

Appendix D(ii)

Site Assessments by Area

Arun

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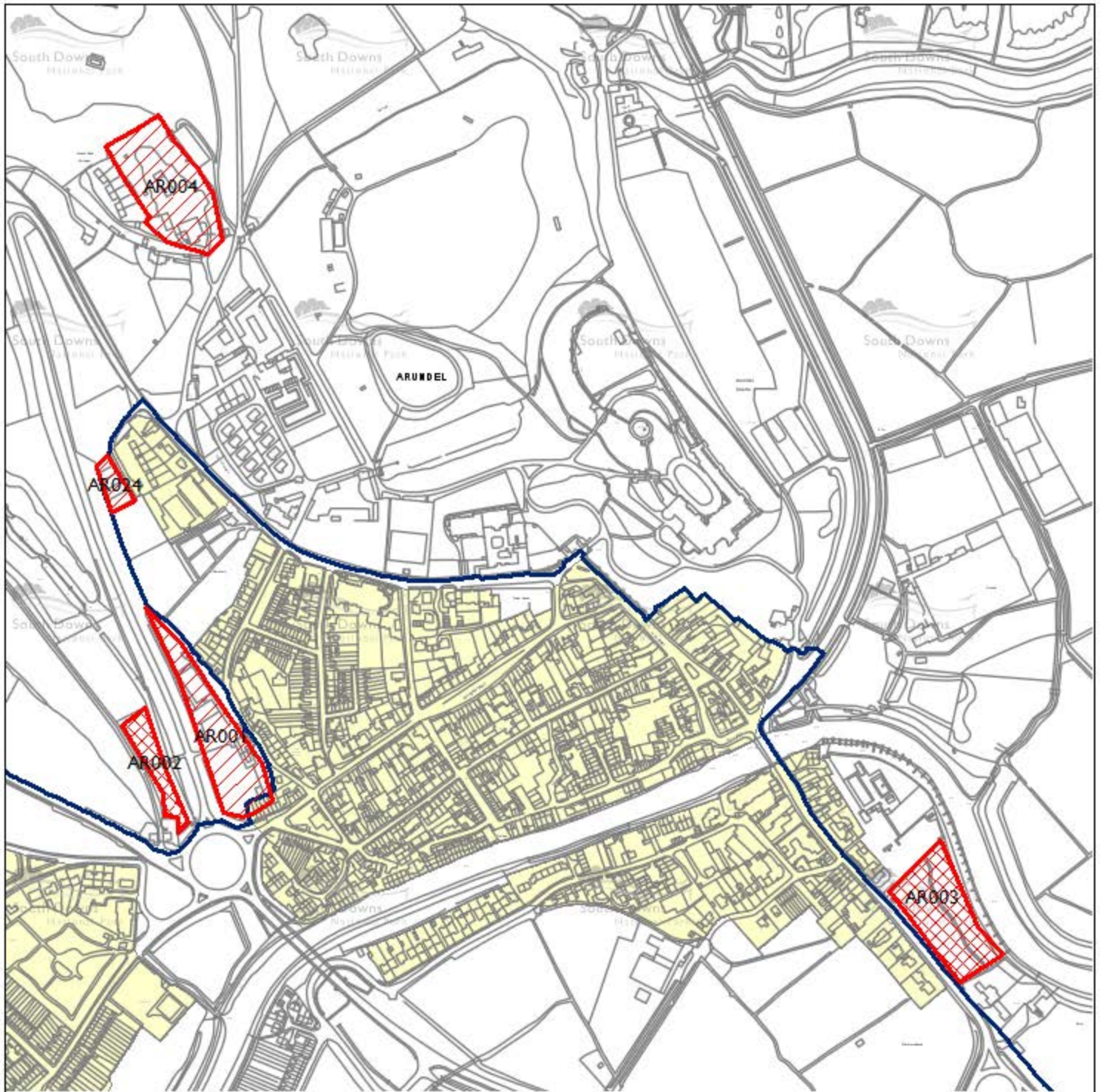
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Site Assessments by Settlement





Arundel

Settlement Map

Arundel



Key

- Recommendation  South Downs National Park Boundary (where applicable)
-  Rejected
-  Settlement Boundary
-  Excluded

Site Ref	Site Address	Settlement	Parish	Recommendation	Total Yield	0-5 Years	6-10 Years	11-15 Years	Rejected/Excluded Reason
Settlement Arundel									
AR001	Riding Stables, Park Place	Arundel	Arundel	Rejected	0	0	0	0	Development on the site would have a potential adverse impact on the character and appearance of the landscape.
AR002	Land west of Riding School, A284	Arundel	Arundel	Excluded	0	0	0	0	The site is not considered to be previously developed land, is outside a settlement and is detached and unrelated to that settlement.
AR003	Land at the Causeway	Arundel	Arundel	Excluded	0	0	0	0	The site is located wholly or largely within a Local Wildlife Site.
AR004	Sawmill, Arundel Park	Arundel	Arundel	Rejected	0	0	0	0	Development on the site would have a potential adverse impact on the character and appearance of the landscape. Development on the site would have a potential adverse impact on heritage assets. There is no evidence that the site is being actively promoted or is currently available.

Site Ref	Site Address	Settlement	Parish	Recommendation	Total Yield	0-5 Years	6-10 Years	11-15 Years	Rejected/Excluded Reason
AR024	Land at Anne Howard Garden, off London Road	Arundel	Arundel	Rejected	0	0	0	0	There is no evidence that the site is being actively promoted or is currently available.
Total by Settlement					0	0	0	0	

Site Ref	Site Address	Summary of Landscape Assessment	Summary of Suitability	Suitable	Summary of Availability	Available	Summary of Achievability	Achievable	Reason for Rejection
Settlement Arundel									
AR001	Riding Stables, Park Place	High Sensitivity The site is High Sensitivity due to its location within the Conservation area, in a prominent location beyond the existing settlement which would open views into development and significantly alter the setting of the town in views from the south and west.	The site is within the conservation area and is in close proximity to a number of listed buildings. The site is within 250m of an Historic Landfill Site.	No	The site is considered to be available for development.	Yes	There is no reason to indicate why development on the site is not achievable.	Yes	Development on the site would have a potential adverse impact on the character and appearance of the landscape.
AR004	Sawmill, Arundel Park	Medium/High Sensitivity The site is Medium/High sensitivity due to its location within the registered parkscape (the PDL status reduces this from an automatic exclusion on this basis). The site is nonetheless sensitive to housing development due to potential negative impacts on surrounding parkscape character. Historic advise needed.	The site is within a Grade II* registered park. The site is in close proximity to a Scheduled Ancient Monument and adjacent to Conservation Area. The site is in close proximity to a Special Site of Scientific Interest and a ancient woodland (located to the east). Monarch's Way runs within 12m of the site (located to the east).	No	There is no evidence that the site is being actively promoted or is currently available.	No	There is no reason to indicate why development on the site is not achievable.	Yes	Development on the site would have a potential adverse impact on the character and appearance of the landscape. Development on the site would have a potential adverse impact on heritage assets. There is no evidence that the site is being actively promoted or is currently available.

Site Ref	Site Address	Summary of Landscape Assessment	Summary of Suitability	Suitable	Summary of Availability	Available	Summary of Achievability	Achievable	Reason for Rejection
AR024	Land at Anne Howard Garden, off London Road	Low/Medium Sensitivity The site is Low Medium Sensitivity to development which mirrors the existing estate houses to the north east.	The site is located within the conservation area. The site is currently in use as allotments.	Yes	There is no evidence that the site is being actively promoted or is currently available.	No	There is no reason to indicate why development on the site is not achievable.	Yes	There is no evidence that the site is being actively promoted or is currently available.

