



# **LAVANT NEIGHBOURHOOD DEVELOPMENT PLAN 2016 - 2031**

**Assessment of potential development sites**

**Lavant Parish Council**

**December 2016**



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## INTRODUCTION

One of the primary purposes of the LNDP is the identification of appropriate development sites for the duration of the Plan.

The sites for consideration were derived from a variety of sources:

- Community identification during the 'Beating the Bounds' (Sept 2014)
- The Call for Sites by LPC (Jan 2015)
- Presentation by the SG to landowners and their agents (Feb 2015)
- Response by landowners and their agents to SDNPA's request in relation to their Strategic Housing Land Availability Assessment (SHLAA)
- Proposals presented to LPC during the extensive consultation process.

Furthermore, changes to the list of potential sites occurred as the process evolved as some new sites became available, some were withdrawn and others were changed by the landowner/ developer. In addition some sites were identified as not being deliverable.

## METHODOLOGY

The sites put forward have been assessed in accordance with the following methodology:

### Stage 1

To ascertain whether sites were available for development, landowners and/ or their agents were contacted individually for any clarification following a group presentation as it was recognised that certain matters were confidential.

Progress of the LNDP was reported regularly providing the opportunity for further discussion.

### Stage 2

Those sites that made it to Stage 2 were subject to a desktop study to identify any key development constraints. These include:

- Ancient woodland
- Site of Nature Conservation Interest (SNCI)
- Sites of Importance of Nature Conservation (SINCs)
- Sites of Special Scientific Interest (SSSI)
- National Nature Reserves (NNR)
- Local Nature Reserves (LNR)
- Ramsar (Wetland) sites
- Scheduled Ancient Monuments
- Local Geological Sites (RIGS)
- Sites on the Heritage England/English heritage Register of
- Historic Parks and Gardens (?)
- Special Protection Area
- Conservation Area
- Strategic Development Zone 10

The final consideration was the relationship of the site to the existing settlement boundary of Lavant.

Sites that have designations on them or are detached and unrelated to Lavant will generally not be considered appropriate for development and not continue to Stage 3. Where only part of a site is subject to designation constraints, consideration has also been given to whether the undesignated part of the site is developable.

### Stage 3

At this stage a detailed assessment of the sites was carried out. Each site was visited and assessed against a number of criteria including:

- Availability
- Designation constraints
- Landscape impacts.
- Suitability
- The views of the Community
- Sustainability
- Deliverability

Consideration has been given to the following landscape assessments/documents:

- CDC/HCA 2009 Landscape Capacity Study for Strategic Development.
- SDNPA Integrated Landscape Character Assessment (*Final Report 2005 (updated 2011) Pages 175-177 Part 2: Character of the South Downs Landscape*) and
- SDNPA SHLAA Report dated 01/April 2014.

The following are features specific to the valley in Lavant parish.

- A deep, branching U shaped valley carved from the chalk downs and indented by coombes to produce smoothly rounded valley sides.
- Dry in its upper reaches with the main source of the Lavant at East Dean - numerous wells and springs in its lower reaches.
- Shallow, well drained, calcareous silty soils on the valley sides that support intensive arable cultivation on shallower slopes and pasture, calcareous grassland, scrub and woodland on steeper slopes.
- The clear, chalk river flows in a narrow floodplain which is characterised by small permanent pastures divided by hedgerows, wet woodland, water meadows, and open water, all of which are of great ecological interest.
- Strong linear communication pattern connecting a series of medieval nucleated villages at East Dean, Charlton, Singleton and West Dean, each with a distinctive church tower or spire and the with the river flowing alongside the road and across the fields in between the settlements. The valley is accessible on foot due to the good network of rural roads and rights of way. Monarch's Way and South Downs Way National Trail, which cross the valley, provide access to adjacent landscapes.
- Extensive blocks of early enclosure survive indicating a late medieval landscape.
- Remnant features relating to water management and agricultural/industrial use of the river, including fragments of water meadows, weirs and mill ponds. In more recent times water works and sewage works have been constructed.

## ASSESSMENT OF SITES

### SUMMARY

Located between the SDNPA and the coastal plain, Lavant is a gateway to both areas that are characteristically of high national landscape value. Much care has been taken during the assessment of sites for future development to provide a framework for development that does not compromise the balance between landscape value and the built environment.

- 16 sites have been notified to the Steering Group during the course of the consultation period.
- 5 sites were discounted after Stage 1 as they are not available for development. These included Site 1 (Land SE of Lavant Primary School), Site 2 (Field South of Oldwick Meadow), Site 8 (land North of Lavant Down Road), Site 9 (Land West of A286), and Site 10 (Allotments mid Lavant). As these sites were unavailable, no further assessments were carried out on them.
- 16 sites were considered further at Stages 2 and 3. From these 6 sites are considered to be deliverable (Sites 3, 4, 7, 11, 12, and 14).
- Ownership of Site 6 (Churchmead) has changed and confirmation of its availability has not been received. Site 13 (St Nicholas Church) is a potential Community Hub and therefore not available or suitable for development.

# SITE 1 – LAND SE OF LAVANT PRIMARY SCHOOL, MID LAVANT

**Proposed development:** Housing and potential expansion of primary school facilities

**Summary /Conclusion**

The site east of the route of the Roman road was explored as a potential site for housing and an extension to the Primary School. This was considered appropriate by 60% of the respondents, however, as the result of further discussions the landowner advised that the site was no longer available.



Looking NE from the southernmost point of the Primary School site



Aerial photo of location

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**STAGE 1 ASSESSMENT – Exclusion/Inclusion from Stage 2 Assessment**

	CRITERIA	RESULT	COMMENTS
<b>1</b>	<b>Is the site available for development?</b>		
	Is the site available?	NO	A meeting with a member of the Steering Group clarified that the land is not available for development

As the site is not available, no further assessment has been carried out.

## SITE 2 – FIELD SOUTH OF OLDWICK MEADOWS

Proposed development:                      Housing

### Summary /Conclusion

The site is not available



Looking NE from the junction of the footpath with Centurion Way



Aerial photo of location

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### STAGE 1 ASSESSMENT – Exclusion/Inclusion from Stage 2 Assessment

	CRITERIA	RESULT	COMMENTS
1	<b>Is the site available for development?</b>		
	Is the site available?	NO	The site was identified for consideration during an early walkabout but the community responded that this was unacceptable and furthermore, the landowner has not offered the site for development.

As the site is not available, no further assessment has been carried out.

# SITE 3 – FOOTBALL FIELD, MID LAVANT

**Proposed development:**                      **Housing**

**Summary /Conclusion**

The site abuts the settlement boundary and the Lavant Conservation Area. A scheduled monument also runs along its northern boundary. It is acknowledged that development of this site would change the landscape character of this part of the village, but it is also recognised that the site is enclosed by mature boundary screening and there are limited opportunities to view in or out.

The Devil’s Dyke along the north boundary should be protected and a suitable buffer around this should be maintained. Any development should match the density of the adjacent area. The lower field (east end) is not considered appropriate for development in view of the sloping ground, openness and its impact upon the setting of the Devil’s Dyke. This area could, however, be integrated into development of the football field and shared/public open space. The community have made clear that local support will depend upon confirmation that the Football Field can be relocated together with the provision of other community benefits (19% supported/ 61% against. Rejection driven by the need for recreational facilities to be made available somewhere else in Lavant).

It is considered that development of this site may be acceptable.



Photo looking west from the junction of the upper and lower field



Site Plan upper field



Aerial photo of location

**STAGE 1 ASSESSMENT – Exclusion/Inclusion from Stage 2 Assessment**

	CRITERIA	RESULT	COMMENTS
<b>1</b>	<b>Is the site available for development?</b>		
	Is the site available?	Yes	An expression of interest has been received from the owner’s agent which suggests that relocation of the Football field to a nearby site coupled with consideration of additional parking for the village hall and pedestrian route would provide overall community benefits.

As the site is available to be developed, assessment of this site continued to Stage 2.

**STAGE 2 ASSESSMENT – Exclusion/Inclusion from Stage 3 Assessment**

	CRITERIA	RESULT <sup>1</sup>	COMMENTS
<b>2</b>	<b>Does the site fall wholly or largely within certain designations?</b>		
<b>2.1</b>	Ancient woodland	No	None of the potential site is included in the Ancient Woodland Inventory.
<b>2.2</b>	Site of Nature Conservation Interest (SNCI)	No	The site is not part of a National Nature Reserve
<b>2.3</b>	Sites of Importance of Nature Conservation (SINCs)	No	The site is not registered as a Biodiversity Opportunity Area
<b>2.4</b>	Sites of Special Scientific Interest (SSSI)	No	The nearest is Kingley Vale (Nat Eng)
<b>2.5</b>	National Nature Reserves (NNR)	No	There are no SDNPA priority habitats
<b>2.6</b>	Local Nature Reserves (LNR)	No	The site is not registered as a local wildlife site
<b>2.7</b>	Ramsar (Wetland) sites	No	The site is not a wetlands site
<b>2.8</b>	Scheduled Ancient Monument (SAM)	Yes	The Devil's Dyke dates from the late iron age and runs along the northern boundary of the site. It is classed as Heritage at Risk. Any development would need to demonstrate that the SAM will not be adversely impacted and may offer scope to maintain it for future generations.
<b>2.9</b>	Local Geological Sites (RIGS)	No	The site is not a historic landfill site
<b>2.10</b>	Sites on the Heritage England/English heritage Register of Historic Parks and Gardens	No	The nearest is Goodwood Estate
<b>2.11</b>	Special Protection Area	No	Nearest is Chichester Harbour
<b>2.12</b>	Conservation Area	No	The site is abuts the Conservation Area and therefore the setting of that area is important.
<b>2.13</b>	Does the site fit with the Landscape capacity study for Strategic development ) Zone 10 Lavant	Yes	Substantial landscape sensitivity (HAD Chichester capacity study)
<b>2.14</b>	Is the site outside the settlement boundary of Lavant and detached and unrelated to Lavant?	No	The site lies immediately outside the settlement boundary, but adjoins the village boundary. It therefore is not detached nor unrelated from the built up area

As the site does not fall wholly or largely within certain designations and is located adjacent to Lavant, assessment of this site continued to Stage 3.

### STAGE 3 ASSESSMENT

	CRITERIA	ASSESSMENT	COMMENTS
<b>3</b>	<b>LANDSCAPE</b>		
<b>3.1</b>	<b>Visibility</b>		

<sup>1</sup> If a larger site has any of the designations within its boundaries, then consideration could be given to whether any portion of the site is developable. Sites that are considered to be detached from Lavant will be excluded from the assessment

	<b>CRITERIA</b>	<b>ASSESSMENT</b>	<b>COMMENTS</b>
	The probability of change in the landscape being highly visible.	Any development of this site would be visible on entering the Settlement Area of Lavant from Chichester	The boundary screening should be retained.
<b>3.1.1</b>	The likelihood that change could be mitigated without the mitigation measures in themselves having an adverse effect on landscape character or visual quality.	The site is enclosed. The manner in which any development addresses the Intrenchment will be important.	
<b>3.1.2</b>	Does the site relate to the settlement pattern in terms of location and scale?	Whilst the Intrenchment along the north boundary acts as the natural edge to the settlement boundary of Mid Lavant the grain of buildings along Pook Lane and the A286 suggest that similar development would be broadly in character.	
<b>3.1.3</b>	Are there opportunities to improve the settlement edge through new development?	Any development should not create a detrimental impact on the settlement edge.	The existing perimeter trees that have grown in the last 40 years should not be felled.
<b>3.2</b>			
<b>3.2.1</b>	<b>SHLAA / 2014 SHLAA Assessment (CH050?)</b>	<b>SHLAA (CDC) Assessment CC08254A May 2014</b> CH050(?) is referred to as a site with high landscape sensitivity due to its location and long distance views.	The site is contained by perimeter planting.
<b>3.2.2</b>			
<b>3.2.2.1</b>	The diverse, inspirational landscapes and breath-taking views will not change.	There is the opportunity to improve the historic and iconic views towards the Downs and to enhance the setting / access to the Intrenchment.	
<b>3.2.2.2</b>	The rich variety of wildlife and habitats including rare and internationally important species will not be adversely affected.	The boundary hedgerow and the Intrenchment provide habitats for a variety of species.	
<b>3.2.2.3</b>	The change of use will not affect the tranquility of the current agricultural use.	The change of use will affect the tranquility of this site.,	
<b>3.2.2.4</b>	The environment shaped by centuries of farming and embracing new enterprise will not adversely be affected by change of use.	The change of use from agriculture/recreation will affect the historic environment.	

	<b>CRITERIA</b>	<b>ASSESSMENT</b>	<b>COMMENTS</b>
<b>3.2.2.5</b>	Opportunities for recreational activities and learning experiences through development.	The existing use already provides a valuable recreational facility and will need to be replaced.	
<b>3.2.2.6</b>	Well conserved historical features and a rich cultural heritage will not be compromised.	The setting of the historic Devil's Dyke will be affected.	
<b>3.2.2.7</b>	The distinctive settlement of Lavant will not be adversely affected	The Historic Raster map shows that the Devil's Dyke was the southern boundary of the settlement.	
<b>3.2.3</b>	Does the proposal to develop this site impact upon the characteristics referred to in the SDNPA Integrated Landscape Assessment?	The ILA refers to the Lavant Western Downland having substantial landscape sensitivity with prominent rural landscape on east facing slopes.	
<b>3.3</b>	<b>SUITABILITY</b>		
<b>3.3.1</b>	Is the site affected by significant rail or road noise?	There is noise impact from traffic on the A286 that bounds the site to the west.	
<b>3.3.2</b>	Is the site affected, or has the potential to be affected, by neighbouring development and current uses?	The site is unaffected by neighbouring development.	
<b>3.3.3</b>	If the site is adjacent to a settlement and on Greenfield land, does the site have potential to deliver 100% affordable housing?	Yes.	
<b>3.3.4</b>	Is the site located with Flood Zone 2 or 3? Is there a history of flooding?	No	
<b>3.3.5</b>	Is the site affected by any ground conditions? (e.g. unstable ground, steep slopes etc.)	The upper field site is flat; the lower field slopes towards the east end of the site.	
<b>3.3.6</b>	Is the site affected by any potential land contamination?	None known.	
<b>3.3.7</b>	Is the site within a Minerals Safeguarding Area or Mineral Consultation Area?	The Minerals Plan does not include this site.	
<b>3.3.8</b>	Are there any Tree Preservations Orders on the site or on the boundary of the site?	No	However the trees on the northern boundary have protection by virtue of their location in the Conservation Area.

