



Wisborough Green Neighbourhood Development Plan

Site Options and Assessment (SOA)

Wisborough Green Parish Council

September 2019

Quality information

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V3		Group Review	WG	WGPC	Wisborough Green Parish Council
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Abbreviations

Abbreviation	Description
CDC	Chichester District Council
CDCLP	Chichester District Council Local Plan
eCDCLP	Emerging Chichester District Council Local Plan
DPD	Development Plan Document
Ha	Hectare
HELAA	Housing and Economic Land Availability Assessment
MHCLG	Ministry of Housing, Communities and Local Government
NA	Neighbourhood Area
NDP	Neighbourhood Development Plan
NPPF	National Planning Policy Framework
PPG	Planning Practice Guidance
SHLAA	Strategic Housing Land Availability Assessment
WGNP	Wisborough Green Neighbourhood Plan
eWGNP	Emerging Wisborough Green Neighbourhood Plan
WGPC	Wisborough Green Parish Council

1. Executive Summary

- 1.1 AECOM has been commissioned to undertake an independent site appraisal for the review of the Wisborough Green Neighbourhood Plan (eWGNP) on behalf of Wisborough Green Parish Council (WGPC). The first WGNP was 'made' in July 2016 and allocated sites to provide approximately 68 dwellings, meeting the housing requirement for Wisborough Green of 60 dwellings set out in the Chichester District Council (CDC) Local Plan 2015.
- 1.2 Chichester District Council are currently reviewing their local plan and, as a result, there is a new emerging indicative requirement to allocate a further 25 dwellings in Wisborough Green. WGPC are therefore reviewing their plan in order to allocate sites for these dwellings through their neighbourhood plan.
- 1.3 WGPC has identified 14 sites within the neighbourhood plan area to be considered for housing allocation. 12 of these sites were identified through WGPC's Call for Sites, while a further two were identified following discussions with CDC. Sites identified through the CDC Housing and Economic Land Availability Assessment (HELAA) in the Wisborough Green neighbourhood plan area have also been included in the assessment.
- 1.4 There are no sites with minor or no constraints that are considered to be suitable for allocation for housing in the Wisborough Green Neighbourhood Plan. However, 7 sites (WG19-3, WG19-5, WG19-8, WG19-9, WG19-10, WG19-11, WG19-12) are considered to be potentially suitable for allocation, subject to the mitigation of constraints. These have a combined indicative capacity of 67-84 houses. 7 sites (WG19-1, WG19-2, WG19-4, WG19-6, WG19-7, WG19-13, WG19-14) are considered unsuitable or unavailable for residential development and therefore not appropriate for allocation in the Neighbourhood Plan.
- 1.5 The map below provides a visual summary of the assessed sites, including AECOM's conclusions on their appropriateness for allocation for residential development. The numbers on the map refer to the sites' references – i.e. WG19-1 is shown on the map as 1.



Figure 1.1: Summary of assessed sites suitability. Source: AECOM

2. Introduction

Background

- 2.1 AECOM has been commissioned to undertake an independent site appraisal for the review of the Wisborough Green Neighbourhood Plan (eWGNP) on behalf of Wisborough Green Parish Council (WGPC). The work undertaken was agreed with WGPC and the Ministry of Housing, Communities and Local Government (MHCLG) in April 2019.
- 2.2 The parish of Wisborough Green is located in West Sussex, approximately 3km to the west of Billingshurst. The neighbourhood plan area boundary follows the parish boundary and is illustrated in Figure 1. The majority of the parish falls within the Chichester District Council (CDC) boundary; however, the southernmost part of the parish falls within the South Downs National Park and is not covered by CDC (see **Figure 2.1** below).

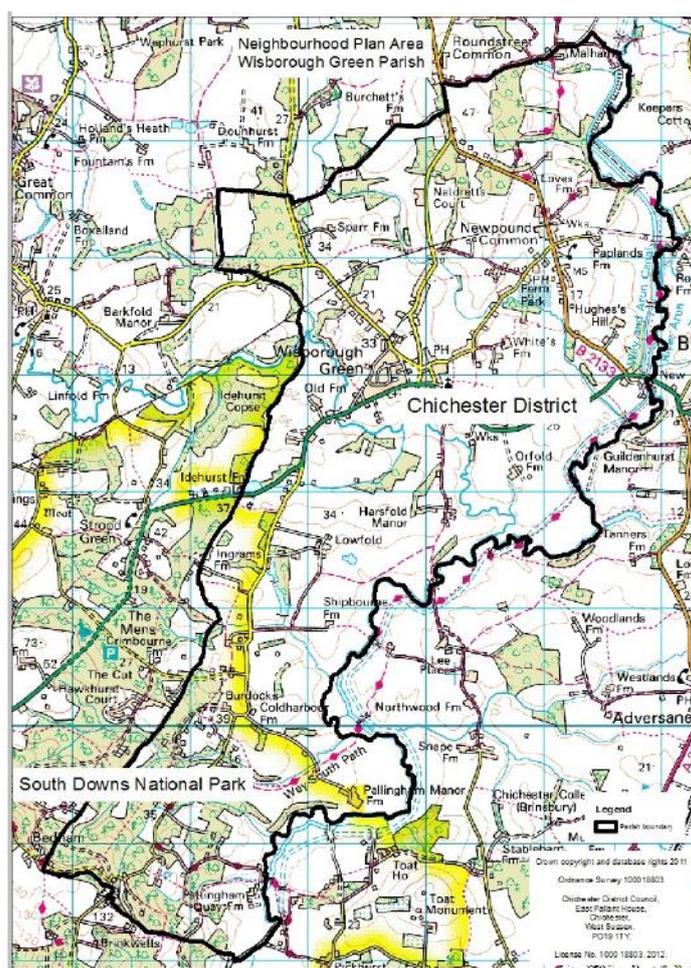


Figure 2.1: Wisborough Green Parish Neighbourhood Plan Area (also showing area of Parish in South Downs National Park). Source: Wisborough Green Neighbourhood Plan, 2016

- 2.3 The first WGPNP was 'made' in July 2016 and allocated sites to provide approximately 68 dwellings, meeting the housing requirement for Wisborough Green of 60 dwellings set out in the Chichester District Council (CDC) Local Plan 2015.
- 2.4 CDC are currently reviewing their local plan. The Preferred Options Consultation Publication (December 2018) includes a new housing requirement of 12,350 dwellings for the district for the period 2016-2035 and, because of this increased figure, there is a new emerging indicative requirement to allocate a further 25 dwellings in Wisborough Green. WGPC are therefore reviewing their plan in order to allocate sites for these dwellings in the neighbourhood plan. CDC will be informed which sites WGPNP wish to allocate so that they can be included in the local plan review. Recent discussions with WGPC have highlighted that CDC may

- alter the housing figure for Wisborough Green and that it may be increased further. The group should continue to liaise with CDC regarding their housing figure.
- 2.5 The Village Green, at the heart of the village, can be considered the centre of Wisborough Green. A number of services exist in the centre of the village including a pre-school and primary school, the Grade I listed St Peter ad Vincula church, Wisborough Green Stores (which includes post office services), the Three Crowns and Cricketers Arms public houses, a café and hairdressers. The nearest train station and secondary school are located in Billingshurst to the east which is the nearest local centre.
- 2.6 Wisborough Green has a number of designated heritage assets, with around 40 Listed Buildings¹ located within the village and more in the surrounding area. The centre of Wisborough Green is covered by a Conservation Area. The Wisborough Green Conservation Area Character Appraisal & Management Proposals report (discussed in more detail in **Section 3**) identifies the character and qualities of the Wisborough Green Conservation Area and puts forward proposals for its management.
- 1.1 The Mens Site of Special Scientific Interest (SSSI) which is designated for its biological interest lies approximately 1,250 metres to the west and there are areas of ancient woodland around the village. The Settlement Boundary for the village is shown in **Figure 2.2**.
- 2.7 Approximately one third of the WGNP area lies within the South Downs National Park, which is within the administrative area of the South Downs National Park Planning Authority and not CDC. The CDC local plan does not apply to the area of the district covered by the National Park.
- 2.8 The adopted Local Plan is important in setting the framework for the development of NDPs, which are required to be in general conformity with the strategic policies of the adopted development plan. NDPs add value to the development plan by developing policies and proposals to address local place-based issues. The made WGNP is part of the development plan and the WGNP review, when made, will also become part of the development plan.
- 2.9 The eWGNP is being prepared in the context of adopted the CDC Local Plan 2015 (CDCLP), adopted CDC Site Allocations document (Jan 2019), made WGNP and the emerging CDC Local Plan review (eCDCLP). These documents are commented on in further detail in **Section 3 Planning Policy and Evidence Base**.
- 2.10 WGPC has identified 14 sites within the neighbourhood plan area to be considered for their suitability for housing allocation. 12 of these sites were identified through WGPC's Call for Sites, while a further two were identified following discussions with CDC. A total of 12 of these sites were included in the site assessment undertaken by WGNP in 2014 to inform the allocations in the 'made' neighbourhood plan. The CDC Housing and Employment Land Availability Assessment (HELAA) 2018 also identifies a number of sites within Wisborough Green. The relationship between the sites put forward by the neighbourhood group and the HELAA sites is set out in more detail at **Table 5.2**. The HELAA sites are illustrated in **Figure 5.1**.
- 2.11 In this context, WGPC has asked AECOM to undertake an independent and objective review of the proposed sites. The purpose of this site options and assessment report is to produce a clear assessment of whether the identified sites are appropriate for allocation for the proposed uses in the WGNP review. In particular, the site appraisal will consider whether they comply with the National Planning Policy Framework (NPPF) and the strategic policies of the adopted development plan, as well as the direction of travel of the emerging Local Plan.

¹ Data from Historic England. Available at: <https://historicengland.org.uk/umbraco/Surface/NHLE/MapSearch?postcode=DT9%20NE&clearresults=True> (Accessed 09/05/2019).

Housing Requirement

2.12 The housing requirement in the adopted CDCLP is 7,388 dwellings to be provided over the plan period 2012-2029 with 60 to be allocated in Wisborough Green. The made WGNP allocates sites for 68 houses. These allocations are summarised in **Table 2.1** and illustrated in **Figure 2.2** below.

Table 2.1: Summary of housing allocations in made WGNP.

WGNP ref	Name	Size (ha)	No. of dwellings	Status in made WGNP	Current status
Policy SS1	Land South of Meadowbank	1.5	25	Outline planning permission granted 14/00748/OUT	Reserved Matters application 16/02096/REM Approved 13/10/17
Policy SS2	Greenways Nursery	0.6	10 residential caravans	Planning permission granted 13/00744/ FUL	Residential caravans not installed
Policy SS3	Clark's Yard, Billingshurst Road	0.6	Approx. 11	Allocation	Allocation
Policy SS4	Winterfold, Durbans Road	1	22	Allocation	Outline Planning Permission 17/03677/REM Approved 03/05/2018 Reserved Matters application 19/00073/REM Approved 09/01/2019

Source: WGNP 2016, CDC Planning Application Search

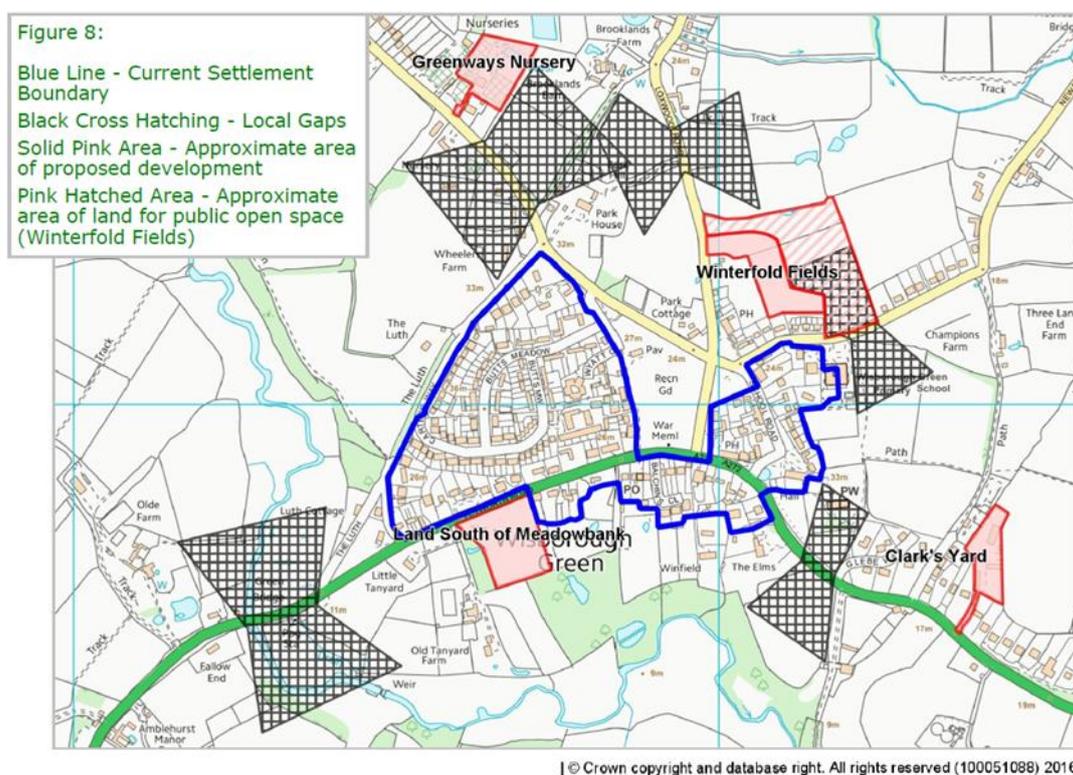


Figure 2.2: Allocated sites in the made WGNP with settlement boundary and Local Gaps. Source: WGNP 2016

2.13 A Preferred Options Consultation was held for the emerging CDCLP between December 2018 and February 2019 (in accordance with Regulation 18 of The Town and Country Planning (Local Planning) (England) Regulations 2012 in 2017). It includes a housing figure of 12,350 dwellings for the district for the period 2016-2035 and requires a further 25 dwellings to be allocated in Wisborough Green. This figure is above the number of dwellings which are allocated in the made WGNP and which have been granted permission since the WGNP start date.

3. Planning Policy and Evidence Base

3.1 The NDP policies and allocations must be in general conformity with the strategic policies of the adopted development plan, but it is also pragmatic to take into account the direction of travel of the emerging development plan so that policies are not immediately superseded by a newly adopted plan.

3.2 A number of sources have been reviewed in order to understand the context for potential site allocations. This includes national policies, local policies (adopted and emerging Local Plan policies) and relevant evidence base documents and mapping resources. The key relevant documents are outlined below. It should be noted that the South Downs National Park Authority Local Plan, adopted 2nd July 2019², has not been included in this review as there is no housing requirement for the part of the plan area in the National Park and no sites have been submitted in this area either.

Policy:

- National Planning Policy Framework (2019)³
- Adopted Chichester Local Plan (2015)⁴
- Adopted Chichester Site Allocations DPD (Jan 2019)⁵
- Made Wisborough Green Neighbourhood Plan (2016)⁶
- Emerging Chichester Local Plan Review Preferred Approach Consultation (2018)⁷

Evidence Base:

- Chichester District Council Housing and Employment Land Availability Assessment and Appendices (2018)⁸
- Chichester District Landscape Capacity Study Extensions (August 2011)⁹
- Wisborough Green Conservation Area Character Appraisal & Management Proposals (September 2010)¹⁰
- Wisborough Green Design Guide (2017)¹¹

Mapping:

- DEFRA Magic Map¹²
- Flood Map for planning (Gov.uk)¹³
- Google Earth Pro, Google Maps and Google Street View.
- Historic England Listed Building Search¹⁴
- Natural England Agricultural Land Classification map London and the South East¹⁵

² Available at: <https://www.southdowns.gov.uk/planning/south-downs-local-plan-2019/local-plan/>

³ Available at: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/779764/NPPF_Feb_2019_web.pdf

⁴ Available at: <https://www.chichester.gov.uk/CHttpHandler.ashx?id=24759&p=0>

⁵ Available at: <https://www.chichester.gov.uk/CHttpHandler.ashx?id=31230&p=0>

⁶ Available at: <https://www.chichester.gov.uk/CHttpHandler.ashx?id=26729&p=0>

⁷ Available at: <https://www.chichester.gov.uk/article/30923/Preferred-approach---consultation-December-2018>

⁸ Available at: <https://www.chichester.gov.uk/article/29759/Housing-and-Economic-Land-Availability-Assessment>

⁹ Available at: <https://www.chichester.gov.uk/studies>

¹⁰ Available at: <http://www.chichester.gov.uk/CHttpHandler.ashx?id=10787&p=0>

¹¹ Available at: <http://www.wisboroughgreen.org/wp-content/uploads/2017/10/WGPC-Village-Design-Guide-March-2017-update-pg-1-25.pdf>

¹² Available at: <https://magic.defra.gov.uk/magicmap.aspx>

¹³ Available at: <https://flood-map-for-planning.service.gov.uk/>

¹⁴ Available at: <https://historicengland.org.uk/umbra.co/Surface/NHLE/MapSearch?postcode=DT9%206NE&clearresults=True>

¹⁵ Available at: <http://publications.naturalengland.org.uk/category/5954148537204736>

Relevant National Policy

- 3.3 National planning policy is contained in the National Planning Policy Framework (NPPF) (2019) and is supported by the Planning Practice Guidance¹⁶ (PPG). Only those policies of relevance are stated below, but this report has regard to all other aspects of national planning policy as appropriate.
- 3.4 Paragraph 77 sets out that, in rural areas, planning policies and decisions should be responsive to local circumstances and support housing developments that reflect local needs.
- 3.5 Paragraph 78 adds that, to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services.
- 3.6 Paragraph 79 of the NPPF (2019) states that planning policies and decisions should avoid the development of isolated homes in the countryside unless one or more of the following circumstances apply:
- There is an essential need for a rural worker, including those taking majority control of a farm business, to live permanently at or near their place of work in the countryside;
 - The development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets;
 - The development would re-use redundant or disused buildings and enhance its immediate setting;
 - The development would involve the subdivision of an existing residential dwelling; or
 - The design is of exceptional quality, in that it:
 - Is truly outstanding or innovative, reflecting the highest standards in architecture, and would help to raise standards of design more generally in rural areas; and
 - Would significantly enhance its immediate setting and be sensitive to the defining characteristics of the local area.
- 3.7 Paragraph 171 of the NPPF (2019) states that plans should allocate land with the least environmental or amenity value, where consistent with other policies in the NPPF. Footnote 53 suggests that where significant development of agricultural land is demonstrated to be necessary, areas of poorer quality land should be preferred to those of a high quality.

Adopted Local Planning Policy

Adopted Chichester Local Plan (2015)

- 3.8 The Chichester Local Plan forms the central element of the adopted Local Plan for Wisborough Green. Relevant policies include:
- 3.9 **Policy 2: Development Strategy and Settlement** identifies the locations where sustainable development, infrastructure and facilities will be accommodated. The settlement hierarchy classifies Wisborough Green as a Service Village and sets out that outside of Chichester City and the Settlement Hubs, Service Villages will be the focus for new development and facilities. In the Service Villages, provision will be made for small scale housing development consistent with the indicative housing numbers set out in Policy 5; local community facilities that meet identified needs; and small-scale employment, tourism and leisure proposals. It further states that there is a presumption in favour of sustainable development within the Settlement Boundary.
- 3.10 **Policy 3: The Economy and Employment Provision** sets out that sustainable growth of the local economy will be supported through the provision of a flexible supply of employment land and premises to meet the varying needs of different economic sectors. This includes protecting and enhancing existing employment sites and premises to meet the needs of modern business.

¹⁶ <https://www.gov.uk/government/collections/planning-practice-guidance>

- 3.11 **Policy 4: Housing Provision** sets out a housing requirement figure of 7,388 homes over the period 2012-2029 with a requirement for 339 homes in the North of the Plan area.
- 3.12 **Policy 5: Parish Housing Sites 2012-2029** sets out that small scale housing sites will be identified to address the specific needs of local communities in accordance with the indicative parish housing numbers set out in the plan. The indicative housing number for Wisborough Green is 60 dwellings.
- 3.13 **Policy 6: Neighbourhood Development Plans** explains that neighbourhood plans should show how they are contributing towards the strategic objectives of the local plan and be in general conformity with its strategic approach; clearly set out how they will promote sustainable development at the same level or above that which would be delivered through the Local Plan; and have regard to information on local need for new homes, jobs and facilities, for their plan area.
- 3.14 **Policy 8: Transport and Accessibility** sets out that the Council will ensure that new development is well located and designed to minimise the need for travel and encourages the use of sustainable modes of travel.
- 3.15 **Policy 25: Development in the North of the Plan area** sets out that provision will be made for small scale development in the North of the Plan area through Neighbourhood Plans and/or the Site Allocations DPD. It explains that the Council will encourage and support development proposals and other initiatives that conserve and enhance the rural character of the area, the quality of the landscape and the natural and historic environment; safeguard existing local facilities and expand the range of local facilities; and improve accessibility to facilities in nearby centre outside the North of the Plan area.
- 3.16 **Policy 26: Existing Employment Sites** explains that existing employment sites will be retained to safeguard their contribution to the local economy. Planning permission will be granted for alternative uses on land or floorspace currently or previously in employment generating uses where it has been demonstrated (in terms of the evidence requirements accompanying this policy) that the site is no longer required and is unlikely to be re-used or redeveloped for employment uses.
- 3.17 **Policy 34: Affordable Housing** indicates that a 30% affordable housing contribution will be sought. On all sites of 11 dwellings or more affordable housing should be provided on site; whilst on sites of 6 to 10 dwellings in areas designated as "rural areas" the Council will seek a financial contribution for the provision of affordable dwellings.
- 3.18 **Policy 45: Development in the Countryside** sets out when development within the countryside (i.e. outside of Settlement Boundaries) may be appropriate. It indicates that development will be granted where it requires a countryside location and meets the essential, small scale and local need which cannot be met within or immediately adjacent to existing settlements.
- 3.19 **Policy 47: Heritage and Design** sets out that new development should recognise, respect and enhance the local distinctiveness and character of the area, landscaper and heritage assets.
- 3.20 **Policy 48: Natural Environment** sets out criteria related to the natural environment that should be demonstrated for planning permission to be granted. This includes demonstrating that there is no adverse impact on the openness of the views in and around the coast, designated environmental areas and the setting of the South Downs National Park. It further sets out that development of poorer quality agricultural land should be fully considered in preference to best and most versatile land and that the individual identity of settlements, actual or perceived, is maintained and the integrity of predominantly open and undeveloped land between settlements is not undermined.

Adopted Chichester Site Allocations Development Plan (2019)

- 3.21 The Site Allocations Development Plan Document (DPD) represents the second part of the adopted Chichester Local Plan and sets out non-strategic residential and employment sites in accordance with the Chichester Local Plan. The sites identified in the DPD are above 0.25 hectares in size or capable of accommodating at least 5 dwellings.
- 3.22 The Site Allocations DPD does not contain any allocations relevant to the WGNP. Table 3.1 of the DPD sets out local plan housing provision and delivery by parish. The figures relevant to Wisborough Green are reproduced in Table 3.1 below.

Table 3.1: Local Plan housing provision and delivery by parish

Parish	Local Plan Parish Indicative housing numbers	Planning permission counting towards parish numbers	Additional housing sites identified in NP	Housing sites proposed in Site Allocation DPD	Total housing provision identified	Current status of NP
Wisborough Green	60	57	11	-	68	Made July 2016

Source: Site Allocations DPD Table 1.1

Made Wisborough Neighbourhood Plan (2016)

- 3.23 The made WGNP sets out detailed policies that relate to the parish of Wisborough Green. The relevant policies are listed below :
- 3.24 **Policy OA1: Development Allocation** sets out the Wisborough Green Neighbourhood Plan will provide for a minimum of 60 houses on allocated sites consistent with the CDC spatial strategy for the village.
- 3.25 **Policy OA2: Spatial Strategy** explains that the Parish welcomes appropriate sustainable development, which will be permitted providing it complies with the following criteria:
- new development will be located within the settlement boundary (unless on an allocated site);
 - it retains the compact nature of the village;
 - it does not consolidate the local gaps, as these must be kept open to protect the village form;
 - it does not impact adversely on the Conservation Area, open space areas, prominent views, biodiversity, significant trees or neighbouring amenity;
 - design of the proposal will reflect the village character identified in the Village Design Guide and respond to the character of the site's context; and
 - the village also provides a gateway to the South Downs National Park and as such requires the consideration of wider landscape impact on proposals.
- 3.26 **Policy OA3: Settlement Boundary** sets out that within the Settlement Boundary, development that complies with the policies in this Plan, The Chichester Local Plan: Key policies Pre-Submission 2014-2029 and the NPPF will be permitted. Development outside the Settlement Boundary will only be permitted on the proposed sites allocated in this Plan or in accordance with the CDC Local Plan.
- 3.27 **Policy OA4: Small Scale Housing Sites** indicates that the neighbourhood plan will support proposals for small scale housing development within the settlement boundary, provided that;
- The total of dwellings and site coverage do not cause overdevelopment of the plot in comparison with the characteristics of neighbouring plots.
 - The scheme will not adversely affect any heritage assets.
 - The scheme will not result in the loss of valuable trees, hedges or other natural features that form part of the character of the Parish and the biodiversity is maintained or enhanced.
 - The development is well integrated within the existing village and maintains the residential amenity of neighbours.
- 3.28 **Policy OA5: Local Gaps** states that development proposed within the local gaps (shown in this report in **Figure 2.2**) must comply with the following criteria to be acceptable:
- the proposal must not consolidate the local gap by visually and physically reducing the break between the central core and outlying areas;
 - the proposal should be accompanied by a landscape and visual impact assessment to demonstrate no diminution in openness and views in the local gap;
 - proposals should be accompanied by a mitigation plan showing how the local gap can be enhanced by planting and other amelioration;

- d. important trees and hedgerows within the local gaps should be retained as part of any development proposal; and
 - e. positive community uses of the open areas in the local gaps will be supported where these can enhance visual impact and biodiversity and enhance the range of facilities available.
- 3.29 **Policy EN2: Landscape Character and Open Views** sets out that any development should maintain the local character of the landscape and should not cause unacceptable loss or diminution of significant views that currently provide open field aspects or views from the village centre or other open spaces. Where development has a harmful impact on landscape character or open views, the development will not be permitted unless the proposal can demonstrate that mitigation can be achieved on land within the applicant's control and will reduce any harm to an acceptable impact.
- 3.30 **Policy EN3: Public Rights of Way** indicates that, in the event that a public right of way crosses a proposed development site, the proposal will not be supported unless it can be demonstrated that either the current course of the right of way can be retained or that any diversion would not result in any adverse impact on residential amenity or safety of the general public.
- 3.31 **Policy EN4: Conserving and Enhancing the Heritage Environment** sets out that new development must recognise, respect and enhance the local distinctiveness and character of the area, landscape and heritage assets. Planning permission will be granted where it can demonstrate that it meets the criteria laid out in the policy.
- 3.32 **Policy EN5: Local Green Space** designates the Village Green (LSG1) as Local Green Space (illustrated in **Figure 3.1** below). Proposals for development of land designated as Local Green Space will not be permitted except in very special circumstances.
- 3.33 **Policy EN6: Local Open Space** designates areas in the village as Local Open Space. These are illustrated in **Figure 3.1** below and consist of the allotment site in Harsfold Lane (LOS1), the Scout Hut site (LOS2) and the Wisborough Green Primary School Playing Field (LOS3). It sets out that proposals for development on sites of open space value will be expected to enhance the existing use and community value. It further indicates that development that does not do this will not be permitted unless an equivalent area of open space is provided of the same size, suitability and accessibility as the existing open space.



Figure 3.1: Wisborough Green Neighbourhood Plan Designated Local Green Space and Local Open Space. Source: WGNP, 2016

- 3.34 **Policy DS1: Housing Density** indicates that the density of new or replacement housing should reflect the immediate character of the street or area within which it is situated. The built coverage of all sites should allow sufficient space for significant planting to mature on and between plots to allow new developments to assimilate well with the rural nature of the village and its setting. Uniform plots and house types should be avoided to reflect the wide variety found within the characteristic streets of the village. Short terraces and semi-detached dwellings will be acceptable if interspersed with a greater variety of plot size and form.
- 3.35 **Policy ED1: Development of New and Existing Business** sets out that existing commercial capacity will be retained wherever possible and the change of use of brownfield sites where current businesses are viable, will not be supported. In these circumstances, mixed domestic and commercial, or home/ work units may be considered.
- 3.36 **Policy IN2: Pedestrian Access** indicates that development proposals will be required to demonstrate that they include provision for safe pedestrian access within the development site, provide connection to the current pedestrian network to access village facilities and accommodate access and linkages to the network of local public rights of way.