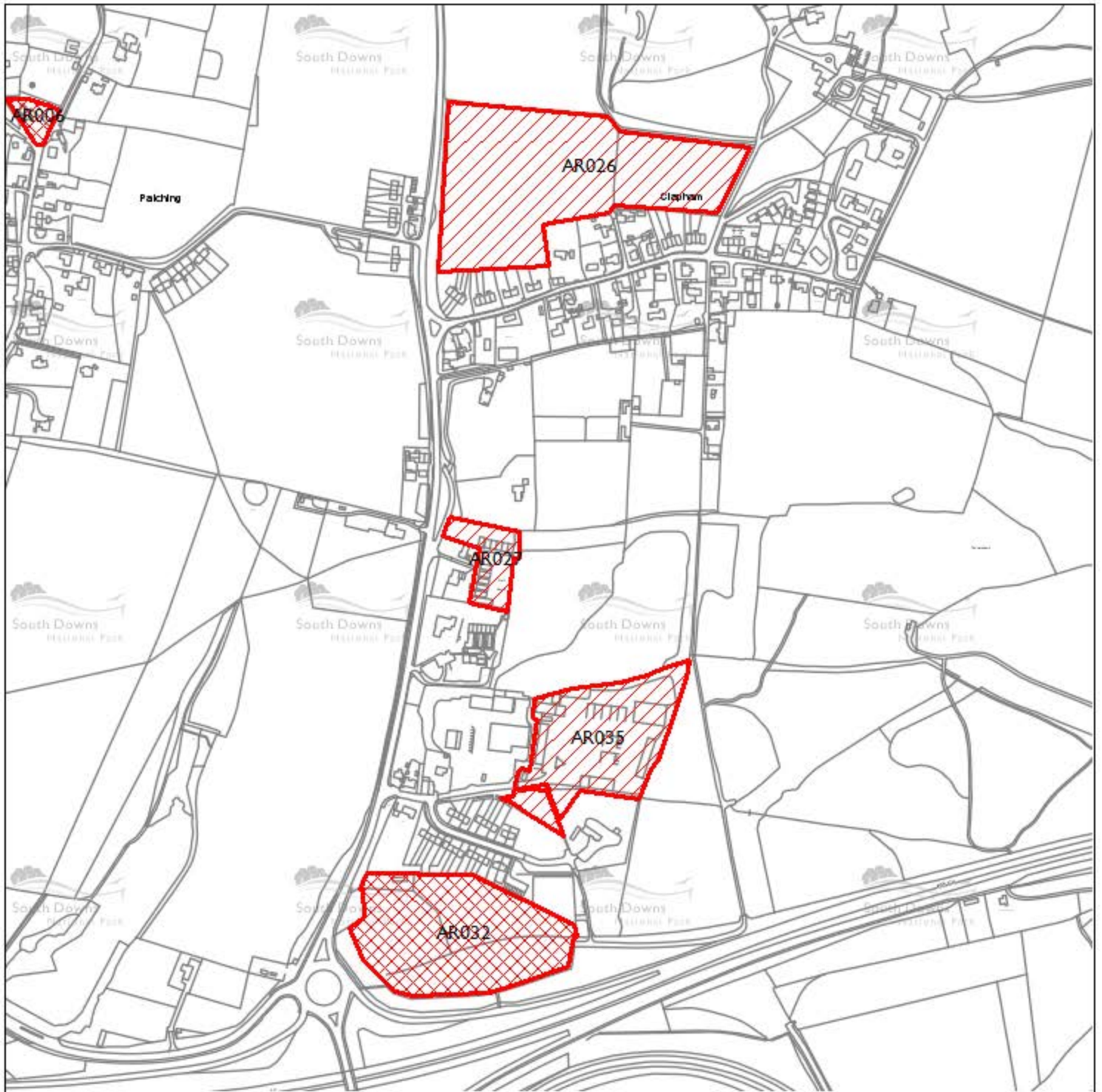
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Site Assessments by Settlement


Clapham

Settlement Map

Clapham



Key

Recommendation  South Downs National Park Boundary (where applicable)

 Rejected

 Excluded

Site Ref	Site Address	Summary of Landscape Assessment	Summary of Suitability	Suitable	Summary of Availability	Available	Summary of Achievability	Achievable	Reason for Rejection
Settlement Clapham									
AR026	Land north of Clapham Street	High Sensitivity The site is High Sensitivity due to its size and scale on the dry valley side. It is highly visible and sensitive to development in views from Clapham itself, the conservation area (both parts) and Patching. Access would be likely to be detrimental to the surrounding rural character.	The site is adjacent to Ancient Woodland, a Local Wildlife Site and Tree Preservation Order Area (to the north). The site is adjacent to the conservation area and in close proximity to a number of listed buildings, including a Grade II* listed building located to the east.	No	The site is considered to be available for development.	Yes	There is no reason to indicate why development on the site is not achievable.	Yes	Development on the site would have a potential adverse impact on the character and appearance of the landscape.
AR027	Land at Gosling Croft Business Centre	Low/Medium The site is low/medium sensitivity due to adjacent Ancient Woodland. Existing industrial use reduces landscape impact.	The site is physically adjacent to Ancient Woodland and wholly within a Tree Preservation Order Area. The part of the site which is previously developed is in active employment use. The remainder of the site is not considered to be well related to the settlement. The site is within 250m of an Historic Landfill Site.	No	There is no evidence that the site is being actively promoted or is currently available.	No	There is no reason to indicate why development on the site is not achievable.	Yes	Loss of employment land. There is no evidence that the site is being actively promoted or is currently available.
AR035	Clapham Depot	Low/Medium Sensitivity The site is low/medium sensitivity due to adjacent Ancient Woodland and common land. Existing industrial use reduces landscape impact.	There is a public right of way running through the site. Part of the site is within an Historic Landfill Site. The site is in active employment use.	No	There is no evidence that the site is being actively promoted or is available for development.	No	A safe and appropriate access would need to be achieved. There is potential for the land to be contaminated by	Yes	Loss of employment land.

Site Ref	Site Address	Summary of Landscape Assessment	Summary of Suitability	Suitable	Summary of Availability	Available	Summary of Achievability	Achievable	Reason for Rejection
AR035	Clapham Depot			No		No	previous uses. There are no other reasons to indicate why development on the site is not achievable.	Yes	

Site Ref	Site Address	Settlement	Parish	Recommendation	Total Yield	0-5 Years	6-10 Years	11-15 Years	Rejected/Excluded Reason
Settlement Clapham									
AR026	Land north of Clapham Street	Clapham	Clapham	Rejected	0	0	0	0	Development on the site would have a potential adverse impact on the character and appearance of the landscape.
AR027	Land at Gosling Croft Business Centre	Clapham	Clapham	Rejected	0	0	0	0	Loss of employment land. There is no evidence that the site is being actively promoted or is currently available.
AR032	Gravel Pit Field/Loves Corner, A280/A27 Junction (or Land South of Clapham Common)	Clapham	Clapham	Excluded	0	0	0	0	The site is not considered to be previously developed land, is outside a settlement and is detached and unrelated to that settlement.
AR035	Clapham Depot	Clapham	Clapham	Rejected	0	0	0	0	Loss of employment land.
Total by Settlement					0	0	0	0	

