



WNP SITE ASSESSMENTS

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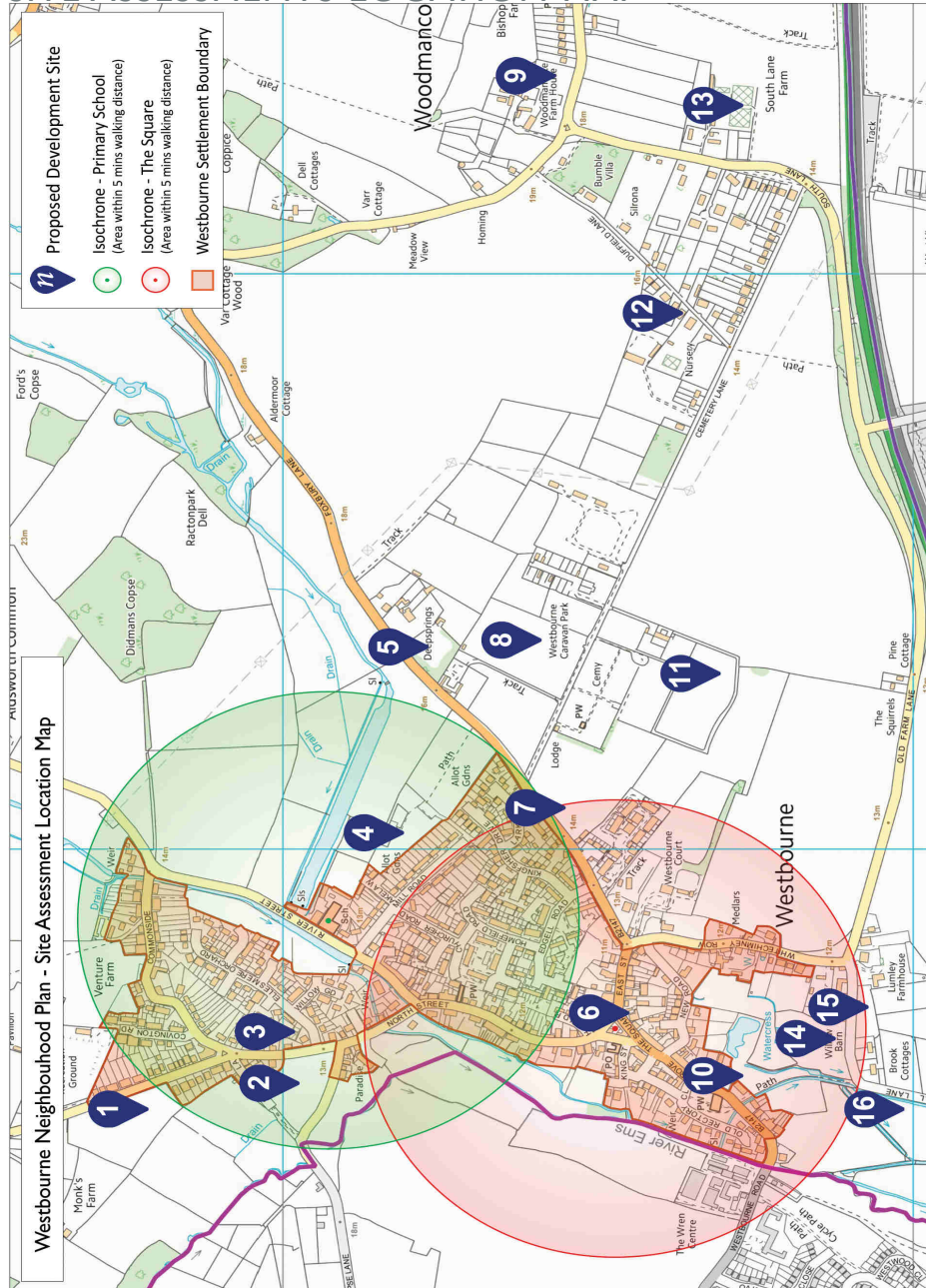
INTRODUCTION

This site assessment and appraisal report considers all 16 sites that were identified from various sources as suitable for development. These included SHLAA sites (identified by Chichester District Council), sites put forward by landowners and those identified by the WNP.

The assessments have been carried out by the Neighbourhood Plan group, and checked for validity and consistency by an independent planning consultant.

The assessment process involved a site inspection; a review of submissions put forward, when they were available, consideration of any relevant planning history and approaches to landowners where these were required to check availability. The site was assessed under the following criteria: access and services with a view to the sustainability of the location, compatibility with village character, assessment of the current use of the land - considering brownfield, review of landscape heritage and biodiversity constraints from published information, and any provided, and review of flood zones. A summary assessment sheet was completed with a short narrative on the suitability of the site for development.

SITE ASSESSMENTS LOCATION MAP



I - WEST OF MONK'S HILL

Detailed Assessment

Site name/location:
 WNP Review reference number:
 Type of development:
 Site owner/Agent:
 Site size (hectares) and existing land use:
 Site availability:
 Planning History:

West of Monk's Hill.
 Map Reference Number 1.
 Housing - suggested 6 bungalows.
 Mr W Rowe.
 2.16 Permanent pasture.
 1-5 years.
 Not known.

Access & Provision of services

- 1 Describe access to road:
- 2 Is the access safe?:
- 3 Can the access be made adequate for the development?:
- 4 Could residents walk safely to village centre?:
- 5 What time does it take to walk to the village centre?:
- 6 Are there pavements to walk on to the village centre?:

Direct to Monk's Hill via a slip road
 Could be made safe. The introduction of visibility splays will remove some of the frontage hedgerow.
 Yes. A gateway traffic calming feature would help to restrict vehicular on the approach which would be some benefit to the local road network, and may allow visibility splays to be slightly reduced.
 Yes, and within 5 minutes of school.
 5-8 minutes.
 Yes.

Village Character

- 1 What is the landscape character of the site? Will development of the site be harmful to the village character –explain how?:
- 2 Can the potential harm/ landscape/ heritage impact be satisfactorily mitigated?:
- 3 Would this development bring any additional benefit to the village?:
- 4 Does the proposal cause harm to trees and hedgerows?:

The South Downs National Park is less than 1km to the north of the site. The site is at a visually important approach to the village from the National Park. The landscape character zone is 110 where there is low capacity. A large development filling the site may have a harmful impact on the approach, a smaller well screened development would not.
 Yes, if a limited scheme of housing only was permitted –note: owner is promoting single-storey and limited number of units.
 No.
 Trees can be retained and protected as part of the scheme; some loss of hedgerow for visibility splays would require mitigation planting.

Use of land

- 1 Describe current/previous use:
- 2 Are any parts of the site brownfield land?:
- 3 Is there history or potential for contamination?:

Agricultural/grazing- Not thought to be the best and most versatile agricultural land.
 No.
 No.