	CRITERIA	ASSESSMENT	COMMENTS
3.3.9	Is the site is currently in agricultural use and what grade is the land?	The site is currently used for recreational purposes. The adjacent field is Grade 3	
3.3.10	Does the site have any archaeological potential which may require investigation prior to development or during construction?	Yes, in view of the close proximity of the Scheduled Monument (Devil's Dyke)	
3.3.11	Could development potentially adversely affect listed buildings or heritage assets?	Yes.	The Devil's Dyke may be affected however dependant on the development and how it is carried out the impact could be positive or negative.
3.3.12	Are there any public rights of way running through the site or around the boundary of the site? Are there any potential views of the site from any public rights of way?	There are no public rights of way that run through the site or along its boundary. Informal use only is allowed. Yes there are views from the Public Right of Way to the east.	
3.3.13	Is the site within a Conservation Area? Could development potentially affect a Conservation Area?	No. The Conservation Area is bounded by the Devil's Dyke and to that extent the setting of the conservation area will be affected.	
<b>3.4</b>	<b>AVAILABILITY</b>		
3.4.1	Is the site in a single or multiple ownership?	Single ownership.	
3.4.2	Is the site currently allocated for development?	No. Currently recreational/sports use.	
3.4.3	Is there other planning history which is relevant to the assessment? (e.g. pre-application enquiries, lapsed permissions)	None known.	
3.4.4	Has the owner/controller of the site expressed a clear intention to make the site available?  Are there any legal matters which may prevent the site from being available?	The owner has expressed a clear intention to have further discussions with a view to developing this site.  None known.	
<b>3.5</b>	<b>DELIVERABILITY</b>		
3.5.1	Is the location of the site likely to have an effect on the marketability of the site?	Yes, as it is located with good public transport, road and footpath connections to Chichester and the rest of the village.	

	<b>CRITERIA</b>	<b>ASSESSMENT</b>	<b>COMMENTS</b>
<b>3.5.2</b>	Are there any potential highways issues associated with the site?	Maybe.	Access improvements will be required and could potentially negatively impact Conservation Area.
<b>3.5.3</b>	Is there an existing safe access point to the site?	There is an existing safe vehicular access to the site off the mini roundabout for its current use as a recreational facility.	
<b>3.5.4</b>	Are there opportunities for alternative access points to the site? If no access currently exists, are there opportunities to create a safe access to the site?	Yes. Roads to the south and west of the site.	There are opportunities as the current access on to the mini roundabout might be deemed to be unacceptable to WSCC Highways.
<b>3.5.5</b>	Are there any exceptional works necessary to enable development?	Unknown.  Possible access improvements may be required and archaeological investigations may be required to ensure the protection of the Devil's Dyke.  To make the site acceptable the Football field would need to be relocated.	
<b>3.5.6</b>	Is third party land required to deliver sites? (e.g. access land)	No. The land required is under the same ownership.	
<b>3.6</b>	<b>COMMUNITY VIEW</b>		
<b>3.6.1</b>	Has the potential development of this land got community support?	The development of this site has little community support, primarily because of its current use as an existing football field.	
<b>3.7</b>	<b>SUSTAINABLE DEVELOPMENT</b>		
<b>3.7.1</b>	Does the site meet the economic social and environmental criteria?	The site currently meets social criterion (it is used for recreational purposes albeit this facility could potentially be relocated as part of any development).  The site has been assessed as of high landscape sensitivity and would detract from the environmental criteria of the SDNPA	The development of this site is likely to be contentious because of its impact on the Devil's Dyke, the potential views and its location outside the settlement boundary.



# SITE 4 – CHURCH FARM BARN, EAST LAVANT

Details of proposed development:

Up to 5 Dwellings

## Summary /Conclusion

This site provides a small sustainable development opportunity that would improve the southern edge of the East Lavant Settlement

A small scale redevelopment of the existing redundant barns on a previously developed site that are of limited architectural value will potentially improve the landscape character, accords with the purposes of the SDNPA and E1 (Lavant Valley Character Area) of the SDNPA Integrated landscape assessment. It is achievable and available.



Site Access from Fordwater Road



Site Plan



Aerial photo of location

## STAGE 1 ASSESSMENT – Exclusion/Inclusion from Stage 2 Assessment

	CRITERIA	RESULT	COMMENTS
<b>1</b>	<b>Is the site available for development?</b>		
	Is the site available?	Yes	The barns are used only on an occasional basis and that operation can be centrally located elsewhere within the Goodwood Estate.

As the site is available to be developed, assessment of this site continued to Stage 2.

## STAGE 2 ASSESSMENT – Exclusion/Inclusion from Stage 3 Assessment

	CRITERIA	RESULT <sup>2</sup>	COMMENTS
<b>2</b>	<b>Does the site fall wholly or largely within certain designations?</b>		

<sup>2</sup> If a larger site has any of the designations within its boundaries, then consideration could be given to whether any portion of the site is developable. Sites that are considered to be detached from Lavant will be excluded from the assessment

	<b>CRITERIA</b>	<b>RESULT<sup>2</sup></b>	<b>COMMENTS</b>
<b>2.1</b>	Ancient Woodland	No	None of the potential site is included in the Ancient Woodland Inventory.
<b>2.2</b>	Site of Nature Conservation Interest (SNCI)	No	The site is not part of a National Nature Reserve.
<b>2.3</b>	Sites of Importance of Nature Conservation (SINCs)	No	The site is not registered as a Biodiversity Opportunity Area.
<b>2.4</b>	Sites of Special Scientific Interest (SSSI)	No	Nearest is Kingley Vale (Nat Eng).
<b>2.5</b>	National Nature Reserves (NNR)	No	There are no SDNPA priority habitats.
<b>2.6</b>	Local Nature Reserves (LNR)	No	The site is not registered as a local wildlife site.
<b>2.7</b>	Ramsar (Wetland) sites	No	The site is not a wetlands site.
<b>2.8</b>	Scheduled Ancient Monuments	No	There are no scheduled Ancient Monuments on the site. The adjacent property, Church Farm House ref 6306, is referred to on the Chichester District Monument Report.
<b>2.9</b>	Local Geological Sites (RIGS)	No	The site is not a historic landfill site and there are no features on the historic Raster map.
<b>2.10</b>	Sites on the Heritage England/English heritage Register of Historic Parks and Gardens	No	The nearest is Goodwood Estate of which this is an asset.
<b>2.11</b>	Special Protection Area	No	Nearest is Chichester Harbour
<b>2.12</b>	Conservation Area	Yes	The site is within the Lavant Conservation Area and adjacent to a grade 2 listed farmhouse. There are no listed buildings on the site.
<b>2.13</b>	Does the site fit with the landscape capacity study for strategic development (Zone 10 Lavant)	Yes	There is low capacity for development and substantial landscape sensitivity.
<b>2.14</b>	Is the site outside the settlement boundary of Lavant and detached and unrelated to Lavant?	No	The site is contiguous with the existing settlement of East Lavant. The site is within the Lavant Conservation Area and on the southern boundary of the SDNPA.

As the site does not fall wholly or largely within certain designations and is located adjacent to Lavant settlement boundary, assessment of this site continued to Stage 3.

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### STAGE 3 ASSESSMENT

	CRITERIA	ASSESSMENT	COMMENTS
<b>3</b>	<b>LANDSCAPE</b>		
<b>3.1</b>	<b>Visibility</b> The probability of change in the landscape being highly visible.	The proposed development will replace the existing agricultural structures on the edge of the settlement and therefore will be visible.	The small scale development will be seen as contiguous with and in the context of the settlement area and not as an isolated development. If designed sensitively and of an appropriate scale It thus has the potential to improve the edge of settlement vista.
<b>3.1.1</b>	The likelihood that change could be mitigated without the mitigation measures in themselves having an adverse effect on landscape character or visual quality.	There is the potential for any change to be well designed such that it is seen as an integral part of the village.	Provided the new development is sensitively designed for its setting and to reflect the agricultural history of this site in relation to Church there are no particular mitigation measures required . There will be no adverse impact on the visual quality of the landscape.
<b>3.1.2</b>	Does the site relate to the settlement pattern in terms of location and scale?	The site is part of the historical settlement of East Lavant. The agricultural buildings were previously part of Church Farm.	In terms of location and scale the site relates well to the existing settlement pattern.
<b>3.1.3</b>	Are there opportunities to improve the settlement edge through new development?	The existing settlement edge is compromised by the current state of the agricultural buildings which are semi derelict albeit they are used from time to time.	There are opportunities to improve the settlement edge through new development on the site.
<b>3.2</b>			
<b>3.2.1</b>	<b>SHLAA / 2014 SHLAA Assessment (CH148)</b>	The site is recognised as Medium/High sensitivity in the SDNPA SHLAA.	The LNDP consider that as a previously developed site that is part of the original core settlement of East Lavant it is appropriate for a small scale development of up to 5 dwellings.
<b>3.2.2.1</b>	The Diverse, inspirational landscapes and breath-taking views will not change.	The development of this site will potentially improve views of the settlement edge.	
<b>3.2.2.2</b>	The rich variety of wildlife and habitats including rare and internationally important species will not adversely be affected.	Mitigation measures to relocate bats and other protected species can be implemented as part of any development if they are identified during site surveys.	

	CRITERIA	ASSESSMENT	COMMENTS
3.2.2.3	The change of use will not affect the tranquility of the current agricultural use.	Use as residential properties, in lieu of agricultural use will have a minimal effect or change on the tranquility of the area.	
3.2.2.4	The environment shaped by centuries of farming and embracing new enterprise will not adversely be affected by change of use.	The curtilage of the site will remain and the significant structures re-used.	
3.2.2.5	Opportunities for recreational activities and learning experiences through development	There will be no opportunity.	
3.2.2.6	Well conserved historical features and a rich cultural heritage will not be compromised.	The existing flint/ brick structures will be maintained as part of any new development.	
3.2.2.7	The distinctive settlement of Lavant will not be adversely affected	There is the potential for the edge of settlement to be enhanced.	
3.2.3	Does the proposal to develop this site impact upon the characteristics referred to in the SDNPA Integrated Landscape Assessment?	The criteria referred to in section E1 (Lavant Valley character) will not be compromised.	
<b>3.3</b>	<b>SUITABILITY</b>		
3.3.1	Is the site affected by significant rail or road noise?	There is some impact from traffic on Fordwater Road and traffic during Goodwood events.	Impact is no different from the rest of the properties on Fordwater lane.
3.3.2	Is the site affected, or has the potential to be affected, by neighbouring development and current uses?	The site has no potential to be affected.	
3.3.3	If the site is adjacent to a settlement and on Greenfield land, does the site have potential to deliver 100% affordable housing?	The site has been previously developed.	
3.3.4	Is the site located with Flood Zone 2 or 3? Is there a history of flooding?	There is no recent history of flooding and the site is on the extreme edge of the EA map and the floods experienced in January 1994 (verified by aerial photos).	
3.3.5	Is the site affected by any ground conditions? (e.g.	No. There is a gradual slope towards the west.	

	CRITERIA	ASSESSMENT	COMMENTS
	unstable ground, steep slopes etc.)		
3.3.6	Is the site affected by any potential land contamination?	None known although survey will need to be carried out to ensure no chemical contamination.	
3.3.7	Is the site within a Minerals Safeguarding Area or Mineral Consultation Area?	The Minerals Plan does not include this site.	
3.3.8	Are there any Tree Preservations Orders on the site or on the boundary of the site?	No	
3.3.9	If the site is currently in agricultural use, what grade is the land?	This is a previously used site comprising dilapidated structures and hardstandings.	
3.3.10	Does the site have any archaeological potential which may require investigation prior to development or during construction?	None foreseen as previously developed land.	
3.3.11	Could development potentially adversely affect listed buildings or heritage assets?	With good design, the development could improve the setting of the listed building to the north.	
3.3.12	Are there any public rights of way running through the site or around the boundary of the site? Are there any potential views of the site from any public rights of way?	There are no public rights of way that run through or around the site. There is a view from the nearest footpath to the south	
3.3.13	Is the site within a Conservation Area? Could development potentially affect a Conservation Area	Yes, the site is within the Conservation Area. Any development has the potential to mitigate any impact.	
3.4	<b>AVAILABILITY</b>		
3.4.1	Is the site in a single or multiple ownership?	Yes. Goodwood	
3.4.2	Is the site currently allocated for development?	Yes	
3.4.3	Is there other planning history which is relevant to the assessment? (e.g. pre-application enquiries, lapsed permissions)	None known	
3.4.4	Has the owner/controller of the site expressed a clear intention to make the site available?	The owner has expressed a clear intention to have further discussions with a view to developing this site.	

	<b>CRITERIA</b>	<b>ASSESSMENT</b>	<b>COMMENTS</b>
	Are there any legal matters which may prevent the site from being available?	None known.	
<b>3.5</b>	<b>ACHIEVABILITY</b>		
<b>3.5.1</b>	Is the location of the site likely to have an effect on the marketability of the site?	Yes, as it is located with good road connections and footpaths to the rest of the village. It is part of an existing community.	
<b>3.5.2</b>	Are there any potential highways issues associated with the site?	The existing vehicular and pedestrian access arrangements will have to be improved.	
<b>3.5.3</b>	Is there an existing safe access point to the site?	There is an existing safe vehicular access to the site.	
<b>3.5.4</b>	Are there opportunities for alternative access points to the site? If no access currently exists, are there opportunities to create a safe access to the site?	A safer pedestrian access that extends the existing footpath to the rest of the village will be needed as part of any development.	
<b>3.5.5</b>	Are there any exceptional works necessary to enable development?	Decontamination and wildlife surveys will be required prior to development.	
<b>3.5.6</b>	Is third party land required to deliver sites? (e.g. access land)	There is no 3 <sup>rd</sup> party land required as it is under the same ownership. Some off site footpath works will be required.	
<b>3.6</b>	<b>COMMUNITY VIEW</b>		
<b>3.6.1</b>	Has the potential development of this land got community support?	In the survey of potential sites, the community readily supported the redevelopment of this site.	
<b>3.7</b>	<b>SUSTAINABLE DEVELOPMENT</b>		
<b>3.7.1</b>	Does the site meet the economic social and environmental criteria?	Environmental improvement is considered as beneficial to this edge of settlement that replaces decayed buildings.  The limited loss of agricultural use can be relocated centrally	

## SITE 6 – CHURCHMEAD, MID LAVANT

**Proposed development:** Maximum 10 dwellings aligned north/south along the old railway line. Balance of the land to the east to be made available for community use with recreational access to the river

### Summary /Conclusion

Access as a recreational facility has been supported and a maximum of 10 ‘bungalows’ along the west boundary has been favourably considered. There are potentially significant landscape impacts associated with any development on the site as this would be outside the original railway boundary and thus encroach on the sensitive landscape.

