



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 F: Choller Estate south of Eastergate Lane

AECOM said, "There are no constraints on the northern eastern part of the site so could be partially suitable if access could be provided."

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.
- ✗ Development in this location would further encroach the settlement gap.
- ✗ The views across the site will fall within in the 'protected views' policy in the revised Neighbourhood Plan.
- ✗ No proposals have been submitted by the landowner.

Site P: Walberton House, The Street

AECOM said, "The conclusions from the Housing and Economic Land Availability Assessment (HELAA) are not reasonable to be brought forward in the Neighbourhood Plan 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."

Reasons for exclusion from the Neighbourhood Development Plan:

- ✗ 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 Tree Preservation Order (TPO/WA/1/86).
- ✗ Walberton Park is a Listed building and there are other listed buildings along Church Lane and St Mary's Church.
- ✗ It is a prominent site within the Walberton Conservation Area, the development of which would have a harmful effect on the Area.
- ✗ Due to the site's location outside the built-up area boundary 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 views across the site will fall within in the 'protected views' policy in the revised Neighbourhood Plan.
- ✗ In Arun'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.