton Neighbourhood Development Plan, Arun District Council<sup>3</sup>

<sup>3</sup> Available at: <https://www.arun.gov.uk/walberton-neighbourhood-development-plan/>

## 2. Planning Policy and Evidence Base

- 2.1 All Neighbourhood Development Plan (NDP) policies and site allocations must be in accordance with national planning guidance of the most recent NPPF and PPG, the strategic policies of the adopted Development Plan and have regard to the emerging Local Plan.
- 2.2 The key documents for Walberton planning framework include:
- Arun Local Plan, 2018;
  - South Downs Local Plan, 2019; and
  - Walberton Neighbourhood Plan 2017.

### National Planning Policy Framework (2019)

- 2.3 NPPF<sup>4</sup> (2019) paragraph 69 states that neighbourhood planning groups should consider the opportunities for allocating small and medium sized sites (of a size consistent with paragraph 68a) suitable for housing in their area.
- 2.4 Paragraph 78 states that to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services. Where there are groups of smaller settlements, development in one village may support services in a village nearby.
- 2.5 Paragraph 79 states that planning policies should avoid the development of isolated homes in the countryside unless one or more of the following circumstances apply:
- there is an essential need for a rural worker;
  - the development would represent the optimal viable use of a heritage asset or would enable development to secure the future of heritage assets;
  - the development would re-use redundant or disused buildings and enhance its immediate setting;
  - the development would involve the subdivision of an existing residential dwelling; or
  - the design is of exceptional quality.

### Arun Local Plan 2011-2031 (2018)

- 2.6 **Policy C SP1 – Countryside** sets out the what areas are considered to be the countryside. Outside the Built-Up Area Boundaries land will be defined as countryside and will be recognised for its intrinsic character and beauty.
- 2.7 **Policy SD SP2- Built- up Area Boundary** states that the Built-Up Area Boundaries (BUAB) are defined for the main towns and villages in the district and development should be focused within the BUAB. The supporting text states that whilst this boundary is fixed as part of this Local Plan, a separate planning document and new or revised neighbourhood plans can alter this boundary as long as they are in general conformity and support the strategic policies of the Local Plan.
- 2.8 **Policy SD SP3- Gaps Between Settlements** identifies locations where gaps between settlements are necessary to protected to prevent coalescence and retain each settlement's separate identity. The open space between Barnham and Walberton is designated under this

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<sup>4</sup>Available at [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/810197/NPPF\\_Feb\\_2019\\_revised.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/810197/NPPF_Feb_2019_revised.pdf)

policy, however it states that development would be permitted if a Neighbourhood Plan deems it appropriate through allocation.

**2.9 Policy H SP1- The Housing Requirement** allocates strategic sites of 400 dwellings and over and states that non-strategic allocations will be made through made and reviews of Neighbourhood Plans.

**2.10 Policy H SP3- Rural Housing and Exception Sites** states that this policy would only apply when the housing need cannot be met on allocated housing sites or in the BUAB and meets the following criteria;

- The site is within a parish with an identified level of housing need and will contribute towards meeting that need;
- The site is adjacent to the BUAB, or is well related to existing residential development and amenities located in, or adjacent to, a clearly identifiable village or settlement; and
- The proposed development is appropriate to its location in terms of scale, form and character.
- Planning obligations would be put on the site to ensure that the scheme provides for the identified local need.
- Mixed use shall not be permitted on rural exception sites.

## South Downs Local Plan (2019)

**2.11 Strategic Policy SD29- Rural Exception Sites** states that new residential development of 100 percent affordable housing outside the settlement boundaries will be permitted provided that the following are met;

- Affordable housing is provided in perpetuity;
- The site selection process has considered all reasonable options and the most suitable site in terms of landscape, ecosystem services and sustainability has been chosen; and
- The scale and location relates well to the existing settlement and landscape character.

## Walberton Neighbourhood Plan (2017)

**2.12** The Walberton Neighbourhood Plan was adopted in 2017 and has two key overarching themes;

- To retain and protect the distinctive rural character of the Parish's villages- Walberton, Fontwell and Binsted; and
- To use the Plan as a unique opportunity for filling gaps in the present housing stock- in particular affordable housing and smaller properties suitable for the elderly.

**2.13** Policy HP1 states that development proposals for new dwellings outside the built-up areas will be resisted unless the plan has made specific provision for those proposals.

**2.14** Policy HP2 through to Policy HP8 allocates 7 sites for housing.

**2.15** Policy HP10 sets out requirements for affordable housing, Policy HP 11 gives guidelines for housing density and Policy HP 13 sets out design guidance.

**2.16** The new 'State of the Parish' document (2019) sets out and reinstates these visions and objectives to the emerging Neighbourhood Plan. Key potential policy ideas include;

- Allocating land to deliver 60 new dwellings;
- Development on open land that has overwhelming opposition to be resisted;
- Ensure that new housing meets the different needs of the population, such as affordable and sheltered housing; and
- Brownfield sites to be prioritised for new development.

## 3. Methodology

- 3.1 The approach undertaken in the site appraisal is based on the Government's National Planning Policy Framework (2019) and associated National Planning Practice Guidance<sup>5</sup> published in 2014 with ongoing updates, which includes guidance on the assessment of land availability and the production of Neighbourhood Plans.
- 3.2 Although a Neighbourhood Plan is at a smaller scale than a Local Plan, the criteria for assessing the suitability of sites for housing are still appropriate. This includes an assessment of whether a site is suitable, available and achievable.
- 3.3 In this context, the methodology for carrying out the site appraisal is presented below. This methodology was agreed with Locality as appropriate for Walberton.

### Task 1: Identify Sites to be included in the Assessment

- 3.4 The first task is to identify which sites should be considered as part of the assessment. This included sites identified in the Walberton Neighbourhood Plan Area through:
  - HELAA (2019)
  - Planning applications with planning permission;
  - Planning applications pending consideration; and
  - Sites identified by the Neighbourhood Plan Group.

### Task 2: Sifting Process

- 3.5 In task 2, sites that are clearly not suitable for development are screened out. This includes sites where there is evidence that development would directly conflict with a national planning policy objective or statutory environmental designation.
- 3.6 The criteria against which sites will be assessed at this stage are based on the following:
  - National planning policy, e.g. avoiding isolated development in the open countryside;
  - Avoidance of areas identified as having a high risk of flooding; and
  - National environmental designations (both statutory and non-statutory).
- 3.7 Following the completion of the initial sift, sites are assigned one of three categories:
  - a) Not suitable for development and therefore not appropriate for allocation in the Neighbourhood Plan, based on the sifting stage.
  - b) To be taken forward for a high-level assessment – for sites that have not been ruled out at the sifting stage but have already been assessed through the HELAA or a planning application.
  - c) To be taken forward for a detailed site pro-forma assessment – for sites that have not been ruled out at the sifting stage and have not been assessed through the HELAA or a planning application.
- 3.8 Points a) and b) relate to sites that have previously been assessed in the HELAA or a planning application and therefore their suitability does not need to be re-assessed. Instead the HELAA and/or planning application conclusions will be reviewed, alongside any other relevant material considerations such as planning history, to evaluate whether the sites are potentially suitable to be allocated within the Neighbourhood Plan.

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<sup>5</sup> <https://www.gov.uk/government/collections/planning-practice-guidance>

- 3.9 Point c) is for sites that have yet to be assessed through the planning system. These sites will be assessed to establish whether they are potentially suitable for development and if so, whether they are appropriate for allocation in the Neighbourhood Plan.

### Task 3: Site Assessment

- 3.10 Sites are assessed according to which of the categories they fell into, in Task 2.
- 3.11 Sites that have previously been assessed through the HELAA or a planning application will be assessed at a high level within this appraisal against a range of planning criteria (based on the neighbourhood plan's aims and objectives).
- 3.12 Sites that have not previously been assessed through a HELAA or a planning application will be assessed in more detail using an assessment pro-forma.
- 3.13 A site appraisal pro-forma has been developed by AECOM to assess potential sites for allocation in the Neighbourhood Plan. It has been developed based on the Government's National Planning Practice Guidance, the Site Assessment for Neighbourhood Plans: A Toolkit for Neighbourhood Planners (Locality, 2015)<sup>6</sup> and the knowledge and experience gained through previous Neighbourhood Planning site assessments. The purpose of the pro-forma is to enable a consistent evaluation of each site against an objective set of criteria.
- 3.14 The pro-forma utilised for the assessment enabled a range of information to be recorded, including the following:
- General information:
    - Site location and use; and
    - Site context and planning history.
  - Context:
    - Type of site (greenfield, brownfield etc.); and
    - Planning history.
  - Suitability:
    - Site characteristics;
    - Environmental considerations;
    - Heritage considerations;
    - Community facilities and services; and
    - Other key considerations (e.g. flood risk, agricultural land, tree preservation orders).
  - Availability.
- 3.15 As stated above, a full proforma was only completed for those sites not already assessed through the HELAA and/or a planning application.

### Task 4: Consolidation of Results

- 3.16 Following a visit to all the sites included in the assessment, the desk top assessment was revisited to finalise the assessment and compare the sites to judge which were the most suitable to meet the housing requirement.
- 3.17 All the site assessment information is drawn together into a summary table which ranks sites from most to least appropriate for allocation in the Neighbourhood Plan, based on the level of constraints and issues identified which would need to be resolved or mitigated.
- 3.18 A 'traffic light' rating of all sites has been given based on whether the site is an appropriate candidate to be considered for allocation in the Neighbourhood Plan. The traffic light rating

<sup>6</sup> <https://neighbourhoodplanning.org/toolkits-and-guidance/assess-allocate-sites-development/>

indicates the following judgement, based on the three 'tests' of whether a site is appropriate for allocation – i.e. the site is **suitable, available and achievable**:

- **'Green'** is for sites free from constraints, or which have constraints that can be resolved, and therefore are suitable for development. Sites rated green are appropriate for allocation for proposed use in a neighbourhood plan (if it is viable).
  - **'Amber'** sites have constraints that would need to be resolved or mitigated, so the site is potentially appropriate for allocation (if also viable) for proposed use in a neighbourhood plan.
  - **'Red'** sites are unsuitable for development and therefore not appropriate to allocate for proposed use in a neighbourhood plan.
- 3.19 A site being assessed as appropriate for allocation does not constitute an allocation or grant planning permission. While the assessment indicates whether a site is appropriate for allocation or not, it is important to note that there is also no obligation on the Neighbourhood Group to allocate any of the sites, based on the results of this assessment.

## Task 5: Indicative Housing Capacity

- 3.20 Where sites were previously included in the HELAA, indicative housing capacity shown in this document has been used as a starting point.
- 3.21 If landowners/developers have put forward a housing figure, this has been used if appropriate. If a site has planning permission but the site has not yet been started or completed, then this capacity figure has been used. Where the site was neither included in the HELAA, nor assessed in a planning application and the landowner or developer did not submit a capacity figure, an indicative capacity figure of 30 dwellings per ha (net<sup>7</sup>) was employed, in accordance with the HELAA standard density used.
- 3.22 The indicative densities and capacities stated for each site in this high-level assessment should however be considered as a starting point only. Different densities than suggested in this report may be appropriate to apply to the sites in the Neighbourhood Plan Area (resulting in different capacities) based on site specific circumstances. It is recommended that the number of homes allocated per site is consistent with the existing density of the village's built up area and appropriate for the context and setting of the site, considering site specific characteristics and constraints. Therefore, the densities designated as appropriate by Walberton Parish Council in the Walberton Neighbourhood Plan may well differ from the densities as set out in this report.

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<sup>7</sup> After reducing the developable area to allow for non-residential use

## 4. Site Assessment

### 4.1 Identified sites

- 4.1 The list of the Parish Council's sites was checked against the 'submitted sites' and HELAA evidence base to ensure that all known sites were included, as well as any sites which were subject to current planning permission.
- 4.2 **Table 4-1** sets out the sites included in the assessment and **Figure 4-1** maps the sites included in the assessment.

**Table 4-1 Sites included in the assessment**

Sites	Taken forward for assessment
Site 1 - Spindlewood, Yapton Lane, Walberton	Yes
Site 3 - Sussex Business Park, Walberton	Yes
Site 6 - The Pines, West Walberton Lane, Fontwell	Yes
Site 7 - Manor House, Binsted Park, Binsted Lane	Yes
Site 8 - Land off Arundel Road (at rear of Woodcroft, West Walberton Lane), Fontwell.	Yes
Site 11 - Land to east of Yapton Lane, Walberton	Yes
Site 12 - Land at Gracelands Farm, Fontwell	Yes
Site 13 - Land off Wandleys Lane, Fontwell	Yes
Site A - Sunny Corner, Copse Lane , Walberton	No – it already has planning permission.
Site B - Land to west of A27	Yes
Site C - Former Lanes End House West Walberton Lane	No – it already has planning permission.
Site D - Land north of North Pound and West of Tye Lane	Yes
Site E - Land south of Walberton	Yes
Site F - Choller Estate, Land South of Eastergate Lane	Yes
Site G - Land to the rear of Woodlands, Cresta Greenacres & Pipers Croft Copse Lane	Yes
Site H - Land at Dower House, Parsons Walk	Yes
Site I - Choller Estate, Land to north and west of Barnham Lane	Yes

Site J - Pigeon House Farm & Land to the South Dairy Lane Yes

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Site K - Land South of Wandleys Farm Wandleys Lane Yes

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Site L - Arun House, Wandleys Lane Yes

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Site M - Land to North of Eastergate Lane Yes

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Site N - Land to the West of Yapton Lane, Rear of Nyefield Yes

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Site O - Cherry Tree Nursery Eastergate Lane Yes

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Site P - Walberton House The Street Yes

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Site Q - Land to the rear of Longwall, The Street Yes

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Site R - Branlea, Cissbury and Lansdown House The Street Yes

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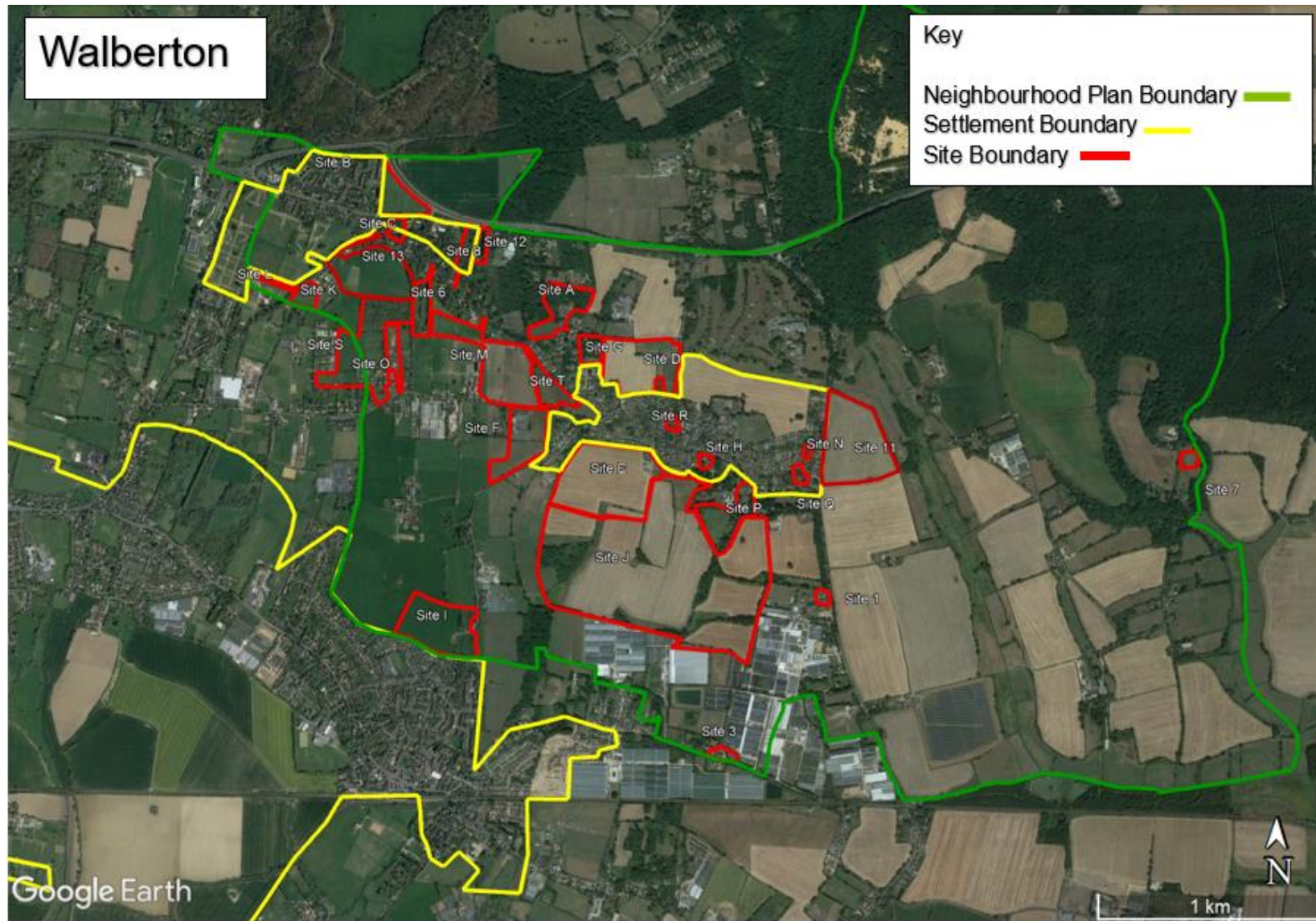
Site S - Land at Freeman Close, Eastergate Lane Yes

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Site T - Land at Walberton Green (Land North of Eastergate Lane) Yes

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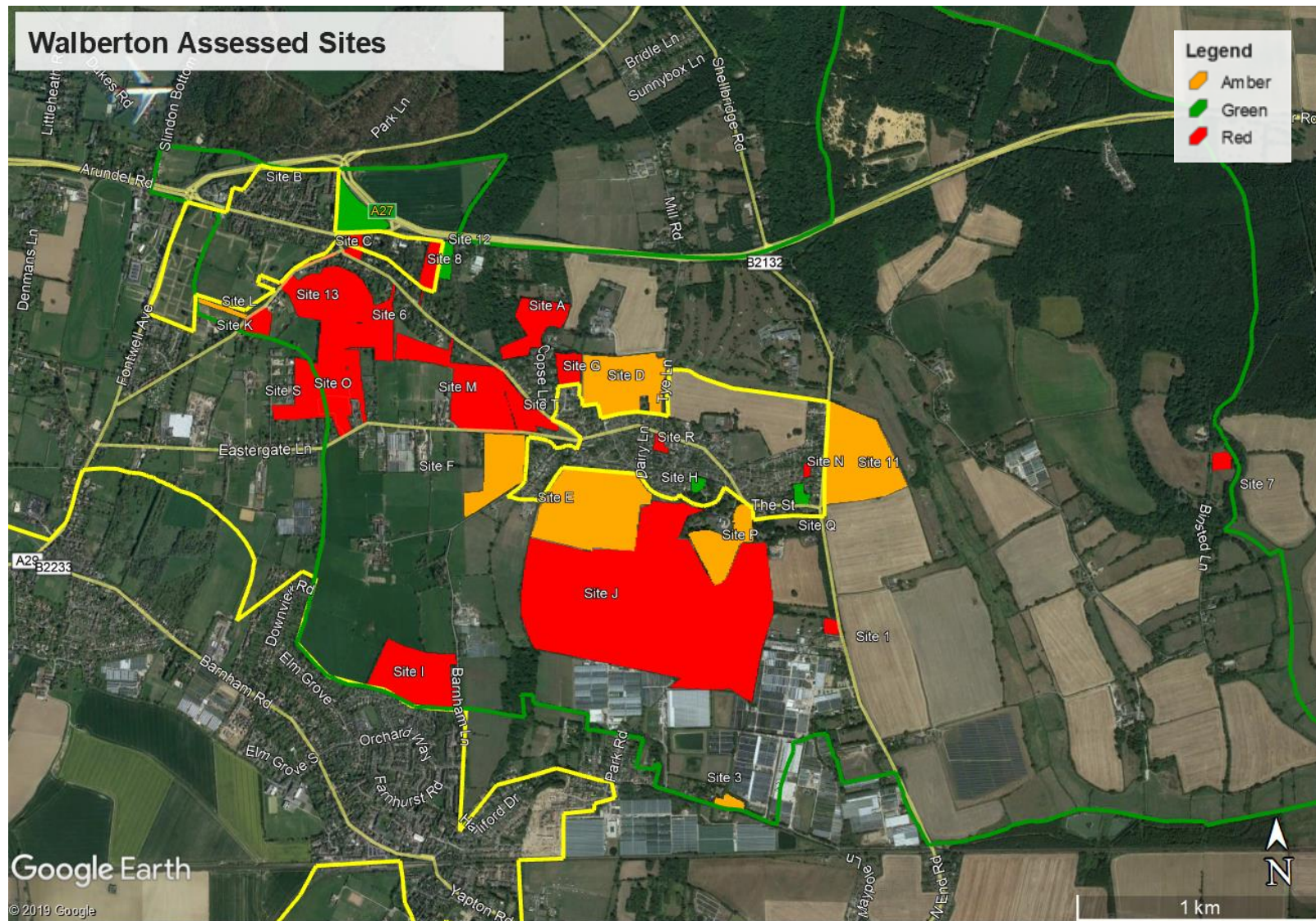
Figure 4-1 Sites included in the assessment



## Site Assessment Summary

- 4.3 All 26 sites were assessed to consider whether they would be appropriate for allocation for housing in the Walberton Neighbourhood Plan.
- 4.4 **Table 4-2** sets out a summary of the site assessments, which should be read alongside the full assessments available in the proformas in Appendix A.
- 4.5 Sites that had already been assessed through the HELAA were reviewed to understand whether the HELAA conclusions were appropriate for the neighbourhood plan site assessment. The results of the HELAA review are included in Appendix B and summarised in Table 4-2 .
- 4.6 The final column within the Table **4-2** is a traffic light rating for each site, indicating whether the site is appropriate for allocation. Red indicates the site is not appropriate and green indicates the site is appropriate for allocation through the Neighbourhood Plan. Amber indicates the site is less sustainable or may be appropriate for allocation though the Neighbourhood Plan if certain issues can be resolved or constraints mitigated.
- 4.7 A plan showing all of the sites assessed and their Red/Amber/Green rating is shown in **Figure 4-2**.