Emerging Local Planning Policy

Chichester Local Plan Review (2017)

- 3.37 The emerging CDCLP Review sets out the vision and strategy for development in the District up to 2035. CDC completed a “preferred approach consultation” in 2018 under Regulation 18 of the Local Planning Regulations 2012. A further Regulation 19 consultation will need to take place before the plan is submitted to the Planning Inspectorate for Examination in Public. The Local Development Scheme¹⁷ anticipates adoption in March 2020. Once adopted, it will supersede the existing, adopted local plan.
- 3.38 **Policy S2: Settlement Hierarchy** sets out a framework for the Council to achieve its vision for the plan area. The Settlement Hierarchy classifies Wisborough Green as a Service Village, as per the adopted CDCLP.
- 3.39 **Policy S3: Development Strategy** identifies the broad approach to providing sustainable development in the plan area. Where opportunities arise, it seeks to support the thriving villages and rural communities in the north of the Plan Area. It states that a greater proportion of development will be distributed in the larger and more sustainable settlements. This does not include Wisborough Green. In addition, non-strategic provision is made for the following forms of development in service villages: small scale housing development consistent with the indicative housing numbers set out in Policy S5; local community facilities that meet identified needs; small scale employment, tourism or leisure proposals.
- 3.40 **Policy S4: Meeting Housing Needs** sets out that the housing target for the Plan Area is to provide for at least 12,350 dwellings to be delivered in the period 2016-2035 with 489 to be provided in the North of the Plan area.
- 3.41 **Policy S5: Parish Housing Requirements 2016-2035** sets out that small scale housing sites will be identified to help provide for the needs of local communities in accordance with the parish housing requirement. Suitable sites will be identified either through neighbourhood plans or subsequent development plan document. The parish housing requirement for Wisborough Green is 25 dwellings. It sets out that if draft neighbourhood plans making provision for at least the minimum housing numbers of the relevant area have not been submitted for examination within 6 months of the adoption of this Local Plan, the Council will allocate sites for development.
- 3.42 **Policy S6: Affordable Housing** sets out that a 30% affordable housing contribution will be sought. On all sites of 11 dwellings or more, affordable housing should be provided on site; on sites of 6 to 10 dwellings in areas designated as rural areas the Council will seek a financial contribution for the provision of affordable dwellings.
- 3.43 **Policy S19: North of the Plan area** explains that provision will be made for development in the North of the Plan area through Neighbourhood Plans and/ or Development Documents. The Council will encourage and support development proposals and other initiatives that conserve and enhance the rural character of the area, the quality of its landscape and the natural and historic environment; safeguard existing local

¹⁷ <http://www.chichester.gov.uk/CHttpHandler.ashx?id=29465&p=0>

- facilities and expand the range of local facilities; and improve accessibility to facilities in nearby centre outside the North of the plan area and the recreational opportunities available in the South Downs National Park.
- 3.44 **Policy S22: Historic Environment** sets out that the Council will ensure the significance of heritage assets within plan area is conserved or enhanced to ensure the long-term protection and enjoyment of the historic environment.
- 3.45 **Policy S23: Transport and Accessibility** sets out that the Council will work to ensure that new development is well located and designed to minimise the need for travel.
- 3.46 **Policy S24: Countryside** indicates that new development outside settlement boundaries will be permitted in the countryside provided that it conserves and, where possible, enhances the key features and qualities of the rural and landscape character of the countryside setting; is of an appropriate scale, siting and design; requires a countryside location or meets an essential local need.
- 3.47 **Policy S26: Natural Environment** sets out that the Council will continue to work with partner authorities and organisations to protect and enhance the natural environment of the Plan Area. This will include ensuring that distinctive local landscape character and sensitivity is protected, ensuring there is no adverse impact on the openness of views in and around the coast, designate environmental areas and the setting of the South Downs National Park; protecting the biodiversity value of the site and its environment; and considering the quality of the agricultural land, with the development of poorer quality agricultural land being preferred to the best and most versatile land.
- 3.48 **Policy DM3: Housing Density** sets out that all new housing will be developed at a density that is consistent with making the best use of land whilst achieving high quality, sustainable design that does not compromise the distinctive character of the area in which it is located. Development proposals at a minimum average net density of 35 dwellings per hectare will be supported except at accessible urban locations with transport links and good access to services, where higher densities will be encouraged and locations adjacent to sensitive locations where a lower density may be appropriate. Proposals should take into account the existing density of the site and its surroundings.
- 3.49 **Policy DM9: Existing Employment Sites** indicates that, at existing sites, planning permission will be granted for development within Use Class B1, B2, and B8 of new floorspace, refurbishment, upgrading or modernisation of existing premises as long as certain criteria (laid out in detail in the policy are met). Existing employment sites will be retained to safeguard their contribution to the local economy. Planning permission will be granted for alternative uses on land or floorspace currently or previously in employment generating uses where the following criteria are met:
- It has been demonstrated (in terms of evidence requirement accompanying this policy) that the site is no longer required and is unlikely to be re-used or redeveloped for employment uses to meet future demand; or
 - There is an overriding community or leisure benefit from the proposed alternative use which cannot be met elsewhere and that the use does not prejudice the operation of and market attractiveness of the wider employment area; or
 - For B1(a) uses that the sequential test set out in national policy has been met.
- 3.50 **Policy DM22: Development in the Countryside** sets out that within the countryside, outside Settlement Boundaries, development will be permitted where it requires a countryside location and meets the essential, small scale, and local need which cannot be met within or immediately adjacent to existing settlements. Planning permission will be granted for sustainable development in the countryside where it can be demonstrated that the proposal is well related to an existing farmstead or group of buildings, or located close to an established settlement; and that the scale, siting, design and materials of the development would have minimal impact on the landscape and rural character of the area.

Evidence Base Documents

Chichester District Council Housing and Employment Land Availability Assessment (2018)

- 3.51 The latest Chichester District Council HELAA was published in August 2018 to inform the emerging local plan. The previous Strategic Housing Land Availability Assessment (SHLAA) was published in May 2014. The made WGNP referred to the 2010 CDC SHLAA and 2013/14 CDC SHLAA.
- 3.52 The 2018 HELAA assessed sites presented to CDC in 2016/2017. This included sites promoted to the Council through two 'Call for Sites' as well as sites identified by CDC through other data sources. The assessment consisted of an initial desktop review at which stage several sites were sifted out, followed by an assessment on suitability, availability and achievability for each site carried out through a combination of desktop assessment, site visits and contacting landowners and developers. An assessment review was then undertaken to assess the development potential of each site and produce an indicative housing trajectory. More details can be found in the methodology section of the 2018 HELAA report¹⁸. Of the 194 sites promoted for housing across the district, 62 were considered suitable or potentially suitable, available and achievable.
- 3.53 A further Call for Sites was undertaken by CDC between August and September 2018¹⁹. The HELAA assessment findings for these newly submitted sites are not yet available on the CDC website. WGPC have been in contact with CDC regarding the latest Call for Sites and, following this discussion, added sites WG19-2 and WG19-6 into their assessment. These sites had not previously come forward through WGPC's own Call for Sites.

Chichester District Landscape Capacity Study Extension (August 2011)

- 3.54 In 2011 the 2009 study was extended to consider the landscape capacity for towns and villages outside the Chichester Harbour AONB and newly designated South Downs National Park; and to reassess 21-character areas from the 2009 study.
- 3.55 Wisborough Green falls within Zone 17 of the 2011 Capacity Study (Plaistow, Ifold, Loxwood, Kirdford and Wisborough Green). The Capacity Study classifies Wisborough Green as being located in the North Western Low Weald character area which is defined by the lower, less steep, undulating landform which generally falls overall towards the Arun Valley to the east. Large areas of these Wealden landscapes are occupied by substantial woodland. Wisborough Green is located on a local high point, which falls relatively steeply towards the river to the south. The River Kird flows fairly close to the south and west of Wisborough Green but is separated from the settlement in places by woodland. There are significant lengths of linear housing development along the four roads which lead out of Wisborough Green to the north and east.
- 3.56 Landscape capacity is defined as the extent to which a particular area or type of landscape is able to accommodate change without significant effects on overall landscape character; or change in landscape type. Landscape sensitivity and landscape value assessments were undertaken, and the results combined to give an overall judgement relating to landscape capacity.
- 3.57 The two Landscape Character Areas most directly of relevance for Wisborough Green are 'River Kird and Southern Setting' and 'Wisborough Green Settled Low Weald'. Both these areas are considered to have moderate landscape sensitivity and substantial landscape value. For this reason, the Landscape Capacity Study concludes that both areas are considered to have low landscape capacity for development. This indicates that development in these character areas would have a significant detrimental effect on the character of the landscape as a whole and, or, the setting to existing settlement or the South Downs National Park within the District. The Capacity Study concludes that development in these character areas should only be on a very small scale and that proposals would need to demonstrate no adverse impacts on the setting to settlement on the wider landscape.

¹⁸ <https://www.chichester.gov.uk/article/29759/Housing-and-Economic-Land-Availability-Assessment>

¹⁹ <http://www.chichester.gov.uk/article/29759/Housing-and-Economic-Land-Availability-Assessment>

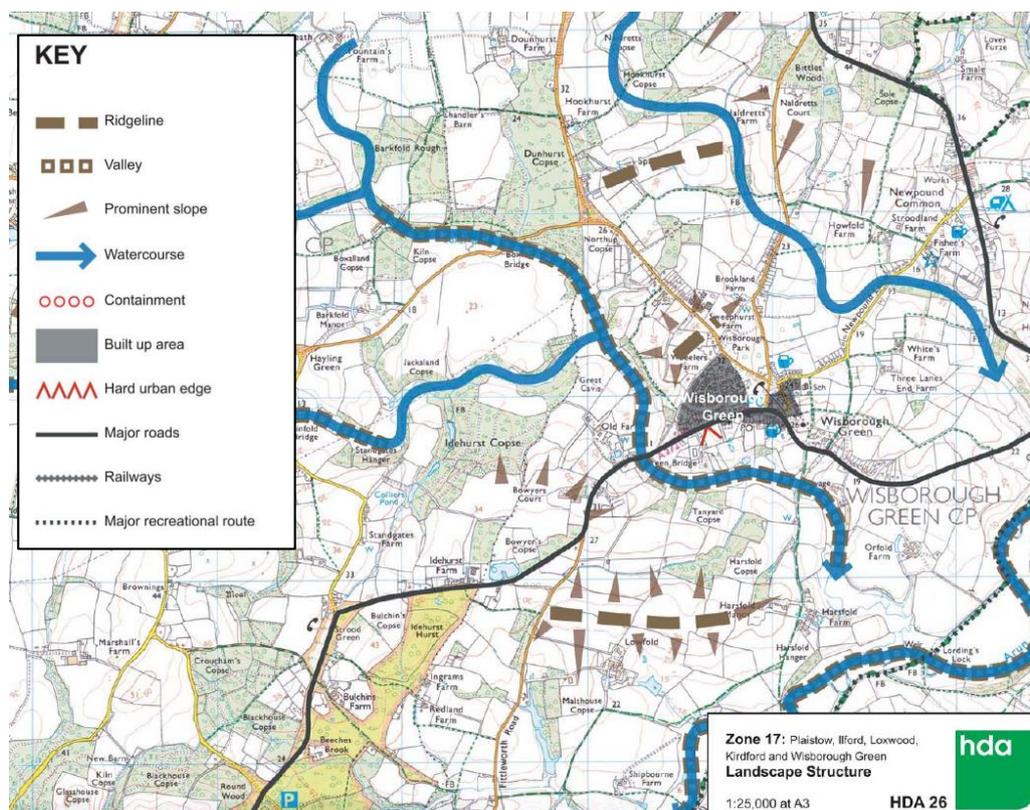


Figure 3.2: Zone 17 Landscape Structure Plan. Source: CDC Landscape Capacity Assessment, 2011

Wisborough Green Conservation Area Character Appraisal & Management Proposals (September 2010)

- 3.58 The Conservation Area Character Appraisal report identifies the character and qualities of the Wisborough Green Conservation Area and puts forward proposals for its management. It sets out the key designated and non-designated heritage assets in the village as well as important views, tree groups and focal buildings and is a material consideration in determining planning applications.
- 3.59 It sets out that the village appears to have developed along an important west to east historic route (now the A272 Petworth Road) and that it is important that the informal and open layout centred around the village green should be preserved. Wisborough Green Village Green and St. Peter's Church and churchyard are the two focal points of the conservation area.
- 3.60 The Conservation Area contains 46 individual listed buildings (mainly residential or domestic buildings), the most significant being St Peter's Church which is Grade I listed. A further 30 unlisted buildings have been identified on the Townscape Appraisal Map as being positive buildings of townscape merit, due to the interest and variety they add to the streetscape by way of their style, detailing and building materials. There are currently no locally listed buildings in the Wisborough Green Conservation Area as the local building list does not extend beyond the City of Chichester.
- 3.61 The Conservation Area Appraisal sets out that, in terms of future management, the rural character of the conservation area needs to be reinforced and protected and that any new development needs to be of an appropriate scale and height and use suitable building materials to blend in with the surrounding buildings and continue to reinforce the rural character.

Wisborough Green Design Guide (March 2017)

- 3.62 The Wisborough Green Design Guide was created by WGPC 2013 prior to the making of the Neighbourhood Plan and was updated in 2017. It sets out design guidance for development in the village and is a material consideration in determining planning applications.
- 3.63 It acknowledges that the village is characterised by older, more traditional development around the Village Green and linear development along the arterial roads out of Wisborough Green, as well as more modern

housing estate development at Butts Meadow, Carter's Way, Wyatt Close and Thornton Meadow. It splits Wisborough Green into a number of different character areas which are illustrated on the maps below :

- Character Area A – the Conservation Area;
- Character Area B – Estates and Wyatt Close (to the west of the Village Green); and
- Character Area C - Petworth Road (linear development along the Petworth Road).

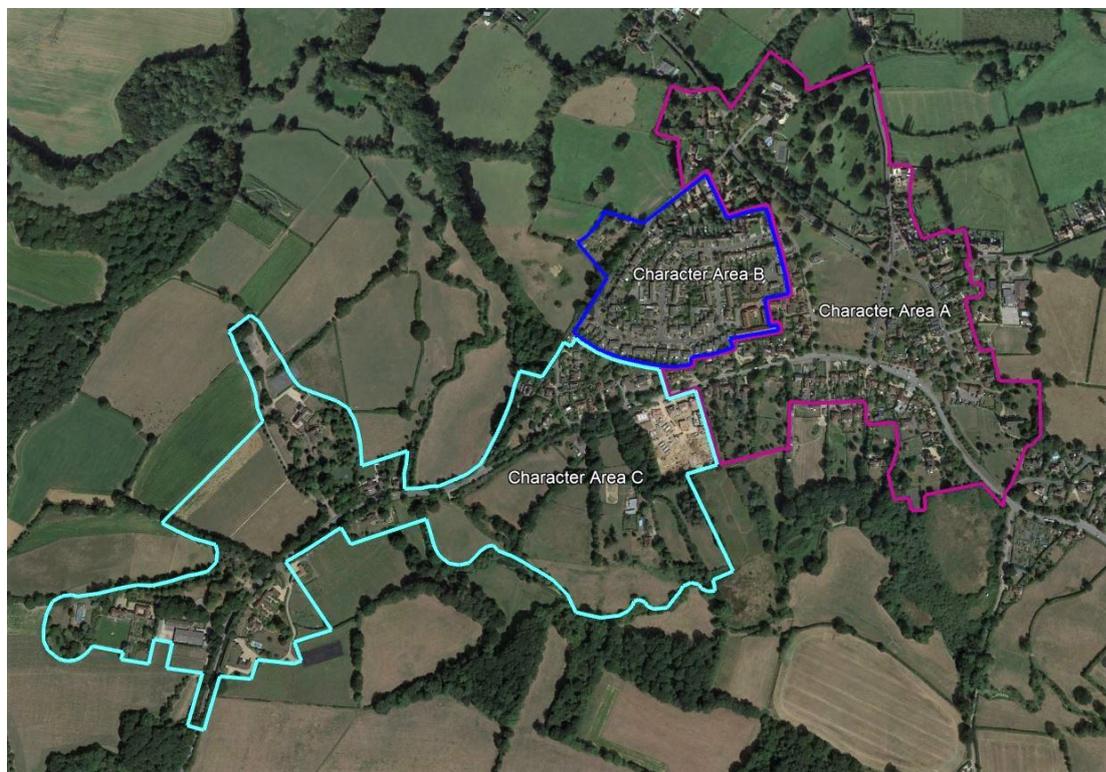


Figure 3.3: Wisborough Green Design Guide Character Areas. Source: Wisborough Green Design Guide information mapped by AECOM.

4. Site Assessment Method

- 4.1 The approach undertaken in this site assessment is based on the Government's National Planning Policy Framework (2019) and associated PPG (Assessment of Land Availability) published in 2014 with ongoing updates, which contains guidance on the assessment of land availability and the production of a HELAA as part of a local authority's evidence base for a Local Plan.
- 4.2 The relevant sections are Housing and Economic Land Availability Assessment (updated September 2018)²⁰, Neighbourhood Planning (updated September 2018)²¹ and the Neighbourhood Planning Site Assessment Toolkit²². These all encompass an approach to assessing whether a site is appropriate for allocation in a Neighbourhood Plan based on whether it is suitable, available and achievable.
- 4.3 Although an NDP is at a smaller scale than a Local Plan, the criteria for assessing the suitability of sites for housing are still appropriate. This includes an assessment of whether a site is suitable, available and achievable.
- 4.4 In this context, the methodology for identifying sites and carrying out the site appraisal is presented below.

Task 1: Identify Sites to be included in the Assessment

- 4.5 The first task to identify which sites should be considered as part of the assessments. These include:
- Sites identified by Wisborough Green Parish Council; and
 - Sites identified in the CDC HELAA (2018).

Task 2: Site Pro-Forma

- 4.6 A site appraisal pro-forma has been developed by AECOM to assess potential sites for allocation in the Neighbourhood Plan. It is based on the Government's National Planning Guidance, the Site Assessment for Neighbourhood Plans: A Toolkit for Neighbourhood Planner and the knowledge and experience gained through previous neighbourhood planning site assessments. The purpose of the pro-forma is to enable a consistent evaluation of each site against an objective set of criteria.
- 4.7 The pro-forma utilised for the assessment enabled a range of information to be recorded, including the following:
- General Information:
 - Site location and use; and
 - Site context and planning history.
 - Context:
 - Type of site (greenfield/brownfield)
 - Suitability:
 - Site characteristics;
 - Environmental considerations;
 - Heritage considerations;
 - Community facilities and services; and

²⁰ Available at: <https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment>

²¹ Available at: <https://www.gov.uk/guidance/neighbourhood-planning-2>

²² Available at: <https://neighbourhoodplanning.org/toolkits-and-guidance/assess-allocate-sites-development/>

- Other key considerations (e.g. flood risk, agricultural land and tree preservation orders)
 - Availability
- 4.8 One pro-forma was completed for each site considered through this site assessment and is included in Appendix A.

Task 3: Site assessment

- 4.9 The next task was to complete the site pro-formas. This was done through a combination of desk top assessment and site visits. The desk top assessment involved a review of the conclusions of the existing evidence, as well as using other sources, including Google Maps²³ and Google Earth²⁴, Defra's MAGIC map²⁵, Historic England mapping²⁶ and the EA's Flood Map for Planning²⁷. The desktop assessment was corroborated and verified following a site visit which allowed the team to consider aspects of the site assessment that could only be done visually. It was also an opportunity to gain a better understanding of the context and nature of the NDP Area.

Task 4: Consolidation of Results

- 4.10 Following the site visit, the desktop assessment was revisited to finalise the assessment and compare the sites to judge which were the most suitable to meet the housing requirement.
- 4.11 A 'traffic light' rating of all sites has been given based on whether the site is appropriate to be considered for allocation in the Neighbourhood Plan. The traffic light rating indicates 'green' for sites that show no constraints and are appropriate as site allocations, 'amber' for sites which are potentially suitable if issues can be resolved and 'red' for sites which are not currently suitable. The judgement on each site is based on the three 'tests' of whether a site is appropriate for allocation – i.e. the site is suitable, available and achievable.

²³ Available at: <https://www.google.co.uk/maps>

²⁴ Available at: <https://earth.google.com/web/>

²⁵ Available at: <http://magic.defra.gov.uk/magicmap.aspx>

²⁶ Available at: <https://historicengland.org.uk/listing/the-list/map-search?clearresults=True>

²⁷ Available at: <https://flood-map-for-planning.service.gov.uk/>

Task 5: Indicative Housing Capacity

- 4.12 This report includes a capacity analysis of each site where no information was provided by the site promoter. The capacity analysis is based on net housing densities and developable site area; the assumptions are detailed in **Table 4.1** below.

Table 4.1: AECOM Net Housing Density

Area	Gross to net ratio standards	Net Housing Density (dph)
Up to 0.4 ha	90%	25
0.4 ha to 2 ha	80%	25
2 ha to 10 ha	75%	25
Over 10 ha	50%	25

- 4.13 Policy DM3 of the emerging CDCLP sets out a minimum density of 35 dwellings per hectare (dph), except at accessible urban locations with transport links and good access to services, where higher densities will be encouraged and locations adjacent to sensitive locations where a lower density may be appropriate.
- 4.14 The recent planning applications approved in Wisborough Green (Land South of Meadowbank and Land at Winterfolds Paddocks) are both at a lower gross and net density as shown in **Table 4.2** below (calculating using the gross to net ratio assumptions in **Table 4.1** above). From a small sample size of two applications the net density of recent development in the neighbourhood area is in the range of 20.8 to 27.5 dph. As such, it is considered appropriate to use a lower net density figure of 25 dph for Wisborough Green to calculate the potential housing yield of each site. This conforms with the existing Wisborough Green Policy DS1 requirement to reflect the immediate character of the street or area within which it is situated; and emerging CDC Policy DM3 which, whilst advocating a minimum net density of 35dph, advocates lower density development in more sensitive locations and for proposals to take into account the existing density of the site and its surroundings.

Table 4.2: Gross and Net Density of recent applications in Wisborough Green

Site Name	Site size (ha)	No. of dwellings	Gross density	Net density (using 80% gross to net ratio)
Land South of Meadowbank (WGNP site SS1)	1.5	25	16.67 dph	20.8 dph
Winterfold, Durbans Road (WGNP site SS4)	1	22	22 dph	27.5 dph

- 4.15 The indicative housing capacities have been calculated so that the sites can be compared and because it is useful to have an idea of capacity when planning to meet an identified requirement.
- 4.16 Different densities than suggested in this report may be appropriate to apply to the sites in the NDP (resulting in different capacities) given site specific circumstances. As a starting point, it is recommended that number of houses allocated per site is consistent with the existing density of the village's built up area and appropriate for the context and setting of the site, considering the site-specific characteristic and constraints.
- 4.17 The site capacities, which are based on the gross to net ratios above, stated are for illustrative purposes only.

5. Site Assessment

Identified sites

5.1 The sites to be considered through this site appraisal have been identified through:

- CDC's HELAA report (2018); and
- Wisborough Green Parish Council.

HELAA 2018 Sites

5.2 The CDC HELAA (August 2018) considered 6 sites in the WGNP Area. These sites were identified through two 'Call for Sites' in 2016/2017, as well as sites identified by CDC through other data sources. The sites are illustrated by **Figure 5.1** and presented in **Table 5.1** which shows the conclusions of the HELAA.

5.3 For completeness, the rejected HELAA site HWG0018 and the suitable, available and achievable HELAA site HWG0011 have been re-assessed in this report, to ensure that all sites have been assessed equally and can be compared on a consistent basis.

Table 5.1: Sites Identified in the CDC HELAA (2018)

Site Ref.	Site Address	Capacity (dwellings)	SHELAA conclusion	Planning Applications
HWG0002	Winterfold Paddocks	22	Planning Permission/ under construction. Allocated in made WGNP.	15/03366/OUT 17/03677/REM
HWG0003	Land south of Meadow Bank	25	Planning Permission/ under construction. Allocated in made WGNP.	14/00748/OUT 16/02096/REM
HWG0011	Land east of St Peter's Church	20	Achievable	n/a
HWG0015 (Newpound)			Rejected (below size threshold, remote from Wisborough Green)	
HWG0017	EP Clark and Co Yard	11	Allocated in made WGNP	n/a
HWG0018	Land at Coed Afal		Rejected due to significant access constraints	n/a

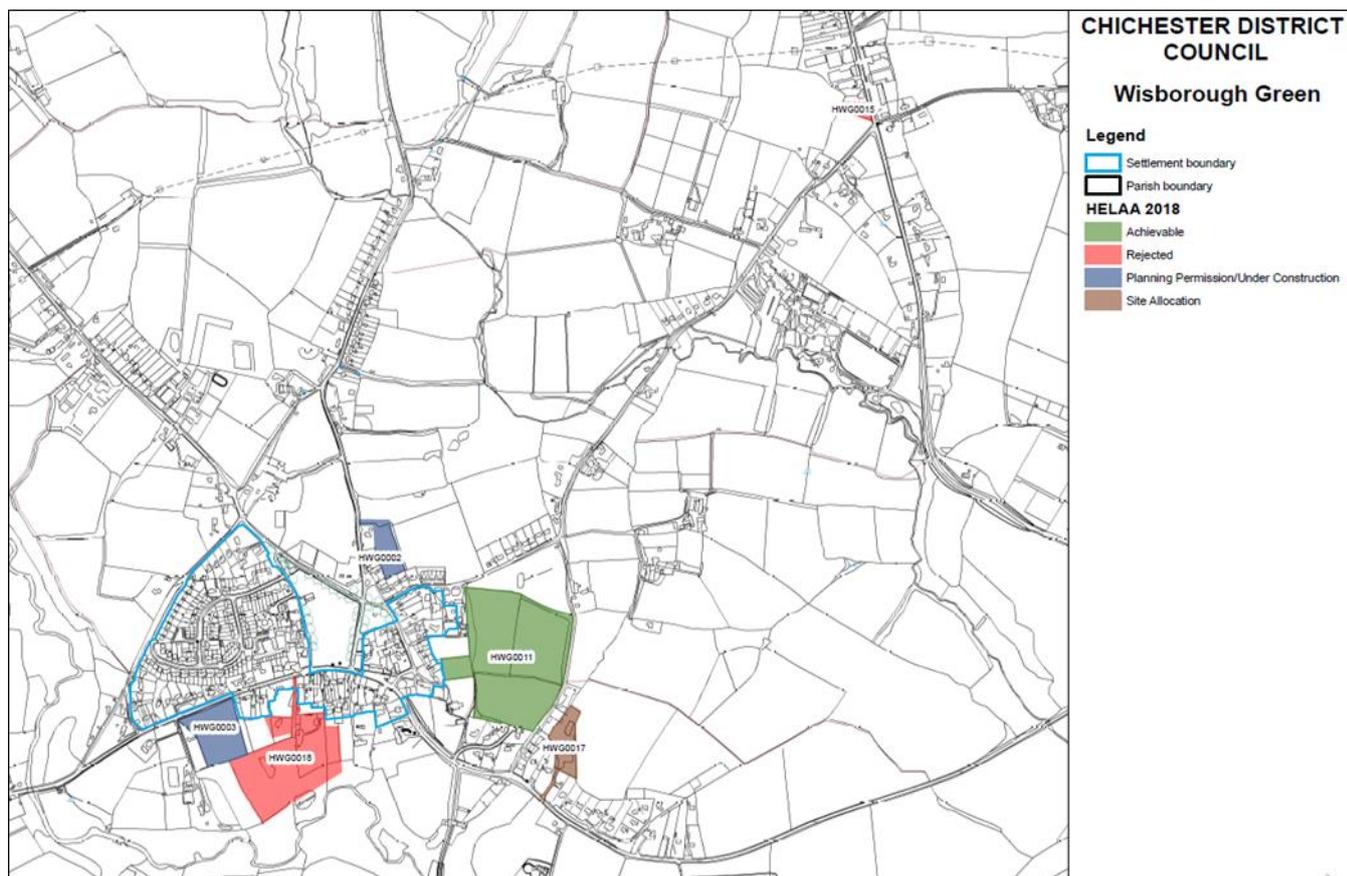


Figure 5.1: HELAA 2018 Parish map for Wisborough Green. Source: CDC HELAA 2018

Note: While HWG0002 is shown on this map as the site identified as Winterfold Garden by WGPC in the section below, CDC have confirmed that this is a mapping error and that the HWG0002 HELAA reference refers to the Winterfold Paddocks planning permission for 22 dwellings directly to the east.

Sites identified by Wisborough Green Parish Council



5.5 **Figure 5.2.** WGNP initially submitted the 12 sites which had been identified through their Call for Sites to AECOM for assessment. However, following discussion with CDC regarding the most recent Call for Sites, WGPC included a further two sites in their assessment (WG19-2 and WG19-6) and AECOM have undertaken a review of these sites. 12 of these sites have previously been assessed by the group through the Call for Sites held in 2014 to inform the allocations in the made WGNP.

5.6 WG19-7 Paddock View Field forms part of a larger site assessed through the 2018 HELAA (HWG0018) which has also been included in this assessment as WG19-6. The HELAA concluded that WG19-6 was not suitable for development and rejected it. WG19-8, Glebe Field, also forms part of a larger site assessed in the 2018 HELAA (HWG0011). The HELAA concluded that this was an achievable site.