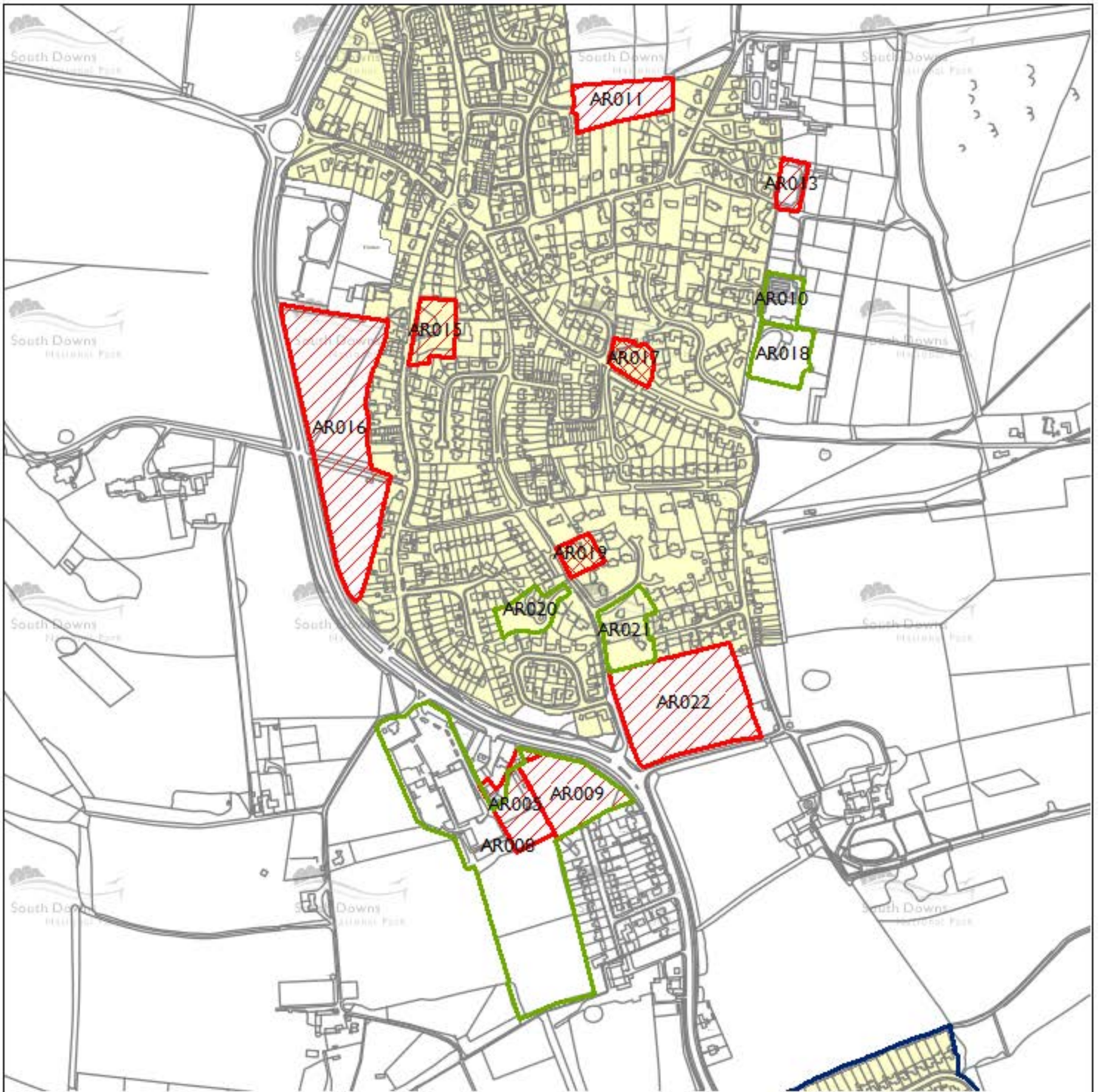
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Site Assessments by Settlement

Findon

Settlement Map

Findon



Key


Recommendation

 Has Potential (Deliverable or Developable)

 Rejected

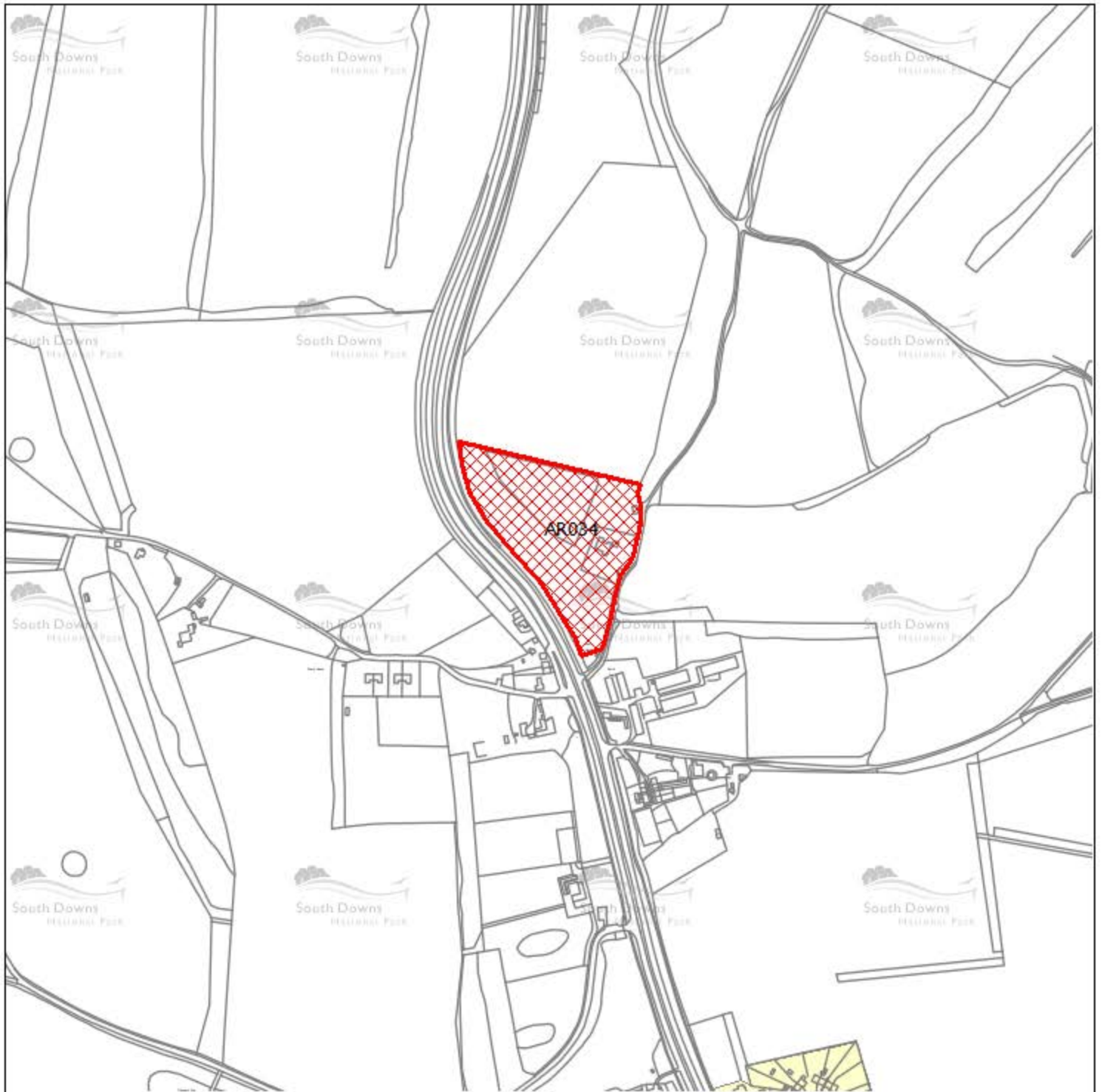
 Excluded

 South Downs National Park Boundary (where applicable)


 Settlement Boundary

Settlement Map

Findon North



Key

Recommendation  South Downs National Park Boundary (where applicable)

 Excluded  Settlement Boundary

Site Ref	Site Address	Settlement	Parish	Recommendation	Total Yield	0-5 Years	6-10 Years	11-15 Years	Rejected/Excluded Reason
Settlement Findon									
AR005	Savi Maski Granza, Findon Road	Findon	Findon	Rejected	0	0	0	0	The site does not relate well to the existing settlement pattern and development on the site would have a potential adverse impact on the character and appearance of the landscape. Details of full assessment in Appendix D.
AR008	Rogers Farm Garden Centre and former Allotments	Findon	Findon	Has Potential (Deliverable)	40	0	40	0	Not Applicable. Details of full assessment in Appendix D.
AR009	Former allotments north of The Quadrangle	Findon	Findon	Rejected	0	0	0	0	The site does not relate well to the existing settlement pattern and development on the site would have a potential adverse impact on the character and appearance of the landscape. Details of full assessment in Appendix D.
AR010	Soldiers Field Yard, Nepcote Lane	Findon	Findon	Has Potential (Deliverable)	6	6	0	0	Not Applicable. Details of full assessment in Appendix D.