Figure 4-2 Sites with RAG rating



**Table 4-2 Site Assessment Summary Table**

Site Reference	Site address	Site Size (Hectares)	Capacity (Indicative number of homes)	HELAA Conclusions	AECOM Conclusions	Further Information	Overall RAG rating
Site 1	Spindlewood, Yapton Lane, Walberton	0.37	5	N/A	<p>This site is a mix of greenfield and previously developed land with one existing dwelling and its curtilage. It is located adjacent to a recently built development of a brownfield site, however is not within or adjacent to the built up area boundary (BUAB). The site is proposed for 5 dwellings (net 4).</p> <p>There is vehicular access, however there is no current pedestrian footpath along the access road, Yapton Lane.</p> <p>The site is located within a SSSI Risk Impact Zone; however, this would not prevent development. The site is within the Fontwell Upper coastal plain which is characterised as gently undulating enclosed by woods with numerous hedgerows with a view to the higher ground of the Downs to the north. Development of the site may therefore have low landscape and visual impact, although this would need to be verified by specialist landscape appraisal.</p> <p>Planning Application WA/33/18/OUT was refused in September 2018 due to the location outside the BUAB and its encroachment onto the countryside.</p> <p>The site is not suitable for allocation in the neighbourhood plan as it does not meet Policy C SP1 or Policy SD SP2 due to its location outside the BUAB. A lack of safe pedestrian access would also be a constraint to development.</p>	Appendix A Site Assessment pro-forma	
Site 3	Sussex Business	0.52	Option A: 15 dwellings, or option B: a combination of	N/A	Currently in use as a business park with a number of small business premises. It is outside the BUAB but adjacent to other employment uses. The site is proposed for either a residential scheme through 3	Appendix A Site	

	Park, Walberton		residential and commercial		<p>new-build houses plus conversion of offices to residential or a mixed of residential and employment.</p> <p>There is existing vehicular access, however no footpath to provide pedestrian access to Barnham (the nearest settlement) and limited potential to create a footpath.</p> <p>The site is located within a SSSI Risk Impact Zone, but this would not prevent development. The site is within the Fontwell Upper coastal plain which is characterised by gently undulating land enclosed by woods with numerous hedgerows with a view to the higher ground of the Downs to the north. The site is likely to have low landscape and visual sensitivity.</p> <p>The site is not currently compliant with Local Plan policy for new-build residential development as it does not meet Policy C SP1 or Policy SD SP2 due to its location outside the BUAB. However, under current policy it could be suitable for conversion of the existing employment to residential under permitted development rights if it met the conditions under Local Plan Policy H DM4.</p> <p>However, WPC report that Arun District Council has advised that it would support a mix of residential and commercial development on this site and it is understood this would include the new-build element. If this is confirmed, this site would be suitable to allocate in the neighbourhood plan for conversion of existing uses and new residential units.</p>	Assessment pro-forma	
Site 6	The Pines, West Walberton Lane, Fontwell	1.92	9	N/A	<p>This is a greenfield site located outside the BUAB, and is proposed for a mixture of affordable and market housing.</p> <p>There is current vehicular access however, no pedestrian access and limited potential to create a footpath linking the site to Fontwell.</p> <p>The site is located within a SSSI Risk Impact Zone, but this would not prevent development. It has section of medium to high risk of surface water flooding through the middle of the site. The site has a Tree Preservation Order and is adjacent to Ancient Woodland. The site is</p>	Appendix A Site Assessment pro-forma	

					<p>within the Fontwell Upper coastal plain which is characterised as gently undulating land enclosed by woods with numerous hedgerows with a view to the higher ground of the Downs to the north. It is likely to have low landscape and visual sensitivity, although there is no specialist landscape report available at the time of writing.</p> <p>The site is greenfield therefore is in not in conformity with the NP policy on prioritising brownfield land and would contribute to coalescence between Fontwell and Walberton.</p> <p>The site is not considered suitable for allocation in the Neighbourhood Plan as it does not meet local policy (Policy C SP1 or Policy SD SP2 as it is outside the BUAB).</p> <p>However, if the Parish Council can demonstrate the need for affordable housing that cannot otherwise be met on allocated housing sites, this site could be considered for rural exception housing, if it met Local Plan policy H SP3. It may not be considered acceptable due to the proposed location of the new housing which is situation some distance from existing residential development and amenities.</p>		
Site 7	Manor House, Binsted Park, Binsted Lane	0.4	2-3	N/A	<p>This is a greenfield site located outside the BUAB and is prosed for affordable housing with a planning obligation to ensure people with a local connection are prioritised.</p> <p>There is current vehicular access however, this would need a significant upgrade. There are no services and facilities within walking distance.</p> <p>The site is located within a SSSI Risk Impact Zone and is within the South Downs National Park. The site is within the Fontwell Upper coastal plain which is characterised as gently undulating enclosed by woods with numerous hedgerows with a view to the higher ground of the Downs to the north, the site is likely to have medium landscape and low visual sensitivity, although there is no specialist landscape report available at the time of writing.</p>	Appendix A Site Assessment pro-forma	

					<p>The site is greenfield therefore is not in conformity with the NP policy.</p> <p>The site is not considered suitable for allocation in the Neighbourhood Plan as it does not meet local policy (Policy C SP1 or Policy SD SP2 as it is outside the BUAB). It would constitute isolated development in the countryside which is not acceptable under the National Planning Policy Framework. It would not meet the Local Plan rural exception policy H SP3 as it is not well related to existing residential development and amenities.</p>		
Site 8	Land off Arundel Road (at rear of Woodcroft, West Walberton Lane), Fontwell.	1.36	8	N/A	<p>This is a greenfield site located within the revised neighbourhood plan BUAB. The site is allocated in the made NP however the proposal is to increase the number of dwellings allocated from 2 to 8 (net 6).</p> <p>Planning Application WA/63/19/PL for 8 homes was permitted 28/11/19. As this site now has planning permission, it is not necessary to allocate it in the neighbourhood plan. It could however be allocated as a way of indicating support for development in this location if the planning permission was not implemented.</p>	Appendix A Site Assessment pro-forma	
Site 11	Land to east of Yapton Lane, Walberton	9.9	185	N/A	<p>This is a greenfield site, adjacent to the BUAB and proposed for 185 dwellings.</p> <p>There is no current vehicular or pedestrian access however, it is possible access could be created off Yapton Lane. This would need to be verified by Highways officers. It is close to the centre of the village with key services and facilities within walking distance.</p> <p>The site would not impact on any heritage assets. It is located within a SSSI Risk Impact Zone, but this would not prevent residential development. In addition, the site falls within an Archaeological Notification Area (Roman Villa Complex at Blacksmith's Corner). The site is within the Fontwell Upper coastal plain which is characterised as gently undulating enclosed by woods with numerous hedgerows with a view to the higher ground of the Downs to the north. There are fairly long ranging views out of the east of the site to the South Downs National Park. The site is likely to have low landscape and medium</p>	Appendix A Site Assessment pro-forma	

					<p>visual sensitivity, although there is no specialist landscape report available at the time of writing.</p> <p>The site is greenfield therefore is in not in conformity with the NP policy on prioritising brownfield land and it would impact the village character. The scale of the proposed development is larger than the housing requirement and is therefore not necessary to meet the requirement. Development in this location would extend the settlement into open countryside and elongate the built up area further. It would compromise the gap between Walberton and Binsted and there are no natural defensible boundaries beyond Yapton Lane to the east and there would be a risk of further encroachment into open countryside. The views across the site will fall within in the 'protected views' policy in the revised Neighbourhood Plan which may limit the development or the extent of the developable area.</p> <p>The site has not been ruled out as unsuitable, however there are significant constraints due to the large scale of the proposal, the encroachment into open countryside and the conflict with the protected views policy being proposed in the revised Neighbourhood Plan. Significant constraints to development but potential for a small area of development limited to the western edge of the site.</p>		
Site 12	Land at Gracelands Farm, Fontwell	0.8	2	N/A	<p>This is a partially previously developed site, with one existing dwelling and a proposal for an additional two, that is adjacent to the BUAB.</p> <p>There is current vehicular access however, this would need upgrading and there is no current pedestrian access, yet it could be created.</p> <p>The site is located within a SSSI Risk Impact Zone; however, this would not affect residential development. The site is within the Fontwell Upper coastal plain which is characterised as gently undulating enclosed by woods with numerous hedgerows with a view to the higher ground of the Downs to the north, the site is likely to have low landscape and visual sensitivity, although there is no specialist landscape report available at the time of writing.</p>	Appendix A Site Assessment pro-forma	

					The site meets local policy (Policy C SP1 or Policy SD SP2 as it is adjacent to the BUAB and adjacent to a site that has recently been granted planning permission therefore could be possible for the revised NP to extend the BUAB to include this site) and there are no major physical constraints, therefore this site is considered suitable for allocation in the NP.		
Site 13	Land off Wandleys Lane, Fontwell	6.8	147	N/A	<p>This is a greenfield site with a small section of the boundary connected to the BUAB. There is a proposal for a retirement village.</p> <p>There is current vehicular access however, there is no current pedestrian access, and this would be difficult to provide given the width of Wandleys Lane. The impact of traffic from the new strategic allocation at Fontwell would also need to be considered at this location.</p> <p>The site is located within a SSSI Risk Impact Zone although this would not prevent residential development. The site is within the Fontwell Upper coastal plain which is characterised as gently undulating enclosed by woods with numerous hedgerows with a view to the higher ground of the Downs to the north, the site is likely to have low landscape and visual sensitivity, although there is no specialist landscape report available at the time of writing.</p> <p>A previous planning application 180 dwellings was refused and at appeal the applicant withdrew. The site is greenfield therefore is in not in conformity with the NP policy on prioritising brownfield land and would increase coalescence between Fontwell and Walberton.</p> <p>The site is not suitable for this scale of residential development. It is not a natural extension to the BUAB. In addition, it would increase coalescence between Fontwell and Walberton and there is limited potential to create a footpath between the site and the local amenities therefore it is not suitable for allocation in the NP.</p>	Appendix A Site Assessment pro-forma	

Site B	Land to west of A27	2.6	55	<p>Suitable: There is potential for noise impact from A27 and groundwater flood risk. Lack of public amenities and facilities in Fontwell. Possible Archaeology interest. It is adjoining the built up area in a sustainable location with easy access to bus and cycle routes and does not have major constraints so is considered suitable. It could also join up with the adjoining site 99 to provide a comprehensive development in Fontwell. The site is owned by a charitable organisation who have confirmed in 2018 that the site will available for development within the short term.</p>	<p>The conclusions from the HELAA are reasonable to be brought forward in the NP site assessment.</p>	<p>Appendix B HELAA review table</p>	
Site D	Land north of North Pound and West of Tye Lane	7.6	146	<p>Suitable: The site is 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 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. The site was promoted in the 2018 HELAA call for sites process, and is therefore considered available for the purposes of this assessment.</p>	<p>The conclusions from the HELAA are not reasonable to be brought forward in the NP site assessment, as the scale of the site would detract from the village feel, there are significant constraints on the site (including access and falling within the proposed 'protected views' policy in the revised Neighbourhood Plan) and the Arun District Council would need to be consulted with to determine the sites conformity with local policy therefore, this site is considered potentially suitable for partial allocation. The developable area is limited to the south of the site.</p>	<p>Appendix B HELAA review table</p>	
Site E	Land south of Walberton	12.4	222	<p>Suitable: Due to the site's location adjoining the built up area boundary of Walberton, and the limited constraints presented on site, the site could be considered suitable for development subject to further landscape and heritage work due to its location within the Gap between settlement and also its proximity to listed buildings, conservation area and local green</p>	<p>The conclusions from the HELAA are not reasonable to be brought forward in the NP site assessment, as the Arun District Council would need to be consulted with to determine the site's conformity with local policy therefore, this site is considered potentially suitable for partial allocation. The developable area is limited to the north of the site and should not extend further than the existing agricultural buildings off Dairy Lane.</p>	<p>Appendix B HELAA review table</p>	

				space. The site has been promoted through the HELAA call for sites 2018 and is therefore considered to be available for development.			
Site F	Choller Estate, Land South of Eastergate Lane	5	105	Suitable: Flood zone 1, Southern half of site is within a gap between settlements. Could be considered as a potentially developable site as no major constraints and adjacent to the built up area boundary of Walberton. Site has been recently promoted as being available within the early part of the plan period	The conclusions from the HELAA are not reasonable to be brought forward in the NP site assessment, as the Arun District Council would need to be consulted with to determine the site's conformity with local policy therefore, this site is considered potentially suitable for partial allocation. The developable area is limited to the south eastern corner and should not extend past the existing built up area to the west.	Appendix B HELAA review table	
Site G	Land to the rear of Woodlands, Cresta Greenacres & Pipers Croft Copse Lane	1	24	Suitable: Lidsey Treatment Catchment, SCA, Ground Water Floor Risk V1. The site is formed of rear amenity space for a number of properties. Access to the site is problematic and as a result limits its suitability for development. However, the site could be developed in accordance with the neighbouring HELAA site. A number of the owners have recently stated they are willing to investigate development of the site if the access issues can be resolved, and if all owners would be willing to develop.	The conclusions from the HELAA are not reasonable to be brought forward in the NP site assessment, as there is not enough weighting given to the fact that there is no possible access therefore it is not suitable for allocation.	Appendix B HELAA review table	
Site H	Land at Dower House, Parsons Walk	0.33	10	Suitable: Lidsey Treatment Catchment, SCA, Ground Water Floor Risk V1. Affects setting of a Listed Building. The site is considered suitable as constraints are not insurmountable and it is within a suitable location inside the built up area. Owners have confirmed that the site may be available in the longer term.	The conclusions from the HELAA are reasonable to be brought forward in the NP site assessment.	Appendix B HELAA review table	
Site I	Choller Estate, Land to north	6.9	124	Suitable: Lidsey Treatment Catchment, SCA, Ground Water Floor Risk V1. Could be considered as a potentially developable site as no major constraints but substantial policy	The conclusions from the HELAA are not reasonable to be brought forward in the NP site assessment, as to conform with policy is beyond	Appendix B HELAA review table	

	and west of Barnham Lane			constraints means delivery within 5 years is unlikely so put into the longer term yields. The site has previously been promoted, and is therefore considered available.	the boundary of the neighbourhood area therefore it is not suitable for allocation.		
Site J	Pigeon House Farm & Land to the South Dairy Lane	66.33	1,193	Not suitable: SCA, Strategic gaps, Ground Water Flood Risk V1, Settlement Gap Layer 2013, Settlement Gap Layer 2013 Provisional, Strategic Gaps Area 11 (iv). The site has a low landscape capacity for development and forms part of an important gap between settlements which prevents coalescence. The site has previously been promoted to the Council. However, it is not currently clear if it still remains available for development.	The conclusions from the HELAA are reasonable to be brought forward in the NP site assessment.	Appendix B HELAA review table	
Site K	Land South of Wandleys Farm Wandleys Lane	1.02	28	Not suitable: Greenfield site, outside the BUAB with access off Wandleys Lane and through Wandley's Farm which is narrow with poor visibility. Neighbouring uses include farms and low density detached dwellings. It has been recently refused planning permission for 5 dwellings. The site is not considered to be in a sustainable location for housing development due to its separation from the BUAB by Wandleys Lane and in terms of access to facilities. The site was submitted as part of the 2018 call for sites, and is therefore considered to be available.	The conclusions from the HELAA are reasonable to be brought forward in the NP site assessment.	Appendix B HELAA review table	
Site L	Arun House, Wandleys Lane	0.39	11	Not suitable: Archaeological notification area - Roman Occupation, Walberton, Lidsey Treatment Catchment, TPO, SCA, Ground Water Flood Risk v1. 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. It is located adjacent to	The conclusions from the HELAA are not reasonable to be brought forward in the NP site assessment, as given recent development and alterations to the BUAB the site is potentially suitable for allocation, subject to consultation with Arun District Council.	Appendix B HELAA review table	

				another site which, as of November 2016 is subject to a call in Inquiry. This site should be monitored. The site has previously been promoted to the Council. However, it is not currently clear if it still remains available for development.			
Site M	Land to North of Eastergate Lane	8.29	30	Not suitable: Lidsey Treatment Catchment, SCA, Ground Water Floor Risk V1. 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. The site has previously been promoted to yield 30 dwellings. However, it is not currently clear if it still remains available for development.	The conclusions from the HELAA are reasonable to be brought forward in the NP site assessment.	Appendix B HELAA review table	
Site N	Land to the West of Yapton Lane, Rear of Nyefield	0.19	5	Not suitable: Back garden land to a number of properties. Lidsey Treatment Catchment, SCA, GroundWater Flood Risk V1. Information gathered for the purposes of this study suggests that there is no confidence in the site being available and coming forward for development in the near future, because the site is not currently being promoted for residential development by all owners. The site is also land locked so access may be difficult. As at May 2017 one owner has confirmed they may be willing to develop it if suitable access can be achieved.	The conclusions from the HELAA are reasonable to be brought forward in the NP site assessment.	Appendix B HELAA review table	
Site O	Cherry Tree Nursery Eastergate Lane	1.43	34	Not suitable: Access on bend of road with potential for poor visibility. Potential for contamination due to previous uses. Outside BUAB. The site is outside the settlement boundary and is poorly related to facilities. The site therefore is considered to be in an unsustainable location for housing	The conclusions from the HELAA are reasonable to be brought forward in the NP site assessment.	Appendix B HELAA review table	

				development. The site has been promoted for development as part of the 2018 call for sites, and is therefore considered to be available.			
Site P	Walberton House The Street	3.7	77	Not suitable: Flat greenfield site which includes Walberton House and its Garden. Access is via the existing driveway to the house which is on a tight bend on Church Lane. Trees form the boundary of the land and the land is subject to a TPO - TPO/WA/1/86. Walberton Park is a Listed building and there are other listed buildings along Church Lane and St Mary's Church. Due to the site's location outside the BUAB and in a historically sensitive location in close proximity to a number of listed buildings, the site is not considered suitable for development at this time. The site has been promoted in the 2018 HELAA call for sites and is therefore considered to be available for development.	The conclusions from the HELAA are not reasonable to be brought forward in the NP site assessment, as subject to consultation with Arun District Council to determine the site's conformity with local policy, this site is potentially suitable for partial allocation. The developable area is limited to the north eastern corner of the site, the land at the rear of the existing dwelling.	Appendix B HELAA review table	
Site Q	Land to the rear of Longwall, The Street	0.4	Up to 3	Not suitable: Lidsey Treatment Catchment, SCA, Groundwater Floor Risk; Partly in Conservation area. The site has a lapsed application for 3 bungalows. In addition, it is located within the Built up Area Boundary where it is surrounded by development. Conservation Area status and trees on site might limit achievable densities but site is considered suitable. The owner has confirmed through the 2018 HELAA process that the site is not available for development for the foreseeable future.	The conclusions from the HELAA are not applicable to the NP site assessment as it was deemed unsuitable on availability grounds in the HELAA. However, availability has now been demonstrated as the site was put forward in the Neighbourhood Plan call for sites, therefore the site is suitable for allocation in the Neighbourhood Plan.	Appendix B HELAA review table	