1 - WEST OF MONK'S HILL

Landscape & heritage & biodiversity

1 Does the site impact on a local gap or village gateway?:	This is a potential concern regarding the NP gateway. Development and mitigation must address this potential impact.
2 Will development adversely affect the amenity of nearby properties?:	Not directly, no overlooking or privacy issues.
3 Will site preserve existing views?:	Yes, if development is limited in scope and scale.
4 Will site affect any listed buildings/heritage assets?:	No.
5 Will any green space be gained?:	Some biodiversity screen planting could act to Green corridors.
6 Is there any impact to footpaths?	No.
7 Is there any impact on protected species or other biodiversity impacts?	No – hedgerow loss on frontage would need compensatory planting elsewhere on the site.

Flooding, drainage & water sources

1 Is the site within flood zone 2 or 3:	No.
2 Will development of the site increase flood risk?:	No providing mitigating measures in place to deal with surface water run-off.
3 Can the existing sewerage system cope with this development?:	Unknown, but private drainage is a possible solution.

Assessment

This site could come forward for a limited amount of development as indicated by the owner. The site is on an important gateway to the village needs a very careful scheme of design; the development must protect the character and appearance of the area and a solution using single storey units would be appropriate.

Capacity

The assessment indicates an acceptable maximum capacity of 6 dwellings in order to mitigate potential harm. The following are required:

Design Requirements

Protect the village gateway approach from the north with significant screen planting; traffic calming to support a single point of access from Monk's Hill and visibility splays of 2.4m x 40m; compensatory planting for loss of frontage hedgerow; create strong landscape buffer around the north western, western and south western boundaries; development maximum of single storey; remove permitted development rights for extensions and loft conversions to maintain the rural character and low impact.

WCT Update - Preliminary Assessment

As this site has already been put forward for 6 market dwellings under the NP, there is no further scope for affordable housing.

2 - LONG COPSE LANE

Detailed Assessment

Site name/location:	Long Copse Lane
WNP Review reference number:	Map Reference Number 2
Type of development:	Housing - suggested 9 – 22
Site owner/Agent:	Southcott Homes
Site size (hectares) and existing land use:	Agricultural/Equestrian
Site availability:	1-5 years
Planning History:	Refusal 22 dwellings 13/00231/FUL and appeal DISMISSED 2 /12/2013 Refusal 16 dwellings 14/00911 Appeal allowed on 14/12/2015

Access & Provision of services

1 Describe access to road:	Direct access onto North Street– 30 mph speed limit
2 Is the access safe?:	Could be made safe. The introduction of visibility splays will remove some of the frontage hedgerow.
3 Can the access be made adequate for the development?:	Yes. The access would be uncharacteristic as it would need to climb to the higher level of the site and would be dug in in part which may have greater impact on the hedgerow. Appeal Inspector required site levels to be approved to ensure no impact on character.
4 Could residents walk safely to village centre?:	Yes
5 What time does it take to walk to the village centre?:	5 minutes of village school
6 Are there pavements to walk on to the village centre?:	Yes

Village Character

1 What is the landscape character of the site? Will development of the site be harmful to the village character-explain how?:	The South Downs National Park lies less than half a kilometre to the east. The local landscape is traditional surrounded by small historic pastures. The land gently slopes down towards the south west and south east and is generally about one metre above the level of the adjoining road. Landscape Character Zone 110, where there is low capacity. Significant views identified in the VDS would be harmed The trees on the western boundary of the site are on the skyline and this, together with the sense of openness over the site, contributes to the open and semi-rural character of this part of the village. The scheme for 22 units, dismissed at appeal, was considered to be detrimental to the pastoral setting and rural approach. The scheme for 16 was felt not to harm the character and appearance of the village.
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2 - LONG COPSE LANE

2 Can the potential harm/ landscape/ heritage impact be satisfactorily mitigated?:

No the impact on the gap would be unacceptable for the village given the very narrow gap at this point with the neighbouring authority. The sense of openness within this part of the village would be lost and the proposal would detract from the open and semi-rural character and appearance of this part of the village. The Inspector concluded the proposed development would be detrimental to the character and appearance of the village. However, the Inspector for 16 units concluded otherwise he considered that the proposal would not be a prominent projection into the rural area and through careful design has addressed the previous Inspector’s concerns with regard to the western approach along Long Copse Lane. The rural aspect to the western approach would be retained.

3 Would this development bring any additional benefit to the village?:

Appeal Inspector agreed to contributions to education, 6 affordable dwellings and traffic calming and new footpath

4 Does the proposal cause harm to trees and hedgerows?:

No- trees can be retained and protected as part of the scheme; some loss of hedgerow for visibility splays would be required.

Use of land

1 Describe current/previous use:

Agricultural/grazing- Not thought to be best and most versatile agricultural land.

2 Are any parts of the site brownfield land?:

No

3 Is there history or potential for contamination?:

No

Landscape & heritage & biodiversity

1 Does the site impact on a local gap or village gateway?:

This is a major concern. The appeal was dismissed for 22 units based on prominent projection into the village, visually overbearing and damage to key approach to the village. However, the Inspector for 16 units concluded otherwise. He considered that the proposal would not be a prominent projection into the rural area and through careful design has addressed the previous Inspector’s concerns with regard to the western approach along Long Copse Lane. The rural aspect to the western approach would be retained.

2 Will development adversely affect the amenity of nearby properties?:

Significant loss of open views, inspector dismissed scheme on overbearing nature of development. The Inspector looking at 16 units concluded that there would be some loss of views but this would not be harmful.

3 Will site preserve existing views?:

No – retained views in revised scheme are not rural but across the access road.
No

4 Will site affect any listed buildings/heritage assets?:

5 Will any green space be gained?:

No, the approved appeal scheme did not offer any open space on site.

6 Is there any impact to footpaths?:

No –additional footpath secured along with traffic calming for Monk’s Hill as part of scheme approved on appeal.

7 Is there any impact on protected species or other biodiversity impacts?:

No protected species in phase 1 habitat survey– hedgerow loss would need compensatory planting elsewhere on the site. Appeal Inspector secured bat boxes as mitigation.

Flooding, drainage & water sources

1 Is the site within flood zone 2 or 3:

No

2 Will development of the site increase flood risk?:

No providing mitigating measures in place to deal with surface water run -off

3 Can the existing sewerage system cope with this development?:

If no capacity a private system could be used, Appeal scheme requires foul and surface drainage solution including Sustainable

Assessment

This site is an important gap site in the village, both in terms of the gap with the neighbouring borough and as part of the rural character of the village. The setting of the village is enhanced by its undeveloped nature. It is a prominent site with important views on approach and across the site identified in the VDS.

The elevated nature of the site makes proposed development particularly difficult and has the potential to be overbearing, in addition the access to the site would be uncharacteristic as it would need to cut into the bank.

The objections to the scheme identified in the Inspector’s report that the sense of openness within this part of the village would be lost and the proposal would detract from the open and semi-rural character and appearance of this part of the village. It is therefore against the village view that the site should now be developed for 16 units

The site must now be put forward for inclusion in the WNP as part of the spatial strategy.

Capacity

16 – following approval of the scheme given the appeal decision.

WCT Update - Preliminary Assessment

As this site has already been put forward for 16 market dwellings under the NP, there is no further scope for affordable housing.