5.8 **Figure 5.2,** and shown in detail within their respective pro-forma in **Appendix A – Sites Pro-formas.**

Table 5.2: Sites identified by Wisborough Green Parish Council (2019)

Site Ref.	Site Source.	Site Name / Address	HELAA 2018 Reference	Site Ref. in 2014 NP Site Assessment	Gross Site Area (Ha)	Planning Applications
WG19-1	WGPC Call for Sites	Spring Meadow		New	1	
WG19-2	WGPC following discussions with CDC	Ansell's Yard		WG4	1.2	
WG19-3	WGPC Call for Sites	Tanglewood Nursery		WG5	0.34	
WG19-4	WGPC Call for Sites	Stable Field		WG7	1.35	19/00360/FUL: Change of use of agricultural field and associated works to community sportsfield for 5 years. Decision: Pending consideration.
WG19-5	WGPC Call for Sites	Winterfold Garden		WG12	0.65	14/01365/FUL: Replacement dwelling house to copy existing building with original external finishes (as amended by granted WR/13/01722). Decision: Refused. Allowed at appeal.
WG19-6	WGPC following discussions with CDC	Land south of A272	HWG0018	WG23	3.37	
WG19-7	WGPC Call for Sites	Paddock View Field	Part of HWG0018	Part of WG23	1.2	
WG19-8	WGPC Call for Sites	Glebe Field	Part of HWG0011	WG16	1.89	
WG19-9	WGPC Call for Sites	Collard Garden		New	0.14	

Site Ref.	Site Source.	Site Name / Address	HELAA 2018 Reference	Site Ref. in 2014 NP Site Assessment	Gross Site Area (Ha)	Planning Applications
WG19-10	WGPC Call for Sites	Macdonalds Field		WG19	0.25	
WG19-11	WGPC Call for Sites	Famagates Field 1		WG21	0.49	
WG19-12	WGPC Call for Sites	Famagates Field 2		WG21	0.64	
WG19-13	WGPC Call for Sites	Famagates Field 3		WG20	2.72	
WG19-14	WGPC Call for Sites	Newpound Field		WGN3	3.6	



Figure 5.2: Sites taken forward for assessment. Source: AECOM, WGPC

Summary of Site Appraisals

- 5.9 Sites identified in the section above have been assessed to consider whether they would be appropriate for allocation for housing in the WGNP.
- 5.10 **Table 5.3** sets out a summary of the site assessments. This includes an indicative site capacity and the proforma conclusions.
- 5.11 The final column is a 'traffic light' rating for each site, indicating whether the site is appropriate for allocation. **Red** indicates the site is not appropriate for allocation within the WGNP. **Amber** indicates that the site is potentially suitable for allocation within the NDP subject to the mitigation of constraints. **Green** indicates site is appropriate for allocation within the NDP. The summary should be read alongside the completed proformas presented in **Appendix A**.
- 5.12 The sites are illustrated in Error! Reference source not found. which shows that of the 14 sites, there are no sites which are considered to be appropriate for housing allocation with minor or no constraints (green ratings); however, 7 sites are considered to present minor and/ or major constraints and are, therefore, potentially suitable subject to the mitigation of constraints.

Table 5.3: Site Assessment Summary (further details in pro-formas in Appendix A)

Site Ref.	Site Source	Site Address	Site Type	Gross Site Area (Ha)	Indicative Capacity ²⁸	Neighbourhood Plan Site Assessment Summary	Traffic Light Rating
WG19-1	WGPC Call for Sites	Spring Meadow	Housing	1	20	<ul style="list-style-type: none"> The site is not considered suitable for development. While it lies on the urban edge, it has high landscape value leading out to the open countryside with long views and is considered to have high sensitivity. Development here would appear incongruous. The narrow, one-way access to the site is a serious constraint as there is little opportunity to widen it. 	
WG19-2	Identified by WGNP following discussions with CDC.	Ansell's Yard	Housing/ Office space	1.2	19 (based on net developable area of 0.78ha provided by landowner)	<ul style="list-style-type: none"> There is no clear agreement on providing safe pedestrian access to the village centre. This is a significant constraint which the neighbourhood group would need to address with the local highway authority. There appear to be a number of existing small businesses operating out of the site which would be unlikely to remain if the site were redeveloped, particularly noisier B8 industries. Both the adopted CDC LP and WGNP contain policies to retain and safeguard existing employment sites where possible. The site does not have significant landscape value and development would not negatively impact any valued landscapes or heritage assets. 	
WG19-3	WGPC Call for Sites	Tanglewood Nursery	Housing	0.34	6	<ul style="list-style-type: none"> There is currently no safe pedestrian access to the village centre. This is a significant constraint which the neighbourhood group would need to address with the local highway authority. If appropriate pedestrian access could be provided, this site could be suitable. The site has a number of greenhouses on it which are currently rented out, but it is no longer run as a business. The site has no significant landscape value in itself and, given that it is already developed, redevelopment of the site would not have an adverse impact on the surrounding area or land uses. While the site lies outside the settlement boundary, it forms part of the existing linear development stretching out from Wisborough Green along Kirdford Road and could be a successful infill development. 	
WG19-4	WGPC Call for Sites	Stable Field	Housing	1.35	12 (based on net developable area of	<ul style="list-style-type: none"> Only the western section of the site is proposed for housing development. The remaining section of the field is proposed for community sports use and there is currently a live application with CDC regarding this. The site is outside the settlement boundary; however, this stretch of Kirdford Road has been developed for housing and development there would 	

²⁸ Based on AECOM ratios (see Indicative Housing Capacity in section 3) and areas measured taken from Google Earth polygons.

Site Ref.	Site Source	Site Address	Site Type	Gross Site Area (Ha)	Indicative Capacity ²⁸	Neighbourhood Plan Site Assessment Summary	Traffic Light Rating
					0.48ha provided by landowner)	<p>not appear out of place. The site is designated as a Local Gap in the made WGNP. Containing development in the western part of the site would leave the rest of the site open maintaining the local gap and would avoid development directly adjacent to the conservation area.</p> <ul style="list-style-type: none"> A new access would have to be created, however the access point is constrained by TPO protected trees bordering Kirdford Road. The road bends to the east and rises to the west reducing visibility. There is currently no safe pedestrian access to the village centre. This is a significant constraint which the neighbourhood group would need to address with the local highway authority. Without appropriate access being secured (including pedestrian access), this site would not be appropriate. Any development would need to be sensitive to the setting of the Grade II listed building that lies to the north east of the site. 	
WG19-5	WGPC Call for Sites	Winterfold Garden	Housing	0.65	11 (based on net developable area of 0.44ha provided by landowner)	<ul style="list-style-type: none"> The site is not within the settlement boundary but is on the edge of the urban development. It could be possible to develop a loop of 10-15 houses on the site; however, the site's proximity to heritage assets, including a listed public house, is a constraint to the site and any development would have to be sensitively designed to overcome this. The site would lead to the loss of open space in the centre of the village and a traditional orchard pattern. However, this land is not currently public, visible and accessible. When the adjacent Winterfold site is built out the site will be surrounded by housing. 	
WG19-6	Identified by WGNP following discussions with CDC.	Land south of A272	Housing	3.37	63	<ul style="list-style-type: none"> Access to the site is too narrow with little opportunity to widen it. The site is large and, if fully developed, would change the existing development pattern of the village. The site is also considered to be of medium sensitivity in terms of landscape and visual impact. 	
WG19-7	WGPC Call for Sites	Paddock View Field	Housing	1.2	24	<ul style="list-style-type: none"> The site would provide new dwellings in the village centre in close proximity to amenities. However, the access to the site is currently inappropriate (narrow and already providing access to a number of sites) and it would be difficult for it to be upgraded to support further development. Given its location in the village centre and the view of the Church from the eastern edge of the site, development would need to be sensitive to its setting. 	

Site Ref.	Site Source	Site Address	Site Type	Gross Site Area (Ha)	Indicative Capacity ²⁸	Neighbourhood Plan Site Assessment Summary	Traffic Light Rating
						<ul style="list-style-type: none"> The site is also considered to be of medium sensitivity in terms of landscape and visual impact. 	
WG19-8	WGPC Call for Sites	Glebe Field	Housing	1.89	18-35 (range based on development of half or entire site as provided by landowner)	<ul style="list-style-type: none"> The site is well-located and good access could be provided via Glebe Way. There is good pedestrian access to the village. However, the proximity to the Grade I listed church is a constraint and any development would have to be very sensitive to the setting of the church, mitigating any adverse impact from the development. Development is proposed only on the eastern side of the site (furthest from the church) leaving an open space between the Church and any new development. 	
WG19-9	WGPC Call for Sites	Collard Garden	Housing	0.14	3	<ul style="list-style-type: none"> This site is currently a residential garden with capacity to provide 3-4 houses. The site is well-screened and has little landscape value. There is possible access via the drive/bridleway to west of the site. The site is located next to the Clark's Yard site which is allocated in the made WGNP but is yet to come forward for development. If it could be confirmed that access is agreed in principle, then this site could potentially be a green. 	
WG19-10	WGPC Call for Sites	Macdonalds Field	Housing	0.25	6	<ul style="list-style-type: none"> The land is adjacent to the allocated Clark's Yard site and if this allocated site were brought forward, it would make this proposed site more suitable. The site currently has no suitable access without agreement with either Clark's Yard or the owner of the small builder's yard to the north of WG19-9. Agreement on access is necessary for this site to be considered suitable. The access to Clark's Yard and this site is narrow and WGPC should discuss with the local highway authority whether this site is suitable for the proposed number of dwellings. While the site has no significant landscape value in itself, it is not obviously bounded and could set a precedent for further development and erosion of the village setting. 	
WG19-11	WGPC Call for Sites	Farnagates Field 1	Housing	0.49	10	<ul style="list-style-type: none"> The field forms part of the wider agricultural setting of the village and offers some long views towards the Downs on the west of the site. Development on this site would be visible from the A272, particularly when entering the village from the eastern side. 	

Site Ref.	Site Source	Site Address	Site Type	Gross Site Area (Ha)	Indicative Capacity ²⁸	Neighbourhood Plan Site Assessment Summary	Traffic Light Rating
						<ul style="list-style-type: none"> This particular site is relatively contained, adjacent to and opposite existing development and, with sensitive design, could be made suitable for development. The current field access would need to be upgraded to improve visibility. While the wide landscape could accommodate some development, it may not be appropriate to develop the whole site, particularly towards the southern end of the site as it stretches down to the River Kird. 	
WG19-12	WGPC Call for Sites	Farnagates Field 2	Housing	0.64	13	<ul style="list-style-type: none"> The field forms part of the wider agricultural setting of the village and offers some long views towards the Downs on the western side of the site. The eastern side of the site lies behind Farnagates House. Development on this site would be visible from the A272, particularly when entering the village from the eastern side. Any development would need to be sensitive to the setting of the adjacent Grade II listed building (Farnagates House). This site is separated from the existing built up area to the west by WG19-11. There is no clear access to the site. While the wide landscape could accommodate some development with sensitive design, development of the whole site may not be appropriate, and the neighbourhood group could consider allocating only part of the site. 	
WG19-13	WGPC Call for Sites	Farnagates Field 3	Housing	2.72	51	<ul style="list-style-type: none"> This is a large site and development of the site at a scale that would change the character of the surrounding area would not be appropriate. The landowner is open to developing only parts of the site if preferable; this would make the site more suitable. The field forms part of the wider agricultural setting of the village. Development on this site would be visible from the A272, particularly when entering the village from the eastern side. The access to the site is on a bend with poor visibility. Access via WG19-11 and 12 would only be relevant if these sites were developed. 	
WG19-14	WGPC Call for Sites	Newpound Field		3.6	68	<ul style="list-style-type: none"> The site is situated a significant distance from Wisborough Green with no pedestrian access to the village. It is considered to be in an unsustainable location for development. A large development would not be suitable in this location as there is only limited existing development at Newpound Common. 	

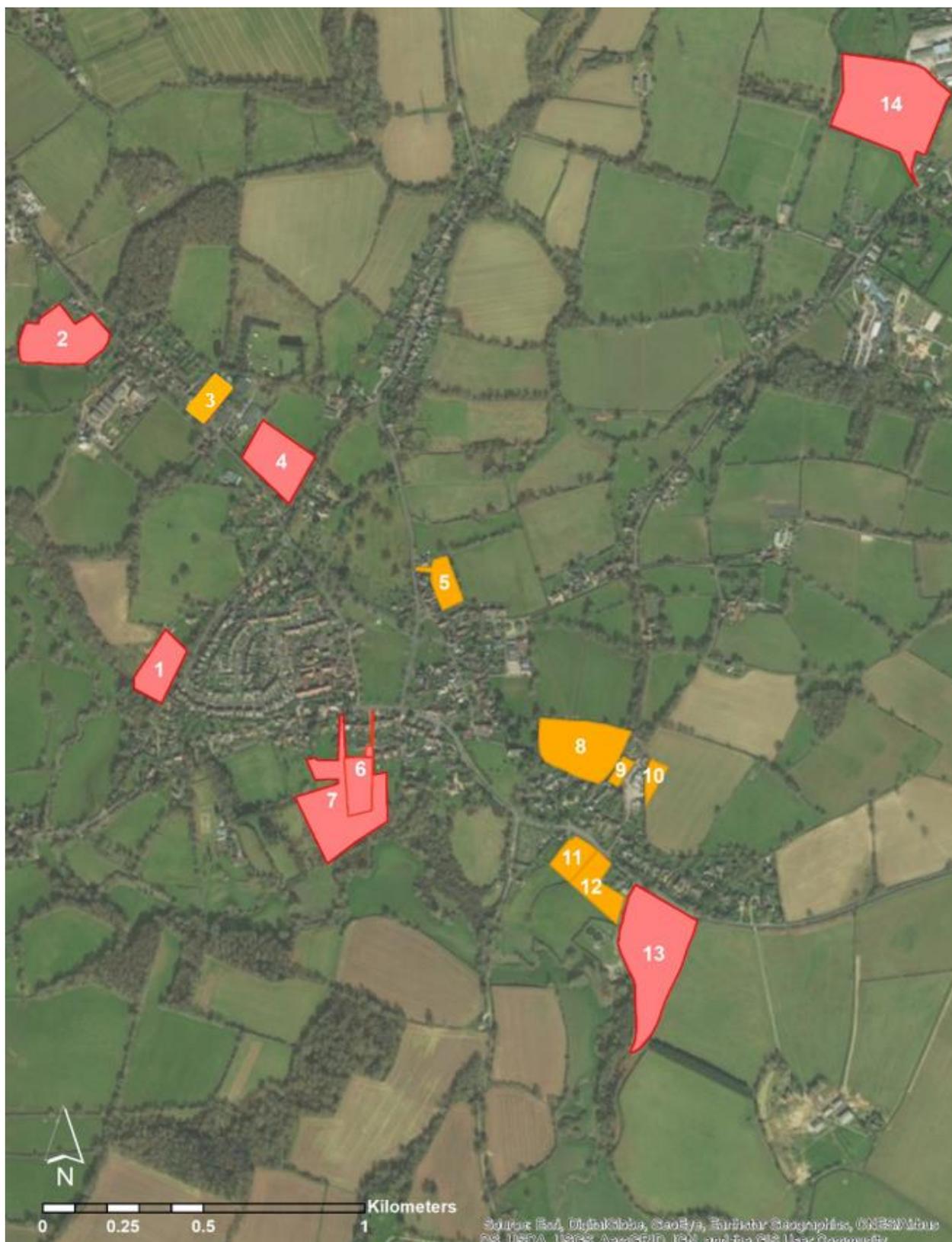


Figure 5.3: Summary of Assessed sites suitability. AECOM

6. Conclusions

Site Assessment Conclusions and Housing Requirement

- 6.1 A total of 14 sites were identified to be assessed for their suitability for allocation for housing within the WGNP review. These were identified by WGPC and the 2018 HELAA.
- 6.2 Two of the 14 sites had been previously assessed through the HELAA (2018) which concluded that one HELAA site was not suitable and the other had potential for development. For completeness and consistency these sites have been reassessed in this Site Option Assessment Report to ensure that the sites are assessed on a comparable basis, alongside the remaining 12 sites identified by WGNP.
- 6.3 The site assessment has found that there are no sites without constraints that are considered suitable for allocation within the NDP.
- 6.4 However, 7 sites were found to be potentially suitable for allocation for housing, subject to the mitigation of constraints. These would have a combined capacity of 67-84 dwellings. These sites are as follows:
- WG19-3 Tanglewood Nursery (6 dwellings)
 - WG19-5 Winterfold Garden (11 dwellings)
 - WG19-8 Glebe Field (18 (half site) -35 (full site) dwellings)
 - WG19-9 Collard Garden (3 dwellings)
 - WG19-10 Macdonalds Farm (6 dwellings)
 - WG19-11 Farnagates Field 1 (10 dwellings)
 - WG19-12 Farnagates Field 2 (13 dwellings)
- 6.5 The remaining 7 sites are not considered suitable or available for residential development and therefore not appropriate for allocation in the Neighbourhood Plan. These are:
- WG19-1 Spring Meadow (20 dwellings)
 - WG19-2 Ansells Yard (19 dwellings)
 - WG19-4 Stable Field (12 dwellings)
 - WG19-6 Land South of the A272 (63 dwellings)
 - WG19-7 Paddock View Field (24 dwellings)
 - WG19-13 Farnagates Field 3 (51 dwellings)
 - WG19-14 New pound Field (68 dwellings)

Next Steps

- 6.6 The next steps will be for the Parish Council to select the sites for allocation in the Neighbourhood Plan, based on the findings of this report; and an assessment of viability; the Neighbourhood Plan vision and objectives; community consultation and discussion with CDC.
- 6.7 Sites in the amber category may need further advice or assessment which it is not possible to address through this high-level assessment. Such advice could be commissioned through specialist consultants or in conjunction with relevant officers at CDC (e.g. heritage) and West Sussex County Council (e.g. highways, education, waste, and infrastructure).

6.8 WGPC are advised to discuss the potentially suitable sites with CDC and with landowners and site promoters to understand how each site could help the Parish Council fulfil the emerging objectives of the WGNP review.

6.9 The site selection process should be based on the following:

- The findings of this site assessment;
- Discussions with CDC;
- Local criteria that can be applied to differentiate between suitable sites, in particular the extent to which the sites support the vision and objectives for the Neighbourhood Plan; and
- The potential for the sites to meet identified infrastructure needs of the community, including through Community Infrastructure Levy contributions.

Viability

6.10 As part of the site selection process, it is recommended that WGPC discusses site viability with CDC. Viability appraisals for individual sites may already exist. If not, it is possible to use the Council's existing viability evidence (such as an "Affordable Housing Viability Assessment" or "Whole Plan Viability Study") to test the viability of sites proposed for allocation in the NDP. This can be done by 'matching' site typologies used in existing reports, with sites proposed by the WGPC to give an indication of whether a site is viable for development and, therefore, likely to be delivered. In addition, any landowner or developer promoting a site for development should be contacted to request evidence of viability.

Appendix A – Sites Pro-formas

Site Details (WG19-1)

Topic	Details
Neighbourhood Plan Name/Site Reference	WG19-1
	
Site Address / Location	Spring Meadow, Montague Farm Land adjacent to the Luth
Gross Site Area (Hectares)	1
SHLAA/SHELAA Reference (if applicable)	n/a
SHLAA/SHELAA Conclusions (if applicable)	n/a
Existing land use	Agricultural Pasture
Land use being considered, if known (e.g. housing, community use, commercial, mixed use)	Housing
Development Capacity (if known)	20
Site identification method / source (e.g. SHELAA, Call for Sites consultation, identified by neighbourhood planning group)	WGNP Call for Sites
Planning history (Live or previous planning applications/decisions)	No known planning history since 2000
Neighbouring uses	Carters Way to east. Open countryside to north, south and west.

Assessment of Suitability

Environmental Constraints

Indicator of Suitability	Assessment
<p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations: <i>Yes / No / partly or adjacent</i></p> <p><i>Ancient Woodland</i> <i>Area of Outstanding Natural Beauty (AONB)</i> <i>Biosphere Reserve</i> <i>Local Nature Reserve (LNR)</i> <i>National Nature Reserve (NNR)</i> <i>National Park</i> <i>Ramsar Site</i> <i>Site of Special Scientific Interest (SSSI)*</i> <i>Special Area of Conservation (SAC)</i> <i>Special Protection Area (SPA)</i></p> <p><i>Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p><i>Skiffs Wood Ancient & Semi-natural Woodland lies approximately 35m to the north west of the site.</i></p> <p><i>The site lies approximately 650m from The Mens SSSI and SAC which falls just within the South Downs National Park boundary.</i></p> <p><i>The site falls within the SSSI Impact Risk Zone and it would be necessary to consult Natural England.</i></p>
<p>Site is predominantly, or wholly, within or adjacent to the following non-statutory environmental designations: <i>Yes / No / partly or adjacent</i></p> <p><i>Green Infrastructure Corridor</i> <i>Local Wildlife Site (LWS)</i> <i>Public Open Space</i> <i>Site of Importance for Nature Conservation (SINC)</i> <i>Nature Improvement Area</i> <i>Regionally Important Geological Site</i> <i>Other</i></p>	<p><i>No</i></p>
<p><i>Site is predominantly, or wholly, within Flood Zones 2 or 3?</i></p> <p>See guidance notes: <i>Flood Zone 1: Low Risk</i> <i>Flood Zone 2: Medium Risk</i> <i>Flood Zone 3 (less or more vulnerable site use): Medium Risk</i> <i>Flood Zone 3 (highly vulnerable site use): High Risk</i></p>	<p><i>No</i></p>

Indicator of Suitability	Assessment
<p>Site is at risk of surface water flooding?</p> <p>See guidance notes: Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i> > 15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i></p>	<p>The bottom end of the site is at low risk of surface flooding.</p>
<p>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</p> <p>Yes / No / Unknown</p>	<p>Unknown. Some loss of Grade 3; however, unknown whether this is 3a or b.</p>
<p>Site contains habitats with the potential to support priority species?</p> <p>Does the site contain local wildlife-rich habitats?</p> <p>Is the site part of:</p> <p>a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); wildlife corridors (and stepping stones that connect them); and/or an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</p> <p>Yes / No / Unknown</p>	<p>No. However, there could be potential for protected species; an ecological survey would be required ahead of any planning application.</p>
<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</p> <p>Yes / No / Unknown</p>	<p>No</p>

Physical Constraints

Indicator of Suitability	Assessment
<p><i>Is the site:</i></p> <p>Flat or relatively flat Gently sloping or uneven Steeply sloping</p>	<p>Site is very uneven and slopes steeply away from Carters Way to west and south.</p>
<p><i>Is there existing vehicle access to the site?</i></p> <p>Yes / No / Unknown</p>	<p>Access would have to be created off Carter's Way. Access is proposed in south east corner of the site with access coming up from two narrow lanes to the south (The Luth). Access would be narrow and one-way with little opportunity to widen it. It is unlikely that the proposed access could support a development of 10 or so houses on the site.</p>
<p><i>Is there existing pedestrian/cycle access to the site?</i></p> <p><i>Pedestrian?</i> Yes / No / Unknown</p> <p><i>Cycle?</i> Yes / No / Unknown</p>	<p>There is pedestrian access along pavement to Village Green.</p> <p>There is cycle access along the road, but no designated cycle path.</p>
<p><i>Are there any known Tree Preservation Orders on the site?</i></p> <p>Yes / No / Unknown</p>	<p>No</p>
<p><i>Are there veteran/ancient or other significant trees within or adjacent to the site? Are they owned by third parties?</i></p> <p><i>Significant trees?</i> Yes, within / Yes, adjacent / No / Unknown</p> <p><i>Potentially veteran or ancient trees present?</i> Yes, within / Yes, adjacent / No / Unknown</p> <p><i>Owned by third parties?</i> Yes / No / Unknown</p>	<p>Unknown</p>
<p><i>Are there any Public Rights of Way (PRoW) crossing the site?</i></p> <p>Yes / No / Unknown</p>	<p>Yes. PROW along eastern edge of site adjacent to Carters Way. Footpath runs through southern part of site along fence line/hedgerow to Skiffs Wood.</p>
<p><i>Is the site likely to be affected by ground contamination?</i></p> <p>Yes / No / Unknown</p>	<p>Unknown - would require more detailed examination</p>
<p><i>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</i></p> <p>Yes / No / Unknown</p>	<p>No</p>

Indicator of Suitability	Assessment
<p><i>Would development of the site result in a loss of social, amenity or community value?</i></p> <p>Yes / No / Unknown</p>	<p>May lead to loss of public access across eastern edge and southern part of site along footpath.</p>

Accessibility

Factor	Guidance	
<p>Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. Additional facilities can be added to the list. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk. This can be measured using Google Maps: https://www.google.com/maps</p>		
What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Comments
Town / local centre / shop	<p><400m</p> <p>400-1200m</p> <p>>1200m</p>	<p>Approximately 675m from village store and post office in Wisborough Green. Billingshurst is nearest local centre.</p>
Bus /Tram Stop	<p><400m</p> <p>400-800m</p> <p>>800m</p>	<p>Very limited bus service to/ from Horsham and Worthing. Services do not go everyday.</p>
Train station	<p><400m</p> <p>400-1200m</p> <p>>1200m</p>	<p>Nearest train station in Billingshurst approx. 3.2miles/ 5km</p>
Primary School	<p><400m</p> <p>400-1200m</p> <p>>1200m</p>	<p>Approximately 850m from Wisborough Green Primary School</p>
Secondary School	<p><1600m</p> <p>1600-3900m</p> <p>>3900m</p>	<p>Nearest Secondary School in Billingshurst approx. 3.2 miles/ 5km</p>
Open Space / recreation facilities	<p><400m</p> <p>400-800m</p> <p>>800m</p>	<p>Approximately 675m from the Village Green (LGS1).</p>
Cycle Route	<p><400m</p> <p>400-800m</p> <p>>800m</p>	<p>No known cycle route – n/a</p>

Landscape and Visual Constraints

This section should be answered based on existing evidence (see guidance notes) or by a qualified landscape consultant.

Indicator of Suitability	Assessment
<p><i>Is the site low, medium or high sensitivity in terms of landscape?</i></p> <p><i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i></p> <p><i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i></p> <p><i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i></p>	<p>The site and surrounding area to west is open leading down to an area of Woodland, including ancient woodland, and the river. It is representative of the landscape character of the local area and would be susceptible to development.</p>
<p><i>Is the site low, medium or high sensitivity in terms of visual amenity?</i></p> <p><i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i></p> <p><i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i></p> <p><i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i></p>	<p>The site is visually open and has high intervisibility with the surrounding landscape with long views across the countryside. Development here would impact these long views.</p>

Heritage Constraints

Indicator of Suitability	Assessment
<p>Would the development of the site cause harm to a designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible</i> <i>Some impact, and/or mitigation possible</i> <i>Limited or no impact or no requirement for mitigation</i></p>	<p>Outside Conservation Area. No other heritage designations.</p>
<p>Would the development of the site cause harm to a non-designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible</i> <i>Some impact, and/or mitigation possible</i> <i>Limited or no impact or no requirement for mitigation</i></p>	<p>No</p>

Planning policy constraints

Indicator of Suitability	Assessment
<p><i>Is the site in the Green Belt?</i> Yes / No / Unknown</p>	<p>No</p>
<p><i>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</i> Yes / No / Unknown</p>	<p>No</p>
<p>Are there any other relevant planning policies relating to the site?</p>	<p>No</p>
<p><i>Is the site:</i> Greenfield A mix of greenfield and previously developed land Previously developed land?</p>	<p>Greenfield</p>
<p><i>Is the site within, adjacent to or outside the existing built up area?</i> Within the existing built up area (infill)? Adjacent to and connected to the existing built up area? Outside and not connected to the existing built up area?</p>	<p>Adjacent to existing built up area</p>
<p><i>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</i> Within the existing settlement boundary? Adjacent to and connected to the existing settlement boundary? Outside and not connected to the existing settlement boundary?</p>	<p>Adjacent to Settlement Boundary</p>
<p><i>Would development of the site result in neighbouring settlements merging into one another?</i> Yes / No / Unknown</p>	<p>Development would not lead to coalescence</p>
<p>Is the size of the site large enough to significantly change the size and character of the existing settlement? Yes / No / Unknown</p>	<p>No</p>

Assessment of Availability

Indicator of Availability	Assessment
Is the site available for development? <i>Yes / No / Unknown.</i>	Available
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? <i>Yes / No / Unknown.</i>	No known legal or ownership problems.
Is there a known time frame for availability? Available now / 0-5 years / 6-10 years / 11-15 years.	No known time frame

Viability

Indicators of Viability	Assessment
Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? <i>Yes / No / Unknown.</i> <i>What evidence is available to support this judgement?</i>	No

Conclusions

Conclusions	Assessment
Summary of key constraints affecting the site	<ul style="list-style-type: none"> • Topography is very uneven • Adverse landscape and visual impact • Access via narrow, one-way road
How much development is proposed on the site/ what is the development capacity, if known?	20
What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)	Unknown

Conclusions	Assessment
Other key information	
<p>Overall rating (Red/Amber/Green)</p> <p>The site is suitable, available and achievable</p> <p>The site is potentially suitable, available and achievable</p> <p>The site is not currently suitable, available and achievable</p>	<p>The site is not currently suitable, available and achievable.</p>
Summary of justification for rating	<ul style="list-style-type: none"> The site is not considered suitable for development. While it lies on the urban edge, it has high landscape value leading out to the open countryside with long views and is considered to have high sensitivity. Development here would appear incongruous. The narrow, one-way access to the site is a significant constraint as there is little opportunity to widen it.

