



South Downs National Park

**Strategic Housing Land
Availability Assessment**

Erratum

May 2017

Introduction

Since publication of the South Downs National Park Authority (SDNPA) SHLAA 2016, a small number of inaccuracies and errors have come to light. In particular, some of the site Recommendations do not properly reflect the detail of the assessment to which they relate.

This erratum is a quality control measure to correct these errors and inaccuracies in relation to the sites listed.

However it should be clarified that these corrections in no way affect the overall scale of potential land supply, nor affect the integrity of the detailed site assessments. It should further be clarified that the SHLAA is a snapshot of evidence at the time of its preparation, and is subject to regular review, at which point changed circumstances or updated evidence on sites may change the outcomes of assessments.

Changes to some site recommendations in Liss and Twyford has meant that it is necessary to produce new settlement maps. The two maps at the end of this erratum replace the Liss and Twyford maps respectively in Appendix B of the SHLAA 2016.

Update to housing land supply

Section 4 of the SHLAA 2016 provides a theoretical housing capacity, broken down by district area, based on 108 sites found to have development potential for housing. Due to the changed conclusion from 'Has potential' to 'Rejected' for site WI006 Land at Northfields (3) (see later in this erratum), this number reduces slightly. To ensure clarity, a Revised Figure 6 is shown below, which replaces the original Figure 6 in the SHLAA 2016 as previously published.

The number of sites found as 'Has potential' has reduced to 107. The number of dwellings in Winchester district has reduced to 147. The total number of dwellings for which there is theoretical capacity has reduced slightly to 2,892.

Revised Figure 6: Total theoretical housing capacity from SHLAA sites by district area

	Yrs 0-5	Yrs 6-10	Yrs 11-15	Total
Adur	15	0	0	15
Arun	37	0	0	37
Brighton & Hove	0	0	0	0
Chichester	518	250	0	768
East Hampshire	573	334	49	956
Eastbourne	0	0	0	0
Horsham	14	20	0	34
Lewes	600	290	0	890
Mid Sussex	22	0	0	22
Wealden	17	6	0	23
Winchester	130	17	0	147
Total	1926	917	49	2892

Site specific errata

Site CHI72: Land west of Compton Farmhouse, Church Lane, Compton

Change: Add Rejected/Excluded Reason

Reason for change: The Rejected/Excluded Reason was erroneously omitted from Appendix C Summaries by Settlement.

Amend the relevant row from Appendix C Summaries by Settlement, under subheading 'Compton', to the following:

Site Ref	Site Address	Settlement	Parish	Recommendation	Total Yield	0-5 Years	6-10 Years	11-15 Years	Rejected/Excluded Reason
CHI72	Land west of Compton Farmhouse, Church Lane	Compton	Compton	Excluded	0	0	0	0	The site is not considered suitable to yield 5 or more additional homes.

Site EAI42: Land at Hatch Lane, Liss

Change: The Recommendation of this site is changed from ‘Excluded’ to ‘Rejected’.

Reason for change: To better reflect the detail of the assessment, which indicates that the site should not have been excluded at Stage 1 as it does not meet the ‘Excluded’ criteria. However the detail of the assessment clearly evidences that the site meets the Stage 2 ‘Rejected’ criteria and is therefore rejected at Stage 2.

Delete the following row from Appendix C Summaries by Settlement, under subheading ‘Liss’:

Site Ref	Site Address	Settlement	Parish	Recommendation	Total Yield	0-5 Years	6-10 Years	11-15 Years	Rejected/Excluded Reason
EAI42	Hatch Lane	Liss	Liss	Excluded	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.

Replace above row with the following:

EAI42	Hatch Lane	Liss	Liss	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.
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Insert the following into Appendix E Full Assessment Outcomes, between rows starting with EA141 and EA145 respectively:

Site Ref	Site Address	Settlement	2016 Recc'n	Summary of Landscape Assessment	Summary of Suitability	Suitable	Summary of Availability	Available	Summary of Achievability	Achievable	Reason for rejection	Total Yield
EA142	Hatch Lane	Liss	Rejected	<p>Medium high landscape sensitivity. The site forms an important visual break between the edge of Liss and the wooded slopes of the Greensand Hills and Hill brow to the south. The field is visible from Hatch Lane as an undeveloped area which contributes to the rural character of this area. Development of this site would truncate these views, which includes views of mature wooded boundaries to the site and would lead to the perception of continuous settlement of Hatch Lane.</p> <p>The size of the field means that these views are of some depth in an area where views are restricted by hedgerows and narrow lanes.</p>	Site is outside the defined settlement boundary and within the open countryside. It is remote from centre of the settlement and local services and facilities. It does not relate well to the existing settlement and 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 could not be achieved.	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.	0

Site HO015: Land at Brookland Way, Coldwaltham

Change: Amend 'Site Area (Ha)' box on proforma for Site HO015, Land at Brookland Way, in Appendix D to state a site area of 8.1 hectares.

Reason for change: The site area previously entered (1 hectare) was an error. The 1 hectare figure related to the draft site allocation in the South Downs Local Plan Preferred Options, rather than the entire SHLAA site as submitted for assessment.

Amend 'Site Area (Ha)' box on proforma for Site HO015, Land at Brookland Way, in Appendix D as follows:

Site Area (Ha)
8.1

Estimated Yield
20

0-5 years
0

6-10 years
20

11-15 years
0

Site WI003: Land adjoining and to rear of 6 Manor Farm Green, Twyford

Change: Amend text in ‘Rejected/Excluded Reason’ column in Appendix C and in the Reason for Rejection box in Appendix D.

Reason for change: The existing text states that ‘There is no evidence that the suite is available or being actively promoted’. This is an erroneous summary as the site is recommended as ‘Has Potential’ i.e. is considered available.

Delete the following row from Appendix C Summaries by Settlement, under subheading ‘Twyford’:

Site Ref	Site Address	Settlement	Parish	Recommendation	Total Yield	0-5 Years	6-10 Years	11-15 Years	Rejected/Excluded Reason
WI003	Land adjoining and to rear of 6 Manor Farm Green	Twyford	Twyford	Has Potential	15	15	0	0	There is no evidence that the site is available or being actively promoted.

Replace the above row with the following:

WI003	Land adjoining and to rear of 6 Manor Farm Green	Twyford	Twyford	Has Potential	15	15	0	0	Not applicable
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Delete the following box in Appendix D Sites with Potential for site ref. WI003:

Reason for Rejection
There is no evidence that the site is available or being actively promoted.

Replace the above with the following box:

Reason for Rejection
Not applicable.

Site WI006: Land at Northfields (3), Twyford

Change: The Recommendation of this site is changed from ‘Has potential’ to ‘Rejected’.

Reason for change: The recommendation ‘Has potential’ was based on an erroneous reference in the assessment to ‘development under construction’ on this site. The approved planning permission for the adjacent Feed Mill, Humphries Farm site includes landscaping proposals on the SHLAA site WI006 which form part of the planning permission, site WI006 being within the control of the applicant. Therefore reference to construction of buildings on this site would have related to the adjacent Feed Mill site, which is instead reserved for landscaping purposes.

Delete the following row from Appendix C Summaries by Settlement, under subheading ‘Twyford’:

Site Ref	Site Address	Settlement	Parish	Recommendation	Total Yield	0-5 Years	6-10 Years	11-15 Years	Rejected/Excluded Reason
WI006	Land at Northfields (3)	Twyford	Twyford	Has Potential	10	10	0	0	Development under construction.

Replace above row with the following:

WI006	Land at Northfields (3)	Twyford	Twyford	Rejected	0	0	0	0	The site is not available.
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Insert the following into Appendix E Full Assessment Outcomes, between rows starting with EA141 and EA145 respectively:

Site Ref	Site Address	Settlement	2016 Recc'n	Summary of Landscape Assessment	Summary of Suitability	Suitable	Summary of Availability	Available	Summary of Achievability	Achievable	Reason for rejection	Total Yield
WI006	Land at Northfields (3)	Twyford	Rejected		<p>From analysis for WI004:</p> <p>The site is relatively well contained by existing landscape scheme to screen industrial buildings and car parking from surrounding landscape. It is adjacent to residential development to west.</p> <p>The site may be suitable for mixed use development, which will retain employment uses on the site. The site is located within a Site of Special Scientific Interest (SSSI) Impact Risk Zone (IRZ) (may require further advice from Natural England)</p>	Yes	Site has been set aside for landscape mitigation in connection with adjacent development site and is therefore not available.	No	No reason to indicate why site is not achievable	Yes	The site is not available.	0

Site WI046: Down End, Bourne Lane, Twyford

Change: Amend text in ‘Rejected/Excluded Reason’ column in Appendix C.