Site R	Branlea, Cissbury and Lansdown House The Street	0.33	9	<p>Not suitable: Three large houses and plots. Large front and rear gardens, well vegetated. Commercial premises in converted buildings. 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. The site is also in multiple ownership which affects land acquisition. This position should be reviewed periodically. As of May 2017, it is Unavailable.</p>	The conclusions from the HELAA are reasonable to be brought forward in the NP site assessment.	Appendix B HELAA review table	
Site S	Land at Freeman Close, Eastergate Lane	3.08	31-40	<p>Not suitable: Large, irregular shaped site. The Site is currently used as a community care facility with circa 37 bed spaces. The Site predominantly takes the form of a private residential estate set within gardens and other open land including an orchard. Access is via Freeman Close, which is located north of Eastergate Lane. Lidsey treatment catchment and groundwater flooding. North of site classified as Ancient Woodland. Site floods on a regular basis in winter. The site is located outside the Built up Area Boundary of Walberton and is not considered to be in a sustainable location. The site has an established access and is partly in residential use. The promoter confirms that there are a number of options for the site including partial redevelopment or complete redevelopment of the area. Partial redevelopment would enable the trust to provide 31 homes, whilst full redevelopment would enable approximately 40 homes. The second option of complete redevelopment would require the relocation of existing facilities to another site. The site has</p>	The conclusions from the HELAA are reasonable to be brought forward in the NP site assessment.	Appendix B HELAA review table	

				been promoted for development again as part of the call for sites exercise which took place in May 2017. The site is therefore considered to be available for the purposes of this assessment.			
Site T	Land at Walberton Green (Land North of Eastergate Lane)	2.2	46	Not suitable: Flood Zone Fluvial 2 & 3a, groundwater flood risk, conservation area and TPO. Designated as existing open space in the Local Plan. The site lies adjacent to the Walberton Conservation area. Potential access would be from Eastergate Lane. Due to constraints related to the site access and potential impacts upon the conservation area, the site will be added to the HELAA as "rejected" at this time. The site has been put forward for development as part of the Call for sites exercise in 2016. As a result, the site is available for development.	The conclusions from the HELAA are reasonable to be brought forward in the NP site assessment.	Appendix B HELAA review table	

## 5. Conclusions

### Site assessment conclusions

5.1 The site assessment has found that of the 26 sites considered four sites are suitable for housing and, if found to be viable for the proposed development, would be a recommended shortlist from which the Parish Council could select sites to allocate for housing in the Neighbourhood Plan. These sites are free from constraints or have constraints that can be resolved. These are:

- **Site 12:** The site meets local policy (Policy C SP1 or Policy SD SP2 as it is adjacent to the BUAB and adjacent to a site that has recently been granted planning permission therefore could be possible for the revised NP to extend the BUAB to include this site) and there are no major physical constraints, therefore this site is considered suitable for allocation in the NP.
- **Site B:** The conclusions from the HELAA, that the site is suitable for housing, are reasonable to apply in the Neighbourhood Plan context. In addition, the site meets local policy therefore this site is considered suitable for allocation in the NP.
- **Site H:** The conclusions from the HELAA, that the site is suitable for housing, are reasonable to apply in the Neighbourhood Plan context. In addition, the site meets local policy therefore this site is considered suitable for allocation in the NP.
- **Site Q:** The conclusions from the HELAA - that the site is unavailable - would not apply to the Neighbourhood Plan site assessment as availability has now been demonstrated. The site is therefore considered suitable for allocation in the NP.

5.2 A further seven sites are potentially suitable and available (i.e. have not been ruled out at this stage) but have constraints – some very significant – which mean they are less likely to be suitable for development. If these constraints could not be resolved or mitigated, they would not be appropriate for allocation. These are:

- **Site 3:** The site is not considered suitable for allocation in the Neighbourhood Plan for new-build residential development as it does not meet local policy (Policy C SP1 or Policy SD SP2 as it is outside the BUAB). However, it could be suitable for conversion of the existing employment to residential under permitted development rights if it met the conditions under Local Plan Policy H DM4. WPC have reported that Arun District Council would support a mix of residential and commercial development on this site. If it is confirmed that this would include the new-build residential, this site would be suitable to allocate for both conversion and new-build housing in the Plan. If this is not confirmed, the site allocation policy should not include new-build housing.
- **Site 11:** The site has not been ruled out as unsuitable, however there are significant constraints due to the large scale of the proposal, the encroachment into open countryside and the conflict with the protected views policy which will be included in the revised Neighbourhood Plan.
- **Site D:** The site does not meet Policy C SP1 and Policy SD SP2 as it is outside the BUAB. However, it is adjacent to the BUAB on three sides. Significant access issue. Large scale site, not necessary to meet NP housing requirement, however could potentially be appropriate for a smaller amount of development if constraints could be resolved.
- **Site E:** Development on this site would be constrained because of the Local Plan Strategic gap policy, however it would not rule out development.
- **Site F:** There are no constraints on the northern eastern part of the site so could be partially suitable if access could be provided.

- **Site L:** This site could be suitable if joined up in some way with the Fontwell strategic site.
  - **Site P:** The conclusions from the HELAA are not reasonable to be brought forward in the NP site assessment, as subject to consultation with Arun District Council to determine the site's conformity with local policy, this site is potentially suitable for partial allocation.
- 5.3 The remaining 15 sites (**Site 1, Site 6, Site 7, Site 8, Site 13, Site G, Site I, Site J, Site K, Site M, Site N, Site O, Site R, Site S** and **Site T**) are not suitable for residential development and therefore not appropriate for allocation in the plan.

## Next Steps



- 5.4 Should Walberton Parish Council decide to allocate a site or sites, the next steps will be for the Parish Council to select the sites for allocation in the Neighbourhood Plan, based on:
- The findings of this site assessment;
  - An assessment of viability;
  - Community consultation;
  - Discussions with Arun District Council and/or South Downs National Park Authority;
  - Local criteria that can be applied to differentiate between the suitable sites, in particular the extent to which the sites support the vision and objectives for the Neighbourhood Plan;
  - Any other evidence that becomes such available, such as assessments of constraints such as local transport or infrastructure capacity; and
  - Other considerations such as the appropriate density of the proposed sites to reflect local character.

## Viability

- 5.5 As part of the site selection process, it is recommended that the Neighbourhood Group discusses site viability with Arun District Council and/or South Downs National Park Authority and with landowners and site developers. The Local Plan evidence bases may contain evidence of the viability of certain types of sites or locations which can be used to support the Neighbourhood Plan site allocations.

# Appendix A – Site Assessment Proformas

## Site Details 1

Topic	Details
<i>Site Reference / Name</i>	1
	
Site Address / Location	Spindlewood, Yapton Lane, Walberton, BN180AS
Gross Site Area (Hectares)	0.37
Existing land use	Residential
Land use being considered, if known (e.g. housing, community use, commercial, mixed use)	Residential
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	5
Site identification method / source (e.g. SHELAA, Call for Sites consultation, identified by neighbourhood planning group)	Neighbourhood Plan Call for Sites
Planning history (Live or previous planning applications/decisions)	WA/33/18/OUT - Application for 5 dwellings refused 04/09/2018 as the site falls outside the BUAB and would encroach on to the countryside and would be at odds with the character and appearance of the locality.
Neighbouring uses	Residential

## Assessment of Suitability

### Environmental Constraints

Indicator of Suitability	Assessment
<p>Site is <b>predominantly, or wholly, within or adjacent to</b> the following statutory environmental designations: <i>Yes / No / partly or adjacent</i></p> <p><i>Ancient Woodland</i> <i>Area of Outstanding Natural Beauty (AONB)</i> <i>Biosphere Reserve</i> <i>Local Nature Reserve (LNR)</i> <i>National Nature Reserve (NNR)</i> <i>National Park</i> <i>Ramsar Site</i> <i>Site of Special Scientific Interest (SSSI)*</i> <i>Special Area of Conservation (SAC)</i> <i>Special Protection Area (SPA)</i></p> <p><i>Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p><i>Yes, SSSI Risk Impact Zone (however, this has no implications for housing development)</i></p>
<p>Site is <b>predominantly, or wholly, within or adjacent to</b> the following non statutory environmental designations: <i>Yes / No / partly or adjacent / Unknown</i></p> <p><i>Green Infrastructure Corridor</i> <i>Local Wildlife Site (LWS)</i> <i>Public Open Space</i> <i>Site of Importance for Nature Conservation (SINC)</i> <i>Nature Improvement Area</i> <i>Regionally Important Geological Site</i> <i>Other</i></p>	<p><i>No</i></p>

Indicator of Suitability	Assessment
<p><i>Site is predominantly, or wholly, within Flood Zones 2 or 3?</i></p> <p><b>See guidance notes:</b>            Flood Zone 1: <b>Low Risk</b>            Flood Zone 2: <b>Medium Risk</b>            Flood Zone 3 (less or more vulnerable site use): <b>Medium Risk</b>            Flood Zone 3 (highly vulnerable site use): <b>High Risk</b></p>	<p>Very Low Risk</p>
<p><i>Site is at risk of surface water flooding?</i></p> <p><b>See guidance notes:</b></p> <ul style="list-style-type: none"> <li>- <i>Less than 15% of the site is affected by medium or high risk of surface water flooding – <b>Low Risk</b></i></li> <li>- <i>&gt;15% of the site is affected by medium or high risk of surface water flooding – <b>Medium Risk</b></i></li> </ul>	<p>Very Low Risk</p>
<p><i>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)</i></p> <p><b>Yes / No / Unknown</b></p>	<p>No</p>

Indicator of Suitability	Assessment
<p><i>Site contains habitats with the potential to support priority species?</i></p> <p><i>Does the site contain local wildlife-rich habitats?</i></p> <p><i>Is the site part of:</i></p> <ul style="list-style-type: none"> <li>• <i>UK BAP Priority Habitat;</i></li> <li>• <i>a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</i></li> <li>• <i>wildlife corridors (and stepping stones that connect them); and/or</i></li> <li>• <i>an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</i></li> </ul> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><i>Site is <b>predominantly, or wholly, within or adjacent to</b> an Air Quality Management Area (AQMA)?</i></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>

## Physical Constraints

Indicator of Suitability	Assessment
<p><i>Is the site:</i></p> <p>Flat or relatively flat Gently sloping or uneven Steeply sloping</p>	<p>Flat</p>
<p><i>Is there existing vehicle access to the site, or potential to create suitable access?</i></p> <p>Yes / No / Unknown</p>	<p>Yes</p>
<p><i>Is there existing pedestrian/cycle access to the site, or potential to create suitable access?</i></p> <p><i>Pedestrian?</i> Yes / No / Unknown</p> <p><i>Cycle?</i> Yes / No / Unknown</p>	<p>Yes- there is no current pedestrian access however it could be possible to provide.</p> <p>Yes</p>
<p><i>Are there any Public Rights of Way (PRoW) crossing the site?</i></p> <p>Yes / No / Unknown</p>	<p>No - Adjacent to site</p>
<p><i>Are there any known Tree Preservation Orders on the site?</i></p> <p>Yes / No / Unknown</p>	<p>No</p>
<p><i>Are there veteran/ancient or other significant trees within or adjacent to the site? Are they owned by third parties?</i></p> <p><i>Significant trees?</i> Within / Adjacent / No / Unknown</p> <p><i>Potentially veteran or ancient trees present?</i> Within / Adjacent / No / Unknown</p> <p><i>Owned by third parties?</i> Yes / No / Unknown</p>	<p>Unknown</p> <p>Unknown</p> <p>Unknown</p>
<p><i>Is the site likely to be affected by ground contamination?</i></p> <p>Yes / No / Unknown</p>	<p>Unknown</p>

<b>Indicator of Suitability</b>	<b>Assessment</b>
<p><i>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</i></p> <p>Yes / No / Unknown</p>	<p>Unknown</p>
<p><i>Would development of the site result in a loss of social, amenity or community value?</i></p> <p>Yes / No / Unknown</p>	<p>No</p>

## Accessibility

Factor	Guidance
<p>Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. Additional facilities can be added to the list. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk. This can be measured using Google Maps: <a href="https://www.google.com/maps">https://www.google.com/maps</a></p>	
<p><b>What is the distance to the following facilities (measured from the edge of the site)</b></p>	<p><b>Distance (metres)</b></p>
<p>Town / local centre / shop</p>	<p>400-1200</p>
<p>Bus / Tram Stop</p>	<p>400-600</p>
<p>Train station</p>	<p>&gt;1200</p>
<p>Primary School</p>	<p>400-1200</p>
<p>Secondary School</p>	<p>&gt;3900</p>
<p>Open Space / recreation facilities</p>	<p>&lt;400</p>
<p>Cycle Route</p>	<p>Unknown</p>

## Landscape and Visual Constraints

This section should be answered based on existing evidence (see guidance notes) or by a qualified landscape consultant.

<b>Indicator of Suitability</b>	<b>Assessment</b>
<p>Is the site <i>low, medium or high</i> sensitivity in terms of landscape?</p> <p><i>Low sensitivity:</i> the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</p> <p><i>Medium sensitivity:</i> the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</p> <p><i>High sensitivity:</i> the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</p>	<p>Low</p>
<p>Is the site <i>low, medium or high</i> sensitivity in terms of visual amenity?</p> <p><i>Low sensitivity:</i> the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</p> <p><i>Medium sensitivity:</i> the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</p> <p><i>High sensitivity:</i> the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</p>	<p>Low</p>

## Heritage Constraints

<b>Indicator of Suitability</b>	<b>Assessment</b>
<p>Would the development of the site cause harm to a designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible</i>  <i>Some impact, and/or mitigation possible</i>  <i>Limited or no impact or no requirement for mitigation</i></p>	<p>No impact</p>
<p>Would the development of the site cause harm to a non-designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible</i>  <i>Some impact, and/or mitigation possible</i>  <i>Limited or no impact or no requirement for mitigation</i></p>	<p>No impact</p>

## Planning policy constraints

<b>Indicator of Suitability</b>	<b>Assessment</b>
<p><i>Is the site in the Green Belt?</i>  <i>Yes / No / Unknown</i></p>	<p>No</p>
<p><i>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</i>  <i>Yes / No / Unknown</i></p>	<p>No</p>

Indicator of Suitability	Assessment
<p><i>Are there any other relevant planning policies relating to the site?</i></p>	<p>The site does not meet Policy C SP1 and Policy SD SP2 as it is outside the BUAB. The site could be considered in conjunction with a rural exception policy. The site is PDL therefore is in partial conformity with the NP policy on prioritising brownfield land.</p>
<p><i>Is the site:</i></p> <p><b>Greenfield</b> <i>A mix of greenfield and previously developed land</i> <b>Previously developed land?</b></p>	<p>Mix</p>
<p><i>Is the site within, adjacent to or outside the existing built up area?</i></p> <p><i>Within the existing built up area (infill)?</i> <i>Adjacent to and connected to the existing built up area?</i> <b>Outside and not connected to the existing built up area?</b></p>	<p>Adjacent - to a newly developed site.</p>
<p><i>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</i></p> <p><i>Within the existing settlement boundary?</i> <i>Adjacent to and connected to the existing settlement boundary?</i> <b>Outside and not connected to the existing settlement boundary?</b></p>	<p>Outside</p>
<p><i>Would development of the site result in neighbouring settlements merging into one another?</i></p> <p>Yes / No / Unknown</p>	<p>No</p>

<b>Indicator of Suitability</b>	<b>Assessment</b>
<p><i>Is the size of the site large enough to significantly change the size and character of the existing settlement?</i> Yes / No / Unknown</p>	No

## 6. Assessment of Availability

<b>Indicator of Availability</b>	<b>Assessment</b>
<p><i>Is the site available for development?</i> Yes / No / Unknown.</p>	Yes
<p><i>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</i> Yes / No / Unknown.</p>	Unknown
<p><i>Is there a known time frame for availability?</i> Available now / 0-5 years / 6-10 years / 11-15 years.</p>	0-5

## 7. Viability

<b>Indicators of Viability</b>	<b>Assessment</b>
<p><i>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities?</i> Yes / No / Unknown.</p> <p><i>What evidence is available to support this judgement?</i></p>	Unknown

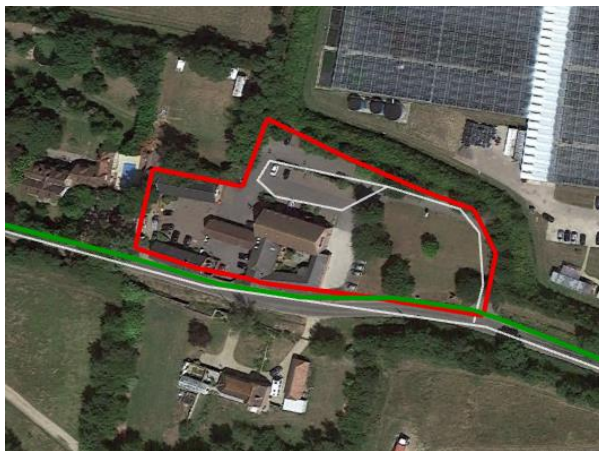

## 8. Conclusions

Conclusions	Assessment
<p><i>What is the expected development capacity of the site (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)?</i></p>	<p>5</p>
<p><i>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</i></p>	<p>0-5</p>
<p><i>Other key information</i></p>	<p>N/A</p>
<p><i>Overall rating (Red/Amber/Green)</i></p> <p><i>The site is <b>suitable and available</b></i></p> <p><i>The site is <b>potentially suitable, and available.</b></i></p> <p><i>The site is <b>not currently suitable, and available.</b></i></p> <p><i>Are there any known viability issues?</i></p> <p><i><b>Yes / No</b></i></p>	<p>Red</p> <p>Unknown</p>

Conclusions	Assessment
<p><i>Summary of justification for rating</i></p>	<p>This site is a mix of greenfield and previously developed land with one existing dwelling and its curtilage. It is located adjacent to a recently built development of a brownfield site, however is not within or adjacent to the built up area boundary (BUAB). The site is proposed for 5 dwellings (net 4).</p> <p>There is vehicular access, however there is no current pedestrian footpath along the access road, Yapton Lane.</p> <p>The site is located within a SSSI Risk Impact Zone; however this would not prevent development. The site is within the Fontwell Upper coastal plain which is characterised as gently undulating enclosed by woods with numerous hedgerows with a view to the higher ground of the Downs to the north. Development of the site may therefore have low landscape and visual impact, although this would need to be verified by specialist landscape appraisal.</p> <p>Planning Application WA/33/18/OUT was refused in September 2018 due to the location outside the BUAB and its encroachment onto the countryside.</p> <p>The site is not suitable for allocation in the neighbourhood plan as it does not meet Policy C SP1 or Policy SD SP2 due to its location outside the BUAB. A lack of safe pedestrian access would also be a constraint to development.</p>

# Neighbourhood Planning Site Assessment

## Site Details 3

Topic	Details
<i>Site Reference / Name</i>	3
 	
Site Address / Location	Sussex Business Park, Walberton
Gross Site Area (Hectares)	0.52
Existing land use	Commercial
Land use being considered, if known (e.g. housing, community use, commercial, mixed use)	Residential/ mixed
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	Option A: 15 dwellings, or option B: a combination of residential and commercial
Site identification method / source (e.g. SHELAA, Call for Sites consultation, identified by neighbourhood planning group)	Neighbourhood Plan Call for Sites
Planning history (Live or previous planning applications/decisions)	None recent or relevant