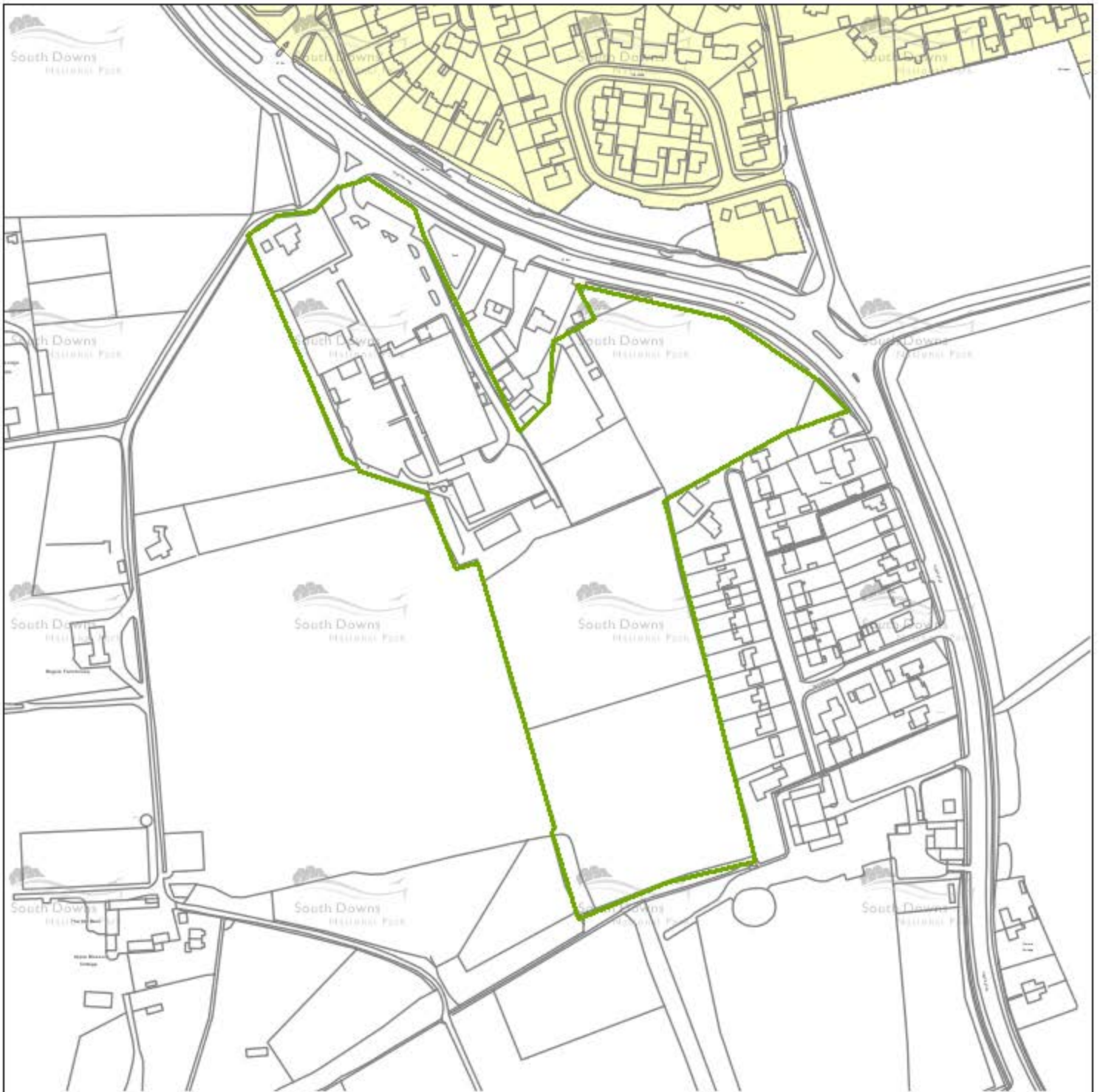
Site Ref	Site Address	Settlement	Parish	Recommendation	Total Yield	0-5 Years	6-10 Years	11-15 Years	Rejected/Excluded Reason
AR011	Land to the east of Elm Rise	Findon	Findon	Rejected	0	0	0	0	Development on the site would have a potential adverse impact on the character and appearance of the landscape.
AR013	Land to the Rear of Pony Farm Training Stables	Findon	Findon	Rejected	0	0	0	0	Development on the site would have a potential adverse impact on the character and appearance of the landscape.
AR015	Findon Manor Hotel, High Street	Findon	Findon	Rejected	0	0	0	0	Development on the site would have a potential adverse impact on heritage assets. Impact on protected trees.
AR016	Open space between the High Street and the A24	Findon	Findon	Rejected	0	0	0	0	Development on the site would have a potential adverse impact on the character and appearance of the landscape.
AR017	Land off Nepcote Lane and Somerfields	Findon	Findon	Excluded	0	0	0	0	The area not covered by trees protected by a Tree Preservation Order could not accommodate five or more dwellings.

Site Ref	Site Address	Settlement	Parish	Recommendation	Total Yield	0-5 Years	6-10 Years	11-15 Years	Rejected/Excluded Reason
AR018	Soldiers Field House, Soldiers Field Lane	Findon	Findon	Has Potential (Deliverable)	6	6	0	0	Not Applicable.
AR019	Steep Side, Cross Lane	Findon	Findon	Excluded	0	0	0	0	The site is not considered suitable to yield 5 or more additional homes
AR020	Findon Towers, Cross Lane	Findon	Findon	Has Potential (Deliverable)	6	6	0	0	Not Applicable.
AR021	Well Cottage/Priory Cottage, Crossways, Cross Lane	Findon	Findon	Has Potential (Deliverable)	7	7	0	0	Not Applicable.
AR022	Field south of Findon (Wyatts Field), Nepcote Lane	Findon	Findon	Rejected	0	0	0	0	Development on the site would have a potential adverse impact on the character and appearance of the landscape.
AR034	Ramsdean, North End	Findon	Findon	Excluded	0	0	0	0	The site is not considered to be previously developed land, is outside a settlement and is detached and unrelated to that settlement.
Total by Settlement					65	25	40	0	




AR008

Rogers Farm Garden Centre and former Allotments

Findon



Key

- | | | | |
|--|---|---|---------------------|
| Recommendation |  | South Downs National Park Boundary (where applicable) | |
|  | Has Potential (Deliverable) |  | Settlement Boundary |

Site Reference
AR008

Area
Arun

Site Address Rogers Farm Garden Centre and former Allotments	Settlement Findon
	Parish Findon

Source Previously assessed by Borough/District Council	Current Use Garden centre, paddocks and former allotments
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Summary of Landscape Assessment Low/Medium/High Sensitivity The site is Low Medium Sensitivity where currently developed and existing screening can be retained and improved to the north of the site. The fields to the south of the site are Medium High Sensitivity due to the poor relationship with the settlement pattern and the intrusion into views from the surrounding public right of way.
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Summary of Suitability The northern and western part of the site is previously developed. The southern and eastern part is greenfield site. There is potential for redevelopment of the area of previously developed land, subject to appropriate loss of the existing use.	Is the site suitable? Yes
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Summary of Availability The site is considered to be available for development.	Is the site available? Yes
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Summary of Achievability Access is expected to be directly on A24. Further advice will be required.	Is development on the site achievable? Yes
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Assessment Recommendation	Has Potential (Deliverable)
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Reason for Rejection Not Applicable.
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Site Area (Ha) 2	Site Density (dph) 20	Estimated Yield 40	0-5 years 0	6-10 years 40	11-15 years 0
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AR010

Soldiers Field Yard, Nepcote Lane

Findon



Key

Recommendation

Has Potential (Deliverable)



South Downs National Park Boundary (where applicable)



Settlement Boundary

Site Reference
AR010

Area
Arun

Site Address
Soldiers Field Yard, Nephote Lane

Settlement
Findon

Parish
Findon

Source
Previously assessed by Borough/District Council

Current Use
Stable yard

Summary of Landscape Assessment
Medium Sensitivity Medium sensitivity due to the PDL status, Views to the west are sensitive from the wider downland and impacts on the adjacent public right of way

Summary of Suitability	Is the site suitable?
There is a public right of way running along the western boundary. The site is adjacent to a Tree Preservation Order area. The redevelopment or conversion of the site is considered suitable for a small number of dwellings.	Yes

Summary of Availability	Is the site available?
The site is considered to be available for development.	Yes

Summary of Achievability	Is development on the site achievable?
There is no reason to indicate why development on the site is not achievable.	Yes