It is considered that the site may appropriate for development subject to a suitable strategy to mitigate landscape impacts. However land ownership has recently changed and it is unknown whether the site is available for development.



Looking north along Churchmead



Location Plan



Aerial photo of location

### STAGE 1 ASSESSMENT – Exclusion/Inclusion from Stage 2 Assessment

	CRITERIA	RESULT	COMMENTS
1	Is the site available for development?		
	Is the site available?	Unknown	The previous owner advised that the site was available, however ownership has recently changed and the availability of the site is now unknown.

As the site may be available for development, assessment of this site continued to Stage 2.

### STAGE 2 ASSESSMENT – Exclusion/Inclusion from Stage 3 Assessment

	CRITERIA	RESULT <sup>3</sup>	COMMENTS
2	Does the site fall wholly or largely within certain designations?		

<sup>3</sup> If a larger site has any of the designations within its boundaries, then consideration could be given to whether any portion of the site is developable. Sites that are considered to be detached from Lavant will be excluded from the assessment

	CRITERIA	RESULT <sup>3</sup>	COMMENTS
2.1	Ancient Woodland	No	None of the potential site is included in the Ancient Woodland Inventory.
2.2	Site of Nature Conservation Interest (SNCI)	No	The site is not part of a National Nature Reserve
2.3	Sites of Importance of Nature Conservation (SINCs)	No	The site is not registered as a Biodiversity Opportunity Area (this starts at the river and runs east)
2.4	Sites of Special Scientific Interest (SSSI)	No	The nearest site is Kingley Vale
2.5	National Nature Reserves (NNR)	No	There are no SDNPA priority habitats
2.6	Local Nature Reserves (LNR)	No	The site is not registered as a local wildlife site
2.7	Ramsar (Wetland) sites	No	This is not a registered Ramsar wetlands site
2.8	Scheduled Ancient Monuments	No	There are no scheduled Ancient Monuments on the site.
2.9	Local Geological Sites (RIGS)	No	The site is not a historic landfill site and there are no features on the historic Raster map
2.10	Sites on the Heritage England/English heritage Register of Historic Parks and Gardens	No	The nearest is Goodwood
2.11	Special Protection Area	No	The nearest SPA is Chichester Harbour
2.12	Historic Conservation Area	No	
2.13	Does the site fit with the Landscape capacity study for Strategic development ) Zone 10 Lavant	Yes	There is a low capacity for development and substantial landscape sensitivity
2.14	Is the site outside the settlement boundary of Lavant and detached and unrelated to Lavant?	Yes	The site is contiguous with but outside the existing settlement of Lavant.

As the site does not fall wholly or largely within certain designations and is located adjacent to Lavant, assessment of this site continued to Stage 3.

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### STAGE 3 ASSESSMENT

	CRITERIA	ASSESSMENT	COMMENTS
<b>3</b>	<b>LANDSCAPE</b>		
3.1	<b>Visibility</b> The probability of change in the landscape being highly visible	It will be visible as the (new) edge of settlement. The larger proportion of the site will remain undeveloped.	

	CRITERIA	ASSESSMENT	COMMENTS
3.1.1	The likelihood that change could be mitigated without the mitigation measures in themselves having an adverse effect on landscape character or visual quality.	The design quality will be important and could potentially improve on the existing situation.	
3.1.2	Does the site relate to the settlement pattern in terms of location and scale?	Yes. It is adjacent to the existing settlement area.	
3.1.3	Are there opportunities to improve the settlement edge through new development?	No	
<b>3.2</b>			
3.2.1	<b>2014 SDNPA SHLAA Assessment (CH057)</b>	The SHLAA made an assessment on the assumption that the whole of this site would be developed. This is not the case.	The high landscape sensitivity requires that any development in limited to the western edge and is well designed to improve the view of this part of Lavant.
<b>3.2.2</b>			
3.2.2.1	The Diverse, inspirational landscapes and breath-taking views will not change	The views from Churchmead looking east will be impacted for the length of the new development.	The views towards the Trundle will be impacted.
3.2.2.2	The rich variety of wildlife and habitats including rare and internationally important species will not adversely be affected.	The riverbank which is some distance from this development is likely to be the place where the wildlife have their habitats.	
3.2.2.3	The change of use will not affect the Tranquility of the current agricultural use	The change of use from fallow land will affect the tranquility.	
3.2.2.4	The environment shaped by centuries of farming and embracing new enterprise will not adversely be affected by change of use.	Not used for agricultural purposes however a change of use restricted to only part of the site would have no significant effect.	
3.2.2.5	Opportunities for recreational activities and learning experiences through development	There could be the opportunity to introduce a recreational area on the rest of the land giving access to the river bank. This would be a significant community gain as part of this development.	
3.2.2.6	Well conserved historical features and a rich cultural heritage will not be compromised.	Not applicable	

	<b>CRITERIA</b>	<b>ASSESSMENT</b>	<b>COMMENTS</b>
<b>3.2.2.7</b>	The distinctive settlement of Lavant will not be adversely affected	The additional housing will follow the alignment of the old railway.	
<b>3.2.3</b>	Does the proposal to develop this site impact upon the characteristics referred to in the SDNPA Integrated Landscape Assessment?	The criteria referred to in section E1 (Lavant Valley character) will be marginally compromised.	
<b>3.3</b>	<b>SUITABILITY</b>		
<b>3.3.1</b>	Is the site affected by significant rail or road noise?	No.	
<b>3.3.2</b>	Is the site affected, or has the potential to be affected, by neighbouring development and current uses?	No	
<b>3.3.3</b>	If the site is adjacent to a settlement and on Greenfield land, does the site have potential to deliver 100% affordable housing?	Yes, the site has potential to deliver 100% affordable housing.	
<b>3.3.4</b>	Is the site located with Flood Zone 2 or 3? Is there a history of flooding?	Yes although this is not the case on the west side	
<b>3.3.5</b>	Is the site affected by any ground conditions? (e.g. unstable ground, steep slopes etc.)	The site is at the top of sloping ground to the river	
<b>3.3.6</b>	Is the site affected by any potential land contamination?	None likely	
<b>3.3.7</b>	Is the site within a Minerals Safeguarding Area or Mineral Consultation Area?	The Minerals Plan does not include this site	
<b>3.3.8</b>	Are there any Tree Preservations Orders on the site or on the boundary of the site?	None known –probably too young and not within conservation area	
<b>3.3.9</b>	If the site is currently in agricultural use, what grade is the land?	Unused land lying fallow	
<b>3.3.10</b>	Does the site have any archaeological potential which may require investigation prior to development or during construction?	None known	
<b>3.3.11</b>	Could development potentially adversely affect listed buildings or heritage assets?	No.	
<b>3.3.12</b>	Are there any public rights of way running through the site	No.	

	<b>CRITERIA</b>	<b>ASSESSMENT</b>	<b>COMMENTS</b>
	or around the boundary of the site? Are there any potential views of the site from any public rights of way?	There are views of the site from the east (Marsh La).	
<b>3.3.13</b>	Is the site within a Conservation Area? Could development potentially affect a Conservation Area?	No	
<b>3.4</b>	<b>AVAILABILITY</b>		
<b>3.4.1</b>	Is the site in a single or multiple ownership?	Unknown	
<b>3.4.2</b>	Is the site currently allocated for development?	No	
<b>3.4.3</b>	Is there other planning history which is relevant to the assessment? (e.g. pre-application enquiries, lapsed permissions)	Unknown	
<b>3.4.4</b>	Has the owner/controller of the site expressed a clear intention to make the site available?  Are there any legal matters which may prevent the site from being available?	The new owner has not expressed an intention to develop the site to the Steering Group	
<b>3.5</b>	<b>ACHIEVABILITY</b>		
<b>3.5.1</b>	Is the location of the site likely to have an effect on the marketability of the site?	Yes, as it is located with reasonable road connections and footpaths to the rest of the village and with open views to the Downs to the East.	
<b>3.5.2</b>	Are there any potential highways issues associated with the site?	Yes. The existing vehicular access arrangements to the A286 will have to be improved.	
<b>3.5.3</b>	Is there an existing safe access point to the site?	No	
<b>3.5.4</b>	Are there opportunities for alternative access points to the site? If no access currently exists, are there opportunities to create a safe access to the site?	There is an existing adjacent vehicular access to the site off Churchmead close	
<b>3.5.5</b>	Are there any exceptional works necessary to enable development?	Yes. Wildlife surveys will be required prior to any development and an access road formed	

	<b>CRITERIA</b>	<b>ASSESSMENT</b>	<b>COMMENTS</b>
<b>3.5.6</b>	Is third party land required to deliver sites? (e.g. access land)	It is thought that the access is owned by WSCC as the Highway Authority.	
<b>3.6</b>	<b>COMMUNITY VIEW</b>		
<b>3.6.1</b>	Has the potential development of this land got community support?	Access for recreational purposes supported although concern has been expressed about compromising the key views	
<b>3.7</b>	<b>SUSTAINABLE DEVELOPMENT</b>		
<b>3.7.1</b>	Does the site meet the economic social and environmental criteria?	This site is considered to be environmentally and socially sustainable.	

# SITE 7 – EASTMEAD INDUSTRIAL ESTATE, MID LAVANT

Details of proposed development:

Proposed mixed use development of housing and light industrial units

## Summary /Conclusion

As a brownfield site in a state of some disrepair there is a presumption in favour of redevelopment of this sustainable location.

The size of the site allows for a mixed use development that would satisfy the employment requirements of the SDNPA as well as a quantum of new houses. Set within the existing residential area sympathetic design would be key to integrate with the existing community..

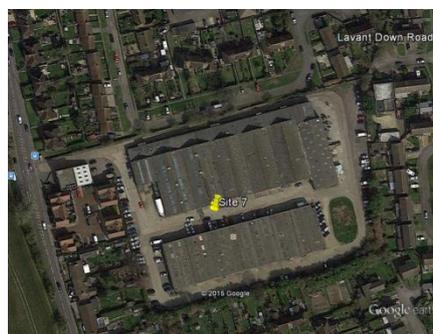
It is considered that this site is suitable for housing and light industrial use employing an imaginative landscape driven design.



North edge of estate



Concept Proposal



Aerial photo of location

## STAGE 1 ASSESSMENT – Exclusion/Inclusion from Stage 2 Assessment

	CRITERIA	RESULT	COMMENTS
<b>1</b>	<b>Is the site available for development?</b>		
	Is the site available?	Yes	The Owner’s Agent has expressed a clear intention to redevelop the site

As the site is available to be developed, assessment of this site continued to Stage 2.

## STAGE 2 ASSESSMENT – Exclusion/Inclusion from Stage 3 Assessment

	CRITERIA	RESULT <sup>4</sup>	COMMENTS
<b>2</b>	<b>Does the site fall wholly or largely within certain designations?</b>		
<b>2.1</b>	Ancient woodland	No	None of the potential site is included in the Ancient Woodland Inventory.

<sup>4</sup> If a larger site has any of the designations within its boundaries, then consideration could be given to whether any portion of the site is developable. Sites that are considered to be detached from Lavant will be excluded from the assessment

	CRITERIA	RESULT <sup>4</sup>	COMMENTS
2.2	Site of Nature Conservation Interest (SNCI)	No	The site is not part of a National Nature Reserve
2.3	Sites of Importance of Nature Conservation (SINCs)	No	The site is not registered as a Biodiversity Opportunity Area
2.4	Sites of Special Scientific Interest (SSSI)	No	The nearest site is Kingley Vale
2.5	National Nature Reserves (NNR)	No	There are no SDNPA priority habitats
2.6	Local Nature Reserves (LNR)	No	The site is not registered as a local wildlife site
2.7	Ramsar (Wetland) sites	No	
2.8	Scheduled Ancient Monuments	No	As previously developed land
2.9	Local Geological Sites (RIGS)	No	The site is not a historic landfill site and there are no features on the historic Raster map
2.10	Sites on the Heritage England/English heritage Register of Historic Parks and Gardens	No	The nearest is Goodwood
2.11	Special Protection Area	No	The nearest SPA is Chichester Harbour
2.12	Historic Conservation Area	No	
2.13	Does the site fit with the Landscape capacity study for Strategic development ) Zone 10 Lavant	No	There is capacity for development. This would replace the existing in a mixed use development.
2.14	Is the site outside the settlement boundary of Lavant and detached and unrelated to Lavant?	No	The site is previously developed land.

As the site does not fall wholly or largely within certain designations and is located adjacent to Lavant, assessment of this site continued to Stage 3.

### STAGE 3 ASSESSMENT

	CRITERIA	ASSESSMENT	COMMENTS
<b>3</b>	<b>LANDSCAPE</b>		
<b>3.1</b>	<b>Visibility</b> The probability of change in the landscape being highly visible	The proposed development will occupy the same area as existing. The redevelopment will be highly visible from both near and far due to the size of the site but its more fragmented nature (ie	

	CRITERIA	ASSESSMENT	COMMENTS
		buildings of smaller scale) should prove beneficial	
3.1.1	The likelihood that change could be mitigated without the mitigation measures in themselves having an adverse effect on landscape character or visual quality.	If designed sensitively any change would mitigate the impact of the existing development on the site.	
3.1.2	Does the site relate to the settlement pattern in terms of location and scale?	It is an industrial development set within a residential area	
3.1.3	Are there opportunities to improve the settlement edge through new development?	Yes. There is a major opportunity to make improvements	
3.2			
3.2.1	<b>2014 SDNPA SHLAA Assessment (CH160)</b>	Low landscape sensitivity due to PDL status and location within established area of post war housing within the existing settlement	
3.2.2			
3.2.2.1	The Diverse, inspirational landscapes and breath-taking views will not change	The re-development of this site will be highly visible from the Downs to the east with the potential for major improvement.	
3.2.2.2	The rich variety of wildlife and habitats including rare and internationally important species will not adversely be affected.	Unlikely to be any wildlife because of present usage as an industrial site	
3.2.2.3	The change of use will not affect the Tranquility of the current agricultural use	N/A – although it is likely that development of the site will lead to an improvement of the noise environment by replacing potentially noisy uses with residential and business uses.	
3.2.2.4	The environment shaped by centuries of farming and embracing new enterprise will not adversely be affected by change of use.	No	
3.2.2.5	Opportunities for recreational activities and learning experiences through development	There could be the opportunity to introduce recreational activities as part of this re-development.	

