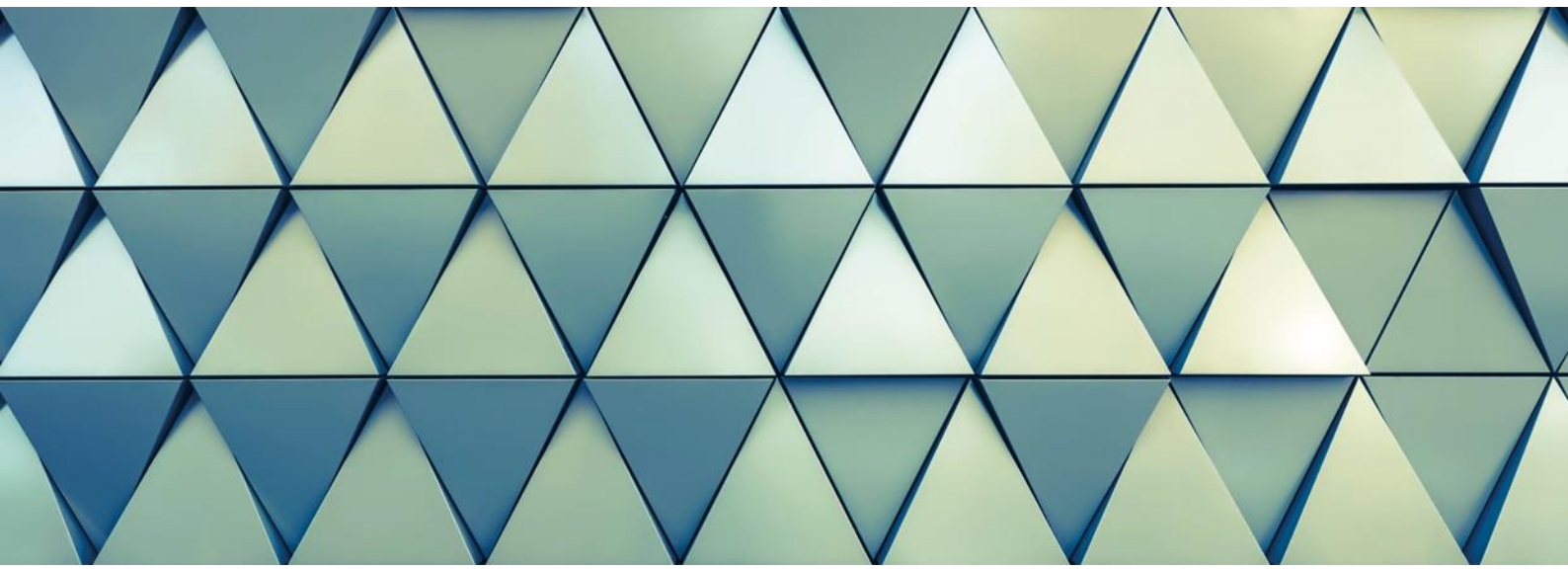


Petworth Neighbourhood Plan: Submission Draft

Site Assessment

July 2017



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1.0 Introduction

- 1.1 The Petworth Neighbourhood Plan Site Assessment has been an iterative process undertaken by the Petworth Housing Working Group as part of the preparation of the Petworth Neighbourhood Plan. Nexus Planning has provided technical input into the Land Availability Assessments, which form part of the site assessment process. This site assessment report has been prepared to accompany the Submission Draft Petworth Neighbourhood Plan as an evidence base document.
- 1.2 A key purpose of undertaking the site assessment was to help assist the Housing Working Group members in considering site potential in a structured way. Throughout the preparation of the Neighbourhood Plan the site assessment findings have made an important contribution to the plan-making process and represent one key outcome of the community and participatory planning process. The site assessment outcomes within this report may differ from other technical / sustainability appraisal outcomes. The evidence base should therefore be read as a whole.
- 1.3 The site assessments were a useful tool for making housing site allocations however, other evidence base documents were also of key importance to the housing site allocation process, which included:
- Public consultation results of the Issues (April-May 2015)
 - Public consultation results on the Options (June-July 2016)
 - Public, statutory and non-statutory consultation views on the Pre-Submission Draft Neighbourhood Plan (April-May 2017)
 - Petworth Neighbourhood Plan Landscape Character and Visual Analysis of Potential Development Sites (September 2016)
 - Petworth Neighbourhood Plan Sustainability Appraisal Scoping Report
 - Petworth Neighbourhood Plan Sustainability Appraisal (incorporating Strategic Environmental Assessment)
 - The Preferred Options South Downs National Park Local Plan (2015)
 - The South Downs National Park Authority evidence base documents
 - National Planning Policy Framework
 - National Planning Practice Guidance.

2.0 Assessed Housing Sites

- 2.1 The call for sites process for the Petworth Neighbourhood Plan identified 32 potential sites for housing development, including those identified and assessed in the South Downs National Park Authority Strategic Housing Land Availability Assessment (“SHLAA”) December 2016. The housing sites considered throughout the process comprise:

	Petworth Neighbourhood Plan Reference	South Downs National Park SHLAA Reference
1.	PW01	CH097
2.	PW02	CH088
3.	PW03	CH096 (part)
4.	PW04	CH096 (part)
5.	PW05	CH096 (part)
6.	PW06	N/A
7.	PW08	CH139
8.	PW09	CH101
9.	PW10	CH103 (part)
10.	PW11	CH103 (part)
11.	PW12	N/A
12.	PW13	CH102
13.	PW14	CH085
14.	PW15	CH086
15.	PW16	CH087
16.	PW17	CH091
17.	PW18	CH092
18.	PW19	CH100
19.	PW20	CH093
20.	PW21	CH099
21.	PW22	N/A
22.	PW23	CH095
23.	PW24	CH094 (part)
24.	PW25	CH146
25.	PW26	CH140 (part)
26.	PW27	CH140 (part)
27.	PW28	CH141
28.	PW29	CH143 (part)
29.	PW30	CH089 (part)
30.	PW31	CH095 (part)
31.	PW32	CH144 (part)
32.	PW33	CH142

(‘part’ references refer to instances where only part of the SDNP SHLAA site relates to the Petworth Neighbourhood Plan site reference area. Site PW07 was omitted due to the site having an implemented planning permission for residential development)

- 2.2 A location map showing the assessed sites is included as Appendix 1.

3.0 Methodology


- 3.1 The 32 potential housing sites were subjected to a Red Amber Green assessment (“the RAG assessment”). Alongside this assessment, all of the sites were also separately subjected to a ‘Land Availability Assessment’ (“the LAA”). These two assessments were then brought together to form the assessment of potential sites that were considered by the Housing Working Group and the Steering Group as suitable for further consideration as part of the Neighbourhood Plan process.
- 3.2 The sites assessed as potentially suitable have also been subjected to Sustainability Appraisal as they were considered to constitute reasonable alternative options. The sites assessed as being unsuitable through the site assessment process were not considered to represent reasonable alternative options for the purposes of the Sustainability Appraisal process.

RAG Site Assessment

- 3.3 All identified sites were subjected to assessment against seven site assessment criteria that were agreed by the Housing Working Group and were subject to public consultation, alongside the site Options, in June-July 2016. The criteria were informed by the Issues and Concerns consultation in 2015. The criteria received positive support from the community and remained unchanged in light of the feedback received. The agreed criteria were:

Neighbourhood Plan Site Assessment Criterion	
1	Walkability: Distance to the town centre, schools and health centres
2	Access: Existing vehicular and pedestrian access arrangements to the site
3	Impact on highway network and resident safety
4	Loss of car parking: Would development of the site result in the loss of existing car parking facilities
5	Biodiversity / Ecology: Impact on any biodiversity designations including the SAC's outside the Neighbourhood Plan area
6	Landscape: Impact on any landscape designations, topography and landscape characteristics
7	Flood Risk

- 3.4 Housing Working Group members were encouraged to visit all the sites and to consult the information sources listed in paragraph 1.3 above.
- 3.5 Against each criterion Housing Working Group members were asked to assess the sites using a three point scale negative to positive outcome scale. The scale used is set out below:

Negative		Positive
Red	Amber	Green

- 3.6 The site assessment proforma used to assess the sites includes a 'Score Commentary' section to record justification commentary, such as relevant facts from the supporting evidence, site visit observations and the initial Sustainability Appraisal outcomes.
- 3.7 The outcome of the individual Housing Working Group Member assessments were then averaged, therefore approximating a group opinion. The averaged assessment findings were discussed by the Housing Working Group and the Neighbourhood Plan Steering Group. A copy of the average Housing Working Group's final site assessment proforma for each site is included as Appendix 2.

Land Availability Assessment

- 3.8 All identified sites were subject to a Land Availability Assessment to consider the sites suitability and deliverability to meet future development needs. The site assessment proforma elements are summarised within the schedule below:

Assessment Element Description	Summary
Site Details	
Site Reference	The site reference used within the Neighbourhood Plan process e.g. PW01
Alternative Site Reference	Any other site reference previously give to this site e.g. through the South Downs National Park SHLAA process
Site Address	The postal address, where available, for the site
Planning History	Summary of the relevant planning history on the site
Site Size (hectares)	Approximate gross area of the site
Indicative Capacity	Based on gross density of 25 - 35 dwellings per hectare (dph).
Site description and current use	Summary of the current uses on the site
Site boundaries	Description of sites existing site boundaries
Surrounding land uses and character of the surrounding area	Summary description of the sites neighbouring uses and character of the sites immediate locality.
Suitability for Development	
Policy restrictions	Existing local and/or national planning policy designations or other designations that would influence the development potential of the site.
Landscape Capacity	A summary of landscape capacity of the site
Traffic and Transport	A summary of any known traffic or transport issues relating to the site, or any transport related factors that may potentially limit the development potential of the site.

Heritage	Known international, national or local heritage or archaeology assets within or within close proximity of the site.
Flooding	The extent to which the site lies within Flood Risk Zone 1, 2, or 3. 1 being land with the least risk to flooding and 3 being high risk of flooding.
Other	Any other noteworthy comments that should be taking into consideration as part of the Neighbourhood Plan process
Suitability Summary	A summary of the site suitability for development
Deliverable and Developable	
Deliverable and Developable	The extent to which the site is deliverable and developable within the period covered by the Neighbourhood Plan
Overall Assessment Conclusion	Overall conclusion over the suitability of the site for development

- 3.9 Where relevant a summary of South Downs National Park Strategic Housing Land Availability Assessment conclusion for the site has been provided for information. Any differences in overall suitability conclusion principally relate to the fact that this Land Assessment is a community / neighbourhood level assessment whereas the SHLAA provides a strategic level assessment of sites within South Downs National Park context. Furthermore, in a number of instances, the site areas identified as part of the Petworth Neighbourhood Plan process differ from the SDNP SHLAA process so a direct comparison should not be made.
- 3.10 Copies of the completed LAA's for each site are included as Appendix 3.

4.0 Site Assessment Outcomes

4.1 The site assessment outcomes are summarised below.

RAG Site Assessment Outcomes

4.2 The Housing Working Group averaged RAG assessment for each site is summarised within the tables below. A copy of the Housing Working Group's final site assessment proforma for each site is included within Appendix 2.

		Site										
Criteria		PW01	PW02	PW03	PW04	PW05	PW06	PW08	PW09	PW10/11	PW12	PW13
	Walkability: Town Centre											
	Walkability: Primary School											
1	Walkability: Health Centre											
2	Access											
3	Highway Netowrk											
4	Loss of Parking											
5	Biodiversity / Ecology											
6	Landscape											
7	Flood Risk											

		Site										
Criteria		PW14	PW15	PW16	PW17	PW18	PW19	PW20	PW21	PW22	PW23	PW24
	Walkability: Town Centre											
	Walkability: Primary School											
1	Walkability: Health Centre											
2	Access											
3	Highway Netowrk											
4	Loss of Parking											
5	Biodiversity / Ecology											
6	Landscape											
7	Flood Risk											

		Site								
Criteria		PW25	PW26	PW27	PW28	PW29	PW30	PW31	PW32	PW33
1	Walkability: Town Centre									
	Walkability: Primary School									
	Walkability: Health Centre									
2	Access									
3	Highway Netowrk									
4	Loss of Parking									
5	Biodiversity / Ecology									
6	Landscape									
7	Flood Risk									

4.3 It is not possible to simply total the 'green', 'amber' and 'red' outcomes to draw conclusions, as this approach would incorrectly assume that all assessment criteria are equal. On issues considered important to the local community, the outcomes of the RAG assessment helps to inform the decision-making process alongside other evidence and public consultation feedback.

Land Availability Assessment Outcomes

- 4.4 The Land Availability Assessments for each site were prepared by Nexus Planning on behalf of the Housing Working Groups. The overall site assessment outcome for each site is set out within the schedule below. The individual site assessment proforma for each site is included as Appendix 3.

Petworth Neighbourhood Plan Reference	Suitable, Deliverable and Developable Conclusion	
PW01	✓	The site is considered suitable for residential development.
PW02	✓	Not suitable for residential development but would be suitable, subject to appropriate landscape measures, for employment uses.
PW03	✓	The site is considered suitable for residential development.
PW04	✓	The site is considered suitable for residential development as part of a comprehensive development with PW03 and / or PW05
PW05	✓	The site is considered suitable for development.
PW06	✗	The site currently has planning permission for 21 dwellings and can therefore not be allocated for development.
PW08	✗	The site is not considered suitable for residential development.
PW09	✗	The site is not considered suitable for residential development.
PW10	✗	The site is not considered suitable for residential development.
PW11	✗	The site is not considered suitable for residential development.
PW12	✗	The site is not considered suitable for residential development.
PW13	✗	The site is not considered suitable for residential development.
PW14	✗	The site is not considered suitable for residential development.
PW15	✗	The site is not considered suitable for residential development.
PW16	✗	The site is not considered suitable for residential development.
PW17	✗	The site is not considered suitable for residential development.
PW18	✓	The site is considered suitable for residential development.
PW19	✓	The site is considered suitable for residential development.
PW20	✗	The site is not considered suitable for residential development.
PW21	✓	The site is considered suitable for residential development.
PW22	✗	The site is not considered suitable for residential development.
PW23	✓	The site is considered suitable for residential development.
PW24	✓	The site is considered suitable for residential development.
PW25	✓	The site is considered suitable for residential development.
PW26	✓	The site is considered suitable for residential development.
PW27	✗	The site is not considered suitable for residential development.
PW28	✗	The site is not considered suitable for residential development.
PW29	✗	The site is not considered suitable for residential development.
PW30	✗	The site as a whole is not considered suitable for residential development. The western part of the site may be suitable where it helps to deliver new access, car parking and drop-off area to the primary school.
PW31	✓	If brought forward in conjunction with PW23 the site would be considered suitable for residential development.
PW32	✗	The site is not considered suitable for residential development.
PW33	✗	The site is not considered suitable for residential development.

- 4.5 As summarised within the LAA outcomes schedule above, 12 sites were considered potentially suitable, deliverable and developable for housing development. Although Site PW02 was not considered potentially suitable for residential development, the assessment confirmed the site was suitable for employment use.

5.0 Conclusions and Site Options Development

- 5.1 The RAG site assessments and the Land Availability assessment outcomes were brought together by the Housing Working Group and Nexus Planning to provide an assessment of the 32 identified sites. Through this assessment, 13 sites (12 housing and 1 employment site) were considered potentially suitable for development while 19 were considered unsuitable.
- 5.2 Collectively the 12 potential housing sites have a combined gross land capacity (notwithstanding landscaping buffers etc) to deliver between approximately 756 and 1,057 dwellings over the Neighbourhood Plan period. A level significantly greater than the level of housing growth at Petworth proposed within the emerging South Downs National Park Local Plan (approximately 150 dwellings over the period 2015 to 2033).
- 5.3 In light of this, the Housing Working Group and the Neighbourhood Plan Steering Group used the outcomes of the assessment to help develop housing site options. As previously referred within paragraph 1.3 above, the Housing Working Group site options process was also informed by a comprehensive set of other evidence base document, including the Sustainability Assessment. As set out within paragraph 4.3, it would not be considered robust to simply base options on the outputs of the site assessment alone, particularly the RAG assessment. The reason being that such an approach would assume that all assessment criteria are equal etc. It would also not be possible to consider or apply cumulative considerations and factors, such as the merits associated with what could be achieved / facilitated via a comprehensive development on two sites, which as individual sites may not achieve the best site assessment outcomes.
- 5.4 Each option comprising sufficient housing land potential capacity to deliver at least approximately 150 dwellings.
- 5.5 Three spatial housing options that were initially developed are as follows:
- Option 1: Sites PW23, PW24, PW25 and PW31
Option 2: Sites PW18, PW19, PW21 and PW26
Option 3: Sites PW01, PW03 and PW05.
- 5.6 A plan illustrating the location of the site within each option is included as Appendix 4.
- Option 1
- 5.7 Allocation of a longstanding previously developed Site PW25 within the existing defined settlement boundary; and three greenfield sites (PW24, PW23 and PW31) that are all within approximately a 10-minute walk or less of the town centre.

- 5.8 Bringing forward Site PW25 has historically been frustrated, in part, by local highway network capacity concerns (namely the Downtrey Road / Station Road roundabout that is a key junction for the Primary School). However, collectively Sites PW23 and PW31 have the potential to deliver a new access road to Petworth Primary School that would assist in unlocking the delivery of the longstanding previously developed PW25 site. In light of this, Sites PW25, PW23 and PW31 must to be included within the same option.
- 5.9 Site PW24 was included within Option 1 as it performed well, amongst other things, against the RAG assessment criteria and has sufficient potential housing land capacity along with the other sites included within Option 1 to deliver at least approximately 150 dwellings. The site was also considered to 'round-off' the settlement boundary along the towns eastern urban edge.

Option 2

- 5.10 As an alternative spatial option to a southern focus (Option 1) and a northern focus (Option 3 below), Option 2 sought to focus development to the western central edge of the town, namely Site PW21. As a large greenfield site only the smaller potential alternative sites would be required to ensure delivery of approximately 150 dwellings.
- 5.11 The Working Group sought to develop the options seeking to make best use of previously developed land ahead of greenfield land, where possible. As referred above, the previously developed PW25 site also required the greenfield sites of PW23 and PW31 to help address local highway capacity issues. Collectively these sites (PW21, PW25, PW23 and PW31) had the potential housing land capacity to deliver a significantly greater number of dwellings than required by the emerging Local Plan. An option that would be wholly contrary to the emerging higher level Development Plan and therefore was not considered to be a credible package of sites option.
- 5.12 However, in seeking to make the best use of previously developed land where possible the inclusion of the smaller PW18 site to the south of the town around Rotherbridge Lane / Station Road was considered to help towards making the best use of previously developed land, albeit the site is outside of the existing settlement boundary. The greenfield PW19 site to the rear of Rothermead, which adjoins site PW18 was also included as it was considered that these two sites had the potential benefit of being able to share access arrangements via Rothermead and Rotherbridge Lane / Station Road. Both sites performed well with no red outcomes as part of the Working Groups site assessment process.
- 5.13 To distribute growth around the town a greenfield extension of Sheepdown Close (site PW26) was included within Option 2.
- 5.14 Collectively all of the sites included within Option 2 are located within approximately a 10-minute walk or less of the town centre.

Option 3

- 5.15 Option 3 sought to focus new development to the north of the town around Hampers Green. Although through the RAG assessment, the sites around Hampers Green performed less well against the walkability criteria, the Housing Working Group did consider that these sites may have a reduced impact on the town centre highway network as not all vehicular movements would need to go through the town centre.
- 5.16 Of the four Hampers Green sites that the site assessment considered were potentially suitable for development (PW01, PW03, PW04 and PW05), three were taken forward to form Option 3. These being: a large greenfield site opposite Hampers Green (site PW01) and two smaller greenfield sites accessed from Northend Close (Sites PW03 and PW05).
- 5.17 Site PW04 was not taken forward into Option 3 as the Housing Working Groups considered through the RAG assessment that this site was less connected to the existing developed area of Hampers Green and the urban edge of Petworth more generally. Furthermore, collectively sites PW01, PW03 and PW05 had sufficient land capacity potential to deliver at least approximately 150 new dwellings.
- 5.18 A summary of the RAG assessment outcomes grouped into the three housing site options is set out within the table below:

		Option 1				Option 2				Option 3		
Criteria		PW23	PW24	PW25	PW31	PW26	PW18	PW19	PW21	PW01	PW03	PW05
	Walkability: Town Centre											
	Walkability: Primary School											
1	Walkability: Health Centre											
2	Access											
3	Highway Network											
4	Loss of Parking											
5	Biodiversity / Ecology											
6	Landscape											
7	Flood Risk											

- 5.19 The three site options were consulted on during the Options consultation in September 2016. During the consultation, Option 1 was supported by community feedback and Option 2 and 3 were rejected as a result of preference for the benefits associated with Option 1 (new school access and parking drop off area).

