



# 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 11: Land east of Yapton Lane

AECOM said, "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."

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

- ✗ This is a greenfield site, adjacent to the built-up area boundary and proposed for 185 dwellings. 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 as the traffic implications on the narrow Yapton Lane are considerable.
- ✗ It is located within a Site of Special Scientific Interest Risk Impact Zone and within an Archaeological Notification Area (Roman Villa Complex at Blacksmith's Corner).
- ✗ The site is greenfield therefore is not in conformity with the Neighbourhood Plan 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 also close off the village from the open countryside to the east.
- ✗ It would compromise the gap between Walberton and Binsted, 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 the 'protected views' policy in the revised Neighbourhood Plan.
- ✗ In Arun District Council's Local Plan
  - ✗ Section 7.1.5 highlights the importance of protecting the countryside by maintaining the built-up area boundary.
  - ✗ 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.

### Site L: Arun House, Wandleys Lane

AECOM said, "This site could be suitable if joined up in some way with the Fontwell strategic site."

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

- ✗ The site is not considered to be available.