	<b>CRITERIA</b>	<b>ASSESSMENT</b>	<b>COMMENTS</b>
<b>3.2.2.6</b>	Well conserved historical features and a rich cultural heritage will not be compromised.	Unlikely to be any features because of present usage as an industrial site	
<b>3.2.2.7</b>	The distinctive settlement of Lavant will not be adversely affected	The additional vehicle movements generated by redevelopment will have an adverse effect and will have to be mitigated offsite	
<b>3.2.3</b>	Does the proposal to develop this site impact upon the characteristics referred to in the SDNPA Integrated Landscape Assessment?	No	
<b>3.3</b>	<b>SUITABILITY</b>		
<b>3.3.1</b>	Is the site affected by significant rail or road noise?	No, with the exception of the narrow frontage on to the A286.	
<b>3.3.2</b>	Is the site affected, or has the potential to be affected, by neighbouring development and current uses?	There is the potential to integrate this site with neighbouring development to the north	
<b>3.3.3</b>	If the site is adjacent to a settlement and on Greenfield land, does the site have potential to deliver 100% affordable housing?	Yes	
<b>3.3.4</b>	Is the site located with Flood Zone 2 or 3? Is there a history of flooding?	No. The history of flooding at the east end appears to be the result of large areas of concrete hardstanding draining to an inadequate drainage system	
<b>3.3.5</b>	Is the site affected by any ground conditions? (E.g. unstable ground, steep slopes etc.)	There is a gradual slope down from west to east.	
<b>3.3.6</b>	Is the site affected by any potential land contamination?	Unknown. But since it has been in industrial use, redevelopment should be subject to a contamination assessment and remediation work may be required if contamination is discovered.	
<b>3.3.7</b>	Is the site within a Minerals Safeguarding Area or Mineral Consultation Area?	The Minerals Plan does not include this site	

	CRITERIA	ASSESSMENT	COMMENTS
3.3.8	Are there any Tree Preservations Orders on the site or on the boundary of the site?	No	
3.3.9	If the site is currently in agricultural use, what grade is the land?	N/A	
3.3.10	Does the site have any archaeological potential which may require investigation prior to development or during construction?	None known and unlikely as previously developed land. Assessment may be required.	
3.3.11	Could development potentially adversely affect listed buildings or heritage assets?	No	
3.3.12	Are there any public rights of way running through the site or around the boundary of the site? Are there any potential views of the site from any public rights of way?	No public rights of way through the site. There are views primarily from the north and east.	
3.3.13	Is the site within a Conservation Area? Could development potentially affect a Conservation Area?	No	
<b>3.4</b>	<b>AVAILABILITY</b>		
3.4.1	Is the site in a single or multiple ownership?	Unknown but single ownership presumed	
3.4.2	Is the site currently allocated for development?	Yes. The SDNPA SHLAA recognises this as PDL	
3.4.3	Is there other planning history which is relevant to the assessment? (e.g. pre-application enquiries, lapsed permissions)	Yes, pre-app enquiries have been made to SDNPA	
3.4.4	Has the owner/controller of the site expressed a clear intention to make the site available?  Are there any legal matters which may prevent the site from being available?	The owner's Agent has expressed a clear intention to develop this site.  None advised	
<b>3.5</b>	<b>ACHIEVABILITY</b>		
3.5.1	Is the location of the site likely to have an effect on the marketability of the site?	Yes, positively, as it is located centrally within a residential area with generally good	

	<b>CRITERIA</b>	<b>ASSESSMENT</b>	<b>COMMENTS</b>
		vehicle and pedestrian connections.	
<b>3.5.2</b>	Are there any potential highways issues associated with the site?	A transport assessment will be required to demonstrate that if there are any highways issues, these can be successfully managed or mitigated.	
<b>3.5.3</b>	Is there an existing safe access point to the site?	There is an existing safe vehicular access to the site for the current approved uses.	
<b>3.5.4</b>	Are there opportunities for alternative access points to the site? If no access currently exists, are there opportunities to create a safe access to the site?	Yes, for vehicles and pedestrians via Gaston Way to the north but this is a confined road that would require offsite work if used as an alternative access. There is a pedestrian access to the NE	
<b>3.5.5</b>	Are there any exceptional works necessary to enable development?	No. Decontamination, demolition (probably involving asbestos removal) and drainage to include engineered flood alleviation measures would be essential as well as some off-site traffic mitigation measures	
<b>3.5.6</b>	Is third party land required to deliver sites? (e.g. access land)	None known but none anticipated	
<b>3.6</b>	<b>COMMUNITY VIEW</b>		
<b>3.6.1</b>	Has the potential development of this land got community support?	Yes, but with the proviso that an appropriate mix of housing/ employment is included and that the opportunity is taken to improve the environment with an imaginative design.	
<b>3.7</b>	<b>SUSTAINABLE DEVELOPMENT</b>		
<b>3.7.1</b>	Does the site meet the economic social and environmental criteria?	This site is considered to be environmentally, socially and economically sustainable	

## SITE 8 – LAND NORTH OF LAVANT DOWN ROAD

Details of proposed development:

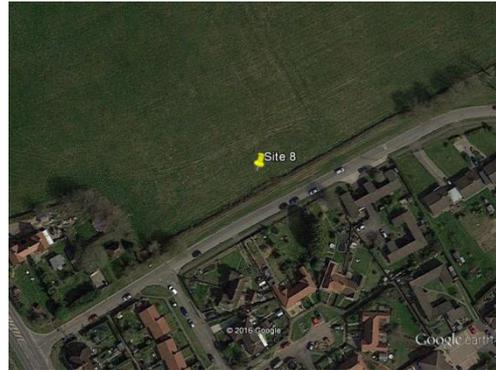
Single row of Housing

### Summary /Conclusion

This site was not found to be available and as such, it was discounted at stage one. Furthermore, the community made clear that as the views to the north were valued and the further extension of Lavant northwards away from the village centre and erosion of the countryside in this location was not supported



Looking NE along Lavant Down Road



Aerial photo of location

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### STAGE 1 ASSESSMENT – Exclusion/Inclusion from Stage 2 Assessment

	CRITERIA	RESULT	COMMENTS
<b>1</b>	<b>Is the site available for development?</b>		
	Is the site available?	No	No response was received from the owner to the call for sites.

As the site is not available, no further assessment has been carried out.

## SITE 9 – LAND WEST OF A286

**Details of proposed development:**

**Housing**

### Summary /Conclusion

This site was not found to be available for development. Additionally, the site has not been favoured by the community, as offering potential for further extension of Lavant westward over the A286 away from the village core and erosion of the countryside in this location was not supported



Looking East from Two Barns Lane



Aerial photo of location

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### STAGE 1 ASSESSMENT – Exclusion/Inclusion from Stage 2 Assessment

	CRITERIA	RESULT	COMMENTS
<b>1</b>	<b>Is the site available for development?</b>		
	Is the site available?	No	A meeting with a member of the Steering Group clarified that the land is not available for development .

As the site is not available, no further assessment has been carried out.

# SITE 10 – THE ALLOTMENTS

**Details of proposed development:**

**Affordable Housing**

## Summary /Conclusion

The allotments are in active use and are therefore not available for development. At the centre of the village the Lavant Parish Council has determined that the land use should remain as a characteristic of its historical use



Looking North



Aerial photo of location

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## STAGE 1 ASSESSMENT – Exclusion/Inclusion from Stage 2 Assessment

	CRITERIA	RESULT	COMMENTS
<b>1</b>	<b>Is the site available for development?</b>		
	Is the site available?	No	The land belongs to the Lavant Parish Council who have confirmed that it is not available for development due to its historic use

As the site is not available for development no further assessment of this site was carried out.

# SITE 11 – SUMMERSDALE GARAGE + MADDOXWOOD HOUSE

**Details of proposed development:**

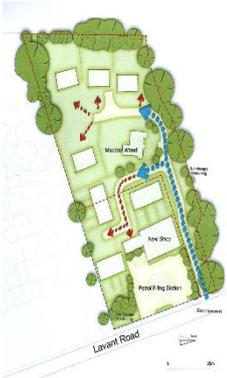
**Redevelopment to provide additional housing and upgraded convenience store and Petrol Filling Station**

**Summary /Conclusion**

It is considered that the site provides a sustainable development opportunity on a previously developed site for around 20 dwellings or a lesser number if the retail activities are retained. There is no impact on the landscape of the SDNPA and no impact on the settlement of Lavant. Any development proposals should ensure that Maddox Wood to the north would be retained in perpetuity as a buffer to limit the impact of the development on the National Park to the north.



Looking north along A286



Proposed layout



Aerial view

**STAGE 1 ASSESSMENT – Exclusion/Inclusion from Stage 2 Assessment**

	CRITERIA	RESULT	COMMENTS
<b>1</b>	<b>Is the site available for development?</b>		
	Is the site available?	Yes	The owner(s) have expressed a clear intention to have further discussions with a view to developing this site.

As the site is available to be developed, assessment of this site continued to Stage 2.

**STAGE 2 ASSESSMENT – Exclusion/Inclusion from Stage 3 Assessment**

	CRITERIA	RESULT <sup>5</sup>	COMMENTS
<b>2</b>	<b>Does the site fall wholly or largely within certain designations?</b>		
<b>2.1</b>	Ancient woodland	No	None of the potential site is included in the Ancient Woodland Inventory.

<sup>5</sup> If a larger site has any of the designations within its boundaries, then consideration could be given to whether any portion of the site is developable. Sites that are considered to be detached from Lavant will be excluded from the assessment

	<b>CRITERIA</b>	<b>RESULT<sup>5</sup></b>	<b>COMMENTS</b>
<b>2.2</b>	Site of Nature Conservation Interest (SNCI)	No	The site is not part of a National Nature Reserve
<b>2.3</b>	Sites of Importance of Nature Conservation (SINCs)	No	The site is not registered as a Biodiversity Opportunity Area
<b>2.4</b>	Sites of Special Scientific Interest (SSSI)	No	Nearest is Kingley Vale (Nat Eng)
<b>2.5</b>	National Nature Reserves (NNR)	No	There are no SDNPA priority habitats
<b>2.6</b>	Local Nature Reserves (LNR)	No	The site is not registered as a local wildlife site
<b>2.7</b>	Ramsar (Wetland) sites	No	The site is not a wetlands site
<b>2.8</b>	Scheduled Ancient Monuments	No	There are no scheduled Ancient Monuments on the site.
<b>2.9</b>	Local Geological Sites (RIGS)	No	The site is not a historic landfill site and there are no features on the historic Raster map
<b>2.10</b>	Sites on the Heritage England/English heritage Register of Historic Parks and Gardens	No	The nearest is Goodwood Estate
<b>2.11</b>	Special Protection Area	No	Nearest is Chichester Harbour
<b>2.12</b>	Historic Conservation Area	No	The site is not within a conservation area
<b>2.13</b>	Does the site fit with the Landscape capacity study for Strategic development ) Zone 10 Lavant	No	The site is not within Zone 10
<b>2.14</b>	Is the site outside the settlement boundary of Lavant and detached and unrelated to Lavant?	Yes	The site is outside the settlement of Lavant but contiguous with the adjacent development at Roman Fields which abuts the Chichester Town boundary. The settlement boundary south of the adjoining site may be amended (see CDC Local Plan) which will make this site at Maddoxwood adjoin the settlement boundary

Although the site does not fall wholly or largely within certain designations and is located remote from the settlement of Lavant, assessment of the site continued to Stage 3. It is close to the settlement boundary of Chichester, is contiguous with Summersdale residential area and the CDC SHLAA refers to the possibility of shifting that boundary to facilitate housing development as a suitable site.

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### STAGE 3 ASSESSMENT

	<b>CRITERIA</b>	<b>ASSESSMENT</b>	<b>COMMENTS</b>
<b>3</b>	<b>LANDSCAPE</b>		

	<b>CRITERIA</b>	<b>ASSESSMENT</b>	<b>COMMENTS</b>
<b>3.1</b>	<b>Visibility</b> The probability of change in the landscape being highly visible	Potentially could be seen from Centurion Way but retention of existing screening would mitigate that impact. There is no view from the north due to Maddox Wood	
<b>3.1.1</b>	The likelihood that change could be mitigated without the mitigation measures in themselves having an adverse effect on landscape character or visual quality.	Any mitigation measures will not have a negative impact	
<b>3.1.2</b>	Does the site relate to the settlement pattern in terms of location and scale?	No, but it relates closely to Chichester (Summersdale)	
<b>3.1.3</b>	Are there opportunities to improve the settlement edge through new development?	There is little opportunity to improve the settlement edge through new development	
<b>3.2</b>			
<b>3.2.1</b>	<b>SHLAA / 2014 SHLAA Assessment (CH057)</b>	The site is outside the SDNP and in the CDC area.	CDC in their SHLAA (ref CC08254B) comment that this site could be suitable for housing in the future
<b>3.2.2</b>			
<b>3.2.2.1</b>	The Diverse, inspirational landscapes and breath-taking views will not change	The development of this site will not affect key views	
<b>3.2.2.2</b>	The rich variety of wildlife and habitats including rare and internationally important species will not adversely be affected.	Mitigation measures to relocate bats and other endangered species can be implemented as part of any development	
<b>3.2.2.3</b>	The change of use will not affect the Tranquility of the current agricultural use	This is a PFS and a private garden. It is not agricultural land	
<b>3.2.2.4</b>	The environment shaped by centuries of farming and embracing new enterprise will not adversely be affected by change of use.	This will not be affected	
<b>3.2.2.5</b>	Opportunities for recreational activities and learning experiences through development	There will be no opportunity	
<b>3.2.2.6</b>	Well conserved historical features and a rich cultural heritage will not be compromised.	No. There are none	