Option 1 Refined

- 5.20 Following the illustrative masterplan process the western portion of Site PW30 was also included within Option 1 (refined Option 1). Although Site PW30 as a whole was not considered suitable for development, including the western portion of the site was considered to help achieve a new access road, car parking area and drop-off area to the Primary School. Similarly, a de minimis element of Site PW32 was also included to assist the new access road.

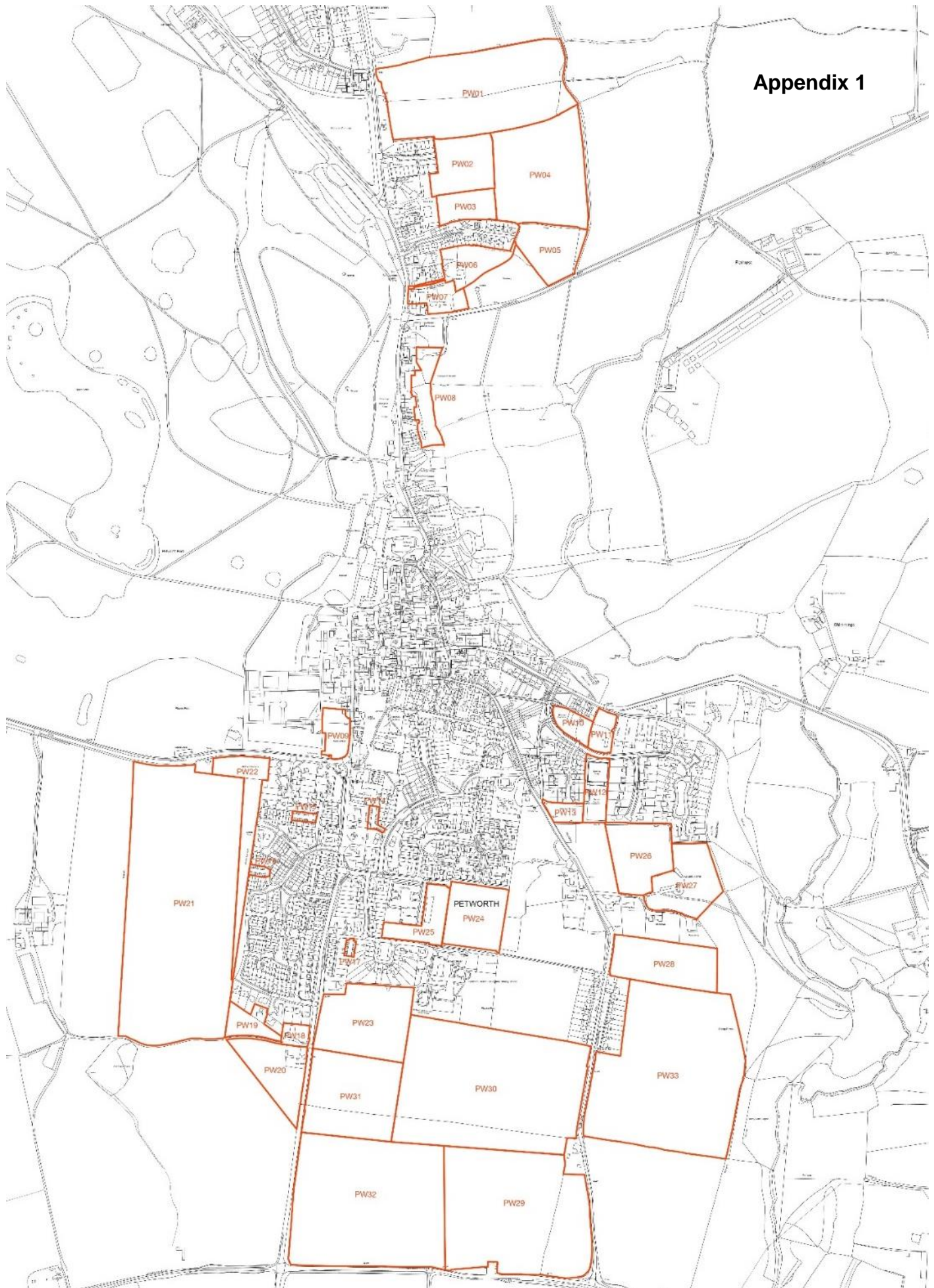
5.21 Option 1 Refined therefore comprises sites: PW23, PW24, PW25, PW31 and part PW30.

5.22 A plan showing refined Option 1 is included in Appendix 4.

Employment Land Development

5.23 The RAG and Land Availability Assessment also concluded that Site PW02 was suitable for employment use.

Appendix 1



PW7 has been omitted, as this site was an implemented planning permission (SDNP/12/02721/FUL)

Averaged RAG Assessment Outcomes

Site Name/Reference: PW 01

<u>WALKABILITY</u> <u>Red:</u> Site is within 1200 metres <u>Amber:</u> Site is within 800 metres <u>Green:</u> Site is within 400 metres	<u>DETAILED CRITERIA</u>	<u>RAG ASSESSMENT</u>
	To town centre: <1200m	Red The site is within 1200m walking distance of the town centre.
	To primary school: >1200m	Red The site is more than 1200m walking distance of Petworth C Of E School.
	To health centre: >1200m	Red The site is more than 1200m walking distance of the Petworth Surgery.
<u>ACCESS</u>		Amber Access would need to be formed onto Balls Cross Road, including the loss of some hedgerow on the boundary with the highway. It is a good location for access and egress.
<u>IMPACT ON HIGHWAY NETWORK & RESIDENT SAFETY</u>	Alan Baxter Associates report conclusion	Green Access would be provided directly on to a minor road that connects to the A283.
<u>LOSS OF PARKING</u> <u>Red:</u> Loss of car parking/garage spaces <u>Amber:</u> Reduction in car parking/garage spaces <u>Green:</u> No loss of car parking or garage spaces	No loss of parking	Green No parking would be lost as a result of the site being developed.
<u>BIODIVERSITY/ECOLOGY</u> <u>Red:</u> The site has biodiversity designations <u>Amber:</u> Part of the site has biodiversity designations <u>Green:</u> The site has no biodiversity designations	All proposed sites are within 7km of the Mens Nature Reserve. Development of the site will not impact on bat commuting/foraging routes.	Green <ul style="list-style-type: none"> • Not a Ramsar Site; • Not a Special Protection Area; • Not a Special Area of Conservation • Not a Site of Special Scientific Interest; • Not a national nature reserve.
<u>LANDSCAPE</u>	All sites are located within South Downs National Park. Landscape Capacity Study Summary	Amber The Chichester District AONB landscape Capacity Study, 2009 concludes that area 35 – Hampers Green Farmland has:

	Assessment taken from David Hares Landscape Architecture (DHLA) report.	<p>Landscape sensitivity: Substantial Landscape value: Moderate Landscape Capacity: Low</p> <p>The Petworth Neighbourhood Plan Landscape Character and Visual Analysis of Potential Development Sites, September 2016 concludes that the site has less/moderate landscape sensitivity. A reduced scheme would be considered more acceptable.</p>
<p><u>FLOOD RISK</u> <u>Red: The site is within the Environment Agency (EA) flood risk zones 2 or 3</u> <u>Amber: Part of the site is within EA flood risk zones 2 or 3 or is wholly within zones 2 or 3 but has suitable mitigations</u> <u>Green: The site is within EA flood risk zone 1</u></p>	Very low flood risk	<p>Green The Site is in Flood Zone 1 (least concern)</p>

Site Name/Reference: PW 02

<u>WALKABILITY</u> <u>Red:</u> Site is within 1200 metres <u>Amber:</u> Site is within 800 metres <u>Green:</u> Site is within 400 metres	<u>DETAILED CRITERIA</u>	<u>RAG ASSESSMENT</u>
	To town centre: <1200m	Red The site is within 1200m walking distance of the town centre.
	To primary school: >1200m	Red The site is more than 1200m walking distance of Petworth C Of E School.
	To health centre: >1200m	Red The site is more than 1200m walking distance of the Petworth Surgery.
<u>ACCESS</u>		Amber Access would need to be gained through Hampers Common Industrial Estate. It is a good location for access and egress.
<u>IMPACT ON HIGHWAY NETWORK & RESIDENT SAFETY</u>	See ABA response	Green Access would be provided directly on to a minor road that connects to the A283.
<u>LOSS OF PARKING</u> <u>Red:</u> Loss of car parking/garage spaces <u>Amber:</u> Reduction in car parking/garage spaces <u>Green:</u> No loss of car parking or garage spaces	No loss of parking	Green No parking would be lost as a result of the site being developed.
<u>BIODIVERSITY/ECOLOGY</u> <u>Red: The site has biodiversity designations</u> <u>Amber: Part of the site has biodiversity designations</u> <u>Green: The site has no biodiversity designations</u>	All proposed sites are within 7km of the Mens Nature Reserve. Development of the site will not impact on bat commuting/foraging routes.	Green <ul style="list-style-type: none"> • Not a Ramsar Site; • Not a Special Protection Area; • Not a Special Area of Conservation • Not a Site of Special Scientific Interest; • Not a national nature reserve.
<u>LANDSCAPE</u>	All sites are located within South Downs National Park. Landscape Capacity Study Summary	Amber The Chichester District AONB landscape Capacity Study, 2009 concludes that area 35: Petworth – Hampers green farmland has: Landscape Sensitivity: Substantial Landscape Value: Moderate Landscape Capacity: Low

<p><u>FLOOD RISK</u> <u>Red: The site is within the Environment Agency (EA) flood risk zones 2 or 3</u> <u>Amber: Part of the site is within EA flood risk zones 2 or 3 or is wholly within zones 2 or 3 but has suitable mitigations</u> <u>Green: The site is within EA flood risk zone 1</u></p>	<p>Very low flood risk</p>	<p>Green The Site is in Flood Zone 1 (least concern)</p>
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Site Name/Reference: PW 03

<u>WALKABILITY</u> <u>Red:</u> Site is within 1200 metres <u>Amber:</u> Site is within 800 metres <u>Green:</u> Site is within 400 metres	<u>DETAILED CRITERIA</u>	<u>RAG ASSESSMENT</u>
	To town centre: <800m	Amber The site is within 800m walking distance of the town centre.
	To primary school: >1200m	Red The site is more than 1200m walking distance of Petworth C Of E School.
	To health centre: >1200m	Red The site is more than 1200m walking distance of the Petworth Surgery.
<u>ACCESS</u>		Green Access would need to be formed however, the potential to access and egress Northend Close is positive.
<u>IMPACT ON HIGHWAY NETWORK & RESIDENT SAFETY</u>		Green Access would be provided directly on to Northend Close and then the A283.
<u>LOSS OF PARKING</u> <u>Red:</u> Loss of car parking/garage spaces <u>Amber:</u> Reduction in car parking/garage spaces <u>Green:</u> No loss of car parking or garage spaces	No loss of parking	Green No parking would be lost as a result of the site being developed.
<u>BIODIVERSITY/ECOLOGY</u> <u>Red:</u> The site has biodiversity designations <u>Amber:</u> Part of the site has biodiversity designations <u>Green:</u> The site has no biodiversity designations	All proposed sites are within 7km of the Mens Nature Reserve. Development of the site will not impact on bat commuting/foraging routes.	Green <ul style="list-style-type: none"> • Not a Ramsar Site; • Not a Special Protection Area; • Not a Special Area of Conservation; • Not a Site of Special Scientific Interest; • Not a national nature reserve.
<u>LANDSCAPE</u>	All sites located within South Downs National Park. Landscape Capacity Summary Assessment taken from David Hares Landscape Architecture (DHILA) report.	Green/Amber The Chichester District AONB landscape Capacity Study, 2009 concludes that area 35: Petworth – Hampers green farmland has: Landscape Sensitivity: Substantial Landscape Value: Moderate Landscape Capacity: Low The Petworth Neighbourhood Plan Landscape Character

		and Visual Analysis of Potential Development Sites, September 2016 concludes that the site has 'less' landscape sensitivity.
<p><u>FLOOD RISK</u></p> <p><u>Red:</u> The site is within the Environment Agency (EA) flood risk zones 2 or 3</p> <p><u>Amber:</u> Part of the site is within EA flood risk zones 2 or 3 or is wholly within zones 2 or 3 but has suitable mitigations</p> <p><u>Green:</u> The site is within EA flood risk zone 1</p>	Very low flood risk	<p>Green</p> <p>The Site is in Flood Zone 1 (least concern)</p>

Site Name/Reference: PW 04

<u>WALKABILITY</u> <u>Red:</u> Site is within 1200 metres <u>Amber:</u> Site is within 800 metres <u>Green:</u> Site is within 400 metres	<u>DETAILED CRITERIA</u>	<u>RAG ASSESSMENT</u>
	To town centre: <800m	Amber The site is within 800m walking distance of the town centre.
	To primary school: >1200m	Red The site is more than 1200m walking distance of Petworth C Of E School.
	To health centre: >1200m	Red The site is more than 1200m walking distance of the Petworth Surgery.
<u>ACCESS</u>		Amber Access would need to be formed. The site would need to be brought forward alongside PW05 to allow access.
<u>IMPACT ON HIGHWAY NETWORK & RESIDENT SAFETY</u>		Green Access would be provided directly on to Northend Close and then the A283.
<u>LOSS OF PARKING</u> <u>Red:</u> Loss of car parking/garage spaces <u>Amber:</u> Reduction in car parking/garage spaces <u>Green:</u> No loss of car parking or garage spaces	No loss of parking	Green No parking would be lost as a result of the site being developed.
<u>BIODIVERSITY/ECOLOGY</u> <u>Red:</u> The site has biodiversity designations <u>Amber:</u> Part of the site has biodiversity designations <u>Green:</u> The site has no biodiversity designations	All proposed sites are within 7km of the Mens Nature Reserve. Development of the site will not impact on bat commuting/foraging routes.	Green <ul style="list-style-type: none"> • Not a Ramsar Site; • Not a Special Protection Area; • Not a Special Area of Conservation; • Not a Site of Special Scientific Interest; • Not a national nature reserve.
<u>LANDSCAPE</u>	All sites located within South Downs National Park. Landscape Capacity Study Summary	Amber The Chichester District AONB landscape Capacity Study, 2009 concludes that area 35: Petworth- Hampers Green farmland has: Landscape Sensitivity: Substantial Landscape Value: Moderate Landscape Capacity: Low

<p><u>FLOOD RISK</u></p> <p><u>Red:</u> The site is within the Environment Agency (EA) flood risk zones 2 or 3</p> <p><u>Amber:</u> Part of the site is within EA flood risk zones 2 or 3 or is wholly within zones 2 or 3 but has suitable mitigations</p> <p><u>Green:</u> The site is within EA flood risk zone 1</p>	<p>Very low flood risk</p>	<p>Green</p> <p>The Site is in Flood Zone 1 (least concern)</p>
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Site Name/Reference: PW 05

<u>WALKABILITY</u> <u>Red:</u> Site is within 1200 metres <u>Amber:</u> Site is within 800 metres <u>Green:</u> Site is within 400 metres	<u>DETAILED CRITERIA</u>	<u>RAG ASSESSMENT</u>
	To town centre: <800m	Amber The site is within 800m walking distance of the town centre.
	To primary school: >1200m	Red The site is more than 1200m walking distance of Petworth C Of E School.
	To health centre: >1200m	Red The site is more than 1200m walking distance of the Petworth Surgery.
<u>ACCESS</u>		Green Access would need to be formed however, the potential to access and egress Northend Close is positive.
<u>IMPACT ON HIGHWAY NETWORK & RESIDENT SAFETY</u>		Green Access would be provided directly on to Northend Close and then the A283.
<u>LOSS OF PARKING</u> <u>Red:</u> Loss of car parking/garage spaces <u>Amber:</u> Reduction in car parking/garage spaces <u>Green:</u> No loss of car parking or garage spaces	No loss of parking	Green No parking would be lost as a result of the site being developed.
<u>BIODIVERSITY/ECOLOGY</u> <u>Red:</u> The site has biodiversity designations <u>Amber:</u> Part of the site has biodiversity designations <u>Green:</u> The site has no biodiversity designations	All proposed sites are within 7km of the Mens Nature Reserve. Development of the site will not impact on bat commuting/foraging routes.	Green <ul style="list-style-type: none"> • Not a Ramsar Site; • Not a Special Protection Area; • Not a Special Area of Conservation; • Not a Site of Special Scientific Interest; • Not a national nature reserve.
<u>LANDSCAPE</u>	All sites located within South Downs National Park. Landscape Capacity Study Summary Assessment taken from David Hares Landscape Architecture (DHLLA) report	Amber The Chichester District AONB landscape Capacity Study, 2009 concludes that area 35: Petworth – Hampers green farmland has: Landscape Sensitivity: Substantial Landscape Value: Moderate Landscape Capacity: Low The Petworth Neighbourhood Plan Landscape Character

		and Visual Analysis of Potential Development Sites, September 2016 concludes that the site has 'less' landscape sensitivity.
<p><u>FLOOD RISK</u></p> <p><u>Red:</u> The site is within the Environment Agency (EA) flood risk zones 2 or 3</p> <p><u>Amber:</u> Part of the site is within EA flood risk zones 2 or 3 or is wholly within zones 2 or 3 but has suitable mitigations</p> <p><u>Green:</u> The site is within EA flood risk zone 1</p>	Very low flood risk	<p>Green</p> <p>The Site is in Flood Zone 1 (least concern)</p>

Site Name/Reference: PW 06

<u>WALKABILITY</u> <u>Red:</u> Site is within 1200 metres <u>Amber:</u> Site is within 800 metres <u>Green:</u> Site is within 400 metres	<u>DETAILED CRITERIA</u>	<u>RAG ASSESSMENT</u>
	To town centre: <800m	Amber The site is within 800m walking distance of the town centre.
	To primary school: >1200m	Red The site is more than 1200m walking distance of Petworth C Of E School.
	To health centre: <1200m	Red The site is within 1200m walking distance of the Petworth Surgery.
<u>ACCESS</u>		Green Access would need to be formed however, the potential to access and egress from Northmead and Horsham Road.
<u>IMPACT ON HIGHWAY NETWORK & RESIDENT SAFETY</u>		Green Access could be provided directly on to Northmead and then the A283 or Horsham Road (A272).
<u>LOSS OF PARKING</u> <u>Red:</u> Loss of car parking/garage spaces <u>Amber:</u> Reduction in car parking/garage spaces <u>Green:</u> No loss of car parking or garage spaces	No loss of parking	Green No parking would be lost as a result of the site being developed.
<u>BIODIVERSITY/ECOLOGY</u> <u>Red:</u> The site has biodiversity designations <u>Amber:</u> Part of the site has biodiversity designations <u>Green:</u> The site has no biodiversity designations	All proposed sites are within 7km of the Mens Nature Reserve. Development of the site will not impact on bat commuting/foraging routes.	Green <ul style="list-style-type: none"> • Not a Ramsar Site; • Not a Special Protection Area; • Not a Site of Special Scientific Interest; • Not a national nature reserve.
<u>LANDSCAPE</u>	All sites located within South Downs National Park. The site is located within the Petworth conservation area. Landscape Capacity Study Summary	Amber The Chichester District AONB landscape Capacity Study, 2009 concludes that area 35: Petworth – Hampers green farmland has: Landscape Sensitivity: Substantial Landscape Value: Moderate Landscape Capacity: Low

<p><u>FLOOD RISK</u></p> <p><u>Red:</u> The site is within the Environment Agency (EA) flood risk zones 2 or 3</p> <p><u>Amber:</u> Part of the site is within EA flood risk zones 2 or 3 or is wholly within zones 2 or 3 but has suitable mitigations</p> <p><u>Green:</u> The site is within EA flood risk zone 1</p>	<p>Very low flood risk</p>	<p>Green</p> <p>The Site is in Flood Zone 1 (least concern)</p>
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Site Name/Reference: PW 08