3 - ELLESMERE ORCHARD

Detailed Assessment

Site name/ location	3 Ellesmere Nurseries
WNP Review:	Map Reference Number 3
Type of development:	Housing - suggested 2 units
Site owner/Agent:	Mr and Mrs Pett
Site size (hectares) and existing land use:	Horticultural Nursery (NB Not Brownfield)
Site availability	1-5 years
Planning History	Not known

Access & Provision of services

1 Describe access to road	Direct from Ellesmere Orchard
2 Is the access safe?	Yes
3 Can the access be made adequate for the development?	Yes
4 Could residents walk safely to village centre?	Yes
5 What time does it take to walk to the village centre?	5-8 minutes, less than 5 minutes to school
6 Are there pavements to walk on to the village centre?	Yes

Village Character

1 What is the landscape character of the site? Will development of the site be harmful to the village character - explain how?	Within built up area, redevelopment not harmful
2 Can the potential harm/ landscape/ heritage impact of the development be satisfactorily mitigated?	Yes
3 Would this development bring any additional benefit to the village?	No
4 Does the proposal cause harm to trees and hedgerows?	Some of the neighbouring trees overhang parts of the site

Use of land

1 Describe current/previous use.	Horticultural Glasshouse
2 Are any parts of the site brownfield land?	No
3 Is there history or potential for contamination?	No

Landscape & heritage & biodiversity

1 Does the site impact on a local gap or village gateway?	No
2 Will development adversely affect the amenity of nearby properties?	Care needs to be taken to avoid any harm to amenities as this is a tight plot
3 Will site preserve existing views?	Yes, if development is limited in scope and scale
4 Will site affect any listed buildings/heritage assets?	No
5 Will any green space be gained?	No
6 Is there any impact to footpaths?	No
7 Is there any impact on protected species or other biodiversity impacts?	Unlikely

Flooding, drainage & water sources

1 Is the site within flood zone 2 or 3	No
2 Will development of the site increase flood risk?	No providing mitigating measures in place to deal with surface water run-off
3 Can the existing sewerage system cope with this development?	Private system would be possible if no capacity

Assessment

This site is NOT a brownfield site despite being covered by greenhouses. The use is considered agricultural which does not fall within the definition of brownfield land. The site only provides at maximum 2 units, so is only a windfall site.

Capacity

NONE for WNP – could be advanced as windfall as within existing settlement boundary.

WCT Update - Preliminary Assessment

This site has been granted permission for development and is therefore unavailable for affordable housing.

4 - REAR OF 30-56 MILL ROAD

Detailed Assessment

Site name/ location:	Rear of 30-56 Mill Road
WNP Review:	Map Reference Number 4
Type of development:	Housing – 10 units and playground
Site owner/Agent:	CDC Estates
Site size (hectares) and existing land use:	0.98 ha
Site availability:	1-5 years
Planning History:	

Access & Provision of services

1 Describe access to road	Direct access Mill Road
2 Is the access safe?	Could be made safe. Some easing of the bend on entering the road possible
3 Can the access be made adequate for the development?	Yes. Improvement to parking on Mill Road could assist
4 Could residents walk safely to village centre?	Yes
5 What time does it take to walk to the village centre?	5 minutes
6 Are there pavements to walk on to the village centre?	Yes

Village Character

1 What is the landscape character of the site? Will development of the site be harmful to the village character –explain how?	Not assessed within the landscape capacity study as considered within the built up area of the village.
2 Can the potential harm/ landscape/ heritage impact of the development be satisfactorily mitigated?	Yes
3 Would this development bring any additional benefit to the village?	Upgraded Playground and access to school
4 Does the proposal cause harm to trees and hedgerows?	No

Use of land

1 Describe current/previous use.	Public Open Space
2 Are any parts of the site brownfield land?	No
3 Is there history or potential for contamination?	No

Landscape & heritage & biodiversity

1 Does the site impact on a local gap or village gateway?	No
2 Will development adversely affect the amenity of nearby properties?	No overlooking or privacy issues, some loss of open views from the rear of dwellings
3 Will site preserve existing views?	Yes
4 Will site affect any listed buildings/heritage assets?	No
5 Will any green space be gained?	Neutral - replacement public open space would be required
6 Is there any impact to footpaths?	No

7 Is there any impact on protected species or other biodiversity impacts? No

Flooding, drainage & water sources

1 Is the site within flood zone 2 or 3	Flood Zone 2
2 Will development of the site increase flood risk?	Possibly - a site specific Flood Risk Assessment is required and possible mitigation.
3 Can the existing sewerage system cope with this development?	Yes

Assessment

The site falls within flood zone 2 (1 in a 1000 year event). If no other sites were available (without other planning constraints) a sequential test could demonstrate that the site is viable. However, as the Long Copse Lane application was granted on appeal, this site is no longer required for the NP.

Capacity

None for the NP as there are sequentially preferable sites with sufficient capacity.

WCT Update - Preliminary Assessment

If a site specific Flood Risk Assessment shows that this site could be safely developed there is scope for the provision of 10 - 12 affordable housing units, as a possible exception site, as well as providing an improved playground.

5 - DEEP SPRINGS, FOXBURY LANE

Detailed Assessment

Site name/ location:	5 Deep Springs, Foxbury Lane.
WNP Review:	Map Reference Number 5.
Type of development:	Housing - suggested 4 units.
Site owner/Agent:	Mr John Appi.
Site size (hectares) and existing land use:	Garden land, stables and haybarn.
Site availability:	1-5 years.
Planning History:	

Access & Provision of services

1 Describe access to road	Direct from Foxbury Lane.
2 Is the access safe?	Yes.
3 Can the access be made adequate for the development?	Yes.
4 Could residents walk safely to village centre?	No.
5 What time does it take to walk to the village centre?	Beyond 5 minute walking zone to school or centre.
6 Are there pavements to walk on to the village centre?	No.

Village Character

1 What is the landscape character of the site? Will development of the site be harmful to the village character –explain how?	Remote from village, feels within countryside, extensive tree cover. Would harm rural approach to village and impact on the SDNP boundary. Is located in landscape character zone 112 where there is medium capacity.
2 Can the potential harm/ landscape/ heritage impact of the development be satisfactorily mitigated?	No.
3 Would this development bring any additional benefit to the village?	No.
4 Does the proposal cause harm to trees and hedgerows?	There are a number of good mature specimen trees that may be harmed by the proposal.

Use of land

1 Describe current/previous use.	Part garden/ part paddock.
2 Are any parts of the site brownfield land?	No.
3 Is there history or potential for contamination?	No.

Landscape & heritage & biodiversity

1 Does the site impact on a local gap or village gateway?	Yes. The development would be very harmful to this important village gateway.
2 Will development adversely affect the amenity of nearby properties?	No.
3 Will site preserve existing views?	No, it would harm important views and rural gateway.
4 Will site affect any listed buildings/heritage assets?	No.
5 Will any green space be gained?	No.
6 Is there any impact to footpaths?	No.

7 Is there any impact on protected species or other biodiversity impacts?

Given mature trees and vegetation there could be biodiversity impacts.

Flooding, drainage & water sources

- 1 Is the site within flood zone 2 or 3
- 2 Will development of the site increase flood risk?
- 3 Can the existing sewerage system cope with this development?

No.
No providing mitigating measures in place to deal with surface water run -off.
Private system would be possible if no capacity.