Reason for change: The existing text states that ‘The site is not considered suitable to yield 5 or more homes. The site is not being actively promoted.’ Given the site is approximately 0.5 hectares in size, this statement needs further explanation.

Delete the following row from Appendix C Summaries by Settlement, under subheading ‘Twyford’, to the following:

Site Ref	Site Address	Settlement	Parish	Recommendation	Total Yield	0-5 Years	6-10 Years	11-15 Years	Rejected/Excluded Reason
WI046	Down End, Bourne Lane	Twyford	Twyford	Excluded	0	0	0	0	The site is not considered suitable to yield 5 or more homes. The site is not being actively promoted.

Replace the above row with the following:

WI046	Down End, Bourne Lane	Twyford	Twyford	Excluded	0	0	0	0	The site is not considered suitable to yield 5 or more homes; outcome of landscape assessment limits scope of development.
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Site WI066: Land at Hazeley Road, Twyford

Change: The Recommendation of this site is changed from ‘Excluded’ to ‘Rejected’.

Reason for change: To better reflect the detail of the assessment, which indicates that the site should not have been excluded at Stage 1 as it does not meet the ‘Excluded’ criteria. However the detail of the assessment clearly evidences that the site meets the Stage 2 ‘Rejected’ criteria and is therefore rejected at Stage 2.

Delete the following row from Appendix C Summaries by Settlement, under subheading ‘Twyford’:

Site Ref	Site Address	Settlement	Parish	Recommendation	Total Yield	0-5 Years	6-10 Years	11-15 Years	Rejected/Excluded Reason
WI066	Land at Hazeley Road	Twyford	Twyford	Excluded	0	0	0	0	Development on the site would have a potential adverse impact on the character and appearance of the landscape.

Replace above row with the following:




Site Ref	Site Address	Settlement	Parish	Recommendation	Total Yield	0-5 Years	6-10 Years	11-15 Years	Rejected/Excluded Reason
WI066	Land at Hazeley Road	Twyford	Twyford	Rejected	0	0	0	0	Development on the site would have a potential adverse impact on the character and appearance of the landscape.