<u>WALKABILITY</u>	<u>DETAILED CRITERIA</u>	<u>RAG ASSESSMENT</u>
<u>Red:</u> Site is within 1200 metres <u>Amber:</u> Site is within 800 metres <u>Green:</u> Site is within 400 metres	To town centre: <800m	Amber The site is within 800m walking distance of the town centre.
	To primary school: >1200m	Red The site is more than 1200m walking distance of Petworth C Of E School.
	To health centre: <1200m	Red The site is within 1200m walking distance of the Petworth Surgery.
<u>ACCESS</u>		Green Access would need to be formed however, there is potential to access and egress from Horsham Road.
<u>IMPACT ON HIGHWAY NETWORK & RESIDENT SAFETY</u>		Green Access could be provided directly on to Northmead and then the A283 or Horsham Road (A272).
<u>LOSS OF PARKING</u> <u>Red:</u> Loss of car parking/garage spaces <u>Amber:</u> Reduction in car parking/garage spaces <u>Green:</u> No loss of car parking or garage spaces	No loss of parking	Green No parking would be lost as a result of the site being developed.
<u>BIODIVERSITY/ECOLOGY</u> <u>Red:</u> The site has biodiversity designations <u>Amber:</u> Part of the site has biodiversity designations <u>Green:</u> The site has no biodiversity designations	All proposed sites are within 7km of the Mens Nature Reserve. The site is located within the Petworth conservation area. Development of the site will not impact on bat commuting/foraging routes.	Green <ul style="list-style-type: none"> • Not a Ramsar Site; • Not a Special Protection Area; • Not a Site of Special Scientific Interest; • Not a national nature reserve.
<u>LANDSCAPE</u>	All sites located within South Downs National Park. The site is located within the Petworth Conservation Area. Landscape Capacity Study Summary.	Amber The Chichester District AONB landscape Capacity Study, 2009 concludes that area 36: East Petworth Slopes has: Landscape Sensitivity: Substantial Landscape Value: Moderate Landscape Capacity: Low The South Downs National Park Authority SHLAA considered that development on the site would have potential

		adverse impacts on the character and appearance of the landscape.
<u>FLOOD RISK</u> <u>Red:</u> The site is within the Environment Agency (EA) flood risk zones 2 or 3 <u>Amber:</u> Part of the site is within EA flood risk zones 2 or 3 or is wholly within zones 2 or 3 but has suitable mitigations <u>Green:</u> The site is within EA flood risk zone 1	Very low flood risk	Green The Site is in Flood Zone 1 (least concern)

Site Name/Reference: PW 09

<u>WALKABILITY</u> <u>Red:</u> Site is within 1200 metres <u>Amber:</u> Site is within 800 metres <u>Green:</u> Site is within 400 metres	<u>DETAILED CRITERIA</u>	<u>RAG ASSESSMENT</u>
	To town centre: <400m	Green The site is within 400m walking distance of the town centre.
	To primary school: <800m	Amber The site is within 800m of Petworth C Of E School.
	To health centre: <800m	Amber The site is within 800m walking distance of the Petworth Surgery.
<u>ACCESS</u>		Amber Access would need to be formed however, there is potential to access from Tillington Road or Pound Street.
<u>IMPACT ON HIGHWAY NETWORK & RESIDENT SAFETY</u>		Amber Access would need to be provided on to Pound Street to the A272, in close proximity to the existing roundabout. The pavements along Pond Street are very narrow. This could have a negative impact on resident safety.
<u>LOSS OF PARKING</u> <u>Red:</u> Loss of car parking/garage spaces <u>Amber:</u> Reduction in car parking/garage spaces <u>Green:</u> No loss of car parking or garage spaces	No loss of parking	Green No parking would be lost as a result of the site being developed.
<u>BIODIVERSITY/ECOLOGY</u> <u>Red:</u> The site has biodiversity designations <u>Amber:</u> Part of the site has biodiversity designations <u>Green:</u> The site has no biodiversity designations	All proposed sites are within 7km of the Mens Nature Reserve. The site is located within the Petworth conservation area. Development of the site will not impact on bat commuting/foraging routes.	Green <ul style="list-style-type: none"> • Not a Ramsar Site; • Not a Special Protection Area; • Not a Site of Special Scientific Interest; • Not a national nature reserve.
<u>LANDSCAPE</u>	All sites located within South Downs National Park. The site is located within the Conservation Area. Landscape Capacity Study Summary.	Red The Chichester District AONB landscape Capacity Study, 2009 concludes that area 34: Petworth Parkland has: Landscape Sensitivity: Substantial Landscape Value: Major

		Landscape Capacity: Negligible
<u>FLOOD RISK</u> <u>Red:</u> The site is within the Environment Agency (EA) flood risk zones 2 or 3 <u>Amber:</u> Part of the site is within EA flood risk zones 2 or 3 or is wholly within zones 2 or 3 but has suitable mitigations <u>Green:</u> The site is within EA flood risk zone 1	Very low flood risk	Green The Site is in Flood Zone 1 (least concern)

Site Name/Reference: PW 10

<u>WALKABILITY</u> <u>Red:</u> Site is within 1200 metres <u>Amber:</u> Site is within 800 metres <u>Green:</u> Site is within 400 metres	<u>DETAILED CRITERIA</u>	<u>RAG ASSESSMENT</u>
	To town centre: <400m	Green The site is within 400m walking distance of the town centre.
	To primary school: <800m	Amber The site is within 800m of Petworth C Of E School.
	To health centre: <400m	Green The site is within 400m walking distance of the Petworth Surgery.
<u>ACCESS</u>		Amber Access would need to be formed from Sheepdown Drive.
<u>IMPACT ON HIGHWAY NETWORK & RESIDENT SAFETY</u>		Amber Access would be provided onto Sheepdown Drive which joins the A283.
<u>LOSS OF PARKING</u> <u>Red:</u> Loss of car parking/garage spaces <u>Amber:</u> Reduction in car parking/garage spaces <u>Green:</u> No loss of car parking or garage spaces	No loss of parking	Green No parking would be lost as a result of the site being developed.
<u>BIODIVERSITY/ECOLOGY</u> <u>Red:</u> The site has biodiversity designations <u>Amber:</u> Part of the site has biodiversity designations <u>Green:</u> The site has no biodiversity designations	All proposed sites are within 7km of the Mens Nature Reserve. Development of the site will not impact on bat commuting/foraging routes.	Green <ul style="list-style-type: none"> • Not a Ramsar Site; • Not a Special Protection Area; • Not a Special Area of Conservation; • Not a Site of Special Scientific Interest; • Not a national nature reserve.
<u>LANDSCAPE</u>	All sites located within South Downs National Park. Landscape Capacity Study Summary	Amber The Site is located within the defined urban area of Petworth.
<u>FLOOD RISK</u> <u>Red:</u> The site is within the Environment Agency (EA) flood risk zones 2 or 3 <u>Amber:</u> Part of the site is within EA flood risk zones 2 or 3 or is wholly within zones 2 or 3 but has suitable mitigations <u>Green:</u> The site is within EA flood risk zone 1	Very low flood risk	Green The Site is in Flood Zone 1 (least concern)

Site Name/Reference: PW 11

<u>WALKABILITY</u> <u>Red:</u> Site is within 1200 metres <u>Amber:</u> Site is within 800 metres <u>Green:</u> Site is within 400 metres	<u>DETAILED CRITERIA</u>	<u>RAG ASSESSMENT</u>
	To town centre: <400m	Green The site is within 400m walking distance of the town centre.
	To primary school: <800m	Amber The site is within 800m of Petworth C Of E School.
	To health centre: <400m	Green The site is within 400m walking distance of the Petworth Surgery.
<u>ACCESS</u>		Amber Access would need to be formed from Sheepdown Drive.
<u>IMPACT ON HIGHWAY NETWORK & RESIDENT SAFETY</u>		Amber Access would be provided onto Sheepdown Drive which joins the A283.
<u>LOSS OF PARKING</u> <u>Red:</u> Loss of car parking/garage spaces <u>Amber:</u> Reduction in car parking/garage spaces <u>Green:</u> No loss of car parking or garage spaces	No loss of parking	Green No parking would be lost as a result of the site being developed.
<u>BIODIVERSITY/ECOLOGY</u> <u>Red:</u> The site has biodiversity designations <u>Amber:</u> Part of the site has biodiversity designations <u>Green:</u> The site has no biodiversity designations	All proposed sites are within 7km of the Mens Nature Reserve. Development of the site will not impact on bat commuting/foraging routes.	Green <ul style="list-style-type: none"> • Not a Ramsar Site; • Not a Special Protection Area; • Not a Special Area of Conservation; • Not a Site of Special Scientific Interest; • Not a national nature reserve.
<u>LANDSCAPE</u>	All sites located within South Downs National Park. Landscape Capacity Study Summary	Amber The Site is located within the defined urban area of Petworth.
<u>FLOOD RISK</u> <u>Red:</u> The site is within the Environment Agency (EA) flood risk zones 2 or 3 <u>Amber:</u> Part of the site is within EA flood risk zones 2 or 3 or is wholly within zones 2 or 3 but has suitable mitigations <u>Green:</u> The site is within EA flood risk zone 1	Very low flood risk	Green The Site is in Flood Zone 1 (least concern)

Site Name/Reference: PW 12

<u>WALKABILITY</u> <u>Red:</u> Site is within 1200 metres <u>Amber:</u> Site is within 800 metres <u>Green:</u> Site is within 400 metres	<u>DETAILED CRITERIA</u>	<u>RAG ASSESSMENT</u>
	To town centre: <400m	Green The site is within 400m walking distance of the town centre.
	To primary school: <800m	Amber The site is within 800m of Petworth C Of E School.
	To health centre: <400m	Green The site is within 400m walking distance of the Petworth Surgery.
<u>ACCESS</u>		Amber Access would need to be formed from Sheepdown Drive.
<u>IMPACT ON HIGHWAY NETWORK & RESIDENT SAFETY</u>		Amber Access would be provided onto Sheepdown Drive which joins the A283.
<u>LOSS OF PARKING</u> <u>Red:</u> Loss of car parking/garage spaces <u>Amber:</u> Reduction in car parking/garage spaces <u>Green:</u> No loss of car parking or garage spaces	No loss of parking	Green No parking would be lost as a result of the site being developed.
<u>BIODIVERSITY/ECOLOGY</u> <u>Red:</u> The site has biodiversity designations <u>Amber:</u> Part of the site has biodiversity designations <u>Green:</u> The site has no biodiversity designations	All proposed sites are within 7km of the Mens Nature Reserve. Development of the site will not impact on bat commuting/foraging routes.	Green <ul style="list-style-type: none"> • Not a Ramsar Site; • Not a Special Protection Area; • Not a Special Area of Conservation; • Not a Site of Special Scientific Interest; • Not a national nature reserve.
<u>LANDSCAPE</u>	All sites located within South Downs National Park. Landscape Capacity Study Summary	Amber The Site is located within the defined urban area of Petworth.
<u>FLOOD RISK</u> <u>Red:</u> The site is within the Environment Agency (EA) flood risk zones 2 or 3 <u>Amber:</u> Part of the site is within EA flood risk zones 2 or 3 or is wholly within zones 2 or 3 but has suitable mitigations <u>Green:</u> The site is within EA flood risk zone 1	Very low flood risk	Green The Site is in Flood Zone 1 (least concern)

Site Name/Reference: PW 13

<u>WALKABILITY</u> <u>Red:</u> Site is within 1200 metres <u>Amber:</u> Site is within 800 metres <u>Green:</u> Site is within 400 metres	<u>DETAILED CRITERIA</u>	<u>RAG ASSESSMENT</u>
	To town centre: <400m	Green The site is within 400m walking distance of the town centre.
	To primary school: <800m	Amber The site is within 800m of Petworth C Of E School.
	To health centre: <400m	Green The site is within 400m walking distance of the Petworth Surgery.
<u>ACCESS</u>		Amber Access would need to be formed from Grove Street.
<u>IMPACT ON HIGHWAY NETWORK & RESIDENT SAFETY</u>		Amber Access would be provided onto Grove Street.
<u>LOSS OF PARKING</u> <u>Red:</u> Loss of car parking/garage spaces <u>Amber:</u> Reduction in car parking/garage spaces <u>Green:</u> No loss of car parking or garage spaces	No loss of parking	Green No parking would be lost as a result of the site being developed.
<u>BIODIVERSITY/ECOLOGY</u> <u>Red:</u> The site has biodiversity designations <u>Amber:</u> Part of the site has biodiversity designations <u>Green:</u> The site has no biodiversity designations	All proposed sites are within 7km of the Mens Nature Reserve. The site is located within the Petworth conservation area. Development of the site will not impact on bat commuting/foraging routes.	Green <ul style="list-style-type: none"> • Not a Ramsar Site; • Not a Special Protection Area; • Not a Site of Special Scientific Interest; • Not a national nature reserve.
<u>LANDSCAPE</u>	All sites located within South Downs National Park. The site is located within the Petworth Conservation Area. Landscape Capacity Study Summary	Amber The Chichester District AONB landscape Capacity Study, 2009 concludes that area 37: Petworth Southern Urban Edge has: Landscape Sensitivity: Moderate Landscape Value: Moderate Landscape Capacity: Medium
<u>FLOOD RISK</u> <u>Red:</u> The site is within the Environment Agency (EA) flood risk zones 2 or 3 <u>Amber:</u> Part of the site is within EA flood risk zones 2 or 3 or is wholly within zones 2 or 3 but has suitable mitigations	Very low flood risk	Green The Site is in Flood Zone 1 (least concern)

Green: The site is within EA flood risk zone 1		
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Site Name/Reference: PW 14

<u>WALKABILITY</u> <u>Red:</u> Site is within 1200 metres <u>Amber:</u> Site is within 800 metres <u>Green:</u> Site is within 400 metres	<u>DETAILED CRITERIA</u>	<u>RAG ASSESSMENT</u>
	To town centre: <800m	Amber The site is within 800m walking distance of the town centre.
	To primary school: <400m	Green The site is within 400m of Petworth C Of E School.
	To health centre: <800m	Amber The site is within 800m walking distance of the Petworth Surgery.
<u>ACCESS</u>		Green Existing access via Martlet Road.
<u>IMPACT ON HIGHWAY NETWORK & RESIDENT SAFETY</u>		Green Existing highways and pedestrian access would be used.
<u>LOSS OF PARKING</u> <u>Red:</u> Loss of car parking/garage spaces <u>Amber:</u> Reduction in car parking/garage spaces <u>Green:</u> No loss of car parking or garage spaces	Loss of garage spaces and car parking.	Red Loss of garage spaces.
<u>BIODIVERSITY/ECOLOGY</u> <u>Red:</u> The site has biodiversity designations <u>Amber:</u> Part of the site has biodiversity designations <u>Green:</u> The site has no biodiversity designations	All proposed sites are within 7km of the Mens Nature Reserve. Development of the site will not impact on bat commuting/foraging routes.	Green <ul style="list-style-type: none"> • Not a Ramsar Site; • Not a Special Protection Area; • Not a Special Area of Conservation; • Not a Site of Special Scientific Interest; • Not a national nature reserve.
<u>LANDSCAPE</u>	All sites located within South Downs National Park. Landscape Capacity Study Summary	Green The site is located within the defined urban area of Petworth.
<u>FLOOD RISK</u> <u>Red:</u> The site is within the Environment Agency (EA) flood risk zones 2 or 3 <u>Amber:</u> Part of the site is within EA flood risk zones 2 or 3 or is wholly within zones 2 or 3 but has suitable mitigations <u>Green:</u> The site is within EA flood risk zone 1	Very low flood risk	Green The Site is in Flood Zone 1 (least concern)

Site Name/Reference: PW 15

<u>WALKABILITY</u> <u>Red:</u> Site is within 1200 metres <u>Amber:</u> Site is within 800 metres <u>Green:</u> Site is within 400 metres	<u>DETAILED CRITERIA</u>	<u>RAG ASSESSMENT</u>
	To town centre: <800m	Amber The site is within 800m walking distance of the town centre.
	To primary school: <400m	Green The site is within 400m of Petworth C Of E School.
	To health centre: <800m	Amber The site is within 800m walking distance of the Petworth Surgery.
<u>ACCESS</u>		Green Existing access via Pound Close.
<u>IMPACT ON HIGHWAY NETWORK & RESIDENT SAFETY</u>		Green Existing highways and pedestrian access would be used.
<u>LOSS OF PARKING</u> <u>Red:</u> Loss of car parking/garage spaces <u>Amber:</u> Reduction in car parking/garage spaces <u>Green:</u> No loss of car parking or garage spaces	Loss of garages spaces and car parking.	Red Loss of garage spaces.
<u>BIODIVERSITY/ECOLOGY</u> <u>Red:</u> The site has biodiversity designations <u>Amber:</u> Part of the site has biodiversity designations <u>Green:</u> The site has no biodiversity designations	All proposed sites are within 7km of the Mens Nature Reserve. Development of the site will not impact on bat commuting/foraging routes.	Green <ul style="list-style-type: none"> • Not a Ramsar Site; • Not a Special Protection Area; • Not a Special Area of Conservation; • Not a Site of Special Scientific Interest; • Not a national nature reserve.
<u>LANDSCAPE</u>	All sites located within South Downs National Park. Landscape Capacity Study Summary	Green The site is located within the defined urban area of Petworth.
<u>FLOOD RISK</u> <u>Red:</u> The site is within the Environment Agency (EA) flood risk zones 2 or 3 <u>Amber:</u> Part of the site is within EA flood risk zones 2 or 3 or is wholly within zones 2 or 3 but has suitable mitigations <u>Green:</u> The site is within EA flood risk zone 1	Very low flood risk	Green The Site is in Flood Zone 1 (least concern)

Site Name/Reference: PW 16

<u>WALKABILITY</u> <u>Red:</u> Site is within 1200 metres <u>Amber:</u> Site is within 800 metres <u>Green:</u> Site is within 400 metres	<u>DETAILED CRITERIA</u>	<u>RAG ASSESSMENT</u>
	To town centre: <800m	Amber The site is within 800m walking distance of the town centre.
	To primary school: <400m	Green The site is within 400m of Petworth C Of E School.
	To health centre: <400m	Green The site is within 400m walking distance of the Petworth Surgery.
<u>ACCESS</u>		Green Existing access via Wyndham Road
<u>IMPACT ON HIGHWAY NETWORK & RESIDENT SAFETY</u>		Green Existing highways and pedestrian access would be used.
<u>LOSS OF PARKING</u> <u>Red:</u> Loss of car parking/garage spaces <u>Amber:</u> Reduction in car parking/garage spaces <u>Green:</u> No loss of car parking or garage spaces	Loss of garages spaces and car parking.	Red Loss of garage spaces.
<u>BIODIVERSITY/ECOLOGY</u> <u>Red:</u> The site has biodiversity designations <u>Amber:</u> Part of the site has biodiversity designations <u>Green:</u> The site has no biodiversity designations	All proposed sites are within 7km of the Mens Nature Reserve. Development of the site will not impact on bat commuting/foraging routes.	Green <ul style="list-style-type: none"> • Not a Ramsar Site; • Not a Special Protection Area; • Not a Special Area of Conservation; • Not a Site of Special Scientific Interest; • Not a national nature reserve.
<u>LANDSCAPE</u>	All sites located within South Downs National Park. Landscape Capacity Study Summary	Green The site is located within the defined urban area of Petworth.
<u>FLOOD RISK</u> <u>Red:</u> The site is within the Environment Agency (EA) flood risk zones 2 or 3 <u>Amber:</u> Part of the site is within EA flood risk zones 2 or 3 or is wholly within zones 2 or 3 but has suitable mitigations <u>Green:</u> The site is within EA flood risk zone 1	Very low flood risk	Green The Site is in Flood Zone 1 (least concern)

Site Name/Reference: PW 17

<u>WALKABILITY</u> <u>Red:</u> Site is within 1200 metres <u>Amber:</u> Site is within 800 metres <u>Green:</u> Site is within 400 metres	<u>DETAILED CRITERIA</u>	<u>RAG ASSESSMENT</u>
	To town centre: <800m	Amber The site is within 800m walking distance of the town centre.
	To primary school: <400m	Green The site is within 400m of Petworth C Of E School.
	To health centre: <800m	Amber The site is within 800m walking distance of the Petworth Surgery.
<u>ACCESS</u>		Green Existing access via South Grove.
<u>IMPACT ON HIGHWAY NETWORK & RESIDENT SAFETY</u>		Green Existing highways and pedestrian access would be used.
<u>LOSS OF PARKING</u> <u>Red:</u> Loss of car parking/garage spaces <u>Amber:</u> Reduction in car parking/garage spaces <u>Green:</u> No loss of car parking or garage spaces	Loss of garages spaces and car parking.	Red Loss of garage spaces.
<u>BIODIVERSITY/ECOLOGY</u> <u>Red:</u> The site has biodiversity designations <u>Amber:</u> Part of the site has biodiversity designations <u>Green:</u> The site has no biodiversity designations	All proposed sites are within 7km of the Mens Nature Reserve. Development of the site will not impact on bat commuting/foraging routes.	Green <ul style="list-style-type: none"> • Not a Ramsar Site; • Not a Special Protection Area; • Not a Special Area of Conservation; • Not a Site of Special Scientific Interest; • Not a national nature reserve.
<u>LANDSCAPE</u>	All sites located within South Downs National Park. Landscape Capacity Study Summary	Green The site is located within the defined urban area of Petworth.
<u>FLOOD RISK</u> <u>Red:</u> The site is within the Environment Agency (EA) flood risk zones 2 or 3 <u>Amber:</u> Part of the site is within EA flood risk zones 2 or 3 or is wholly within zones 2 or 3 but has suitable mitigations <u>Green:</u> The site is within EA flood risk zone 1	Very low flood risk	Green The Site is in Flood Zone 1 (least concern)

