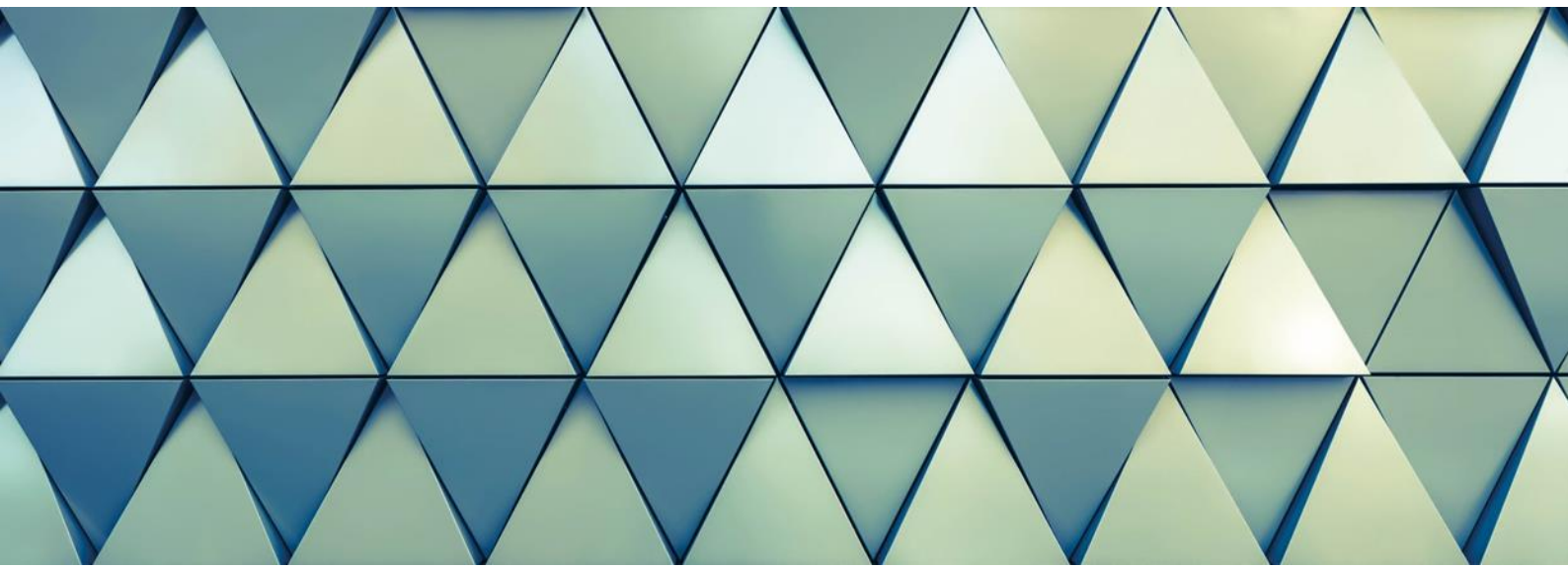


# Petworth Neighbourhood Plan: Submission Draft

## Site Assessment Errata

February 2018





In light of the Submission Neighbourhood Plan consultation a number of changes have been made to the land availability assessment schedules associated with Sites PW18 and PW19. The changes made are shown in tracked changes within this document. The changes made have not altered the overall assessment conclusion of the two sites.

<b>Site Reference</b>	<b>PW18</b>
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"> <li>• Mix of fencing and hedgerow to the north and west</li> <li>• A285 to the east</li> <li>• Rotherbridge Lane to the south.</li> </ul>
Surrounding land uses and character of the surrounding area	<ul style="list-style-type: none"> <li>• Residential dwellings to the north and north west.</li> <li>• Open field and agricultural land to the east, south and west.</li> <li>• Two residential dwellings the south of the site.</li> <li>• <u>Although the SDNP SHLAA refers to the site being previously developed land, the existing use of the buildings on the site are associated with agricultural use. In light of this the land does not satisfy the planning definition of previously developed land. However, the site is located within the existing defined settlement boundary of Petworth and the quality of the buildings is considered locally to be poor. The existing buildings therefore detract from the local amenity value. The site is previously developed land</u></li> </ul>
<b>Suitability for Development</b>	
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 <u>a farm track referred to on mapping as Rotherbridge Lane</u> 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.
<b>Deliverable and Developable</b>	
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.
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<b>Site Reference</b>	<b>PW19</b>
SDNPA SHLAA Alternative site reference	CH100
Site address	Land south of 13 Rothermead
Planning History	No recent relevant planning history identified.
Site Size	0.5 hectares
Indicative capacity	13 - 18 units
Site description and current use	<ul style="list-style-type: none"> <li>• Open field</li> <li>• One residential dwelling at the north of the site.</li> </ul>
Site boundaries	<ul style="list-style-type: none"> <li>• Rear garden fences of adjacent residential dwelling along the norther border.</li> <li>• Hedgerow to the east, south and west of the site.</li> </ul>
Surrounding land uses and character of the surrounding area	<ul style="list-style-type: none"> <li>• Residential dwellings are located adjacent to the north of the site.</li> <li>• Open fields and agricultural land are located to the east, south and west.</li> </ul>
<b>Suitability for Development</b>	
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.
<b>Deliverable and Developable</b>	
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.