Site Details (WG19-2)

Topic	Details
Neighbourhood Plan Name/Site Reference	WG19-2
	
Site Address / Location	Ansells Yard and Horseshoe House
Gross Site Area (Hectares)	1.2
SHLAA/SHELAA Reference (if applicable)	n/a
SHLAA/SHELAA Conclusions (if applicable)	n/a
Existing land use	Residential, Light Industrial, Storage (B1, B2, B8)
Land use being considered, if known (e.g. housing, community use, commercial, mixed use)	Fully residential or mixed use development (with B1 but unlikely to include B8)
Development Capacity (if known)	19
Site identification method / source (e.g. SHELAA, Call for Sites consultation, identified by neighbourhood planning group)	Identified by WGPC following discussions with CDC
Planning history (Live or previous planning applications/decisions)	No known planning history since 2000
Neighbouring uses	Some residential development and farm to south and residential on opposite side of road. Otherwise surrounded by agricultural farmland.

Assessment of Suitability

Environmental Constraints

Indicator of Suitability	Assessment
<p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations: <i>Yes / No / partly or adjacent</i></p> <p><i>Ancient Woodland</i> <i>Area of Outstanding Natural Beauty (AONB)</i> <i>Biosphere Reserve</i> <i>Local Nature Reserve (LNR)</i> <i>National Nature Reserve (NNR)</i> <i>National Park</i> <i>Ramsar Site</i> <i>Site of Special Scientific Interest (SSSI)*</i> <i>Special Area of Conservation (SAC)</i> <i>Special Protection Area (SPA)</i></p> <p><i>Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p>The site lies opposite (approximately 75m) an area of Ancient & Semi-natural Woodland.</p> <p>The site is approximately 475m to east of Northup Copse Ancient & Semi-natural Woodland and Dunhurst Copse Ancient & Semi-natural Woodland.</p> <p>The site is approximately 700m from The Mens SSSI and SAC which falls just within the South Downs National Park boundary.</p> <p>The site falls within the SSSI Impact Risk Zone; it may be necessary to consult Natural England as the proposal involves the development of a greenfield paddock.</p>
<p>Site is predominantly, or wholly, within or adjacent to the following non-statutory environmental designations: <i>Yes / No / partly or adjacent</i></p> <p><i>Green Infrastructure Corridor</i> <i>Local Wildlife Site (LWS)</i> <i>Public Open Space</i> <i>Site of Importance for Nature Conservation (SINC)</i> <i>Nature Improvement Area</i> <i>Regionally Important Geological Site</i> <i>Other</i></p>	<p>No</p>
<p>Site is predominantly, or wholly, within Flood Zones 2 or 3?</p> <p>See guidance notes: <i>Flood Zone 1: Low Risk</i> <i>Flood Zone 2: Medium Risk</i> <i>Flood Zone 3 (less or more vulnerable site use): Medium Risk</i> <i>Flood Zone 3 (highly vulnerable site use): High Risk</i></p>	<p>No</p>

Indicator of Suitability	Assessment
<p><i>Site is at risk of surface water flooding?</i></p> <p>See guidance notes: <i>Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk</i> <i>> 15% of the site is affected by medium or high risk of surface water flooding – Medium Risk</i></p>	<p>The very west of the site is at low risk of surface water flooding.</p>
<p><i>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</i></p> <p>Yes / No / Unknown</p>	<p>No</p>
<p><i>Site contains habitats with the potential to support priority species?</i></p> <p><i>Does the site contain local wildlife-rich habitats?</i></p> <p><i>Is the site part of:</i></p> <p><i>a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); wildlife corridors (and stepping stones that connect them); and/or an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</i></p> <p>Yes / No / Unknown</p>	<p>Much of the proposed site is on previously developed land. However, it also includes a greenfield paddock and would likely involve the removal of some trees separating the paddock from the existing developed land. There could be potential for protected species; an ecological survey would be required ahead of any planning application.</p>
<p><i>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</i></p> <p>Yes / No / Unknown</p>	<p>No</p>

Physical Constraints

Indicator of Suitability	Assessment
<p><i>Is the site:</i></p> <p>Flat or relatively flat Gently sloping or uneven Steeply sloping</p>	Flat
<p><i>Is there existing vehicle access to the site?</i></p> <p>Yes / No / Unknown</p>	There is existing vehicle access to Ansell's Yard.
<p><i>Is there existing pedestrian/cycle access to the site?</i></p> <p><i>Pedestrian?</i> Yes / No / Unknown</p> <p><i>Cycle?</i> Yes / No / Unknown</p>	<p>There is no pavement to village centre (approximately 1km distance). The agent has forwarded that a proposed footpath has been approved in principle by West Sussex County Highways. However, it is unclear whether this has been agreed.</p> <p>There is cycle access along the road, however there is no designated cycle path.</p>
<p><i>Are there any known Tree Preservation Orders on the site?</i></p> <p>Yes / No / Unknown</p>	No
<p><i>Are there veteran/ancient or other significant trees within or adjacent to the site? Are they owned by third parties?</i></p> <p><i>Significant trees?</i> Yes, within / Yes, adjacent / No / Unknown</p> <p><i>Potentially veteran or ancient trees present?</i> Yes, within / Yes, adjacent / No / Unknown</p> <p><i>Owned by third parties?</i> Yes / No / Unknown</p>	Unknown
<p><i>Are there any Public Rights of Way (PRoW) crossing the site?</i></p> <p>Yes / No / Unknown</p>	No known PROW on site
<p><i>Is the site likely to be affected by ground contamination?</i></p> <p>Yes / No / Unknown</p>	Unknown - would require more detailed examination
<p><i>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</i></p> <p>Yes / No / Unknown</p>	Power line across front of site but already accommodated for in current development. Pylons to north west of site.
<p><i>Would development of the site result in a loss of social, amenity or community value?</i></p> <p>Yes / No / Unknown</p>	Development of this site would lead to loss of land currently used for employment. There appears to be a number of existing small businesses operating out of the site which would be unlikely to be able to remain after site redeveloped, particularly noisier B8 industries if redeveloped for mixed use.

Accessibility

Factor	Guidance	
Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. Additional facilities can be added to the list. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk. This can be measured using Google Maps: https://www.google.com/maps		
What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Comments
Town / local centre / shop	<400m 400-1200m >1200m	Approximately 950m from village store and post office in Wisborough Green. Billingshurst is nearest local centre.
Bus /Tram Stop	<400m 400-800m >800m	Very limited bus service to/ from Horsham and Worthing. Services do not go everyday.
Train station	<400m 400-1200m >1200m	Nearest train station in Billingshurst approx. 3.2miles/ 5km
Primary School	<400m 400-1200m >1200m	Approximately 1100m from Wisborough Green Primary School
Secondary School	<1600m 1600-3900m >3900m	Nearest Secondary School in Billingshurst approx. 3.2 miles/ 5km
Open Space / recreation facilities	<400m 400-800m >800m	Approximately 750m from the Village Green (LGS1).
Cycle Route	<400m 400-800m >800m	No known cycle route – n/a

Landscape and Visual Constraints

This section should be answered based on existing evidence (see guidance notes) or by a qualified landscape consultant.

Indicator of Suitability	Assessment
<p><i>Is the site low, medium or high sensitivity in terms of landscape?</i></p> <p><i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i></p> <p><i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i></p> <p><i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i></p>	<p>The majority of the proposed site is currently already developed for commercial units and is therefore considered to have low landscape value. It is not very susceptible to development and would be able to accommodate change and absorb development.</p>
<p><i>Is the site low, medium or high sensitivity in terms of visual amenity?</i></p> <p><i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i></p> <p><i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i></p> <p><i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i></p>	<p>The part of the site that is already developed is well shielded by hedgerows and conifers and well enclosed. The proposed development of the site would include a small paddock which is currently undeveloped and more visible from the surrounding area, including from the backs of houses along Kirdford Road.</p>

Heritage Constraints

Indicator of Suitability	Assessment
<p>Would the development of the site cause harm to a designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible</i> <i>Some impact, and/or mitigation possible</i> <i>Limited or no impact or no requirement for mitigation</i></p>	<p>Outside Conservation Area. No other heritage designations.</p>
<p>Would the development of the site cause harm to a non-designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible</i> <i>Some impact, and/or mitigation possible</i> <i>Limited or no impact or no requirement for mitigation</i></p>	<p>No</p>

Planning policy constraints

Indicator of Suitability	Assessment
<p><i>Is the site in the Green Belt?</i> Yes / No / Unknown</p>	<p>No</p>
<p><i>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</i> Yes / No / Unknown</p>	<p>No</p>
<p>Are there any other relevant planning policies relating to the site?</p>	<p>Policy 26 of the adopted CDC LP safeguards existing employment sites. Policy ED1 of the adopted WGNP sets out that existing commercial capacity will be retained wherever possible and change of use of brownfield sites where current businesses are viable, will not be supported.</p>
<p><i>Is the site:</i> Greenfield A mix of greenfield and previously developed land Previously developed land?</p>	<p>Mixture</p>
<p><i>Is the site within, adjacent to or outside the existing built up area?</i> Within the existing built up area (infill)? Adjacent to and connected to the existing built up area? Outside and not connected to the existing built up area?</p>	<p>Forms part of linear development leading out of Wisborough Green along Kirdford Road.</p>
<p><i>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</i> Within the existing settlement boundary? Adjacent to and connected to the existing settlement boundary? Outside and not connected to the existing settlement boundary?</p>	<p>Outside Settlement Boundary</p>
<p><i>Would development of the site result in neighbouring settlements merging into one another?</i> Yes / No / Unknown</p>	<p>Development would not lead to coalescence.</p>
<p>Is the size of the site large enough to significantly change the size and character of the existing settlement? Yes / No / Unknown</p>	<p>No</p>

Assessment of Availability

Indicator of Availability	Assessment
Is the site available for development? <i>Yes / No / Unknown.</i>	Available, subject to current tenancy possession provisions (short leases)
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? <i>Yes / No / Unknown.</i>	No known legal or ownership problems. Any proposal would have to consider current leases on existing buildings.
Is there a known time frame for availability? Available now / 0-5 years / 6-10 years / 11-15 years.	Unknown

Viability

Indicators of Viability	Assessment
Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? <i>Yes / No / Unknown.</i> <i>What evidence is available to support this judgement?</i>	Yes – would involve demolition of existing business units, with possibility of contamination.

Conclusions

Conclusions	Assessment
Summary of key constraints affecting the site	<ul style="list-style-type: none"> Loss of existing employment space No safe pedestrian access to the village centre
How much development is proposed on the site/ what is the development capacity, if known?	19
What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)	Unknown

Conclusions	Assessment
Other key information	<p>The site was assessed through the previous NP Call for Sites but was rejected by CDC due to concerns around pedestrian access to the village.</p> <p>Proposed masterplans have previously been drawn up for this site, reflecting a commitment on the part of the landowner to develop this site.</p>
<p>Overall rating (Red/Amber/Green)</p> <p>The site is suitable, available and achievable</p> <p>The site is potentially suitable, available and achievable</p> <p>The site is not currently suitable, available and achievable</p>	<p>The site is not currently suitable, available and achievable.</p>
Summary of justification for rating	<ul style="list-style-type: none"> • There is no clear agreement on providing safe pedestrian access to the village centre. This is a significant constraint which the neighbourhood group would need to address with the local highway authority. • There appears to be a number of existing small businesses operating out of the site which would be unlikely to remain if the site were redeveloped, particularly noisier B8 industries. Both the adopted CDC LP and WGNP contain policies to retain and safeguard existing employment sites where possible. • The site does not have significant landscape value and development would not negatively impact any valued landscapes or heritage assets.

Site Details (WG19-3)

Topic	Details
Neighbourhood Plan Name/Site Reference	WG19-3
	
Site Address / Location	Tanglewood Nursery, Kirdford Road, Wisborough Green, RH14 0DD
Gross Site Area (Hectares)	0.34
SHLAA/SHELAA Reference (if applicable)	n/a
SHLAA/SHELAA Conclusions (if applicable)	n/a
Existing land use	Nursery Site
Land use being considered, if known (e.g. housing, community use, commercial, mixed use)	Housing
Development Capacity (if known)	6
Site identification method / source (e.g. SHELAA, Call for Sites consultation, identified by neighbourhood planning group)	WGPN Call for Sites
Planning history (Live or previous planning applications/decisions)	No known planning history since 2000
Neighbouring uses	Residential to north, greenfield on opposite side of road. Former nursery site to south currently with planning permission for permanent mobile homes.

Assessment of Suitability

Environmental Constraints

Indicator of Suitability	Assessment
<p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations: <i>Yes / No / partly or adjacent</i></p> <p><i>Ancient Woodland</i> <i>Area of Outstanding Natural Beauty (AONB)</i> <i>Biosphere Reserve</i> <i>Local Nature Reserve (LNR)</i> <i>National Nature Reserve (NNR)</i> <i>National Park</i> <i>Ramsar Site</i> <i>Site of Special Scientific Interest (SSSI)*</i> <i>Special Area of Conservation (SAC)</i> <i>Special Protection Area (SPA)</i></p> <p><i>Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p><i>Skiffs Wood Ancient & Semi-natural Woodland lies approximately 420m to the south west of the site. A further area of Ancient & Semi-natural Woodland lies approximately 225m to the north west.</i></p> <p><i>The site is approximately 700m from The Mens SSSI and SAC which falls just within the South Downs National Park boundary.</i></p> <p><i>The site falls within the SSSI Impact Risk Zone; however, it shouldn't be necessary to consult Natural England as there is already development on site.</i></p>
<p>Site is predominantly, or wholly, within or adjacent to the following non-statutory environmental designations: <i>Yes / No / partly or adjacent</i></p> <p><i>Green Infrastructure Corridor</i> <i>Local Wildlife Site (LWS)</i> <i>Public Open Space</i> <i>Site of Importance for Nature Conservation (SINC)</i> <i>Nature Improvement Area</i> <i>Regionally Important Geological Site</i> <i>Other</i></p>	<p>No</p>
<p><i>Site is predominantly, or wholly, within Flood Zones 2 or 3?</i></p> <p>See guidance notes: <i>Flood Zone 1: Low Risk</i> <i>Flood Zone 2: Medium Risk</i> <i>Flood Zone 3 (less or more vulnerable site use): Medium Risk</i> <i>Flood Zone 3 (highly vulnerable site use): High Risk</i></p>	<p>No</p>

Indicator of Suitability	Assessment
<p>Site is at risk of surface water flooding?</p> <p>See guidance notes: Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk > 15% of the site is affected by medium or high risk of surface water flooding – Medium Risk</p>	<p>Very low risk of surface water flooding</p>
<p>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</p> <p>Yes / No / Unknown</p>	<p>Some loss of Grade 3. Unknown whether this is 3a or b.</p>
<p>Site contains habitats with the potential to support priority species?</p> <p>Does the site contain local wildlife-rich habitats?</p> <p>Is the site part of:</p> <p>a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); wildlife corridors (and stepping stones that connect them); and/or an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</p> <p>Yes / No / Unknown</p>	<p>The land is currently used for greenhouses. However, there could be potential for protected species; an ecological survey would be required ahead of any planning application.</p>
<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</p> <p>Yes / No / Unknown</p>	<p>No</p>

Physical Constraints

Indicator of Suitability	Assessment
<p><i>Is the site:</i></p> <p>Flat or relatively flat Gently sloping or uneven Steeply sloping</p>	<p>Site is largely flat gently sloping down away from the road.</p>
<p><i>Is there existing vehicle access to the site?</i></p> <p>Yes / No / Unknown</p>	<p>There is existing access to site, however it may be necessary to widen it and create wider splays as Kirdford road is fast and relatively narrow.</p>
<p><i>Is there existing pedestrian/cycle access to the site?</i></p> <p><i>Pedestrian?</i> Yes / No / Unknown</p> <p><i>Cycle?</i> Yes / No / Unknown</p>	<p>There is currently no pavement access to the village centre.</p> <p>There is cycles access along the road; however, there is no designated cycle path.</p>
<p><i>Are there any known Tree Preservation Orders on the site?</i></p> <p>Yes / No / Unknown</p>	<p>No</p>
<p><i>Are there veteran/ancient or other significant trees within or adjacent to the site? Are they owned by third parties?</i></p> <p><i>Significant trees?</i> Yes, within / Yes, adjacent / No / Unknown</p> <p><i>Potentially veteran or ancient trees present?</i> Yes, within / Yes, adjacent / No / Unknown</p> <p><i>Owned by third parties?</i> Yes / No / Unknown</p>	<p>Unknown</p>
<p><i>Are there any Public Rights of Way (PRoW) crossing the site?</i></p> <p>Yes / No / Unknown</p>	<p>No known PROW on site</p>
<p><i>Is the site likely to be affected by ground contamination?</i></p> <p>Yes / No / Unknown</p>	<p>Unknown - would require more detailed examination</p>
<p><i>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</i></p> <p>Yes / No / Unknown</p>	<p>Power line across front of site and eastern edge.</p>
<p><i>Would development of the site result in a loss of social, amenity or community value?</i></p> <p>Yes / No / Unknown</p>	<p>Development of this site would lead to loss of land currently used for employment.</p>

Accessibility

Factor	Guidance	
Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. Additional facilities can be added to the list. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk. This can be measured using Google Maps: https://www.google.com/maps		
What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Comments
Town / local centre / shop	<400m 400-1200m >1200m	Approximately 700m from village store and post office in Wisborough Green. Billingshurst is nearest local centre.WG19-3
Bus /Tram Stop	<400m 400-800m >800m	Very limited bus service to/ from Horsham and Worthing. Services do not go everyday.
Train station	<400m 400-1200m >1200m	Nearest train station in Billingshurst approx. 3.2miles/ 5km
Primary School	<400m 400-1200m >1200m	Approximately 825m from Wisborough Green Primary School
Secondary School	<1600m 1600-3900m >3900m	Nearest Secondary School in Billingshurst approx. 3.2 miles/ 5km
Open Space / recreation facilities	<400m 400-800m >800m	Approximately 650m from the Village Green (LGS1).
Cycle Route	<400m 400-800m >800m	No known cycle routes – n/a

Landscape and Visual Constraints

This section should be answered based on existing evidence (see guidance notes) or by a qualified landscape consultant.

Indicator of Suitability	Assessment
<p><i>Is the site low, medium or high sensitivity in terms of landscape?</i></p> <p><i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i></p> <p><i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i></p> <p><i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i></p>	<p>There are currently glass houses on the site. The site is surrounded on both sides by housing development and does not have any significant value in itself or any valued features. The site and surroundings would be able to accommodate a small amount of development.</p>
<p><i>Is the site low, medium or high sensitivity in terms of visual amenity?</i></p> <p><i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i></p> <p><i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i></p> <p><i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i></p>	<p>The site would be visible from development on both sides of site. However, given that the site is currently used for glasshouses, there are no existing views and it is not considered a valued landscape. There are pleasant views out of site, however there are no particular views into it given its existing use and location. Development on the site would not adversely impact any identified views.</p>

Heritage Constraints

Indicator of Suitability	Assessment
<p>Would the development of the site cause harm to a designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible</i> <i>Some impact, and/or mitigation possible</i> <i>Limited or no impact or no requirement for mitigation</i></p>	<p>Outside Conservation Area. No other heritage designations.</p>
<p>Would the development of the site cause harm to a non-designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible</i> <i>Some impact, and/or mitigation possible</i> <i>Limited or no impact or no requirement for mitigation</i></p>	<p>No</p>

Planning policy constraints

Indicator of Suitability	Assessment
<p><i>Is the site in the Green Belt?</i> Yes / No / Unknown</p>	<p>No</p>
<p><i>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</i> Yes / No / Unknown</p>	<p>No</p>
<p>Are there any other relevant planning policies relating to the site?</p>	
<p><i>Is the site:</i> Greenfield A mix of greenfield and previously developed land Previously developed land?</p>	<p>Mixture/ Greenfield</p>
<p><i>Is the site within, adjacent to or outside the existing built up area?</i> Within the existing built up area (infill)? Adjacent to and connected to the existing built up area? Outside and not connected to the existing built up area?</p>	<p>Forms part of linear development leading out of Wisborough Green along Kirdford Road.</p>
<p><i>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</i> Within the existing settlement boundary? Adjacent to and connected to the existing settlement boundary? Outside and not connected to the existing settlement boundary?</p>	<p>Outside Settlement Boundary</p>
<p><i>Would development of the site result in neighbouring settlements merging into one another?</i> Yes / No / Unknown</p>	<p>Development would not lead to coalescence.</p>
<p><i>Is the size of the site large enough to significantly change the size and character of the existing settlement?</i> Yes / No / Unknown</p>	<p>No</p>

Assessment of Availability

Indicator of Availability	Assessment
Is the site available for development? <i>Yes / No / Unknown.</i>	Available
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? <i>Yes / No / Unknown.</i>	No known legal or ownership problems.
Is there a known time frame for availability? Available now / 0-5 years / 6-10 years / 11-15 years.	Unknown

Viability

Indicators of Viability	Assessment
Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? <i>Yes / No / Unknown.</i> <i>What evidence is available to support this judgement?</i>	Yes – would involve demolition of existing glasshouses.

Conclusions

Conclusions	Assessment
Summary of key constraints affecting the site	<ul style="list-style-type: none"> No safe pedestrian access to the village centre Loss of land currently used for business
How much development is proposed on the site/ what is the development capacity, if known?	6
What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)	Unknown

Conclusions	Assessment
Other key information	
<p>Overall rating (Red/Amber/Green)</p> <p>The site is suitable, available and achievable</p> <p>The site is potentially suitable, available and achievable</p> <p>The site is not currently suitable, available and achievable</p>	<p>The site is potentially suitable, available and achievable.</p>
Summary of justification for rating	<ul style="list-style-type: none"> • There is currently no safe pedestrian access to the village centre. This is a significant constraint which the neighbourhood group would need to address with the local highway authority. • The site has a number of greenhouses on it which are currently rented out, but it is no longer run as a business. • The site has no significant landscape value in itself and, given that it is already developed, redevelopment of the site would not have an adverse impact on the surrounding area or land uses. • While the site lies outside the settlement boundary, it forms part of the existing linear development stretching out from Wisborough Green along Kirdford Road and could be a successful infill development. • It should be noted that the land may be considered agricultural land rather than previously developed land.

Site Details (WG19-4)

Topic	Details
Neighbourhood Plan Name/Site Reference	WG19-4
	
Site Address / Location	Stable Field Kidford Road, Wisborough Green, RH14 0DB
Gross Site Area (Hectares)	1.35
SHLAA/SHELAA Reference (if applicable)	n/a
SHLAA/SHELAA Conclusions (if applicable)	n/a
Existing land use	Agricultural Pasture
Land use being considered, if known (e.g. housing, community use, commercial, mixed use)	Housing (10-12 units) with eastern section of site reserved for open space. Proposal includes gifting open space to the community.
Development Capacity (if known)	12
Site identification method / source (e.g. SHELAA, Call for Sites consultation, identified by neighbourhood planning group)	WGNP Call for Sites

Topic	Details
<p>Planning history (Live or previous planning applications/decisions)</p>	<p>19/00360/FUL: Change of use of agricultural field and associated works to community sports field for 5 years. Decision: Pending consideration. Consultee response from West Sussex County Council Highways Authority does not raise objections but requests further information around visibility.</p> <p>16/02717/OUT: Outline with some matters reserved - access. 1 no. village doctors surgery (use class D1); village community uses (use class D2) to include outdoor activity area, activity room, gym, community building, 30 extra-care units (use class C2) to include affordable accommodation, community allotments and landscaped recreational areas. With associated new vehicle, pedestrian access, ancillary uses and infrastructure. Decision: Refused. Dismissed at appeal.</p> <p>Reason for refusal: outside settlement boundary and site not allocated in LP or WGNP. CDC have 5YLS. Small size of development and peripheral rural location isolated from amenities and services make it unsuitable for extra care housing scheme. Concerns around access. Site is designated as local gap and key view and the site and trees are identified as a positive asset to the Conservation Area and its setting in the Conservation Area Character Appraisal.</p> <p>15/00032/OUT: Development of a 26 residential unit sheltered housing scheme for over 55s to include on-site communal facilities, with new vehicle and pedestrian access, associated parking and attenuation ponds and associated infrastructure(all matters reserved). Decision: refused.</p> <p>Reason for refusal: similar to above.</p>
<p>Neighbouring uses</p>	<p>Former nursery site to north with planning permission for permanent mobile homes. Residential development.</p>

Assessment of Suitability

Environmental Constraints

Indicator of Suitability	Assessment
<p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations: <i>Yes / No / partly or adjacent</i></p> <p><i>Ancient Woodland</i> <i>Area of Outstanding Natural Beauty (AONB)</i> <i>Biosphere Reserve</i> <i>Local Nature Reserve (LNR)</i> <i>National Nature Reserve (NNR)</i> <i>National Park</i> <i>Ramsar Site</i> <i>Site of Special Scientific Interest (SSSI)*</i> <i>Special Area of Conservation (SAC)</i> <i>Special Protection Area (SPA)</i></p> <p><i>Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p><i>Skiffs Wood Ancient & Semi-natural Woodland lies approximately 450m to the south of the site. A further area of Ancient & Semi-natural Woodland lies approximately 300m to the north west.</i></p> <p><i>The site lies approximately 800m to the north east of The Mens SSSI and SAC which falls just within the South Downs National Park boundary.</i></p> <p><i>The site falls within the SSSI Impact Risk Zone and it would be necessary to consult Natural England.</i></p>
<p>Site is predominantly, or wholly, within or adjacent to the following non-statutory environmental designations: <i>Yes / No / partly or adjacent</i></p> <p><i>Green Infrastructure Corridor</i> <i>Local Wildlife Site (LWS)</i> <i>Public Open Space</i> <i>Site of Importance for Nature Conservation (SINC)</i> <i>Nature Improvement Area</i> <i>Regionally Important Geological Site</i> <i>Other</i></p>	<p><i>No</i></p>
<p><i>Site is predominantly, or wholly, within Flood Zones 2 or 3?</i></p> <p>See guidance notes: <i>Flood Zone 1: Low Risk</i> <i>Flood Zone 2: Medium Risk</i> <i>Flood Zone 3 (less or more vulnerable site use): Medium Risk</i> <i>Flood Zone 3 (highly vulnerable site use): High Risk</i></p>	<p><i>No</i></p>

Indicator of Suitability	Assessment
<p>Site is at risk of surface water flooding?</p> <p>See guidance notes: Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk > 15% of the site is affected by medium or high risk of surface water flooding – Medium Risk</p>	<p>Very low risk of surface water flooding.</p>
<p>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</p> <p>Yes / No / Unknown</p>	<p>Some loss of Grade 3; however, unknown whether this is 3a or b.</p>
<p>Site contains habitats with the potential to support priority species?</p> <p>Does the site contain local wildlife-rich habitats?</p> <p>Is the site part of:</p> <p>a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); wildlife corridors (and stepping stones that connect them); and/or an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</p> <p>Yes / No / Unknown</p>	<p>As the site is greenfield there could be potential for protected species; an ecological survey would be required ahead of any planning application.</p>
<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</p> <p>Yes / No / Unknown</p>	<p>No</p>

Physical Constraints

Indicator of Suitability	Assessment
<p><i>Is the site:</i></p> <p>Flat or relatively flat Gently sloping or uneven Steeply sloping</p>	<p>The area of the site to be developed is uneven, sloping down hill from the road.</p>
<p><i>Is there existing vehicle access to the site?</i></p> <p>Yes / No / Unknown</p>	<p>A new access to the site would need to be created off Kirdford Road at the western side of the site. Visibility is limited as there is a bend in the road to the east and the crest of a small hill to the west. Access would need to be carefully designed. The south western boundary along Kirdford Road is constrained by TPO protected trees which would preclude a new access being constructed.</p>
<p><i>Is there existing pedestrian/cycle access to the site?</i></p> <p><i>Pedestrian?</i> Yes / No / Unknown</p> <p><i>Cycle?</i> Yes / No / Unknown</p>	<p>There is no pavement access to the village centre.</p> <p>There is cycle access along the road; however, there is no designated cycle path.</p>
<p><i>Are there any known Tree Preservation Orders on the site?</i></p> <p>Yes / No / Unknown</p>	<p>TPO area stretches along southern and eastern edges of site.</p>
<p><i>Are there veteran/ancient or other significant trees within or adjacent to the site? Are they owned by third parties?</i></p> <p><i>Significant trees?</i> Yes, within / Yes, adjacent / No / Unknown</p> <p><i>Potentially veteran or ancient trees present?</i> Yes, within / Yes, adjacent / No / Unknown</p> <p><i>Owned by third parties?</i> Yes / No / Unknown</p>	<p>Unknown</p>
<p><i>Are there any Public Rights of Way (PROW) crossing the site?</i></p> <p>Yes / No / Unknown</p>	<p>No known PROW on site</p>
<p><i>Is the site likely to be affected by ground contamination?</i></p> <p>Yes / No / Unknown</p>	<p>Unknown - would require more detailed examination</p>

Indicator of Suitability	Assessment
<p><i>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</i></p> <p>Yes / No / Unknown</p>	<p>Powerline across front of site</p>
<p><i>Would development of the site result in a loss of social, amenity or community value?</i></p> <p>Yes / No / Unknown</p>	<p>The site is identified in the WGNP as a green gap (Local Gap) creating a visual break between centre of village and outlying development.</p>

Accessibility

Factor	Guidance	
<p>Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. Additional facilities can be added to the list. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk. This can be measured using Google Maps: https://www.google.com/maps</p>		
What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Comments
Town / local centre / shop	<p><400m</p> <p>400-1200m</p> <p>>1200m</p>	<p>Approximately 525m from village store and post office in Wisborough Green. Billingshurst is nearest local centre.</p>
Bus /Tram Stop	<p><400m</p> <p>400-800m</p> <p>>800m</p>	<p>Very limited bus service to/ from Horsham and Worthing. Services do not go everyday.</p>
Train station	<p><400m</p> <p>400-1200m</p> <p>>1200m</p>	<p>Nearest train station in Billingshurst approx. 3.2miles/ 5km</p>
Primary School	<p><400m</p> <p>400-1200m</p> <p>>1200m</p>	<p>Approximately 650m from Wisborough Green Primary School</p>
Secondary School	<p><1600m</p> <p>1600-3900m</p> <p>>3900m</p>	<p>Nearest Secondary School in Billingshurst approx. 3.2 miles/ 5km</p>
Open Space / recreation facilities	<p><400m</p> <p>400-800m</p> <p>>800m</p>	<p>Approximately 475m from the Village Green (LGS1).</p>
Cycle Route	<p><400m</p> <p>400-800m</p> <p>>800m</p>	<p>No known cycle route</p>

Landscape and Visual Constraints

This section should be answered based on existing evidence (see guidance notes) or by a qualified landscape consultant.