Site Name/Reference: PW 18

<u>WALKABILITY</u> <u>Red:</u> Site is within 1200 metres <u>Amber:</u> Site is within 800 metres <u>Green:</u> Site is within 400 metres	<u>DETAILED CRITERIA</u>	<u>RAG ASSESSMENT</u>
	To town centre: <800m	Amber The site is within 800m walking distance of the town centre.
	To primary school: <400m	Green The site is within 400m of Petworth C Of E School.
	To health centre: <800m	Amber The site is within 800m walking distance of the Petworth Surgery.
<u>ACCESS</u>		Amber Access will need to be established off the A285.
<u>IMPACT ON HIGHWAY NETWORK & RESIDENT SAFETY</u>		Amber Upgrading off access from A285, upgrading of pedestrian access to the site.
<u>LOSS OF PARKING</u> <u>Red:</u> Loss of car parking/garage spaces <u>Amber:</u> Reduction in car parking/garage spaces <u>Green:</u> No loss of car parking or garage spaces	No loss of car parking / garage spaces.	Green No loss of car parking /garage spaces.
<u>BIODIVERSITY/ECOLOGY</u> <u>Red:</u> The site has biodiversity designations <u>Amber:</u> Part of the site has biodiversity designations <u>Green:</u> The site has no biodiversity designations	All proposed sites are within 7km of the Mens Nature Reserve. Development of the site will not impact on bat commuting/foraging routes.	Green <ul style="list-style-type: none"> • Not a Ramsar Site; • Not a Special Protection Area; • Not a Special Area of Conservation; • Not a Site of Special Scientific Interest; • Not a national nature reserve.
<u>LANDSCAPE</u>	All sites located within South Downs National Park. Landscape Capacity Study Summary Assessment from David Hare Landscape Architecture (DHILA).	Amber The Chichester District AONB landscape Capacity Study, 2009 concludes that area 38: South Petworth Farmland has: Landscape Sensitivity: Substantial Landscape value: Substantial Landscape Capacity: Negligible / Low The Petworth Neighbourhood Plan Landscape Character and Visual Analysis of Potential Development Sites,

		September 2016 concludes that the site has 'less' landscape sensitivity.
FLOOD RISK Red: The site is within the Environment Agency (EA) flood risk zones 2 or 3 Amber: Part of the site is within EA flood risk zones 2 or 3 or is wholly within zones 2 or 3 but has suitable mitigations Green: The site is within EA flood risk zone 1	Very low flood risk	Green The Site is in Flood Zone 1 (least concern)

Site Name/Reference: PW 19

<u>WALKABILITY</u> <u>Red:</u> Site is within 1200 metres <u>Amber:</u> Site is within 800 metres <u>Green:</u> Site is within 400 metres	<u>DETAILED CRITERIA</u>	<u>RAG ASSESSMENT</u>
	To town centre: <800m	Amber The site is within 800m walking distance of the town centre.
	To primary school: <400m	Green The site is within 400m of Petworth C Of E School.
	To health centre: <800m	Amber The site is within 800m walking distance of the Petworth Surgery.
<u>ACCESS</u>		Amber Access will need to be established off the A285.
<u>IMPACT ON HIGHWAY NETWORK & RESIDENT SAFETY</u>		Amber Upgrading off access from A285, upgrading of pedestrian access to the site.
<u>LOSS OF PARKING</u> <u>Red:</u> Loss of car parking/garage spaces <u>Amber:</u> Reduction in car parking/garage spaces <u>Green:</u> No loss of car parking or garage spaces	No loss of car parking / garage spaces.	Green No loss of car parking /garage spaces.
<u>BIODIVERSITY/ECOLOGY</u> <u>Red:</u> The site has biodiversity designations <u>Amber:</u> Part of the site has biodiversity designations <u>Green:</u> The site has no biodiversity designations	All proposed sites are within 7km of the Mens Nature Reserve. Development of the site will not impact on bat commuting/foraging routes.	Green <ul style="list-style-type: none"> • Not a Ramsar Site; • Not a Special Protection Area; • Not a Special Area of Conservation; • Not a Site of Special Scientific Interest; • Not a national nature reserve.
<u>LANDSCAPE</u>	All sites located within South Downs National Park. Landscape Capacity Study Summary Assessment taken from David Hares Landscape Architecture (DHILA) report	Amber The Chichester District AONB landscape Capacity Study, 2009 concludes that area 38: South Petworth Farmland has: Landscape Sensitivity: Substantial Landscape Value: Substantial Landscape Capacity: Negligible / Low The Petworth Neighbourhood Plan landscape Character and Visual Analysis of Potential

		Development Site, September 2016 concludes that the site has 'moderate' landscape sensitivity.
FLOOD RISK Red: The site is within the Environment Agency (EA) flood risk zones 2 or 3 Amber: Part of the site is within EA flood risk zones 2 or 3 or is wholly within zones 2 or 3 but has suitable mitigations Green: The site is within EA flood risk zone 1	Very low flood risk	Green The Site is in Flood Zone 1 (least concern)

Site Name/Reference: PW 20

<u>WALKABILITY</u> <u>Red:</u> Site is within 1200 metres <u>Amber:</u> Site is within 800 metres <u>Green:</u> Site is within 400 metres	<u>DETAILED CRITERIA</u>	<u>RAG ASSESSMENT</u>
	To town centre: <800m	Amber The site is within 800m walking distance of the town centre.
	To primary school: <800m	Amber The site is within 800m of Petworth C Of E School.
	To health centre: <1200m	Red The site is within 1200m walking distance of the Petworth Surgery.
<u>ACCESS</u>		Amber Access will need to be established off the A285.
<u>IMPACT ON HIGHWAY NETWORK & RESIDENT SAFETY</u>		Amber Upgrading off access from A285, upgrading of pedestrian access to the site.
<u>LOSS OF PARKING</u> <u>Red:</u> Loss of car parking/garage spaces <u>Amber:</u> Reduction in car parking/garage spaces <u>Green:</u> No loss of car parking or garage spaces	No loss of car parking / garage spaces.	Green No loss of car parking /garage spaces.
<u>BIODIVERSITY/ECOLOGY</u> <u>Red:</u> The site has biodiversity designations <u>Amber:</u> Part of the site has biodiversity designations <u>Green:</u> The site has no biodiversity designations	All proposed sites are within 7km of the Mens Nature Reserve. Development of the site will not impact on bat commuting/foraging routes.	Green <ul style="list-style-type: none"> • Not a Ramsar Site; • Not a Special Protection Area; • Not a Special Area of Conservation; • Not a Site of Special Scientific Interest; • Not a national nature reserve.
<u>LANDSCAPE</u>	All sites located within South Downs National Park. Landscape Capacity Study Summary	Red The Chichester District AONB landscape Capacity Study, 2009 concludes that area 38: South Petworth Farmland has: Landscape Sensitivity: Substantial Landscape Value: Substantial Landscape Capacity: Negligible/ Low The South Downs National Park SHLAA considered that development on this site would have potential adverse

		impacts on landscape character.
FLOOD RISK Red: The site is within the Environment Agency (EA) flood risk zones 2 or 3 Amber: Part of the site is within EA flood risk zones 2 or 3 or is wholly within zones 2 or 3 but has suitable mitigations Green: The site is within EA flood risk zone 1	Very low flood risk	Green The Site is in Flood Zone 1 (least concern)

Site Name/Reference: PW 21

<u>WALKABILITY</u> <u>Red:</u> Site is within 1200 metres <u>Amber:</u> Site is within 800 metres <u>Green:</u> Site is within 400 metres	<u>DETAILED CRITERIA</u>	<u>RAG ASSESSMENT</u>
	To town centre: <800m	Amber The site is within 800m walking distance of the town centre.
	To primary school: <1200m	Red The site is within 1200m of Petworth C Of E School.
	To health centre: <1200m	Red The site is within 1200m walking distance of the Petworth Surgery.
<u>ACCESS</u>		Amber Access will need to be established off the A272.
<u>IMPACT ON HIGHWAY NETWORK & RESIDENT SAFETY</u>		Amber New access from the A272. Pedestrian crossing will be required to access pavement along A272.
<u>LOSS OF PARKING</u> <u>Red:</u> Loss of car parking/garage spaces <u>Amber:</u> Reduction in car parking/garage spaces <u>Green:</u> No loss of car parking or garage spaces	No loss of car parking / garage spaces.	Green No loss of car parking /garage spaces.
<u>BIODIVERSITY/ECOLOGY</u> <u>Red:</u> The site has biodiversity designations <u>Amber:</u> Part of the site has biodiversity designations <u>Green:</u> The site has no biodiversity designations	All proposed sites are within 7km of the Mens Nature Reserve. Development of the site will not impact on bat commuting/foraging routes.	Green <ul style="list-style-type: none"> • Not a Ramsar Site; • Not a Special Protection Area; • Not a Special Area of Conservation; • Not a Site of Special Scientific Interest; • Not a national nature reserve.
<u>LANDSCAPE</u>	All sites located within South Downs National Park. Landscape Capacity Study Summary Assessment taken from David Hares Landscape Architecture (DH LA) report.	Amber The Chichester District AONB landscape Capacity Study, 2009 concludes that area 38: South Petworth Farmland has: Landscape Sensitivity: Substantial Landscape Value: Substantial Landscape Capacity: Negligible/ Low The Petworth Neighbourhood Plan Landscape Character and Visual Analysis of Potential Development Sites,

		September 2016 concludes that the site has 'moderate to high' landscape sensitivity.
FLOOD RISK Red: The site is within the Environment Agency (EA) flood risk zones 2 or 3 Amber: Part of the site is within EA flood risk zones 2 or 3 or is wholly within zones 2 or 3 but has suitable mitigations Green: The site is within EA flood risk zone 1	Very low flood risk	Green The Site is in Flood Zone 1 (least concern)

Site Name/Reference: PW 22

<u>WALKABILITY</u> <u>Red:</u> Site is within 1200 metres <u>Amber:</u> Site is within 800 metres <u>Green:</u> Site is within 400 metres	<u>DETAILED CRITERIA</u>	<u>RAG ASSESSMENT</u>
	To town centre: <800m	Amber The site is within 800m walking distance of the town centre.
	To primary school: <800m	Amber The site is within 800m of Petworth C Of E School.
	To health centre: <800m	Amber The site is within 800m walking distance of the Petworth Surgery.
<u>ACCESS</u>		Amber Access will need to be established off the A272.
<u>IMPACT ON HIGHWAY NETWORK & RESIDENT SAFETY</u>		Amber New access from the A272. Pedestrian crossing will be required to access pavement along A272.
<u>LOSS OF PARKING</u> <u>Red:</u> Loss of car parking/garage spaces <u>Amber:</u> Reduction in car parking/garage spaces <u>Green:</u> No loss of car parking or garage spaces	No loss of car parking / garage spaces.	Green No loss of car parking /garage spaces.
<u>BIODIVERSITY/ECOLOGY</u> <u>Red:</u> The site has biodiversity designations <u>Amber:</u> Part of the site has biodiversity designations <u>Green:</u> The site has no biodiversity designations	All proposed sites are within 7km of the Mens Nature Reserve. Development of the site will not impact on bat commuting/foraging routes.	Green <ul style="list-style-type: none"> • Not a Ramsar Site; • Not a Special Protection Area; • Not a Special Area of Conservation; • Not a Site of Special Scientific Interest; • Not a national nature reserve.
<u>LANDSCAPE</u>	All sites located within South Downs National Park. Landscape Capacity Study Summary	Amber The Chichester District AONB landscape Capacity Study, 2009 concludes that area 38: South Petworth Farmland has: Landscape Sensitivity: Substantial Landscape Value: Substantial Landscape Capacity: Negligible/ Low
<u>FLOOD RISK</u>	Very low flood risk	Green The Site is in Flood Zone 1 (least concern)

<p><u>Red:</u> The site is within the Environment Agency (EA) flood risk zones 2 or 3</p> <p><u>Amber:</u> Part of the site is within EA flood risk zones 2 or 3 or is wholly within zones 2 or 3 but has suitable mitigations</p> <p><u>Green:</u> The site is within EA flood risk zone 1</p>		
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Site Name/Reference: PW 23

<u>WALKABILITY</u> <u>Red:</u> Site is within 1200 metres <u>Amber:</u> Site is within 800 metres <u>Green:</u> Site is within 400 metres	<u>DETAILED CRITERIA</u>	<u>RAG ASSESSMENT</u>
	To town centre: <1200m	Red The site is within 1200m walking distance of the town centre.
	To primary school: <400m	Green The site is within 400m of Petworth C Of E School.
	To health centre: <800m	Amber The site is within 800m walking distance of the Petworth Surgery.
<u>ACCESS</u>		Amber Access will need to be established directly onto Station Road (A285).
<u>IMPACT ON HIGHWAY NETWORK & RESIDENT SAFETY</u>		Amber New access from Station Road (A285). Pedestrian route will need to be established.
<u>LOSS OF PARKING</u> <u>Red:</u> Loss of car parking/garage spaces <u>Amber:</u> Reduction in car parking/garage spaces <u>Green:</u> No loss of car parking or garage spaces	No loss of car parking / garage spaces.	Green No loss of car parking /garage spaces.
<u>BIODIVERSITY/ECOLOGY</u> <u>Red:</u> The site has biodiversity designations <u>Amber:</u> Part of the site has biodiversity designations <u>Green:</u> The site has no biodiversity designations	All proposed sites are within 7km of the Mens Nature Reserve. Development of the site will not impact on bat commuting/foraging routes.	Green <ul style="list-style-type: none"> • Not a Ramsar Site; • Not a Special Protection Area; • Not a Special Area of Conservation; • Not a Site of Special Scientific Interest; • Not a national nature reserve.
<u>LANDSCAPE</u>	All sites located within South Downs National Park. Landscape Capacity Study Summary Assessment taken from David Hares Landscape Architect (DHLLA) report.	Amber The Chichester District AONB landscape Capacity Study, 2009 concludes that area 38: South Petworth Farmland has: Landscape Sensitivity: Substantial Landscape Value: Substantial Landscape Capacity: Negligible/ Low The South Downs National Park SHLAA considered that development on site had the

		potential to have adverse impacts on the character and appearance of the landscape. The Petworth Neighbourhood Plan Landscape Character and Visual Analysis of Potential Development Sites, September 2016 concludes that the site has 'moderate' landscape sensitivity.
FLOOD RISK Red: The site is within the Environment Agency (EA) flood risk zones 2 or 3 Amber: Part of the site is within EA flood risk zones 2 or 3 or is wholly within zones 2 or 3 but has suitable mitigations Green: The site is within EA flood risk zone 1	Very low flood risk	Green The Site is in Flood Zone 1 (least concern)

Site Name/Reference: PW 24

<u>WALKABILITY</u> <u>Red:</u> Site is within 1200 metres <u>Amber:</u> Site is within 800 metres <u>Green:</u> Site is within 400 metres	<u>DETAILED CRITERIA</u>	<u>RAG ASSESSMENT</u>
	To town centre: <800m	Amber The site is within 800m walking distance of the town centre.
	To primary school: <400m	Green The site is within 400m of Petworth C Of E School.
	To health centre: <800m	Amber The site is within 800m walking distance of the Petworth Surgery.
<u>ACCESS</u>		Amber Access would be provided off Dawtrey Road. Some loss of hedgerow would be required and should PW25 also be developed arrangements would have to be agreed as accesses would be close.
<u>IMPACT ON HIGHWAY NETWORK & RESIDENT SAFETY</u>		Amber Access would be on to Dawtrey Road, which directly connects to Station Road via a mini roundabout. Reported traffic issues due to the school.
<u>LOSS OF PARKING</u> <u>Red:</u> Loss of car parking/garage spaces <u>Amber:</u> Reduction in car parking/garage spaces <u>Green:</u> No loss of car parking or garage spaces	No loss of car parking / garage spaces.	Green No loss of car parking /garage spaces.
<u>BIODIVERSITY/ECOLOGY</u> <u>Red:</u> The site has biodiversity designations <u>Amber:</u> Part of the site has biodiversity designations <u>Green:</u> The site has no biodiversity designations	All proposed sites are within 7km of the Mens Nature Reserve. Development of the site will not impact on bat commuting/foraging routes.	Green <ul style="list-style-type: none"> • Not a Ramsar Site; • Not a Special Protection Area; • Not a Special Area of Conservation; • Not a Site of Special Scientific Interest; • Not a national nature reserve.
<u>LANDSCAPE</u>	All sites located within South Downs National Park. Landscape Capacity Study Summary	Green The Chichester District AONB landscape Capacity Study, 2009 concludes that area 37: Petworth Southern Urban Edge has: Landscape Sensitivity: Moderate

	Assessment taken from David Hares Landscape Architect (DHLA) report.	Landscape Value: Moderate Landscape Capacity: Medium The Petworth Neighbourhood Plan Landscape Capacity and Visual Analysis of Potential Development Sites, September 2016 concludes that the site has 'less' landscape sensitivity.
FLOOD RISK Red: The site is within the Environment Agency (EA) flood risk zones 2 or 3 Amber: Part of the site is within EA flood risk zones 2 or 3 or is wholly within zones 2 or 3 but has suitable mitigations Green: The site is within EA flood risk zone 1	Very low flood risk	Green The Site is in Flood Zone 1 (least concern)

Site Name/Reference: PW 25

<u>WALKABILITY</u> <u>Red:</u> Site is within 1200 metres <u>Amber:</u> Site is within 800 metres <u>Green:</u> Site is within 400 metres	<u>DETAILED CRITERIA</u>	<u>RAG ASSESSMENT</u>
	To town centre: <800m	Amber The site is within 800m walking distance of the town centre.
	To primary school: <400m	Green The site is within 400m of Petworth C Of E School.
	To health centre: <800m	Amber The site is within 800m walking distance of the Petworth Surgery.
<u>ACCESS</u>		Amber Access would be provided off Dawtrey Road. Some loss of hedgerow would be required and should PW24 also be developed arrangements would have to be agreed as accesses would be close.
<u>IMPACT ON HIGHWAY NETWORK & RESIDENT SAFETY</u>		Amber Access would be on to Dawtrey Road, which directly connects to Station Road via a mini roundabout. Reported traffic issues due to the school.
<u>LOSS OF PARKING</u> <u>Red:</u> Loss of car parking/garage spaces <u>Amber:</u> Reduction in car parking/garage spaces <u>Green:</u> No loss of car parking or garage spaces	No loss of car parking / garage spaces.	Green No loss of car parking /garage spaces.
<u>BIODIVERSITY/ECOLOGY</u> <u>Red:</u> The site has biodiversity designations <u>Amber:</u> Part of the site has biodiversity designations <u>Green:</u> The site has no biodiversity designations	All proposed sites are within 7km of the Mens Nature Reserve. Development of the site will not impact on bat commuting/foraging routes.	Green <ul style="list-style-type: none"> • Not a Ramsar Site; • Not a Special Protection Area; • Not a Special Area of Conservation; • Not a Site of Special Scientific Interest; • Not a national nature reserve.
<u>LANDSCAPE</u>	All sites located within South Downs National Park. Landscape Capacity Study Summary	Green Located within the existing settlement boundary.