Assessment Recommendation	Has Potential (Deliverable)
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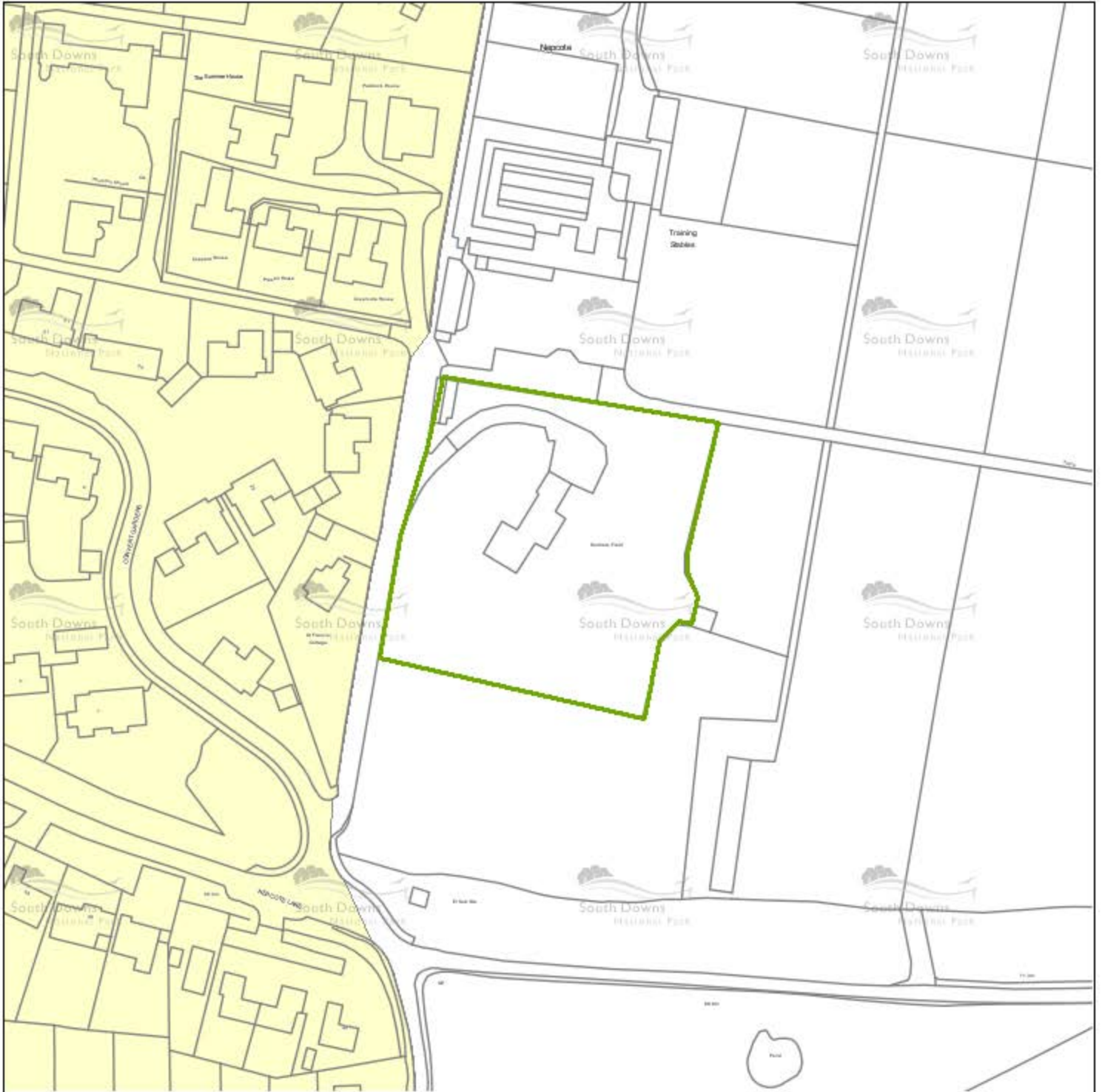
Reason for Rejection
Not Applicable.

Site Area (Ha)	Site Density (dph)	Estimated Yield	0-5 years	6-10 years	11-15 years
0.4	15	6	6	0	0

AR018

Soldiers Field House, Soldiers Field Lane

Findon



Key

Recommendation

Has Potential (Deliverable)



South Downs National Park Boundary (where applicable)



Settlement Boundary

Site Reference
AR018

Area
Arun

Site Address
Soldiers Field House, Soldiers Field Lane

Settlement
Findon

Parish
Findon

Source
Previously assessed by Borough/District Council

Current Use
Residential

Summary of Landscape Assessment
Medium Sensitivity Medium sensitivity due to the PDL status, Views to the west are sensitive from the wider downland and impacts on the adjacent public right of way. Impacts on setting of Nephote Green.

Summary of Suitability	Is the site suitable?
The site is adjacent to a Tree Preservation Order area. A public right of way runs along the western boundary. The site is considered suitable for small scale development.	Yes

Summary of Availability	Is the site available?
The site is considered to be available for development.	Yes

Summary of Achievability	Is development on the site achievable?
There is no reason to indicate why development on the site is not achievable.	Yes

Assessment Recommendation	Has Potential (Deliverable)
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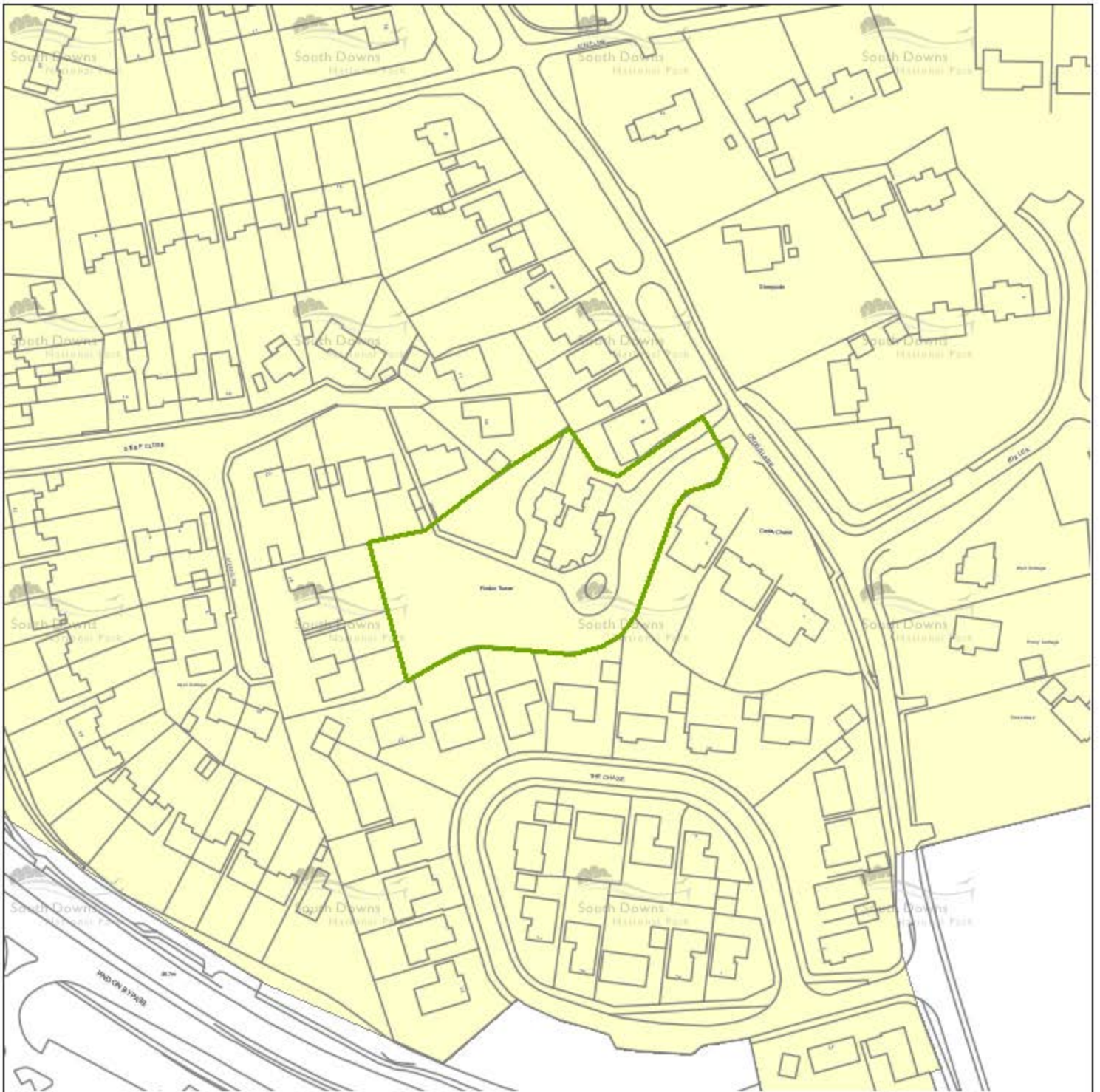
Reason for Rejection
Not Applicable.