	<b>CRITERIA</b>	<b>ASSESSMENT</b>	<b>COMMENTS</b>
<b>3.2.2.7</b>	The distinctive settlement of Lavant will not be adversely affected	This site is remote from and cannot be seen from the settlement of Lavant (albeit within the Parish). The development is bounded by Maddox Wood to the north which provides the visual and physical break.	
<b>3.2.3</b>	Does the proposal to develop this site impact upon the characteristics referred to in the SDNPA Integrated Landscape Assessment?	This site is not included as it is outside the SDNP	
<b>3.3</b>	<b>SUITABILITY</b>		
<b>3.3.1</b>	Is the site affected by significant rail or road noise?	There is some impact from traffic on the A286	
<b>3.3.2</b>	Is the site affected, or has the potential to be affected, by neighbouring development and current uses?	The site has no potential to be affected	
<b>3.3.3</b>	If the site is adjacent to a settlement and on Greenfield land, does the site have potential to deliver 100% affordable housing?	The site is a previously developed site and has the potential to deliver a proportion of affordable/ starter homes	
<b>3.3.4</b>	Is the site located with Flood Zone 2 or 3? Is there a history of flooding?	No.	
<b>3.3.5</b>	Is the site affected by any ground conditions? (e.g. unstable ground, steep slopes etc.)	Unknown	
<b>3.3.6</b>	Is the site affected by any potential land contamination?	This Brownfield site has been used as a PFS. Some decontamination on part of the site will be required	
<b>3.3.7</b>	Is the site within a Minerals Safeguarding Area or Mineral Consultation Area?	The Minerals Plan does not include this site	
<b>3.3.8</b>	Are there any Tree Preservations Orders on the site or on the boundary of the site?	Maddox Wood to the North and some trees to the west are key landscape features and are worthy of retention	
<b>3.3.9</b>	If the site is currently in agricultural use, what grade is the land?	The majority of this site is a Brownfield site that comprises an existing PFS and warehousing. There is also a detached house and garden to the rear	

	CRITERIA	ASSESSMENT	COMMENTS
3.3.10	Does the site have any archaeological potential which may require investigation prior to development or during construction?	None foreseen as previously developed land.	
3.3.11	Could development potentially adversely affect listed buildings or heritage assets?	No	
3.3.12	Are there any public rights of way running through the site or around the boundary of the site? Are there any potential views of the site from any public rights of way?	There are no public rights of way that run through the site. To the west is Centurion Way and the proposal would include a pedestrian connection to that primary connection to Chichester and Lavant	
3.3.13	Is the site within a Conservation Area? Could development potentially affect a Conservation Area?	No	
<b>3.4</b>	<b>AVAILABILITY</b>		
3.4.1	Is the site in a single or multiple ownership?	Multiple	
3.4.2	Is the site currently allocated for development?	No	
3.4.3	Is there other planning history which is relevant to the assessment? (e.g. pre-application enquiries, lapsed permissions)	Unknown but likely to have had prior discussions	
3.4.4	Has the owner/controller of the site expressed a clear intention to make the site available?  Are there any legal matters which may prevent the site from being available?	Yes. The owner(s) have expressed a clear intention to have further discussions with a view to developing this site.  None known	
<b>3.5</b>	<b>ACHIEVABILITY</b>		
3.5.1	Is the location of the site likely to have an effect on the marketability of the site?	Yes, as it is located with good public transport, road and footpath connections to Chichester and the rest of the village.	
3.5.2	Are there any potential highways issues associated with the site?	The existing vehicular and pedestrian access arrangements will change but no difficulties foreseen.	

	<b>CRITERIA</b>	<b>ASSESSMENT</b>	<b>COMMENTS</b>
<b>3.5.3</b>	Is there an existing safe access point to the site?	Yes, there is an existing safe vehicular access to the site.	
<b>3.5.4</b>	Are there opportunities for alternative access points to the site? If no access currently exists, are there opportunities to create a safe access to the site?	Yes. There are already two access points from the A286	
<b>3.5.5</b>	Are there any exceptional works necessary to enable development?	Decontamination and wildlife surveys will be required prior to development.	
<b>3.5.6</b>	Is third party land required to deliver sites? (e.g. access land)	No. The land required is under the same ownership.	
<b>3.6</b>	<b>COMMUNITY VIEW</b>		
<b>3.6.1</b>	Has the potential development of this land got community support?	In the survey of potential sites, the Community fully supported the redevelopment of this site	
<b>3.7</b>	<b>SUSTAINABLE DEVELOPMENT</b>		
<b>3.7.1</b>	Does the site meet the economic social and environmental criteria?	Depending on the final option adopted this site can deliver positive social, economic and environmental benefits	

# SITE 12 - LAND EAST OF ST ROCHE'S CLOSE, MID LAVANT

Details of proposed development:

Up to 129 dwellings

## Summary /Conclusion

Development on this site would detrimentally impact on the landscape character of the Lavant valley. It would be seen as an intrusion into the tranquil pastureland in a sensitive landscape. It does not accord with the primary purposes of the SDNPA or the Landscape Capacity studies that have been undertaken by CDC.

Development of the site would also result in irrevocable damage to and have an adverse impact on the floodplain.

The site is not considered to be appropriate for development.



View of part of the site looking south



Concept Proposal



Aerial photo of location

## STAGE 1 ASSESSMENT – Exclusion/Inclusion from Stage 2 Assessment

	CRITERIA	RESULT	COMMENTS
<b>1</b>	<b>Is the site available for development?</b>		
	Is the site available?	YES	The owner's Agent has expressed a clear intention to develop this site.

As the site is available to be developed, assessment of this site continued to Stage 2.

## STAGE 2 ASSESSMENT – Exclusion/Inclusion from Stage 3 Assessment

	CRITERIA	RESULT <sup>6</sup>	COMMENTS
<b>2</b>	<b>Does the site fall wholly or largely within certain designations?</b>		
<b>2.1</b>	Ancient woodland	No	None of the potential site is included in the Ancient Woodland Inventory.

<sup>6</sup> If a larger site has any of the designations within its boundaries, then consideration could be given to whether any portion of the site is developable. Sites that are considered to be detached from Lavant will be excluded from the assessment

	CRITERIA	RESULT <sup>6</sup>	COMMENTS
2.2	Site of Nature Conservation Interest (SNCI)	No	The site is not part of a National Nature Reserve
2.3	Sites of Importance of Nature Conservation (SINCs)	Yes	The site is registered as a Biodiversity Opportunity Area in the Lavant watershed area
2.4	Sites of Special Scientific Interest (SSSI)	No	The nearest site is Kingley Vale
2.5	National Nature Reserves (NNR)	No	There are no SDNPA priority habitats
2.6	Local Nature Reserves (LNR)	No	The site is not registered as a local wildlife site
2.7	Ramsar (Wetland) sites	No	75% susceptibility to groundwater and located in the EAQ Functional Floodplain 3b.
2.8	Scheduled Ancient Monuments	No	There are no scheduled Ancient Monuments on the site.
2.9	Local Geological Sites (RIGS)	No	The site is not a historic landfill site and there are no features on the historic Raster map
2.10	Sites on the Heritage England/English heritage Register of Historic Parks and Gardens	No	The nearest is Goodwood
2.11	Special Protection Area	No	The nearest SPA is Chichester Harbour
2.12	Historic Conservation Area	No	
2.13	Does the site fit with the Landscape capacity study for Strategic development ) Zone 10 Lavant	No	There is a low capacity for development and substantial landscape sensitivity
2.14	Is the site outside the settlement boundary of Lavant and detached and unrelated to Lavant?	Yes	The site is outside the settlement boundary of Lavant which in this location is defined as the fence line of the original railway. The site is contiguous with but outside the existing settlement of Lavant.

Although the site does not fall wholly or largely within certain designations and is located adjacent to Lavant, the site is considered to be of particular strategic landscape importance (Ref: SDNPA ILCA and the core flood plain) it was considered important to carry out a more detailed assessment and therefore continued to Stage 3

### STAGE 3 ASSESSMENT

	CRITERIA	ASSESSMENT	COMMENTS
<b>3</b>	<b>LANDSCAPE</b>		
<b>3.1</b>	<b>Visibility</b> The probability of change in the landscape being highly visible	The proposed development will be highly visible from both near and far.	The development would be seen as an urban encroachment into a pastoral landscape of the valley floor.
<b>3.1.1</b>	The likelihood that change could be mitigated without the mitigation measures in		There is no opportunity for mitigation as the development would be highly visible.

	<b>CRITERIA</b>	<b>ASSESSMENT</b>	<b>COMMENTS</b>
	themselves having an adverse effect on landscape character or visual quality.		
<b>3.1.2</b>	Does the site relate to the settlement pattern in terms of location and scale?	Centurion Way (the route of the old railway line boundary) provides the natural limitation to the settlement.	The site would be an eastern extension of the settlement the edge of which is defined by the fence line alongside the old railway line.
<b>3.1.3</b>	Are there opportunities to improve the settlement edge through new development?	The existing settlement edge when viewed from the east has a natural boundary – the alignment of the old railway line.	
<b>3.2</b>	<b>South Down National Park Authority</b>		
3.2.1	SHLAA / 2014 SHLAA Assessment (CH057)	The development proposal was submitted to SDNPA for assessment 16/October 2015. In relation to a previous (lesser) proposal, the SHLAA assessment was that the landscape was of high sensitivity and that development would introduce urbanising elements into an undeveloped landscape feature, the valley floor.	The urban edge of Lavant would be extended to the river and would therefore be detrimental to the character of the landscape
<b>3.2.2</b>	<b>Impact on key characteristics + special qualities of the SDNP</b>		
3.2.2.1	The Diverse, inspirational landscapes and breath-taking views will not change	The landscape would change and the development of this site will be highly visible from the Downs to the east and from Marsh Lane.	It will be seen as an urban encroachment (during the day and at night) into the water meadows.
<b>3.2.2.2</b>	The rich variety of wildlife and habitats including rare and internationally important species will not adversely be affected.	The site is close to the riverbank, water meadows and Centurion Way, all of which provide habitats for a range of species likely to be adversely affected by development.	
<b>3.2.2.3</b>	The change of use will not affect the Tranquility of the current agricultural use	The development of this site will have a significant impact on the tranquillity of the area	
<b>3.2.2.4</b>	The environment shaped by centuries of farming and embracing new enterprise will not adversely be affected by change of use.	The agricultural environment will be adversely impacted through change of use	
<b>3.2.2.5</b>	Opportunities for recreational activities and learning experiences through development	There would be the opportunity to introduce a riverside walk as a community	In view of the existing public walking routes to the east and west of the site the gain of a riverside walk is not seen to

	CRITERIA	ASSESSMENT	COMMENTS
		gain as part of any development.	outweigh the detrimental effects of development
3.2.2.6	Well conserved historical features and a rich cultural heritage will not be compromised.	Encroachment into the valley floor will affect the land use pattern and therefore the historic land use character	
3.2.2.7	The distinctive settlement of Lavant will not be adversely affected	An extension of development into the water meadows will have an adverse effect.	
3.2.3	Does the proposal to develop this site impact upon the characteristics referred to in the SDNPA Integrated Landscape Assessment?	The development will impact and reduce the characteristic pastureland of the valley floor as well as impacting on the water meadows. The criteria referred to in section E1 (Lavant Valley character) will be compromised.	
<b>3.3</b>	<b>SUITABILITY</b>		
3.3.1	Is the site affected by significant rail or road noise?	No. It is remote.	
3.3.2	Is the site affected, or has the potential to be affected, by neighbouring development and current uses?	No. The development would be a similar, residential development.	
3.3.3	If the site is adjacent to a settlement and on Greenfield land, does the site have potential to deliver 100% affordable housing?	Yes, the site has potential but indications are that a mix of market and affordable is proposed.	
3.3.4	Is the site located with Flood Zone 2 or 3? Is there a history of flooding?	Yes. In January 1994, aerial photographs show that this site was extensively flooded. EA Flood zones 2 (1% chance of an annual occurrence) and 3. 75% susceptibility to groundwater.	Flooding that threatened Lavant Down Estate was relieved by redirecting the flow on to this land. With better maintained culverts to the north this might have been alleviated. 2015 WSCC Flood Risk Management Study notes that East and Mid Lavant flooding is fluvial (overtopping of the watercourse) and not from groundwater. The EA and others are reviewing the need for attenuation of flows by letting water flow on to land either side as this would mitigate flooding downstream.

	<b>CRITERIA</b>	<b>ASSESSMENT</b>	<b>COMMENTS</b>
			This site as part of the core flood plain has good capacity for that function.
<b>3.3.5</b>	Is the site affected by any ground conditions? (e.g. unstable ground, steep slopes etc.)	None known subsurface although high water table and flooding at times	
<b>3.3.6</b>	Is the site affected by any potential land contamination?	None known	
<b>3.3.7</b>	Is the site within a Minerals Safeguarding Area or Mineral Consultation Area?	The Minerals Plan does not include this site	
<b>3.3.8</b>	Are there any Tree Preservations Orders on the site or on the boundary of the site?	No. The hedgerows define the field perimeters.	
<b>3.3.9</b>	If the site is currently in agricultural use, what grade is the land?	Grade 3. The land is used only for grazing purposes.	
<b>3.3.10</b>	Does the site have any archaeological potential which may require investigation prior to development or during construction?	None known	
<b>3.3.11</b>	Could development potentially adversely affect listed buildings or heritage assets?	The landscape heritage will be affected	
<b>3.3.12</b>	Are there any public rights of way running through the site or around the boundary of the site? Are there any potential views of the site from any public rights of way?	Yes to the east (Marsh La) and the west (Centurion Way)	
<b>3.3.13</b>	Is the site within a Conservation Area? Could development potentially affect a Conservation Area?	No	
<b>3.4</b>	<b>AVAILABILITY</b>		
<b>3.4.1</b>	Is the site in a single or multiple ownership?	Single	
<b>3.4.2</b>	Is the site currently allocated for development?	No	
<b>3.4.3</b>	Is there other planning history which is relevant to the assessment? (e.g. pre-application enquiries, lapsed permissions)	This area has been the subject of previous discussions with CDC.	
<b>3.4.4</b>	Has the owner/controller of the site expressed a clear	The owner's Agent has expressed a clear intention to	

	CRITERIA	ASSESSMENT	COMMENTS
	intention to make the site available? Are there any legal matters which may prevent the site from being available?	develop this site. No legal matters have been advised.	
<b>3.5</b>	<b>ACHIEVABILITY</b>		
<b>3.5.1</b>	Is the location of the site likely to have an effect on the marketability of the site?	The site is located with reasonable road connections and footpaths to the rest of the village. It would be a large extension to the existing community in a rural area..	
<b>3.5.2</b>	Are there any potential highways issues associated with the site?	The existing vehicular and pedestrian access arrangements to Lavant Down road and thence to the A286 may require improvement to make the location acceptable.	
<b>3.5.3</b>	Is there an existing safe access point to the site?	There is an existing safe vehicular access to the site	
<b>3.5.4</b>	Are there opportunities for alternative access points to the site? If no access currently exists, are there opportunities to create a safe access to the site?	The proposal that has been referred by the owner to SDNPA shows extensions to St Mary's close, East View Close and St Roche's close as well as access from the NE extension to Lavant Down Road that joins Centurion Way	
<b>3.5.5</b>	Are there any exceptional works necessary to enable development?	Wildlife surveys would be required prior to any development. Engineered flood alleviation measures would be essential	
<b>3.5.6</b>	Is third party land required to deliver sites? (e.g. access land)	There is no 3 <sup>rd</sup> party land required as it is under the same ownership with the possible exception of the access routes.	
<b>3.6</b>	<b>COMMUNITY VIEW</b>		
<b>3.6.1</b>	Has the potential development of this land got community support?	Whilst the community have not been consulted in relation to this specific site, they were consulted on a smaller development at the south end of the same site	The community view as expressed in relation to the smaller development was that the site is not appropriate for development. The community do not support development in areas liable to flood or that increase the risk of flooding.
<b>3.7</b>	<b>SUSTAINABLE DEVELOPMENT</b>		
<b>3.7.1</b>	Does the site meet the economic social and environmental criteria?	This location when balanced against social and economic considerations is not	

	<b>CRITERIA</b>	<b>ASSESSMENT</b>	<b>COMMENTS</b>
		considered to be environmentally sustainable.	