	Assessment taken from David Hares Landscape Architect (DH LA) report.	
FLOOD RISK Red: The site is within the Environment Agency (EA) flood risk zones 2 or 3 Amber: Part of the site is within EA flood risk zones 2 or 3 or is wholly within zones 2 or 3 but has suitable mitigations Green: The site is within EA flood risk zone 1	Very low flood risk	Green The Site is in Flood Zone 1 (least concern)

Site Name/Reference: PW 26

<u>WALKABILITY</u> <u>Red:</u> Site is within 1200 metres <u>Amber:</u> Site is within 800 metres <u>Green:</u> Site is within 400 metres	<u>DETAILED CRITERIA</u>	<u>RAG ASSESSMENT</u>
	To town centre: <800m	Amber The site is within 800m walking distance of the town centre.
	To primary school: >1200m	Red The site is over 1200m of Petworth C Of E School.
	To health centre: <800m	Amber The site is within 800m walking distance of the Petworth Surgery.
<u>ACCESS</u>		Amber Access would need to be formed, including the loss of some hedgerow on the boundary with Sheepdown Close.
<u>IMPACT ON HIGHWAY NETWORK & RESIDENT SAFETY</u>		Amber Access would be provided directly on to Sheepdown Close, which is a relatively small residential street.
<u>LOSS OF PARKING</u> <u>Red:</u> Loss of car parking/garage spaces <u>Amber:</u> Reduction in car parking/garage spaces <u>Green:</u> No loss of car parking or garage spaces	No loss of car parking / garage spaces.	Green No loss of car parking /garage spaces.
<u>BIODIVERSITY/ECOLOGY</u> <u>Red:</u> The site has biodiversity designations <u>Amber:</u> Part of the site has biodiversity designations <u>Green:</u> The site has no biodiversity designations	All proposed sites are within 7km of the Mens Nature Reserve. Development of the site will not impact on bat commuting/foraging routes.	Green <ul style="list-style-type: none"> • Not a Ramsar Site; • Not a Special Protection Area; • Not a Special Area of Conservation; • Not a Site of Special Scientific Interest; • Not a national nature reserve.
<u>LANDSCAPE</u>	All sites located within South Downs National Park. Landscape Capacity Study Summary Assessment taken from David Hares Landscape Architect (DHLLA) report.	Amber The Chichester District AONB landscape capacity study, 2009 concludes that area 36: East Petworth Slopes has: Landscape Sensitivity: Substantial Landscape Value: Moderate Landscape Capacity: Low The South Downs National Park SHLAA considers development on the site

		would potentially have adverse impact on the character and appearance of the landscape. The Petworth Neighbourhood Plan Landscape Character and Visual Analysis of Potential Development Sites, September 2016 concludes that the site has 'moderate' landscape sensitivity.
FLOOD RISK Red: The site is within the Environment Agency (EA) flood risk zones 2 or 3 Amber: Part of the site is within EA flood risk zones 2 or 3 or is wholly within zones 2 or 3 but has suitable mitigations Green: The site is within EA flood risk zone 1	Very low flood risk	Green The Site is in Flood Zone 1 (least concern)

Site Name/Reference: PW 27

<u>WALKABILITY</u> <u>Red:</u> Site is within 1200 metres <u>Amber:</u> Site is within 800 metres <u>Green:</u> Site is within 400 metres	<u>DETAILED CRITERIA</u>	<u>RAG ASSESSMENT</u>
	To town centre: <800m	Amber The site is within 800m walking distance of the town centre.
	To primary school: >1200m	Red The site is over 1200m of Petworth C Of E School.
	To health centre: <800m	Amber The site is within 800m walking distance of the Petworth Surgery.
<u>ACCESS</u>		Amber Access would need to be formed, including the loss of some hedgerow on the boundary with Sheepdown Drive.
<u>IMPACT ON HIGHWAY NETWORK & RESIDENT SAFETY</u>		Amber Access would be provided directly on to Sheepdown Drive, which is a relatively small residential street.
<u>LOSS OF PARKING</u> <u>Red:</u> Loss of car parking/garage spaces <u>Amber:</u> Reduction in car parking/garage spaces <u>Green:</u> No loss of car parking or garage spaces	No loss of car parking / garage spaces.	Green No loss of car parking /garage spaces.
<u>BIODIVERSITY/ECOLOGY</u> <u>Red:</u> The site has biodiversity designations <u>Amber:</u> Part of the site has biodiversity designations <u>Green:</u> The site has no biodiversity designations	All proposed sites are within 7km of the Mens Nature Reserve. Development of the site will not impact on bat commuting/foraging routes.	Green <ul style="list-style-type: none"> • Not a Ramsar Site; • Not a Special Protection Area; • Not a Special Area of Conservation; • Not a Site of Special Scientific Interest; • Not a national nature reserve.
<u>LANDSCAPE</u>	All sites located within South Downs National Park. Landscape Capacity Study Assessment	Amber The Chichester District AONB landscape Capacity Study, 2009 concludes that area 36: East Petworth Slopes has: Landscape sensitivity: Substantial Landscape Value: Moderate Landscape Capacity: Low The South Downs National Park SHLAA considers development on the site

		would potentially have adverse impact on the character and appearance of the landscape, particularly The Shimmings Valley.
FLOOD RISK Red: The site is within the Environment Agency (EA) flood risk zones 2 or 3 Amber: Part of the site is within EA flood risk zones 2 or 3 or is wholly within zones 2 or 3 but has suitable mitigations Green: The site is within EA flood risk zone 1	Very low flood risk	Green The Site is in Flood Zone 1 (least concern)

Site Name/Reference: PW 28

<u>WALKABILITY</u> <u>Red:</u> Site is within 1200 metres <u>Amber:</u> Site is within 800 metres <u>Green:</u> Site is within 400 metres	<u>DETAILED CRITERIA</u>	<u>RAG ASSESSMENT</u>
	To town centre: <800m	Amber The site is within 800m walking distance of the town centre.
	To primary school: >1200m	Red The site is over 1200m of Petworth C Of E School.
	To health centre: <800m	Amber The site is within 800m walking distance of the Petworth Surgery.
<u>ACCESS</u>		Amber Access would need to be formed, including the loss of some hedgerow on the boundary with Grove Street.
<u>IMPACT ON HIGHWAY NETWORK & RESIDENT SAFETY</u>		Amber Access would be provided directly on to Grove Street, which is a relatively small residential street.
<u>LOSS OF PARKING</u> <u>Red:</u> Loss of car parking/garage spaces <u>Amber:</u> Reduction in car parking/garage spaces <u>Green:</u> No loss of car parking or garage spaces	No loss of car parking / garage spaces.	Green No loss of car parking /garage spaces.
<u>BIODIVERSITY/ECOLOGY</u> <u>Red:</u> The site has biodiversity designations <u>Amber:</u> Part of the site has biodiversity designations <u>Green:</u> The site has no biodiversity designations	All proposed sites are within 7km of the Mens Nature Reserve. Development of the site will not impact on bat commuting/foraging routes.	Green <ul style="list-style-type: none"> • Not a Ramsar Site; • Not a Special Protection Area; • Not a Special Area of Conservation; • Not a Site of Special Scientific Interest; • Not a national nature reserve.
<u>LANDSCAPE</u>	All sites located within South Downs National Park. Landscape Capacity Study Assessment	Red The Chichester District AONB landscape Capacity Study, 2009 concludes that area 38: South Petworth Farmland has: Landscape Sensitivity: Substantial Landscape Value: Substantial Landscape Capacity: Negligible/ Low

<p><u>FLOOD RISK</u></p> <p><u>Red:</u> The site is within the Environment Agency (EA) flood risk zones 2 or 3</p> <p><u>Amber:</u> Part of the site is within EA flood risk zones 2 or 3 or is wholly within zones 2 or 3 but has suitable mitigations</p> <p><u>Green:</u> The site is within EA flood risk zone 1</p>	<p>Very low flood risk</p>	<p>Green</p> <p>The Site is in Flood Zone 1 (least concern)</p>
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Site Name/Reference: PW 29

<u>WALKABILITY</u> <u>Red:</u> Site is within 1200 metres <u>Amber:</u> Site is within 800 metres <u>Green:</u> Site is within 400 metres	<u>DETAILED CRITERIA</u>	<u>RAG ASSESSMENT</u>
	To town centre: >1200m	Red The site is over 1200m walking distance of the town centre.
	To primary school: >1200m	Red The site is over 1200m of Petworth C Of E School.
	To health centre: >1200m	Red The site is over 1200m walking distance of the Petworth Surgery.
<u>ACCESS</u>		Amber Access would need to be formed, including the loss of some hedgerow on the boundary with Grove Lane / Haslingbourne Lane.
<u>IMPACT ON HIGHWAY NETWORK & RESIDENT SAFETY</u>		Amber Access would be provided directly on to Grove Lane / Haslingbourne Lane. Grove Lane is a single track road.
<u>LOSS OF PARKING</u> <u>Red:</u> Loss of car parking/garage spaces <u>Amber:</u> Reduction in car parking/garage spaces <u>Green:</u> No loss of car parking or garage spaces	No loss of car parking / garage spaces.	Green No loss of car parking /garage spaces.
<u>BIODIVERSITY/ECOLOGY</u> <u>Red:</u> The site has biodiversity designations <u>Amber:</u> Part of the site has biodiversity designations <u>Green:</u> The site has no biodiversity designations	All proposed sites are within 7km of the Mens Nature Reserve. Development of the site will not impact on bat commuting/foraging routes.	Green <ul style="list-style-type: none"> • Not a Ramsar Site; • Not a Special Protection Area; • Not a Special Area of Conservation; • Not a Site of Special Scientific Interest; • Not a national nature reserve.
<u>LANDSCAPE</u>	All sites located within South Downs National Park. Landscape Capacity Study Assessment	Red The Chichester District AONB landscape Capacity Study, 2009 concludes that area 38: South Petworth Farmland has: Landscape Sensitivity: Substantial Landscape Value: Substantial Landscape Capacity: Negligible/ Low

<p><u>FLOOD RISK</u></p> <p><u>Red:</u> The site is within the Environment Agency (EA) flood risk zones 2 or 3</p> <p><u>Amber:</u> Part of the site is within EA flood risk zones 2 or 3 or is wholly within zones 2 or 3 but has suitable mitigations</p> <p><u>Green:</u> The site is within EA flood risk zone 1</p>	<p>Very low flood risk</p>	<p>Green</p> <p>The Site is in Flood Zone 1 (least concern)</p>
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Site Name/Reference: PW 30

<u>WALKABILITY</u> <u>Red:</u> Site is within 1200 metres <u>Amber:</u> Site is within 800 metres <u>Green:</u> Site is within 400 metres	<u>DETAILED CRITERIA</u>	<u>RAG ASSESSMENT</u>
	To town centre: <1200m	Red The site is within 1200m walking distance of the town centre.
	To primary school: <400m	Green The site within 400m of Petworth C Of E School.
	To health centre: <800m	Amber The site is within 800m walking distance of the Petworth Surgery.
<u>ACCESS</u>		Amber Access would need to be formed, including the loss of some hedgerow on the boundary with Grove Lane.
<u>IMPACT ON HIGHWAY NETWORK & RESIDENT SAFETY</u>		Amber Access would be provided directly on to Grove Lane. Grove Lane is a single track road.
<u>LOSS OF PARKING</u> <u>Red:</u> Loss of car parking/garage spaces <u>Amber:</u> Reduction in car parking/garage spaces <u>Green:</u> No loss of car parking or garage spaces	No loss of car parking / garage spaces.	Green No loss of car parking /garage spaces.
<u>BIODIVERSITY/ECOLOGY</u> <u>Red:</u> The site has biodiversity designations <u>Amber:</u> Part of the site has biodiversity designations <u>Green:</u> The site has no biodiversity designations	All proposed sites are within 7km of the Mens Nature Reserve. Development of the site will not impact on bat commuting/foraging routes.	Green <ul style="list-style-type: none"> • Not a Ramsar Site; • Not a Special Protection Area; • Not a Special Area of Conservation; • Not a Site of Special Scientific Interest; • Not a national nature reserve.
<u>LANDSCAPE</u>	All sites located within South Downs National Park. Landscape Capacity Study Summary	Red The Chichester District AONB landscape Capacity Study, 2009 concludes that area 38: South Petworth Farmland has: Landscape Sensitivity: Substantial Landscape Value: Substantial Landscape Capacity: Negligible / Low

<p><u>FLOOD RISK</u></p> <p><u>Red:</u> The site is within the Environment Agency (EA) flood risk zones 2 or 3</p> <p><u>Amber:</u> Part of the site is within EA flood risk zones 2 or 3 or is wholly within zones 2 or 3 but has suitable mitigations</p> <p><u>Green:</u> The site is within EA flood risk zone 1</p>	<p>Very low flood risk</p>	<p>Green</p> <p>The Site is in Flood Zone 1 (least concern)</p>
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Site Name/Reference: PW 31

<u>WALKABILITY</u> <u>Red:</u> Site is within 1200 metres <u>Amber:</u> Site is within 800 metres <u>Green:</u> Site is within 400 metres	<u>DETAILED CRITERIA</u>	<u>RAG ASSESSMENT</u>
	To town centre: <1200m	Red The site is within 1200m walking distance of the town centre.
	To primary school: <400m	Green The site within 400m of Petworth C Of E School.
	To health centre: <800m	Amber The site is within 800m walking distance of the Petworth Surgery.
<u>ACCESS</u>		Amber Access would need to be formed, including the loss of some hedgerow on the boundary with Station Road (A285).
<u>IMPACT ON HIGHWAY NETWORK & RESIDENT SAFETY</u>		Green Access would be provided directly on to Station Road.
<u>LOSS OF PARKING</u> <u>Red:</u> Loss of car parking/garage spaces <u>Amber:</u> Reduction in car parking/garage spaces <u>Green:</u> No loss of car parking or garage spaces	No loss of car parking / garage spaces.	Green No loss of car parking /garage spaces.
<u>BIODIVERSITY/ECOLOGY</u> <u>Red:</u> The site has biodiversity designations <u>Amber:</u> Part of the site has biodiversity designations <u>Green:</u> The site has no biodiversity designations	All proposed sites are within 7km of the Mens Nature Reserve. Development of the site will not impact on bat commuting/foraging routes.	Green <ul style="list-style-type: none"> • Not a Ramsar Site; • Not a Special Protection Area; • Not a Special Area of Conservation; • Not a Site of Special Scientific Interest; • Not a national nature reserve.
<u>LANDSCAPE</u>	All sites located within South Downs National Park. Landscape Capacity Study Summary Assessment taken from David Hares Landscape Architect (DH LA) report.	Amber The Chichester District AONB Landscape Capacity Study, 2009 concludes that area 38: South Petworth Farmland has: Landscape Sensitivity: Substantial Landscape Value: Substantial Landscape Capacity: Negligible/ Low

		The Petworth Neighbourhood Plan Landscape Character and Visual Analysis of Potential Development Sites, September 2016 concludes that the site has 'moderate' landscape sensitivity.
FLOOD RISK Red: The site is within the Environment Agency (EA) flood risk zones 2 or 3 Amber: Part of the site is within EA flood risk zones 2 or 3 or is wholly within zones 2 or 3 but has suitable mitigations Green: The site is within EA flood risk zone 1	Very low flood risk	Green The Site is in Flood Zone 1 (least concern)

Site Name/Reference: PW 32

<u>WALKABILITY</u> <u>Red:</u> Site is within 1200 metres <u>Amber:</u> Site is within 800 metres <u>Green:</u> Site is within 400 metres	<u>DETAILED CRITERIA</u>	<u>RAG ASSESSMENT</u>
	To town centre: <1200m	Red The site is within 1200m walking distance of the town centre.
	To primary school: <800m	Amber The site within 800m of Petworth C Of E School.
	To health centre: <1200m	Red The site is within 1200m walking distance of the Petworth Surgery.
<u>ACCESS</u>		Amber Access would need to be formed, including the loss of some hedgerow on the boundary with Station Road (A285).
<u>IMPACT ON HIGHWAY NETWORK & RESIDENT SAFETY</u>		Green Access would be provided directly on to Station Road.
<u>LOSS OF PARKING</u> <u>Red:</u> Loss of car parking/garage spaces <u>Amber:</u> Reduction in car parking/garage spaces <u>Green:</u> No loss of car parking or garage spaces	No loss of car parking / garage spaces.	Green No loss of car parking /garage spaces.
<u>BIODIVERSITY/ECOLOGY</u> <u>Red:</u> The site has biodiversity designations <u>Amber:</u> Part of the site has biodiversity designations <u>Green:</u> The site has no biodiversity designations	All proposed sites are within 7km of the Mens Nature Reserve. Development of the site will not impact on bat commuting/foraging routes.	Green <ul style="list-style-type: none"> • Not a Ramsar Site; • Not a Special Protection Area; • Not a Special Area of Conservation; • Not a Site of Special Scientific Interest; • Not a national nature reserve.
<u>LANDSCAPE</u>	All sites located within South Downs National Park. Landscape Capacity Study Summary	Red The Chichester District AONB landscape Capacity Study, 2009 concludes that area 38: South Petworth Farmland has: Landscape Sensitivity: Substantial Landscape Value: Substantial Landscape Capacity: negligible/ Low
<u>FLOOD RISK</u>	Very low flood risk	Green The Site is in Flood Zone 1 (least concern)

<p><u>Red:</u> The site is within the Environment Agency (EA) flood risk zones 2 or 3</p> <p><u>Amber:</u> Part of the site is within EA flood risk zones 2 or 3 or is wholly within zones 2 or 3 but has suitable mitigations</p> <p><u>Green:</u> The site is within EA flood risk zone 1</p>		
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Site Name/Reference: PW 33

<u>WALKABILITY</u> <u>Red:</u> Site is within 1200 metres <u>Amber:</u> Site is within 800 metres <u>Green:</u> Site is within 400 metres	<u>DETAILED CRITERIA</u>	<u>RAG ASSESSMENT</u>
	To town centre: <1200m	Red The site is within 1200m walking distance of the town centre.
	To primary school: >1200m	Red The site more than 1200m of Petworth C Of E School.
	To health centre: <800m	Amber The site is within 800m walking distance of the Petworth Surgery.
<u>ACCESS</u>		Amber Access would need to be formed, including the loss of some hedgerow on the boundary with Grove Lane.
<u>IMPACT ON HIGHWAY NETWORK & RESIDENT SAFETY</u>		Amber Access would be provided directly on to Grove Lane. Which is a single track road.
<u>LOSS OF PARKING</u> <u>Red:</u> Loss of car parking/garage spaces <u>Amber:</u> Reduction in car parking/garage spaces <u>Green:</u> No loss of car parking or garage spaces	No loss of car parking / garage spaces.	Green No loss of car parking /garage spaces.
<u>BIODIVERSITY/ECOLOGY</u> <u>Red:</u> The site has biodiversity designations <u>Amber:</u> Part of the site has biodiversity designations <u>Green:</u> The site has no biodiversity designations	All proposed sites are within 7km of the Mens Nature Reserve. Development of the site will not impact on bat commuting/foraging routes.	Green <ul style="list-style-type: none"> • Not a Ramsar Site; • Not a Special Protection Area; • Not a Special Area of Conservation; • Not a Site of Special Scientific Interest; • Not a national nature reserve.
<u>LANDSCAPE</u>	All sites located within South Downs National Park. Landscape Capacity Study Summary	Red The Chichester District AONB landscape Capacity Study, 2009 concludes that area 36: East Petworth Slopes has: Landscape Sensitivity: Substantial Landscape Value: Moderate Landscape Capacity: Low
<u>FLOOD RISK</u> <u>Red:</u> The site is within the Environment Agency (EA) flood risk zones 2 or 3	Very low flood risk	Green The Site is in Flood Zone 1 (least concern)

<p><u>Amber:</u> Part of the site is within EA flood risk zones 2 or 3 or is wholly within zones 2 or 3 but has suitable mitigations</p> <p><u>Green:</u> The site is within EA flood risk zone 1</p>		
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Land Availability Assessments

Site Reference	PW01
SDNPA SHLAA Alternative site reference	CH097
Site address	Land north of Hampers Common Industrial Estate
Planning History	None identified.
Site Size	5.1 hectares
Indicative Capacity	128 -179 units
Site description and current use	<ul style="list-style-type: none"> • Open field • Southern part used for agricultural purposes.
Site boundaries	<ul style="list-style-type: none"> • Mix of hedgerow and mature trees on all sides • Break in the northern hedge to allow access to adjacent field
Surrounding land uses and character of the surrounding area summary	<ul style="list-style-type: none"> • Cemetery adjacent to the north west • Agricultural fields to the north, east and south • Industrial estate adjacent to the south • Residential land to the west.
Suitability for Development	
Policy restrictions	The site is located within the South Downs National Park.
Landscape Capacity Study Summary	<p>The Chichester District AONB landscape Capacity Study, 2009 concludes that area 35: Petworth – Hampers green farmland has:</p> <p>Landscape Sensitivity: Substantial Landscape value: Moderate Landscape Capacity: Low</p> <p>The Petworth Neighbourhood Plan Landscape Character and Visual Analysis of Potential Development Sites, September 2016 concludes that the site has 'less/ moderate' landscape sensitivity. A reduced scheme would be considered more acceptable.</p>
Traffic and Transport	Vehicular access via Hampers Green
Heritage	There are no known heritage assets within or within close proximity to the site
Flooding	The site lies wholly in Flood Zone 1.
Other	The site is located within the Ebernoe Common SAC 5000m buffer, however the HRA Bat Sensitivity map and Bat Connectivity map confirm that development on the site would not affect the bat commuting/foraging routes.
Suitability Summary	Subject to appropriate landscape measures, the site is considered suitable for development.
Deliverable and Developable	
Deliverable and Developable	There is no reason to indicate why the site would not be deliverable or developable. The site has one landowner.
Overall Assessment Conclusion	The site is considered suitable for development.