Indicator of Suitability	Assessment
<p><i>Is the site low, medium or high sensitivity in terms of landscape?</i></p> <p><i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i></p> <p><i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i></p> <p><i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i></p>	<p>The site is designated as a local green gap in the WGNP and is considered a valued landscape with features (its openness) which are susceptible to development. The proposal is only to develop a small section on the western side of the site for approximately 10 houses. This area is the least open area of the site and could be developed whilst maintain the local gap on the eastern section of the site. Whilst the landscape is sensitive and would be unable to accommodate development on the whole site, it is considered that it has capacity to absorb a small amount of development along the western edge, mirroring the existing development further along Kirdford Road.</p>
<p><i>Is the site low, medium or high sensitivity in terms of visual amenity?</i></p> <p><i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i></p> <p><i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i></p> <p><i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i></p>	<p>There are no particular views in from the road that would be detrimentally impacted by the development of the western side of the site. There are distance views to the north of the site, however these have already been eroded by pylons and the proposed development would not have a significantly greater impact on these views. Development on the western side would have to be sensitive to the setting of Grade II listed Brookland Farmhouse to north east of site.</p>

Heritage Constraints

Indicator of Suitability	Assessment
<p>Would the development of the site cause harm to a designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible</i> <i>Some impact, and/or mitigation possible</i> <i>Limited or no impact or no requirement for mitigation</i></p>	<p>Adjacent to Conservation Area; however, the proposed development is on the section of the site furthest from the conservation area with the adjacent area maintained as open space. Brookland Farmhouse (Grade II) lies approx. 150m behind the proposed site.</p>
<p>Would the development of the site cause harm to a non-designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible</i> <i>Some impact, and/or mitigation possible</i> <i>Limited or no impact or no requirement for mitigation</i></p>	<p>No</p>

Planning policy constraints

Indicator of Suitability	Assessment
<p><i>Is the site in the Green Belt?</i> Yes / No / Unknown</p>	<p>No</p>
<p><i>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</i> Yes / No / Unknown</p>	<p>Yes. The site is identified as a Local Gap (green gap) in the WGNP (Policy OA5). This does not entirely preclude development on this site but sets out that any proposal must not consolidate the local gap by visually and physically reducing the break between the central core and outlying areas.</p>
<p>Are there any other relevant planning policies relating to the site?</p>	<p>No</p>
<p><i>Is the site:</i> Greenfield <i>A mix of greenfield and previously developed land</i> <i>Previously developed land?</i></p>	<p>Greenfield</p>
<p><i>Is the site within, adjacent to or outside the existing built up area?</i> <i>Within the existing built up area (infill)?</i> <i>Adjacent to and connected to the existing built up area?</i> <i>Outside and not connected to the existing built up area?</i></p>	<p>Currently greenfield, but located amongst linear development leading out of Wisborough Green along Kirdford Road.</p>
<p><i>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</i> <i>Within the existing settlement boundary?</i> <i>Adjacent to and connected to the existing settlement boundary?</i> <i>Outside and not connected to the existing settlement boundary?</i></p>	<p>Outside Settlement Boundary</p>
<p><i>Would development of the site result in neighbouring settlements merging into one another?</i> Yes / No / Unknown</p>	<p>Site serves purpose as a green gap (Local Gap) creating visual break between centre of village and outlying development. Development here could lead to coalescence extending ribbon of development out of village onto Kirdford Rd.</p>
<p>Is the size of the site large enough to significantly change the size and character of the existing settlement? Yes / No / Unknown</p>	<p>No</p>

Assessment of Availability

Indicator of Availability	Assessment
Is the site available for development? <i>Yes / No / Unknown.</i>	Available. There is a live planning application for use of the eastern section of the site as a sports field. Residential development is proposed only on the western side of the site.
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? <i>Yes / No / Unknown.</i>	No known legal of ownership problems.
Is there a known time frame for availability? Available now / 0-5 years / 6-10 years / 11-15 years.	No know time frame

Viability

Indicators of Viability	Assessment
Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? <i>Yes / No / Unknown.</i> <i>What evidence is available to support this judgement?</i>	No

Conclusions

Conclusions	Assessment
Summary of key constraints affecting the site	<ul style="list-style-type: none"> No safe pedestrian access to the village centre. Partial development of site which is designated as a Local Gap in the WGNP. Development would have to be sensitive to avoid impinging on this local gap.
How much development is proposed on the site/ what is the development capacity, if known?	12
What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)	Unknown

Conclusions	Assessment
Other key information	
<p>Overall rating (Red/Amber/Green)</p> <p>The site is suitable, available and achievable</p> <p>The site is potentially suitable, available and achievable</p> <p>The site is not currently suitable, available and achievable</p>	<p>The site is not currently suitable, available and achievable.</p>
Summary of justification for rating	<ul style="list-style-type: none"> • Only the western section of the site is proposed for housing development. The remaining section of the field is proposed for community sports use and there is currently a live application with CDC regarding this. The site is outside the settlement boundary; however, this stretch of Kirdford Road has been developed for housing and development here would not appear out of place. • The site is designated as a Local Gap in the made WGNP. Containing development in the western part of the site would leave the rest of the site open maintaining the local gap and would avoid development directly adjacent to the conservation area. • A new access would have to be created, however the access point is constrained by TPO protected trees bordering Kirdford Road. The road bends to the east and rises to the west reducing visibility and there is no pedestrian access to the village centre. Without appropriate access being secured (including pedestrian access), this site would not be appropriate. • Any development would need to be sensitive to the setting of the Grade II listed building that lies to the north east of the site.

Site Details (WG19-5)

Topic	Details
Neighbourhood Plan Name/Site Reference	WG19-5
	
Site Address / Location	Winterfold Garden, Durbans Road, RH14 0DG
Gross Site Area (Hectares)	0.65
SHLAA/SHELAA Reference (if applicable)	n/a
SHLAA/SHELAA Conclusions (if applicable)	n/a
Existing land use	Garden
Land use being considered, if known (e.g. housing, community use, commercial, mixed use)	Housing
Development Capacity (if known)	11
Site identification method / source (e.g. SHELAA, Call for Sites consultation, identified by neighbourhood planning group)	WGPN Call for Sites

Topic	Details
<p>Planning history (Live or previous planning applications/decisions)</p>	<p>14/01365/FUL: Replacement dwelling house to copy existing building with original external finishes (as amended by granted WR/13/01722). Decision: Refused. Allowed at appeal. Reasons for refusal: site identified as Positive building within the Wisborough Green Conservation Area Character Appraisal and is considered to be a designate heritage assets. Proposed demolition would result in harmful loss of historic character and appearance to the building itself and the Conservation Area. Reason for allowing at appeal: Building is a non-designated asset and Inspector highlights difference between designated heritage assets and assets identified by the local planning authority. Considers it would cause less than substantial harm to the character and appearance of the Conservation Area</p>
<p>Neighbouring uses</p>	<p>Residential and public house to west and south. Planning permission has been granted for residential dwellings to north and east of site. Construction is expected to start soon.</p>

Assessment of Suitability

Environmental Constraints

Indicator of Suitability	Assessment
<p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations: <i>Yes / No / partly or adjacent</i></p> <p><i>Ancient Woodland</i> <i>Area of Outstanding Natural Beauty (AONB)</i> <i>Biosphere Reserve</i> <i>Local Nature Reserve (LNR)</i> <i>National Nature Reserve (NNR)</i> <i>National Park</i> <i>Ramsar Site</i> <i>Site of Special Scientific Interest (SSSI)*</i> <i>Special Area of Conservation (SAC)</i> <i>Special Protection Area (SPA)</i></p> <p><i>Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p><i>The site is approximately 775m north of Tanyard Copse Ancient and Semi-Natural Woodland (to south of Wisborough Green).</i></p> <p><i>The site lies approximately 1100m to the east of The Mens SSSI and SAC which falls just within the South Downs National Park boundary.</i></p> <p><i>The site falls within the SSSI Impact Risk Zone and it would be necessary to consult Natural England.</i></p>

Indicator of Suitability	Assessment
<p>Site is predominantly, or wholly, within or adjacent to the following non-statutory environmental designations: <i>Yes / No / partly or adjacent</i></p> <p><i>Green Infrastructure Corridor</i> <i>Local Wildlife Site (LWS)</i> <i>Public Open Space</i> <i>Site of Importance for Nature Conservation (SINC)</i> <i>Nature Improvement Area</i> <i>Regionally Important Geological Site</i> <i>Other</i></p>	<p>No</p>
<p>Site is predominantly, or wholly, within Flood Zones 2 or 3?</p> <p>See guidance notes: <i>Flood Zone 1: Low Risk</i> <i>Flood Zone 2: Medium Risk</i> <i>Flood Zone 3 (less or more vulnerable site use): Medium Risk</i> <i>Flood Zone 3 (highly vulnerable site use): High Risk</i></p>	<p>No</p>
<p>Site is at risk of surface water flooding?</p> <p>See guidance notes: <i>Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk</i> <i>>15% of the site is affected by medium or high risk of surface water flooding – Medium Risk</i></p>	<p>The northern portion of the site is at low risk of surface water flooding.</p>
<p>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>

Indicator of Suitability	Assessment
<p><i>Site contains habitats with the potential to support priority species?</i></p> <p><i>Does the site contain local wildlife-rich habitats?</i></p> <p><i>Is the site part of:</i></p> <p><i>a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); wildlife corridors (and stepping stones that connect them); and/or</i></p> <p><i>an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</i></p> <p>Yes / No / Unknown</p>	<p>The site is a garden/ orchard there could be potential for protected species; an ecological survey would be required ahead of any planning application.</p>
<p>Site is <i>predominantly, or wholly, within or adjacent to</i> an Air Quality Management Area (AQMA)?</p> <p>Yes / No / Unknown</p>	<p>No</p>

Physical Constraints

Indicator of Suitability	Assessment
<p><i>Is the site:</i></p> <p>Flat or relatively flat Gently sloping or uneven Steeply sloping</p>	<p>Flat</p>
<p><i>Is there existing vehicle access to the site?</i></p> <p>Yes / No / Unknown</p>	<p>No access exists but access could be possible by removing the garage. The existing access to Winterfold House is wide and it would be possible to create access through it.</p>
<p><i>Is there existing pedestrian/cycle access to the site?</i></p> <p><i>Pedestrian?</i> Yes / No / Unknown</p> <p><i>Cycle?</i> Yes / No / Unknown</p>	<p>There is pavement access to the village centre.</p> <p>There is cycle access along the road; however, there is no designated cycle path.</p>
<p><i>Are there any known Tree Preservation Orders on the site?</i></p> <p>Yes / No / Unknown</p>	<p>No</p>
<p><i>Are there veteran/ancient or other significant trees within or adjacent to the site? Are they owned by third parties?</i></p> <p><i>Significant trees?</i> Yes, within / Yes, adjacent / No / Unknown</p> <p><i>Potentially veteran or ancient trees present?</i> Yes, within / Yes, adjacent / No / Unknown</p> <p><i>Owned by third parties?</i> Yes / No / Unknown</p>	<p>Unknown</p>
<p><i>Are there any Public Rights of Way (PROW) crossing the site?</i></p> <p>Yes / No / Unknown</p>	<p>No known PROW on site</p>
<p><i>Is the site likely to be affected by ground contamination?</i></p> <p>Yes / No / Unknown</p>	<p>Unknown - would require more detailed examination</p>
<p><i>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</i></p> <p>Yes / No / Unknown</p>	<p>Unknown</p>
<p><i>Would development of the site result in a loss of social, amenity or community value?</i></p> <p>Yes / No / Unknown</p>	<p>There is no public access to the site and it has no clear social or community value.</p>

Accessibility

Factor	Guidance	
Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. Additional facilities can be added to the list. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk. This can be measured using Google Maps: https://www.google.com/maps		
What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Comments
Town / local centre / shop	<400m 400-1200m >1200m	Approximately 375m from village store and post office in Wisborough Green. Billingshurst is nearest local centre. WG19-5
Bus /Tram Stop	<400m 400-800m >800m	Very limited bus service to/ from Horsham and Worthing. Services do not go everyday.
Train station	<400m 400-1200m >1200m	Nearest train station in Billingshurst approx. 3.2miles/ 5km
Primary School	<400m 400-1200m >1200m	Approximately 325m from Wisborough Green Primary School
Secondary School	<1600m 1600-3900m >3900m	Nearest Secondary School in Billingshurst approx. 3.2 miles/ 5km
Open Space / recreation facilities	<400m 400-800m >800m	Approximately 300m from the Village Green (LGS1) and approx. 425m from LOS3.
Cycle Route	<400m 400-800m >800m	No known cycle route -n/a

Landscape and Visual Constraints

This section should be answered based on existing evidence (see guidance notes) or by a qualified landscape consultant.

Indicator of Suitability	Assessment
<p><i>Is the site low, medium or high sensitivity in terms of landscape?</i></p> <p><i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i></p> <p><i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i></p> <p><i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i></p>	<p>The site is a large flat garden and, while it creates green space in the centre of the village, it is not a publicly accessible green area. The site has no clear landscape value or valued features, however it is a traditional orchard attached to a dwelling in the centre of the village and the pattern of this would be lost if it were developed.</p> <p>Following the construction of the Winterfold Paddocks site which wraps around the north and east of the site, there will be housing development along northern and eastern edges of site.</p>
<p><i>Is the site low, medium or high sensitivity in terms of visual amenity?</i></p> <p><i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i></p> <p><i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i></p> <p><i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i></p>	<p>The site is relatively enclosed by wall/ hedgerow. However, development here would be overlooked/ would overlook existing houses to south and west of house, including The Cricketers Arms public house (Grade II) and a further Grade II listed residential building. Development here could have some negative impact on the setting of the listed buildings and would have to be designed sensitively to mitigate this. There are no recognised views into or out of the site.</p>

Heritage Constraints

Indicator of Suitability	Assessment
<p>Would the development of the site cause harm to a designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible</i> <i>Some impact, and/or mitigation possible</i> <i>Limited or no impact or no requirement for mitigation</i></p>	<p>Adjacent to Conservation Area. Two listed building, Park View (Grade II) and The Cricketers Arms Public House (Grade II), lie directly to west of site between site and road.</p>
<p>Would the development of the site cause harm to a non-designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible</i> <i>Some impact, and/or mitigation possible</i> <i>Limited or no impact or no requirement for mitigation</i></p>	<p>The house that is to be rebuilt on the site is a non-designated heritage asset.</p>

Planning policy constraints

Indicator of Suitability	Assessment
<p><i>Is the site in the Green Belt?</i> Yes / No / Unknown</p>	No
<p><i>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</i> Yes / No / Unknown</p>	No
<p>Are there any other relevant planning policies relating to the site?</p>	No
<p><i>Is the site:</i> Greenfield A mix of greenfield and previously developed land Previously developed land?</p>	Greenfield
<p><i>Is the site within, adjacent to or outside the existing built up area?</i> Within the existing built up area (infill)? Adjacent to and connected to the existing built up area? Outside and not connected to the existing built up area?</p>	The site is adjacent to the existing built up area.
<p><i>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</i> Within the existing settlement boundary? Adjacent to and connected to the existing settlement boundary? Outside and not connected to the existing settlement boundary?</p>	Outside Settlement Boundary
<p><i>Would development of the site result in neighbouring settlements merging into one another?</i> Yes / No / Unknown</p>	Development would not lead to coalescence.
<p>Is the size of the site large enough to significantly change the size and character of the existing settlement? Yes / No / Unknown</p>	No

Assessment of Availability

Indicator of Availability	Assessment
Is the site available for development? <i>Yes / No / Unknown.</i>	Available
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? <i>Yes / No / Unknown.</i>	No known legal or ownership problems.
Is there a known time frame for availability? Available now / 0-5 years / 6-10 years / 11-15 years.	Unknown

Viability

Indicators of Viability	Assessment
Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? <i>Yes / No / Unknown.</i> <i>What evidence is available to support this judgement?</i>	No

Conclusions

Conclusions	Assessment
Summary of key constraints affecting the site	<ul style="list-style-type: none"> adjacent to heritage assets loss of green space in centre of village
How much development is proposed on the site/ what is the development capacity, if known?	11
What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)	Unknown

Conclusions	Assessment
Other key information	
<p>Overall rating (Red/Amber/Green)</p> <p>The site is suitable, available and achievable</p> <p>The site is potentially suitable, available and achievable</p> <p>The site is not currently suitable, available and achievable</p>	<p>The site is potentially suitable, available and achievable.</p>
Summary of justification for rating	<ul style="list-style-type: none"> • The site is not within the settlement boundary but is on the edge of the urban development. It could be possible to develop a loop of 10-15 houses on the site; however, the site's proximity to heritage assets, including a listed public house, is a constraint to the site and any development would have to be sensitively designed. • The site would lead to the loss of open space in the centre of the village and a traditional orchard pattern. However, this land is not currently public, visible and accessible. • When the adjacent Winterfolds site is built out the site will be surrounded by housing.

Site Details (WG19-6)

Topic	Details
Neighbourhood Plan Name/Site Reference	WG19-6
	
Site Address / Location	Land south of A272
Gross Site Area (Hectares)	3.37
SHLAA/SHELAA Reference (if applicable)	HWG0018
SHLAA/SHELAA Conclusions (if applicable)	Rejected. Reason: Significant access constraints.
Existing land use	Greenfield pasture/ scrubland
Land use being considered, if known (e.g. housing, community use, commercial, mixed use)	Housing
Development Capacity (if known)	63
Site identification method / source (e.g. SHELAA, Call for Sites consultation, identified by neighbourhood planning group)	HELAA, and identified by WGPC following discussions with CDC.
Planning history (Live or previous planning applications/decisions)	No known planning history since 2000
Neighbouring uses	Residential properties to north. Open countryside to south.

Assessment of Suitability

Environmental Constraints

Indicator of Suitability	Assessment
<p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations: <i>Yes / No / partly or adjacent</i></p> <p><i>Ancient Woodland</i> <i>Area of Outstanding Natural Beauty (AONB)</i> <i>Biosphere Reserve</i> <i>Local Nature Reserve (LNR)</i> <i>National Nature Reserve (NNR)</i> <i>National Park</i> <i>Ramsar Site</i> <i>Site of Special Scientific Interest (SSSI)*</i> <i>Special Area of Conservation (SAC)</i> <i>Special Protection Area (SPA)</i></p> <p><i>Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p>The site is approximately 275m north of Tanyard Copse and The Copse Ancient and Semi-Natural Woodland.</p> <p>The site lies approximately 1100m to the east of The Mens SSSI and SAC which falls just within the South Downs National Park boundary.</p> <p>The site falls within the SSSI Impact Risk Zone and it would be necessary to consult Natural England.</p>
<p>Site is predominantly, or wholly, within or adjacent to the following non-statutory environmental designations: <i>Yes / No / partly or adjacent</i></p> <p><i>Green Infrastructure Corridor</i> <i>Local Wildlife Site (LWS)</i> <i>Public Open Space</i> <i>Site of Importance for Nature Conservation (SINC)</i> <i>Nature Improvement Area</i> <i>Regionally Important Geological Site</i> <i>Other</i></p>	<p>No</p>
<p>Site is predominantly, or wholly, within Flood Zones 2 or 3?</p> <p>See guidance notes: <i>Flood Zone 1: Low Risk</i> <i>Flood Zone 2: Medium Risk</i> <i>Flood Zone 3 (less or more vulnerable site use): Medium Risk</i> <i>Flood Zone 3 (highly vulnerable site use): High Risk</i></p>	<p>The southern part of the site is in Flood Zone 2 with the southern edge adjacent to Flood Zone 3. Northern part of site in Flood Zone 1.</p>

Indicator of Suitability	Assessment
<p>Site is at risk of surface water flooding?</p> <p>See guidance notes: Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk > 15% of the site is affected by medium or high risk of surface water flooding – Medium Risk</p>	<p>Very low risk of surface water flooding.</p>
<p>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</p> <p>Yes / No / Unknown</p>	<p>Unknown. Land is Grade 3 or 4, and this could lead to the loss of some Grade 3 land; however, unknown whether this is 3a or b.</p>
<p>Site contains habitats with the potential to support priority species?</p> <p>Does the site contain local wildlife-rich habitats?</p> <p>Is the site part of:</p> <p>a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); wildlife corridors (and stepping stones that connect them); and/or an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</p> <p>Yes / No / Unknown</p>	<p>There could be potential for protected species; an ecological survey would be required ahead of any planning application.</p>
<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</p> <p>Yes / No / Unknown</p>	<p>No</p>

Physical Constraints

Indicator of Suitability	Assessment
<p><i>Is the site:</i></p> <p>Flat or relatively flat Gently sloping or uneven Steeply sloping</p>	<p>The site slopes to the south</p>
<p><i>Is there existing vehicle access to the site?</i></p> <p>Yes / No / Unknown</p>	<p>There is existing access down a track; however this is narrow (one-way) and would be difficult to widen. Even with sufficient traffic manoeuvring space within the site, access would be an issue. CDC HELAA rejected the site because of the unsuitable access.</p>
<p><i>Is there existing pedestrian/cycle access to the site?</i></p> <p><i>Pedestrian?</i> Yes / No / Unknown</p> <p><i>Cycle?</i> Yes / No / Unknown</p>	<p>There is pavement access to the village centre. The access opens into the village centre opposite the Village Green.</p> <p>There is cycle access along the road; however, there is no designated cycle path.</p>
<p><i>Are there any known Tree Preservation Orders on the site?</i></p> <p>Yes / No / Unknown</p>	<p>No</p>
<p><i>Are there veteran/ancient or other significant trees within or adjacent to the site? Are they owned by third parties?</i></p> <p><i>Significant trees?</i> Yes, within / Yes, adjacent / No / Unknown</p> <p><i>Potentially veteran or ancient trees present?</i> Yes, within / Yes, adjacent / No / Unknown</p> <p><i>Owned by third parties?</i> Yes / No / Unknown</p>	<p>Unknown</p>
<p><i>Are there any Public Rights of Way (PROW) crossing the site?</i></p> <p>Yes / No / Unknown</p>	<p>No known PROW on site</p>
<p><i>Is the site likely to be affected by ground contamination?</i></p> <p>Yes / No / Unknown</p>	<p>Unknown - would require more detailed examination</p>
<p><i>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</i></p> <p>Yes / No / Unknown</p>	<p>Unknown</p>
<p><i>Would development of the site result in a loss of social, amenity or community value?</i></p> <p>Yes / No / Unknown</p>	<p>There is no public access to the site and it has no clear social or community value.</p>

Accessibility

Factor	Guidance	
Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. Additional facilities can be added to the list. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk. This can be measured using Google Maps: https://www.google.com/maps		
What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Comments
Town / local centre / shop	<400m 400-1200m >1200m	Approximately 100m from village store and post office in Wisborough Green. Billingshurst is the nearest local centre.WG19-6
Bus /Tram Stop	<400m 400-800m >800m	Very limited bus service to/ from Horsham and Worthing. Services do not go everyday.
Train station	<400m 400-1200m >1200m	Nearest train station in Billingshurst approx. 3.2miles/ 5km
Primary School	<400m 400-1200m >1200m	Approximately 575m from Wisborough Green Primary School
Secondary School	<1600m 1600-3900m >3900m	Nearest Secondary School in Billingshurst approx. 3.2 miles/ 5km
Open Space / recreation facilities	<400m 400-800m >800m	Approximately 200m from the Village Green (LGS1) and approximately 425m from LOS3
Cycle Route	<400m 400-800m >800m	No known cycle route -n/a

Landscape and Visual Constraints

This section should be answered based on existing evidence (see guidance notes) or by a qualified landscape consultant.

Indicator of Suitability	Assessment
<p><i>Is the site low, medium or high sensitivity in terms of landscape?</i></p> <p><i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i></p> <p><i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i></p> <p><i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i></p>	<p>The site is large and currently separated by a number of hedgerows. It has no clear landscape value besides as an area of greenfield opening onto the countryside. While the site is not visible from the village centre or A272, it is located just off the village centre and Village Green and any development would need to be mindful of this.</p>
<p><i>Is the site low, medium or high sensitivity in terms of visual amenity?</i></p> <p><i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i></p> <p><i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i></p> <p><i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i></p>	<p>The site is screened to south by tall trees and to east and west by hedgerows. There are views to the church (Grade 1 listed) from the eastern section of the site and any development would have to be sensitive to the setting of the church. There are no recognised views to the south towards the Downs as these are obscured by trees.</p>

Heritage Constraints

Indicator of Suitability	Assessment
<p>Would the development of the site cause harm to a designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible</i> <i>Some impact, and/or mitigation possible</i> <i>Limited or no impact or no requirement for mitigation</i></p>	<p>Adjacent to Conservation Area. A small section of the western side of site and the access falls within Conservation Area.</p> <p>Grade 1 listed church is visible from the eastern edge of the site.</p> <p>Site lies behind 7 Grade II listed properties: Albion House (Grade II), Jasmine Cottage (Grade II), Yew Tree Cottage (Grade II), Yew Trees (Grade II); Coed Afal (Grade II), Chapel House (Grade II), The Zoar Chapel (Grade II).</p>
<p>Would the development of the site cause harm to a non-designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible</i> <i>Some impact, and/or mitigation possible</i> <i>Limited or no impact or no requirement for mitigation</i></p>	<p>No</p>

Planning policy constraints

Indicator of Suitability	Assessment
<p><i>Is the site in the Green Belt?</i> Yes / No / Unknown</p>	<p>No</p>
<p><i>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</i> Yes / No / Unknown</p>	<p>No</p>
<p>Are there any other relevant planning policies relating to the site?</p>	<p>No</p>
<p><i>Is the site:</i> Greenfield <i>A mix of greenfield and previously developed land</i> Previously developed land?</p>	<p>Greenfield</p>
<p><i>Is the site within, adjacent to or outside the existing built up area?</i> Within the existing built up area (infill)? <i>Adjacent to and connected to the existing built up area?</i> Outside and not connected to the existing built up area?</p>	<p>The site lies to the south of but adjacent to the existing built up area.</p>
<p><i>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</i> Within the existing settlement boundary? <i>Adjacent to and connected to the existing settlement boundary?</i> Outside and not connected to the existing settlement boundary?</p>	<p>Site is adjacent to the settlement boundary. The access falls within the settlement boundary.</p>
<p><i>Would development of the site result in neighbouring settlements merging into one another?</i> Yes / No / Unknown</p>	<p>Development would not lead to coalescence.</p>
<p>Is the size of the site large enough to significantly change the size and character of the existing settlement? Yes / No / Unknown</p>	<p>If all of the site were developed, this would be a large site that would change the existing pattern of development to the south of A272. While the site is centrally located and would not lead to further linear development on roads out of Wisborough Green, it would nonetheless effect the overall development pattern of the village.</p>

Assessment of Availability

Indicator of Availability	Assessment
Is the site available for development? <i>Yes / No / Unknown.</i>	Unknown
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? <i>Yes / No / Unknown.</i>	No known legal or ownership problems.
Is there a known time frame for availability? Available now / 0-5 years / 6-10 years / 11-15 years.	Unknown

Viability

Indicators of Viability	Assessment
Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? <i>Yes / No / Unknown.</i> <i>What evidence is available to support this judgement?</i>	No

Conclusions

Conclusions	Assessment
Summary of key constraints affecting the site	<ul style="list-style-type: none"> Narrow access to the site. Large site which, if fully developed, would effect the overall development pattern of the village. Views to the Grade I listed church. Development would need to be sensitive to the setting of the church.
How much development is proposed on the site/ what is the development capacity, if known?	63
What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)	Unknown

Conclusions	Assessment
Other key information	
<p>Overall rating (Red/Amber/Green)</p> <p>The site is suitable, available and achievable</p> <p>The site is potentially suitable, available and achievable</p> <p>The site is not currently suitable, available and achievable</p>	<p>The site is not currently suitable, available and achievable.</p>
Summary of justification for rating	<ul style="list-style-type: none"> • Access to the site is too narrow with little opportunity to widen it. • The site is large and, if fully developed, would change the existing development pattern of the village. • The site is also considered to be of medium sensitivity in terms of landscape and visual impact.