Site Area (Ha)	Site Density (dph)	Estimated Yield	0-5 years	6-10 years	11-15 years
0.6	10	6	6	0	0

AR020

Findon Towers, Cross Lane

Findon



Key

Recommendation

Has Potential (Deliverable)



South Downs National Park Boundary (where applicable)



Settlement Boundary

Site Reference
AR020

Area
Arun

Site Address
Findon Towers, Cross Lane

Settlement
Findon
Parish
Findon

Source
Previously assessed by Borough/District Council

Current Use
Residential

Summary of Landscape Assessment
Medium sensitivity Medium sensitivity due to existing trees and access having potential for impacts.

Summary of Suitability	Is the site suitable?
The whole site is covered by group TPO which is expected to restrict development to the centre of the site, on and around the footprint of the existing dwelling. May be suitable for extension and conversion or redevelopment on and around the existing footprint.	Yes

Summary of Availability	Is the site available?
The site is considered to be available for development.	Yes

Summary of Achievability	Is development on the site achievable?
There is no reason to indicate why development on the site is not achievable.	Yes

Assessment Recommendation	Has Potential (Deliverable)
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Reason for Rejection
Not Applicable.

Site Area (Ha)	Site Density (dph)	Estimated Yield	0-5 years	6-10 years	11-15 years
0.4	15	6	6	0	0

AR021

Well Cottage/Priory Cottage, Crossways, Cross Lane

Findon



Key

- Recommendation
- Has Potential (Deliverable)
- South Downs National Park Boundary (where applicable)
- Settlement Boundary

Site Reference
AR021

Area
Arun

Site Address
Well Cottage/Priory Cottage, Crossways, Cross Lane

Settlement
Findon
Parish
Findon

Source
Previously assessed by Borough/District Council

Current Use
Residential

Summary of Landscape Assessment
Medium sensitivity Medium sensitivity due to existing trees and access having potential for impacts.

Summary of Suitability	Is the site suitable?
The site comprises of three large residential plots, surrounded by mature trees. The site is considered suitable for a small number of dwellings.	Yes

Summary of Availability	Is the site available?
The site is considered to be available for development.	Yes

Summary of Achievability	Is development on the site achievable?
There is no reason to indicate why development on the site is not achievable. However, a safe and appropriate access will need to be achieved.	Yes

Assessment Recommendation	Has Potential (Deliverable)
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Reason for Rejection
Not Applicable.

Site Area (Ha)	Site Density (dph)	Estimated Yield	0-5 years	6-10 years	11-15 years
0.6	12	7	7	0	0

Site Ref	Site Address	Summary of Landscape Assessment	Summary of Suitability	Suitable	Summary of Availability	Available	Summary of Achievability	Achievable	Reason for Rejection
Settlement Findon									
AR005	Savi Maski Granza, Findon Road	Low/Medium/High Sensitivity The site is Low Medium Sensitivity where currently developed and screening can be retained. The fields to the south of the site are Medium High Sensitivity due to the poor relationship with the settlement pattern and the intrusion into views from the surrounding public right of way. The site also contributes to the Local Gap.	The majority of the site is not previously developed and the site is not considered to be well related to the existing settlement pattern.	No	The site is considered to be available for development.	Yes	Access is expected to be directly on A24. Further advice will be required.	Yes	The site does not relate well to the existing settlement pattern and development on the site would have a potential adverse impact on the character and appearance of the landscape.
AR009	Former allotments north of The Quadrangle	Medium/High Sensitivity The site is Medium High Sensitivity given the surrounding existing uses and the isolated nature of the site within the surrounding landscape. It does not relate well to the settlement pattern as is located on the west side of the A24. The site contributes to the local gap between Findon and Worthing. Mature	A greenfield site which is separated from the settlement of Findon by the A24 and belt of protected trees.	No	The site is considered to be available for development.	Yes	There is no reason to indicate why development on the site is not achievable.	Yes	The site does not relate well to the existing settlement pattern and development on the site would have a potential adverse impact on the character and appearance of the landscape.

Site Ref	Site Address	Summary of Landscape Assessment	Summary of Suitability	Suitable	Summary of Availability	Available	Summary of Achievability	Achievable	Reason for Rejection
AR009	Former allotments	trees.		No		Yes		Yes	
AR011	Land to the east of Elm Rise	Medium/High Sensitivity Medium sensitivity in western section. Medium high sensitivity to east as the site becomes more elevated and views from the bridleway would be affected.	A Tree Preservation Order protects the hedge along the western boundary and could prevent access to the site.	No	The site is considered to be available for development.	Yes	There is no reason to indicate why development on the site is not achievable.	Yes	Development on the site would have a potential adverse impact on the character and appearance of the landscape.
AR013	Land to the Rear of Pony Farm Training Stables	Medium/High Sensitivity Medium/high sensitivity due to the poor access and location on the outside of the public right of way which runs along the settlement edge. Views to the west are sensitive from the wider downland and impacts on the adjacent public right of way	The site is adjacent to a Tree Preservation Order area. Due to the conclusions of the landscape assessment, the site is not considered suitable.	No	The site is considered to be available for development.	Yes	There is no reason to indicate why development on the site is not achievable.	Yes	Development on the site would have a potential adverse impact on the character and appearance of the landscape.
AR015	Findon Manor Hotel, High Street	Historic Buildings advice needed	The comprises a Grade II listed building (hotel) and its curtilage. The boundary is composed of mature trees covered by group Tree Preservation Order.	No	The site is considered to be available for development.	Yes	There is no reason to indicate why development on the site is not achievable.	Yes	Development on the site would have a potential adverse impact on heritage assets. Impact on protected trees.

Site Ref	Site Address	Summary of Landscape Assessment	Summary of Suitability	Suitable	Summary of Availability	Available	Summary of Achievability	Achievable	Reason for Rejection
AR016	Open space between the High Street and the A24	High Sensitivity High Sensitivity due to the scale and sensitive location of the site in relation to the public right of way network mature trees and relationship with Findon Place.	The site is adjacent to numerous listed buildings and crossed by group Tree Preservation Order. There are public rights of way running across the site. Due to the conclusions of the landscape assessment, the site is not considered suitable for development.	No	The site is considered to be available for development.	Yes	There is no reason to indicate why development on the site is not achievable.	Yes	Development on the site would have a potential adverse impact on the character and appearance of the landscape.
AR022	Field south of Findon (Wyatts Field), Nephote Lane	High Sensitivity High Sensitivity due to the poor connection with the settlement layout and the elevated nature of the site making it vulnerable to visual impact.	A Scheduled Ancient Monument is located around 60m to the south east of the site. The site is not considered to well related to the existing settlement pattern.	No	The site is considered to be available for development.	Yes	There is no reason to indicate why development on the site is not achievable.	Yes	Development on the site would have a potential adverse impact on the character and appearance of the landscape.