Site Reference	PW02		
SDNPA SHLAA Alternative site reference	CH088		
Site address	Land east of Hampers Common Industrial Estate		
Planning History	SDNP/15/04156/PRE	A range of business uses with associated car parking and landscaping (approx. 3600sqm).	Approved
Site Size	1.2 hectares		
Indicative Capacity	30 - 42 units		
Site description and current use	Open field		
Site boundaries	<ul style="list-style-type: none">Hedgerow to the north, east and southHampers Common Industrial Estates to the west.		
Surrounding land uses and character of the surrounding area	Agricultural fields to the north, east and south, with residential dwelling further to the south. Hampers Common Industrial Estate to the west.		
Suitability for Development			
Policy restrictions	The site is located within the South Downs National Park. The site is allocated for employment uses.		
Landscape Capacity	The Chichester District AONB landscape Capacity Study, 2009 concludes that area 35: Petworth – Hampers green farmland has: Landscape Sensitivity: Substantial Landscape value: Moderate Landscape Capacity: Low		
Traffic and Transport	Access would need to be achieved through the existing industrial estate which is potentially unsuitable for residential traffic, particularly pedestrian and cycle movements.		
Heritage	There are no known heritage assets within or within close proximity to the site		
Flooding	The site lies wholly in Flood Zone 1.		
Other	The site is located within the Ebernoe Common SAC 5000m buffer, however the HRA Bat Sensitivity map and Bat Connectivity map confirm that development on the site would not affect the bat commuting/foraging routes		
Suitability Summary	Due to the employment designation of the site it is not considered to be suitable for housing development. However the site is considered to be suitable for employment development.		
Deliverable and Developable			
Deliverable and Developable	There is no reason to indicate why development on the site would not be deliverable or developable. The site has one landowner.		
Overall Assessment Conclusion	The site is considered suitable for employment development		

SDNPA SHLAA: Rejected – Loss of employment land.

Site Reference	PW03
SDNPA SHLAA Alternative site reference	CH096 (part)
Site address	Land north of Northend Close
Planning History	None identified.
Site Size	0.5 hectares
Indicative Capacity	13 - 18 units
Site description and current use	Open field
Site boundaries	<ul style="list-style-type: none"> • Hedgerows to the north and east • Industrial units to the west • Rear of residential dwellings to the south.
Surrounding land uses and character of the surrounding area	<ul style="list-style-type: none"> • Agricultural land to the north and east • Industrial use to the west • Residential use to the south.
Suitability for Development	
Policy restrictions	The site is located within the South Downs National Park.
Landscape Capacity	<p>The Chichester District AONB landscape Capacity Study, 2009 concludes that area 35: Petworth – Hampers green farmland has:</p> <p>Landscape Sensitivity: Substantial Landscape value: Moderate Landscape Capacity: Low</p> <p>The Petworth Neighbourhood Plan Landscape Character and Visual Analysis of Potential Development Sites, September 2016 concludes that the site has 'less' landscape sensitivity.</p>
Traffic and Transport	Potential access via Northend Close
Heritage	There are no known heritage assets within or within close proximity to the site
Flooding	The site lies wholly in Flood Zone 1.
Other	The site is located within the Ebernoe Common SAC 5000m buffer, however the HRA Bat Sensitivity map and Bat Connectivity map confirm that development on the site would not affect the bat commuting/foraging routes.
Suitability Summary	The site would be suitable for residential development
Deliverable and Developable	
Deliverable and Developable	There is no reason to indicate why development on the site would not be deliverable or developable. The site has one landowner.
Overall Assessment Conclusion	The site is considered suitable for residential.

Site Reference	PW04
SDNPA SHLAA Alternative site reference	CH096 (part)
Site address	Land north of Northend Close
Planning History	None identified
Site Size	3.4 hectares
Indicative Capacity	85 - 119 units
Site description and current use	Open field
Site boundaries	<ul style="list-style-type: none"> • Mature trees to the north, east and south • Hedgerow and smaller trees to the west
Surrounding land uses and character of the surrounding area	Open agricultural fields to the north, east and west. Single open field to the west with Hampers Industrial Estate beyond.
Suitability for Development	
Policy restrictions	The site is located within the South Downs National Park.
Landscape Capacity	The Chichester District AONB landscape Capacity Study, 2009 concludes that area 35: Petworth – Hampers green farmland has: Landscape Sensitivity: Substantial Landscape value: Moderate Landscape Capacity: Low
Traffic and Transport	Access would be reliant on PW03 and / or PW05
Heritage	There are no known heritage assets within or within close proximity to the site
Flooding	The site lies wholly in Flood Zone 1.
Other	The site is located within the Ebernoe Common SAC 5000m buffer, however the HRA Bat Sensitivity map and Bat Connectivity map confirm that development on the site would not affect the bat commuting/foraging routes.
Suitability Summary	The site would only be suitable for residential development if brought forward in conjunction with sites PW03 and PW05.
Deliverable and Developable	
Deliverable and Developable	The site is in a single ownership, the owner has confirmed their willingness to develop the site.
Overall Assessment Conclusion	The site is suitable for development as part of a comprehensive development within PW03 and / or PW05.

Site Reference	PW05
SDNPA SHLAA Alternative site reference	CH096 (part)
Site address	Land north of Northend Close
Planning History	None identified
Site Size	0.9 hectares
Indicative Capacity	23 - 32 units
Site description and current use	Open field
Site boundaries	<ul style="list-style-type: none"> • Mature trees boarder the north, east and southwest. • A272 to the south • Residential dwellings along Northend Close border the west.
Surrounding land uses and character of the surrounding area	Open agricultural fields to the north, east and south. Residential area to the west.
Suitability for Development	
Policy restrictions	The site is located within the South Downs National Park.
Landscape Capacity	<p>The Chichester District AONB landscape Capacity Study, 2009 concludes that area 35: Petworth – Hampers green farmland has:</p> <p>Landscape Sensitivity: Substantial Landscape value: Moderate Landscape Capacity: Low</p> <p>The Petworth Neighbourhood Plan Landscape Character and Visual Analysis of Potential Development Sites, September 2016 concludes that the site has 'less' landscape sensitivity. A reduced scheme would be considered more acceptable.</p>
Traffic and Transport	Vehicular access via Northend Close or Horsham Road
Heritage	There are no known heritage assets within or within close proximity to the site
Flooding	The site lies wholly in Flood Zone 1.
Other	The site is located within the Ebernoe Common SAC 5000m buffer, however the HRA Bat Sensitivity map and Bat Connectivity map confirm that development on the site would not affect the bat commuting/foraging routes.
Suitability Summary	The site is suitable for development.
Deliverable and Developable	
Deliverable and Developable	The site is in a single ownership, the owner has confirmed their willingness to develop the site.
Overall Assessment Conclusion	The site is suitable for development.

Site Reference	PW06		
SDNPA SHLAA Alternative site reference	N/A		
Site address	Land at Woodlea and Northmead		
Planning History	SDNP/12/0272/FUL	Erection of 21 residential dwellings (including 1 replacement dwelling and 20 new dwellings).	Approved
	SDNP/13/03773/PRE	Erection of 21 no. dwellings	Pre-app closed
	SDNP/14/06285/MPO	Removal of affordable housing obligation	Refused
	SDNP/17/00593/CND	Removal of condition 21 of permission SDNP/12/02721/FUL	Application in progress
	SDNP/17/02210/CND	Variation of condition 29 from permission SDNP/12/02721/FUL	Application in progress
Site Size	0.9 hectares		
Indicative Capacity	23 - 32 units		
Site description and current use	<ul style="list-style-type: none">Woodland and dense vegetation.Residential dwelling in the centre of the site and in the western corner of the site.		
Site boundaries	<ul style="list-style-type: none">The rear gardens of residential dwelling to the northResidential dwellings and Northmead road to the westA272 to the southSingle dwelling and vegetated field to the east.		
Surrounding land uses and character of the surrounding area	<ul style="list-style-type: none">Open agricultural fields to the east and south.Residential area to the north and west.		
Suitability for Development			
Policy restrictions	The site is located within the South Downs National Park. The site is located within the Petworth Conservation Area.		
Landscape Capacity	The Chichester District AONB landscape Capacity Study, 2009 concludes that area 35: Petworth – Hampers green farmland has: Landscape Sensitivity: Substantial Landscape value: Moderate Landscape Capacity: Low		
Traffic and Transport	Access would need to be formed. There is potential to access the site from Northmead Road.		
Heritage	There are no listed buildings located on the site however there are three Grade II listed buildings in close proximity of the site. The site is also within the Petworth Conservation Area. Heritage impact might constrain development on this site.		
Flooding	The site lies wholly in Flood Zone 1.		
Other	The site is located within the Ebernoe Common SAC 5000m buffer, however the HRA Bat Sensitivity map and Bat Connectivity map confirm that development on the site would not affect the bat commuting/foraging routes.		
Suitability Summary	The site currently has planning permission for 21 dwellings and can therefore not be allocated for development.		
Deliverable and Developable			
Deliverable and Developable	Due to the site currently having planning permission for 21 dwellings the site cannot be allocated for development.		

Overall Assessment Conclusion	The site cannot be allocated for development as it currently has planning permission for 21 homes.
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Site Reference	PW08
SDNPA SHLAA Alternative site reference	CH139
Site address	Land to the east of North Street
Planning History	None identified.
Site Size	0.5 hectares
Indicative Capacity	13 - 18 units
Site description and current use	Open field with areas of vegetation and trees to the south.
Site boundaries	<ul style="list-style-type: none"> • Trees and hedgerows to the north and east. • The rear boundaries of residential dwellings to the south • Hedgerows and the rear access road of dwelling along the A272 to the west.
Surrounding land uses and character of the surrounding area	<ul style="list-style-type: none"> • Residential dwellings to the north and west • Rear gardens of residential dwellings to the south • Open fields to the east bounded by a line of mature trees.
Suitability for Development	
Policy restrictions	<p>The site is located within the South Downs National Park.</p> <p>The site is located within the Petworth Conservation Area.</p>
Landscape Capacity	<p>The Chichester District AONB landscape Capacity Study, 2009 concludes that area 36: East Petworth Slopes has:</p> <p>Landscape Sensitivity: Substantial Landscape value: Moderate Landscape Capacity: Low</p> <p>The South Downs National Park Authority SHLAA considered that development on the site would have potential adverse impacts on the character and appearance of the landscape.</p>
Traffic and Transport	Access could be gained from the existing junction onto the A272.
Heritage	There are no listed buildings on site however there are seven Grade II listed buildings in close proximity of the site. The South Downs National Park SHLAA considered that development on the site had the potential to have an adverse impact on heritage assets.
Flooding	The site lies wholly in Flood Zone 1.
Other	The site is located within the Ebernoe Common SAC 5000m buffer, however the HRA Bat Sensitivity map and Bat Connectivity map confirm that development on the site would not affect the bat commuting/foraging routes.
Suitability Summary	The site is not considered suitable due to landscape and heritage impacts.
Deliverable and Developable	
Deliverable and Developable	The site is in a single ownership, there is no reason to suggest the site would not be deliverable or developable.
Overall Assessment Conclusion	The site is not considered suitable.

SDNPA SHLAA: Rejected – Development on the site would have a potential adverse impact on the character and appearance of the landscape.

Site Reference	PW09		
SDNPA SHLAA Alternative site reference	CH101		
Site address	Land at Tillington Junction		
Planning History	SDNP/12/00427	Erection of polytunnel	Approved
Site Size	0.3 hectares		
Indicative capacity	8 - 11 units		
Site description and current use	<ul style="list-style-type: none">• Square field with an area of thick vegetation along the eastern side• Brick building located in the south western corner• Build structure running along part of the western side of the site.		
Site boundaries	The site is bounded in all sides by a stone wall.		
Surrounding land uses and character of the surrounding area	Located within the centre of Petworth town. The A272 runs adjacent to the south of the site and Pound Street adjacent to the east. A listed park and gardens are located to the west of the site, and further gardens are located to the north.		
Suitability for Development			
Policy restrictions	The site is located within the South Downs National Park. The site is located within the Petworth Conservation Area.		
Landscape Capacity	The Chichester District AONB landscape Capacity Study, 2009 concludes that area 34: Petworth Parkland has: Landscape Sensitivity: Substantial Landscape value: Major Landscape Capacity: Negligible		
Traffic and Transport	Access could be gained from Tillington Road or Pound Street. However, access would require the partial demolition of Petworth House and gardens boundary wall.		
Heritage	The site is within the Conservation Area and is adjacent to Grade II Listed Park and Garden, and Grade I listed Petworth Park. There are numerous other Listed Buildings within the vicinity, including one Grade II* listing. Heritage is a significant constraint on this site.		
Flooding	The site lies wholly in Flood Zone 1.		
Other	The site is designated as a traditional orchard and woodpasture and parkland BAP Priority habitat. The site is located within an area designated as nitrates vulnerable zone – groundwater. The site is located within the Ebernoe Common SAC 5000m buffer, however development on the site will not impact on the bat commuting/foraging routes.		
Suitability Summary	The site is not considered suitable for development		
Deliverable and Developable			
Deliverable and Developable	The site is in a single ownership, there is no reason to suggest the site would be not deliverable or developable.		
Overall Assessment Conclusion	The site is not considered suitable.		

SDNPA SHLAA: Rejected – 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. Development on the site is not currently considered achievable.

Site Reference	PW10
SDNPA SHLAA Alternative site reference	CH103 (part)
Site address	Land at allotments
Planning History	None identified.
Site Size	0.2 hectares
Indicative capacity	5 – 7 units
Site description and current use	<ul style="list-style-type: none"> Allotments
Site boundaries	<ul style="list-style-type: none"> Sheepdown Drive to the south. Field associated with Scouts to the east A283 and residential dwellings bound the northern side of the site.
Surrounding land uses and character of the surrounding area	The site is located to the east of Petworth centre. An open field associated with the scouts and ancillary hut is located to the east, residential dwellings and associated gardens are located further to the east, south and west. Open fields are located to the north of the site.
Suitability for Development	
Policy restrictions	Current use as allotments
Landscape Capacity	The site is located within the defined urban area of Petworth
Traffic and Transport	Existing access to the site is off Sheepdown Drive.
Heritage	The site is adjacent to a Conservation Area and there is a Grade II Listed Building adjacent to the site.
Flooding	The site lies wholly in Flood Zone 1.
Other	<p>The site is in active use as allotments, which is an important community facility.</p> <p>The site is located within the Ebernoe Common SAC 5000m buffer, however the HRA Bat Sensitivity map and Bat Connectivity map confirm that development on the site would not affect the bat commuting/foraging routes.</p>
Suitability Summary	The site is located adjacent to a conservation area and listed building. The site is also currently in use for allotments. The site is not considered suitable for development.
Deliverable and Developable	
Deliverable and Developable	The site is in a single ownership, there is no reason to suggest the site would not be deliverable or developable.
Overall Assessment Conclusion	The site is not considered suitable for residential development.

SDNPA SHLAA: Rejected – Development on the site would have a potential adverse impact on the character and appearance of the landscape.

Site Reference	PW11		
SDNPA SHLAA Alternative site reference	CH103 (part)		
Site address	Scout Hut		
Planning History	SDNP/17/00254/FUL	Demolition of existing building and construction of new scout hut.	Application in progress
Site Size	0.3 hectares		
Indicative capacity	8 - 11 units		
Site description and current use	<ul style="list-style-type: none">Open field used by the scouts and contains ancillary scouts hut.		
Site boundaries	<ul style="list-style-type: none">Sheepdown Drive to the south.Hedgerow to the eastAllotments to the westA283 and residential dwellings bound the northern side of the site.		
Surrounding land uses and character of the surrounding area	The site is located to the east of Petworth centre. Residential dwellings and associated gardens are located to the east, south and west. Open fields are located to the north of the site.		
Suitability for Development			
Policy restrictions	The site is currently a community facility		
Landscape Capacity	The site is located within the defined urban area of Petworth		
Traffic and Transport	Existing access to the site is off Sheepdown Drive.		
Heritage	The site is adjacent to a Conservation Area and there is a Grade II Listed Building adjacent to the site.		
Flooding	The site lies wholly in Flood Zone 1.		
Other	The site is in active use by the scouts. The site is located within the Ebernoe Common SAC 5000m buffer, however the HRA Bat Sensitivity map and Bat Connectivity map confirm that development on the site would not affect the bat commuting/foraging routes.		
Suitability Summary	The site is located adjacent to a conservation area and listed building. The site is also currently in use by the scouts group. The site is not considered suitable for development.		
Deliverable and Developable			
Deliverable and Developable	The site is in a single ownership, there is no reason to suggest the site would not be deliverable or developable.		
Overall Assessment Conclusion	The site is not considered suitable for residential development.		

SDNPA SHLAA: Rejected – Development on the site would have a potential adverse impact on the character and appearance of the landscape.

Site Reference	PW12
SDNPA SHLAA Alternative site reference	N/A
Site address	Bowling green and tennis club
Planning History	None identified.
Site Size	0.5 hectares
Site capacity	13 - 18 units
Site description and current use	<ul style="list-style-type: none"> • Bowling green to the north • Four tennis courts • Hut located at the west of the site.
Site boundaries	The site is bounded on all sides by hedgerows.
Surrounding land uses and character of the surrounding area	The site is located to the east of Petsworth centre. Sheepdown Drive runs adjacent to the northern border of the site. Residential development is located to the east and west of the site. An open field is located to the south.
Suitability for Development	
Policy restrictions	The site is currently a community facility
Landscape Capacity	The site is located within the defined urban area of Petworth
Traffic and Transport	Existing access to the site is off Sheepdown Drive.
Heritage	There are no known heritage assets within or within close proximity to the site
Flooding	The site lies wholly in Flood Zone 1.
Other	<p>The site is in active use as a tennis club.</p> <p>The site is located within the Ebernoe Common SAC 5000m buffer, however the HRA Bat Sensitivity map and Bat Connectivity map confirm that development on the site would not affect the bat commuting/foraging routes.</p>
Suitability Summary	The site is currently in use as a bowling and tennis club and is therefore not considered suitable for development.
Deliverable and Developable	
Deliverable and Developable	The site is in a single ownership, there is no reason to suggest the site would not be deliverable or developable.
Overall Assessment Conclusion	The site is not considered suitable.

Site Reference	PW13
SDNPA SHLAA Alternative site reference	CH102
Site address	Grove Road allotments
Planning History	None identified.
Site Size	0.2 hectares
Indicative capacity	5 - 7 units
Site description and current use	Allotments.
Site boundaries	Hedgerows to the north, east and west Grove Street borders the west of the site.
Surrounding land uses and character of the surrounding area	<ul style="list-style-type: none"> • Residential development to the north and west. • Tennis courts to the east • Allotments and open field to the south.
Suitability for Development	
Policy restrictions	The site is located within the South Downs National Park. The site is located within the Petworth conservation area.
Landscape Capacity	The Chichester District AONB landscape Capacity Study, 2009 concludes that area 37:Petworth Southern Urban Edge has: Landscape Sensitivity: Moderate Landscape value: Moderate Landscape Capacity: Medium
Traffic and Transport	Access to the site could be gained off Grove Street.
Heritage	There are no listed buildings located on the site however there is a Grade II listed building opposite the site.
Flooding	The site lies wholly in Flood Zone 1.
Other	<p>The site is in active use as allotments.</p> <p>The site is located within the Ebernoe Common SAC 5000m buffer, however the HRA Bat Sensitivity map and Bat Connectivity map confirm that development on the site would not affect the bat commuting/foraging routes.</p>
Suitability Summary	The site is currently in use as allotments and therefore is not considered suitable for development.
Deliverable and Developable	
Deliverable and Developable	The site is in a single ownership, there is no reason to suggest the site would not be deliverable or developable.
Overall Assessment Conclusion	The site is not considered to be suitable.

SDNPA SHLAA: Rejected – Development on the site would have a potential adverse impact on the character and appearance of the landscape.

Site Reference	PW14
SDNPA SHLAA Alternative site reference	CH085
Site address	Garage site at Martlet Road
Planning History	None identified.
Site Size	0.1 hectares
Indicative capacity	3 - 4 units
Site description and current use	Garages and hardstanding.
Site boundaries	Residential dwellings to the north, south and east. Allotments and Petworth community garden to the west.
Surrounding land uses and character of the surrounding area	To the north, east and south is built up residential area. Agricultural field to the west.
Suitability for Development	
Policy restrictions	The site is located within the South Downs National Park.
Landscape Capacity	The site is located within the defined urban area of Petworth
Traffic and Transport	Existing access to the site via Martlet Road
Heritage	There are no known heritage assets within or within close proximity to the site
Flooding	The site lies wholly in Flood Zone 1.
Other	The site is in active use as residential garages / parking. The site is located within the Ebernoe Common SAC 5000m buffer, however the HRA Bat Sensitivity map and Bat Connectivity map confirm that development on the site would not affect the bat commuting/foraging routes.
Suitability Summary	The site is currently in use as residential garages and therefore not considered suitable.
Deliverable and Developable	
Deliverable and Developable	There is no reason to suggest the site would not be deliverable or developable.
Overall Assessment Conclusion	The site is not considered suitable.

