

# Assessment of potential housing sites

Bury Neighbourhood Plan Steering Group  
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# CONTENTS

1. INTRODUCTION.....	4
Purpose of this report.....	4
Why have we looked at potential development sites.....	4
Identification of potential development sites.....	5
2. METHODOLOGY.....	7
Stage 1 – Background Information.....	7
Stage 2 - Assessment.....	7
Stage 3 - Conclusions.....	9
3. SITE ASSESSMENTS.....	10
Site 1 – Hillside Nurseries, Bury.....	11
Site 2 – The Elders at Hale Hill Farm, West Burton.....	13
Site 3 – Jolyons/Robin Hill, Old London Road,.....	15
Site 4 – Land south of The Squire & Horse.....	17
Site 5 – Land at Southview Farm, Bury Common.....	19
Site 6 – Part of Copyhold, Bury.....	21
Site 7 - Land east of Coombe Crescent, Bury.....	23
Site 8 – Land at Houghton Lane, Bury.....	25
Site 9 – Bury Glebe, Church Lane.....	27
Site 10 – Carringdales, Bury Road, Bury.....	29
APPENDIX 1 – CALL FOR SITES NOTICE.....	31
APPENDIX 2 - COVERING LETTER AND SITE SUBMISSION FORM.....	32
APPENDIX 3 – SITE LOCATIONS.....	35

# 1. INTRODUCTION

## Purpose of this report

- 1.1. This report forms part of the evidence base that has been used to prepare the Bury Neighbourhood Plan. Please note that:
  - This document does not allocate sites to be developed. The allocation of sites is determined through the neighbourhood plan; this document provides a robust assessment of all sites.
  - The identification of potential sites within this document does not imply that planning permission would be granted for development on any of the sites.
  - This is a Parish wide assessment of potential housing opportunities. It does not determine planning applications. Communities and applicants cannot rely on the findings or conclusions of this document in isolation.
  - This assessment was carried out in July/August 2016 and the findings are a ‘snap-shot’ of information held at this time.
- 1.2. If this document concludes that a site may be appropriate for development it does not mean that the site should or will be allocated or ever developed. The Steering Group have considered the findings of this assessment and then weighed up the pros and cons of each site in the context of the Parish to decide which site (if any) should be proposed in the Neighbourhood Plan.

## Why have we looked at potential development sites

- 1.3. When the Neighbourhood Plan is written, the policies contained within it must be in general conformity with strategic policies contained within the Development Plan. As the Parish falls within the National Park the Development Plan is prepared by the South Downs National Park Authority.
- 1.4. The South Downs Local Plan: Preferred Options is the latest version of the emerging plan, and was subject to consultation in September / October 2015. This document set out where new housing across the National Park should be located; Bury is identified for an allocation of 6 new dwellings over the next 15 years (in addition to extant planning permissions and windfall sites). This plan is timetabled for adoption in 2017 and, therefore, likely to be very advanced or even adopted by the time the Neighbourhood Plan is finalised.
- 1.5. The neighbourhood plan should therefore look to allocate approximately 6 dwellings in order to be in general conformity with the Development Plan. Having a neighbourhood plan gives the community the ability to decide where the allocation for 6 dwellings should be located. By not looking to allocate a site for 6 dwellings the plan would risk not being in general conformity with the Development Plan, and therefore may not pass its independent examination. In addition, if a site were not allocated within the neighbourhood plan it is possible that the South Downs National Park Authority may at some point allocate a site in Bury to provide the required level of housing, effectively imposing this decision on the local community.

## Identification of potential development sites

- 1.6. The first task undertaken was to identify relevant sites where these 6 new dwellings may be able to come forward. Sites were identified by in the following ways:
1. Local residents and landowners were asked whether they have any appropriate sites through a ‘call for sites’ exercise.
  2. All sites previously considered by the Local Planning Authority in the Strategic Housing Land Availability Assessment (SHLAA) were considered to be relevant.
  3. Brownfield and derelict sites were also considered relevant and the Steering Group sought to identify appropriate sites at the Steering Group meeting on 7 July 2016.
- 1.7. A summary of the outcome of this three stage process is outlined below.

### 1. Call for Sites

- 1.8. The call for sites exercise took place from 9 June 2016 to 1 July 2016. The event was advertised in a prominent position on the Parish Council website and notices (see Appendix 1) were put up in multiple locations including the village notice board and the two farm shops. In addition, a covering letter and site submission form (see Appendix 2) was sent to:
- those on the Parish Council’s mailing list
  - those that had previously expressed an interest in the neighbourhood plan, attended one of the open events or responded to a previous consultation.
- 1.9. During this exercise residents and landowners were asked to submit their site if they considered it to be:
- **available** (i.e. the landowner is willing for it to be developed)
  - **a suitable** location for development (due to its location, limited constraints, nearby services, etc)
  - **achievable** (i.e. have a realistic prospect that the housing will be delivered)
  - **viable** (i.e. developing the site would be financially viable)
- 1.10. It was made clear in the letter that accompanied the site submission form that submitting a site to the Steering Group did not provide any surety that the site will feature in the draft neighbourhood plan. Submitting a site ensures it is assessed and taken into consideration when formulating the neighbourhood plan.
- 1.11. Eight sites were submitted through the call for sites exercise, namely:

Site Ref.	Name and address
1	<b>Hillside Nurseries</b> - Bury, RH20 1NR
2	<b>The Elders at Hale Hill Farm</b> , West Burton, RH20 1HE
3	<b>Jolyons &amp; Robin Hill</b> , Old London Road,, Bury, RH20 1NR
4	<b>Land south of The Squire &amp; Horse</b> – Bury, RH20 1NS