Site Details (WG19-7)

Topic	Details
Neighbourhood Plan Name/Site Reference	WG19-7
	
Site Address / Location	Paddock View Field
Gross Site Area (Hectares)	1.2
SHLAA/SHELAA Reference (if applicable)	Part of HWG0018 Land at Coed Afal
SHLAA/SHELAA Conclusions (if applicable)	Rejected. Reason: Significant access constraints.
Existing land use	Greenfield/ agricultural
Land use being considered, if known (e.g. housing, community use, commercial, mixed use)	Housing
Development Capacity (if known)	24
Site identification method / source (e.g. SHELAA, Call for Sites consultation, identified by neighbourhood planning group)	WGNP Call for Sites
Planning history (Live or previous planning applications/decisions)	No known planning history since 2000
Neighbouring uses	Residential properties to north. Open countryside to south.

Assessment of Suitability

Environmental Constraints

Indicator of Suitability	Assessment
<p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations: <i>Yes / No / partly or adjacent</i></p> <p><i>Ancient Woodland</i> <i>Area of Outstanding Natural Beauty (AONB)</i> <i>Biosphere Reserve</i> <i>Local Nature Reserve (LNR)</i> <i>National Nature Reserve (NNR)</i> <i>National Park</i> <i>Ramsar Site</i> <i>Site of Special Scientific Interest (SSSI)*</i> <i>Special Area of Conservation (SAC)</i> <i>Special Protection Area (SPA)</i></p> <p><i>Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p>The site lies approximately 325m north of Tanyard Copse Ancient and Semi-Natural Woodland and approximately 525m to the east of Skiffs Wood Ancient & Semi-natural Woodland.</p> <p>The site is approximately 1100m to the east of The Mens SSSI and SAC which falls just within the South Downs National Park boundary.</p> <p>The site falls within the SSSI Impact Risk Zone and it would be necessary to consult Natural England.</p>
<p>Site is predominantly, or wholly, within or adjacent to the following non-statutory environmental designations: <i>Yes / No / partly or adjacent</i></p> <p><i>Green Infrastructure Corridor</i> <i>Local Wildlife Site (LWS)</i> <i>Public Open Space</i> <i>Site of Importance for Nature Conservation (SINC)</i> <i>Nature Improvement Area</i> <i>Regionally Important Geological Site</i> <i>Other</i></p>	<p>No</p>
<p>Site is predominantly, or wholly, within Flood Zones 2 or 3?</p> <p>See guidance notes: <i>Flood Zone 1: Low Risk</i> <i>Flood Zone 2: Medium Risk</i> <i>Flood Zone 3 (less or more vulnerable site use): Medium Risk</i> <i>Flood Zone 3 (highly vulnerable site use): High Risk</i></p>	<p>Southern end of site in Flood Zone 2. Rest of the site in Flood Zone 1.</p>

Indicator of Suitability	Assessment
<p>Site is at risk of surface water flooding?</p> <p>See guidance notes: Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i> > 15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i></p>	<p>Very low risk of surface water flooding.</p>
<p>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</p> <p>Yes / No / Unknown</p>	<p>Unknown. Land is Grade 3 or 4, and this could lead to the loss of some Grade 3 land; however, unknown whether this is 3a or b.</p>
<p>Site contains habitats with the potential to support priority species?</p> <p>Does the site contain local wildlife-rich habitats?</p> <p>Is the site part of:</p> <p>a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); wildlife corridors (and stepping stones that connect them); and/or an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</p> <p>Yes / No / Unknown</p>	<p>It is a large greenfield site, there could be potential for protected species; an ecological survey would be required ahead of any planning application.</p>
<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</p> <p>Yes / No / Unknown</p>	<p>No</p>

Physical Constraints

Indicator of Suitability	Assessment
<p><i>Is the site:</i></p> <p>Flat or relatively flat Gently sloping or uneven Steeply sloping</p>	<p>The site slopes to the south</p>
<p><i>Is there existing vehicle access to the site?</i></p> <p>Yes / No / Unknown</p>	<p>Access is proposed via Balchins Close which already provides access to a number of dwellings. It would be difficult for this access to support new development, even development of another 10 dwellings. CDC HELAA rejected the site because of the unsuitable access.</p>
<p><i>Is there existing pedestrian/cycle access to the site?</i></p> <p><i>Pedestrian?</i> Yes / No / Unknown</p> <p><i>Cycle?</i> Yes / No / Unknown</p>	<p>There is pavement access to the village centre. The access opens into the village centre opposite the Village Green.</p> <p>There is cycle access along the road; however, there is no designated cycle path.</p>
<p><i>Are there any known Tree Preservation Orders on the site?</i></p> <p>Yes / No / Unknown</p>	<p>No</p>
<p><i>Are there veteran/ancient or other significant trees within or adjacent to the site? Are they owned by third parties?</i></p> <p><i>Significant trees?</i> Yes, within / Yes, adjacent / No / Unknown</p> <p><i>Potentially veteran or ancient trees present?</i> Yes, within / Yes, adjacent / No / Unknown</p> <p><i>Owned by third parties?</i> Yes / No / Unknown</p>	<p>Unknown</p>
<p><i>Are there any Public Rights of Way (PRoW) crossing the site?</i></p> <p>Yes / No / Unknown</p>	<p>No known PROW on site</p>
<p><i>Is the site likely to be affected by ground contamination?</i></p> <p>Yes / No / Unknown</p>	<p>Unknown - would require more detailed examination</p>
<p><i>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</i></p> <p>Yes / No / Unknown</p>	<p>Unknown</p>
<p><i>Would development of the site result in a loss of social, amenity or community value?</i></p> <p>Yes / No / Unknown</p>	<p>There is no public access to the site and it has no clear social or community value.</p>

Accessibility

Factor	Guidance	
Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. Additional facilities can be added to the list. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk. This can be measured using Google Maps: https://www.google.com/maps		
What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Comments
Town / local centre / shop	<400m 400-1200m >1200m	Approximately 175m from village store and post office in Wisborough Green. Billingshurst is nearest local centre.
Bus /Tram Stop	<400m 400-800m >800m	Very limited bus service to/ from Horsham and Worthing. Services do not go everyday.
Train station	<400m 400-1200m >1200m	Nearest train station in Billingshurst approx. 3.2miles/ 5km
Primary School	<400m 400-1200m >1200m	Approximately 525m from Wisborough Green Primary School
Secondary School	<1600m 1600-3900m >3900m	Nearest Secondary School in Billingshurst approx. 3.2 miles/ 5km
Open Space / recreation facilities	<400m 400-800m >800m	Approximately 225m from the Village Green (LGS1).
Cycle Route	<400m 400-800m >800m	No known cycle route – n/a

Landscape and Visual Constraints

This section should be answered based on existing evidence (see guidance notes) or by a qualified landscape consultant.

Indicator of Suitability	Assessment
<p><i>Is the site low, medium or high sensitivity in terms of landscape?</i></p> <p><i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i></p> <p><i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i></p> <p><i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i></p>	<p>The site has some landscape value but is screened from the road and village by existing development and does not have any valued features.</p> <p>While the site is not visible from the village centre or A272, it is located just off the village centre and Village Green and any development would need to be mindful of this.</p>
<p><i>Is the site low, medium or high sensitivity in terms of visual amenity?</i></p> <p><i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i></p> <p><i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i></p> <p><i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i></p>	<p>The site is screened to south by tall trees and to east and west by hedgerows. There are views to the church (grade 1 listed) from the eastern side of the site and, given its proximity to the church, any development would have to be sensitive to the setting of the church.</p> <p>The site would be visible from the house directly to the north, however it would not be visible from the listed buildings, though it might have some negative impact on the setting of these listed buildings.</p> <p>There are no recognised views to the south towards the Downs as these are obscured by trees.</p>

Heritage Constraints

Indicator of Suitability	Assessment
<p>Would the development of the site cause harm to a designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible</i> <i>Some impact, and/or mitigation possible</i> <i>Limited or no impact or no requirement for mitigation</i></p>	<p>Adjacent to Conservation Area.</p> <p>Grade 1 listed church is visible from the eastern edge of the site.</p> <p>Site lies behind 4 listed buildings, approx. 75m to the south: Albion House (Grade II), Jasmine Cottage (Grade II), Yew Tree Cottage (Grade II), Yew Trees (Grade II).</p>
<p>Would the development of the site cause harm to a non-designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible</i> <i>Some impact, and/or mitigation possible</i> <i>Limited or no impact or no requirement for mitigation</i></p>	<p>No</p>

Planning policy constraints

Indicator of Suitability	Assessment
<p><i>Is the site in the Green Belt?</i> Yes / No / Unknown</p>	<p>No</p>
<p><i>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</i> Yes / No / Unknown</p>	<p>No</p>
<p>Are there any other relevant planning policies relating to the site?</p>	<p>No</p>
<p><i>Is the site:</i> Greenfield <i>A mix of greenfield and previously developed land</i> Previously developed land?</p>	<p>Greenfield</p>
<p><i>Is the site within, adjacent to or outside the existing built up area?</i> Within the existing built up area (infill)? <i>Adjacent to and connected to the existing built up area?</i> Outside and not connected to the existing built up area?</p>	<p>The site lies to the south of but adjacent to the existing built up area.</p>
<p><i>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</i> Within the existing settlement boundary? <i>Adjacent to and connected to the existing settlement boundary?</i> Outside and not connected to the existing settlement boundary?</p>	<p>Site is adjacent to the settlement boundary. The access falls within the settlement boundary.</p>
<p><i>Would development of the site result in neighbouring settlements merging into one another?</i> Yes / No / Unknown</p>	<p>Development would not lead to coalescence.</p>
<p>Is the size of the site large enough to significantly change the size and character of the existing settlement? Yes / No / Unknown</p>	<p>If all of the site were developed, this would be a large site that would change the existing pattern of development to the south of A272. While the site is centrally located and would not lead to further linear development on roads out of Wisborough Green, it would nonetheless effect the overall development pattern of the village.</p>

Assessment of Availability

Indicator of Availability	Assessment
Is the site available for development? <i>Yes / No / Unknown.</i>	Available
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? <i>Yes / No / Unknown.</i>	No known legal or ownership problems.
Is there a known time frame for availability? Available now / 0-5 years / 6-10 years / 11-15 years.	Unknown

Viability

Indicators of Viability	Assessment
Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? <i>Yes / No / Unknown.</i> <i>What evidence is available to support this judgement?</i>	No

Conclusions

Conclusions	Assessment
Summary of key constraints affecting the site	<ul style="list-style-type: none"> Narrow access to the site. Views to the Grade I listed church. Development would need to be sensitive to the setting of the church.
How much development is proposed on the site/ what is the development capacity, if known?	24
What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)	Unknown

Conclusions	Assessment
Other key information	
<p>Overall rating (Red/Amber/Green)</p> <p>The site is suitable, available and achievable</p> <p>The site is potentially suitable, available and achievable</p> <p>The site is not currently suitable, available and achievable</p>	<p>The site is not currently suitable, available and achievable.</p>
Summary of justification for rating	<ul style="list-style-type: none"> • The site would provide new dwellings in the village centre in close proximity to amenities. • However, the access to the site is currently inappropriate (narrow and already providing access to a number of sites) and it would be difficult for it to be upgraded to support further development. • Given its location in the village centre and the view of the Church from the eastern edge of the site, development would need to be sensitive to its setting. • The site is also considered to be of medium sensitivity in terms of landscape and visual impact.

Site Details (WG19-8)

Topic	Details
Neighbourhood Plan Name/Site Reference	WG19-8
	
Site Address / Location	Glebe Field
Gross Site Area (Hectares)	1.89
SHLAA/SHELAA Reference (if applicable)	Part of HWG0011 - Land east of St Peter's Church
SHLAA/SHELAA Conclusions (if applicable)	<p>Suitable and Achievable. Conclusion and reason: The site is potentially suitable subject to detailed consideration of the impact of development on designated heritage assets.</p>
Existing land use	Agricultural Pasture
Land use being considered, if known (e.g. housing, community use, commercial, mixed use)	Housing (20 units)
Development Capacity (if known)	18-35
Site identification method / source (e.g. SHELAA, Call for Sites consultation, identified by neighbourhood planning group)	WGNP Call for Sites
Planning history (Live or previous planning applications/decisions)	No known planning history since 2000
Neighbouring uses	Grade I listed church lies to west of site. There is residential development to south and open fields to north.

Assessment of Suitability

Environmental Constraints

Indicator of Suitability	Assessment
<p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations: <i>Yes / No / partly or adjacent</i></p> <p><i>Ancient Woodland</i> <i>Area of Outstanding Natural Beauty (AONB)</i> <i>Biosphere Reserve</i> <i>Local Nature Reserve (LNR)</i> <i>National Nature Reserve (NNR)</i> <i>National Park</i> <i>Ramsar Site</i> <i>Site of Special Scientific Interest (SSSI)*</i> <i>Special Area of Conservation (SAC)</i> <i>Special Protection Area (SPA)</i></p> <p><i>Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p>The site is approximately 625m north of The Copse, orchard Ancient & Semi-Natural Woodland.</p> <p>The site lies approximately 1300m to the east of The Mens SSSI and SAC which falls just within the National Park boundary.</p> <p>The site falls within the SSSI Impact Risk Zone and it would be necessary to consult Natural England.</p>
<p>Site is predominantly, or wholly, within or adjacent to the following non-statutory environmental designations: <i>Yes / No / partly or adjacent</i></p> <p><i>Green Infrastructure Corridor</i> <i>Local Wildlife Site (LWS)</i> <i>Public Open Space</i> <i>Site of Importance for Nature Conservation (SINC)</i> <i>Nature Improvement Area</i> <i>Regionally Important Geological Site</i> <i>Other</i></p>	<p>No</p>
<p>Site is predominantly, or wholly, within Flood Zones 2 or 3?</p> <p>See guidance notes: <i>Flood Zone 1: Low Risk</i> <i>Flood Zone 2: Medium Risk</i> <i>Flood Zone 3 (less or more vulnerable site use): Medium Risk</i> <i>Flood Zone 3 (highly vulnerable site use): High Risk</i></p>	<p>No</p>

Indicator of Suitability	Assessment
<p>Site is at risk of surface water flooding?</p> <p>See guidance notes: Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk > 15% of the site is affected by medium or high risk of surface water flooding – Medium Risk</p>	<p>Very low risk of surface water flooding.</p>
<p>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</p> <p>Yes / No / Unknown</p>	<p>Some loss of Grade 3; however, unknown whether this is 3a or b.</p>
<p>Site contains habitats with the potential to support priority species?</p> <p>Does the site contain local wildlife-rich habitats?</p> <p>Is the site part of:</p> <p>a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); wildlife corridors (and stepping stones that connect them); and/or an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</p> <p>Yes / No / Unknown</p>	<p>It is a greenfield site, there could be potential for protected species; an ecological survey would be required ahead of any planning application.</p>
<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</p> <p>Yes / No / Unknown</p>	<p>No</p>

Physical Constraints

Indicator of Suitability	Assessment
<p><i>Is the site:</i></p> <p>Flat or relatively flat Gently sloping or uneven Steeply sloping</p>	<p>The site slopes uphill gently, but relatively flat.</p>
<p><i>Is there existing vehicle access to the site?</i></p> <p>Yes / No / Unknown</p>	<p>There is no existing access, however access could be created through Glebe Way onto A272. Depending on the size of development, consideration would need to be given to impact of additional traffic passing through Glebe Way.</p>
<p><i>Is there existing pedestrian/cycle access to the site?</i></p> <p><i>Pedestrian?</i> Yes / No / Unknown</p> <p><i>Cycle?</i> Yes / No / Unknown</p>	<p>There is pavement access to the village centre.</p> <p>There is cycle access along the A272; however, there is no designated cycle path.</p>
<p><i>Are there any known Tree Preservation Orders on the site?</i></p> <p>Yes / No / Unknown</p>	<p>No</p>
<p><i>Are there veteran/ancient or other significant trees within or adjacent to the site? Are they owned by third parties?</i></p> <p><i>Significant trees?</i> Yes, within / Yes, adjacent / No / Unknown</p> <p><i>Potentially veteran or ancient trees present?</i> Yes, within / Yes, adjacent / No / Unknown</p> <p><i>Owned by third parties?</i> Yes / No / Unknown</p>	<p>Unknown</p>
<p><i>Are there any Public Rights of Way (PRoW) crossing the site?</i></p> <p>Yes / No / Unknown</p>	<p>Yes. PROWs run along eastern, northern and western boundaries of the site.</p>
<p><i>Is the site likely to be affected by ground contamination?</i></p> <p>Yes / No / Unknown</p>	<p>Unknown - would require more detailed examination</p>
<p><i>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</i></p> <p>Yes / No / Unknown</p>	<p>No visible power lines</p>

Indicator of Suitability	Assessment
<p><i>Would development of the site result in a loss of social, amenity or community value?</i> Yes / No / Unknown</p>	<p>There is public access along the northern, eastern and western boundaries and across the site to the north. There are views from these fields across to the Church and primary school. Access to primary school via footpaths across field.</p>

Accessibility

Factor	Guidance	
<p>Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. Additional facilities can be added to the list. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk. This can be measured using Google Maps: https://www.google.com/maps</p>		
<p>What is the distance to the following facilities (measured from the edge of the site)</p>	<p>Distance (metres)</p>	<p>Comments</p>
<p>Town / local centre / shop</p>	<p><400m 400-1200m >1200m</p>	<p>Approximately 600m from village store and post office in Wisborough green. Billingshurst is nearest local centre.</p>
<p>Bus /Tram Stop</p>	<p><400m 400-800m >800m</p>	<p>Very limited bus service to/ from Horsham and Worthing. Services do not go everyday.</p>
<p>Train station</p>	<p><400m 400-1200m >1200m</p>	<p>Nearest train station in Billingshurst approximately 3.2miles/ 5km</p>
<p>Primary School</p>	<p><400m 400-1200m >1200m</p>	<p>Approximately 860m from Wisborough Green Primary School by vehicle. Approximately 250m on foot via footpath through field</p>
<p>Secondary School</p>	<p><1600m 1600-3900m >3900m</p>	<p>Nearest Secondary School in Billingshurst approximately 3.2 miles/ 5km</p>
<p>Open Space / recreation facilities</p>	<p><400m 400-800m >800m</p>	<p>Approximately 600m from the Village Green (LGS1) and approx. 600m from LOS3. Approximately 275m from LOS1 and 350m from LOS2.</p>
<p>Cycle Route</p>	<p><400m 400-800m >800m</p>	<p>No known cycle route – n/a</p>

Landscape and Visual Constraints

This section should be answered based on existing evidence (see guidance notes) or by a qualified landscape consultant.

Indicator of Suitability	Assessment
<p><i>Is the site low, medium or high sensitivity in terms of landscape?</i></p> <p><i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i></p> <p><i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i></p> <p><i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i></p>	<p>The site in itself is an enclosed agricultural field with little landscape value of its own. However, it is in close proximity to the church which is Grade 1 listed and careful consideration needs to be given to this.</p>
<p><i>Is the site low, medium or high sensitivity in terms of visual amenity?</i></p> <p><i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i></p> <p><i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i></p> <p><i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i></p>	<p>The site is generally enclosed and well-screened from the surrounding area. The site is well screened on the western side from the church by hedgerow and trees and is not clearly visible from the churchyard. However, these trees are deciduous and the site would be more visible from the churchyard and church in Winter. Development here would have an adverse impact on the setting of the church and as such as high sensitivity in terms of visual amenity. That said, there is existing development at Glebe Way on this side of the church.</p>

Heritage Constraints

Indicator of Suitability	Assessment
<p>Would the development of the site cause harm to a designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible</i> <i>Some impact, and/or mitigation possible</i> <i>Limited or no impact or no requirement for mitigation</i></p>	<p>Adjacent to Conservation Area. Site lies adjacent to Grade I listed Parish Church of St Peter ad Vincula and approximately 175m to east of a number of Grade II listed buildings; Village Hall and Old Workhouse (Grade II), Barn occupied by EP Clark (Grade II listed), Churchgate House (Grade II), High Barn (Grade II).</p>
<p>Would the development of the site cause harm to a non-designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible</i> <i>Some impact, and/or mitigation possible</i> <i>Limited or no impact or no requirement for mitigation</i></p>	<p>No</p>

Planning policy constraints

Indicator of Suitability	Assessment
<p><i>Is the site in the Green Belt?</i> Yes / No / Unknown</p>	No
<p><i>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</i> Yes / No / Unknown</p>	No
<p>Are there any other relevant planning policies relating to the site?</p>	No
<p><i>Is the site:</i> Greenfield <i>A mix of greenfield and previously developed land</i> Previously developed land?</p>	Greenfield
<p><i>Is the site within, adjacent to or outside the existing built up area?</i> Within the existing built up area (infill)? <i>Adjacent to and connected to the existing built up area?</i> Outside and not connected to the existing built up area?</p>	The site lies adjacent to the existing built up area.
<p><i>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</i> Within the existing settlement boundary? <i>Adjacent to and connected to the existing settlement boundary?</i> Outside and not connected to the existing settlement boundary?</p>	Outside Settlement Boundary
<p><i>Would development of the site result in neighbouring settlements merging into one another?</i> Yes / No / Unknown</p>	Development would not lead to coalescence, but would create stronger link between development in centre of village and outlying development to east of centre.
<p>Is the size of the site large enough to significantly change the size and character of the existing settlement? Yes / No / Unknown</p>	If all of the site were developed, this would be a large site that would significantly change the eastern side of the settlement. It is proposed to develop only the eastern section of the site which would not lead to significant change to size and character.

Assessment of Availability

Indicator of Availability	Assessment
Is the site available for development? <i>Yes / No / Unknown.</i>	Available
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? <i>Yes / No / Unknown.</i>	No known legal or ownership problems.
Is there a known time frame for availability? Available now / 0-5 years / 6-10 years / 11-15 years.	0-5 years

Viability

Indicators of Viability	Assessment
Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? <i>Yes / No / Unknown.</i> <i>What evidence is available to support this judgement?</i>	No

Conclusions

Conclusions	Assessment
Summary of key constraints affecting the site	<ul style="list-style-type: none"> Proximity to Grade I listed church and adverse impact on setting of and views from church.
How much development is proposed on the site/ what is the development capacity, if known?	Only half of the site proposed for housing: 18
What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)	0-5 years

Conclusions	Assessment
Other key information	The site is owned by the Church. Only the eastern side of the site is proposed for development.
<p>Overall rating (Red/Amber/Green)</p> <p>The site is suitable, available and achievable</p> <p>The site is potentially suitable, available and achievable</p> <p>The site is not currently suitable, available and achievable</p>	The site is potentially suitable, available and achievable.
Summary of justification for rating	<ul style="list-style-type: none"> • The site is well-located and good access could be provided via Glebe Way. There is good pedestrian access to the village. • However, the proximity to the Grade I listed church is a constraint and any development would have to be very sensitive to the setting of the church, mitigating any adverse impact from the development. Development is proposed only on the eastern side of the site (furthest from the church) leaving an open space between the Church and any new development.

Site Details (WG19-9)

Topic	Details
Neighbourhood Plan Name/Site Reference	WG19-9
	
Site Address / Location	Collard Garden/ Glebe View Garden
Gross Site Area (Hectares)	0.14
SHLAA/SHELAA Reference (if applicable)	n/a
SHLAA/SHELAA Conclusions (if applicable)	n/a
Existing land use	Garden paddock
Land use being considered, if known (e.g. housing, community use, commercial, mixed use)	Housing
Development Capacity (if known)	3
Site identification method / source (e.g. SHELAA, Call for Sites consultation, identified by neighbourhood planning group)	WGNP Call for Sites
Planning history (Live or previous planning applications/decisions)	<p>15/03216/FUL: Proposed new bungalow. Decision: Refused.</p> <p>Reasons for decision: outside settlement boundary, unsustainable and unacceptable form of development that would detrimentally harm the character and rural landscape of the countryside. No compelling circumstances that outweigh the harm to the character of the countryside and justify a departure from National and Local Plan policies.</p>

Topic	Details
Neighbouring uses	Open field to west (however this is WG19-8 proposed for development). To east is Clark's yard which is allocated for housing development in made WGNP.

Assessment of Suitability

Environmental Constraints

Indicator of Suitability	Assessment
<p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations: <i>Yes / No / partly or adjacent</i></p> <p><i>Ancient Woodland</i> <i>Area of Outstanding Natural Beauty (AONB)</i> <i>Biosphere Reserve</i> <i>Local Nature Reserve (LNR)</i> <i>National Nature Reserve (NNR)</i> <i>National Park</i> <i>Ramsar Site</i> <i>Site of Special Scientific Interest (SSSI)*</i> <i>Special Area of Conservation (SAC)</i> <i>Special Protection Area (SPA)</i></p> <p><i>Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p>The site lies approximately 650m north of The Copse, orchard Ancient & Semi-Natural Woodland.</p> <p>The site is approximately 1000m to north west of Upper Arun SSSI.</p> <p>The site falls within the SSSI Impact Risk Zone and it may be necessary to consult Natural England.</p>
<p>Site is predominantly, or wholly, within or adjacent to the following non-statutory environmental designations: <i>Yes / No / partly or adjacent</i></p> <p><i>Green Infrastructure Corridor</i> <i>Local Wildlife Site (LWS)</i> <i>Public Open Space</i> <i>Site of Importance for Nature Conservation (SINC)</i> <i>Nature Improvement Area</i> <i>Regionally Important Geological Site</i> <i>Other</i></p>	<p>No</p>

Indicator of Suitability	Assessment
<p>Site is <i>predominantly, or wholly, within Flood Zones 2 or 3?</i></p> <p>See guidance notes: Flood Zone 1: Low Risk Flood Zone 2: Medium Risk Flood Zone 3 (less or more vulnerable site use): Medium Risk Flood Zone 3 (highly vulnerable site use): High Risk</p>	<p>No</p>
<p>Site is at risk of surface water flooding?</p> <p>See guidance notes: Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk > 15% of the site is affected by medium or high risk of surface water flooding – Medium Risk</p>	<p>Very low risk of surface water flooding.</p>
<p>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</p> <p>Yes / No / Unknown</p>	<p>Some loss of Grade 3; however, unknown whether this is 3a or b.</p>
<p>Site contains habitats with the potential to support priority species?</p> <p>Does the site contain local wildlife-rich habitats?</p> <p>Is the site part of:</p> <p><i>a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); wildlife corridors (and stepping stones that connect them); and/or an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</i></p> <p>Yes / No / Unknown</p>	<p>There could be potential for protected species; an ecological survey would be required ahead of any planning application.</p>
<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</p> <p>Yes / No / Unknown</p>	<p>No</p>

Physical Constraints

Indicator of Suitability	Assessment
<p><i>Is the site:</i></p> <p>Flat or relatively flat Gently sloping or uneven Steeply sloping</p>	<p>Flat garden</p>
<p><i>Is there existing vehicle access to the site?</i></p> <p>Yes / No / Unknown</p>	<p>There is access via the existing drive/ bridleway to west of site. The surface appears unadopted as it is on loose gravel and could be privately owned.</p>
<p><i>Is there existing pedestrian/cycle access to the site?</i></p> <p><i>Pedestrian?</i> Yes / No / Unknown</p> <p><i>Cycle?</i> Yes / No / Unknown</p>	<p>There is no pavement on access road but there is pedestrian access to the village centre via pavement along A272.</p> <p>There is cycle access along the A272; however; there is no designated cycle path.</p>
<p><i>Are there any known Tree Preservation Orders on the site?</i></p> <p>Yes / No / Unknown</p>	<p>No</p>
<p><i>Are there veteran/ancient or other significant trees within or adjacent to the site? Are they owned by third parties?</i></p> <p><i>Significant trees?</i> Yes, within / Yes, adjacent / No / Unknown</p> <p><i>Potentially veteran or ancient trees present?</i> Yes, within / Yes, adjacent / No / Unknown</p> <p><i>Owned by third parties?</i> Yes / No / Unknown</p>	<p>Unknown</p>
<p><i>Are there any Public Rights of Way (PROW) crossing the site?</i></p> <p>Yes / No / Unknown</p>	<p>PROW on track to western edge of site</p>
<p><i>Is the site likely to be affected by ground contamination?</i></p> <p>Yes / No / Unknown</p>	<p>Unknown - would require more detailed examination</p>
<p><i>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</i></p> <p>Yes / No / Unknown</p>	<p>No visible power lines</p>
<p><i>Would development of the site result in a loss of social, amenity or community value?</i></p> <p>Yes / No / Unknown</p>	<p>The site is not clearly visible with no public access and no clear social or community value to site.</p>

Accessibility

Factor	Guidance	
Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. Additional facilities can be added to the list. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk. This can be measured using Google Maps: https://www.google.com/maps		
What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Comments
Town / local centre / shop	<400m 400-1200m >1200m	Approximately 675m from village store and post office in Wisborough green. Billingshurst is nearest local centre.
Bus /Tram Stop	<400m 400-800m >800m	Very limited bus service to/ from Horsham and Worthing. Services do not go everyday.
Train station	<400m 400-1200m >1200m	Nearest train station in Billingshurst approx. 3.2miles/ 5km
Primary School	<400m 400-1200m >1200m	Approximately 850m from Wisborough Green Primary School
Secondary School	<1600m 1600-3900m >3900m	Nearest Secondary School in Billingshurst approx. 3.2 miles/ 5km
Open Space / recreation facilities	<400m 400-800m >800m	Approximately 700m from the Village Green (LGS1) and approximately 700m from LOS3. Approximately 325m from LOS1 and 375m from LOS2.
Cycle Route	<400m 400-800m >800m	No known cycle route -n/a

Landscape and Visual Constraints

This section should be answered based on existing evidence (see guidance notes) or by a qualified landscape consultant.