Site Reference	PW15
SDNPA SHLAA Alternative site reference	CH086
Site address	Garage site at Pound Close
Planning History	None identified.
Site Size	0.1 hectares
Indicative capacity	3 - 4 units
Site description and current use	Garages and hardstanding.
Site boundaries	Residential dwellings on all sides.
Surrounding land uses and character of the surrounding area	Surrounding area is residential use.
Suitability for Development	
Policy restrictions	The site is located within the South Downs National Park.
Landscape Capacity	The site is located within the defined urban area of Petworth
Traffic and Transport	Existing access to the site via Pound Close.
Heritage	There are no known heritage assets within or within close proximity to the site
Flooding	The site lies wholly in Flood Zone 1.
Other	The site is in active use as residential garages / parking. The site is located within the Ebernoe Common SAC 5000m buffer, however the HRA Bat Sensitivity map and Bat Connectivity map confirm that development on the site would not affect the bat commuting/foraging routes.
Suitability Summary	The site is currently in use as residential garages and therefore not considered suitable.
Deliverable and Developable	
Deliverable and Developable	There is no reason to suggest the site would not be deliverable or developable.
Overall Assessment Conclusion	The site is not considered suitable.

SDNPA SHLAA: Excluded – The site is not considered to yield 5 or more additional dwellings.

Site Reference	PW16
SDNPA SHLAA Alternative site reference	CH087
Site address	Garage site at Wyndham Road
Planning History	None identified.
Site Size	0.1 hectares
Indicative capacity	3 - 4 units
Site description and current use	Garages and hardstanding.
Site boundaries	Residential dwellings on all sides.
Surrounding land uses and character of the surrounding area	The surrounding area is residential use.
Suitability for Development	
Policy restrictions	The site is located within the South Downs National Park.
Landscape Capacity	The site is located within the defined urban area of Petworth
Traffic and Transport	Existing access to the site via Wyndham Road
Heritage	There are no known heritage assets within or within close proximity to the site
Flooding	The site lies wholly in Flood Zone 1.
Other	The site is in active use as residential garages / parking. The site is located within the Ebernoe Common SAC 5000m buffer, however the HRA Bat Sensitivity map and Bat Connectivity map confirm that development on the site would not affect the bat commuting/foraging routes.
Suitability Summary	The site is currently in use as residential garages and therefore not considered suitable.
Deliverable and Developable	
Deliverable and Developable	There is no reason to suggest the site would not be deliverable or developable.
Overall Assessment Conclusion	The site is not considered suitable.

SDNPA SHLAA: Excluded – The site is not considered suitable to yield 5 or more additional homes.

Site Reference	PW17
SDNPA SHLAA Alternative site reference	CH091
Site address	Garage site at South Grove
Planning History	None identified.
Site Size	0.1 hectares
Indicative capacity	3 - 4 units
Site description and current use	Garages and hardstanding.
Site boundaries	Residential dwellings on all sides.
Surrounding land uses and character of the surrounding area	The surrounding area is residential use.
Suitability for Development	
Policy restrictions	The site is located within the South Downs National Park.
Landscape Capacity	The site is located within the defined urban area of Petworth
Traffic and Transport	Existing access to the site via Wyndham Road
Heritage	There are no known heritage assets within or within close proximity to the site
Flooding	The site lies wholly in Flood Zone 1.
Other	<p>The site is in active use as residential garages / parking.</p> <p>The site is located within the Ebernoe Common SAC 5000m buffer, however the HRA Bat Sensitivity map and Bat Connectivity map confirm that development on the site would not affect the bat commuting/foraging routes.</p>
Suitability Summary	The site is currently in use as residential garages and therefore not considered suitable.
Deliverable and Developable	
Deliverable and Developable	There is no reason to suggest the site would not be deliverable or developable.
Overall Assessment Conclusion	The site is not considered suitable.

SDNPA SHLAA: Excluded – The site is not considered suitable to yield 5 or more additional homes.

Site Reference	PW18
SDNPA SHLAA Alternative site reference	CH092
Site address	Land to the rear of Rothermead
Planning History	None identified.
Site Size	0.2 hectares
Indicative capacity	5 - 7 units
Site description and current use	Open field to the east and a large agricultural grain store to the west.
Site boundaries	<ul style="list-style-type: none"> • Mix of fencing and hedgerow to the north and west • A285 to the east • Rotherbridge Lane to the south.
Surrounding land uses and character of the surrounding area	<ul style="list-style-type: none"> • Residential dwellings to the north and north west. • Open field and agricultural land to the east, south and west. • Two residential dwellings the south of the site. • The site is previously developed land
Suitability for Development	
Policy restrictions	The site is located within the South Downs National Park.
Landscape Capacity	<p>The Chichester District AONB landscape Capacity Study, 2009 concludes that area 38: South Petworth Farmland has:</p> <p>Landscape Sensitivity: Substantial Landscape value: Substantial Landscape Capacity: Negligible / Low</p> <p>The Petworth Neighbourhood Plan Landscape Character and Visual Analysis of Potential Development Sites, September 2016 concludes that the site has 'less' landscape sensitivity.</p>
Traffic and Transport	Existing access to the site via Rotherbridge Lane off the A285.
Heritage	There are no known heritage assets within or within close proximity to the site
Flooding	The site lies wholly in Flood Zone 1.
Other	The site is located within the Ebernoe Common SAC 5000m buffer, however the HRA Bat Sensitivity map and Bat Connectivity map confirm that development on the site would not affect the bat commuting/foraging routes.
Suitability Summary	Subject to appropriate landscape measures, the site is considered suitable for development.
Deliverable and Developable	
Deliverable and Developable	There is no reason to suggest the site would not be deliverable or developable.
Overall Assessment Conclusion	The site is considered suitable for development.

Site Reference	PW19
SDNPA SHLAA Alternative site reference	CH100
Site address	Land south of 13 Rothermead
Planning History	None identified.
Site Size	0.5 hectares
Indicative capacity	13 - 18 units
Site description and current use	<ul style="list-style-type: none"> • Open field • One residential dwelling at the north of the site.
Site boundaries	<ul style="list-style-type: none"> • Rear garden fences of adjacent residential dwelling along the norther border. • Hedgerow to the east, south and west of the site.
Surrounding land uses and character of the surrounding area	<ul style="list-style-type: none"> • Residential dwellings are located adjacent to the north of the site. • Open fields and agricultural land are located to the east, south and west.
Suitability for Development	
Policy restrictions	The site is located within the South Downs National Park.
Landscape Capacity	<p>The Chichester District AONB landscape Capacity Study, 2009 concludes that area 38: South Petworth Farmland has:</p> <p>Landscape Sensitivity: Substantial Landscape value: Substantial Landscape Capacity: Negligible / Low</p> <p>The Petworth Neighbourhood Plan Landscape Character and Visual Analysis of Potential Development Sites, September 2016 concludes that the site has 'moderate' landscape sensitivity.</p>
Traffic and Transport	Access to the site could be taken off the existing cul-de-sac off Rothermead Road, although this would require the demolition and therefore loss of an existing dwelling. Alternative vehicular access could be created as part of a comprehensive development within PW18.
Heritage	There are no known heritage assets within or within close proximity to the site
Flooding	The site lies wholly in Flood Zone 1.
Other	The site is located within the Ebernoe Common SAC 5000m buffer, however the HRA Bat Sensitivity map and Bat Connectivity map confirm that development on the site would not affect the bat commuting/foraging routes.
Suitability Summary	Subject to appropriate landscape measures, the site is considered suitable for development.
Deliverable and Developable	
Deliverable and Developable	There is no reason to suggest the site would not be deliverable or developable.
Overall Assessment Conclusion	The site is considered suitable for development.

Site Reference	PW20
SDNPA SHLAA Alternative site reference	CH093
Site address	Land west of Station Road
Planning History	None identified.
Site Size	0.6 hectares
Indicative capacity	15 - 21 units
Site description and current use	Open agricultural field.
Site boundaries	<ul style="list-style-type: none"> • The site is boarded by Rotherbridge Lane to the north and Station Road to the east. • The south western border has no identifiable boundary.
Surrounding land uses and character of the surrounding area	Two residential buildings are located to the north east corner. The settlement boundary for Petworth lies to the north of the site and the south, east and west consist of large open agricultural fields. The site is largely detached from the existing settlement
Suitability for Development	
Policy restrictions	The site is located within the South Downs National Park.
Landscape Capacity	<p>The Chichester District AONB landscape Capacity Study, 2009 concludes that area 38: South Petworth Farmland has:</p> <p>Landscape Sensitivity: Substantial Landscape value: Substantial Landscape Capacity: Negligible / Low</p> <p>The South Downs National Park SHLAA considered that development on this site would have potential adverse impacts on landscape character.</p>
Traffic and Transport	Access to the site could be established from Station Road or upgrading Rotherbridge Lane.
Heritage	There are no known heritage assets within or within close proximity to the site
Flooding	The site lies wholly in Flood Zone 1.
Other	The site is located within the Ebernoe Common SAC 5000m buffer, however the HRA Bat Sensitivity map and Bat Connectivity map confirm that development on the site would not affect the bat commuting/foraging routes.
Suitability Summary	The site is largely detached from the existing settlement boundary. The site is not considered suitable.
Deliverable and Developable	
Deliverable and Developable	There is no reason to suggest the site would not be deliverable or developable.
Overall Assessment Conclusion	The site is not considered to be suitable for development.

SDNPA SHLAA: Rejected – Development on the site would have a potential adverse impact on the character and appearance of the landscape.

Site Reference	PW21
SDNPA SHLAA Alternative site reference	CH099
Site address	Land south of playing field
Planning History	None identified.
Site Size	10.7 hectares
Indicative capacity	268 - 375 units
Site description and current use	Open agricultural field.
Site boundaries	<ul style="list-style-type: none"> • Tillington Road/ Midhurst Road (A272) to the north • Allotments to the eastern boundary • Rotherbridge Lane borders the south of the site • Agricultural fields border the west.
Surrounding land uses and character of the surrounding area	<ul style="list-style-type: none"> • Agricultural fields are located to the west and south • Petworth Park is located to the north • Residential area is located to the east.
Suitability for Development	
Policy restrictions	The site is located within the South Downs National Park.
Landscape Capacity	<p>The Chichester District AONB landscape Capacity Study, 2009 concludes that area 38: South Petworth Farmland has:</p> <p>Landscape Sensitivity: Substantial Landscape value: Substantial Landscape Capacity: Negligible / Low</p> <p>The Petworth Neighbourhood Plan Landscape Character and Visual Analysis of Potential Development Sites, September 2016 concludes that the site has 'moderate to high' landscape sensitivity.</p>
Traffic and Transport	Access to the site could be established from Tillington Road/ Midhurst Road to the north of the site or Rotherbridge Lane to provide an access from the south.
Heritage	There are no known heritage assets within the site. Petworth Park and Gardens are located in close proximity of the site.
Flooding	The site lies wholly in Flood Zone 1.
Other	The site is located within the Ebernoe Common SAC 5000m buffer, however the HRA Bat Sensitivity map and Bat Connectivity map confirm that development on the site would not affect the bat commuting/foraging routes.
Suitability Summary	Subject to appropriate landscape measures, and potentially heritage, the site is considered suitable for development.
Deliverable and Developable	
Deliverable and Developable	There is no reason to suggest the site would not be deliverable or developable.
Overall Assessment Conclusion	The site is considered suitable for development.

SDNPA SHLAA: Rejected – 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.

Site Reference	PW22
SDNPA SHLAA Alternative site reference	N/A
Site address	Allotments at Midhurst Road
Planning History	None identified.
Site Size	0.8 hectares
Indicative capacity	20 - 28 units
Site description and current use	Allotments.
Site boundaries	<ul style="list-style-type: none"> • Tillington Road/ Midhurst Road (A272) to the north • Residential dwellings to the east and south. • Agricultural field to the west.
Surrounding land uses and character of the surrounding area	<ul style="list-style-type: none"> • Agricultural fields are located to the west and south • Petworth Park is located to the north • Residential area is located to the east.
Suitability for Development	
Policy restrictions	The site is located within the South Downs National Park.
Landscape Capacity	The Chichester District AONB landscape Capacity Study, 2009 concludes that area 38: South Petworth Farmland has: Landscape Sensitivity: Substantial Landscape value: Substantial Landscape Capacity: Negligible / Low
Traffic and Transport	Access to the site could be established from Tillington Road/ Midhurst Road to the north.
Heritage	There are no Listed Buildings on the site. There are a number of Listed Buildings located in close proximity of the site. Petworth Park and Gardens are within in close proximity of the site.
Flooding	The site lies wholly in Flood Zone 1.
Other	The site is located within the Ebernoe Common SAC 5000m buffer, however the HRA Bat Sensitivity map and Bat Connectivity map confirm that development on the site would not affect the bat commuting/foraging routes.
Suitability Summary	The site is currently in use as allotments and therefore not considered suitable.
Deliverable and Developable	
Deliverable and Developable	There is no reason to suggest the site would not be deliverable or developable.
Overall Assessment Conclusion	The site is not considered suitable for development.

Site Reference	PW23
SDNPA SHLAA Alternative site reference	CH095
Site address	Land to the south of school
Planning History	None identified.
Site Size	2.2 hectares
Indicative capacity	55 - 77 units
Site description and current use	Agricultural field.
Site boundaries	<ul style="list-style-type: none"> • Hedgerow to the north and west. • Open field with no clear boundary to the south and east.
Surrounding land uses and character of the surrounding area	<ul style="list-style-type: none"> • Agricultural fields to the east, south and west • Residential areas and Petworth primary school are located to the north of the site • The site adjoins the existing settlement boundary.
Suitability for Development	
Policy restrictions	The site is located within the South Downs National Park.
Landscape Capacity	<p>The Chichester District AONB landscape Capacity Study, 2009 concludes that area 38: South Petworth Farmland has:</p> <p>Landscape Sensitivity: Substantial Landscape value: Substantial Landscape Capacity: Negligible / Low</p> <p>The South Downs National Park SHLAA considered that development on the site had the potential to have adverse impacts on the character and appearance of the landscape.</p> <p>The Petworth Neighbourhood Plan Landscape Character and Visual Analysis of Potential Development Sites, September 2016 concludes that the site has 'moderate' landscape sensitivity.</p>
Traffic and Transport	Access to the site could be established from Station Road. With PW31 there is the potential to deliver a new access road and drop off area for the Primary School that would help address local highway capacity issues associated with the Dawtrey Road/ Station Road roundabout.
Heritage	There are no known heritage assets within or within close proximity to the site
Flooding	The site lies wholly in Flood Zone 1.
Other	The site is located within the Ebernoe Common SAC 5000m buffer, however the HRA Bat Sensitivity map and Bat Connectivity map confirm that development on the site would not affect the bat commuting/foraging routes.
Suitability Summary	Subject to appropriate landscape measures, the site is considered suitable for development.
Deliverable and Developable	
Deliverable and Developable	There is no reason to suggest the site would not be deliverable or developable.
Overall Assessment Conclusion	The site is considered suitable for development.

SDNPA SHLAA: Rejected – Development on the site would have a potential adverse impact on the character and appearance of the landscape.

Site Reference	PW24
SDNPA SHLAA Alternative site reference	CH094 (part)
Site address	Square Field
Planning History	None identified.
Site Size	1.1 hectares
Indicative capacity	28 - 39 units
Site description and current use	Open field
Site boundaries	The site is boarded on all sides by thick mature trees.
Surrounding land uses and character of the surrounding area	<ul style="list-style-type: none"> • Residential development to the north and west • Primary school is located to the south of the site • Open and agricultural fields with a strip of residential development to the east of the site
Suitability for Development	
Policy restrictions	The site is located within the South Downs National Park.
Landscape Capacity Study Summary	Medium sensitivity - The site is well concealed. Access not known, existing trees important to retain for screening.
Landscape Capacity	<p>The Chichester District AONB landscape Capacity Study, 2009 concludes that area 37: Petworth Southern Urban Edge has:</p> <p>Landscape Sensitivity: Moderate Landscape value: Moderate Landscape Capacity: Medium</p> <p>The Petworth Neighbourhood Plan Landscape Character and Visual Analysis of Potential Development Sites, September 2016 concludes that the site has 'less' landscape sensitivity.</p>
Traffic and Transport	Access off Dawtrey Road. There are potential local highway network capacity acceptability issues associated with the Dawtrey Road / Station Road roundabout. Any new proposal would need to consider a new link road to the Primary School.
Heritage	There is a Listed Building in close proximity, however this well screened from the site.
Flooding	The site lies wholly in Flood Zone 1.
Other	The site is located within the Ebernoe Common SAC 5000m buffer, however the HRA Bat Sensitivity map and Bat Connectivity map confirm that development on the site would not affect the bat commuting/foraging routes.
Suitability Summary	Subject to local highway capacity acceptability, and appropriate landscape measures the site is considered suitable.
Deliverable and Developable	
Deliverable and Developable	There is no reason to suggest the site would not be deliverable or developable.
Overall Assessment Conclusion	The site is considered suitable for development.

Site Reference	PW25
SDNPA SHLAA Alternative site reference	CH146
Site address	East of Littlecote (Rotherlea)
Planning History	<p>Planning application reference: Expired unimplemented planning permission for 43 residential dwellings</p> <p>Planning application reference: SDNP/15/01862/FUL: Currently undetermined planning application for 34 residential dwellings</p>
Site Size	0.6 hectares
Indicative	15 - 21 units
Site description and current use	<ul style="list-style-type: none"> • Disused car park and hardstanding to the northwest • Areas of vegetation and trees scattered across the site • Site currently not in use • Previously developed land. • Old School Pond
Site boundaries	<ul style="list-style-type: none"> • Mature trees to the south and east • Littlecote road and Rotherlea Care home to the north.
Surrounding land uses and character of the surrounding area	<ul style="list-style-type: none"> • Residential development to the north, west and south. • Wooded area and open land is located to the east.
Suitability for Development	
Policy restrictions	The site is located within the South Downs National Park.
Landscape Capacity	Located within the existing settlement boundary.
Traffic and Transport	Access off Dawtrey Road. There are known local highway network capacity acceptability issues associated with this site with the Dawtrey Road / Station Road roundabout. Any new proposal would need to consider a new link road to the Primary School.
Heritage	There are no known heritage assets within or within close proximity to the site
Flooding	The site lies wholly in Flood Zone 1.
Other	<p>The site is located within the Ebernoe Common SAC 5000m buffer, however the HRA Bat Sensitivity map and Bat Connectivity map confirm that development on the site would not affect the bat commuting/foraging routes.</p> <p>The Old School Pond is considered a locally important asset with high biodiversity value.</p>
Suitability Summary	Subject to local highway capacity acceptability, and protection of the Old School Plan, the site is considered suitable.
Deliverable and Developable	
Deliverable and Developable	There is no reason to suggest the site would not be deliverable or developable.
Overall Assessment Conclusion	The site is considered suitable for development. .

Site Reference	PW26
SDNPA SHLAA Alternative site reference	CH140 (part)
Site address	Quarry Farm, Grove Lane (west)
Planning History	None identified.
Site Size	1.2 hectares
Indicative capacity	30 - 42 units
Site description and current use	Open field
Site boundaries	<ul style="list-style-type: none"> • Mix of fencing and hedgerows to the north and west • Single track lane along to the south • The site forms part of a wider field and there is no defined boundary to the east.
Surrounding land uses and character of the surrounding area	<ul style="list-style-type: none"> • Residential development to the north and east. • Open fields and woodland to the east • Small barns and four large detached dwellings are located to the south with agricultural fields
Suitability for Development	
Policy restrictions	The site is located within the South Downs National Park.
Landscape Capacity	<p>The Chichester District AONB landscape Capacity Study, 2009 concludes that area 36: East Petworth Slopes has:</p> <p>Landscape Sensitivity: Substantial Landscape value: Moderate Landscape Capacity: Low</p> <p>The South Downs National Park SHLAA considers development on the site would potentially have adverse impact on the character and appearance of the landscape.</p> <p>The Petworth Neighbourhood Plan Landscape Character and Visual Analysis of Potential Development Sites, September 2016 concludes that the site has 'moderate' landscape sensitivity.</p>
Traffic and Transport	Access to the site would be via Sheepdown Close.
Heritage	There are no known heritage assets within or within close proximity to the site
Flooding	The site lies wholly in Flood Zone 1.
Other	The site is located within the Ebernoe Common SAC 5000m buffer, however the HRA Bat Sensitivity map and Bat Connectivity map confirm that development on the site would not affect the bat commuting/foraging routes.
Suitability Summary	Subject to appropriate landscape measures, the site is considered suitable for development.
Deliverable and Developable	
Deliverable and Developable	There is no reason to suggest the site would not be deliverable or developable.
Overall Assessment Conclusion	The site is considered suitable for development.