Topic	Details
Neighbouring uses	Mix of commercial and residential

## Assessment of Suitability

### Environmental Constraints

Indicator of Suitability	Assessment
<p>Site is <b>predominantly, or wholly, within or adjacent to</b> the following statutory environmental designations: <i>Yes / No / partly or adjacent</i></p> <p><i>Ancient Woodland</i> <i>Area of Outstanding Natural Beauty (AONB)</i> <i>Biosphere Reserve</i> <i>Local Nature Reserve (LNR)</i> <i>National Nature Reserve (NNR)</i> <i>National Park</i> <i>Ramsar Site</i> <i>Site of Special Scientific Interest (SSSI)*</i> <i>Special Area of Conservation (SAC)</i> <i>Special Protection Area (SPA)</i></p> <p><i>Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p><i>Yes, SSSI Risk Impact Zone (however, this has no implications for housing development)</i></p>
<p>Site is <b>predominantly, or wholly, within or adjacent to</b> the following non statutory environmental designations: <i>Yes / No / partly or adjacent / Unknown</i></p> <p><i>Green Infrastructure Corridor</i> <i>Local Wildlife Site (LWS)</i> <i>Public Open Space</i> <i>Site of Importance for Nature Conservation (SINC)</i> <i>Nature Improvement Area</i> <i>Regionally Important Geological Site</i> <i>Other</i></p>	<p><i>No</i></p>

Indicator of Suitability	Assessment
<p><i>Site is predominantly, or wholly, within Flood Zones 2 or 3?</i></p> <p><b>See guidance notes:</b>            Flood Zone 1: <b>Low Risk</b>            Flood Zone 2: <b>Medium Risk</b>            Flood Zone 3 (less or more vulnerable site use): <b>Medium Risk</b>            Flood Zone 3 (highly vulnerable site use): <b>High Risk</b></p>	<p>Very Low Risk</p>
<p><i>Site is at risk of surface water flooding?</i></p> <p><b>See guidance notes:</b></p> <ul style="list-style-type: none"> <li>- <i>Less than 15% of the site is affected by medium or high risk of surface water flooding – <b>Low Risk</b></i></li> <li>- <i>&gt;15% of the site is affected by medium or high risk of surface water flooding – <b>Medium Risk</b></i></li> </ul>	<p>Very Low Risk</p>
<p><i>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)</i></p> <p><b>Yes / No / Unknown</b></p>	<p>No</p>

Indicator of Suitability	Assessment
<p><i>Site contains habitats with the potential to support priority species?</i></p> <p><i>Does the site contain local wildlife-rich habitats?</i></p> <p><i>Is the site part of:</i></p> <ul style="list-style-type: none"> <li>• <i>UK BAP Priority Habitat;</i></li> <li>• <i>a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</i></li> <li>• <i>wildlife corridors (and stepping stones that connect them); and/or</i></li> <li>• <i>an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</i></li> </ul> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><i>Site is <b>predominantly, or wholly, within or adjacent to</b> an Air Quality Management Area (AQMA)?</i></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>

## Physical Constraints

Indicator of Suitability	Assessment
<p><i>Is the site:</i></p> <p>Flat or relatively flat Gently sloping or uneven Steeply sloping</p>	<p>Flat</p>
<p><i>Is there existing vehicle access to the site, or potential to create suitable access?</i></p> <p>Yes / No / Unknown</p>	<p>Yes</p>
<p><i>Is there existing pedestrian/cycle access to the site, or potential to create suitable access?</i></p> <p><i>Pedestrian?</i> Yes / No / Unknown</p> <p><i>Cycle?</i> Yes / No / Unknown</p>	<p>Yes</p> <p>Yes</p>
<p><i>Are there any Public Rights of Way (PRoW) crossing the site?</i></p> <p>Yes / No / Unknown</p>	<p>No - Adjacent to site</p>
<p><i>Are there any known Tree Preservation Orders on the site?</i></p> <p>Yes / No / Unknown</p>	<p>No</p>
<p><i>Are there veteran/ancient or other significant trees within or adjacent to the site? Are they owned by third parties?</i></p> <p><i>Significant trees?</i> Within / Adjacent / No / Unknown</p> <p><i>Potentially veteran or ancient trees present?</i> Within / Adjacent / No / Unknown</p> <p><i>Owned by third parties?</i> Yes / No / Unknown</p>	<p>Unknown</p> <p>Unknown</p> <p>Unknown</p>
<p><i>Is the site likely to be affected by ground contamination?</i></p> <p>Yes / No / Unknown</p>	<p>Unknown</p>

<b>Indicator of Suitability</b>	<b>Assessment</b>
<p><i>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</i></p> <p>Yes / No / Unknown</p>	<p>Unknown</p>
<p><i>Would development of the site result in a loss of social, amenity or community value?</i></p> <p>Yes / No / Unknown</p>	<p>No</p>

## Accessibility

Factor	Guidance
<p>Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. Additional facilities can be added to the list. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk. This can be measured using Google Maps: <a href="https://www.google.com/maps">https://www.google.com/maps</a></p>	
<p><b>What is the distance to the following facilities (measured from the edge of the site)</b></p>	<p><b>Distance (metres)</b></p>
<p>Town / local centre / shop</p>	<p>&gt;1200</p>
<p>Bus / Tram Stop</p>	<p>&gt;800</p>
<p>Train station</p>	<p>&gt;1200</p>
<p>Primary School</p>	<p>&gt;1200</p>
<p>Secondary School</p>	<p>1600-3900</p>
<p>Open Space / recreation facilities</p>	<p>&lt;400</p>
<p>Cycle Route</p>	<p>Unknown</p>

## Landscape and Visual Constraints

This section should be answered based on existing evidence (see guidance notes) or by a qualified landscape consultant.

<b>Indicator of Suitability</b>	<b>Assessment</b>
<p>Is the site <b>low</b>, <b>medium</b> or <b>high</b> sensitivity in terms of landscape?</p> <p><b>Low sensitivity:</b> the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</p> <p><b>Medium sensitivity:</b> the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</p> <p><b>High sensitivity:</b> the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</p>	<p>Low</p>
<p>Is the site <b>low</b>, <b>medium</b> or <b>high</b> sensitivity in terms of visual amenity?</p> <p><b>Low sensitivity:</b> the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</p> <p><b>Medium sensitivity:</b> the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</p> <p><b>High sensitivity:</b> the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</p>	<p>Low</p>

## Heritage Constraints

<b>Indicator of Suitability</b>	<b>Assessment</b>
<p>Would the development of the site cause harm to a designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible</i>  <i>Some impact, and/or mitigation possible</i>  <i>Limited or no impact or no requirement for mitigation</i></p>	<p>No impact</p>
<p>Would the development of the site cause harm to a non-designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible</i>  <i>Some impact, and/or mitigation possible</i>  <i>Limited or no impact or no requirement for mitigation</i></p>	<p>No impact</p>

## Planning policy constraints

<b>Indicator of Suitability</b>	<b>Assessment</b>
<p><i>Is the site in the Green Belt?</i>  <i>Yes / No / Unknown</i></p>	<p>No</p>
<p><i>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</i>  <i>Yes / No / Unknown</i></p>	<p>No</p>

Indicator of Suitability	Assessment
<p><i>Are there any other relevant planning policies relating to the site?</i></p>	<p>The site does not meet Policy C SP1 and Policy SD SP2 as it is outside the BUAB.</p>
<p><i>Is the site:</i></p> <p><b>Greenfield</b> <i>A mix of greenfield and previously developed land</i> <b>Previously developed land?</b></p>	<p>PDL</p>
<p><i>Is the site within, adjacent to or outside the existing built up area?</i></p> <p><i>Within the existing built up area (infill)?</i> <i>Adjacent to and connected to the existing built up area?</i> <i>Outside and not connected to the existing built up area?</i></p>	<p>Within - commercial area</p>
<p><i>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</i></p> <p><i>Within the existing settlement boundary?</i> <i>Adjacent to and connected to the existing settlement boundary?</i> <i>Outside and not connected to the existing settlement boundary?</i></p>	<p>Outside</p>
<p><i>Would development of the site result in neighbouring settlements merging into one another?</i></p> <p>Yes / No / Unknown</p>	<p>No</p>

<b>Indicator of Suitability</b>	<b>Assessment</b>
<p><i>Is the size of the site large enough to significantly change the size and character of the existing settlement?</i> Yes / No / Unknown</p>	No

## 9. Assessment of Availability

<b>Indicator of Availability</b>	<b>Assessment</b>
<p><i>Is the site available for development?</i> Yes / No / Unknown.</p>	Yes
<p><i>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</i> Yes / No / Unknown.</p>	No
<p><i>Is there a known time frame for availability?</i> Available now / 0-5 years / 6-10 years / 11-15 years.</p>	Available now

## 10. Viability

<b>Indicators of Viability</b>	<b>Assessment</b>
<p><i>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities?</i> Yes / No / Unknown.</p> <p><i>What evidence is available to support this judgement?</i></p>	Unknown



## 11. Conclusions

Conclusions	Assessment
<p><i>What is the expected development capacity of the site (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)?</i></p>	<p>Unknown</p>
<p><i>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</i></p>	<p>Available now</p>
<p><i>Other key information</i></p>	<p>N/A</p>
<p><i>Overall rating (Red/Amber/Green)</i></p> <p><i>The site is <b>suitable and available</b></i></p> <p><i>The site is <b>potentially suitable, and available.</b></i></p> <p><i>The site is <b>not currently suitable, and available.</b></i></p> <p><i>Are there any known viability issues?</i> <b>Yes / No</b></p>	<p>Amber</p> <p>Unknown</p>

Conclusions	Assessment
<p><i>Summary of justification for rating</i></p>	<p>Currently in use as a business park with a number of small business premises. It is outside the BUAB but adjacent to other employment uses. The site is proposed for either a residential scheme through 3 new-build houses plus conversion of offices to residential or a mixed of residential and employment.</p> <p>There is existing vehicular access, however no footpath to provide pedestrian access to Barnham (the nearest settlement) and limited potential to create a footpath.</p> <p>The site is located within a SSSI Risk Impact Zone, but this would not prevent development. The site is within the Fontwell Upper coastal plain which is characterised by gently undulating land enclosed by woods with numerous hedgerows with a view to the higher ground of the Downs to the north. The site is likely to have low landscape and visual sensitivity.</p> <p>The site is not currently compliant with Local Plan policy for new-build residential development as it does not meet Policy C SP1 or Policy SD SP2 due to its location outside the BUAB. However, under current policy it could be suitable for conversion of the existing employment to residential under permitted development rights if it met the conditions under Local Plan Policy H DM4.</p> <p>However, WPC report that Arun District Council has advised that it would support a mix of residential and commercial development on this site and it is understood this would include the new-build element. If this is confirmed, this site would be suitable to allocate in the neighbourhood plan for conversion of existing uses and new residential units.</p>

# Neighbourhood Planning Site Assessment

## Site Details 6

Topic	Details
<i>Site Reference / Name</i>	6
	
Site Address / Location	The Pines, West Walberton Lane, Fontwell
Gross Site Area (Hectares)	1.92
Existing land use	Greenfield
Land use being considered, if known (e.g. housing, community use, commercial, mixed use)	Residential
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	9

Topic	Details
Site identification method / source (e.g. SHELAA, Call for Sites consultation, identified by neighbourhood planning group)	Neighbourhood Plan Call for Sites
Planning history (Live or previous planning applications/decisions)	None recent or relevant
Neighbouring uses	Residential and greenfields

## Assessment of Suitability

### Environmental Constraints

Indicator of Suitability	Assessment
<p>Site is <b>predominantly, or wholly, within or adjacent to</b> the following statutory environmental designations: <i>Yes / No / partly or adjacent</i></p> <p><i>Ancient Woodland</i> <i>Area of Outstanding Natural Beauty (AONB)</i> <i>Biosphere Reserve</i> <i>Local Nature Reserve (LNR)</i> <i>National Nature Reserve (NNR)</i> <i>National Park</i> <i>Ramsar Site</i> <i>Site of Special Scientific Interest (SSSI)*</i> <i>Special Area of Conservation (SAC)</i> <i>Special Protection Area (SPA)</i></p> <p><i>Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p><i>Yes, SSSI Risk Impact Zone (however, this has no implications for housing development) and the site is adjacent to Ancient Woodland.</i></p>
<p>Site is <b>predominantly, or wholly, within or adjacent to</b> the following non statutory environmental designations: <i>Yes / No / partly or adjacent / Unknown</i></p> <p><i>Green Infrastructure Corridor</i> <i>Local Wildlife Site (LWS)</i> <i>Public Open Space</i> <i>Site of Importance for Nature Conservation (SINC)</i> <i>Nature Improvement Area</i> <i>Regionally Important Geological Site</i> <i>Other</i></p>	<p><i>Yes, Source Protection Zone (2)</i></p>

Indicator of Suitability	Assessment
<p><i>Site is predominantly, or wholly, within Flood Zones 2 or 3?</i></p> <p><b>See guidance notes:</b>            Flood Zone 1: <b>Low Risk</b>            Flood Zone 2: <b>Medium Risk</b>            Flood Zone 3 (less or more vulnerable site use): <b>Medium Risk</b>            Flood Zone 3 (highly vulnerable site use): <b>High Risk</b></p>	<p><b>Very Low Risk</b></p>
<p><i>Site is at risk of surface water flooding?</i></p> <p><b>See guidance notes:</b></p> <ul style="list-style-type: none"> <li>- <i>Less than 15% of the site is affected by medium or high risk of surface water flooding – <b>Low Risk</b></i></li> <li>- <i>&gt;15% of the site is affected by medium or high risk of surface water flooding – <b>Medium Risk</b></i></li> </ul>	<p><b>Section of medium- high risk running through the centre of the site.</b></p>
<p><i>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)</i></p> <p><b>Yes / No / Unknown</b></p>	<p><b>No- Ancient woodland to the west of the site boundary.</b></p>

Indicator of Suitability	Assessment
<p><i>Site contains habitats with the potential to support priority species?</i></p> <p><i>Does the site contain local wildlife-rich habitats?</i></p> <p><i>Is the site part of:</i></p> <ul style="list-style-type: none"> <li>• <i>UK BAP Priority Habitat;</i></li> <li>• <i>a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</i></li> <li>• <i>wildlife corridors (and stepping stones that connect them); and/or</i></li> <li>• <i>an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</i></li> </ul> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><i>Site is <b>predominantly, or wholly, within or adjacent to</b> an Air Quality Management Area (AQMA)?</i></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>

## Physical Constraints

Indicator of Suitability	Assessment
<p><i>Is the site:</i></p> <p>Flat or relatively flat Gently sloping or uneven Steeply sloping</p>	<p>Uneven</p>
<p><i>Is there existing vehicle access to the site, or potential to create suitable access?</i></p> <p>Yes / No / Unknown</p>	<p>Yes</p>
<p><i>Is there existing pedestrian/cycle access to the site, or potential to create suitable access?</i></p> <p><i>Pedestrian?</i> Yes / No / Unknown</p> <p><i>Cycle?</i> Yes / No / Unknown</p>	<p>Yes</p> <p>Yes</p>
<p><i>Are there any Public Rights of Way (PRoW) crossing the site?</i></p> <p>Yes / No / Unknown</p>	<p>No</p>
<p><i>Are there any known Tree Preservation Orders on the site?</i></p> <p>Yes / No / Unknown</p>	<p>Yes - TPO/WA/1/90</p>
<p><i>Are there veteran/ancient or other significant trees within or adjacent to the site? Are they owned by third parties?</i></p> <p><i>Significant trees?</i> Within / Adjacent / No / Unknown</p> <p><i>Potentially veteran or ancient trees present?</i> Within / Adjacent / No / Unknown</p> <p><i>Owned by third parties?</i> Yes / No / Unknown</p>	<p>Yes Within</p> <p>Unknown</p> <p>Unknown</p>
<p><i>Is the site likely to be affected by ground contamination?</i></p> <p>Yes / No / Unknown</p>	<p>Unknown</p>

<b>Indicator of Suitability</b>	<b>Assessment</b>
<i>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</i> Yes / No / Unknown	Unknown
<i>Would development of the site result in a loss of social, amenity or community value?</i> Yes / No / Unknown	No

## Accessibility

Factor	Guidance
<p>Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. Additional facilities can be added to the list. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk. This can be measured using Google Maps: <a href="https://www.google.com/maps">https://www.google.com/maps</a></p>	
<p><b>What is the distance to the following facilities (measured from the edge of the site)</b></p>	<p><b>Distance (metres)</b></p>
<p>Town / local centre / shop</p>	<p>&gt;1200</p>
<p>Bus / Tram Stop</p>	<p>400-800</p>
<p>Train station</p>	<p>&gt;1200</p>
<p>Primary School</p>	<p>&gt;1200</p>
<p>Secondary School</p>	<p>1600-3900</p>
<p>Open Space / recreation facilities</p>	<p>&gt;400</p>
<p>Cycle Route</p>	<p>&gt;400</p>

## Landscape and Visual Constraints

This section should be answered based on existing evidence (see guidance notes) or by a qualified landscape consultant.