Indicator of Suitability	Assessment
<p><i>Is the site low, medium or high sensitivity in terms of landscape?</i></p> <p><i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i></p> <p><i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i></p> <p><i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i></p>	<p>The site is currently a residential garden and does not have significant landscape value.</p>
<p><i>Is the site low, medium or high sensitivity in terms of visual amenity?</i></p> <p><i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i></p> <p><i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i></p> <p><i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i></p>	<p>The site is well screened by hedgerows and any development would not be easily visible from the wider landscape.</p>

Heritage Constraints

Indicator of Suitability	Assessment
<p>Would the development of the site cause harm to a designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible</i> <i>Some impact, and/or mitigation possible</i> <i>Limited or no impact or no requirement for mitigation</i></p>	<p>Outside Conservation area. No other heritage designations.</p>
<p>Would the development of the site cause harm to a non-designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible</i> <i>Some impact, and/or mitigation possible</i> <i>Limited or no impact or no requirement for mitigation</i></p>	<p>No</p>

Planning policy constraints

Indicator of Suitability	Assessment
<p><i>Is the site in the Green Belt?</i> Yes / No / Unknown</p>	<p>No</p>
<p><i>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</i> Yes / No / Unknown</p>	<p>No</p>
<p>Are there any other relevant planning policies relating to the site?</p>	<p>No</p>
<p><i>Is the site:</i> Greenfield A mix of greenfield and previously developed land Previously developed land?</p>	<p>Mixture</p>
<p><i>Is the site within, adjacent to or outside the existing built up area?</i> Within the existing built up area (infill)? Adjacent to and connected to the existing built up area? Outside and not connected to the existing built up area?</p>	<p>The site is largely within the built up area and could be considered infill.</p>
<p><i>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</i> Within the existing settlement boundary? Adjacent to and connected to the existing settlement boundary? Outside and not connected to the existing settlement boundary?</p>	<p>Outside Settlement Boundary</p>
<p><i>Would development of the site result in neighbouring settlements merging into one another?</i> Yes / No / Unknown</p>	<p>Development would not lead to coalescence.</p>
<p>Is the size of the site large enough to significantly change the size and character of the existing settlement? Yes / No / Unknown</p>	<p>No</p>

Assessment of Availability

Indicator of Availability	Assessment
Is the site available for development? <i>Yes / No / Unknown.</i>	Available
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? <i>Yes / No / Unknown.</i>	No known legal or ownership problems, however the access road appears unadopted and may be privately owned.
Is there a known time frame for availability? Available now / 0-5 years / 6-10 years / 11-15 years.	Unknown

Viability

Indicators of Viability	Assessment
Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? <i>Yes / No / Unknown.</i> <i>What evidence is available to support this judgement?</i>	No

Conclusions

Conclusions	Assessment
Summary of key constraints affecting the site	<ul style="list-style-type: none"> Needs to be confirmed that access is possible via the drive/ bridleway to west of site.
How much development is proposed on the site/ what is the development capacity, if known?	3
What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)	Unknown
Other key information	

Conclusions	Assessment
<p>Overall rating (Red/Amber/Green)</p> <p>The site is suitable, available and achievable</p> <p>The site is potentially suitable, available and achievable</p> <p>The site is not currently suitable, available and achievable</p>	<p>The site is potentially suitable, available and achievable.</p>
<p>Summary of justification for rating</p>	<ul style="list-style-type: none"> • This site is currently a residential garden with capacity to provide 3-4 houses. • The site is well-screened and has little landscape value. • There is possible access via the drive/ bridleway to west of the site. • The site is located next to the Clark's Yard site which is allocated in the made WGNP but is yet to come forward for development. • If it could be confirmed that access is agreed in principle, then this site could potentially be a green.

Site Details (WG19-10)

Topic	Details
Neighbourhood Plan Name/Site Reference	WG19-10
	
Site Address / Location	Macdonalds Field
Gross Site Area (Hectares)	0.25
SHLAA/SHELAA Reference (if applicable)	n/a
SHLAA/SHELAA Conclusions (if applicable)	n/a
Existing land use	Agricultural Arable Field
Land use being considered, if known (e.g. housing, community use, commercial, mixed use)	Housing
Development Capacity (if known)	6
Site identification method / source (e.g. SHELAA, Call for Sites consultation, identified by neighbourhood planning group)	WGNP Call for Sites
Planning history (Live or previous planning applications/decisions)	No known planning history since 2000
Neighbouring uses	Clark's Yard allocation to west, agricultural fields to east, residential to south.

Assessment of Suitability

Environmental Constraints

Indicator of Suitability	Assessment
<p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations: <i>Yes / No / partly or adjacent</i></p> <p><i>Ancient Woodland</i> <i>Area of Outstanding Natural Beauty (AONB)</i> <i>Biosphere Reserve</i> <i>Local Nature Reserve (LNR)</i> <i>National Nature Reserve (NNR)</i> <i>National Park</i> <i>Ramsar Site</i> <i>Site of Special Scientific Interest (SSSI)*</i> <i>Special Area of Conservation (SAC)</i> <i>Special Protection Area (SPA)</i></p> <p><i>Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p>The site is approximately 700m north east of The Copse, orchard Ancient & Semi-Natural Woodland.</p> <p>The site lies approximately 975m to north west of the Upper Arun SSSI.</p> <p>The site falls within the SSSI Impact Risk Zone and it may be necessary to consult Natural England.</p>
<p>Site is predominantly, or wholly, within or adjacent to the following non-statutory environmental designations: <i>Yes / No / partly or adjacent</i></p> <p><i>Green Infrastructure Corridor</i> <i>Local Wildlife Site (LWS)</i> <i>Public Open Space</i> <i>Site of Importance for Nature Conservation (SINC)</i> <i>Nature Improvement Area</i> <i>Regionally Important Geological Site</i> <i>Other</i></p>	<p>No</p>
<p>Site is predominantly, or wholly, within Flood Zones 2 or 3?</p> <p>See guidance notes: <i>Flood Zone 1: Low Risk</i> <i>Flood Zone 2: Medium Risk</i> <i>Flood Zone 3 (less or more vulnerable site use): Medium Risk</i> <i>Flood Zone 3 (highly vulnerable site use): High Risk</i></p>	<p>No</p>

Indicator of Suitability	Assessment
<p>Site is at risk of surface water flooding?</p> <p>See guidance notes: Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i> > 15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i></p>	<p>Very low risk of surface water flooding.</p>
<p>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</p> <p>Yes / No / Unknown</p>	<p>Some loss of Grade 3; however, unknown whether this is 3a or b.</p>
<p>Site contains habitats with the potential to support priority species?</p> <p>Does the site contain local wildlife-rich habitats?</p> <p>Is the site part of?</p> <p>a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); wildlife corridors (and stepping stones that connect them); and/or an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</p> <p>Yes / No / Unknown</p>	<p>No. However, there could be potential for protected species; an ecological survey would be required ahead of any planning application.</p>
<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</p> <p>Yes / No / Unknown</p>	<p>No</p>

Physical Constraints

Indicator of Suitability	Assessment
<p><i>Is the site:</i></p> <p>Flat or relatively flat Gently sloping or uneven Steeply sloping</p>	<p>Slightly sloping to east</p>
<p><i>Is there existing vehicle access to the site?</i></p> <p>Yes / No / Unknown</p>	<p>There is currently no access to the site. Access would only be possible via the allocated Clark's Yard site. There is no indication as yet that that this would be possible, however agreement between the landowners (if the sites are in different ownership) could be secured. Without the access, this site is undevelopable.</p>
<p><i>Is there existing pedestrian/cycle access to the site?</i></p> <p><i>Pedestrian?</i> Yes / No / Unknown</p> <p><i>Cycle?</i> Yes / No / Unknown</p>	<p>There is pedestrian access to the village centre via pavement along A272.</p> <p>There is cycle access along the A272; however; there is no designated cycle path.</p>
<p><i>Are there any known Tree Preservation Orders on the site?</i></p> <p>Yes / No / Unknown</p>	<p>No</p>
<p><i>Are there veteran/ancient or other significant trees within or adjacent to the site? Are they owned by third parties?</i></p> <p><i>Significant trees?</i> Yes, within / Yes, adjacent / No / Unknown</p> <p><i>Potentially veteran or ancient trees present?</i> Yes, within / Yes, adjacent / No / Unknown</p> <p><i>Owned by third parties?</i> Yes / No / Unknown</p>	<p>Unknown</p>
<p><i>Are there any Public Rights of Way (PRoW) crossing the site?</i></p> <p>Yes / No / Unknown</p>	<p>No. PROW about 75m to north of site.</p>
<p><i>Is the site likely to be affected by ground contamination?</i></p> <p>Yes / No / Unknown</p>	<p>Unknown - would require more detailed examination</p>
<p><i>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</i></p> <p>Yes / No / Unknown</p>	<p>Power line across site.</p>

Indicator of Suitability	Assessment
<p><i>Would development of the site result in a loss of social, amenity or community value?</i></p> <p>Yes / No / Unknown</p>	<p>Development would be visible from footpath to north, however no clear social or community value to site.</p>

Accessibility

Factor	Guidance	
<p>Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. Additional facilities can be added to the list. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk. This can be measured using Google Maps: https://www.google.com/maps</p>		
What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Comments
Town / local centre / shop	<p><400m</p> <p>400-1200m</p> <p>>1200m</p>	<p>Approximately 800m from village store and post office in Wisborough green.</p> <p>Billingshurst is nearest local centre.</p>
Bus /Tram Stop	<p><400m</p> <p>400-800m</p> <p>>800m</p>	<p>Very limited bus service to/ from Horsham and Worthing. Services do not go everyday.</p>
Train station	<p><400m</p> <p>400-1200m</p> <p>>1200m</p>	<p>Nearest train station in Billingshurst approx. 3.2miles/ 5km</p>
Primary School	<p><400m</p> <p>400-1200m</p> <p>>1200m</p>	<p>Approximately 1000m from Wisborough Green Primary School</p>
Secondary School	<p><1600m</p> <p>1600-3900m</p> <p>>3900m</p>	<p>Nearest Secondary School in Billingshurst approx. 3.2 miles/ 5km</p>
Open Space / recreation facilities	<p><400m</p> <p>400-800m</p> <p>>800m</p>	<p>Approximately 800m from the Village Green (LGS1) and approx. 775m from LOS3. Approx. 450m from LOS1 and 475m from LOS2.</p>
Cycle Route	<p><400m</p> <p>400-800m</p> <p>>800m</p>	<p>No known cycle route -n/a</p>

Landscape and Visual Constraints

This section should be answered based on existing evidence (see guidance notes) or by a qualified landscape consultant.

Indicator of Suitability	Assessment
<p><i>Is the site low, medium or high sensitivity in terms of landscape?</i></p> <p><i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i></p> <p><i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i></p> <p><i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i></p>	<p>The site is a small corner of a field which, while representative of the agricultural nature of the local landscape, is not itself a particularly valued landscape. The landscape is wide and could accommodate a small amount of development. However, development of this site could set a precedent for development further to the west of the site which would erode the local landscape character and agricultural setting of the village.</p>
<p><i>Is the site low, medium or high sensitivity in terms of visual amenity?</i></p> <p><i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i></p> <p><i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i></p> <p><i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i></p>	<p>The wider field is well screened to the east by trees with a hedge along the northern edge and is relatively enclosed by hedgerows. However, the site itself is not bounded and development would be visible from the remaining areas of the field. Development in this section of the site would not be widely visible from the surrounding area. However, any further development of this field would have a more significant adverse impact on visual amenity.</p>

Heritage Constraints

Indicator of Suitability	Assessment
<p>Would the development of the site cause harm to a designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible</i> <i>Some impact, and/or mitigation possible</i> <i>Limited or no impact or no requirement for mitigation</i></p>	<p>Outside Conservation area. No other heritage designations.</p>
<p>Would the development of the site cause harm to a non-designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible</i> <i>Some impact, and/or mitigation possible</i> <i>Limited or no impact or no requirement for mitigation</i></p>	<p>No</p>

Planning policy constraints

Indicator of Suitability	Assessment
<p><i>Is the site in the Green Belt?</i> Yes / No / Unknown</p>	<p>No</p>
<p><i>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</i> Yes / No / Unknown</p>	<p>No</p>
<p>Are there any other relevant planning policies relating to the site?</p>	<p>No</p>
<p><i>Is the site:</i> Greenfield <i>A mix of greenfield and previously developed land</i> <i>Previously developed land?</i></p>	<p>Greenfield</p>
<p><i>Is the site within, adjacent to or outside the existing built up area?</i> <i>Within the existing built up area (infill)?</i> <i>Adjacent to and connected to the existing built up area?</i> <i>Outside and not connected to the existing built up area?</i></p>	<p>The site is currently slightly disconnected from the built up area. However, if the Clark's Yard allocation were developed in the future, the site would be adjacent to development.</p>
<p><i>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</i> <i>Within the existing settlement boundary?</i> <i>Adjacent to and connected to the existing settlement boundary?</i> <i>Outside and not connected to the existing settlement boundary?</i></p>	<p>Outside Settlement Boundary</p>
<p><i>Would development of the site result in neighbouring settlements merging into one another?</i> Yes / No / Unknown</p>	<p>Development would not lead to coalescence.</p>
<p>Is the size of the site large enough to significantly change the size and character of the existing settlement? Yes / No / Unknown</p>	<p>This site is not clearly bounded and, while in itself, development here would not be large enough to significantly change the size and character of the village, if there was further development in addition to the site it could lead to significant change.</p>

Assessment of Availability

Indicator of Availability	Assessment
Is the site available for development? <i>Yes / No / Unknown.</i>	Available
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? <i>Yes / No / Unknown.</i>	If the site is in the same ownership as the adjacent Clark's Yard site then access could be secured. Otherwise agreement between the different landowners would need to be secured before the site is developable.
Is there a known time frame for availability? Available now / 0-5 years / 6-10 years / 11-15 years.	Unknown

Viability

Indicators of Viability	Assessment
<p>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? <i>Yes / No / Unknown.</i></p> <p><i>What evidence is available to support this judgement?</i></p>	No

Conclusions

Conclusions	Assessment
Summary of key constraints affecting the site	<ul style="list-style-type: none"> There is currently no commitment from the adjacent builder's site to provide access. The site is not clearly bounded and could set precedent for further development.
How much development is proposed on the site/ what is the development capacity, if known?	6
What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)	Unknown
Other key information	
<p>Overall rating (Red/Amber/Green)</p> <p>The site is suitable, available and achievable</p> <p>The site is potentially suitable, available and achievable</p> <p>The site is not currently suitable, available and achievable</p>	<p>The site is potentially suitable, available and achievable.</p>

Conclusions	Assessment
<p>Summary of justification for rating</p>	<ul style="list-style-type: none"> • The land is adjacent to the allocated Clark's Yard site and if this allocated site were brought forward, it would make this proposed site more suitable. Without the Clark's Yard site, this site would appear incongruous. • The site currently has no suitable access without agreement with either Clarks Yard or the owner of the small builder's yard to the north of WG19-9. Agreement on access, is necessary for this site to be considered suitable. • The access to Clark's Yard and this site is narrow and WGPC should discuss with the local highway authority whether this site is suitable for the proposed number of dwellings. • While the site has no significant landscape value in itself, it is not obviously bounded and further large-scale development in this area could lead to the erosion of the village setting.

Site Details (WG19-11)

Topic	Details
Neighbourhood Plan Name/Site Reference	WG19-11
	
Site Address / Location	Farnagates Field 1
Gross Site Area (Hectares)	0.49
SHLAA/SHELAA Reference (if applicable)	n/a
SHLAA/SHELAA Conclusions (if applicable)	n/a
Existing land use	Agricultural Arable Field
Land use being considered, if known (e.g. housing, community use, commercial, mixed use)	Housing
Development Capacity (if known)	10
Site identification method / source (e.g. SHELAA, Call for Sites consultation, identified by neighbourhood planning group)	WGPN Call for Sites
Planning history (Live or previous planning applications/decisions)	No known planning history since 2000
Neighbouring uses	Residential development and A272 to north, allotment gardens to west, open fields to south

Assessment of Suitability

Environmental Constraints

Indicator of Suitability	Assessment
<p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations: <i>Yes / No / partly or adjacent</i></p> <p><i>Ancient Woodland</i> <i>Area of Outstanding Natural Beauty (AONB)</i> <i>Biosphere Reserve</i> <i>Local Nature Reserve (LNR)</i> <i>National Nature Reserve (NNR)</i> <i>National Park</i> <i>Ramsar Site</i> <i>Site of Special Scientific Interest (SSSI)*</i> <i>Special Area of Conservation (SAC)</i> <i>Special Protection Area (SPA)</i></p> <p><i>Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p>The site lies approximately 500m north east of The Copse, orchard Ancient & Semi-Natural Woodland</p> <p>The site lies approximately 1000m to north west of the Upper Arun SSSI.</p> <p>The site falls within the SSSI Impact Risk Zone and it would be necessary to consult Natural England.</p>
<p>Site is predominantly, or wholly, within or adjacent to the following non-statutory environmental designations: <i>Yes / No / partly or adjacent</i></p> <p><i>Green Infrastructure Corridor</i> <i>Local Wildlife Site (LWS)</i> <i>Public Open Space</i> <i>Site of Importance for Nature Conservation (SINC)</i> <i>Nature Improvement Area</i> <i>Regionally Important Geological Site</i> <i>Other</i></p>	<p>No</p>
<p>Site is predominantly, or wholly, within Flood Zones 2 or 3?</p> <p>See guidance notes: <i>Flood Zone 1: Low Risk</i> <i>Flood Zone 2: Medium Risk</i> <i>Flood Zone 3 (less or more vulnerable site use): Medium Risk</i> <i>Flood Zone 3 (highly vulnerable site use): High Risk</i></p>	<p>No</p>

Indicator of Suitability	Assessment
<p>Site is at risk of surface water flooding?</p> <p>See guidance notes: Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i> > 15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i></p>	<p>Areas of the site (particularly southern end and eastern edge) are at medium-high risk of surface water flooding.</p>
<p>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</p> <p>Yes / No / Unknown</p>	<p>Some loss of Grade 3; however, unknown whether this is 3a or b.</p>
<p>Site contains habitats with the potential to support priority species?</p> <p>Does the site contain local wildlife-rich habitats?</p> <p>Is the site part of:</p> <p>a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); wildlife corridors (and stepping stones that connect them); and/or an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</p> <p>Yes / No / Unknown</p>	<p>No. However, there could be potential for protected species; an ecological survey would be required ahead of any planning application.</p>
<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</p> <p>Yes / No / Unknown</p>	<p>No</p>

Physical Constraints

Indicator of Suitability	Assessment
<p><i>Is the site:</i></p> <p>Flat or relatively flat Gently sloping or uneven Steeply sloping</p>	<p>Uneven land sloping south down to river. Marshy at bottom of that field.</p>
<p><i>Is there existing vehicle access to the site?</i></p> <p>Yes / No / Unknown</p>	<p>There is existing field access onto A272 in eastern corner which is the proposed access. However, this access is on a corner with limited visibility and would need a wide splay.</p>
<p><i>Is there existing pedestrian/cycle access to the site?</i></p> <p><i>Pedestrian?</i> Yes / No / Unknown</p> <p><i>Cycle?</i> Yes / No / Unknown</p>	<p>There is pedestrian access to the village centre via pavement along A272.</p> <p>There is cycle access along the A272; however; there is no designated cycle path.</p>
<p><i>Are there any known Tree Preservation Orders on the site?</i></p> <p>Yes / No / Unknown</p>	<p>No</p>
<p><i>Are there veteran/ancient or other significant trees within or adjacent to the site? Are they owned by third parties?</i></p> <p><i>Significant trees?</i> Yes, within / Yes, adjacent / No / Unknown</p> <p><i>Potentially veteran or ancient trees present?</i> Yes, within / Yes, adjacent / No / Unknown</p> <p><i>Owned by third parties?</i> Yes / No / Unknown</p>	<p>Unknown</p>
<p><i>Are there any Public Rights of Way (PROW) crossing the site?</i></p> <p>Yes / No / Unknown</p>	<p>No known PROW on site</p>
<p><i>Is the site likely to be affected by ground contamination?</i></p> <p>Yes / No / Unknown</p>	<p>Unknown - would require more detailed examination</p>
<p><i>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</i></p> <p>Yes / No / Unknown</p>	<p>Power line down western side</p>
<p><i>Would development of the site result in a loss of social, amenity or community value?</i></p> <p>Yes / No / Unknown</p>	<p>Agricultural land. Provides some views to south, but little clear social or community value to site.</p>

Accessibility

Factor	Guidance	
Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. Additional facilities can be added to the list. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk. This can be measured using Google Maps: https://www.google.com/maps		
What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Comments
Town / local centre / shop	<400m 400-1200m >1200m	Approximately 600m from village store and post office in Wisborough green. Billingshurst is nearest local centre.
Bus /Tram Stop	<400m 400-800m >800m	Very limited bus service to/ from Horsham and Worthing. Services do not go everyday.
Train station	<400m 400-1200m >1200m	Nearest train station in Billingshurst approx. 3.2miles/ 5km
Primary School	<400m 400-1200m >1200m	Approximately 775m from Wisborough Green Primary School.
Secondary School	<1600m 1600-3900m >3900m	Nearest Secondary School in Billingshurst approx. 3.2 miles/ 5km
Open Space / recreation facilities	<400m 400-800m >800m	Approximately 600m from the Village Green (LGS1) and approx. 625m from LOS3. Approx. 250m from LOS1 and 275m from LOS2.
Cycle Route	<400m 400-800m >800m	No known cycle route -n/a

Landscape and Visual Constraints

This section should be answered based on existing evidence (see guidance notes) or by a qualified landscape consultant.

Indicator of Suitability	Assessment
<p><i>Is the site low, medium or high sensitivity in terms of landscape?</i></p> <p><i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i></p> <p><i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i></p> <p><i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i></p>	<p>The site is an agricultural field which, while it does not have significant landscape value itself, it contributes to the agricultural setting of the village and is representative of the agricultural nature of the local landscape. The site leads down to the River Kird and forms part of the setting of this River and the rise to the South Downs in the distance.</p>
<p><i>Is the site low, medium or high sensitivity in terms of visual amenity?</i></p> <p><i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i></p> <p><i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i></p> <p><i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i></p>	<p>There are hedges on all sides of the field. The landscape is wide and there are long views across the field from the A272 to the Downs in the distance. While the landscape is wide and could accommodate a small amount of development, the site is visually open and development here would have an adverse impact on the views to the South Downs and the setting of the village at the eastern entrance.</p>

Heritage Constraints

Indicator of Suitability	Assessment
<p>Would the development of the site cause harm to a designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible</i> <i>Some impact, and/or mitigation possible</i> <i>Limited or no impact or no requirement for mitigation</i></p>	<p>Outside Conservation area. Approx. 100m to north west of Farnagates House (Grade II listed).</p>
<p>Would the development of the site cause harm to a non-designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible</i> <i>Some impact, and/or mitigation possible</i> <i>Limited or no impact or no requirement for mitigation</i></p>	<p>No</p>

Planning policy constraints

Indicator of Suitability	Assessment
<p><i>Is the site in the Green Belt?</i> Yes / No / Unknown</p>	<p>No</p>
<p><i>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</i> Yes / No / Unknown</p>	<p>No</p>
<p>Are there any other relevant planning policies relating to the site?</p>	<p>No</p>
<p><i>Is the site:</i> Greenfield <i>A mix of greenfield and previously developed land</i> Previously developed land?</p>	<p>Greenfield</p>
<p><i>Is the site within, adjacent to or outside the existing built up area?</i> Within the existing built up area (infill)? <i>Adjacent to and connected to the existing built up area?</i> Outside and not connected to the existing built up area?</p>	<p>Opposite existing residential development north of the A272.</p>
<p><i>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</i> Within the existing settlement boundary? <i>Adjacent to and connected to the existing settlement boundary?</i> Outside and not connected to the existing settlement boundary?</p>	<p>Outside Settlement Boundary.</p>
<p><i>Would development of the site result in neighbouring settlements merging into one another?</i> Yes / No / Unknown</p>	<p>Development would not lead to coalescence.</p>
<p>Is the size of the site large enough to significantly change the size and character of the existing settlement? Yes / No / Unknown</p>	<p>Development on this site would lead to new development along A272 into the village, changing the entrance to the village and expanding ribbon development. However, it is not a large site and, given its position, would not have a significant effect on the size and character of the village.</p>

Assessment of Availability

Indicator of Availability	Assessment
Is the site available for development? <i>Yes / No / Unknown.</i>	Available.
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? <i>Yes / No / Unknown.</i>	No known legal or ownership problems.
Is there a known time frame for availability? Available now / 0-5 years / 6-10 years / 11-15 years.	Unknown.

Viability

Indicators of Viability	Assessment
Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? <i>Yes / No / Unknown.</i> <i>What evidence is available to support this judgement?</i>	No

Conclusions

Conclusions	Assessment
Summary of key constraints affecting the site	<ul style="list-style-type: none"> Landscape and visual impact is a constraint given long views across to the South Downs. The topography of the site is uneven and the site is at risk of surface water flooding.
How much development is proposed on the site/ what is the development capacity, if known?	10
What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)	Unknown

Conclusions	Assessment
Other key information	The landowner appears to be open to areas of sites being developed rather than whole site if preferable.
<p>Overall rating (Red/Amber/Green)</p> <p>The site is suitable, available and achievable</p> <p>The site is potentially suitable, available and achievable</p> <p>The site is not currently suitable, available and achievable</p>	<p>The site is potentially suitable, available and achievable.</p>
Summary of justification for rating	<ul style="list-style-type: none"> • The field forms part of the wider agricultural setting of the village. • Development on this site would be visible from the A272, particularly when entering the village from the eastern side. • This particular site is relatively contained, adjacent to and opposite existing development and, with sensitive design, could be made suitable for development. The current field access would need to be upgraded to improve visibility. • While the wide landscape could accommodate some development, it may not be appropriate to develop the whole site, particularly towards the southern end of the site as it stretches down to the River Kird.

Site Details (WG19-12)

Topic	Details
Neighbourhood Plan Name/Site Reference	WG19-12
	
Site Address / Location	Farnagates Field 2
Gross Site Area (Hectares)	0.64
SHLAA/SHELAA Reference (if applicable)	n/a
SHLAA/SHELAA Conclusions (if applicable)	n/a
Existing land use	Agricultural Arable Field
Land use being considered, if known (e.g. housing, community use, commercial, mixed use)	Housing
Development Capacity (if known)	13
Site identification method / source (e.g. SHELAA, Call for Sites consultation, identified by neighbourhood planning group)	WGNP Call for Sites
Planning history (Live or previous planning applications/decisions)	No known planning history since 2000
Neighbouring uses	Residential development and A272 to north, open fields and sewage works to south, WG19-11 to east.