Assessment

The site only provides at maximum 4 units, so is only a windfall site at best. Comes under the affordable housing threshold so has no wider benefits.
The site is part of an attractive mature garden with a number of good specimen trees. Any development here would harm the rural approach to the village and the National Park.
Development would not comply with NPPF, which seeks to protect countryside for its own sake, and to avoid harm to National Parks, and would be contrary to CDC Local Plan.

Capacity

None for WNP not suitable for windfall as outside settlement boundary.

WCT Update - Preliminary Assessment

Whilst development of this site would be contrary to the CDC Local Plan, it may have potential as an exception site. However, it would probably only have capacity for 4 units of affordable housing. It is currently unknown whether the landowner would be prepared to sell the land for affordable housing development.

6 - GOSMORE, THE SQUARE

Detailed Assessment

Site name/location:	6 Gosmore, The Square.
WNP Review:	Map Reference Number 6.
Type of development:	Housing - suggested 4 units.
Site owner/Agent:	Mrs Wanda and Mr Peter Canwell.
Site size (hectares) and existing land use:	Bungalow and Garden.
Site availability:	1-5 years.
Planning History:	Not known.

Access & Provision of services

1 Describe access to road	Direct from the Square.
2 Is the access safe?	Yes.
3 Can the access be made adequate for the development?	Yes.
4 Could residents walk safely to village centre?	Yes.
5 What time does it take to walk to the village centre?	In the village centre. less than 5 minutes to school .
6 Are there pavements to walk on to the village centre?	Yes.

Village Character

1 What is the landscape character of the site? Will development of the site be harmful to the village character - explain how?	Within Conservation Area.
2 Can the potential harm/ landscape/heritage impact of the development be satisfactorily mitigated?	Yes.
3 Would this development bring any additional benefit to the village?	No.
4 Does the proposal cause harm to trees and hedgerows?	No.

Use of land

1 Describe current/previous use.	Dwelling and garden.
2 Are any parts of the site brownfield land?	Yes- the area of the dwelling.
3 Is there history or potential for contamination?	No.

Landscape & heritage & biodiversity

1 Does the site impact on a local gap or village gateway?	No.
2 Will development adversely affect the amenity of nearby properties?	Care needs to be taken to avoid any harm to amenities as this is a tight plot.
3 Will site preserve existing views?	Yes, if development is limited in scope and scale.
4 Will site affect any listed buildings/heritage assets?	No.
5 Will any green space be gained?	No.
6 Is there any impact to footpaths?	No.
7 Is there any impact on protected species or other biodiversity impacts?	Unlikely.

Flooding, drainage & water sources

1 Is the site within flood zone 2 or 3	Yes. Flood zone 2.
2 Will development of the site increase flood risk?	No, providing mitigating measures are put in place to deal with surface water run -off.
3 Can the existing sewerage system cope with this development?	Private system would be possible if no capacity.

Assessment

The site only provides at maximum 4 units, so is only a windfall site.
The site falls within flood zone 2.

Site falls within Conservation Area so particular attention would need to be paid to design.

Capacity

None for WNP – could be advanced as windfall as within existing settlement boundary, however in flood zone 2, given it cannot be allocated if it fails in the sequential testing.

WCT Update - Preliminary Assessment

Whilst development of this site would be contrary to the CDC Local Plan, it may have potential as an exception site, if it passes a site specific Flood Risk Assessment. However, it would probably only have capacity for 4 units of affordable housing. It is currently unknown whether the landowner would be prepared to sell the land for affordable housing development.

7 - SITE ADJACENT TO CHANTRY HALL

Detailed Assessment

Site name/ location: WNP Review	Site adjacent to Chantry Hall. Map Reference Number 7.
Type of development:	Housing - suggested 25 to 70 units – (6).
Site owner/Agent:	Donna Palmer (Agent: Taylor Wimpey).
Site size (hectares) and existing land use:	3.21. Agricultural/Equestrian.
Site availability	1-5 years.
Planning History	Appeal dismissed 14 April 2014 following refusal of WE/12/04779/FUL.

Access & Provision of services

1 Describe access to road	Direct access onto Foxbury Lane – (30 mph)
2 Is the access safe?	Could be made safe. The introduction of visibility splays will remove some of the frontage hedgerow.
3 Can the access be made adequate for the development?	Yes. A gateway traffic calming feature would restrict vehicle speeds on this part of Foxbury lane, and be of benefit to the local road network.
4 Could residents walk safely to village centre?	Yes.
5 What time does it take to walk to the village centre?	5 minutes.
6 Are there pavements to walk on to the village centre?	Yes.

Village Character

1 What is the landscape character of the site? Will development of the site be harmful to the village character – explain how?	The SDNP lies 160m to the north. The site is in the Southbourne Coastal Plain, and shows the site as having medium potential. It is open field bounded by Cemetery and Foxbury Lanes and significant as it draws in the rural character into the village. It is a visually important approach to the village from the National Park. A large development would impact on the setting of a heritage asset and destroy the historic gap between the cemetery and the village. Yes, if a very limited scheme of housing (as suggested) only was permitted.
2 Can the potential harm/ landscape/ heritage impact of the development be satisfactorily mitigated?	An informal event car park could assist the village on occasion.
3 Would this development bring any additional benefit to the village?	No- trees can be retained and protected as part of the scheme; loss of hedgerow for visibility splays would require mitigation planting. There are a number of mature trees in the adjoining property to the southwest of the site, which are the subject of a Tree Protection Order (TPO) Some of these trees overhang parts of the site.
4 Does the proposal cause harm to trees and hedgerows?	

Use of land

1 Describe current/previous use.	Agricultural/grazing- Not thought to be best and most versatile agricultural land.
2 Are any parts of the site brownfield land?	No.
3 Is there history or potential for contamination?	No.

Landscape & heritage & biodiversity

1 Does the site impact on a local gap or village gateway?	This is a potential concern. Development and mitigation must address this potential impact.
2 Will development adversely affect the amenity of nearby properties?	Not directly, no overlooking or privacy issues, some loss of open views.
3 Will site preserve existing views?	Yes, if limited in scope and scale.
4 Will site affect any listed buildings/heritage assets?	No, but care must be taken to protect the undesignated heritage asset of the cemetery.
5 Will any green space be gained?	Yes- public open space adjoining development.
6 Is there any impact to footpaths?	No.
7 Is there any impact on protected species or other biodiversity impacts?	No – hedgerow loss would need compensatory planting elsewhere on the site.

Flooding, drainage & water sources

1 Is the site within flood zone 2 or 3	No.
2 Will development of the site increase flood risk?	No providing mitigating measures in place to deal with surface water run -off.
3 Can the existing sewerage system cope with this development?	Off-site sewer improvements could provide for a connection to the sewer.

Assessment

This site could house a limited development, avoiding the issues identified as unacceptable in Appeal Ref: APP/L3815/A/13/2205297. The site is on an important village gateway and adjacent to a village heritage asset so needs a careful design to protect the character and appearance of the area.

Capacity

The assessment indicates an acceptable maximum capacity of six dwellings of a maximum of two storeys, to be a mixture of sizes and styles to create a varied townscape including some semi-detached, and detached to reflect the transition to open countryside.