<b>Indicator of Suitability</b>	<b>Assessment</b>
<p>Is the site <i>low, medium or high</i> sensitivity in terms of landscape?</p> <p><i>Low sensitivity:</i> the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</p> <p><i>Medium sensitivity:</i> the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</p> <p><i>High sensitivity:</i> the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</p>	<p>Low</p>
<p>Is the site <i>low, medium or high</i> sensitivity in terms of visual amenity?</p> <p><i>Low sensitivity:</i> the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</p> <p><i>Medium sensitivity:</i> the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</p> <p><i>High sensitivity:</i> the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</p>	<p>Low</p>

## Heritage Constraints

<b>Indicator of Suitability</b>	<b>Assessment</b>
<p>Would the development of the site cause harm to a designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible</i>  <i>Some impact, and/or mitigation possible</i>  <i>Limited or no impact or no requirement for mitigation</i></p>	<p>No impact</p>
<p>Would the development of the site cause harm to a non-designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible</i>  <i>Some impact, and/or mitigation possible</i>  <i>Limited or no impact or no requirement for mitigation</i></p>	<p>No impact</p>

## Planning policy constraints

<b>Indicator of Suitability</b>	<b>Assessment</b>
<p><i>Is the site in the Green Belt?</i>  <i>Yes / No / Unknown</i></p>	<p>No</p>
<p><i>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</i>  <i>Yes / No / Unknown</i></p>	<p>No</p>

Indicator of Suitability	Assessment
<p><i>Are there any other relevant planning policies relating to the site?</i></p>	<p>The site does not meet Policy C SP1 and Policy SD SP2 as it is outside the BUAB. The site could be considered for rural exception housing if it complied with Local Plan policy and if the housing need cannot be met on allocated sites. The site is greenfield therefore is not in conformity with the NP policy on prioritising brownfield land and would contribute to coalescence between Fontwell and Walberton however, it could provide affordable housing.</p>
<p><i>Is the site:</i></p> <p><b>Greenfield</b> <i>A mix of greenfield and previously developed land</i> <b>Previously developed land?</b></p>	<p><b>Greenfield</b></p>
<p><i>Is the site within, adjacent to or outside the existing built up area?</i></p> <p><b>Within the existing built up area (infill)?</b> <i>Adjacent to and connected to the existing built up area?</i> <b>Outside and not connected to the existing built up area?</b></p>	<p><b>Partially adjacent/ partially outside</b></p>
<p><i>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</i></p> <p><b>Within the existing settlement boundary?</b> <i>Adjacent to and connected to the existing settlement boundary?</i> <b>Outside and not connected to the existing settlement boundary?</b></p>	<p><b>Outside</b></p>
<p><i>Would development of the site result in neighbouring settlements merging into one another?</i> <b>Yes / No / Unknown</b></p>	<p><b>Potentially if developed with adjacent sites</b></p>

<b>Indicator of Suitability</b>	<b>Assessment</b>
<p><i>Is the size of the site large enough to significantly change the size and character of the existing settlement?</i> Yes / No / Unknown</p>	No

## 12. Assessment of Availability

<b>Indicator of Availability</b>	<b>Assessment</b>
<p><i>Is the site available for development?</i> Yes / No / Unknown.</p>	Yes
<p><i>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</i> Yes / No / Unknown.</p>	Unknown
<p><i>Is there a known time frame for availability?</i> Available now / 0-5 years / 6-10 years / 11-15 years.</p>	Unknown

## 13. Viability

<b>Indicators of Viability</b>	<b>Assessment</b>
<p><i>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities?</i> Yes / No / Unknown.</p> <p><i>What evidence is available to support this judgement?</i></p>	Unknown

## 14. Conclusions

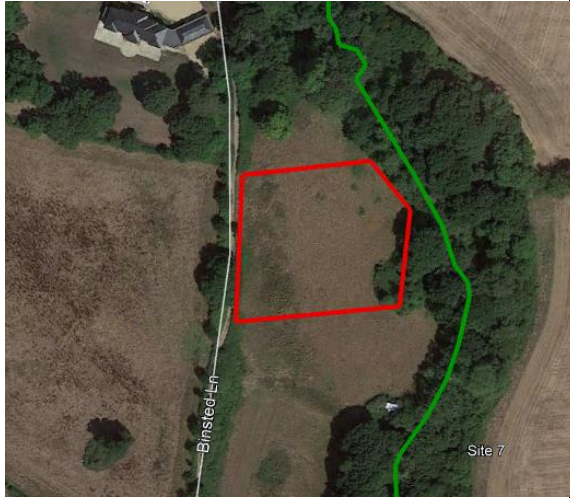

Conclusions	Assessment
<p><i>What is the expected development capacity of the site (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)?</i></p>	<p>9</p>
<p><i>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</i></p>	<p>Unknown</p>
<p><i>Other key information</i></p>	<p>N/A</p>
<p><i>Overall rating (Red/Amber/Green)</i></p> <p><i>The site is <b>suitable and available</b></i></p> <p><i>The site is <b>potentially suitable, and available.</b></i></p> <p><i>The site is <b>not currently suitable, and available.</b></i></p> <p><i>Are there any known viability issues?</i></p> <p><i><b>Yes / No</b></i></p>	<p>Red</p> <p>Unknown</p>

<p><i>Summary of justification for rating</i></p>	<p>This is a greenfield site located outside the BUAB, and is proposed for market housing with a Section 106 specifying a local connection.</p> <p>There is current vehicular access however, no pedestrian access and limited potential to create a footpath linking the site to Fontwell. The site is located within a SSSI Risk Impact Zone, but this would not prevent development. It has section of medium to high risk of surface water flooding through the middle of the site. The site has a Tree Preservation Order and is adjacent to Ancient Woodland. The site is within the Fontwell Upper coastal plain which is characterised as gently undulating land enclosed by woods with numerous hedgerows with a view to the higher ground of the Downs to the north. It is likely to have low landscape and visual sensitivity, although there is no specialist landscape report available at the time of writing.</p> <p>The site is greenfield therefore is in not in conformity with the NP policy on prioritising brownfield land and would contribute to coalescence between Fontwell and Walberton. The site is not considered suitable for allocation in the Neighbourhood Plan as it does not meet local policy (Policy C SP1 or Policy SD SP2 as it is outside the BUAB).</p> <p>However, if the Parish Council can demonstrate the need for affordable housing that cannot otherwise be met on allocated housing sites , this site could be considered for rural exception housing, if it met Local Plan policy H SP3. It may not be considered acceptable due to the proposed location of the new housing which is situated some distance from existing residential development and amenities.</p>
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# Neighbourhood Planning Site Assessment

## Site Details 7

Topic	Details
<i>Site Reference / Name</i>	7
	
Site Address / Location	Manor House, Binsted Park, Binsted Lane, BN18 0LQ
Gross Site Area (Hectares)	0.40
Existing land use	Agricultural
Land use being considered, if known (e.g. housing, community use, commercial, mixed use)	Residential
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	2-3
Site identification method / source (e.g. SHELAA, Call for Sites consultation, identified by neighbourhood planning group)	Neighbourhood Plan Call for Sites
Planning history (Live or previous planning applications/decisions)	None recent or relevant
Neighbouring uses	Greenfield



## Assessment of Suitability

### Environmental Constraints

Indicator of Suitability	Assessment
<p>Site is <b>predominantly, or wholly, within or adjacent to</b> the following statutory environmental designations: <i>Yes / No / partly or adjacent</i></p> <p><i>Ancient Woodland</i> <i>Area of Outstanding Natural Beauty (AONB)</i> <i>Biosphere Reserve</i> <i>Local Nature Reserve (LNR)</i> <i>National Nature Reserve (NNR)</i> <i>National Park</i> <i>Ramsar Site</i> <i>Site of Special Scientific Interest (SSSI)*</i> <i>Special Area of Conservation (SAC)</i> <i>Special Protection Area (SPA)</i></p> <p><i>Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p><b>Yes, South Downs National Park and SSSI Impact Risk Zone (however, this has no implications for housing development)</b></p>
<p>Site is <b>predominantly, or wholly, within or adjacent to</b> the following non statutory environmental designations: <i>Yes / No / partly or adjacent / Unknown</i></p> <p><i>Green Infrastructure Corridor</i> <i>Local Wildlife Site (LWS)</i> <i>Public Open Space</i> <i>Site of Importance for Nature Conservation (SINC)</i> <i>Nature Improvement Area</i> <i>Regionally Important Geological Site</i> <i>Other</i></p>	<p><b>No</b></p>

Indicator of Suitability	Assessment
<p><i>Site is predominantly, or wholly, within Flood Zones 2 or 3?</i></p> <p><b>See guidance notes:</b>            Flood Zone 1: <b>Low Risk</b>            Flood Zone 2: <b>Medium Risk</b>            Flood Zone 3 (less or more vulnerable site use): <b>Medium Risk</b>            Flood Zone 3 (highly vulnerable site use): <b>High Risk</b></p>	<p><b>Very Low Risk</b></p>
<p><i>Site is at risk of surface water flooding?</i></p> <p><b>See guidance notes:</b></p> <ul style="list-style-type: none"> <li>- <i>Less than 15% of the site is affected by medium or high risk of surface water flooding – <b>Low Risk</b></i></li> <li>- <i>&gt;15% of the site is affected by medium or high risk of surface water flooding – <b>Medium Risk</b></i></li> </ul>	<p><b>Very Low Risk</b></p>
<p><i>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)</i></p> <p><b>Yes / No / Unknown</b></p>	<p><b>No</b></p>

Indicator of Suitability	Assessment
<p><i>Site contains habitats with the potential to support priority species?</i></p> <p><i>Does the site contain local wildlife-rich habitats?</i></p> <p><i>Is the site part of:</i></p> <ul style="list-style-type: none"> <li>• <i>UK BAP Priority Habitat;</i></li> <li>• <i>a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</i></li> <li>• <i>wildlife corridors (and stepping stones that connect them); and/or</i></li> <li>• <i>an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</i></li> </ul> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><i>Site is <b>predominantly, or wholly, within or adjacent to</b> an Air Quality Management Area (AQMA)?</i></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>

## Physical Constraints

Indicator of Suitability	Assessment
<p><i>Is the site:</i></p> <p>Flat or relatively flat Gently sloping or uneven Steeply sloping</p>	<p>Flat</p>
<p><i>Is there existing vehicle access to the site, or potential to create suitable access?</i></p> <p>Yes / No / Unknown</p>	<p>Yes but would need a lot of work to be upgraded</p>
<p><i>Is there existing pedestrian/cycle access to the site, or potential to create suitable access?</i></p> <p><i>Pedestrian?</i> Yes / No / Unknown</p> <p><i>Cycle?</i> Yes / No / Unknown</p>	<p>Yes</p> <p>Yes</p>
<p><i>Are there any Public Rights of Way (PRoW) crossing the site?</i></p> <p>Yes / No / Unknown</p>	<p>No</p>
<p><i>Are there any known Tree Preservation Orders on the site?</i></p> <p>Yes / No / Unknown</p>	<p>No</p>
<p><i>Are there veteran/ancient or other significant trees within or adjacent to the site? Are they owned by third parties?</i></p> <p><i>Significant trees?</i> Within / Adjacent / No / Unknown</p> <p><i>Potentially veteran or ancient trees present?</i> Within / Adjacent / No / Unknown</p> <p><i>Owned by third parties?</i> Yes / No / Unknown</p>	<p>Unknown</p> <p>Unknown</p> <p>Unknown</p>
<p><i>Is the site likely to be affected by ground contamination?</i></p> <p>Yes / No / Unknown</p>	<p>Unknown</p>

<b>Indicator of Suitability</b>	<b>Assessment</b>
<p><i>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</i></p> <p>Yes / No / Unknown</p>	<p>Unknown</p>
<p><i>Would development of the site result in a loss of social, amenity or community value?</i></p> <p>Yes / No / Unknown</p>	<p>No</p>

## Accessibility

Factor	Guidance
<p>Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. Additional facilities can be added to the list. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk. This can be measured using Google Maps: <a href="https://www.google.com/maps">https://www.google.com/maps</a></p>	
<p><b>What is the distance to the following facilities (measured from the edge of the site)</b></p>	<p><b>Distance (metres)</b></p>
<p>Town / local centre / shop</p>	<p>&gt;1200</p>
<p>Bus / Tram Stop</p>	<p>&gt;800</p>
<p>Train station</p>	<p>&gt;1200</p>
<p>Primary School</p>	<p>&gt;1200</p>
<p>Secondary School</p>	<p>&gt;3900</p>
<p>Open Space / recreation facilities</p>	<p>&lt;400</p>
<p>Cycle Route</p>	<p>Unknown</p>

## Landscape and Visual Constraints

This section should be answered based on existing evidence (see guidance notes) or by a qualified landscape consultant.

<b>Indicator of Suitability</b>	<b>Assessment</b>
<p>Is the site <i>low, medium or high</i> sensitivity in terms of landscape?</p> <p><i>Low sensitivity:</i> the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</p> <p><i>Medium sensitivity:</i> the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</p> <p><i>High sensitivity:</i> the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</p>	<p>Medium - located in the South Downs National Park but is well screened.</p>
<p>Is the site <i>low, medium or high</i> sensitivity in terms of visual amenity?</p> <p><i>Low sensitivity:</i> the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</p> <p><i>Medium sensitivity:</i> the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</p> <p><i>High sensitivity:</i> the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</p>	<p>Low</p>

## Heritage Constraints

<b>Indicator of Suitability</b>	<b>Assessment</b>
<p>Would the development of the site cause harm to a designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible</i>  <i>Some impact, and/or mitigation possible</i>  <i>Limited or no impact or no requirement for mitigation</i></p>	<p>No impact</p>
<p>Would the development of the site cause harm to a non-designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible</i>  <i>Some impact, and/or mitigation possible</i>  <i>Limited or no impact or no requirement for mitigation</i></p>	<p>No impact</p>

## Planning policy constraints

<b>Indicator of Suitability</b>	<b>Assessment</b>
<p><i>Is the site in the Green Belt?</i>  <i>Yes / No / Unknown</i></p>	<p>No</p>
<p><i>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</i>  <i>Yes / No / Unknown</i></p>	<p>No</p>

Indicator of Suitability	Assessment
<p><i>Are there any other relevant planning policies relating to the site?</i></p>	<p>The site does not meet Policy C SP1 and Policy SD SP2 as it is outside the BUAB. The site is greenfield therefore does not meet the NP policy on prioritising brownfield.</p>
<p><i>Is the site:</i></p> <p><i>Greenfield</i> <i>A mix of greenfield and previously developed land</i> <i>Previously developed land?</i></p>	<p><b>Greenfield</b></p>
<p><i>Is the site within, adjacent to or outside the existing built up area?</i></p> <p><i>Within the existing built up area (infill)?</i> <i>Adjacent to and connected to the existing built up area?</i> <i>Outside and not connected to the existing built up area?</i></p>	<p><b>Outside</b></p>
<p><i>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</i></p> <p><i>Within the existing settlement boundary?</i> <i>Adjacent to and connected to the existing settlement boundary?</i> <i>Outside and not connected to the existing settlement boundary?</i></p>	<p><b>Outside</b></p>
<p><i>Would development of the site result in neighbouring settlements merging into one another?</i></p> <p><b>Yes / No / Unknown</b></p>	<p><b>No</b></p>

<b>Indicator of Suitability</b>	<b>Assessment</b>
<p><i>Is the size of the site large enough to significantly change the size and character of the existing settlement?</i> Yes / No / Unknown</p>	No

## 15. Assessment of Availability

<b>Indicator of Availability</b>	<b>Assessment</b>
<p><i>Is the site available for development?</i> Yes / No / Unknown.</p>	Yes
<p><i>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</i> Yes / No / Unknown.</p>	Unknown
<p><i>Is there a known time frame for availability?</i> Available now / 0-5 years / 6-10 years / 11-15 years.</p>	Unknown

## 16. Viability

<b>Indicators of Viability</b>	<b>Assessment</b>
<p><i>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities?</i> Yes / No / Unknown.</p> <p><i>What evidence is available to support this judgement?</i></p>	<p>Yes</p> <p>The potential route for the new Arun bypass could impact the viability of the site.</p>

## 17. Conclusions

Conclusions	Assessment
<p><i>What is the expected development capacity of the site (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)?</i></p>	<p>2-3</p>
<p><i>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</i></p>	<p>Unknown</p>
<p><i>Other key information</i></p>	<p>N/A</p>
<p><i>Overall rating (Red/Amber/Green)</i></p> <p><i>The site is <b>suitable and available</b></i></p> <p><i>The site is <b>potentially suitable, and available.</b></i></p> <p><i>The site is <b>not currently suitable, and available.</b></i></p> <p><i>Are there any known viability issues?</i></p> <p><i><b>Yes / No</b></i></p>	<p><b>Red</b></p> <p>The potential route for the new Arun bypass could impact the viability of the site.</p>

Conclusions	Assessment
<p><i>Summary of justification for rating</i></p>	<p>This is a greenfield site located outside the BUAB and is proposed for affordable housing with a planning obligation to ensure people with a local connection are prioritised. There is current vehicular access however, this would need a significant upgrade. There are no services and facilities within walking distance.</p> <p>The site is located within a SSSI Risk Impact Zone and is within the South Downs National Park. The site is within the Fontwell Upper coastal plain which is characterised as gently undulating enclosed by woods with numerous hedgerows with a view to the higher ground of the Downs to the north, the site is likely to have medium landscape and low visual sensitivity, although there is no specialist landscape report available at the time of writing.</p> <p>The site is greenfield therefore is not in conformity with the NP policy. The site is not considered suitable for allocation in the Neighbourhood Plan as it does not meet local policy (Policy C SP1 or Policy SD SP2 as it is outside the BUAB). It would constitute isolated development in the countryside which is not acceptable under the National Planning Policy Framework. It would not meet the Local Plan rural exception policy H SP3 as it is not well related to existing residential development and amenities.</p>

# Neighbourhood Planning Site Assessment

## Site Details 8

Topic	Details
<i>Site Reference / Name</i>	8
	
<i>Site Address / Location</i>	Land off Arundel Road (at rear of Woodcroft, West Walberton Lane), Fontwell.
<i>Gross Site Area (Hectares)</i>	1.36
<i>Existing land use</i>	Greenfield

Topic	Details
Land use being considered, if known (e.g. housing, community use, commercial, mixed use)	Residential
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	8
Site identification method / source (e.g. SHELAA, Call for Sites consultation, identified by neighbourhood planning group)	Neighbourhood Plan Call for Sites
Planning history (Live or previous planning applications/decisions)	WA/63/19/PL - Current planning application for 8 dwellings - Approved 28 <sup>th</sup> November 2019.
Neighbouring uses	Residential and gardens

## Assessment of Suitability

### Environmental Constraints

Indicator of Suitability	Assessment
<p>Site is <b>predominantly, or wholly, within or adjacent</b> to the following statutory environmental designations: <i>Yes / No / partly or adjacent</i></p> <p><i>Ancient Woodland</i> <i>Area of Outstanding Natural Beauty (AONB)</i> <i>Biosphere Reserve</i> <i>Local Nature Reserve (LNR)</i> <i>National Nature Reserve (NNR)</i> <i>National Park</i> <i>Ramsar Site</i> <i>Site of Special Scientific Interest (SSSI)*</i> <i>Special Area of Conservation (SAC)</i> <i>Special Protection Area (SPA)</i></p> <p><i>Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p><i>Yes, SSSI Risk Impact Zone (however, this has no implications for housing development)</i></p>
<p>Site is <b>predominantly, or wholly, within or adjacent</b> to the following non statutory environmental designations: <i>Yes / No / partly or adjacent / Unknown</i></p> <p><i>Green Infrastructure Corridor</i> <i>Local Wildlife Site (LWS)</i> <i>Public Open Space</i> <i>Site of Importance for Nature Conservation (SINC)</i> <i>Nature Improvement Area</i> <i>Regionally Important Geological Site</i> <i>Other</i></p>	<p><i>No</i></p>

Indicator of Suitability	Assessment
<p><i>Site is predominantly, or wholly, within Flood Zones 2 or 3?</i></p> <p><b>See guidance notes:</b>            Flood Zone 1: <b>Low Risk</b>            Flood Zone 2: <b>Medium Risk</b>            Flood Zone 3 (less or more vulnerable site use): <b>Medium Risk</b>            Flood Zone 3 (highly vulnerable site use): <b>High Risk</b></p>	<p>Very Low Risk</p>
<p><i>Site is at risk of surface water flooding?</i></p> <p><b>See guidance notes:</b></p> <ul style="list-style-type: none"> <li>- <i>Less than 15% of the site is affected by medium or high risk of surface water flooding – <b>Low Risk</b></i></li> <li>- <i>&gt;15% of the site is affected by medium or high risk of surface water flooding – <b>Medium Risk</b></i></li> </ul>	<p>Very Low Risk</p>
<p><i>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)</i></p> <p><b>Yes / No / Unknown</b></p>	<p>No</p>

Indicator of Suitability	Assessment
<p><i>Site contains habitats with the potential to support priority species?</i></p> <p><i>Does the site contain local wildlife-rich habitats?</i></p> <p><i>Is the site part of:</i></p> <ul style="list-style-type: none"> <li>• <i>UK BAP Priority Habitat;</i></li> <li>• <i>a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</i></li> <li>• <i>wildlife corridors (and stepping stones that connect them); and/or</i></li> <li>• <i>an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</i></li> </ul> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><i>Site is <b>predominantly, or wholly, within or adjacent to</b> an Air Quality Management Area (AQMA)?</i></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>

## Physical Constraints

Indicator of Suitability	Assessment
<p><i>Is the site:</i></p> <p>Flat or relatively flat Gently sloping or uneven Steeply sloping</p>	<p>Flat</p>
<p><i>Is there existing vehicle access to the site, or potential to create suitable access?</i></p> <p>Yes / No / Unknown</p>	<p>Yes</p>
<p><i>Is there existing pedestrian/cycle access to the site, or potential to create suitable access?</i></p> <p><i>Pedestrian?</i> Yes / No / Unknown</p> <p><i>Cycle?</i> Yes / No / Unknown</p>	<p>Yes</p> <p>Yes</p>
<p><i>Are there any Public Rights of Way (PRoW) crossing the site?</i></p> <p>Yes / No / Unknown</p>	<p>No</p>
<p><i>Are there any known Tree Preservation Orders on the site?</i></p> <p>Yes / No / Unknown</p>	<p>Yes - TPO/WA/2/09</p>
<p><i>Are there veteran/ancient or other significant trees within or adjacent to the site? Are they owned by third parties?</i></p> <p><i>Significant trees?</i> Within / Adjacent / No / Unknown</p> <p><i>Potentially veteran or ancient trees present?</i> Within / Adjacent / No / Unknown</p> <p><i>Owned by third parties?</i> Yes / No / Unknown</p>	<p>Yes within</p> <p>Unknown</p> <p>Unknown</p>
<p><i>Is the site likely to be affected by ground contamination?</i></p> <p>Yes / No / Unknown</p>	<p>Unknown</p>

<b>Indicator of Suitability</b>	<b>Assessment</b>
<p><i>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</i></p> <p>Yes / No / Unknown</p>	<p>Unknown</p>
<p><i>Would development of the site result in a loss of social, amenity or community value?</i></p> <p>Yes / No / Unknown</p>	<p>No</p>

## Accessibility

Factor	Guidance
<p>Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. Additional facilities can be added to the list. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk. This can be measured using Google Maps: <a href="https://www.google.com/maps">https://www.google.com/maps</a></p>	
<p><b>What is the distance to the following facilities (measured from the edge of the site)</b></p>	<p><b>Distance (metres)</b></p>
<p>Town / local centre / shop</p>	<p>&gt;1200</p>
<p>Bus / Tram Stop</p>	<p>400-600</p>
<p>Train station</p>	<p>&gt;1200</p>
<p>Primary School</p>	<p>&gt;1200</p>
<p>Secondary School</p>	<p>1600-3900</p>
<p>Open Space / recreation facilities</p>	<p>&gt;400</p>
<p>Cycle Route</p>	<p>Unknown</p>

## Landscape and Visual Constraints

This section should be answered based on existing evidence (see guidance notes) or by a qualified landscape consultant.

