Aldingbourne Neighbourhood Plan - Parish Housing Allocation Assessment

Site Description			Assessment Criteria											
Site	**Area**	**Suggested Yield**	**Strategic Allocation**	**Flood Risk**	**Flood Risk**	**Availability**	**Planning Constraints**	**Environmental**	**Transport**	**Accessibility**		**Landscape Capacity**	**Other Notes**	
(SHLAA Update 2012)	(Ha)	(SHLAA update 2012)	(is the site outside area of strategic allocation?)	(is the site located within the EA floodplain?)	(is the site at risk from surface water / ground water flooding?)	(is the site available for development?)	(are there any statutory, non-stat. designations?)	(are there any environmental / ecological constraints to development?)	(is it a sustainable location in transport terms?)	(is the site close to local shops / amenities?)	(Brownfield / greenfield or other land classification)	(Arun Landscape Study 2006)	(Observations, site characteristics, community value)	**Suitability for Housing**
Site 32	2.6	73 units	Yes	No	No known constraints	Unkown. Nursery ce	Outside settlement boundary	No known constraints	No	Yes	Greenfield. Horticulture	Medium/High	Existing trees and hedgerows to NSW boundary / Semi-enclosed.	
Site 68	1.86	52 units	No	Site partially within lcoal stream watercourse	Site partially within lcoal stream watercourse	Yes	Outside settlement boundary	Yes	No	Yes	Greenfield. Grade 2 Agricultural Land	Low/Medium	Site not avialable. Part of strategic housing allocation. Significant adverse impacts	
Site 113	78.85	980 units	Yes	Site partially within lcoal stream watercourse	Site is known to flood	No	Outside settlement boundary	Yes	No	No	Greenfield. Grade 1 + 2 Agricultural Land	Low	Outside settlement boundary. Detrimental to agricultural land value and openness of countryside. Site partially within floodplain	
Site EA10	0.56	3 units OutlinePlann	Yes	No	No known constraints	Yes	Outside settlement boundary	No known constraints	Bus stop of A29 Nyton Road, but no footpath	Yes	Greenfield. Pasture	Medium	Small scale development as natural infill along road corridor. Outline approval for 3 units	
Site WE2	0.97		Yes	No	Pond located in corner of site	Yes		Pond. Great crested newts	No	No	Greenfield. Pasture	Medium/High	Approach by landowner for mix of affordable and self build units.	
Site WE4	19.97	490 units	No	Site partially within Lidsey Rife	Site is known to flood	Yes	Outside settlement boundary	Chalk stream	No	Majority not	Greenfield. Grade 2 agricultural land	Low/Medium	Site not avialable. Part of strategic housing allocation. Significant adverse impacts	
Site WE6	8.29	85 units	No	Site partially within Lidsey Rife	Site is known to flood	No	Outside settlement boundary	Chalk stream	No	Majority not	Greenfield. Pasture	Low/Medium	Site lies partially within floodplain. Site is known to flood.	
Site WE8	1.52	43 units	check	No	Potential groundwater flood risk (SHLAA Report)	Unkown	Outside settlement boundary	No known constraints	No	Partial	Greenfield. Pasture	Low/Medium	May provide potential for employment. Good access to A29	
Site WE10 (The Spinney)	2.29	70 units	Yes	Site backs onto local watercourse	Site is known to flood	Yes	Outside settlement boundary	Chalk stream. Woodland, bats	No	Yes	Greenfield. Grade 2 agricultural Land	Medium/High	Stream known to flood.	
Site WE11	3.93	125 units	Yes	No	History of flooding on site and adjacent roads	Yes	Outside settlement boundary	No known constraints	No	Yes, but no footpath	Greenfield. Pasture	Medium/High	Poor vehicle access. No footway. Potential quiet lane.	
Site WE12	0.37	12 units	Yes	No	No known constraints	Unkown	osb	No known constraints	No	Yes, but no footpath	Woodland	Medium/High	Poor vehicular access, mature trees. Woodland	
Site WE1			Yes	No	Site is known to flood in part	Yes as part of larger	osb, ECA	No known constraints	Access to bus services onA29 Nyton Road &	Yes	Greenfield. Pasture	Medium	Potential for residential and possible employment	
Site WE9			Yes	Site on edge of FZ3	Site is known to flood in part	Yes as part of larger	osb	Adjacent to chalk stream	No	Yes	Greenfield. Pasture	Medium	Poor vehicular access. Flooding to stream. Quiet lane / wildlife corridor	
Site 126			Yes	Site on edge of FZ3	No known constraints	Yes as part of larger	osb	No known constraints	Bus stop of A29 Nyton Road, but no footpath	Yes	Horticulture	Medium	Poor vehicular access. Flooding to stream. Community orchard	
Landowner Response							Outside settlement boundary							
Tyrone House, Norton		up to 5 units	Yes	Site in Flood Zone 2	Flood Zone 2	Yes	Norton Conservation Area	No known constraints	No	No	Garden. Orchard	Low/Medium	Edge of Norton CA. Distant from local services / amenities	
Hallam Land (Site WE11)	3.93	As WE11	Yes	No	History of flooding on site and adjacenet roads	Yes	Outside settlement boundary		Partial. No footpath access	Yes	Greenfield. Pasture	Medium/High		
Barnside, Hook Lane (Site WE2)	0.97	13	Yes	No	Pond located in corner of site	Yes	Outside settlement boundary	Pond. Great crested newts. Po	No	No, no footpath	Greenfield. Pasture	Medium/High	Poor vehicle access. No footway. Potential quiet lane.	
Land West of Fontwell Avenue (Site EA10)	0.56	3 units	Yes	No		Yes	No		Bust stop of A29 Nyton Road, but no footpath	Yes	Greenfield. Pasture	Medium	Outline Planning permission granted for 3nr units	Yes

Notes: Arun Landscape Study 2006

Areas of medium, low or negligible landscape capacity indicates that development would have a significant and detrimental effect on the character of the landscape as a whole and, or, on the setting to existing settlement or outstanding assets within the district.

A rating of medium/high or high/medium identifies a landscape with the capacity for limited development, in some areas, having regard for the setting and form of existing settlement and the character and sensitivity of adjacent landscape character areas.

Housing Suitability Key:

- Site is not suitable for housing due to sensitivity of location, adverse environmental impact and/or allocation for strategic housing.
- Site may have potential for limited housing development but is likely have a detrimental effect on setting and/or other environmental constraints.
- Site has potential for limited housing development having regard for setting and/or other environmental constraints. Other land use such as employment may also be considered.
- Site has potential for housing development having regard for setting and/or other environmental constraints.

Site Characteristics:

- Very Positive
- Positive
- Negative
- Very Negative