Design Requirements: the following are required

Protect the coalescence of the village and Cemetery by maintaining the existing historic gap; protect the setting of the undesignated heritage asset (the Cemetery); protect the village gateway with planting; retain views of the Cemetery from Foxbury Lane; retain trees; provide public open space; provide informal car park; traffic calming gateway feature and a single access point from Foxbury Lane; visibility splays of 42x2 m; planting for loss of frontage hedgerow; create strong landscape buffer along south eastern boundary; ensure footpath link through development to village primary school; remove PD rights for extensions and loft conversions to maintain the rural character. Dwellings to be a mixture of sizes and styles to create a varied townscape including some semi-detached, and detached to reflect the transition to open countryside.

WCT Update - Preliminary Assessment

As this site has already been put forward for 6 market dwellings under the NP, there is no further scope for affordable housing.

8 - LAND NORTH OF CEMETERY LANE

Detailed Assessment

Site name/ location:	8 Land north of Cemetery Lane.
WNP Review:	Map Reference Number 8.
Type of development:	Housing - suggested 25 to 70 units.
Site owner/Agent:	Mr T Vine (Agent: Mr Newman).
Site size (hectares) and existing land use:	3.25. Agricultural/Equestrian.
Site availability:	1-5 years.
Planning History:	Not known.

Access & Provision of services

1 Describe access to road	Cemetery Lane would need upgrading.
2 Is the access safe?	Could be made safe. The introduction of visibility splays will remove some of the frontage hedgerow.
3 Can the access be made adequate for the development?	Yes. A gateway traffic calming feature would help to restrict vehicular speeds along this part of Foxbury lane, which would be some benefit to the local road network, and may allow visibility splays to be slightly reduced.
4 Could residents walk safely to village centre?	Yes.
5 What time does it take to walk to the village centre?	Outside the 5 minute walking zone.
6 Are there pavements to walk on to the village centre?	Partial.

Village Character

1 What is the landscape character of the site? Will development of the site be harmful to the village character – explain how?	The SDNP lies some 160m to the north. The site is in the Southbourne Coastal Plain, zone 112, which shows the site as having medium potential. It is an open field bounded by Cemetery Lane and Foxbury Lane and significant as it draws in the rural character deep into this side of the village. It is at a visually important approach to the village from the National Park. A large development would impact on the setting of a heritage asset and would harm to the character of the area.
2 Can the potential harm/ landscape/ heritage impact of the development be satisfactorily mitigated?	No the development would impact on the setting of an undesignated heritage asset.
3 Would this development bring any additional benefit to the village?	No.
4 Does the proposal cause harm to trees and hedgerows?	No- trees can be retained and protected as part of the scheme; loss of hedgerow for visibility splays would require mitigation planting.

Use of land

1 Describe current/previous use.	Agricultural/grazing - Not thought to be best and most versatile agricultural land.
2 Are any parts of the site brownfield land?	No.

3 Is there history or potential for contamination? No.

Landscape & heritage & biodiversity

1 Does the site impact on a local gap or village gateway?	This is a major concern.
2 Will development adversely affect the amenity of nearby properties?	Not directly, no overlooking or privacy issues, but loss of open views.
3 Will site preserve existing views?	No.
4 Will site affect any listed buildings/heritage assets?	Yes, the undesignated heritage asset of the cemetery.
5 Will any green space be gained?	Yes - as part of any scheme.
6 Is there any impact to footpaths?	Yes - the change in the nature of cemetery lane.
7 Is there any impact on protected species or other biodiversity impacts?	No - hedgerow loss would need compensatory planting elsewhere on the site.

Flooding, drainage & water sources

1 Is the site within flood zone 2 or 3	No.
2 Will development of the site increase flood risk?	No providing mitigating measures in place to deal with surface water run -off.
3 Can the existing sewerage system cope with this development?	Off-site sewer improvements could provide for a connection to the sewer.

Assessment

The site is on an important gateway to the village adjacent to an important village heritage asset and would adversely affect the open countryside character of the area; the development must protect the character and appearance of the area. Development would not comply with NPPF, which seeks to protect countryside for its own sake, and to avoid harm to National Parks, and would be contrary to CDC Local Plan.

Capacity

None for WNP development here would not be consistent with the existing planning policy framework at National and Local level.

WCT Update - Preliminary Assessment

This greenfield site does not comply with the NPPF, which seeks to protect countryside for its own sake, and would also be contrary to CDC Local Plan. Further there are access problems so on balance there is little scope for affordable housing.

9 - WOODMANCOTE FARMHOUSE

Detailed Assessment

Site name/ location:	9 Woodmancote Farmhouse.
WNP Review	Map Reference Number 9.
Type of development:	Housing - suggested 4 units.
Site owner/Agent:	Mr N Rowe.
Site size (hectares) and existing land use:	Overgrown garden orchard 0.25 hectares.
Site availability	1-5 years.
Planning History	Not known.

Access & Provision of services

1 Describe access to road	Direct from Woodmancote Lane.
2 Is the access safe?	Yes.
3 Can the access be made adequate for the development?	Yes.
4 Could residents walk safely to village centre?	No.
5 What time does it take to walk to the village centre?	25 minute walk to Westbourne.
6 Are there pavements to walk on to the village centre?	No.

Village Character

1 What is the landscape character of the site? Will development of the site be harmful to the village character - explain how?	Remote from village, feels within countryside, within setting of listed building.
2 Can the potential harm/ landscape/ heritage impact of the development be satisfactorily mitigated?	Not known.
3 Would this development bring any additional benefit to the village?	No.
4 Does the proposal cause harm to trees and hedgerows?	Loss of some orchard trees.

Use of land

1 Describe current/previous use.	Orchard.
2 Are any parts of the site brownfield land?	No.
3 Is there history or potential for contamination?	No.

Landscape & heritage & biodiversity

1 Does the site impact on a local gap or village gateway?	Within countryside location.
2 Will development adversely affect the amenity of nearby properties?	No.
3 Will site preserve existing views?	No.
4 Will site affect any listed buildings/heritage assets?	Yes- assessment of impact unknown.
5 Will any green space be gained?	No.
6 Is there any impact to footpaths?	No.
7 Is there any impact on protected species or other biodiversity impacts?	Given mature trees and vegetation there could be biodiversity impacts.

Flooding, drainage & water sources

1 Is the site within flood zone 2 or 3	No.
2 Will development of the site increase flood risk?	No providing mitigating measures in place to deal with surface water run -off.
3 Can the existing sewerage system cope with this development?	Private system would be possible if no capacity.

Assessment

The site only provides at maximum 4 units, so is only a windfall site at best. Comes under the affordable housing threshold so has no wider benefits. Potential impact on the listed building. Development would not comply with NPPF, which seeks to protect countryside for its own sake, and to avoid harm to National Parks, and would be contrary to CDC Local Plan.

Capacity

NONE for WNP not suitable for windfall as outside settlement boundary

WCT Update - Preliminary Assessment

Whilst development of this site would be contrary to the CDC Local Plan, it may have potential as an exception site. However, it would probably only have capacity for 4 units of affordable housing. It is currently unknown whether the landowner would be prepared to sell the land for affordable housing development.

