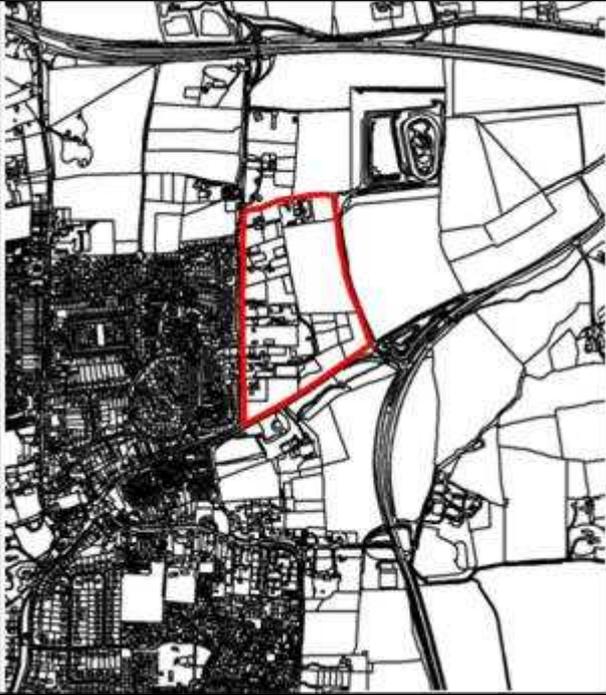
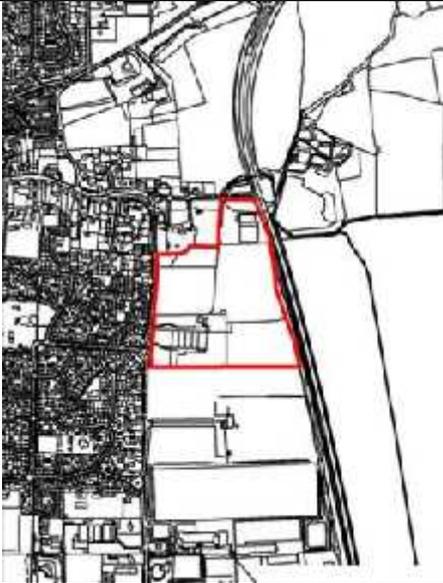


## Appendix A: SHLAA Sites

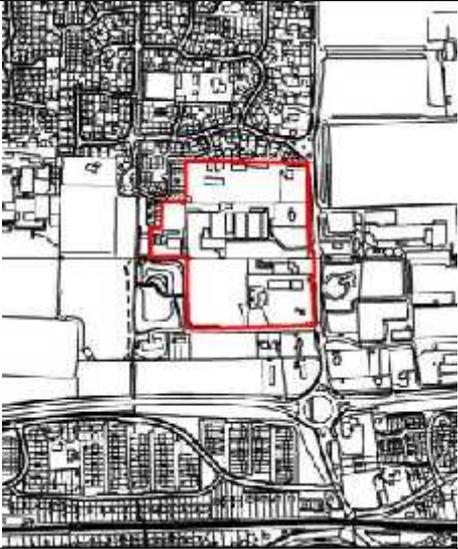
### Sites with Development Potential

Name of Site:	Land between Arundel Road and Dappers Lane
Location	
Owner	
Current Usage	Agriculture
Local Plan Allocation	None
SHLAA	<p>Site 109 – site outside settlement with future potential. Outside but adjoining the settlement boundary. Currently development on this site would contravene policy and therefore the site would not be considered to be suitable. However, physically and visually the site relates well to the settlement edge which forms the southern boundary and comprises the rear gardens of houses; the school buildings dominate the western field. Access would not appear to be a particular constraint and the site is most suitable for accommodating a discreet residential development closely related to the school.</p>
Neighbourhood Plan Allocation	<p>Rejected for development – outside built-up area boundary and upgrading Dappers Lane for access spoils rural nature of village. Further investigation shows that western field behind school is in Trust.</p>
Flood Risk	Groundwater emergence area
Planning History	None
Size	6.34ha
Detail	<p>Maintaining the majority of the village built-up area boundary and the more rural nature and aspect of Dappers Lane is important.</p>

Name of Site:	Land East of Dappers Lane
Location	
Owner	
Current Usage	Residential/Horticultural/Agriculture
Local Plan Allocation	None
SHLAA	<p>Site 82 - Outside but adjoining the settlement boundary. Currently development on this site would contravene policy and therefore the site would not be considered to be suitable. However, from the information available, the western part of the site is considered suitable in principle for future housing potential, because of its accessibility to facilities, job opportunities and public transport, and because there are no insurmountable constraints. The site could contribute to the creation of a sustainable, mixed community. The site has several constraints which will required further consideration such as landscape and flooding, however from the information provided these are not insurmountable.</p>
Neighbourhood Plan Allocation	<p>Rejected for development– outside built-up area boundary and upgrading access Dappers Lane for access spoils rural nature of village. Destroys existing employment area and local jobs. Contributes to landscape setting of Angmering and the SDNP</p>
Flood Risk	<p>The site is located adjacent to flood zone 3b, groundwater emergence zone, and groundwater flood risk area.</p>
Planning History	<p>Outline application for 40 homes - FG/108/11. Refused but now (26/02/12) at appeal ref APP/C3810/A/12/2171484</p>
Size	14.50ha
Detail	