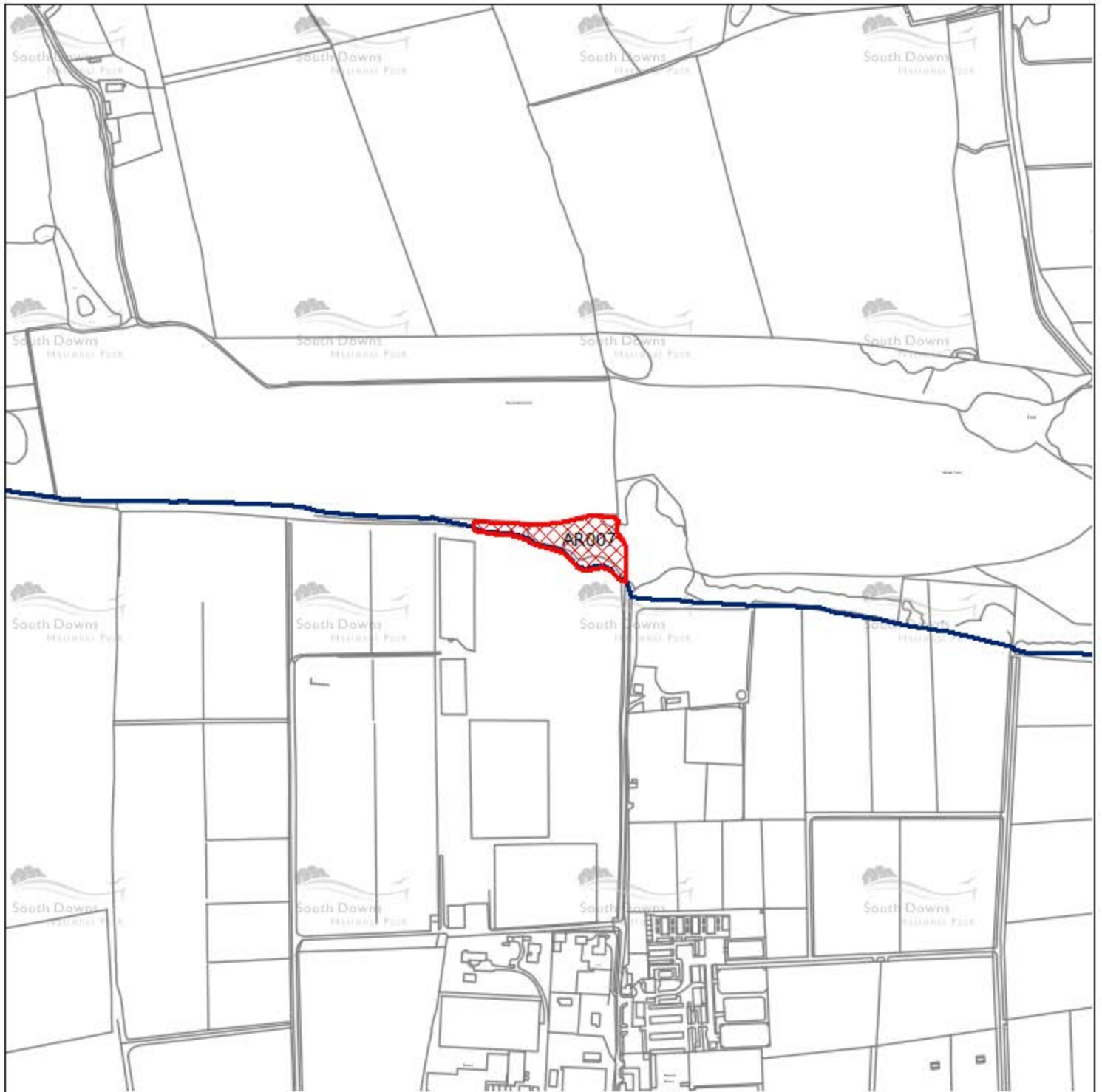
Appendix D(ii) - Arun

Site Assessments by Settlement


Hangleton

Settlement Map

Hangleton



Key

Recommendation  South Downs National Park Boundary (where applicable)

 Excluded

Site Ref	Site Address	Settlement	Parish	Recommendation	Total Yield	0-5 Years	6-10 Years	11-15 Years	Rejected/Excluded Reason
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Settlement Hangleton

AR007	North of High Down Hill Farm	Hangleton	Angmering	Excluded	0	0	0	0	The site is not considered to be previously developed land, is outside a settlement and is detached and unrelated to that settlement.
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Total by Settlement	0	0	0	0
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Appendix D(ii) - Arun

Site Assessments by Settlement


Patching

Settlement Map

Patching



Key

Recommendation  South Downs National Park Boundary (where applicable)

 Rejected

 Excluded

Site Ref	Site Address	Settlement	Parish	Recommendation	Total Yield	0-5 Years	6-10 Years	11-15 Years	Rejected/Excluded Reason
Settlement Patching									
AR006	138-139 The Street,	Patching	Patching	Excluded	0	0	0	0	The site is not considered suitable to yield 5 or more additional homes.
Total by Settlement					0	0	0	0	

Appendix D(ii) - Arun

Site Assessments by Settlement


Selden

Settlement Map

Selden



Key

Recommendation  South Downs National Park Boundary (where applicable)

 Excluded

Site Ref	Site Address	Settlement	Parish	Recommendation	Total Yield	0-5 Years	6-10 Years	11-15 Years	Rejected/Excluded Reason
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Settlement Selden

AR033	Cooper's Field, adj. Fox Inn	Selden	Patching	Excluded	0	0	0	0	The site is not considered to be previously developed land, is outside a settlement and is detached and unrelated to that settlement.
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Total by Settlement	0	0	0	0
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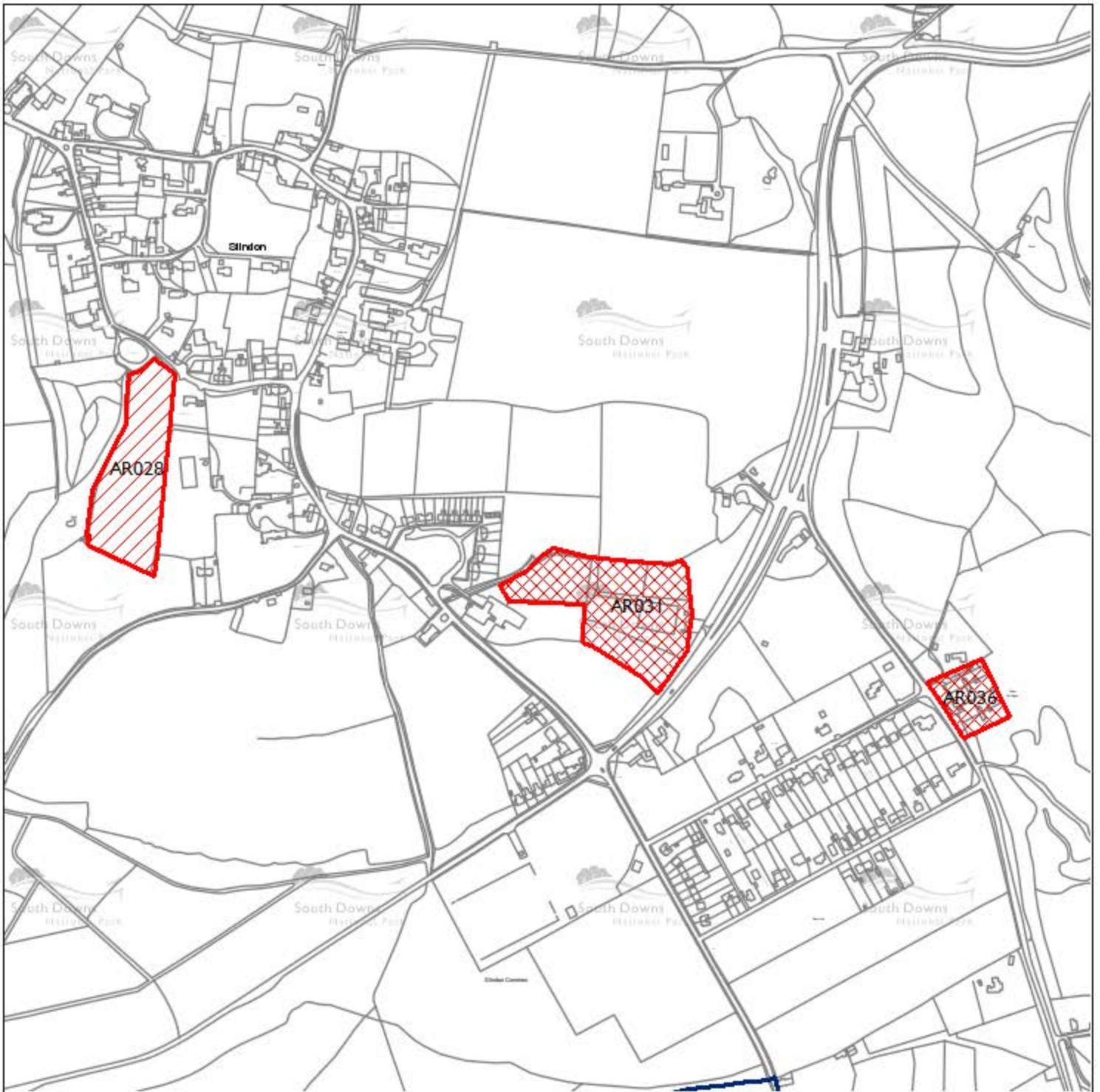
Appendix D(ii) - Arun

Site Assessments by Settlement


Slindon

Settlement Map

Slindon



Key

Recommendation  South Downs National Park Boundary (where applicable)

 Rejected

 Excluded

Site Ref	Site Address	Settlement	Parish	Recommendation	Total Yield	0-5 Years	6-10 Years	11-15 Years	Rejected/Excluded Reason
Settlement Slindon									
AR028	Glebe land at Church Hill	Slindon	Slindon	Rejected	0	0	0	0	Development on the site would have a potential adverse impact on the character and appearance of the landscape. Impact on Ancient Woodland.
AR031	Glebe land adjoining Slindon CE School	Slindon	Slindon	Excluded	0	0	0	0	The part of site adjacent to the settlement is Ancient Woodland. The remainder of the site is outside the settlement and is detached and unrelated to that settlement.
AR036	Cedar Cottages, Shell Bridge Road	Slindon	Slindon	Excluded	0	0	0	0	The site is not considered suitable to yield 5 or more additional homes.