<b>Indicator of Suitability</b>	<b>Assessment</b>
<p>Is the site <i>low, medium or high</i> sensitivity in terms of landscape?</p> <p><i>Low sensitivity:</i> the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</p> <p><i>Medium sensitivity:</i> the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</p> <p><i>High sensitivity:</i> the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</p>	<p>Low</p>
<p>Is the site <i>low, medium or high</i> sensitivity in terms of visual amenity?</p> <p><i>Low sensitivity:</i> the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</p> <p><i>Medium sensitivity:</i> the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</p> <p><i>High sensitivity:</i> the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</p>	<p>Low</p>

## Heritage Constraints

<b>Indicator of Suitability</b>	<b>Assessment</b>
<p>Would the development of the site cause harm to a designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible</i>  <i>Some impact, and/or mitigation possible</i>  <i>Limited or no impact or no requirement for mitigation</i></p>	<p>No impact</p>
<p>Would the development of the site cause harm to a non-designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible</i>  <i>Some impact, and/or mitigation possible</i>  <i>Limited or no impact or no requirement for mitigation</i></p>	<p>No impact</p>

## Planning policy constraints

<b>Indicator of Suitability</b>	<b>Assessment</b>
<p><i>Is the site in the Green Belt?</i>  <i>Yes / No / Unknown</i></p>	<p>No</p>
<p><i>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</i>  <i>Yes / No / Unknown</i></p>	<p>No</p>

Indicator of Suitability	Assessment
<p><i>Are there any other relevant planning policies relating to the site?</i></p>	<p>The site does meet Policy C SP1 and Policy SD SP2 as it is within the extension of the BUAB. The site is greenfield therefore is not in conformity with the NP policy on prioritising brownfield land.</p>
<p><i>Is the site:</i></p> <p><i>Greenfield</i></p> <p><i>A mix of greenfield and previously developed land</i></p> <p><i>Previously developed land?</i></p>	<p>Greenfield</p>
<p><i>Is the site within, adjacent to or outside the existing built up area?</i></p> <p><i>Within the existing built up area (infill)?</i></p> <p><i>Adjacent to and connected to the existing built up area?</i></p> <p><i>Outside and not connected to the existing built up area?</i></p>	<p>Within</p>
<p><i>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</i></p> <p><i>Within the existing settlement boundary?</i></p> <p><i>Adjacent to and connected to the existing settlement boundary?</i></p> <p><i>Outside and not connected to the existing settlement boundary?</i></p>	<p>Within</p>
<p><i>Would development of the site result in neighbouring settlements merging into one another?</i></p> <p>Yes / No / Unknown</p>	<p>No</p>

<b>Indicator of Suitability</b>	<b>Assessment</b>
<p><i>Is the size of the site large enough to significantly change the size and character of the existing settlement?</i> Yes / No / Unknown</p>	No

## 18. Assessment of Availability

<b>Indicator of Availability</b>	<b>Assessment</b>
<p><i>Is the site available for development?</i> Yes / No / Unknown.</p>	Yes
<p><i>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</i> Yes / No / Unknown.</p>	Unknown
<p><i>Is there a known time frame for availability?</i> Available now / 0-5 years / 6-10 years / 11-15 years.</p>	Available now

## 19. Viability



<b>Indicators of Viability</b>	<b>Assessment</b>
<p><i>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities?</i> Yes / No / Unknown.</p> <p><i>What evidence is available to support this judgement?</i></p>	Unknown

## 20. Conclusions

Conclusions	Assessment
<p><i>What is the expected development capacity of the site (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)?</i></p>	<p>8 (net 6)</p>
<p><i>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</i></p>	<p>0-5</p>
<p><i>Other key information</i></p>	<p>N/A</p>
<p><i>Overall rating (Red/Amber/Green)</i></p> <p><i>The site is <b>suitable and available</b></i></p> <p><i>The site is <b>potentially suitable, and available.</b></i></p> <p><i>The site is <b>not currently suitable, and available.</b></i></p> <p><i>Are there any known viability issues?</i> <b>Yes / No</b></p>	<p><b>Red</b></p> <p>Unknown</p>
<p><i>Summary of justification for rating</i></p>	<p>This is a greenfield site located within the revised neighbourhood plan BUAB. The site is allocated in the made NP however the proposal is to increase the number of dwellings allocated from 2 to 8 (net 6).</p> <p>Planning Application WA/63/19/PL for 8 homes was permitted 28/11/19. As this site now has planning permission, it is not necessary to allocate it in the neighbourhood plan. It could however be allocated as a way of indicating support for development in this location if the planning permission was not implemented.</p>

# Neighbourhood Planning Site Assessment

## Site Details 11

Topic	Details
<i>Site Reference / Name</i>	11
	
Site Address / Location	Land to east of Yapton Lane, Walberton
Gross Site Area (Hectares)	9.90
Existing land use	Greenfield
Land use being considered, if known (e.g. housing, community use, commercial, mixed use)	Residential
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	185
Site identification method / source (e.g. SHLAA, Call for Sites consultation, identified by neighbourhood planning group)	Neighbourhood Plan Call for Sites
Planning history (Live or previous planning applications/decisions)	None recent or relevant

Topic	Details
Neighbouring uses	Residential and agriculture

## Assessment of Suitability

### Environmental Constraints

Indicator of Suitability	Assessment
<p>Site is <b>predominantly, or wholly, within or adjacent to</b> the following statutory environmental designations: <i>Yes / No / partly or adjacent</i></p> <p><i>Ancient Woodland</i> <i>Area of Outstanding Natural Beauty (AONB)</i> <i>Biosphere Reserve</i> <i>Local Nature Reserve (LNR)</i> <i>National Nature Reserve (NNR)</i> <i>National Park</i> <i>Ramsar Site</i> <i>Site of Special Scientific Interest (SSSI)*</i> <i>Special Area of Conservation (SAC)</i> <i>Special Protection Area (SPA)</i></p> <p><i>Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p><i>Yes, SSSI Risk Impact Zone (however, this has no implications for housing development)</i></p>
<p>Site is <b>predominantly, or wholly, within or adjacent to</b> the following non statutory environmental designations: <i>Yes / No / partly or adjacent / Unknown</i></p> <p><i>Green Infrastructure Corridor</i> <i>Local Wildlife Site (LWS)</i> <i>Public Open Space</i> <i>Site of Importance for Nature Conservation (SINC)</i> <i>Nature Improvement Area</i> <i>Regionally Important Geological Site</i> <i>Other</i></p>	<p><i>No</i></p>

Indicator of Suitability	Assessment
<p><i>Site is predominantly, or wholly, within Flood Zones 2 or 3?</i></p> <p><b>See guidance notes:</b>            Flood Zone 1: <b>Low Risk</b>            Flood Zone 2: <b>Medium Risk</b>            Flood Zone 3 (less or more vulnerable site use): <b>Medium Risk</b>            Flood Zone 3 (highly vulnerable site use): <b>High Risk</b></p>	<p>Very Low Risk</p>
<p><i>Site is at risk of surface water flooding?</i></p> <p><b>See guidance notes:</b></p> <ul style="list-style-type: none"> <li>- <i>Less than 15% of the site is affected by medium or high risk of surface water flooding – <b>Low Risk</b></i></li> <li>- <i>&gt;15% of the site is affected by medium or high risk of surface water flooding – <b>Medium Risk</b></i></li> </ul>	<p>Very Low Risk</p>
<p><i>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)</i></p> <p><b>Yes / No / Unknown</b></p>	<p>No</p>

Indicator of Suitability	Assessment
<p><i>Site contains habitats with the potential to support priority species?</i></p> <p><i>Does the site contain local wildlife-rich habitats?</i></p> <p><i>Is the site part of:</i></p> <ul style="list-style-type: none"> <li>• <i>UK BAP Priority Habitat;</i></li> <li>• <i>a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</i></li> <li>• <i>wildlife corridors (and stepping stones that connect them); and/or</i></li> <li>• <i>an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</i></li> </ul> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><i>Site is <b>predominantly, or wholly, within or adjacent to</b> an Air Quality Management Area (AQMA)?</i></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>

## Physical Constraints

Indicator of Suitability	Assessment
<p><i>Is the site:</i></p> <p>Flat or relatively flat Gently sloping or uneven Steeply sloping</p>	<p>Flat</p>
<p><i>Is there existing vehicle access to the site, or potential to create suitable access?</i></p> <p>Yes / No / Unknown</p>	<p>Yes, access could be created.</p>
<p><i>Is there existing pedestrian/cycle access to the site, or potential to create suitable access?</i></p> <p><i>Pedestrian?</i> Yes / No / Unknown</p> <p><i>Cycle?</i> Yes / No / Unknown</p>	<p>Yes</p> <p>Yes</p>
<p><i>Are there any Public Rights of Way (PRoW) crossing the site?</i></p> <p>Yes / No / Unknown</p>	<p>No however, along the southern border there is a footpath (WALBERTON 350-1)</p>
<p><i>Are there any known Tree Preservation Orders on the site?</i></p> <p>Yes / No / Unknown</p>	<p>No</p>
<p><i>Are there veteran/ancient or other significant trees within or adjacent to the site? Are they owned by third parties?</i></p> <p><i>Significant trees?</i> Within / Adjacent / No / Unknown</p> <p><i>Potentially veteran or ancient trees present?</i> Within / Adjacent / No / Unknown</p> <p><i>Owned by third parties?</i> Yes / No / Unknown</p>	<p>Unknown</p> <p>Unknown</p> <p>Unknown</p>
<p><i>Is the site likely to be affected by ground contamination?</i></p> <p>Yes / No / Unknown</p>	<p>Unknown</p>

<b>Indicator of Suitability</b>	<b>Assessment</b>
<p><i>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</i></p> <p>Yes / No / Unknown</p>	<p>Unknown</p>
<p><i>Would development of the site result in a loss of social, amenity or community value?</i></p> <p>Yes / No / Unknown</p>	<p>No</p>

## Accessibility

Factor	Guidance
<p>Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. Additional facilities can be added to the list. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk. This can be measured using Google Maps: <a href="https://www.google.com/maps">https://www.google.com/maps</a></p>	
<p><b>What is the distance to the following facilities (measured from the edge of the site)</b></p>	<p><b>Distance (metres)</b></p>
<p>Town / local centre / shop</p>	<p>400-1200</p>
<p>Bus / Tram Stop</p>	<p>&lt;400</p>
<p>Train station</p>	<p>&gt;1200</p>
<p>Primary School</p>	<p>400-1200</p>
<p>Secondary School</p>	<p>&gt;3900</p>
<p>Open Space / recreation facilities</p>	<p>&lt;400</p>
<p>Cycle Route</p>	<p>Unknown</p>

## Landscape and Visual Constraints

This section should be answered based on existing evidence (see guidance notes) or by a qualified landscape consultant.

<b>Indicator of Suitability</b>	<b>Assessment</b>
<p>Is the site <i>low, medium or high</i> sensitivity in terms of landscape?</p> <p><i>Low sensitivity:</i> the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</p> <p><i>Medium sensitivity:</i> the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</p> <p><i>High sensitivity:</i> the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</p>	<p>Low</p>
<p>Is the site <i>low, medium or high</i> sensitivity in terms of visual amenity?</p> <p><i>Low sensitivity:</i> the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</p> <p><i>Medium sensitivity:</i> the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</p> <p><i>High sensitivity:</i> the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</p>	<p>Medium</p>

## Heritage Constraints

<i>Indicator of Suitability</i>	<b>Assessment</b>
<p>Would the development of the site cause harm to a designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible</i>  <i>Some impact, and/or mitigation possible</i>  <i>Limited or no impact or no requirement for mitigation</i></p>	<p>Limited impact</p>
<p>Would the development of the site cause harm to a non-designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible</i>  <i>Some impact, and/or mitigation possible</i>  <i>Limited or no impact or no requirement for mitigation</i></p>	<p>No impact – however, the site falls within a Archaeological Notification Area.</p>

## Planning policy constraints

<i>Indicator of Suitability</i>	<b>Assessment</b>
<p><i>Is the site in the Green Belt?</i>  <i>Yes / No / Unknown</i></p>	<p>No</p>
<p><i>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</i>  <i>Yes / No / Unknown</i></p>	<p>No</p>

<b>Indicator of Suitability</b>	<b>Assessment</b>
<p><i>Are there any other relevant planning policies relating to the site?</i></p>	<p>The site does not meet Policy C SP1 and Policy SD SP2 as it is outside the BUAB. However, it is adjacent to the BUAB on one side and is well related to the general built form therefore it could be reasonable for the NP to allocate the site and alter the BUAB. It could act as an extension to the BUAB and the outstanding permission (WA/95/18/RES) to the west of Manser Road. The site is greenfield therefore is in not in conformity with the NP policy on prioritising brownfield land.</p>
<p><i>Is the site:</i></p> <p><b>Greenfield</b> <i>A mix of greenfield and previously developed land</i> <b>Previously developed land?</b></p>	<p><b>Greenfield</b></p>
<p><i>Is the site within, adjacent to or outside the existing built up area?</i></p> <p><b>Within the existing built up area (infill)?</b> <i>Adjacent to and connected to the existing built up area?</i> <b>Outside and not connected to the existing built up area?</b></p>	<p><b>Adjacent</b></p>
<p><i>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</i></p> <p><b>Within the existing settlement boundary?</b> <i>Adjacent to and connected to the existing settlement boundary?</i> <b>Outside and not connected to the existing settlement boundary?</b></p>	<p><b>Adjacent</b></p>
<p><i>Would development of the site result in neighbouring settlements merging into one another?</i></p> <p><b>Yes / No / Unknown</b></p>	<p><b>Yes</b></p>

<b>Indicator of Suitability</b>	<b>Assessment</b>
<p><i>Is the size of the site large enough to significantly change the size and character of the existing settlement?</i> Yes / No / Unknown</p>	Yes

## Assessment of Availability

<b>Indicator of Availability</b>	<b>Assessment</b>
<p><i>Is the site available for development?</i> Yes / No / Unknown.</p>	Unknown- site put forward by developer
<p><i>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</i> Yes / No / Unknown.</p>	Unknown
<p><i>Is there a known time frame for availability?</i> Available now / 0-5 years / 6-10 years / 11-15 years.</p>	Unknown

## Viability

<b>Indicators of Viability</b>	<b>Assessment</b>
<p><i>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities?</i> Yes / No / Unknown.</p> <p><i>What evidence is available to support this judgement?</i></p>	Unknown

## Conclusions

Conclusions	Assessment
<p><i>What is the expected development capacity of the site (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)?</i></p>	<p>185</p>
<p><i>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</i></p>	<p>Unknown</p>
<p><i>Other key information</i></p>	<p>N/A</p>
<p><i>Overall rating (Red/Amber/Green)</i></p> <p><i>The site is <b>suitable and available</b></i></p> <p><i>The site is <b>potentially suitable, and available.</b></i></p> <p><i>The site is <b>not currently suitable, and available.</b></i></p> <p><i>Are there any known viability issues?</i> <b>Yes / No</b></p>	<p>Amber</p> <p>Unknown</p>

<p><i>Summary of justification for rating</i></p>	<p>This is a greenfield site, adjacent to the BUAB and proposed for 185 dwellings.</p> <p>There is no current vehicular or pedestrian access however, it is possible access could be created off Yapton Lane. This would need to be verified by Highways officers. It is close to the centre of the village with key services and facilities within walking distance.</p> <p>The site would not impact on any heritage assets. It is located within a SSSI Risk Impact Zone but this would not prevent residential development. In addition, the site falls within a Archeological Notification Area (Roman Villa Complex at Blacksmith's Corner). The site is within the Fontwell Upper coastal plain which is characterised as gently undulating enclosed by woods with numerous hedgerows with a view to the higher ground of the Downs to the north. There are fairly long ranging views out of the east of the site to the South Downs National Park. The site is likely to have low landscape and medium visual sensitivity, although there is no specialist landscape report available at the time of writing.</p> <p>The site is greenfield therefore is in not in conformity with the NP policy on prioritising brownfield land and it would impact the village character. The scale of the proposed development is larger than the housing requirement and is therefore not necessary to meet the requirement. Development in this location would extend the settlement into open countryside and elongate the built up area further. It would compromise the gap between Walberton and Binsted and there are no natural defensible boundaries beyond Yapton Lane to the east and there would be a risk of further encroachment into open countryside. The views across the site are also</p>
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<b>Conclusions</b>	<b>Assessment</b>
	<p>in the 'protected views' policy which will be included in the revised Neighbourhood Plan which may limit the development or the extent of the developable area.</p> <p>The site has not been ruled out as unsuitable, however there are significant constraints due to the large scale of the proposal, the encroachment into open countryside and the conflict with the protected views policy in the made Neighbourhood Plan. Significant constraints to development but potential for a small area of development limited to the western edge of the site.</p>

# Neighbourhood Planning Site Assessment

## Site Details 12

Topic	Details
<i>Site Reference / Name</i>	12
 <p>An aerial photograph showing a green field labeled 'Site 12' outlined in red and yellow. The field is adjacent to a road with yellow lane markings. Other buildings and trees are visible in the surrounding area.</p>	 <p>A ground-level photograph of a green field with trees in the background. The field is grassy and appears to be a former pig farm.</p>
<i>Site Address / Location</i>	Land at Gracelands Farm, Fontwell
<i>Gross Site Area (Hectares)</i>	0.80
<i>Existing land use</i>	Ex pig farm
<i>Land use being considered, if known (e.g. housing, community use, commercial, mixed use)</i>	Residential
<i>Development Capacity (Proposed by Landowner or SHLAA/HELAA)</i>	2

Topic	Details
Site identification method / source (e.g. SHELAA, Call for Sites consultation, identified by neighbourhood planning group)	Neighbourhood Plan Call for Sites
Planning history (Live or previous planning applications/decisions)	None recent or relevant
Neighbouring uses	Residential and gardens

## Assessment of Suitability

### Environmental Constraints

Indicator of Suitability	Assessment
<p>Site is <b>predominantly, or wholly, within or adjacent</b> to the following statutory environmental designations: <i>Yes / No / partly or adjacent</i></p> <p><i>Ancient Woodland</i> <i>Area of Outstanding Natural Beauty (AONB)</i> <i>Biosphere Reserve</i> <i>Local Nature Reserve (LNR)</i> <i>National Nature Reserve (NNR)</i> <i>National Park</i> <i>Ramsar Site</i> <i>Site of Special Scientific Interest (SSSI)*</i> <i>Special Area of Conservation (SAC)</i> <i>Special Protection Area (SPA)</i></p> <p><i>Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p><i>Yes, SSSI Risk Impact Zone (however, this has no implications for housing development)</i></p>
<p>Site is <b>predominantly, or wholly, within or adjacent</b> to the following non statutory environmental designations: <i>Yes / No / partly or adjacent / Unknown</i></p> <p><i>Green Infrastructure Corridor</i> <i>Local Wildlife Site (LWS)</i> <i>Public Open Space</i> <i>Site of Importance for Nature Conservation (SINC)</i> <i>Nature Improvement Area</i> <i>Regionally Important Geological Site</i> <i>Other</i></p>	<p><i>No</i></p>