Name of Site:	Land East of Roundstone Lane
Location	
Owner	
Current Usage	Residential/Horticultural/Agricultural
Local Plan Allocation	Strategic Housing Site – part of Roundstone Lane Masterplan. To be delivered as co-ordinated development with adjacent land at Worthing Rugby Club site and Site 48 West End Nursery.
SHLAA	<p>Site 80 – The site is located outside of the settlement boundary within countryside where development for housing is not generally permitted except in particular circumstances and for specific uses. (Policy GEN3).</p> <p>The site lies within an area which is being considered as a potential location for future strategic development of between 500 and 1,500 houses. (Core Strategy Options for Growth consultation document February 2009). The site is adjacent to Listed Buildings - Pound Place, Spotted Cow (to north). PPG15 Planning and the Historic Environment. The site is adjacent to Angmering Conservation Area.</p>
Neighbourhood Plan Allocation	<p>Green gap and clear-air space – outside built-up area boundary between Roundstone Lane and A280 by-pass.</p> <p>Includes important ancient hedgerow, flora and fauna. Retain and include as part of Green Infrastructure Corridor and enhancement of Worthing Rugby Club facilities. Is not sustainable as part of Roundstone Lane Masterplan unless developers for all 3 sites come forward.</p> <p>Part of urban rural fringe created by building of A280 by-pass.</p>
Flood Risk	The site is located with a groundwater emergence zone and there is potential for groundwater flood risk.
Planning History	There is an option on the site and there will be an application for 290 units in April 2012.
Size	10.52ha
Detail	<p>In a previous Landscape Study conducted in 2006, this area was judged as having a 'Low/ Medium' Landscape Capacity for development. This was based on an assessment of the areas Landscape Value and Landscape Sensitivity. Outside but adjoining the settlement boundary. Currently development on this site would contravene policy and therefore the site would not be considered to be suitable. However, the site could be considered as part of a comprehensive development including adjacent land. If planned comprehensively this could contribute to the creation of a sustainable, mixed community.</p>

Name of Site:	West End Nursery, Roundstone Lane
Location	
Owner	
Current Usage	Horticulture
Local Plan Allocation	Strategic Housing Site – part of Roundstone Lane Masterplan. To be delivered as co-ordinated development with adjacent land at Worthing Rugby Club site and Site 80 Land East of Roundstone Lane
SHLAA	Site 48 - The site is located outside of the settlement boundary within countryside where development for housing is not generally permitted except in particular circumstances and for specific uses. (Policy GEN3). The site is located within a Local Gap (Local Plan Policy AREA11). The site lies within an area which is being considered as a potential location for future strategic development of between 500 and 1,500 houses. (Core Strategy Options for Growth consultation document February 2009).
Neighbourhood Plan Allocation	Continue as employment site. This site is unsustainable, being too far from the local primary schools and the village centre and causing a loss of 80+ jobs. Part of urban rural fringe created by building of A280 by-pass. Is not sustainable as part of Roundstone Lane Masterplan unless developers for all 3 sites come forward.
Flood Risk	The site is located within a groundwater emergence zone and there is potential for groundwater flood risk.
Planning History	
Size	10.44
Detail	Outside but adjoining the settlement boundary. Currently development on this site would contravene policy and therefore the site would not be considered to be suitable. The site is unsuitable for development in isolation and would form an illogical urban extension. However, if considered as part of a comprehensive development with adjacent land then it could be considered suitable in principle for future housing potential, because of its accessibility to facilities, job opportunities and public transport, and because there are no insurmountable constraints. The site could contribute to the creation of a sustainable, mixed community.

Name of Site:	Land South of Bramley Green/North of Mayflower Way
Location	
Owner	
Current Usage	Residential/Retail/Horticultural
Local Plan Allocation	The northern part of the site forms part of a large mixed use allocation in the saved Local Plan (Policy SITE 4).The southern part of the site is allocated as open space (saved Local Plan Policy SITE3) and Local Gap (saved Local Plan Policy AREA11).
SHLAA	Site 101 - The landscape appraisal for this study says that the site lies in LCA 42 Angmering Coastal Plain (Low/Medium Capacity). The land to the north is brownfield and suitable for development, whilst the land to the south is important as part of the buffer and separation between the southern edge of Angmering, the A259, and north eastern edge of Littlehampton. The vegetation in this area is an important characteristic feature which provides screening.
Neighbourhood Plan Allocation	Allocated for 66 dwellings and 0.31ha of new allotment space, with protection of existing business and property.
Flood Risk	The site is situated within a groundwater emergence zone and groundwater flood risk area.
Planning History	
Size	
Detail	Although outside the built-up area boundary, this site offers the best option to fulfil the Parish quota of 100+ new dwellings within the lifetime of the plan.