## SITE 12a – LAND ADJOINING ST ROCHES CLOSE

Details of proposed development:

Small scale development of mixed housing

### Summary /Conclusion

Development of this triangular shaped 0.30Ha site would detrimentally impact on the landscape character of the Lavant valley, albeit partially screened by trees and hedges. It would be seen as an intrusion into the tranquil pastureland in a sensitive landscape. It does not accord with the primary purposes of the SDNPA or the Landscape Capacity studies that have been undertaken by CDC.

Development of the site could also result in irrevocable damage to and have an adverse impact on the floodplain albeit that there would be some potential community gain with public access to the river bank. When coupled with the required buffer zone along the river this would reduce the potential for the amount of development and this Greenfield site, outside the settlement boundary, is not considered appropriate for development.



Looking south towards the site



Site Location (green area)



Aerial photo of location

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### STAGE 1 ASSESSMENT – Exclusion/Inclusion from Stage 2 Assessment

	CRITERIA	RESULT	COMMENTS
1	Is the site available for development?		
	Is the site available?	Yes	The owner has expressed a clear intention to develop this site (Ref: Document dated 16/Jan 2015)

As the site is available to be developed, assessment of this site continued to Stage 2.

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### STAGE 2 ASSESSMENT – Exclusion/Inclusion from Stage 3 Assessment

	CRITERIA	RESULT <sup>7</sup>	COMMENTS
<b>2</b>	<b>Does the site fall wholly or largely within certain designations?</b>		
<b>2.1</b>	Ancient woodland	No	None of the potential site is included in the Ancient Woodland Inventory.
<b>2.2</b>	Site of Nature Conservation Interest (SNCI)	No	The site is not part of a National Nature Reserve
<b>2.3</b>	Sites of Importance of Nature Conservation (SINCs)	No	The site is registered as a Biodiversity Opportunity Area in the Lavant watershed area
<b>2.4</b>	Sites of Special Scientific Interest (SSSI)	No	The nearest site is Kingley Vale
<b>2.5</b>	National Nature Reserves (NNR)	No	There are no SDNPA priority habitats
<b>2.6</b>	Local Nature Reserves (LNR)	No	The site is not registered as a local wildlife site
<b>2.7</b>	Ramsar (Wetland) sites	No	75% susceptibility to groundwater and located in the EAQ Functional Floodplain 3b.
<b>2.8</b>	Scheduled Ancient Monuments	No	There are no scheduled Ancient Monuments on the site.
<b>2.9</b>	Local Geological Sites (RIGS)	No	The site is not a historic landfill site and there are no features on the historic Raster map
<b>2.10</b>	Sites on the Heritage England/English heritage Register of Historic Parks and Gardens	No	The nearest is Goodwood
<b>2.11</b>	Special Protection Area	No	The nearest SPA is Chichester Harbour
<b>2.12</b>	Historic Conservation Area	No	Part of a Biodiversity Opportunity Area
<b>2.13</b>	Does the site fit with the Landscape capacity study for Strategic development ) Zone 10 Lavant	No	There is a low capacity for development and substantial landscape sensitivity
<b>2.14</b>	Is the site outside the settlement boundary of Lavant and detached and unrelated to Lavant?	Yes	The site is outside the settlement boundary of Lavant which in this location is defined as the fence line of the original railway.  The site is contiguous with but outside the existing settlement of Lavant.

As the site does not fall wholly or largely within certain designations and is located adjacent to Lavant, assessment of this site continued to Stage 3.

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<sup>7</sup> If a larger site has any of the designations within its boundaries, then consideration could be given to whether any portion of the site is developable. Sites that are considered to be detached from Lavant will be excluded from the assessment

## STAGE 3 ASSESSMENT

	CRITERIA	ASSESSMENT	COMMENTS
<b>3</b>	<b>LANDSCAPE</b>		
<b>3.1</b>	<b>Visibility</b> The probability of change in the landscape being highly visible	The proposed development will be highly visible from both near and far.	The development would be seen as a built encroachment into a pastoral landscape of the valley floor.
<b>3.1.1</b>	The likelihood that change could be mitigated without the mitigation measures in themselves having an adverse effect on landscape character or visual quality.	There is no opportunity for mitigation as the development would be highly visible.	
<b>3.1.2</b>	Does the site relate to the settlement pattern in terms of location and scale?	The route of the old railway line boundary provides the natural limitation to the settlement.	The site would be an eastern extension of the settlement the edge of which is defined by the fence line alongside the old railway line.
<b>3.1.3</b>	Are there opportunities to improve the settlement edge through new development?	The existing settlement edge when viewed from the east has a natural boundary – the alignment of the old railway line.	The appearance of the existing housing design is a legacy from a previous era and which in this particular location is now partially screened from the east. New development could improve the settlement edge with a sensitive design.
<b>3.2</b>	<b>South Downs National Park Authority</b>		
<b>3.2.1</b>	<b>2014 SDNPA SHLAA Assessment</b>	The SHLAA assessment was of high sensitivity landscape and that development would introduce built elements into an undeveloped landscape feature, the valley floor. (CH160)	The urban edge of Lavant would be extended to the river and would therefore be detrimental to the character of the landscape
<b>3.2.2</b>	<b>Impact on key characteristics + special qualities of the SDNP</b>		
<b>3.2.2.1</b>	The Diverse, inspirational landscapes and breath-taking views will not change	The landscape would change and the development of this site will be highly visible from the Downs to the east and from Marsh Lane.	It will be seen as a built encroachment (during the day and at night) into the water meadows.
<b>3.2.2.2</b>	The rich variety of wildlife and habitats including rare and internationally important species will not adversely be affected.	The site is close to the riverbank and the water meadows which provide habitats for a range of species likely to be adversely affected by development of the site.	

	CRITERIA	ASSESSMENT	COMMENTS
3.2.2.3	The change of use will not affect the Tranquility of the current agricultural use	The development of this site will have a significant impact on the tranquillity of the area	
3.2.2.4	The environment shaped by centuries of farming and embracing new enterprise will not adversely be affected by change of use.	The agricultural environment will be adversely impacted through change of use	The field is currently used for grazing cattle
3.2.2.5	Opportunities for recreational activities and learning experiences through development	There would be the opportunity to introduce a riverside walk as a community gain as part of any development.	In view of the existing public walking routes to the east and west of the site the gain of a riverside walk, although welcome, is not seen to outweigh the detrimental impact of development
3.2.2.6	Well conserved historical features and a rich cultural heritage will not be compromised.	Encroachment into the valley floor will affect the land use pattern and therefore the historic land use character	
3.2.2.7	The distinctive settlement of Lavant will not be adversely affected	An extension of development into the water meadows will have an adverse effect.	
3.2.3	Does the proposal to develop this site impact upon the characteristics referred to in the SDNPA Integrated Landscape Assessment?	The development will impact and reduce the characteristic pastureland of the valley floor as well as impacting on the water meadows. The criteria referred to in section E1 (Lavant Valley character) will be compromised.	
<b>3.3</b>	<b>SUITABILITY</b>		
3.3.1	Is the site affected by significant rail or road noise?	No. It is remote from the A286	
3.3.2	Is the site affected, or has the potential to be affected, by neighbouring development and current uses?	No.	
3.3.3	If the site is adjacent to a settlement and on Greenfield land, does the site have potential to deliver 100% affordable housing?	Yes, the site has potential .	The owner has indicated a <i>“pepper-potting of affordable and privately owned...”</i>

	<b>CRITERIA</b>	<b>ASSESSMENT</b>	<b>COMMENTS</b>
<b>3.3.4</b>	Is the site located with Flood Zone 2 or 3? Is there a history of flooding?	<p>Yes.</p> <p>In January 1994, aerial photographs show that the land immediately to the north was extensively flooded.</p> <p>EA Flood zones 2 (1% chance of an annual occurrence) and 3.</p> <p>75% susceptibility to groundwater.</p> <p>The land is part of the functional flood plain.</p>	<p>The owner has stated that this site has not flooded in the past 10 years.</p> <p>Flooding that threatened Lavant Down Estate was relieved by redirecting the flow on to the land immediately to the north. With better maintained culverts to the north this might have been alleviated.</p> <p>2015 WSCC Flood Risk Management Study notes that East and Mid Lavant flooding is fluvial (overtopping of the watercourse) and not from groundwater.</p> <p>The EA and others are reviewing the need for attenuation of flows by letting water flow on to land either side as this would mitigate flooding downstream.</p> <p>This site as part of the core flood plain has good potential capacity for that function.</p>
<b>3.3.5</b>	Is the site affected by any ground conditions? (E.g. unstable ground, steep slopes etc.)	None known although high water table	
<b>3.3.6</b>	Is the site affected by any potential land contamination?	None known	
<b>3.3.7</b>	Is the site within a Minerals Safeguarding Area or Mineral Consultation Area?	The Minerals Plan does not include this site	
<b>3.3.8</b>	Are there any Tree Preservations Orders on the site or on the boundary of the site?	No. The hedgerows define the field perimeter to the east alongside the river.	
<b>3.3.9</b>	If the site is currently in agricultural use, what grade is the land?	The land is used for grazing	

	CRITERIA	ASSESSMENT	COMMENTS
3.3.10	Does the site have any archaeological potential which may require investigation prior to development or during construction?	None known	
3.3.11	Could development potentially adversely affect listed buildings or heritage assets?	The landscape heritage of the river flood plain will be adversely affected.	
3.3.12	Are there any public rights of way running through the site or around the boundary of the site? Are there any potential views of the site from any public rights of way?	Yes to the east (Marsh La) and to the west St Roche's Close.  Yes from Marsh Lane	Partially screened by existing tree/shrub belt along the river
3.3.13	Is the site within a Conservation Area? Could development potentially affect a Conservation Area?	No	
<b>3.4</b>	<b>AVAILABILITY</b>		
3.4.1	Is the site in a single or multiple ownership?	Single	
3.4.2	Is the site currently allocated for development?	No	
3.4.3	Is there other planning history which is relevant to the assessment? (e.g. pre-application enquiries, lapsed permissions)	This area has not been the subject of previous discussions with the statutory authorities within the last 10 years	
3.4.4	Has the owner/controller of the site expressed a clear intention to make the site available?  Are there any legal matters which may prevent the site from being available?	The owner has expressed a clear intention to develop this site. No legal matters have been advised.	
<b>3.5</b>	<b>ACHIEVABILITY</b>		
3.5.1	Is the location of the site likely to have an effect on the marketability of the site?	The site is located with potentially reasonable road connections and footpaths to the rest of the village.	

	<b>CRITERIA</b>	<b>ASSESSMENT</b>	<b>COMMENTS</b>
<b>3.5.2</b>	Are there any potential highways issues associated with the site?	Refer 3.5.6 below	
<b>3.5.3</b>	Is there an existing safe access point to the site?	There is potentially a safe vehicular access to the site along St Roche's Close (but refer to 3.5.6 below)	
<b>3.5.4</b>	Are there opportunities for alternative access points to the site? If no access currently exists, are there opportunities to create a safe access to the site?	There are no alternative access routes	
<b>3.5.5</b>	Are there any exceptional works necessary to enable development?	Wildlife surveys will be required prior to any development. Engineered flood alleviation measures would be essential.	
<b>3.5.6</b>	Is third party land required to deliver sites? (e.g. access land)	There is a landscaped border of unknown (to the Steering Group) ownership but probably owned by the Highway Authority. Access would be required over that land at the end of St Roche's Close	
<b>3.6</b>	<b>COMMUNITY VIEW</b>		
<b>3.6.1</b>	Has the potential development of this land got community support?	The community view is that the site is not appropriate for development. The community do not support development in areas liable to flood or that increase the risk of flooding or encroachment to the east of the existing building line.	
<b>3.7</b>	<b>SUSTAINABLE DEVELOPMENT</b>		
<b>3.7.1</b>	Does the site meet the economic social and environmental criteria?	This location when balanced against social and economic considerations is not considered to be environmentally sustainable.	

# SITE 13 – ST NICHOLAS CHURCH, MID LAVANT

**Details of proposed development:**

**Partial conversion of existing church and graveyard for a new purpose as a Community Hub for the wider use of Lavant residents**

**Summary /Conclusion**

The re-use of St Nicholas Church as a facility for the wider village community as a Village Hub is considered to be a sustainable project located at the fulcrum of the village



Photo



Location Plan



Aerial photo of location

**STAGE 1 ASSESSMENT – Exclusion/Inclusion from Stage 2 Assessment**

	CRITERIA	RESULT	COMMENTS
<b>1</b>	<b>Is the site available for development?</b>		
	Is the site available?	Yes	Subject to approval of a scheme by the Diocesan Authority and the PCC who are considering a change of use the premises are available and would increase the existing secular uses such as the post office, play groups, etc

As the site is available to be developed, assessment of this site continued to Stage 2.