SDNPA SHLAA: Rejected – Development on the site would have a potential adverse impact on the character and appearance of the landscape.

Site Reference	PW27
SDNPA SHLAA Alternative site reference	CH140 (part)
Site address	Quarry Farm, Grove Lane (east)
Planning History	None identified.
Site Size	1.1 hectares
Indicative capacity	28 - 39 units
Site description and current use	Open field
Site boundaries	Mature hedgerows and trees to the north and south. No clear boundary between land to the south and west.
Surrounding land uses and character of the surrounding area	<ul style="list-style-type: none"> • Area of woodland to the south with two barns. • Four detached dwellings located to the south of the site, beyond is open field and agricultural land. • Residential development to the north and north-west. • Several open fields to the west with residential development beyond.
Suitability for Development	
Policy restrictions	The site is located within the South Downs National Park.
Landscape Capacity	<p>The Chichester District AONB landscape Capacity Study, 2009 concludes that area 36: East Petworth Slopes has:</p> <p>Landscape Sensitivity: Substantial Landscape value: Moderate Landscape Capacity: Low</p> <p>The South Downs National Park SHLAA considers development on the site would potentially have adverse impact on the character and appearance of the landscape, particularly The Shimmings Valley</p>
Traffic and Transport	Access to the site would have to be established.
Heritage	There are no listed buildings on the site. There is a listed building in close proximity of the site, however this is well screened from the site.
Flooding	The site lies wholly in Flood Zone 1.
Other	The site is located within the Ebernoe Common SAC 5000m buffer, however the HRA Bat Sensitivity map and Bat Connectivity map confirm that development on the site would not affect the bat commuting/foraging routes.
Suitability Summary	The site is not considered suitable in principle due to landscape impact, particularly on The Shimmings Valley.
Deliverable and Developable	
Deliverable and Developable	The site is not considered to be deliverable or developable.
Overall Assessment Conclusion	The site is not considered to be suitable for development.

Site Reference	PW28
SDNPA SHLAA Alternative site reference	CH141
Site address	Land south of Grove Lane
Planning History	None identified.
Site Size	1.6 hectares
Indicative capacity	40 - 56 units
Site description and current use	Open agricultural field
Site boundaries	Bounded by hedgerows to the north, south and west Fence boundary to the east.
Surrounding land uses and character of the surrounding area	<ul style="list-style-type: none"> • Residential development to the north and west. • Open agricultural fields to the south and woodland and field to the east. • The site is largely detached from the existing urban edge of Petworth
Suitability for Development	
Policy restrictions	The site is located within the South Downs National Park
Landscape Capacity	The Chichester District AONB landscape Capacity Study, 2009 concludes that area 38: South Petworth Farmland has: Landscape Sensitivity: Substantial Landscape value: Substantial Landscape Capacity: Negligible / Low
Traffic and Transport	Access would be via Grove Street. The site has poor connectivity to Petworth town centre.
Heritage	There are no listed buildings on the site. There is a Grade II* listed building in close proximity of the site.
Flooding	The whole of the site is located within Flood Zone 1.
Other	The site is located within the Ebernoe Common SAC 5000m buffer, however the HRA Bat Sensitivity map and Bat Connectivity map confirm that development on the site would not affect the bat commuting/foraging routes.
Suitability Summary	The site is detached and unrelated to the settlement, therefore it is not considered suitable for development.
Deliverable and Developable	
Deliverable and Developable	There is no reason to suggest the site would not be deliverable or developable.
Overall Assessment Conclusion	The site is not considered to be suitable for development.

SDNPA SHLAA: Excluded – The site is not considered suitable to yield 5 or more additional dwellings.

Site Reference	PW29
SDNPA SHLAA Alternative site reference	CH143 (part)
Site address	Land west of Grove Lane
Planning History	None identified.
Site Size	7.2 hectares
Indicative capacity	180 - 252 units
Site description and current use	Open agricultural field
Site boundaries	<ul style="list-style-type: none"> • Hedgerows to the north, south and east • Open boundary to the west. • The site is detached from the existing urban edge of Petworth
Surrounding land uses and character of the surrounding area	The site is surrounded by agricultural fields on all sides. There is a single dwelling located to the south of the site. There is a public house located in the north-east corner of the site with associated car parking. Grove Lane runs adjacent to the site boundary to the east and Haslingbourne Lane runs adjacent to the site to the south.
Suitability for Development	
Policy restrictions	The site is located within the South Downs National Park.
Landscape Capacity	The Chichester District AONB landscape Capacity Study, 2009 concludes that area 38: South Petworth Farmland has: Landscape Sensitivity: Substantial Landscape value: Substantial Landscape Capacity: Negligible / Low
Traffic and Transport	Access would need to be established via Station Road, albeit this would potentially require land associated with PW32.
Heritage	There are no listed buildings on the site. There is a Grade II listed building adjacent to the site.
Flooding	The whole of the site is located within Flood Zone 1.
Other	The site is located within the Ebernoe Common SAC 5000m buffer, however the HRA Bat Sensitivity map and Bat Connectivity map confirm that development on the site would not affect the bat commuting/foraging routes.
Suitability Summary	The site is detached and unrelated to the settlement, therefore it is not considered suitable for development. The site also has potential access delivery issues.
Deliverable and Developable	
Deliverable and Developable	There is no reason to suggest the site would not be developable.
Overall Assessment Conclusion	The site is not considered to be suitable for development.

SDNPA SHLAA: Excluded – The site is outside a settlement boundary and is detached and unrelated to that settlement.

Site Reference	PW30
SDNPA SHLAA Alternative site reference	CH089 (part)
Site address	Land south of Herbert Shiner School
Planning History	None identified.
Site Size	4.6 hectares
Indicative capacity	115 - 161 units
Site description and current use	Open agricultural field
Site boundaries	Bounded by hedgerows to the north, south and east. Open boundary to the west.
Surrounding land uses and character of the surrounding area	The site is surrounded by agricultural fields to the east, west and south. School and associated fields are located to the north of the site. The site is largely detached from the existing urban edge of Petworth
Suitability for Development	
Policy restrictions	The site is located within the South Downs National Park.
Landscape Capacity	The Chichester District AONB landscape Capacity Study, 2009 concludes that area 38: South Petworth Farmland has: Landscape Sensitivity: Substantial Landscape value: Substantial Landscape Capacity: Negligible / Low
Traffic and Transport	Access would need to be established via Grove Street. Access to Petworth town centre is considered to be poor.
Heritage	There are no listed buildings on the site. There is a Grade II listed building adjacent to the site.
Flooding	The whole of the site is located within Flood Zone 1.
Other	The site is located within the Ebernoe Common SAC 5000m buffer, however the HRA Bat Sensitivity map and Bat Connectivity map confirm that development on the site would not affect the bat commuting/foraging routes.
Suitability Summary	The site as a whole is detached and unrelated to the settlement, therefore it is not considered suitable for development. However, part of the site to the west may be potentially be suitable where it can help deliver a new school access road, car parking and drop-off area.
Deliverable and Developable	
Deliverable and Developable	There is no reason to suggest the site would not be deliverable or developable.
Overall Assessment Conclusion	The site taken as a whole is not considered to be suitable for development. However, a proportion of the site to the west may be suitable, where through a design led process it can help deliver with Site PW23 and PW31 a new school access road, car parking and drop-off area.

SDNPA SHLAA: Rejected – Development on the site would have a potential adverse impact on the character and appearance of the landscape.

Site Reference	PW31
SDNPA SHLAA Alternative site reference	CH095 (part)
Site address	Land south of school
Planning History	None identified.
Site Size	3.7 hectares
Indicative capacity	93 - 130 units
Site description and current use	Open agricultural field
Site boundaries	<ul style="list-style-type: none"> • Bounded by hedgerows to the west and south. • Open boundary to the east. • Hedge and rear of residential properties at South Grove located to the north.
Surrounding land uses and character of the surrounding area	<ul style="list-style-type: none"> • The site is surrounded by agricultural fields to the east and south. • School and associated fields are located to the north of the site. • Residential development and agricultural fields are located to west. • Site is detached from the existing urban edge of Petworth
Suitability for Development	
Policy restrictions	The site is located within the South Downs National Park
Landscape Capacity	<p>The Chichester District AONB landscape Capacity Study, 2009 concludes that area 38: South Petworth Farmland has:</p> <p>Landscape Sensitivity: Substantial Landscape value: Substantial Landscape Capacity: Negligible / Low</p> <p>The Petworth Neighbourhood Plan Landscape Character and Visual Analysis of Potential Development Sites, September 2016 concludes that the site has 'moderate' landscape sensitivity.</p>
Traffic and Transport	Access would need to be established via Station Road. With Site PW23 the site has the potential to deliver a new access road and drop off to the Primary School which would assess local highway network issues associated with the Dawtrey Road / Station Road roundabout.
Heritage	There are no known heritage assets within or within close proximity to the site
Flooding	The whole of the site is located within Flood Zone 1.
Other	<p>The site is located within the Ebernoe Common SAC 5000m buffer, however the HRA Bat Sensitivity map and Bat Connectivity map confirm that development on the site would not affect the bat commuting/foraging routes.</p> <p>A wastewater pipe crosses the site.</p>
Suitability Summary	Although detached from the settlement boundary, if combined with Site PW24 there is the potential to deliver a new Primary School access road to address a local highway network issue. The site is therefore considered suitable as part of a comprehensive development with Site PW23. The capacity of the site would be subject to landscape measures.
Deliverable and Developable	
Deliverable and Developable	There is no reason to suggest the site would not be deliverable or developable.
Overall Assessment Conclusion	If brought forward in conjunction with PW23 the site would be considered suitable for development.

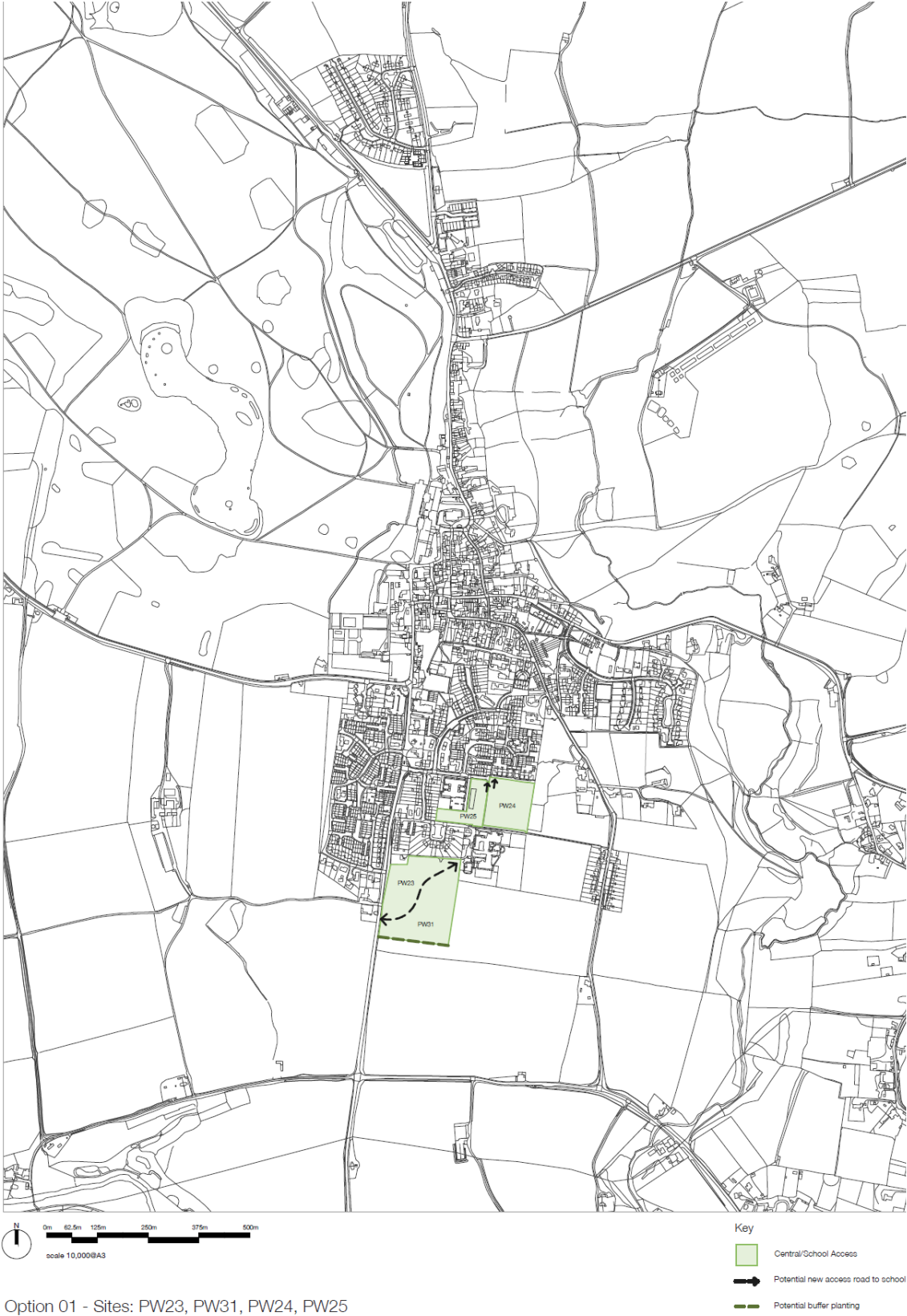
SDNPA SHLAA: Rejected – Development on the site would have a potential adverse impact on the character and appearance of the landscape.

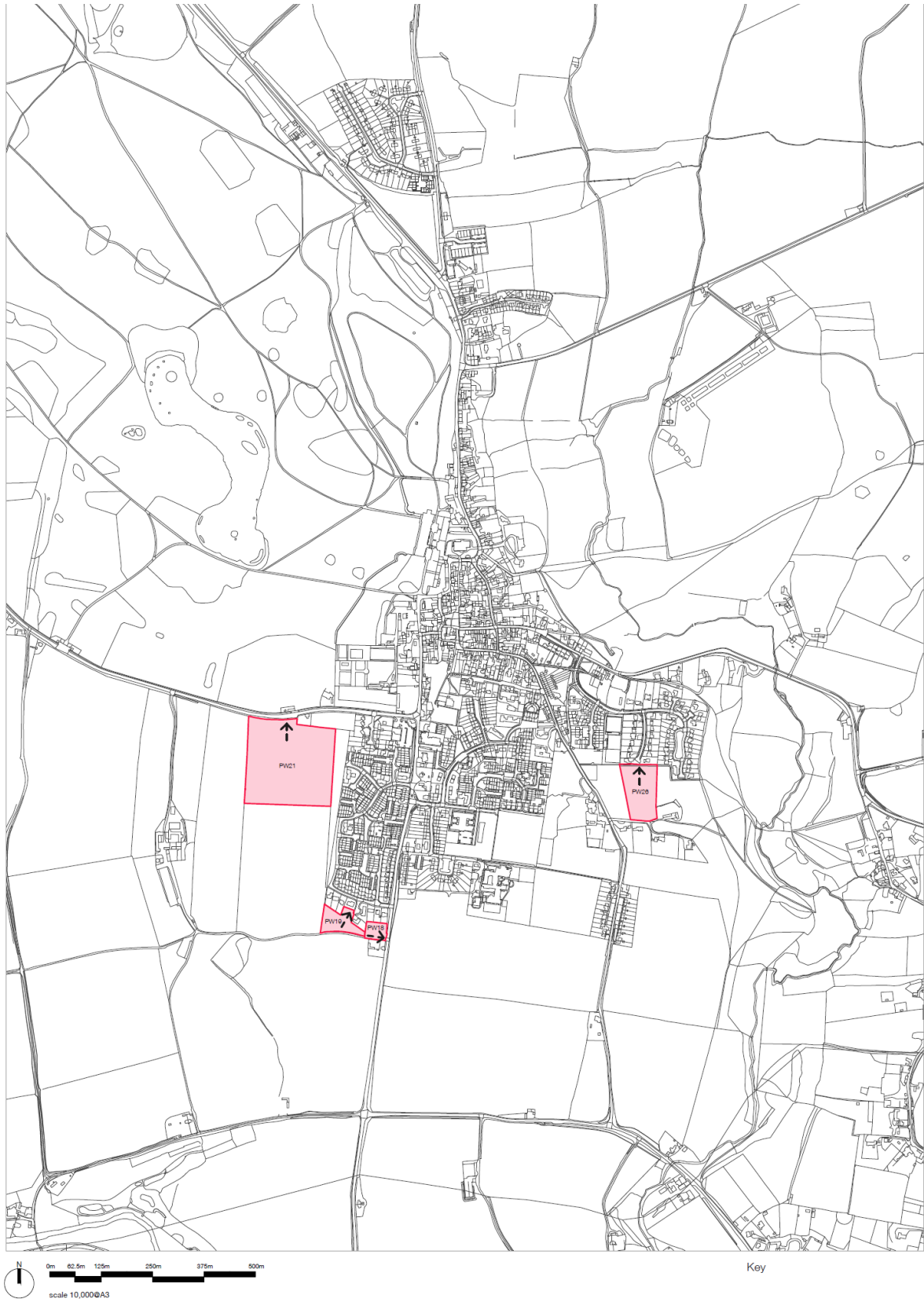
Site Reference	PW32
SDNPA SHLAA Alternative site reference	CH144 (part)
Site address	Land east of Station Road
Planning History	None identified
Site Size	7.8 hectares
Indicative capacity	195 - 273 units
Site description and current use	Open agricultural field
Site boundaries	<ul style="list-style-type: none"> • Hedgerows to the north, west and south by hedgerows. • Open field boundary to the east.
Surrounding land uses and character of the surrounding area	<p>The site is surrounded on all sides by agricultural fields. Haslingbourne Lane runs adjacent to the south of the site and Station road runs adjacent to the west.</p> <p>The site is detached from the existing urban edge of Petworth</p>
Suitability for Development	
Policy restrictions	The site is located within the South Downs National Park
Landscape Capacity	<p>The Chichester District AONB landscape Capacity Study, 2009 concludes that area 38: South Petworth Farmland has:</p> <p>Landscape Sensitivity: Substantial Landscape value: Substantial Landscape Capacity: Negligible / Low</p>
Traffic and Transport	Access would need to be established via Station Road.
Heritage	There are no known heritage assets within or within close proximity to the site
Flooding	The whole of the site is located within Flood Zone 1.
Other	The site is located within the Ebernoe Common SAC 5000m buffer, however the HRA Bat Sensitivity map and Bat Connectivity map confirm that development on the site would not affect the bat commuting/foraging routes.
Suitability Summary	The site is detached and unrelated to the settlement, therefore it is not considered suitable for development.
Deliverable and Developable	
Deliverable and Developable	There is no reason to suggest the site would not be deliverable or developable.
Overall Assessment Conclusion	The site is not considered to be suitable for development.

SDNPA SHLAA: Excluded – The site is outside a settlement boundary and is detached and unrelated to that settlement.

Site Reference	PW33
SDNPA SHLAA Alternative site reference	CH142
Site address	Land east of Grove Lane
Planning History	None identified.
Site Size	7.7 hectares
Indicative capacity	193 - 270 units
Site description and current use	Open agricultural field
Site boundaries	<ul style="list-style-type: none"> • The site is bounded on all sides by hedgerows • Woodland to the eastern border • Rear gardens of residential dwellings to the north west border.
Surrounding land uses and character of the surrounding area	<ul style="list-style-type: none"> • Agricultural land lies to the east, south and west. • An area of woodland is located to the south of the site. • A single line of residential dwellings lies to the north west of the site. • The site is detached from the existing urban edge of Petworth
Suitability for Development	
Policy restrictions	The site is located within the South Downs National Park.
Landscape Capacity	The Chichester District AONB landscape Capacity Study, 2009 concludes that area 36: East Petworth Slopes has: Landscape Sensitivity: Substantial Landscape value: Moderate Landscape Capacity: Low
Traffic and Transport	Access would need to be established via Grove Street.
Heritage	There are no known heritage assets within or within close proximity to the site
Flooding	The whole of the site is located within Flood Zone 1.
Other	The site is located within the Ebernoe Common SAC 5000m buffer, however the HRA Bat Sensitivity map and Bat Connectivity map confirm that development on the site would not affect the bat commuting/foraging routes.
Suitability Summary	The site is unsuitable for development due to its location outside of the settlement.
Deliverable and Developable	
Deliverable and Developable	The site is detached and unrelated to the settlement, therefore it is not considered suitable for development.
Overall Assessment Conclusion	The site is not considered to be suitable for development.

SDNPA SHLAA: Excluded – The site is outside a settlement boundary and is detached and unrelated to that settlement.





Option 02 - Sites: PW18, PW19, PW21



Refined Option 1