Indicator of Suitability	Assessment
<p><i>Site is predominantly, or wholly, within Flood Zones 2 or 3?</i></p> <p><b>See guidance notes:</b>            Flood Zone 1: <b>Low Risk</b>            Flood Zone 2: <b>Medium Risk</b>            Flood Zone 3 (less or more vulnerable site use): <b>Medium Risk</b>            Flood Zone 3 (highly vulnerable site use): <b>High Risk</b></p>	<p>Very Low Risk</p>
<p><i>Site is at risk of surface water flooding?</i></p> <p><b>See guidance notes:</b></p> <ul style="list-style-type: none"> <li>- <i>Less than 15% of the site is affected by medium or high risk of surface water flooding – <b>Low Risk</b></i></li> <li>- <i>&gt;15% of the site is affected by medium or high risk of surface water flooding – <b>Medium Risk</b></i></li> </ul>	<p>Very Low Risk</p>
<p><i>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)</i></p> <p><b>Yes / No / Unknown</b></p>	<p>No</p>

Indicator of Suitability	Assessment
<p><i>Site contains habitats with the potential to support priority species?</i></p> <p><i>Does the site contain local wildlife-rich habitats?</i></p> <p><i>Is the site part of:</i></p> <ul style="list-style-type: none"> <li>• <i>UK BAP Priority Habitat;</i></li> <li>• <i>a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</i></li> <li>• <i>wildlife corridors (and stepping stones that connect them); and/or</i></li> <li>• <i>an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</i></li> </ul> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><i>Site is <b>predominantly, or wholly, within or adjacent to</b> an Air Quality Management Area (AQMA)?</i></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>

## Physical Constraints

Indicator of Suitability	Assessment
<p><i>Is the site:</i></p> <p>Flat or relatively flat Gently sloping or uneven Steeply sloping</p>	<p>Flat</p>
<p><i>Is there existing vehicle access to the site, or potential to create suitable access?</i></p> <p>Yes / No / Unknown</p>	<p>Yes</p>
<p><i>Is there existing pedestrian/cycle access to the site, or potential to create suitable access?</i></p> <p><i>Pedestrian?</i> Yes / No / Unknown</p> <p><i>Cycle?</i> Yes / No / Unknown</p>	<p>Yes</p> <p>Yes</p>
<p><i>Are there any Public Rights of Way (PRoW) crossing the site?</i></p> <p>Yes / No / Unknown</p>	<p>No</p>
<p><i>Are there any known Tree Preservation Orders on the site?</i></p> <p>Yes / No / Unknown</p>	<p>No</p>
<p><i>Are there veteran/ancient or other significant trees within or adjacent to the site? Are they owned by third parties?</i></p> <p><i>Significant trees?</i> Within / Adjacent / No / Unknown</p> <p><i>Potentially veteran or ancient trees present?</i> Within / Adjacent / No / Unknown</p> <p><i>Owned by third parties?</i> Yes / No / Unknown</p>	<p>Yes adjacent</p> <p>Unknown</p> <p>Unknown</p>
<p><i>Is the site likely to be affected by ground contamination?</i></p> <p>Yes / No / Unknown</p>	<p>Unknown</p>

<b>Indicator of Suitability</b>	<b>Assessment</b>
<p><i>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</i></p> <p>Yes / No / Unknown</p>	<p>Unknown</p>
<p><i>Would development of the site result in a loss of social, amenity or community value?</i></p> <p>Yes / No / Unknown</p>	<p>No</p>

## Accessibility

Factor	Guidance
<p>Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. Additional facilities can be added to the list. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk. This can be measured using Google Maps: <a href="https://www.google.com/maps">https://www.google.com/maps</a></p>	
<p><b>What is the distance to the following facilities (measured from the edge of the site)</b></p>	<p><b>Distance (metres)</b></p>
<p>Town / local centre / shop</p>	<p>&gt;1200</p>
<p>Bus / Tram Stop</p>	<p>400-800</p>
<p>Train station</p>	<p>&gt;1200</p>
<p>Primary School</p>	<p>&gt;1200</p>
<p>Secondary School</p>	<p>1600-3900</p>
<p>Open Space / recreation facilities</p>	<p>&lt;400</p>
<p>Cycle Route</p>	<p>Unknown</p>

## Landscape and Visual Constraints

This section should be answered based on existing evidence (see guidance notes) or by a qualified landscape consultant.

<b>Indicator of Suitability</b>	<b>Assessment</b>
<p>Is the site <i>low, medium or high</i> sensitivity in terms of landscape?</p> <p><i>Low sensitivity:</i> the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</p> <p><i>Medium sensitivity:</i> the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</p> <p><i>High sensitivity:</i> the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</p>	<p>Low</p>
<p>Is the site <i>low, medium or high</i> sensitivity in terms of visual amenity?</p> <p><i>Low sensitivity:</i> the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</p> <p><i>Medium sensitivity:</i> the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</p> <p><i>High sensitivity:</i> the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</p>	<p>Low</p>

## Heritage Constraints

<b>Indicator of Suitability</b>	<b>Assessment</b>
<p>Would the development of the site cause harm to a designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible</i>  <i>Some impact, and/or mitigation possible</i>  <i>Limited or no impact or no requirement for mitigation</i></p>	<p>No impact</p>
<p>Would the development of the site cause harm to a non-designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible</i>  <i>Some impact, and/or mitigation possible</i>  <i>Limited or no impact or no requirement for mitigation</i></p>	<p>No impact</p>

## Planning policy constraints

<b>Indicator of Suitability</b>	<b>Assessment</b>
<p><i>Is the site in the Green Belt?</i>  <i>Yes / No / Unknown</i></p>	<p>No</p>
<p><i>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</i>  <i>Yes / No / Unknown</i></p>	<p>No</p>

Indicator of Suitability	Assessment
<p><i>Are there any other relevant planning policies relating to the site?</i></p>	<p>The site is adjacent to the extension of the BUAB. The site is partially PDL therefore is in partial conformity with the NP policy on prioritising brownfield land.</p>
<p><i>Is the site:</i></p> <p><i>Greenfield</i> <i>A mix of greenfield and previously developed land</i> <i>Previously developed land?</i></p>	<p>Mix</p>
<p><i>Is the site within, adjacent to or outside the existing built up area?</i></p> <p><i>Within the existing built up area (infill)?</i> <i>Adjacent to and connected to the existing built up area?</i> <i>Outside and not connected to the existing built up area?</i></p>	<p>Within</p>
<p><i>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</i></p> <p><i>Within the existing settlement boundary?</i> <i>Adjacent to and connected to the existing settlement boundary?</i> <i>Outside and not connected to the existing settlement boundary?</i></p>	<p>Adjacent</p>
<p><i>Would development of the site result in neighbouring settlements merging into one another?</i></p> <p>Yes / No / Unknown</p>	<p>No</p>

<b>Indicator of Suitability</b>	<b>Assessment</b>
<p><i>Is the size of the site large enough to significantly change the size and character of the existing settlement?</i> Yes / No / Unknown</p>	No

## 21. Assessment of Availability

<b>Indicator of Availability</b>	<b>Assessment</b>
<p><i>Is the site available for development?</i> Yes / No / Unknown.</p>	Yes
<p><i>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</i> Yes / No / Unknown.</p>	Unknown
<p><i>Is there a known time frame for availability?</i> Available now / 0-5 years / 6-10 years / 11-15 years.</p>	Unknown

## 22. Viability

<b>Indicators of Viability</b>	<b>Assessment</b>
<p><i>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities?</i> Yes / No / Unknown.</p> <p><i>What evidence is available to support this judgement?</i></p>	Unknown



## 23. Conclusions

Conclusions	Assessment
<p><i>What is the expected development capacity of the site (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)?</i></p>	<p>2</p>
<p><i>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</i></p>	<p>Unknown</p>
<p><i>Other key information</i></p>	<p>N/A</p>
<p><i>Overall rating (Red/Amber/Green)</i></p> <p><i>The site is <b>suitable and available</b></i></p> <p><i>The site is <b>potentially suitable, and available.</b></i></p> <p><i>The site is <b>not currently suitable, and available.</b></i></p> <p><i>Are there any known viability issues?</i> <b>Yes / No</b></p>	<p>Green</p> <p>Unknown</p>

Conclusions	Assessment
<p><i>Summary of justification for rating</i></p>	<p>This is a partially previously developed site, with one existing dwelling and a proposal for an additional two, that is adjacent to the BUAB. There is current vehicular access however, this would need upgrading and there is no current pedestrian access, yet it could be created.</p> <p>The site is located within a SSSI Risk Impact Zone, however this would not affect residential development. The site is within the Fontwell Upper coastal plain which is characterised as gently undulating enclosed by woods with numerous hedgerows with a view to the higher ground of the Downs to the north, the site is likely to have low landscape and visual sensitivity, although there is no specialist landscape report available at the time of writing.</p> <p>The site meets local policy (Policy C SP1 or Policy SD SP2 as it is adjacent to the BUAB and adjacent to a site that has recently been granted planning permission therefore could be possible for the revised NP to extend the BUAB to include this site) and there are no major physical constraints, therefore this site is considered suitable for allocation in the NP.</p>

# Neighbourhood Planning Site Assessment

## Site Details 13

Topic	Details
<i>Site Reference / Name</i>	13
	
Site Address / Location	Land off Wandleys Lane, Fontwell
Gross Site Area (Hectares)	6.80
Existing land use	Field
Land use being considered, if known (e.g. housing, community use, commercial, mixed use)	Residential
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	147 (estimated using HELAA method)
Site identification method / source (e.g. SHELAA, Call for Sites consultation, identified by neighbourhood planning group)	Neighbourhood Plan Call for Sites

Topic	Details
Planning history (Live or previous planning applications/decisions)	Planning Application ref. WA/73/17/OUT for 157 was refused in 2018 on the basis of the principle of development.
Neighbouring uses	Greenfield and gardens

## Assessment of Suitability

### Environmental Constraints

Indicator of Suitability	Assessment
<p>Site is <b>predominantly, or wholly, within or adjacent</b> to the following statutory environmental designations: <i>Yes / No / partly or adjacent</i></p> <p><i>Ancient Woodland</i> <i>Area of Outstanding Natural Beauty (AONB)</i> <i>Biosphere Reserve</i> <i>Local Nature Reserve (LNR)</i> <i>National Nature Reserve (NNR)</i> <i>National Park</i> <i>Ramsar Site</i> <i>Site of Special Scientific Interest (SSSI)*</i> <i>Special Area of Conservation (SAC)</i> <i>Special Protection Area (SPA)</i></p> <p><i>Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p><i>Yes, SSSI Risk Impact Zone (however, this has no implications for housing development)</i></p>
<p>Site is <b>predominantly, or wholly, within or adjacent</b> to the following non statutory environmental designations: <i>Yes / No / partly or adjacent / Unknown</i></p> <p><i>Green Infrastructure Corridor</i> <i>Local Wildlife Site (LWS)</i> <i>Public Open Space</i> <i>Site of Importance for Nature Conservation (SINC)</i> <i>Nature Improvement Area</i> <i>Regionally Important Geological Site</i> <i>Other</i></p>	<p><i>No</i></p>

Indicator of Suitability	Assessment
<p><i>Site is predominantly, or wholly, within Flood Zones 2 or 3?</i></p> <p><b>See guidance notes:</b>            Flood Zone 1: <b>Low Risk</b>            Flood Zone 2: <b>Medium Risk</b>            Flood Zone 3 (less or more vulnerable site use): <b>Medium Risk</b>            Flood Zone 3 (highly vulnerable site use): <b>High Risk</b></p>	<p><b>Very Low Risk</b></p>
<p><i>Site is at risk of surface water flooding?</i></p> <p><b>See guidance notes:</b></p> <ul style="list-style-type: none"> <li>- <i>Less than 15% of the site is affected by medium or high risk of surface water flooding – <b>Low Risk</b></i></li> <li>- <i>&gt;15% of the site is affected by medium or high risk of surface water flooding – <b>Medium Risk</b></i></li> </ul>	<p><b>Very Low Risk</b></p>
<p><i>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)</i></p> <p><b>Yes / No / Unknown</b></p>	<p><b>No</b></p>

Indicator of Suitability	Assessment
<p><i>Site contains habitats with the potential to support priority species?</i></p> <p><i>Does the site contain local wildlife-rich habitats?</i></p> <p><i>Is the site part of:</i></p> <ul style="list-style-type: none"> <li>• <i>UK BAP Priority Habitat;</i></li> <li>• <i>a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</i></li> <li>• <i>wildlife corridors (and stepping stones that connect them); and/or</i></li> <li>• <i>an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</i></li> </ul> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><i>Site is <b>predominantly, or wholly, within or adjacent to</b> an Air Quality Management Area (AQMA)?</i></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>

## Physical Constraints

Indicator of Suitability	Assessment
<p><i>Is the site:</i></p> <p>Flat or relatively flat Gently sloping or uneven Steeply sloping</p>	<p>Flat</p>
<p><i>Is there existing vehicle access to the site, or potential to create suitable access?</i></p> <p>Yes / No / Unknown</p>	<p>Yes</p>
<p><i>Is there existing pedestrian/cycle access to the site, or potential to create suitable access?</i></p> <p><i>Pedestrian?</i> Yes / No / Unknown</p> <p><i>Cycle?</i> Yes / No / Unknown</p>	<p>No, there is no current pedestrian access and would be difficult to provide it given the width of the lane.</p> <p>Yes</p>
<p><i>Are there any Public Rights of Way (PRoW) crossing the site?</i></p> <p>Yes / No / Unknown</p>	<p>No</p>
<p><i>Are there any known Tree Preservation Orders on the site?</i></p> <p>Yes / No / Unknown</p>	<p>No</p>
<p><i>Are there veteran/ancient or other significant trees within or adjacent to the site? Are they owned by third parties?</i></p> <p><i>Significant trees?</i> Within / Adjacent / No / Unknown</p> <p><i>Potentially veteran or ancient trees present?</i> Within / Adjacent / No / Unknown</p> <p><i>Owned by third parties?</i> Yes / No / Unknown</p>	<p>Yes adjacent</p> <p>Unknown</p> <p>Unknown</p>
<p><i>Is the site likely to be affected by ground contamination?</i></p> <p>Yes / No / Unknown</p>	<p>Unknown</p>

<b>Indicator of Suitability</b>	<b>Assessment</b>
<p><i>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</i></p> <p>Yes / No / Unknown</p>	<p>Unknown</p>
<p><i>Would development of the site result in a loss of social, amenity or community value?</i></p> <p>Yes / No / Unknown</p>	<p>No</p>

## Accessibility

Factor	Guidance
<p>Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. Additional facilities can be added to the list. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk. This can be measured using Google Maps: <a href="https://www.google.com/maps">https://www.google.com/maps</a></p>	
<p><b>What is the distance to the following facilities (measured from the edge of the site)</b></p>	<p><b>Distance (metres)</b></p>
<p>Town / local centre / shop</p>	<p>&gt;1200</p>
<p>Bus / Tram Stop</p>	<p>400-800</p>
<p>Train station</p>	<p>&gt;1200</p>
<p>Primary School</p>	<p>&gt;1200</p>
<p>Secondary School</p>	<p>1600-3900</p>
<p>Open Space / recreation facilities</p>	<p>&lt;400</p>
<p>Cycle Route</p>	<p>Unknown</p>

## Landscape and Visual Constraints

This section should be answered based on existing evidence (see guidance notes) or by a qualified landscape consultant.

<b>Indicator of Suitability</b>	<b>Assessment</b>
<p>Is the site <i>low, medium or high</i> sensitivity in terms of landscape?</p> <p><i>Low sensitivity:</i> the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</p> <p><i>Medium sensitivity:</i> the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</p> <p><i>High sensitivity:</i> the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</p>	<p>Low</p>
<p>Is the site <i>low, medium or high</i> sensitivity in terms of visual amenity?</p> <p><i>Low sensitivity:</i> the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</p> <p><i>Medium sensitivity:</i> the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</p> <p><i>High sensitivity:</i> the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</p>	<p>Low</p>

## Heritage Constraints

<b>Indicator of Suitability</b>	<b>Assessment</b>
<p>Would the development of the site cause harm to a designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible</i>  <i>Some impact, and/or mitigation possible</i>  <i>Limited or no impact or no requirement for mitigation</i></p>	<p>No impact</p>
<p>Would the development of the site cause harm to a non-designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible</i>  <i>Some impact, and/or mitigation possible</i>  <i>Limited or no impact or no requirement for mitigation</i></p>	<p>No impact</p>

## Planning policy constraints

<b>Indicator of Suitability</b>	<b>Assessment</b>
<p><i>Is the site in the Green Belt?</i>  <i>Yes / No / Unknown</i></p>	<p>No</p>
<p><i>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</i>  <i>Yes / No / Unknown</i></p>	<p>No</p>

Indicator of Suitability	Assessment
<p><i>Are there any other relevant planning policies relating to the site?</i></p>	<p>The site is partially adjacent to the BUAB. The site is greenfield therefore is in not in conformity with the NP policy on prioritising brownfield land.</p>
<p><i>Is the site:</i></p> <p><b>Greenfield</b> <i>A mix of greenfield and previously developed land</i> <b>Previously developed land?</b></p>	<p><b>Greenfield</b></p>
<p><i>Is the site within, adjacent to or outside the existing built up area?</i></p> <p><b>Within the existing built up area (infill)?</b> <i>Adjacent to and connected to the existing built up area?</i> <b>Outside and not connected to the existing built up area?</b></p>	<p><b>Outside</b></p>
<p><i>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</i></p> <p><b>Within the existing settlement boundary?</b> <i>Adjacent to and connected to the existing settlement boundary?</i> <b>Outside and not connected to the existing settlement boundary?</b></p>	<p><b>Adjacent</b></p>
<p><i>Would development of the site result in neighbouring settlements merging into one another?</i></p> <p><b>Yes / No / Unknown</b></p>	<p><b>Yes</b></p>

<b>Indicator of Suitability</b>	<b>Assessment</b>
<p><i>Is the size of the site large enough to significantly change the size and character of the existing settlement?</i> Yes / No / Unknown</p>	Yes

## Assessment of Availability

<b>Indicator of Availability</b>	<b>Assessment</b>
<p><i>Is the site available for development?</i> Yes / No / Unknown.</p>	Unknown
<p><i>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</i> Yes / No / Unknown.</p>	Unknown
<p><i>Is there a known time frame for availability?</i> Available now / 0-5 years / 6-10 years / 11-15 years.</p>	Unknown

## Viability

<b>Indicators of Viability</b>	<b>Assessment</b>
<p><i>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities?</i> Yes / No / Unknown.</p> <p><i>What evidence is available to support this judgement?</i></p>	Unknown

## Conclusions

Conclusions	Assessment
<p><i>What is the expected development capacity of the site (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)?</i></p>	<p>147</p>
<p><i>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</i></p>	<p>Unknown</p>
<p><i>Other key information</i></p>	<p>N/A</p>
<p><i>Overall rating (Red/Amber/Green)</i></p> <p><i>The site is <b>suitable and available</b></i></p> <p><i>The site is <b>potentially suitable, and available.</b></i></p> <p><i>The site is <b>not currently suitable, and available.</b></i></p> <p><i>Are there any known viability issues?</i> <b>Yes / No</b></p>	<p><b>Red</b></p> <p>Unknown</p>

Conclusions	Assessment
<p><i>Summary of justification for rating</i></p>	<p>This is a greenfield site with a small section of the boundary connected to the BUAB. There is a proposal for a retirement village.</p> <p>There is current vehicular access however, there is no current pedestrian access, and this would be difficult to provide given the width of Wandleys Lane. The impact of traffic from the new strategic allocation at Fontwell would also need to be considered at this location.</p> <p>The site is located within a SSSI Risk Impact Zone although this would not prevent residential development. The site is within the Fontwell Upper coastal plain which is characterised as gently undulating enclosed by woods with numerous hedgerows with a view to the higher ground of the Downs to the north, the site is likely to have low landscape and visual sensitivity, although there is no specialist landscape report available at the time of writing.</p> <p>A previous planning application for 157 dwellings was refused. The site is greenfield therefore is not in conformity with the NP policy on prioritising brownfield land and would increase coalescence between Fontwell and Walberton.</p> <p>The site is not suitable for this scale of residential development. It is not a natural extension to the BUAB. In addition, it would increase coalescence between Fontwell and Walberton and there is limited potential to create a footpath between the site and the local amenities therefore it is not suitable for allocation in the NP.</p>



# Appendix B - HELAA Review Table



Site Ref.	HELAA Ref.	HELAA conclusions Is the site suitable, available and achievable for the development proposed? What is the justification for this conclusion?	How can these conclusions be applied to the Neighbourhood Planning Site Assessment?			Are the HELAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment? If not, how would the conclusions change in the Neighbourhood Plan Site Assessment context?	What is the justification for this judgement?	Additional Notes/ Local Plan policy
			Has the site been excluded or assessed as unsuitable due to size? E.g. too small or too large?	Does more recent or additional information now exist which could change the HELAA findings?	Are there any concerns that the HELAA conclusion is reasonable and defensible?			
Site B	FON3	<b>Suitable.</b> There is potential for noise impact from A27 and groundwater flood risk. Lack of public amenities and facilities in Fontwell. Possible Archaeology interest. It is adjoining the built up area in a sustainable location with easy access to bus and cycle routes and does not have major constraints so is considered suitable. It could also join up with the adjoining site 99 to provide a comprehensive development in Fontwell. The site is owned by a charitable organisation who have confirmed in 2018 that the site will be available for development within the short term.	No	No	No	Yes, the site is <b>suitable</b> .	The site meets local policy and would help the parish meet their housing requirement.	Updated communication from the landowner (National Trust) confirms there is a revised proposal to provide 40 dwellings and land for a new childcare facility.
Site D	17WA1	<b>Suitable</b> The site is 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	No	Yes- the site is no longer contrary to local policy.	Yes - the conclusions do not consider access and do not	No, the site is <b>potentially suitable</b> . The developable area is limited to the south of the site.	It would be contrary to the adopted NP policy of retaining the village feel and there are significant constraints that	The site does not meet Policy C SP1 and Policy SD SP2 as it is outside the BUAB.