10 - LAND REAR OF PARISH HALL

Detailed Assessment

Site name/ location:	10 Land rear of Parish Hall.
WNP Review	Map Reference Number 10.
Type of development:	Housing - 3 units, village car park and pond.
Site owner/Agent:	Mr Scales and family.
Site size (hectares) and existing land use:	Grazing land.
Site availability	1-5 years.
Planning History	Not known.

Access & Provision of services

1 Describe access to road	Access to Westbourne Road.
2 Is the access safe?	Visibility maybe inadequate?
3 Can the access be made adequate for the development?	Needs to be demonstrated.
4 Could residents walk safely to village centre?	Yes.
5 What time does it take to walk to the village centre?	At village centre less than 5 minutes to school.
6 Are there pavements to walk on to the village centre?	Yes.

Village Character

1 What is the landscape character of the site? Will development of the site be harmful to the village character – explain how?	Frontage within built up area, rear is characterful open land within zone 113 of the landscape capacity study shown as having low capacity and part of attractive river environment.
2 Can the potential harm/ landscape/ heritage impact of the development be satisfactorily mitigated?	Within Conservation area. Limited development might be acceptable.
3 Would this development bring any additional benefit to the village?	Car Park and Pond.
4 Does the proposal cause harm to trees and hedgerows?	Some of the neighbouring trees overhang parts of the site.

Use of land

1 Describe current/previous use.	Grazing.
2 Are any parts of the site brownfield land?	No.
3 Is there history or potential for contamination?	No.

Landscape & heritage & biodiversity

1 Does the site impact on a local gap or village gateway?	No.
2 Will development adversely affect the amenity of nearby properties?	Care needs to be taken to avoid any harm to amenities as this is a tight plot.
3 Will site preserve existing views?	Yes, if development is limited in scope and scale.
4 Will site affect any listed buildings/heritage assets?	Site is within Conservation Area, adjoins to listed buildings.
5 Will any green space be gained?	Yes - the pond.
6 Is there any impact to footpaths?	Yes - impacts on path to the west.

7 Is there any impact on protected species or other biodiversity impacts? Unlikely.

Flooding, drainage & water sources

1 Is the site within flood zone 2 or 3	Yes Flood Zone 3.
2 Will development of the site increase flood risk?	Development here not acceptable in Flood zone 3.
3 Can the existing sewerage system cope with this development?	Flood considerations.

Assessment

The site only provides at maximum 3 units, so is only a windfall site. The site falls within flood zone 3 so in sequential terms is the worst performing site. Heritage considerations would need careful consideration based on a detailed design.

Capacity

None for WNP – as it fails on the sequential test and provides insufficient units for a site allocation.

WCT Update - Preliminary Assessment

Whilst development of this site would be contrary to the CDC Local Plan, it may have potential as an exception site, if it passes a site specific Flood Risk Assessment. However, it would probably only have capacity for 3 units of affordable housing. It is currently unknown whether the landowner would be prepared to sell the land for affordable housing development.

11 - FOLLYFOOT STABLE, CEMETERY LANE

Detailed Assessment

Site name/ location:	Follyfoot Stable, Cemetery Lane.
WNP Review	Map Reference Number 11.
Type of development:	Housing no capacity suggested.
Site owner/Agent:	Mr Edgell.
Site size (hectares) and existing land use:	2.42. Agricultural/Equestrian.
Site availability	1-5 years.
Planning History	Not known.

Access & Provision of services

1 Describe access to road	Cemetery Lane would need upgrading.
2 Is the access safe?	Could be made safe. The introduction of visibility splays will remove some of the frontage hedgerow.
3 Can the access be made adequate for the development?	Yes. A gateway traffic calming feature would help to restrict vehicular speeds along this part of Foxbury lane, which would be some benefit to the local road network, and may allow visibility splays to be slightly reduced. ? Not clear if rights of access exist.
4 Could residents walk safely to village centre?	Yes.
5 What time does it take to walk to the village centre?	Outside the 5 minute walking zone.
6 Are there pavements to walk on to the village centre?	Partial.

Village Character

1 What is the landscape character of the site? Will development of the site be harmful to the village character – explain how?	The SDNP lies some 160m to the north. The site is in the Southbourne Coastal Plain, zone 112, and shows the site as having medium potential. It is an open field bounded by Cemetery Lane and Foxbury Lane and significant as it draws in the rural character deep into this side of the village. It is at a visually important approach to the village from the National Park. A large development would impact on the setting of a heritage asset and would harm to the character of the area.
2 Can the potential harm/ landscape/ heritage impact of the development be satisfactorily mitigated?	No the development would impact on the setting of an undesignated heritage asset.
3 Would this development bring any additional benefit to the village?	No.
4 Does the proposal cause harm to trees and hedgerows?	No- trees can be retained and protected as part of the scheme; some loss of hedgerow for visibility splays would require mitigation planting.

Use of land

1 Describe current/previous use.	Agricultural/equestrian - Not thought to be best and most versatile agricultural land.
2 Are any parts of the site brownfield land?	No.
3 Is there history or potential for contamination?	No.

Landscape & heritage & biodiversity

1 Does the site impact on a local gap or village gateway?	This is a major concern.
2 Will development adversely affect the amenity of nearby properties?	Not directly, no overlooking or privacy issues, but loss of open views.
3 Will site preserve existing views?	No.
4 Will site affect any listed buildings/heritage assets?	Yes, the undesignated heritage asset of the cemetery.
5 Will any green space be gained?	Yes - as part of any scheme.
6 Is there any impact to footpaths?	Yes - the change in the nature of Cemetery Lane.
7 Is there any impact on protected species or other biodiversity impacts?	No - hedgerow loss would need compensatory planting elsewhere on the site.

Flooding, drainage & water sources

1 Is the site within flood zone 2 or 3	No.
2 Will development of the site increase flood risk?	No, providing mitigating measures in place to deal with surface water run -off.
3 Can the existing sewerage system cope with this development?	Off-site sewer improvements could provide for a connection to the sewer.

Assessment

The site is on an important gateway to the village adjacent to an important village heritage asset and would adversely affect the open countryside character of the area; the development must protect the character and appearance of the area. Development would not comply with NPPF, which seeks to protect countryside for its own sake, and to avoid harm to National Parks, and would be contrary to CDC Local Plan.

Capacity

None for WNP. Development here would not be consistent with the existing planning policy framework at National and Local level.

WCT Update - Preliminary Assessment

This greenfield site does not comply with the NPPF, which seeks to protect countryside for its own sake, and would also be contrary to CDC Local Plan. Further there are access problems so on balance there is little scope for affordable housing.

12 - ST LAWRENCE, DUFFIELD LANE

Detailed Assessment

Site name/ location:	12 St Lawrence, Duffield Lane.
WNP Review	Map Reference Number 12.
Type of development:	Housing - suggested 1unit.
Site owner/Agent:	Mrs M Needham.
Site size (hectares) and existing land use:	Garden Land –not brownfield.
Site availability	1-5 years.
Planning History	No known.