## SHLAA Rejected Sites

<b>Name of Site:</b>	<b>Harley Bungalow, Mayflower Way</b>
Location	
Current Usage	Residential
SHLAA	Site A3: Rejected - The site is in residential use and has not been promoted for further residential development.
Neighbourhood Plan Allocation	None – Residential infill increasing density

<b>Name of Site:</b>	<b>The Tree House, Honey Lane</b>
Location	
Current Usage	Residential
SHLAA	Site A6 – Rejected: The site is within residential use and not being promoted for further residential development.
Neighbourhood Plan Allocation	None – Conservation Area and increasing local densities

<b>Name of Site:</b>	<b>Land between Angmering and Rustington</b>
Location	
Current Usage	Agricultural
SHLAA	Site 111: Rejected - Outside but adjoining the settlement boundary. Currently development on this site would contravene policy and therefore the site would not be considered to be suitable. The landscape appraisal indicates that the site is a key part of the open land that forms a landscape buffer between Angmering and the northern edge of Littlehampton and which maintains physical and partial visual separation between the settlements.
Neighbourhood Plan Allocation	None – Outside built-up area boundary and existing green infrastructure corridor

<b>Name of Site:</b>	<b>Land North and South of A259</b>
Location	
Current Usage	Agricultural
SHLAA	Site 154: Rejected - Outside but adjoining the settlement boundary. The site would constitute a major incursion into open countryside, within an area sensitive to future development, adjoining the proposed National Park boundary.
Neighbourhood Plan Allocation	None – Outside built-up area boundary and contributes to landscape setting of Angmering and the SDNP

<b>Name of Site:</b>	<b>Herons Farm, Dappers Lane</b>
Location	
Current Usage	Agriculture
SHLAA	Site 104 – Rejected: From the information available, the site is not considered suitable for housing development. The site does not currently offer a suitable location for development because the site is detached from the built up area of an established settlement.
Neighbourhood Plan Allocation	Rejected – outside built-up area boundary and upgrading access Dappers Lane for access spoils rural nature of village
Flood Risk	Groundwater emergence area

Detail	Maintaining the majority of the village built-up area boundary and the more rural nature and aspect of Dappers Lane is important.
<b>Name of Site:</b>	<b>Land to South of Bramley Green, Rowan Way</b>
Location	
Current Usage	Green open space, skate bowl park
SHLAA	Site A1: Rejected - The northern part of the site is suitable for mixed use redevelopment. The southern part of the site is protected open space and should be retained and enhanced. However, availability has not been confirmed and the site has not been promoted for residential development. The site should be monitored on a regular basis.
Neighbourhood Plan Allocation	None – Green space and village leisure facilities and infrastructure

<b>Name of Site:</b>	<b>Land at High Street</b>
Location	
Current Usage	Residential
SHLAA	Site 148: rejected – From the information available, the site is not considered suitable for housing development. The site does not currently offer a suitable location for development because it has major landscape constraints and contributes to the character and setting of the conservation area.
Neighbourhood Plan Allocation	Rejected – Residential infill increasing density

<b>Name of Site:</b>	<b>Land at 1 and 2 Carina Nursery</b>
Location	
Current Usage	Residential
SHLAA	Site 76 – From the information available, the site is considered suitable for housing development in principle because of the characteristics of the site and its surrounding area. There is no known policy or physical constraints preventing development.
Neighbourhood Plan Allocation	Rejected – Residential infill increasing density
Flood Risk	The site is located with a groundwater emergence zone and there is potential for groundwater flood risk.
Planning History	None
Size	0.12ha
Detail	This site will yield 6 properties for the loss of 2, a net gain of 4

<b>Name of Site:</b>	<b>Land to the North of the Spotted Cow</b>
Location	
Current Usage	Agriculture
SHLAA	Site 96 – Rejected: Outside but adjoining the settlement boundary. Currently development on this site would contravene policy and therefore the site would not be considered to be suitable. The landscape appraisal for this report suggests that the impact on the landscape is insurmountable and therefore the site is unsuitable for future development
Neighbourhood Plan Allocation	Rejected – outside built-up area boundary. Flooding problems and issues. Contributes to landscape setting of Angmering and SDNP

<b>Name of Site:</b>	<b>Pigeon House, High Street</b>
Location	
Current Usage	Residential
SHLAA	Site A8 – Rejected: The site does not currently offer a suitable location for development because of the negative impact development will have on the setting of a listed building.
Neighbourhood Plan Allocation	Rejected – Conservation Area and increasing local densities