Site Ref.	HELA A Ref.	HELAA conclusions Is the site suitable, available and achievable for the development proposed? What is the justification for this conclusion?	How can these conclusions be applied to the Neighbourhood Planning Site Assessment?			Are the HELAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment? If not, how would the conclusions change in the Neighbourhood Plan Site Assessment context?	What is the justification for this judgement?	Additional Notes/ Local Plan policy
			Has the site been excluded or assessed as unsuitable due to size? E.g. too small or too large?	Does more recent or additional information now exist which could change the HELAA findings?	Are there any concerns that the HELAA conclusion is reasonable and defensible?			
		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. The site was promoted in the 2018 HELAA call for sites process, and is therefore considered available for the purposes of this assessment.			consider the character of the village.		need to be considered.	However, it is adjacent to the BUAB on three sides. Significant access issue. Large scale site, not necessary to meet NP housing requirement, however could potentially be appropriate for a smaller amount of development if constraints could be resolved.
Site E	18WA4	<b>Suitable</b> Due to the site's location adjoining the built up area boundary of Walberton, and the limited constraints presented on site, the site could be considered suitable for development subject to further landscape and heritage work due to its location within the Gap between settlement and also its proximity to listed buildings, conservation area and local green	No	Yes, the strategic gap policy would not allow this.	Yes, the strategic gap policy would not allow this.	No, the site is <b>potentially suitable</b> . The developable area is limited to the north of the site and should not extend further than the existing agricultural buildings off Dairy Lane.	The site is potentially suitable, development would be constrained because of the Local Plan Strategic gap policy, however it would not rule out development.	The site does not meet Policy C SP1 and Policy SD SP2 as it is outside the BUAB. However, it is adjacent to the BUAB on three sides, therefore

Site Ref.	HELA A Ref.	HELAA conclusions Is the site suitable, available and achievable for the development proposed? What is the justification for this conclusion?	How can these conclusions be applied to the Neighbourhood Planning Site Assessment?			Are the HELAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment? If not, how would the conclusions change in the Neighbourhood Plan Site Assessment context?	What is the justification for this judgement?	Additional Notes/ Local Plan policy
			Has the site been excluded or assessed as unsuitable due to size? E.g. too small or too large?	Does more recent or additional information now exist which could change the HELAA findings?	Are there any concerns that the HELAA conclusion is reasonable and defensible?			
		space. The site has been promoted through the HELAA call for sites 2018 and is therefore considered to be available for development.						would need to consult with the Council on the extension of the BUAB.
Site F	WA6	<b>Suitable</b> Flood zone 1, Southern half of site is within a gap between settlements. Could be considered as a potentially developable site as no major constraints and adjacent to the built up area boundary of Walberton. Site has been recently promoted as being available within the early part of the plan period	No	No	No	Partially, the site is <b>potentially suitable</b> . The developable area is limited to the south eastern corner and should not extend past the existing built up area to the west.	There are no constraints on the northern part of the site so could be partially suitable, if access could be provided.	The site does not meet Policy C SP1 and Policy SD SP2 as it is outside the BUAB. However, it is adjacent to the BUAB on one side therefore it could be reasonable for the NP to allocate the site and alter the BUAB.
Site G	WA9	<b>Suitable</b> Lidsey Treatment Catchment, SCA, Ground Water Floor Risk V1. The site is formed of rear amenity space for a number of properties. Access to the site is problematic and as a result limits	No	No	The HELAA does not give enough weighting to the fact that	No, the site is <b>not suitable</b> .	It is not clear how access could be provided.	The site does not meet Policy C SP1 and Policy SD SP2 as it is outside

Site Ref.	HELA A Ref.	HELAA conclusions Is the site suitable, available and achievable for the development proposed? What is the justification for this conclusion?	How can these conclusions be applied to the Neighbourhood Planning Site Assessment?			Are the HELAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment? If not, how would the conclusions change in the Neighbourhood Plan Site Assessment context?	What is the justification for this judgement?	Additional Notes/ Local Plan policy
			Has the site been excluded or assessed as unsuitable due to size? E.g. too small or too large?	Does more recent or additional information now exist which could change the HELAA findings?	Are there any concerns that the HELAA conclusion is reasonable and defensible?			
		its suitability for development. However, the site could be developed in accordance with the neighbouring HELAA site. A number of the owners have recently stated they are willing to investigate development of the site if the access issues can be resolved, and if all owners would be willing to develop.			there is no possible access			the BUAB. However, it is adjacent to the BUAB on one side.
<b>Site H</b>	WA2	<b>Suitable</b> Lidsey Treatment Catchment, SCA, Ground Water Floor Risk V1. Affects setting of a Listed Building. The site is considered suitable as constraints are not insurmountable and it is within a suitable location inside the built up area. Owners have confirmed that the site may be available in the longer term.	No	Yes, a revised boundary and proposed number of dwellings	May be some concerns around availability- NP group confirmed the revised site is available	Yes, the site is <b>suitable</b> .	Meets policy, is well related to the centre of the village, access both vehicle and pedestrian should not be a problem. Consideration would need to be given to the Conservation Area and heritage context.	The site meets Policy C SP1 and Policy SD SP2 as it is within the BUAB.
<b>Site I</b>	146A	<b>Suitable</b> : Lidsey Treatment Catchment, SCA, Ground Water Floor Risk V1. Could be considered as a potentially developable site as no major constraints but substantial policy	No	No	No	No, the site is <b>not suitable</b> .	Local policy states that NPs can revise the BUAB to include sites for development,	N/A

Site Ref.	HELAA Ref.	HELAA conclusions Is the site suitable, available and achievable for the development proposed? What is the justification for this conclusion?	How can these conclusions be applied to the Neighbourhood Planning Site Assessment?			Are the HELAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment? If not, how would the conclusions change in the Neighbourhood Plan Site Assessment context?	What is the justification for this judgement?	Additional Notes/ Local Plan policy
			Has the site been excluded or assessed as unsuitable due to size? E.g. too small or too large?	Does more recent or additional information now exist which could change the HELAA findings?	Are there any concerns that the HELAA conclusion is reasonable and defensible?			
		constraints means delivery within 5 years is unlikely so put into the longer term yields. The site has previously been promoted, and is therefore considered available.					although this site is adjacent to a BUAB it is not one that is located in the parish meaning Walberton NP could not propose to alter the boundary.	
Site J	123	<b>Not suitable:</b> SCA, Strategic gaps, Ground Water Flood Risk V1, Settlement Gap Layer 2013, Settlement Gap Layer 2013 Provisional, Strategic Gaps Area 11 (iv). The site has a low landscape capacity for development and forms part of an important gap between settlements which prevents coalescence. The site has previously been promoted to the Council. However, it is not currently clear if it still remains available for development.	No	No	No	Yes, the site is <b>not suitable</b> .	Although the site is within the Strategic Gap Policy, if a NP finds it appropriate to allocate, development could be allowed.	The site does not meet Policy C SP1 and Policy SD SP2 as it is outside the BUAB. It is adjacent to the BUAB on one small section, however this area closest to the BUAB is designated as a Local Green Space in the adopted NP therefore extension of the

Site Ref.	HELA A Ref.	HELAA conclusions Is the site suitable, available and achievable for the development proposed? What is the justification for this conclusion?	How can these conclusions be applied to the Neighbourhood Planning Site Assessment?			Are the HELAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment? If not, how would the conclusions change in the Neighbourhood Plan Site Assessment context?	What is the justification for this judgement?	Additional Notes/ Local Plan policy
			Has the site been excluded or assessed as unsuitable due to size? E.g. too small or too large?	Does more recent or additional information now exist which could change the HELAA findings?	Are there any concerns that the HELAA conclusion is reasonable and defensible?			
								BUAB would not be appropriate.
<b>Site K</b>	18WA2	<b>Not suitable:</b> Greenfield site, outside the BUAB with access off Wandley's Lane and through Wandley's Farm which is narrow with poor visibility. Neighbouring uses include farms and low density detached dwellings. It has been recently refused planning permission for 5 dwellings. The site is not considered to be in a sustainable location for housing development due to its separation from the BUAB by Wandley's Lane and in terms of access to facilities. The site was submitted as part of the 2018 call for sites, and is therefore considered to be available.	No	Yes, Fontwell BUAB has been extended to include the strategic allocation so the site is now adjacent to it.	Yes- could be deemed a more sustainable location given surrounding development however, access is still a constraint.	Yes, the site is <b>not suitable</b> .	Planning permission granted on appeal for 1 market and 4 affordable homes with a s106 local connection.	N/A
<b>Site L</b>	150	<b>Not suitable:</b> Archaeological notification area - Roman Occupation, Walberton, Lidsey Treatment Catchment, TPO, SCA, Ground Water Flood Risk v1. 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. It is located adjacent to	No	Yes, Fontwell BUAB has been extended to include the strategic allocation so the site is now adjacent to it.	Yes- could be deemed a more sustainable location given surrounding development however, access may	No, the site is <b>potentially suitable</b> .	Could be suitable if joined up in some way with the Fontwell strategic site	

Site Ref.	HELA A Ref.	HELAA conclusions Is the site suitable, available and achievable for the development proposed? What is the justification for this conclusion?	How can these conclusions be applied to the Neighbourhood Planning Site Assessment?			Are the HELAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment? If not, how would the conclusions change in the Neighbourhood Plan Site Assessment context?	What is the justification for this judgement?	Additional Notes/ Local Plan policy
			Has the site been excluded or assessed as unsuitable due to size? E.g. too small or too large?	Does more recent or additional information now exist which could change the HELAA findings?	Are there any concerns that the HELAA conclusion is reasonable and defensible?			
		another site which, as of November 2016 is subject to a call in Inquiry. This site should be monitored. The site has previously been promoted to the Council. However, it is not currently clear if it still remains available for development.			be a constraint unless provided through the strategic allocation. There is a question over availability.			
<b>Site M</b>	127	<b>Not suitable:</b> Lidsey Treatment Catchment, SCA, Ground Water Floor Risk V1. 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. The site has previously been promoted to yield 30 dwellings. However, it is not currently clear if it still remains available for development.	No	No	No	Yes, the site is <b>not suitable</b> .	Availability unknown. It would form coalescence between Fontwell and Walberton.	The site does not meet Policy C SP1 and Policy SD SP2 as it is outside the BUAB.
<b>Site N</b>	WA7	<b>Not suitable:</b> Back garden land to a number of properties. Lidsey Treatment Catchment, SCA, Groundwater Floor Risk V1. Information gathered for the purposes of this study suggests that there is no confidence in	Yes	No	No	Yes, the site is <b>not suitable</b> .	Availability unknown, no access, back land development.	The site meets Policy C SP1 and Policy SD SP2 as it is within the BUAB.

Site Ref.	HELA A Ref.	HELAA conclusions Is the site suitable, available and achievable for the development proposed? What is the justification for this conclusion?	How can these conclusions be applied to the Neighbourhood Planning Site Assessment?			Are the HELAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment? If not, how would the conclusions change in the Neighbourhood Plan Site Assessment context?	What is the justification for this judgement?	Additional Notes/ Local Plan policy
			Has the site been excluded or assessed as unsuitable due to size? E.g. too small or too large?	Does more recent or additional information now exist which could change the HELAA findings?	Are there any concerns that the HELAA conclusion is reasonable and defensible?			
		the site being available and coming forward for development in the near future, because the site is not currently being promoted for residential development by all owners. The site is also land locked so access may be difficult. As at May 2017 one owner has confirmed they may be willing to develop it if suitable access can be achieved.						
<b>Site O</b>	18WA1	<b>Not suitable:</b> Access on bend of road with potential for poor visibility. Potential for contamination due to previous uses. Outside BUAB. The site is outside the settlement boundary and is poorly related to facilities. The site therefore is considered to be in an unsustainable location for housing development. The site has been promoted for development as part of the 2018 call for sites, and is therefore considered to be available.	No	No	No	Yes, the site is <b>not suitable</b> .	Does not meet local policy.	The site does not meet Policy C SP1 and Policy SD SP2 as it is outside the BUAB.
<b>Site P</b>	18WA3	<b>Not suitable:</b> Flat greenfield site which includes Walberton House and its Garden. Access is via the existing driveway to the house which is on a	No	Yes- Site is partially adjacent to the BUAB	No	No, the site is <b>potentially suitable</b> . The developable area is limited to the north eastern corner of the site,	It is partially located within the conservation area and wholly within	The site does not meet Policy C SP1 and Policy SD SP2

Site Ref.	HELAA Ref.	HELAA conclusions Is the site suitable, available and achievable for the development proposed? What is the justification for this conclusion?	How can these conclusions be applied to the Neighbourhood Planning Site Assessment?			Are the HELAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment? If not, how would the conclusions change in the Neighbourhood Plan Site Assessment context?	What is the justification for this judgement?	Additional Notes/ Local Plan policy
			Has the site been excluded or assessed as unsuitable due to size? E.g. too small or too large?	Does more recent or additional information now exist which could change the HELAA findings?	Are there any concerns that the HELAA conclusion is reasonable and defensible?			
		tight bend on Church Lane. Trees form the boundary of the land and the land is subject to a TPO - TPO/WA/1/86. Walberton House is a Listed building and there are other listed buildings along Church Lane and St Mary's Church. Due to the sites location outside the BUAB and in a historically sensitive location in close proximity to a number of listed buildings, the site is not considered suitable for development at this time. The site has been promoted in the 2018 HELAA call for sites and is therefore considered to be available for development.				the land at the rear of the existing dwelling.	the strategic gap, however this does not completely rule out development.	as it is outside the BUAB. However, a small section is adjacent to the BUAB.
Site Q	WA8	<b>Not suitable:</b> Lidsey Treatment Catchment, SCA, Groundwater Floor Risk; Partly in Conservation area. The site has a lapsed application for 3 bungalows. In addition, it is located within the Built up Area Boundary where it is surrounded by development. Conservation Area status and trees on site might limit achievable densities but site is considered suitable. The owner has confirmed through the 2018 HELAA	Yes	Yes, the site is now considered available as it was put forward in the NP call for sites.	Yes	No, the site is <b>suitable</b> .	The HELAA considered development on this site acceptable in principle and there was a lapsed permission on the site (ref. WA/56/74).	The site meets Policy C SP1 and Policy SD SP2 as it is within the BUAB.

Site Ref.	HELA A Ref.	HELAA conclusions Is the site suitable, available and achievable for the development proposed? What is the justification for this conclusion?	How can these conclusions be applied to the Neighbourhood Planning Site Assessment?			Are the HELAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment? If not, how would the conclusions change in the Neighbourhood Plan Site Assessment context?	What is the justification for this judgement?	Additional Notes/ Local Plan policy
			Has the site been excluded or assessed as unsuitable due to size? E.g. too small or too large?	Does more recent or additional information now exist which could change the HELAA findings?	Are there any concerns that the HELAA conclusion is reasonable and defensible?			
		process that the site is not available for development for the foreseeable future.						
Site R	WA4	<b>Not suitable:</b> Three large houses and plots. Large front and rear gardens, well vegetated. Commercial premises in converted buildings. 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. The site is also in multiple ownership which affects land acquisition. This position should be reviewed periodically. As of May 2017, it is Unavailable.	No	No	No	Yes, the site is <b>not suitable</b> .	Lack of information regarding the site however it is not considered available.	The site meets Policy C SP1 and Policy SD SP2 as it is within the BUAB.  There is a lack of information regarding the site however it is not considered available.
Site S	NEWW A12	<b>Not suitable:</b> Large, irregular shaped site. The Site is currently used as a community care facility with circa 37 bed spaces. The Site predominantly takes the form of a private residential estate set within gardens and other open land including an orchard. Access is via Freeman Close, which is located north of Eastergate Lane. Lidsey treatment catchment and groundwater	No	No	No	Yes, the site is <b>not suitable</b> .	Site does not meet policy, is only partially within the NPA and would form coalescence between Fontwell and Walberton.	The site does not meet Policy C SP1 and Policy SD SP2 as it is outside the BUAB.

Site Ref.	HELA A Ref.	HELAA conclusions Is the site suitable, available and achievable for the development proposed? What is the justification for this conclusion?	How can these conclusions be applied to the Neighbourhood Planning Site Assessment?			Are the HELAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment? If not, how would the conclusions change in the Neighbourhood Plan Site Assessment context?	What is the justification for this judgement?	Additional Notes/ Local Plan policy
			Has the site been excluded or assessed as unsuitable due to size? E.g. too small or too large?	Does more recent or additional information now exist which could change the HELAA findings?	Are there any concerns that the HELAA conclusion is reasonable and defensible?			
		<p>flooding. North of site classified as Ancient Woodland. Site floods on a regular basis in winter. The site is located outside the Built up Area Boundary of Walberton and is not considered to be in a sustainable location. The site has an established access and is partly in residential use. The promoter confirms that there are a number of options for the site including partial redevelopment or complete redevelopment of the area. Partial redevelopment would enable the trust to provide 31 homes, whilst full redevelopment would enable approximately 40 homes. The second option of complete redevelopment would require the relocation of existing facilities to another site. The site has been promoted for development again as part of the call for sites exercise which took place in May 2017. The site is therefore considered to be available for the purposes of this assessment.</p>						
Site T	NEWW A11	<b>Not suitable:</b> Flood Zone Fluvial 2 & 3a, groundwater flood risk, conservation area and TPO.	No	No	No	Yes, the site is <b>not suitable</b> .	There are significant constraints on site including flood risk	The site does not meet Policy C SP1 and

Site Ref.	HELAA Ref.	HELAA conclusions Is the site suitable, available and achievable for the development proposed? What is the justification for this conclusion?	How can these conclusions be applied to the Neighbourhood Planning Site Assessment?			Are the HELAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment? If not, how would the conclusions change in the Neighbourhood Plan Site Assessment context?	What is the justification for this judgement?	Additional Notes/ Local Plan policy
			Has the site been excluded or assessed as unsuitable due to size? E.g. too small or too large?	Does more recent or additional information now exist which could change the HELAA findings?	Are there any concerns that the HELAA conclusion is reasonable and defensible?			
		<p>Designated as existing open space in the Local Plan. The site lies adjacent to the Walberton Conservation area. Potential access would be from Eastergate Lane. Due to constraints related to the site access and potential impacts upon the conservation area, the site will be added to the HELAA as "rejected" at this time. The site has been put forward for development as part of the Call for sites exercise in 2016. As a result, the site is available for development.</p>				<p>and partial designation as open space in Local Plan.</p>	<p>Policy SD SP2 as it is outside the BUAB. However, in a very small section it is adjacent to the BUAB.</p>	



