



# OPEN DAY

## Neighbourhood Plan: Review 2020



# Sites **excluded** from the Neighbourhood Plan

*These sites have been rejected. We trust that you agree with our decision.*

## Site D: Land north of North Pound and west of Tye Lane

AECOM said, "The site does not meet Policy C SP1 and Policy SD SP2 as it is outside the built-up area boundary. However, it is adjacent to the built-up area boundary on three sides. Significant access issue. Large scale site, not necessary to meet Neighbourhood Plan housing requirement."

### Reasons for exclusion from the Neighbourhood Development Plan:

- ✗ The conclusions from the Housing and Economic Land Availability Assessment (HELAA) are not reasonable to be brought forward in the Neighbourhood Plan site assessment.
- ✗ The scale of the site would detract from the village feel
- ✗ There are significant constraints on the site:
  - ✗ Poor access and the Avisford Park development was refused any access via Tye Lane.
  - ✗ Development here would increase traffic congestion in the centre of the village.
  - ✗ Falls within the proposed 'protected views' policy in the revised Neighbourhood Plan.
  - ✗ Major concerns about surface water drainage here.

## Site E: Land to the south of Walberton

AECOM said, "Development on this site would be constrained because of the Local Plan Strategic gap policy, however it would not rule out development."

### Reasons for exclusion from the Neighbourhood Development Plan:

- ✗ The conclusions from the Housing and Economic Land Availability Assessment (HELAA) are not reasonable to be brought forward in the Neighbourhood Plan site assessment.
- ✗ The site could be available in future but the owners showed no enthusiasm for actioning this in the foreseeable future.
- ✗ Development in this location would extend the settlement into open countryside further encroaching the settlement gap.
- ✗ The views across the site will fall within in the 'protected views' policy in the revised Neighbourhood Plan.
- ✗ Arun District Council's Local Plan
  - ✗ Section 7.1.5 highlights the importance of protecting the countryside by maintaining the built-up area boundary (BUAB).
  - ✗ Section 2.2.5 further clarifies the importance of the BUAB in control of developments in countryside, particularly point 4: Preserves the setting of existing settlements by protecting the surrounding countryside.