Access & Provision of services

1 Describe access to road	Direct from Duffield Lane, visibility splays required.
2 Is the access safe?	Yes.
3 Can the access be made adequate for the development?	Yes.
4 Could residents walk safely to village centre?	No.
5 What time does it take to walk to the village centre?	25 minutes to Westbourne - not sustainable.
6 Are there pavements to walk on to the village centre?	No.

Village Character

1 What is the landscape character of the site? Will development of the site be harmful to the village character – explain how?	Remote from Westbourne Centre, located within countryside, Woodmancote not a sustainable settlement.
2 Can the potential harm/ landscape/ heritage impact of the development be satisfactorily mitigated?	Not known.
3 Would this development bring any additional benefit to the village?	No.
4 Does the proposal cause harm to trees and hedgerows?	Not known.

Use of land

1 Describe current/previous use.	Domestic garden.
2 Are any parts of the site brownfield land?	No.
3 Is there history or potential for contamination?	No.

Landscape & heritage & biodiversity

1 Does the site impact on a local gap or village gateway?	Yes. The development would be located in the gap outside Westbourne/ Southbourne.
2 Will development adversely affect the amenity of nearby properties?	Yes, as this would be a backland development.
3 Will site preserve existing views?	No, it may harm some open views .
4 Will site affect any listed buildings/heritage assets?	No.
5 Will any green space be gained?	No.
6 Is there any impact to footpaths?	No.
7 Is there any impact on protected species or other biodiversity impacts?	There could be biodiversity impacts –not known.

Flooding, drainage & water sources

1 Is the site within flood zone 2 or 3	No.
2 Will development of the site increase flood risk?	No providing mitigating measures in place to deal with surface water run -off.
3 Can the existing sewerage system cope with this development?	Private system would be possible if no capacity.

Assessment

The site only provides at maximum 1 units, so is only a windfall site at best. The site is part of mature garden so is not brownfield land. Development would not comply with NPPF, which seeks to protect countryside for its own sake, and to avoid harm to National Parks, and would be contrary to CDC Local Plan.

Capacity

NONE for WNP not suitable for windfall as outside settlement boundary.

WCT Update - Preliminary Assessment

Whilst development of this site would be contrary to the CDC Local Plan, it may have potential as an exception site. However, it would only have capacity for 1 unit of affordable housing. It is currently unknown whether the landowner would be prepared to sell the land for affordable housing development.

13 - LAND AT SOUTH LANE FARM

Detailed Assessment

Site name/ location:	13 Land at South Lane Farm.
WNP Review	Map Reference Number 13.
Type of development:	Housing - suggested 8-12 units and B1Business units.
Site owner/Agent:	Mr N Wason.
Site size (hectares) and existing land use:	Agricultural 2.8 ha redundant glasshouse and redundant agricultural buildings - not brownfield, small business units - brownfield.
Site availability	1-5 years.
Planning History	Not known.

Access & Provision of services

1 Describe access to road	Woodmancote Lane/ South Lane.
2 Is the access safe?	Not yet established.
3 Can the access be made adequate for the development?	Would require visibility splay with loss of hedgerow.
4 Could residents walk safely to village centre?	No.
5 What time does it take to walk to the village centre?	25 minutes to Westbourne – not sustainable.
6 Are there pavements to walk on to the village centre?	No.

Village Character

1 What is the landscape character of the site? Will development of the site be harmful to the village character – explain how?	Remote from Westbourne Centre, located within countryside, Woodmancote not a sustainable settlement. Located in zone 114 of the landscape capacity study which shows the site as having low potential, forms part of the wider sweep of open countryside between Westbourne and Woodmancote.
2 Can the potential harm/ landscape/ heritage impact of the development be satisfactorily mitigated?	Not known.
3 Would this development bring any additional benefit to the village?	Open space.
4 Does the proposal cause harm to trees and hedgerows?	Not known.

Use of land

1 Describe current/previous use.	Agricultural/ commercial use.
2 Are any parts of the site brownfield land?	Yes commercial units.
3 Is there history or potential for contamination?	Potential yes, from agricultural use, storage of hydrocarbons, and potentially from commercial uses.

Landscape & heritage & biodiversity

1 Does the site impact on a local gap or village gateway?	Yes. The development would be located in the gap outside Westbourne/ Southbourne.
2 Will development adversely affect the amenity of nearby properties?	No.

3 Will site preserve existing views?	No, it may harm some open views.
4 Will site affect any listed buildings/heritage assets?	No.
5 Will any green space be gained?	Possibly.
6 Is there any impact to footpaths?	No.
7 Is there any impact on protected species or other biodiversity impacts?	There could be biodiversity impacts –not known.

Flooding, drainage & water sources

1 Is the site within flood zone 2 or 3	No.
2 Will development of the site increase flood risk?	No providing mitigating measures in place to deal with surface water run - off.
3 Can the existing sewerage system cope with this development?	Private system would be possible if no capacity.

Assessment

The site provides 8-12 units and commercial business space. The site is only partly brownfield land the majority is not. Development would not comply with NPPF, which seeks to protect countryside for its own sake, and to avoid harm to National Parks, and would be contrary to CLPKP

Capacity

NONE for WNP, not suitable as outside settlement boundary so would not be considered a sustainable development.

WCT Update - Preliminary Assessment

Whilst this site could provide 8-12 commercial business starter spaces, its development would not comply with the NPPF, which seeks to protect countryside for its own sake, and would be contrary to the CLPKP. However it may have potential as an exception site.

14 - LAND NORTH OF MILL LANE

Detailed Assessment

Site name/ location:	Land north of Mill Lane.
WNP Review:	Map Reference Number 14.
Type of development:	Housing - suggested 1 unit.
Site owner/Agent:	Mr G Bailey.
Site size (hectares) and existing land use:	1 hectare -Agriculture.
Site availability:	1-5 years.
Planning History:	Not known.

Access & Provision of services

1 Describe access to road	Access from Mill Lane – private lane.
2 Is the access safe?	Not known - access may require widening.
3 Can the access be made adequate for the development?	Not known.
4 Could residents walk safely to village centre?	Yes.
5 What time does it take to walk to the village centre?	5-minutes to village centre.
6 Are there pavements to walk on to the village centre?	Partial.

Village Character

1 What is the landscape character of the site? Will development of the site be harmful to the village character – explain how?	Open character pleasant low lying area that forms the setting to the village. Land within zone 113 of the landscape capacity study shown as having low capacity and part of attractive river environment.
2 Can the potential harm/ landscape/ heritage impact of the development be satisfactorily mitigated?	Not clear.
3 Would this development bring any additional benefit to the village?	No.
4 Does the proposal cause harm to trees and hedgerows?	Not known.

Use of land

1 Describe current/previous use.	Agriculture.
2 Are any parts of the site brownfield land?	No.
3 Is there history or potential for contamination?	No.

Landscape & heritage & biodiversity

1 Does the site impact on a local gap or village gateway?	No.
2 Will development adversely affect the amenity of nearby properties?	No.
3 Will site preserve existing views?	Yes, if development is limited in scope and scale.
4 Will site affect any listed buildings/heritage assets?	No.
5 Will any green space be gained?	No.
6 Is there any impact to footpaths?	No.

7 Is there any impact on protected species or other biodiversity impacts?

Unlikely.