Assessment of Suitability

Environmental Constraints

Indicator of Suitability	Assessment
<p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations: <i>Yes / No / partly or adjacent</i></p> <p><i>Ancient Woodland</i> <i>Area of Outstanding Natural Beauty (AONB)</i> <i>Biosphere Reserve</i> <i>Local Nature Reserve (LNR)</i> <i>National Nature Reserve (NNR)</i> <i>National Park</i> <i>Ramsar Site</i> <i>Site of Special Scientific Interest (SSSI)*</i> <i>Special Area of Conservation (SAC)</i> <i>Special Protection Area (SPA)</i></p> <p><i>Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p>The site lies approximately 500m north east of The Copse, orchard Ancient & Semi-Natural Woodland.</p> <p>The site lies approximately 950m to the north west of Upper Arun SSSI.</p> <p>The site falls within the SSSI Impact Risk Zone and it would be necessary to consult Natural England.</p>
<p>Site is predominantly, or wholly, within or adjacent to the following non-statutory environmental designations: <i>Yes / No / partly or adjacent</i></p> <p><i>Green Infrastructure Corridor</i> <i>Local Wildlife Site (LWS)</i> <i>Public Open Space</i> <i>Site of Importance for Nature Conservation (SINC)</i> <i>Nature Improvement Area</i> <i>Regionally Important Geological Site</i> <i>Other</i></p>	<p>No</p>
<p>Site is predominantly, or wholly, within Flood Zones 2 or 3?</p> <p>See guidance notes: <i>Flood Zone 1: Low Risk</i> <i>Flood Zone 2: Medium Risk</i> <i>Flood Zone 3 (less or more vulnerable site use): Medium Risk</i> <i>Flood Zone 3 (highly vulnerable site use): High Risk</i></p>	<p>No</p>

Indicator of Suitability	Assessment
<p>Site is at risk of surface water flooding?</p> <p>See guidance notes: Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i> > 15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i></p>	<p>Areas of the site (particularly southern end and western edge) are at medium-high risk of surface water flooding.</p>
<p>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</p> <p>Yes / No / Unknown</p>	<p>Some loss of Grade 3; however, unknown whether this is 3a or b.</p>
<p>Site contains habitats with the potential to support priority species?</p> <p>Does the site contain local wildlife-rich habitats?</p> <p>Is the site part of:</p> <p>a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); wildlife corridors (and stepping stones that connect them); and/or an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</p> <p>Yes / No / Unknown</p>	<p>No. However, there could be potential for protected species; an ecological survey would be required ahead of any planning application.</p>
<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</p> <p>Yes / No / Unknown</p>	<p>No</p>

Physical Constraints

Indicator of Suitability	Assessment
<p><i>Is the site:</i></p> <p>Flat or relatively flat Gently sloping or uneven Steeply sloping</p>	<p>Site is uneven sloping down to west.</p>
<p><i>Is there existing vehicle access to the site?</i></p> <p>Yes / No / Unknown</p>	<p>It is unclear whether there is current field access for this site off the A272. Access would need to be arranged.</p>
<p><i>Is there existing pedestrian/cycle access to the site?</i></p> <p><i>Pedestrian?</i> Yes / No / Unknown</p> <p><i>Cycle?</i> Yes / No / Unknown</p>	<p>There is pedestrian access to the village centre via pavement along A272.</p> <p>There is cycle access along the A272; however, there is no designated cycle path.</p>
<p><i>Are there any known Tree Preservation Orders on the site?</i></p> <p>Yes / No / Unknown</p>	<p>No</p>
<p><i>Are there veteran/ancient or other significant trees within or adjacent to the site? Are they owned by third parties?</i></p> <p><i>Significant trees?</i> Yes, within / Yes, adjacent / No / Unknown</p> <p><i>Potentially veteran or ancient trees present?</i> Yes, within / Yes, adjacent / No / Unknown</p> <p><i>Owned by third parties?</i> Yes / No / Unknown</p>	<p>Unknown</p>
<p><i>Are there any Public Rights of Way (PROW) crossing the site?</i></p> <p>Yes / No / Unknown</p>	<p>No known PROW on site</p>
<p><i>Is the site likely to be affected by ground contamination?</i></p> <p>Yes / No / Unknown</p>	<p>Unknown - would require more detailed examination</p>
<p><i>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</i></p> <p>Yes / No / Unknown</p>	<p>Power line across southern edge of site.</p>
<p><i>Would development of the site result in a loss of social, amenity or community value?</i></p> <p>Yes / No / Unknown</p>	<p>No clear social or community value to site.</p>

Accessibility

Factor	Guidance	
Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. Additional facilities can be added to the list. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk. This can be measured using Google Maps: https://www.google.com/maps		
What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Comments
Town / local centre / shop	<400m 400-1200m >1200m	Approximately 650m from village store and post office in Wisborough green. Billingshurst is nearest local centre.
Bus /Tram Stop	<400m 400-800m >800m	Very limited bus service to/ from Horsham and Worthing. Services do not go everyday.
Train station	<400m 400-1200m >1200m	Nearest train station in Billingshurst approx. 3.2miles/ 5km
Primary School	<400m 400-1200m >1200m	Approximately 825m from Wisborough Green Primary School
Secondary School	<1600m 1600-3900m >3900m	Nearest Secondary School in Billingshurst approx. 3.2 miles/ 5km
Open Space / recreation facilities	<400m 400-800m >800m	Approximately 700m from the Village Green (LGS1) and approx. 675m from LOS3. Approx. 300m from LOS1 and 350m from LOS2.
Cycle Route	<400m 400-800m >800m	No known cycle route – n/a

Landscape and Visual Constraints

This section should be answered based on existing evidence (see guidance notes) or by a qualified landscape consultant.

Indicator of Suitability	Assessment
<p><i>Is the site low, medium or high sensitivity in terms of landscape?</i></p> <p><i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i></p> <p><i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i></p> <p><i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i></p>	<p>The site is an agricultural field which, while it does not have significant landscape value itself, it contributes to the agricultural setting of the village and is representative of the agricultural nature of the local landscape. The site leads down to the River Kird and forms part of the setting of this River and the rise to the South Downs in the distance.</p>
<p><i>Is the site low, medium or high sensitivity in terms of visual amenity?</i></p> <p><i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i></p> <p><i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i></p> <p><i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i></p>	<p>There are hedges on all sides of the field. The landscape is wide and there are long views across the field from the A272 to the Downs in the distance. While the landscape is wide and could accommodate a small amount of development, the site is visually open and development here would have an adverse impact on the views to the South Downs and the setting of the village at the eastern entrance.</p> <p>The site is directly adjacent to Farnagates House which is a listed building and any development would have to be sensitively designed to reduce negative impact on the setting of the listed building.</p>

Heritage Constraints

Indicator of Suitability	Assessment
<p>Would the development of the site cause harm to a designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible</i> <i>Some impact, and/or mitigation possible</i> <i>Limited or no impact or no requirement for mitigation</i></p>	<p>Outside Conservation area. Adjacent to Farnagates House (Grade II listed).</p>
<p>Would the development of the site cause harm to a non-designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible</i> <i>Some impact, and/or mitigation possible</i> <i>Limited or no impact or no requirement for mitigation</i></p>	<p>No</p>

Planning policy constraints

Indicator of Suitability	Assessment
<p><i>Is the site in the Green Belt?</i> Yes / No / Unknown</p>	<p>No</p>
<p><i>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</i> Yes / No / Unknown</p>	<p>No</p>
<p>Are there any other relevant planning policies relating to the site?</p>	<p>No</p>
<p><i>Is the site:</i> Greenfield <i>A mix of greenfield and previously developed land</i> Previously developed land?</p>	<p>Greenfield</p>
<p><i>Is the site within, adjacent to or outside the existing built up area?</i> Within the existing built up area (infill)? <i>Adjacent to and connected to the existing built up area?</i> Outside and not connected to the existing built up area?</p>	<p>Opposite existing residential development north of the A272. However, WG19-11 lies to west attaching this site to existing built up area. Without WG19-11, development of this site would appear incongruous.</p>
<p><i>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</i> Within the existing settlement boundary? <i>Adjacent to and connected to the existing settlement boundary?</i> Outside and not connected to the existing settlement boundary?</p>	<p>Outside Settlement Boundary</p>
<p><i>Would development of the site result in neighbouring settlements merging into one another?</i> Yes / No / Unknown</p>	<p>Development would not lead to coalescence.</p>
<p>Is the size of the site large enough to significantly change the size and character of the existing settlement? Yes / No / Unknown</p>	<p>Development on this site would lead to new development along road into the village, changing the entrance to the village and expanding ribbon development. However, some of proposed site is set back from road behind Farnagates House making it less visible from road.</p>

Assessment of Availability

Indicator of Availability	Assessment
Is the site available for development? <i>Yes / No / Unknown.</i>	Available
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? <i>Yes / No / Unknown.</i>	No known legal or ownership problems.
Is there a known time frame for availability? Available now / 0-5 years / 6-10 years / 11-15 years.	Unknown

Viability

Indicators of Viability	Assessment
Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? <i>Yes / No / Unknown.</i> <i>What evidence is available to support this judgement?</i>	No

Conclusions

Conclusions	Assessment
Summary of key constraints affecting the site	<ul style="list-style-type: none"> Landscape and visual impact is a constraint given long views across to the South Downs. There is no clear existing access to this site from the A272. Development on this site would not be adjacent to existing built up area if WG19-11 not developed.
How much development is proposed on the site/ what is the development capacity, if known?	13
What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)	Unknown

Conclusions	Assessment
Other key information	The landowner appears to be open to areas of sites being developed rather than whole site if preferable.
<p>Overall rating (Red/Amber/Green)</p> <p>The site is suitable, available and achievable</p> <p>The site is potentially suitable, available and achievable</p> <p>The site is not currently suitable, available and achievable</p>	The site is potentially suitable, available and achievable.
Summary of justification for rating	<ul style="list-style-type: none"> • The field forms part of the wider agricultural setting of the village and offers some long views towards the Downs on the western side of the site. The eastern side of the site lies behind Farnagates House. • Development on this site would be visible from the A272, particularly when entering the village from the eastern side. • This site is separated from the existing built up area to the west by WG19-11. • There is no clear access to the site. However, it is likely that access could be created. • While the wide landscape could accommodate some development with sensitive design, development of the whole site may not be appropriate, and the neighbourhood group could consider allocating only part of the site.

Site Details (WG19-13)

Topic	Details
Neighbourhood Plan Name/Site Reference	WG19-13
	
Site Address / Location	Farnagates Field 3
Gross Site Area (Hectares)	2.72
SHLAA/SHELAA Reference (if applicable)	n/a
SHLAA/SHELAA Conclusions (if applicable)	n/a
Existing land use	Agricultural Arable Field
Land use being considered, if known (e.g. housing, community use, commercial, mixed use)	Housing
Development Capacity (if known)	51
Site identification method / source (e.g. SHELAA, Call for Sites consultation, identified by neighbourhood planning group)	WGNP Call for Sites
Planning history (Live or previous planning applications/decisions)	No known planning history since 2000
Neighbouring uses	Residential development and A272 to north, open fields to south, WG19-11 and WG19-12 to east. Sewage works also to the east south of WG19-12.

Assessment of Suitability

Environmental Constraints

Indicator of Suitability	Assessment
<p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations: <i>Yes / No / partly or adjacent</i></p> <p><i>Ancient Woodland</i> <i>Area of Outstanding Natural Beauty (AONB)</i> <i>Biosphere Reserve</i> <i>Local Nature Reserve (LNR)</i> <i>National Nature Reserve (NNR)</i> <i>National Park</i> <i>Ramsar Site</i> <i>Site of Special Scientific Interest (SSSI)*</i> <i>Special Area of Conservation (SAC)</i> <i>Special Protection Area (SPA)</i></p> <p><i>Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p><i>There are areas of Ancient & Semi-Natural Woodland approx. 650m to west, 875m to south and 725m to north-east.</i></p> <p><i>The site falls within the Upper Arun SSSI Impact Risk Zone and it would be necessary to consult Natural England.</i></p>
<p>Site is predominantly, or wholly, within or adjacent to the following non-statutory environmental designations: <i>Yes / No / partly or adjacent</i></p> <p><i>Green Infrastructure Corridor</i> <i>Local Wildlife Site (LWS)</i> <i>Public Open Space</i> <i>Site of Importance for Nature Conservation (SINC)</i> <i>Nature Improvement Area</i> <i>Regionally Important Geological Site</i> <i>Other</i></p>	<p><i>No</i></p>
<p><i>Site is predominantly, or wholly, within Flood Zones 2 or 3?</i></p> <p>See guidance notes: <i>Flood Zone 1: Low Risk</i> <i>Flood Zone 2: Medium Risk</i> <i>Flood Zone 3 (less or more vulnerable site use): Medium Risk</i> <i>Flood Zone 3 (highly vulnerable site use): High Risk</i></p>	<p><i>No</i></p>

Indicator of Suitability	Assessment
<p>Site is at risk of surface water flooding?</p> <p>See guidance notes: Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk > 15% of the site is affected by medium or high risk of surface water flooding – Medium Risk</p>	<p>Very low risk of surface water flooding.</p>
<p>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</p> <p>Yes / No / Unknown</p>	<p>Unknown. Land is Grade 3 or 4, and this could lead to the loss of some Grade 3 land; however, unknown whether this is 3a or b.</p>
<p>Site contains habitats with the potential to support priority species?</p> <p>Does the site contain local wildlife-rich habitats?</p> <p>Is the site part of:</p> <p>a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); wildlife corridors (and stepping stones that connect them); and/or an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</p> <p>Yes / No / Unknown</p>	<p>There could be potential for protected species; an ecological survey would be required ahead of any planning application.</p>
<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</p> <p>Yes / No / Unknown</p>	<p>No</p>

Physical Constraints

Indicator of Suitability	Assessment
<p><i>Is the site:</i></p> <p>Flat or relatively flat Gently sloping or uneven Steeply sloping</p>	<p>Relatively flat, but drops to south west.</p>
<p><i>Is there existing vehicle access to the site?</i></p> <p>Yes / No / Unknown</p>	<p>There is existing field access in north western corner of field. Field access is also proposed through sites WG19-11 and WG19-12 (if those sites was developed). Field access in on corner with poor visibility and would need upgrading to be suitable.</p>
<p><i>Is there existing pedestrian/cycle access to the site?</i></p> <p><i>Pedestrian?</i> Yes / No / Unknown</p> <p><i>Cycle?</i> Yes / No / Unknown</p>	<p>There is pedestrian access to the village centre via pavement along A272.</p> <p>There is cycle access along the A272; however; there is no designated cycle path.</p>
<p><i>Are there any known Tree Preservation Orders on the site?</i></p> <p>Yes / No / Unknown</p>	<p>No</p>
<p><i>Are there veteran/ancient or other significant trees within or adjacent to the site? Are they owned by third parties?</i></p> <p><i>Significant trees?</i> Yes, within / Yes, adjacent / No / Unknown</p> <p><i>Potentially veteran or ancient trees present?</i> Yes, within / Yes, adjacent / No / Unknown</p> <p><i>Owned by third parties?</i> Yes / No / Unknown</p>	<p>Unknown</p>
<p><i>Are there any Public Rights of Way (PROW) crossing the site?</i></p> <p>Yes / No / Unknown</p>	<p>No known PROW on site</p>
<p><i>Is the site likely to be affected by ground contamination?</i></p> <p>Yes / No / Unknown</p>	<p>Unknown - would require more detailed examination</p>
<p><i>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</i></p> <p>Yes / No / Unknown</p>	<p>Power line across site</p>
<p><i>Would development of the site result in a loss of social, amenity or community value?</i></p> <p>Yes / No / Unknown</p>	<p>Agricultural land. Provides some views to south, but little clear social or community value to site.</p>

Accessibility

Factor	Guidance	
Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. Additional facilities can be added to the list. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk. This can be measured using Google Maps: https://www.google.com/maps		
What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Comments
Town / local centre / shop	<400m 400-1200m >1200m	Approximately 800m from village store and post office in Wisborough Green. Billingshurst is nearest local centre.
Bus /Tram Stop	<400m 400-800m >800m	Very limited bus service to/ from Horsham and Worthing. Services do not go everyday.
Train station	<400m 400-1200m >1200m	Nearest train station in Billingshurst approx. 3.2miles/ 5km.
Primary School	<400m 400-1200m >1200m	Approximately 950m from Wisborough Green Primary School.
Secondary School	<1600m 1600-3900m >3900m	Nearest Secondary School in Billingshurst approx. 3.2 miles/ 5km
Open Space / recreation facilities	<400m 400-800m >800m	Approximately 850m from the Village Green (LGS1) and approx. 850m from LOS3. Approximately 450m from LOS1 and 500m from LOS2.
Cycle Route	<400m 400-800m >800m	No known cycle route - n/a

Landscape and Visual Constraints

This section should be answered based on existing evidence (see guidance notes) or by a qualified landscape consultant.

Indicator of Suitability	Assessment
<p><i>Is the site low, medium or high sensitivity in terms of landscape?</i></p> <p><i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i></p> <p><i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i></p> <p><i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i></p>	<p>The site is a large agricultural field which contributes to the agricultural setting of the village and is representative of the agricultural nature of the local landscape. The site leads down to the River Kird and forms part of the setting of this River and the rise to the South Downs in the distance. The field is large and while the wide landscape could potentially accommodate some development, it would not be suitable to develop the whole site.</p>
<p><i>Is the site low, medium or high sensitivity in terms of visual amenity?</i></p> <p><i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i></p> <p><i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i></p> <p><i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i></p>	<p>There are hedges on all sides of the field. The landscape is wide and there are long views across the field from the A272 to the Downs in the distance. While the landscape is wide and could accommodate a small amount of development, the site is visually open and development here would have an adverse impact on the views to the South Downs and the setting of the village at the eastern entrance. It would not be suitable to develop this site in its entirety.</p>

Heritage Constraints

Indicator of Suitability	Assessment
<p>Would the development of the site cause harm to a designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible</i> <i>Some impact, and/or mitigation possible</i> <i>Limited or no impact or no requirement for mitigation</i></p>	<p>Outside Conservation area. Eastern boundary adjacent to Farnagates House (Grade II listed).</p>
<p>Would the development of the site cause harm to a non-designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible</i> <i>Some impact, and/or mitigation possible</i> <i>Limited or no impact or no requirement for mitigation</i></p>	<p>No</p>

Planning policy constraints

Indicator of Suitability	Assessment
<p><i>Is the site in the Green Belt?</i> Yes / No / Unknown</p>	<p>No</p>
<p><i>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</i> Yes / No / Unknown</p>	<p>No</p>
<p>Are there any other relevant planning policies relating to the site?</p>	<p>No</p>
<p><i>Is the site:</i> Greenfield <i>A mix of greenfield and previously developed land</i> Previously developed land?</p>	<p>Greenfield</p>
<p><i>Is the site within, adjacent to or outside the existing built up area?</i> Within the existing built up area (infill)? <i>Adjacent to and connected to the existing built up area?</i> Outside and not connected to the existing built up area?</p>	<p>Opposite existing residential development north of the A272. However, WG19-11 and 12 lie to west attaching this site to existing built up area. Without WG19-11, development of this site would appear incongruous.</p>
<p><i>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</i> Within the existing settlement boundary? <i>Adjacent to and connected to the existing settlement boundary?</i> Outside and not connected to the existing settlement boundary?</p>	<p>Outside Settlement Boundary</p>
<p><i>Would development of the site result in neighbouring settlements merging into one another?</i> Yes / No / Unknown</p>	<p>Development would not lead to coalescence.</p>
<p>Is the size of the site large enough to significantly change the size and character of the existing settlement? Yes / No / Unknown</p>	<p>Development on this site would lead to significant new development along road into/ out of the village, changing the entrance to the village and expanding ribbon development. The site is large and developing the whole site would lead to a significant change in the settlement pattern.</p>

Assessment of Availability

Indicator of Availability	Assessment
Is the site available for development? <i>Yes / No / Unknown.</i>	Available
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? <i>Yes / No / Unknown.</i>	No known legal or ownership problems.
Is there a known time frame for availability? Available now / 0-5 years / 6-10 years / 11-15 years.	Unknown

Viability

Indicators of Viability	Assessment
Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? <i>Yes / No / Unknown.</i> <i>What evidence is available to support this judgement?</i>	No

Conclusions

Conclusions	Assessment
Summary of key constraints affecting the site	<ul style="list-style-type: none"> Landscape and visual impact is a constraint given long views across to the South Downs. The access to the A272 is on a bend and does not have clear visibility. Development on this site would not be adjacent to existing built up area if WG19-11 and WG19-12 are not developed.
How much development is proposed on the site/ what is the development capacity, if known?	51
What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)	Unknown

Conclusions	Assessment
Other key information	The landowner appears to be open to areas of sites being developed rather than whole site if preferable.
<p>Overall rating (Red/Amber/Green)</p> <p>The site is suitable, available and achievable</p> <p>The site is potentially suitable, available and achievable</p> <p>The site is not currently suitable, available and achievable</p>	<p>The site is not currently suitable, available and achievable.</p>
Summary of justification for rating	<ul style="list-style-type: none"> • This is a large site and development of the site in its entirety would not be suitable. • The landowner is open to developing only parts of site if preferable; this would make the site more suitable. • The field forms part of the wider agricultural setting of the village. • Development on this site would be visible from the A272, particularly when entering the village from the eastern side. • The access to the site is on a bend with poor visibility. Access via WG1911 and 12 would only be relevant if these sites were developed.

Site Details (WG19-14)

Topic	Details
Neighbourhood Plan Name/Site Reference	WG19-14
	
Site Address / Location	Newpound Field
Gross Site Area (Hectares)	3.6
SHLAA/SHELAA Reference (if applicable)	n/a
SHLAA/SHELAA Conclusions (if applicable)	n/a
Existing land use	Agricultural Arable Field
Land use being considered, if known (e.g. housing, community use, commercial, mixed use)	Residential. Landowner proposes 6 or more dwellings, but adds that it could accommodate all 25 if required.
Development Capacity (if known)	65
Site identification method / source (e.g. SHELAA, Call for Sites consultation, identified by neighbourhood planning group)	WGNP Call for Sites
Planning history (Live or previous planning applications/decisions)	No known planning history since 2000
Neighbouring uses	Industrial/ commercial buildings to north, open countryside to west, countryside and some development to east and south. Public House located opposite.

Assessment of Suitability

Environmental Constraints

Indicator of Suitability	Assessment
<p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations: <i>Yes / No / partly or adjacent</i></p> <p><i>Ancient Woodland</i> <i>Area of Outstanding Natural Beauty (AONB)</i> <i>Biosphere Reserve</i> <i>Local Nature Reserve (LNR)</i> <i>National Nature Reserve (NNR)</i> <i>National Park</i> <i>Ramsar Site</i> <i>Site of Special Scientific Interest (SSSI)*</i> <i>Special Area of Conservation (SAC)</i> <i>Special Protection Area (SPA)</i></p> <p><i>Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p><i>There are areas of Ancient & Semi-Natural Woodland approx. 650m to west, 875m to south and 725m to north-east.</i></p> <p><i>The site falls within the Upper Arun SSSI Impact Risk Zone and it would be necessary to consult Natural England.</i></p>
<p>Site is predominantly, or wholly, within or adjacent to the following non-statutory environmental designations: <i>Yes / No / partly or adjacent</i></p> <p><i>Green Infrastructure Corridor</i> <i>Local Wildlife Site (LWS)</i> <i>Public Open Space</i> <i>Site of Importance for Nature Conservation (SINC)</i> <i>Nature Improvement Area</i> <i>Regionally Important Geological Site</i> <i>Other</i></p>	<p><i>No</i></p>
<p><i>Site is predominantly, or wholly, within Flood Zones 2 or 3?</i></p> <p>See guidance notes: <i>Flood Zone 1: Low Risk</i> <i>Flood Zone 2: Medium Risk</i> <i>Flood Zone 3 (less or more vulnerable site use): Medium Risk</i> <i>Flood Zone 3 (highly vulnerable site use): High Risk</i></p>	<p><i>No</i></p>

Indicator of Suitability	Assessment
<p>Site is at risk of surface water flooding?</p> <p>See guidance notes: Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i> > 15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i></p>	<p>The western edge of the site is at low risk of surface water flooding.</p>
<p>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</p> <p>Yes / No / Unknown</p>	<p>Some loss of Grade 3; however, unknown whether this is 3a or b.</p>
<p>Site contains habitats with the potential to support priority species?</p> <p>Does the site contain local wildlife-rich habitats?</p> <p>Is the site part of:</p> <p>a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); wildlife corridors (and stepping stones that connect them); and/or an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</p> <p>Yes / No / Unknown</p>	<p>There could be potential for protected species; an ecological survey would be required ahead of any planning application.</p>
<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</p> <p>Yes / No / Unknown</p>	<p>No</p>

Physical Constraints

Indicator of Suitability	Assessment
<p><i>Is the site:</i></p> <p>Flat or relatively flat Gently sloping or uneven Steeply sloping</p>	<p>Wide, flat field</p>
<p><i>Is there existing vehicle access to the site?</i></p> <p>Yes / No / Unknown</p>	<p>There is existing access shared with Orchard View which is the proposed access. However, it is narrow and the access into the field itself would need to be widened.</p>
<p><i>Is there existing pedestrian/cycle access to the site?</i></p> <p><i>Pedestrian?</i> Yes / No / Unknown</p> <p><i>Cycle?</i> Yes / No / Unknown</p>	<p>There is no pedestrian access to Wisborough Green from this site.</p> <p>There is cycle access along Noewpound Lane. However, there is no designated cycle path and this road is fast, used as a cut through between A272 and B2133.</p>
<p><i>Are there any known Tree Preservation Orders on the site?</i></p> <p>Yes / No / Unknown</p>	<p>No</p>
<p><i>Are there veteran/ancient or other significant trees within or adjacent to the site? Are they owned by third parties?</i></p> <p><i>Significant trees?</i> Yes, within / Yes, adjacent / No / Unknown</p> <p><i>Potentially veteran or ancient trees present?</i> Yes, within / Yes, adjacent / No / Unknown</p> <p><i>Owned by third parties?</i> Yes / No / Unknown</p>	<p>Unknown</p>
<p><i>Are there any Public Rights of Way (PROW) crossing the site?</i></p> <p>Yes / No / Unknown</p>	<p>No known PROW on site</p>
<p><i>Is the site likely to be affected by ground contamination?</i></p> <p>Yes / No / Unknown</p>	<p>Unknown - would require more detailed examination</p>
<p><i>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</i></p> <p>Yes / No / Unknown</p>	<p>Large powerline infrastructure across field immediately north of site</p>
<p><i>Would development of the site result in a loss of social, amenity or community value?</i></p> <p>Yes / No / Unknown</p>	<p>No public access to site and no clear social or community value.</p>

Accessibility

Factor	Guidance	
Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. Additional facilities can be added to the list. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk. This can be measured using Google Maps: https://www.google.com/maps		
What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Comments
Town / local centre / shop	<400m 400-1200m >1200m	Approximately 1800m from village store and post office in Wisborough green. Billingshurst is nearest local centre.
Bus /Tram Stop	<400m 400-800m >800m	Very limited bus service to/ from Horsham and Worthing. Services do not go everyday.
Train station	<400m 400-1200m >1200m	Nearest train station in Billingshurst approx. 3.2miles/ 5km
Primary School	<400m 400-1200m >1200m	Approximately 1250m from Wisborough Green Primary School
Secondary School	<1600m 1600-3900m >3900m	Nearest Secondary School in Billingshurst approx. 3.2 miles/ 5km
Open Space / recreation facilities	<400m 400-800m >800m	Approximately 1600m from the Village Green (LGS1).
Cycle Route	<400m 400-800m >800m	No known cycle route – n/a

Landscape and Visual Constraints

This section should be answered based on existing evidence (see guidance notes) or by a qualified landscape consultant.

Indicator of Suitability	Assessment
<p><i>Is the site low, medium or high sensitivity in terms of landscape?</i></p> <p><i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i></p> <p><i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i></p> <p><i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i></p>	<p>The existing site does not have any significant value or features of value and is not especially representative of local landscape character.</p>
<p><i>Is the site low, medium or high sensitivity in terms of visual amenity?</i></p> <p><i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i></p> <p><i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i></p> <p><i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i></p>	<p>The site is well bordered by hedgerows and trees, is large and flat and would be able to absorb some development. The amount and scale of proposed development, however, could be too extensive for site, particularly given that there is little development at Newpound Common currently. There are no key views into or out of sites.</p>

Heritage Constraints

Indicator of Suitability	Assessment
<p>Would the development of the site cause harm to a designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible</i> <i>Some impact, and/or mitigation possible</i> <i>Limited or no impact or no requirement for mitigation</i></p>	<p>Outside Conservation area. Approximately 100m from 2 listed properties on the other side of the road; The Bat and Ball Public House (south west portion) (Grade II), and Fishers Cottage (Grade II).</p>
<p>Would the development of the site cause harm to a non-designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible</i> <i>Some impact, and/or mitigation possible</i> <i>Limited or no impact or no requirement for mitigation</i></p>	<p>No</p>

Planning policy constraints

Indicator of Suitability	Assessment
<p><i>Is the site in the Green Belt?</i> Yes / No / Unknown</p>	No
<p><i>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</i> Yes / No / Unknown</p>	No
<p>Are there any other relevant planning policies relating to the site?</p>	No
<p><i>Is the site:</i> Greenfield <i>A mix of greenfield and previously developed land</i> <i>Previously developed land?</i></p>	Greenfield
<p><i>Is the site within, adjacent to or outside the existing built up area?</i> <i>Within the existing built up area (infill)?</i> <i>Adjacent to and connected to the existing built up area?</i> <i>Outside and not connected to the existing built up area?</i></p>	The site lies adjacent to small amount of development at Newpound Common. However, it is a significant distance from existing built up area around Wisborough Green.
<p><i>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</i> <i>Within the existing settlement boundary?</i> <i>Adjacent to and connected to the existing settlement boundary?</i> <i>Outside and not connected to the existing settlement boundary?</i></p>	Outside Settlement Boundary
<p><i>Would development of the site result in neighbouring settlements merging into one another?</i> Yes / No / Unknown</p>	Development would not lead to coalescence.
<p>Is the size of the site large enough to significantly change the size and character of the existing settlement? Yes / No / Unknown</p>	Newpound Common currently has little existing development beyond a cluster of houses and industrial/ commercial buildings. Development on this site could lead to significant new development in Newpound changing the character of the settlement.

Assessment of Availability

Indicator of Availability	Assessment
Is the site available for development? <i>Yes / No / Unknown.</i>	Available
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? <i>Yes / No / Unknown.</i>	Need to clarify access rights. Think landowners do also own access, but not clear.
Is there a known time frame for availability? Available now / 0-5 years / 6-10 years / 11-15 years.	Available immediately

Viability

Indicators of Viability	Assessment
Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? <i>Yes / No / Unknown.</i> <i>What evidence is available to support this judgement?</i>	

Conclusions

Conclusions	Assessment
Summary of key constraints affecting the site	<ul style="list-style-type: none"> The site is a significant distance from Wisborough Green and is not considered to be in a sustainable location. While there is existing access, this is narrow and shared with the neighbouring property.
How much development is proposed on the site/ what is the development capacity, if known?	68
What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)	Unknown

Conclusions	Assessment
Other key information	
<p>Overall rating (Red/Amber/Green)</p> <p>The site is suitable, available and achievable</p> <p>The site is potentially suitable, available and achievable</p> <p>The site is not currently suitable, available and achievable</p>	<p>The site is not currently suitable, available and achievable.</p>
Summary of justification for rating	<ul style="list-style-type: none"> • The site is situated a significant distance from Wisborough Green with no pedestrian access to the village. It is considered to be in an unsustainable location for development. • A large development would not be suitable in this location as there is only limited existing development at Newpound Common.