**STAGE 2 ASSESSMENT – Exclusion/Inclusion from Stage 3 Assessment**

	CRITERIA	RESULT <sup>8</sup>	COMMENTS
<b>2</b>	<b>Does the site fall wholly or largely within certain designations?</b>		
<b>2.1</b>	Ancient woodland	No	None of the potential site is included in the Ancient Woodland Inventory.
<b>2.2</b>	Site of Nature Conservation Interest (SNCI)	No	The site is not part of a National Nature Reserve

<sup>8</sup> If a larger site has any of the designations within its boundaries, then consideration could be given to whether any portion of the site is developable. Sites that are considered to be detached from Lavant will be excluded from the assessment

	CRITERIA	RESULT <sup>8</sup>	COMMENTS
2.3	Sites of Importance of Nature Conservation (SINCs)	No	The site is not registered as a Biodiversity Opportunity Area
2.4	Sites of Special Scientific Interest (SSSI)	No	
2.5	National Nature Reserves (NNR)	No	There are no SDNPA priority habitats
2.6	Local Nature Reserves (LNR)	No	The site is not registered as a local wildlife site
2.7	Ramsar (Wetland) sites	No	The site is not a wetlands site
2.8	Scheduled Ancient Monuments	No	The building is a Grade 2 listed building.
2.9	Local Geological Sites (RIGS)	No	The site is not a historic landfill site and there are no features on the historic Raster map
2.10	Sites on the Heritage England/English heritage Register of Historic Parks and Gardens	No	
2.11	Special Protection Area	No	
2.12	Heritage Conservation Area	Yes	The site is within the Lavant conservation area
2.13	Does the site fit with the Landscape capacity study for Strategic development ) Zone 10 Lavant		Re-use of an existing building
2.14	Is the site outside the settlement boundary of Lavant and detached and unrelated to Lavant?	No	The site comprises St Nicholas Church and a graveyard located at the fulcrum of the village within the Settlement Policy Area. Re-use of an existing building

As the site does not fall wholly or largely within certain designations and is located adjacent to Lavant, assessment of this site continued to Stage 3.

### STAGE 3 ASSESSMENT

	CRITERIA	ASSESSMENT	COMMENTS
<b>3</b>	<b>LANDSCAPE</b>		
<b>3.1</b>	<b>Visibility</b> The probability of change in the landscape being highly visible	The proposed development (primarily internal works) will be controlled as a Grade 2 listed structure.	The change to the graveyard will only be visible to pedestrians and users of the facility
<b>3.1.1</b>	The likelihood that change could be mitigated without the mitigation measures in themselves having an adverse effect on landscape character or visual quality.	There is the potential for any change to be well designed such that it is seen as an integral part of the village and would mitigate any adverse impacts.	There will be no adverse impact on the visual quality of the landscape.

	CRITERIA	ASSESSMENT	COMMENTS
3.1.2	Does the site relate to the settlement pattern in terms of location and scale?	Yes, it is at the fulcrum of the village. Its scale is that of a church and as such is a significant structure	In terms of location and scale the site relates well to the existing settlement pattern.
3.1.3	Are there opportunities to improve the settlement edge through new development?	Not applicable	Not applicable
3.2	<b>South Down National Park Authority</b>		
3.2.1	<b>SHLAA / 2014 SHLAA Assessment (CH057)</b>	Not considered as re-use of existing structure	
3.2.2			
3.2.2.1	The Diverse, inspirational landscapes and breath-taking views will not change	None	
3.2.2.2	The rich variety of wildlife and habitats including rare and internationally important species will not adversely be affected.	Mitigation measures to relocate bats and other endangered species can be implemented as part of any development	
3.2.2.3	The change of use will not affect the Tranquility of the current agricultural use	Not applicable	
3.2.2.4	The environment shaped by centuries of farming and embracing new enterprise will not adversely be affected by change of use.	Not applicable	
3.2.2.5	Opportunities for recreational activities and learning experiences through development	Modest recreational activities as part of a Community facility will be enhanced	
3.2.2.6	Well conserved historical features and a rich cultural heritage will not be compromised.	As A G2 listed Building works will be controlled accordingly. The setting of the building will change but it will remain as open space.	
3.2.2.7	The distinctive settlement of Lavant will not be adversely affected	No change to the distinctive settlement area	
3.2.3	Does the proposal to develop this site impact upon the characteristics referred to in the SDNPA Integrated Landscape Assessment?	No. Re-use of an existing structure	
3.3	<b>SUITABILITY</b>		
3.3.1	Is the site affected by significant rail or road noise?	Yes, it is located on the A286.	The re-use of this building will not be compromised by its location.

	<b>CRITERIA</b>	<b>ASSESSMENT</b>	<b>COMMENTS</b>
			The nearby rail line is long abandoned
<b>3.3.2</b>	Is the site affected, or has the potential to be affected, by neighbouring development and current uses?	Yes, the current use of the site will change and in particular the nature of the graveyard albeit it will remain as open space	
<b>3.3.3</b>	If the site is adjacent to a settlement and on Greenfield land, does the site have potential to deliver 100% affordable housing?	No	
<b>3.3.4</b>	Is the site located with Flood Zone 2 or 3? Is there a history of flooding?	No	
<b>3.3.5</b>	Is the site affected by any ground conditions? (e.g. unstable ground, steep slopes etc.)	Yes. It is a graveyard	
<b>3.3.6</b>	Is the site affected by any potential land contamination?	Yes. It is a graveyard	
<b>3.3.7</b>	Is the site within a Minerals Safeguarding Area or Mineral Consultation Area?	No	
<b>3.3.8</b>	Are there any Tree Preservations Orders on the site or on the boundary of the site?	There is a single yew tree on the site which may be the subject of a TPO.	
<b>3.3.9</b>	If the site is currently in agricultural use, what grade is the land?	No, the site is a church and related cemetery	
<b>3.3.10</b>	Does the site have any archaeological potential which may require investigation prior to development or during construction?	Development will relate only to the re-use of open space. The logistics and required work will be agreed with the Church Authorities	
<b>3.3.11</b>	Could development potentially adversely affect listed buildings or heritage assets?	Potentially development could impact the setting of the heritage asset and this would be agreed within the constraints of work to a G2 listed building.	
<b>3.3.12</b>	Are there any public rights of way running through the site or around the boundary of the site? Are there any potential views of the site from any public rights of way?	Yes	
<b>3.3.13</b>	Is the site within a Conservation Area? Could	Yes	

	CRITERIA	ASSESSMENT	COMMENTS
	development potentially affect a Conservation Area?		
<b>3.4</b>	<b>AVAILABILITY</b>		
<b>3.4.1</b>	Is the site in a single or multiple ownership?	Single	
<b>3.4.2</b>	Is the site currently allocated for development?	No	
<b>3.4.3</b>	Is there other planning history which is relevant to the assessment? (e.g. pre-application enquiries, lapsed permissions)	Enquiries only to the Church Authorities with jurisdiction	
<b>3.4.4</b>	Has the owner/controller of the site expressed a clear intention to make the site available?  Are there any legal matters which may prevent the site from being available?	Yes, subject to detail  Yes, subject to detail	
<b>3.5</b>	<b>ACHIEVABILITY</b>		
<b>3.5.1</b>	Is the location of the site likely to have an effect on the marketability of the site?	The site is not 'marketable' however it is at the fulcrum of the village and is considered to be fit for purpose	
<b>3.5.2</b>	Are there any potential highways issues associated with the site?	Only forming a short access from an adjacent hammerhead to facilitate parking	
<b>3.5.3</b>	Is there an existing safe access point to the site?	Yes.	
<b>3.5.4</b>	Are there opportunities for alternative access points to the site? If no access currently exists, are there opportunities to create a safe access to the site?	None needed	
<b>3.5.5</b>	Are there any exceptional works necessary to enable development?	Yes and these would require discussions with the Church Authorities and the owners of the access.	
<b>3.5.6</b>	Is third party land required to deliver sites? (e.g. access land)	Yes	
<b>3.6</b>	<b>COMMUNITY VIEW</b>		
<b>3.6.1</b>	Has the potential development of this land got community support?	At the time of the Lavant Community Shop Survey in 2011 /2012 there was strong community support although	

	<b>CRITERIA</b>	<b>ASSESSMENT</b>	<b>COMMENTS</b>
		at the time the Church was not considered to be available.	
<b>3.7</b>	<b>SUSTAINABLE DEVELOPMENT</b>		
<b>3.7.1</b>	Does the site meet the economic social and environmental criteria?	The economic and social benefits that would accrue would outweigh the minor environmental issues related to a change of use	

# SITE 14 – THE RECTORY EAST LAVANT

**Details of proposed development:**

**Replacement of existing house (The Rectory) with housing that may be 100% affordable depending on further consideration by the Diocesan Church Authority**

## Summary /Conclusion

This site provides a small sustainable development opportunity of affordable dwellings that integrates well with the settlement of East Lavant. The proposal accords with the purposes of the SDNPA and E1 (Lavant Valley Character Area) of the SDNPA Integrated landscape assessment. It is achievable and the site is potentially available.



View looking south from from Pook Lane



Location Plan



Aerial photo of location

### STAGE 1 ASSESSMENT – Exclusion/Inclusion from Stage 2 Assessment

	CRITERIA	RESULT	COMMENTS
<b>1</b>	<b>Is the site available for development?</b>		
	Is the site available?	Yes	The Church Authorities have agreed in principle that the site is available subject to further detail.

As the site is available to be developed, assessment of this site continued to Stage 2.

### STAGE 2 ASSESSMENT – Exclusion/Inclusion from Stage 3 Assessment

	CRITERIA	RESULT <sup>9</sup>	COMMENTS
<b>2</b>	<b>Does the site fall wholly or largely within certain designations?</b>		
<b>2.1</b>	Ancient woodland	No	None of the potential site is included in the Ancient Woodland Inventory.
<b>2.2</b>	Site of Nature Conservation Interest (SNCI)	No	The site is not part of a National Nature Reserve

<sup>9</sup> If a larger site has any of the designations within its boundaries, then consideration could be given to whether any portion of the site is developable. Sites that are considered to be detached from Lavant will be excluded from the assessment

	CRITERIA	RESULT <sup>9</sup>	COMMENTS
2.3	Sites of Importance of Nature Conservation (SINCs)	No	The site is not registered as a Biodiversity Opportunity Area
2.4	Sites of Special Scientific Interest (SSSI)	No	Nearest is Kingley Vale (Nat Eng)
2.5	National Nature Reserves (NNR)	No	There are no SDNPA priority habitats
2.6	Local Nature Reserves (LNR)	No	The site is not registered as a local wildlife site albeit that it is reasonable to assume that proximity to the river provides habitat opportunities
2.7	Ramsar (Wetland) sites	No	The site is not a wetlands site
2.8	Scheduled Ancient Monuments	No	There are no scheduled Ancient Monuments on the site. The adjacent property,
2.9	Local Geological Sites (RIGS)	No	The site is not a historic landfill site and there are no features on the historic Raster map
2.10	Sites on the Heritage England/English heritage Register of Historic Parks and Gardens	No	The nearest is Goodwood Estate
2.11	Special Protection Area	No	Nearest is Chichester Harbour
2.12	Historic Conservation Area	Yes	The site is within a conservation area but the house is not listed
2.13	Does the site fit with the Landscape capacity study for Strategic development ) Zone 10 Lavant	Yes	There is low capacity for development and substantial landscape sensitivity
2.14	Is the site outside the settlement boundary of Lavant and detached and unrelated to Lavant?	No	The site is within the existing settlement of East Lavant. The Rectory has a large under used garden in a beautiful setting and is ideal for affordable/starter housing for the people of Lavant

As the site does not fall wholly or largely within certain designations and is located adjacent to Lavant, assessment of this site continued to Stage 3.

### STAGE 3 ASSESSMENT

	CRITERIA	ASSESSMENT	COMMENTS
<b>3</b>	<b>LANDSCAPE</b>		
3.1	<b>Visibility</b> The probability of change in the landscape being highly visible	The site is already developed with a house and outbuildings in the hamlet of East Lavant. Any development of this site	The change will not be highly visible as it will only be seen from the west, a field for grazing stock outside the SDNPA

	CRITERIA	ASSESSMENT	COMMENTS
		will be visible on the edge of the settlement.	
3.1.1	The likelihood that change could be mitigated without the mitigation measures in themselves having an adverse effect on landscape character or visual quality.	There is the potential for any change to be well designed such that it is seen as an integral part of the village. Thus, there will be no adverse impact on the visual quality of the landscape.	The use of locally derived materials will improve the visual aspect within the conservation zone.
3.1.2	Does the site relate to the settlement pattern in terms of location and scale?	Yes In terms of location and scale the site relates well to the existing settlement pattern.	Re-developing the site does not expand the settlement footprint
3.1.3	Are there opportunities to improve the settlement edge through new development?	Yes. The current Rectory is of no particular architectural merit and whilst change would be visible on the edge of the settlement there is the opportunity for improvement. The settlement edge is already well defined by the river and boundary wall.	
<b>3.2</b>	<b>South Down National Park Authority</b>		
3.2.1	SHLAA	Not assessed	The area is recognised as Medium/High sensitivity in the SDNPA SHLAA. The LNDP consider that this site is an integral part of the historic core settlement of East Lavant..
3.2.2			
3.2.2.1	The Diverse, inspirational landscapes and breath-taking views will not change	There will be no impact on strategic views.	
3.2.2.2	The rich variety of wildlife and habitats including rare and internationally important species will not adversely be affected.	Mitigation measures to relocate bats and other endangered species can be implemented as part of any development	
3.2.2.3	The change of use will not affect the Tranquility of the current agricultural use	N/A	
3.2.2.4	The environment shaped by centuries of farming and embracing new enterprise will not adversely be affected by change of use.	N/A	