Flooding, drainage & water sources

1 Is the site within flood zone 2 or 3	Zone 1 where dwelling is proposed, part in Flood Zone 3.
2 Will development of the site increase flood risk?	No if all development in Flood Zone 1.
3 Can the existing sewerage system cope with this development?	Private system would be possible if no capacity, flood issues associated.

Assessment

The site only provides a maximum of 1 unit, so is only a windfall site, outside the settlement boundary. Part of the site falls within Flood Zone 3 so is not acceptable.

Capacity

NONE for WNP – windfall site would only provide one unit, outside settlement boundary, north part of site in Flood Zone 3.

WCT Update - Preliminary Assessment

Whilst development of this site would be contrary to the CDC Local Plan, it may have potential as an exception site, if it passes a site specific Flood Risk Assessment. However, it would probably only have capacity for 1 unit of affordable housing. It is currently unknown whether the landowner would be prepared to sell the land for affordable housing development.

15 - LAND SOUTH OF MILL LANE

Detailed Assessment

Site name/ location:	Land south of Mill Lane.
WNP Review:	Map Reference Number 15.
Type of development:	Housing - suggested 3-6 units.
Site owner/Agent:	Mr M West.
Site size (hectares) and existing land use:	0.35 -Agricultural.
Site availability:	1-5 years.
Planning History:	4 previous planning refusals. 1 appeal lost

Access & Provision of services

1 Describe access to road	Legal access not established. Private lane may restrict capacity to less than 4 units – depending upon how many units served.
2 Is the access safe?	Not known – access is very narrow and my require widening. Not clear if all the land required is in the applicant’s control.
3 Can the access be made adequate for the development?	Not known.
4 Could residents walk safely to village centre?	Yes.
5 What time does it take to walk to the village centre?	5-minutes to village centre.
6 Are there pavements to walk on to the village centre?	Partial.

Village Character

1 What is the landscape character of the site? Will development of the site be harmful to the village character – explain how?	The area is characterised by loose - knit sporadic dwellings which act as an important transition to the open countryside the development of the site for 3-6 dwelling would be harmful to the character of the open area on the edge of the village and to the setting of the settlement. The landscape character zone is 113 where capacity is low. It forms part of the wider river environment zone that has attractive rural character.
2 Can the potential harm/ landscape/ heritage impact of the development be satisfactorily mitigated?	No. Any development would erode the local gap permanently.
3 Would this development bring any additional benefit to the village?	No.
4 Does the proposal cause harm to trees and hedgerows?	There are mature trees within the site that maybe harmed by the proposal, there is significant boundary vegetation that may also be affected by road widening and access/ visibility splays.

Use of land

1 Describe current/previous use.	Agricultural/paddock.
2 Are any parts of the site brownfield land?	No.

3 Is there history or potential for contamination? No.

Landscape & heritage & biodiversity

1 Does the site impact on a local gap or village gateway?	Yes – diminishes local gap, previous planning refusal identified the site lying in the Chichester to Emsworth strategic development would result in the consolidation of build development and would detract from the rural environment.
2 Will development adversely affect the amenity of nearby properties?	Owner’s current proposal raises overlooking and privacy issues.
3 Will site preserve existing views?	Impact on views to the south west and from Mill Lane.
4 Will site affect any listed buildings/heritage assets?	No.
5 Will any green space be gained?	No.
6 Is there any impact to footpaths?	No.
7 Is there any impact on protected species or other biodiversity impacts?	Potential harm to species – significant mature boundary vegetation. Water bodies in close proximity.

Flooding, drainage & water sources

1 Is the site within flood zone 2 or 3	Zone 1.
2 Will development of the site increase flood risk?	No.
3 Can the existing sewerage system cope with this development?	Private system would be possible if no capacity.

Assessment

Development on this site would erode the local gap and impact significantly on the rural setting of the village. Development would not comply with NPPF, which seeks to protect countryside for its own sake, and would be contrary to CLPKP.

Capacity

None for WNP. Development here would not be consistent with the existing planning policy framework at National and Local level. It would consolidate a loose knit area of the village that acts as an important transition to the open countryside. Suitable access is not certain.

WCT Update - Preliminary Assessment

This greenfield site does not comply with the NPPF, which seeks to protect countryside for its own sake, and would also be contrary to CDC Local Plan. It may have potential as an exception site. However, it would probably only have capacity for 4 units of affordable housing. A recent planning application for development was refused; a subsequent appeal was also rejected. There are also access problems to be addressed, so on balance there is little scope for affordable housing. It is currently unknown whether the landowner would be prepared to sell the land for affordable housing development.

16 - MILL MEADOWS FARM

Detailed Assessment

Site name/ location	Mill Meadows Farm.
WNP Review:	Map Reference Number 16.
Type of development:	Housing - suggested 4 units.
Site owner/Agent:	Mr and Mrs Barker.
Site size (hectares) and existing land use:	10ha agricultural.
Site availability:	N/A; agricultural worker’s dwelling.
Planning History:	Not known.

Access & Provision of services

1 Describe access to road	Access from Mill Lane - private lane.
2 Is the access safe?	May need widening.
3 Can the access be made adequate for the development?	Uncertain.
4 Could residents walk safely to village centre?	Yes.
5 What time does it take to walk to the village centre?	5-minutes to village centre.
6 Are there pavements to walk on to the village centre?	Yes.

Village Character

1 What is the landscape character of the site? Will development of the site be harmful to the village character – explain how?	Remote from village, feels within countryside. Would harm rural approach to village. Land within zone 113 of the landscape capacity study shown as having low capacity and part of attractive river environment .
2 Can the potential harm/ landscape/ heritage impact of the development be satisfactorily mitigated?	No.
3 Would this development bring any additional benefit to the village?	No.
4 Does the proposal cause harm to trees and hedgerows?	Not certain.

Use of land

1 Describe current/previous use.	Grazing.
2 Are any parts of the site brownfield land?	No.
3 Is there history or potential for contamination?	No.

Landscape & heritage & biodiversity

1 Does the site impact on a local gap or village gateway?	Potential impact on gap although proposal is for 1 dwelling only.
2 Will development adversely affect the amenity of nearby properties?	No.
3 Will site preserve existing views?	No.
4 Will site affect any listed buildings/heritage assets?	Not known.
5 Will any green space be gained?	No.
6 Is there any impact to footpaths?	No.

7 Is there any impact on protected species or other biodiversity impacts? No.

Flooding, drainage & water sources

1 Is the site within flood zone 2 or 3	Part in flood zone 3.
2 Will development of the site increase flood risk?	Depends on location of dwelling.
3 Can the existing sewerage system cope with this development?	Private system would be possible if no capacity.

Assessment

The site is offered for an agricultural worker’s dwelling this could not count towards housing capacity as it has occupation restrictions relating to the land. Development would not comply with NPPF, which seeks to protect countryside for its own sake, and to avoid harm to National Parks, and would be contrary to CDC Local Plan unless a case can be made based on agricultural justification.

Capacity

NONE for NHP not suitable for windfall as outside settlement boundary and proposed for an agricultural worker.

WCT Update - Preliminary Assessment

This site has been granted permission for development and is therefore now unavailable for affordable housing.