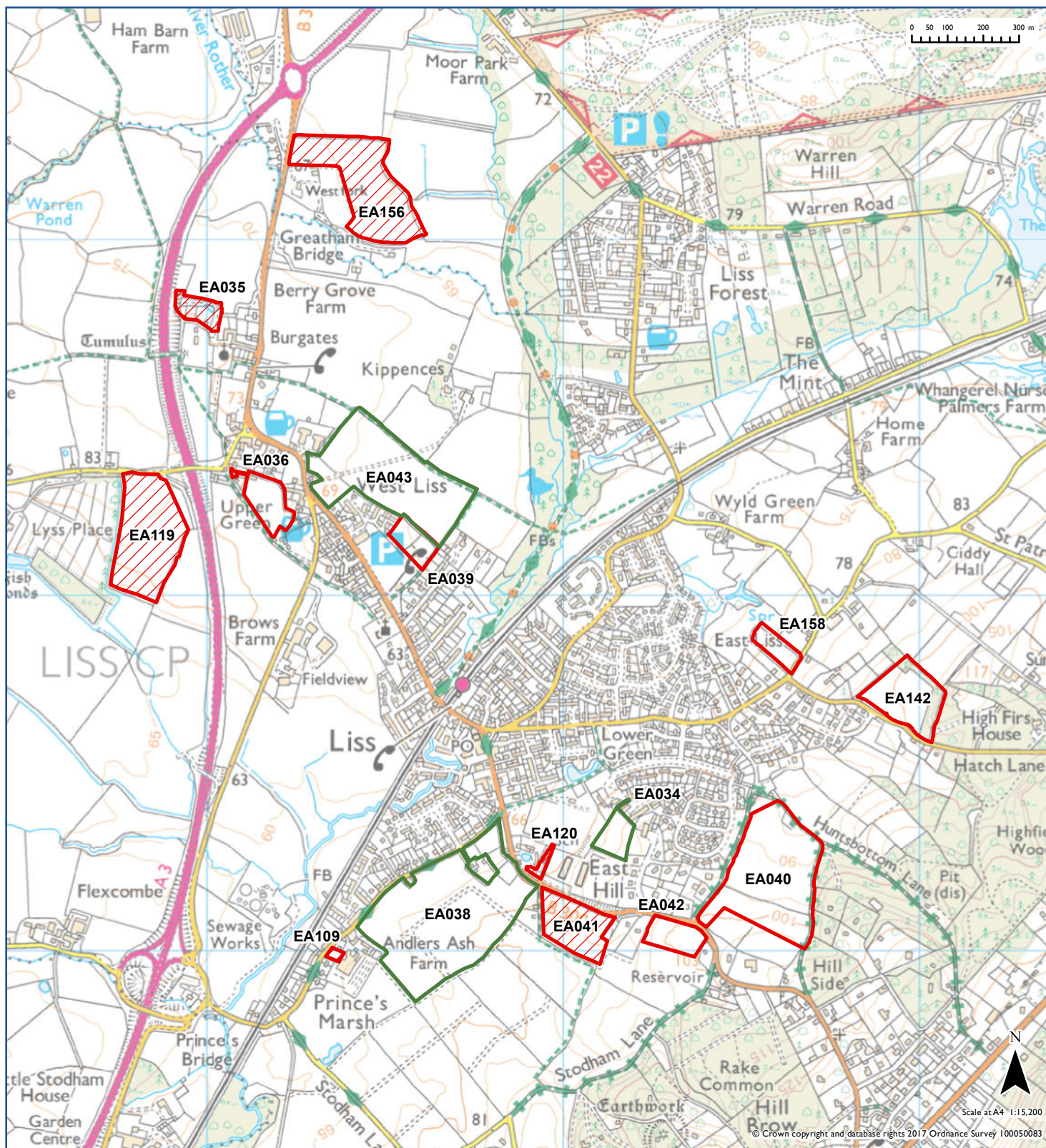
Insert the following into Appendix E Full Assessment Outcomes, at very end of table under row WI064:

Site Ref	Site Address	Settlement	2016 Recc'n	Summary of Landscape Assessment	Summary of Suitability	Suitable	Summary of Availability	Available	Summary of Achievability	Achievable	Reason for rejection	Total Yield
WI066	Land at Hazeley Road	Twyford	Rejected	The site is clearly visible as an undeveloped field from Hazeley Road to the south of the site. The site is visible from a number of viewpoints from PROW along the valley sides to the east. Existing trees and woodland form the boundary to the site along its northern edge and views towards these features are valuable to local character. The far western part of the site is marginally less visible being behind existing development along Hazeley Road and having a reduced boundary facing Hazeley Road. However the land rises steeply away from Hazeley Road and development of any height may nonetheless be visible above the existing buildings on Hazeley Road. The site is highly visible from outside the settlement and does not relate well	The site is outside the existing settlement boundary; not well related to boundary. It is part of the open valley sides that extend along Hazeley Road east of the village. The site is steeply sloping, open and exposed. Site is within walking distance to local facilities.	No	Site is available for development.	Yes	There is no reason to indicate that development of this site would not be achievable	Yes	Development on the site would have a potential adverse impact on the character and appearance of the landscape.	0

Site Ref	Site Address	Settlement	2016 Recc'n	Summary of Landscape Assessment	Summary of Suitability	Suitable	Summary of Availability	Available	Summary of Achievability	Achievable	Reason for rejection	Total Yield
				<p>to the existing settlement core in visual terms. High Street along the western edge of the site is in a steep cutting alongside the site which would prevent visibility at this point.</p> <p>Medium sensitivity for the western most part of the site given appropriate planting and high quality design. Medium High for the rest of the site to the east where extensive views are possible over the site and development of the site would have significant adverse impacts on views and character.</p>								

2016 Recommendation

-  Has Potential
-  Excluded
-  Rejected



2016 Recommendation

-  Has Potential
 -  Excluded
 -  Rejected
-  SDNPA boundary