	<b>CRITERIA</b>	<b>ASSESSMENT</b>	<b>COMMENTS</b>
<b>3.2.2.5</b>	Opportunities for recreational activities and learning experiences through development	There will be no opportunity	
<b>3.2.2.6</b>	Well conserved historical features and a rich cultural heritage will not be compromised.	A check with the CDC Archaeology officer suggested that part of the flint/brick boundary wall was probably C18 <sup>th</sup>	
<b>3.2.2.7</b>	The distinctive settlement of Lavant will not be adversely affected	The design of the existing Rectory is neither in keeping with nor compliments the architecture of East Lavant and there is thus scope for improvement through redevelopment.	
<b>3.2.3</b>	Does the proposal to develop this site impact upon the characteristics referred to in the SDNPA Integrated Landscape Assessment?	The criteria referred to in section E1 (Lavant Valley character) will not be compromised	
<b>3.3</b>	<b>SUITABILITY</b>		
<b>3.3.1</b>	Is the site affected by significant rail or road noise?	No. Pook La is a rat run for traffic in the morning and evening.	
<b>3.3.2</b>	Is the site affected, or has the potential to be affected, by neighbouring development and current uses?	No. The site is within the Conservation Area	
<b>3.3.3</b>	If the site is adjacent to a settlement and on Greenfield land, does the site have potential to deliver 100% affordable housing?	Yes. The proposal is for 100% affordable/ starter homes	
<b>3.3.4</b>	Is the site located with Flood Zone 2 or 3? Is there a history of flooding?	There is no recent history of flooding and the site is on the extreme edge of the EA map in Flood Zone 2.	
<b>3.3.5</b>	Is the site affected by any ground conditions? (e.g. unstable ground, steep slopes etc.)	No. The land is flat and the pond fills with groundwater during the winter months.	
<b>3.3.6</b>	Is the site affected by any potential land contamination?	No	
<b>3.3.7</b>	Is the site within a Minerals Safeguarding Area or Mineral Consultation Area?	No	
<b>3.3.8</b>	Are there any Tree Preservations Orders on the	There are some significant trees and as they are within	

	<b>CRITERIA</b>	<b>ASSESSMENT</b>	<b>COMMENTS</b>
	site or on the boundary of the site?	the conservation area appropriate safeguards will be put in place	
<b>3.3.9</b>	If the site is currently in agricultural use, what grade is the land?	N/A	
<b>3.3.10</b>	Does the site have any archaeological potential which may require investigation prior to development or during construction?	There is a flint 'curio' at the rear of the site which may prove to be of no value. Already discussed with Archaeological Officer	
<b>3.3.11</b>	Could development potentially adversely affect listed buildings or heritage assets?	Potentially, but unlikely	
<b>3.3.12</b>	Are there any public rights of way running through the site or around the boundary of the site? Are there any potential views of the site from any public rights of way?	No	
<b>3.3.13</b>	Is the site within a Conservation Area? Could development potentially affect a Conservation Area?	Yes	
<b>3.4</b>	<b>AVAILABILITY</b>		
<b>3.4.1</b>	Is the site in a single or multiple ownership?	Single	
<b>3.4.2</b>	Is the site currently allocated for development?	No	
<b>3.4.3</b>	Is there other planning history which is relevant to the assessment? (e.g. pre-application enquiries, lapsed permissions)	No	
<b>3.4.4</b>	Has the owner/controller of the site expressed a clear intention to make the site available?  Are there any legal matters which may prevent the site from being available?	The owner has expressed a clear intention to have further discussions with a view to developing this site.  None known.	
<b>3.5</b>	<b>ACHIEVABILITY</b>		
<b>3.5.1</b>	Is the location of the site likely to have an effect on the marketability of the site?	Yes, it is part of an existing community within the hamlet of east Lavant.	

	<b>CRITERIA</b>	<b>ASSESSMENT</b>	<b>COMMENTS</b>
<b>3.5.2</b>	Are there any potential highways issues associated with the site?	The existing vehicular access arrangements will have to be improved either by re-alignment of the road or reduce the speed to 20mph as part of traffic calming through the village.	
<b>3.5.3</b>	Is there an existing safe access point to the site?	There is an existing vehicular access to the site.	
<b>3.5.4</b>	Are there opportunities for alternative access points to the site? If no access currently exists, are there opportunities to create a safe access to the site?	No. Access is on to Pook Lane	
<b>3.5.5</b>	Are there any exceptional works necessary to enable development?	Wildlife surveys will be required prior to development.	
<b>3.5.6</b>	Is third party land required to deliver sites? (e.g. access land)	No	
<b>3.6</b>	<b>COMMUNITY VIEW</b>		
<b>3.6.1</b>	Has the potential development of this land got community support?	The redevelopment of this site has the support of the PCC as representative of the Church Community in Lavant	
<b>3.7</b>	<b>SUSTAINABLE DEVELOPMENT</b>		
<b>3.7.1</b>	Does the site meet the economic social and environmental criteria?	There is the potential for environmental and social improvement through the provision of affordable/ starter homes.	

# SITE 15 – PARKERS BARN, EAST LAVANT

**Details of proposed development:**

**Small scale development of circa 4 dwellings.**

## Summary /Conclusion

The Goodwood Estate Plan is due to be published in 2017 to inform the SDNP Local Plan. This site (referred to as site 10 in the map below) has been advised by Goodwood as available for development to meet local needs within the timeframe of the LNDP.

The site is considered appropriate for a small scale development restricted to Parker’s Barn and the immediate environs and that this that could be visually integrated into the fabric of East Lavant in a manner that would not be detrimental or compromise the criteria of the SDNP. The whole site is considered to be too large for this to follow the existing settlement pattern.



View from the SE inside the boundary hedgerow



Location Plan



Aerial photo of location



NW Entrance from Pook Lane

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### STAGE 1 ASSESSMENT – Exclusion/Inclusion from Stage 2 Assessment

	CRITERIA	RESULT	COMMENTS
1	Is the site available for development?		
	Is the site available?	Yes	Confirmed the site could be released to meet local needs.

As the site is available to be developed, assessment of this site continued to Stage 2.

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### STAGE 2 ASSESSMENT – Exclusion/Inclusion from Stage 3 Assessment

	CRITERIA	RESULT <sup>10</sup>	COMMENTS
<b>2</b>	<b>Does the site fall wholly or largely within certain designations?</b>		
<b>2.1</b>	Ancient woodland	No	None of the potential site is included in the Ancient Woodland Inventory.
<b>2.2</b>	Site of Nature Conservation Interest (SNCI)	No	The site is not part of a National Nature Reserve
<b>2.3</b>	Sites of Importance of Nature Conservation (SINCs)	No	
<b>2.4</b>	Sites of Special Scientific Interest (SSSI)	No	The nearest site is Kingley Vale
<b>2.5</b>	National Nature Reserves (NNR)	No	There are no SDNPA priority habitats
<b>2.6</b>	Local Nature Reserves (LNR)	No	The site is not registered as a local wildlife site
<b>2.7</b>	Ramsar (Wetland) sites	No	
<b>2.8</b>	Scheduled Ancient Monuments	No	There are no scheduled Ancient Monuments on the site although part of the 'Devils Dyke' is located in close proximity at the north of the site.
<b>2.9</b>	Local Geological Sites (RIGS)	No	The site is not a historic landfill site and there are no features on the historic Raster map
<b>2.10</b>	Sites on the Heritage England/English heritage Register of Historic Parks and Gardens	No	The nearest is Goodwood House
<b>2.11</b>	Special Protection Area	No	The nearest SPA is Chichester Harbour
<b>2.12</b>	Historic Conservation Area	No	The site is not part of the Biodiversity Opportunity Area
<b>2.13</b>	Does the site fit with the Landscape capacity study for Strategic development ) Zone 10 Lavant	No	There is a low capacity for development and substantial landscape sensitivity
<b>2.14</b>	Is the site outside the settlement boundary of Lavant and detached and unrelated to Lavant?	Yes and No	The site is outside the proposed settlement boundary of East Lavant. The site is within the boundary of the old Settlement .

As the site does not fall wholly or largely within certain designations and is located adjacent to Lavant, assessment of this site continued to Stage 3.

### STAGE 3 ASSESSMENT

	CRITERIA	ASSESSMENT	COMMENTS
<b>3</b>	<b>LANDSCAPE</b>		

<sup>10</sup> If a larger site has any of the designations within its boundaries, then consideration could be given to whether any portion of the site is developable. Sites that are considered to be detached from Lavant will be excluded from the assessment

	CRITERIA	ASSESSMENT	COMMENTS
<b>3.1</b>	<b>Visibility</b> The probability of change in the landscape being highly visible	The proposed development will be highly visible from the NW.	The existing hedgerow screens views of the site from the SE.
<b>3.1.1</b>	The likelihood that change could be mitigated without the mitigation measures in themselves having an adverse effect on landscape character or visual quality.	If the development is restricted to the immediate environs of Parker's Barn There is a high likelihood that change can be achieved on this site without those changes having an adverse effect on landscape character or visual quality.	To meet this criteria, it will be essential that all external design elements specifically address and mitigate changes such that the development integrates well with the existing buildings
<b>3.1.2</b>	Does the site relate to the settlement pattern in terms of location and scale?	No	Only that part of the site on which Parker's Barn is located.
<b>3.1.3</b>	Are there opportunities to improve the settlement edge through new development?	None required	Any limited redevelopment of Parker's Barn would have to fulfil the requirements of the LNDP
<b>3.2</b>	<b>South Down National Park Authority</b>		
<b>3.2.1</b>	<b>SHLAA</b>	The SHLAA assessment is of high sensitivity landscape. (Ref:CH046)	The assessment assumed a larger site on rising ground which is not the case for the smaller site (10).
<b>3.2.2</b>	<b>Impact on key characteristics + special qualities of the SDNP</b>		
<b>3.2.2.1</b>	The Diverse, inspirational landscapes and breath-taking views will not change	The proposed development would occupy the lower, flatter land.	Properly designed, the dwellings should reflect the character of the historic farm and the East Lavant typology.
<b>3.2.2.2</b>	The rich variety of wildlife and habitats including rare and internationally important species will not adversely be affected.	Some habitats may be affected.	Protected species such as bats are likely to be using the barn structure for roosts and these must be appropriately relocated.
<b>3.2.2.3</b>	The change of use will not affect the Tranquility of the current agricultural use	The development of this site will have an impact on the tranquillity of the area	
<b>3.2.2.4</b>	The environment shaped by centuries of farming and embracing new enterprise will not adversely be affected by change of use.	The agricultural environment will not be detrimentally impacted	The field to the SE will remain as grazing land.
<b>3.2.2.5</b>	Opportunities for recreational activities and learning	No appropriate opportunities	

	CRITERIA	ASSESSMENT	COMMENTS
	experiences through development		
3.2.2.6	Well conserved historical features and a rich cultural heritage will not be compromised.	The existing farm buildings will be re-purposed for residential use.	
3.2.2.7	The distinctive settlement of Lavant will not be adversely affected	An infill development of good design and an appropriate scale will not have an adverse impact.	
3.2.3	Does the proposal to develop this site impact upon the characteristics referred to in the SDNPA Integrated Landscape Assessment?	No.	Provided the development is restricted to the lower part of the site as proposed
<b>3.3</b>	<b>SUITABILITY</b>		
3.3.1	Is the site affected by significant rail or road noise?	No.	There is overflying of light aircraft from Goodwood aerodrome
3.3.2	Is the site affected, or has the potential to be affected, by neighbouring development and current uses?	Not to any significant degree.	The site is adjacent to existing buildings
3.3.3	If the site is adjacent to a settlement and on Greenfield land, does the site have potential to deliver 100% affordable housing?	Yes, partly on greenfield land	The owner has indicated the site would be available to meet local needs
3.3.4	Is the site located with Flood Zone 2 or 3? Is there a history of flooding?	No	
3.3.5	Is the site affected by any ground conditions? (e.g. unstable ground, steep slopes etc.)	No	Historically this site was affected occasionally by water run off from Chalk Pit Lane, but not since attenuation measures were implemented
3.3.6	Is the site affected by any potential land contamination?	None known	Used historically for agricultural purposes
3.3.7	Is the site within a Minerals Safeguarding Area or Mineral Consultation Area?	No	The Minerals Plan does not include this site
3.3.8	Are there any Tree Preservations Orders on the site or on the boundary of the site?	No	
3.3.9	If the site is currently in agricultural use, what grade is the land?	The greenfield site is used as paddocks.	

	CRITERIA	ASSESSMENT	COMMENTS
3.3.10	Does the site have any archaeological potential which may require investigation prior to development or during construction?	None known	
3.3.11	Could development potentially adversely affect listed buildings or heritage assets?	No provided the design is sensitively executed	
3.3.12	Are there any public rights of way running through the site or around the boundary of the site? Are there any potential views of the site from any public rights of way?	There are no public rights of way running through or around the site.	
3.3.13	Is the site within a Conservation Area? Could development potentially affect a Conservation Area?	Yes, it is partially within the conservation Area.	
<b>3.4</b>	<b>AVAILABILITY</b>		
3.4.1	Is the site in a single or multiple ownership?	Believed to be single	
3.4.2	Is the site currently allocated for development?	No	
3.4.3	Is there other planning history which is relevant to the assessment? (e.g. pre-application enquiries, lapsed permissions)	None known	Assessed as part of the SDNPA SHLAA (see above)
3.4.4	Has the owner/controller of the site expressed a clear intention to make the site available?  Are there any legal matters which may prevent the site from being available?	Yes  None known	The owner has expressed a clear intention to make the site available.  No legal matters have been advised.
<b>3.5</b>	<b>ACHIEVABILITY</b>		
3.5.1	Is the location of the site likely to have an effect on the marketability of the site?	Yes, a positive effect.	The site is in a desirable location with good road connections and partial footpaths to the rest of the village
3.5.2	Are there any potential highways issues associated with the site?	No	Only the usual constraints related to more intense access/ egress
3.5.3	Is there an existing safe access point to the site?	Yes	

	<b>CRITERIA</b>	<b>ASSESSMENT</b>	<b>COMMENTS</b>
<b>3.5.4</b>	Are there opportunities for alternative access points to the site? If no access currently exists, are there opportunities to create a safe access to the site?	No	
<b>3.5.5</b>	Are there any exceptional works necessary to enable development?	No	Only the necessary survey work in view of the historic use of this site and the potential impact on protected species.
<b>3.5.6</b>	Is third party land required to deliver sites? (e.g. access land)	No	
<b>3.6</b>	<b>COMMUNITY VIEW</b>		
<b>3.6.1</b>	Has the potential development of this land got community support?	The redevelopment of this site has the support of the PCC as representative of the Church Community in Lavant	Not required as only small scale development site.
<b>3.7</b>	<b>SUSTAINABLE DEVELOPMENT</b>		
<b>3.7.1</b>	Does the site meet the economic social and environmental criteria?	There is the potential for environmental and social improvement through the provision of affordable/ starter homes.	The encroachment on to the green field would impact the existing landscape character