Total by Settlement	0	0	0	0
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Site Ref	Site Address	Summary of Landscape Assessment	Summary of Suitability	Suitable	Summary of Availability	Available	Summary of Achievability	Achievable	Reason for Rejection
Settlement Slindon									
AR028	Glebe land at Church Hill	High Sensitivity High sensitivity due to the size and proportions of the site extending into open countryside alongside Open Access Land and Ancient woodland. Impact on public right of way and conservation area.	The site is adjacent to ancient woodland along the eastern boundary. There is a public right of way running north to south through the middle of the site. Part of the site is within the conservation area.	No	The site is considered to be available for development.	Yes	There is no reason to indicate why development on the site is not achievable.	Yes	Development on the site would have a potential adverse impact on the character and appearance of the landscape. Impact on Ancient Woodland. Details of full assessment in Appendix D.

Appendix D(ii) - Arun

Site Assessments by Settlement


Warningcamp

Settlement Map

Warningcamp



Key

Recommendation  South Downs National Park Boundary (where applicable)

 Rejected

Site Ref	Site Address	Settlement	Parish	Recommendation	Total Yield	0-5 Years	6-10 Years	11-15 Years	Rejected/Excluded Reason
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Settlement Warningcamp									
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AR029	Land to rear of Nurses Cottage, Warningcamp Lane	Warningcamp	Warningcamp	Rejected	0	0	0	0	Development on the site would have a potential adverse impact on the character and appearance of the landscape.
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AR030	Land to rear of 223 Warningcamp Lane	Warningcamp	Warningcamp	Rejected	0	0	0	0	Development on the site would have a potential adverse impact on the character and appearance of the landscape.
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Total by Settlement	0	0	0	0
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Site Ref	Site Address	Summary of Landscape Assessment	Summary of Suitability	Suitable	Summary of Availability	Available	Summary of Achievability	Achievable	Reason for Rejection
Settlement Warningcamp									
AR029	Land to rear of Nurses Cottage, Warningcamp Lane	High Sensitivity High Landscape sensitivity due to the conservation area and visual sensitivity of development on the valley sides	The site is adjacent to the conservation area and two grade II listed buildings. The south western part of the site is within flood zone 2 and 3. There is a large Tree Preservation Order Area opposite the access to the site.	No	There is no evidence that the site is being actively promoted or is currently available.	No	There is no reason to indicate why development on the site is not achievable.	Yes	Development on the site would have a potential adverse impact on the character and appearance of the landscape.
AR030	Land to rear of 223 Warningcamp Lane	High Sensitivity High Landscape sensitivity due to the conservation area, listed building and visual sensitivity of development on the valley sides	The site is wholly within the conservation area and adjacent to a Grade II listed building.	No	The site is considered to be available for development.	Yes	There is no reason to indicate why development on the site is not achievable.	Yes	Development on the site would have a potential adverse impact on the character and appearance of the landscape.

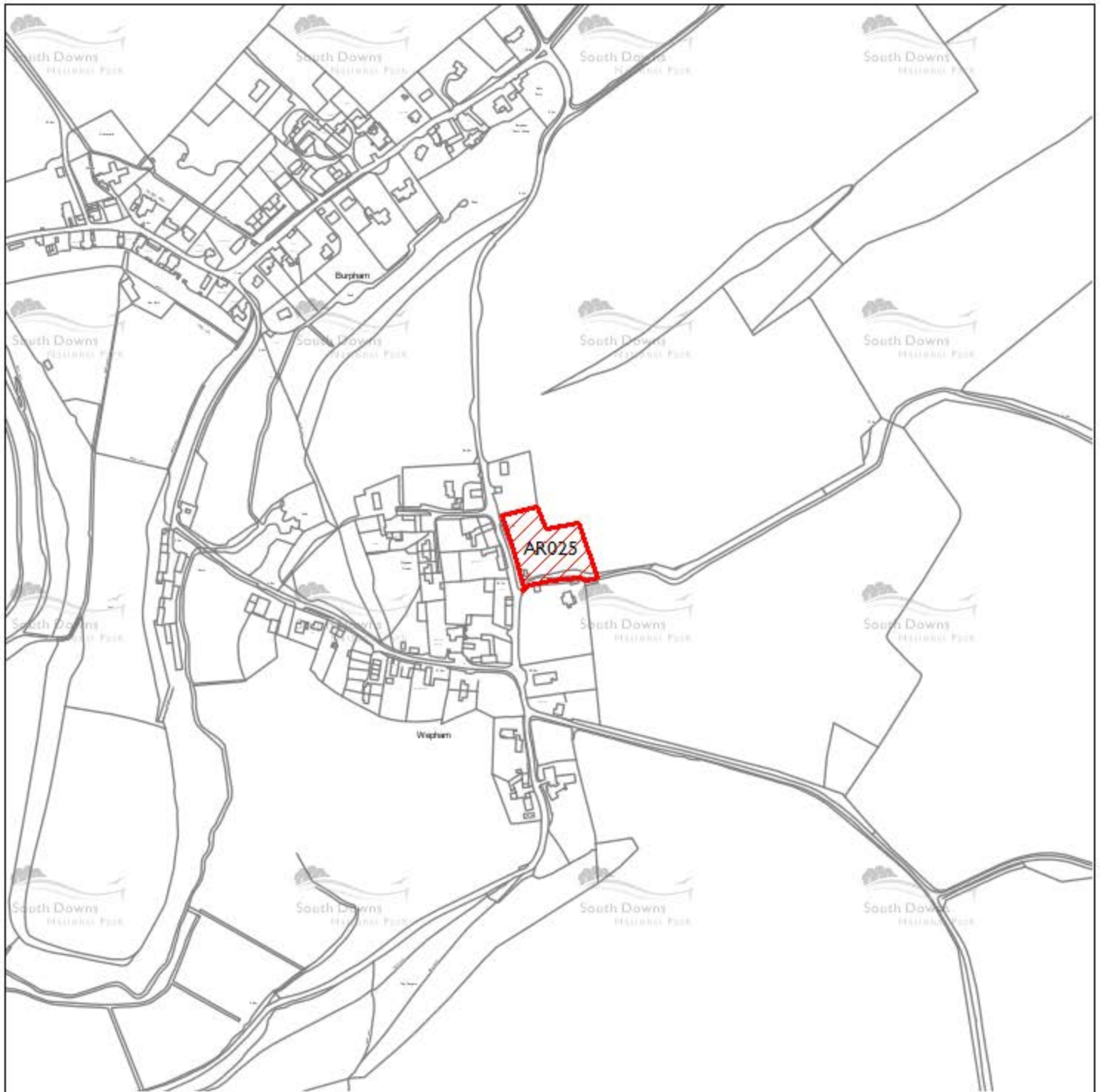
Appendix D(ii) - Arun

Site Assessments by Settlement


Wepham

Settlement Map

Wepham



Key

Recommendation  South Downs National Park Boundary (where applicable)

 Rejected

Site Ref	Site Address	Settlement	Parish	Recommendation	Total Yield	0-5 Years	6-10 Years	11-15 Years	Rejected/Excluded Reason
Settlement Wepham									
AR025	Land north of Lample House	Wepham	Burpham	Rejected	0	0	0	0	Development on the site would have a potential adverse impact on the character and appearance of the landscape.
Total by Settlement					0	0	0	0	

Site Ref	Site Address	Summary of Landscape Assessment	Summary of Suitability	Suitable	Summary of Availability	Available	Summary of Achievability	Achievable	Reason for Rejection
Settlement Wepham									
AR025	Land north of Lample House	Medium/High Sensitivity The site has Medium high sensitivity to development of comparable density to the surrounding settlement given its location in the conservation area. The site would not accommodate development of any higher density without detrimental impacts on the settlement.	The site is within the conservation area and in close proximity to three listed buildings. There is a public right of way running along the southern and western boundary. The site is within 5km of a Special Protection Area.	No	The site is considered to be available for development.	Yes	There is no reason to indicate why development on the site is not achievable.	Yes	Development on the site would have a potential adverse impact on the character and appearance of the landscape.