5	<b>Land at Southview Farm, Bury Common</b> – Bury, RH20 1NP
6	<b>Part of Copyhold</b> – Bury
7	<b>Land East of Coombe Crescent</b> – Bury, RH20 1PB
8	<b>Land at Houghton Lane</b> - Bury

## 2. SHLAA Sites

- 1.12. The first Strategic Housing Land Availability Assessment (SHLAA) for the South Downs National Park Authority was published on 21 January 2015. It was produced as the National Planning Policy Framework required the Local Planning Authority (LPA) to produce a SHLAA.
- 1.13. A SHLAA is a piece of evidence used to help prepare the South Downs National Park Local Plan, it identifies land and assesses the availability, suitability and deliverability of that land as a potential housing site. This will help the National Park Authority understand what sites are theoretically available for a development of 5 or more dwellings. The document is then used, together with other pieces of evidence to identify potential locations for housing to be allocated in the emerging South Downs National Park Local Plan (and neighbourhood plans).
- 1.14. The SHLAA identifies three sites in Bury, only one of which was submitted to the Steering Group during the call for sites exercise in its original form ie Site 7 Land east of Coombe Crescent. Another of the sites identified in the SHLAA ie Jolyons has been enlarged to include Robin Hill in the call for sites exercise. The remaining site in the SHLAA was therefore added to the potential development sites:

Site Ref.	Name and address
9	<b>Bury Glebe</b> – Church Lane

### Brownfield and derelict sites

- 1.15. A review of any brownfield and derelict sites was carried out by the Steering Group on 7 July 2016. This brainstorming session was intended to highlight any sites that may be appropriate but had not been submitted as part of the call for sites and were not in the SHLAA.
- 1.16. One site was identified, this was:

Site Ref.	Name and address
10	<b>Carringdales</b> – Bury Road, Bury, RH20 1NN

## 2. METHODOLOGY

- 2.1. In assessing sites it was important that an objective approach was taken. To this end a methodology was discussed and agreed by the Steering Group for the assessment of sites.
- 2.2. The agreed methodology that was used to assess the sites is set out below.

### Stage 1 – Background Information

- 2.3. A desktop study was carried out to identify any previous site assessments (for example the SHLAA) and the potential development constraints. These constraints related to Statutory and Non-Statutory Designations and the policies contained within the adopted Chichester Local Plan 1999 and the emerging South Downs Local Plan.
- 2.4. Designations / other considerations looked for included, but were not limited to:
  - 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)
  - Listed Buildings and Heritage Assets
  - Historic mapping and development patterns
  - Agricultural Land
  - Archaeology
  - Impact on public rights of way
  - Scheduled Ancient Monuments
  - Local Geological Sites (RIGS)
  - Sites on the Historic England Register of Historic Parks and Gardens
  - Special Protection Area
  - Conservation Area
  - Strategic Development Zone 10
  - Ramsar (Wetland) site
  - Nature Reserves
  - Tree Preservations Orders
  - The outcomes of previous assessments
  - Visual Sensitivity
  - Flood Risk
  - Previous planning history

### Stage 2 - Assessment

- 2.5. Following Stage 1 a more subjective assessment was undertaken. The questions that need to be answered were whether the site was suitable, available and achievable. In order to do this the following rationale was followed:

#### **Is the site suitable?**

- 2.6. A site is considered to be suitable if there are no insurmountable physical, environmental or spatial factors which would restrict development. Whether or not a factor was insurmountable was a matter of judgement but often depended if it could be mitigated. If a site is allocated in the local plan, or has planning permission it has already been confirmed as suitable for development.
- 2.7. When considering the suitability of a new unallocated site (which does not have the benefit of planning permission already), the assessors concentrated on the neighbourhood plan objectives

that had been derived from the consultation responses received from the community. In doing so the assessors should be always be conscious of the need for sustainable development as set out in paragraph 7 of the National Planning Policy Framework. The following assessment criteria was used:

- Could the site allocate 6 new dwellings over the plan period that reflects the needs of local people?
  - When considering this accessibility to services and facilities such as public transport, shops, education and health services were considered. If the site was not close to facilities the site may not be suitable.
  - Environmental impacts experienced by residents and neighbouring areas. If prospective residents or neighbours would be affected by the location of the site, e.g. it was adjacent to an industrial or polluted area, it would not be suitable.
  - Physical factors such as access to the site, infrastructure, flood risk or contamination
- Could the site maintain the rural feel and character of the Parish, preserving our agricultural heritage wherever possible?
  - The impact of development on each site was considered using the sensitivity, value and capacity scores of the Village of Bury as defined in the Chichester District AONB Landscape Capacity Study (October 2009).
- Would development of the site increase vehicular traffic and make our roads less safe and more congested?
- Would development of the site make our roads safer for non-vehicular road users?
- Would development of the site conserve and enhance the natural beauty, wildlife and cultural heritage of the Parish within the National Park?
- Would development of the site improve the sense of community cohesion within the Parish incorporating Bury Village, West Burton, Bury Common, Bury Gate and the rural population.
- Facilitate appropriate development that is for the benefit of the Parish's community.
- Finally the site was assessed for consistency with the policies in the adopted or emerging Local Plan.

2.8. Taking into account all of the above criteria, the steering group will consider the suitability of the site for allocation in the neighbourhood plan.

### **Is the site Available?**

2.9. A site is available if there is evidence that a landowner or developer is willing to sell or develop the site at a known point in the future, and within the plan period. Legal, ownership or access issues should be taken into account. Generally, sites submitted through a Call for Sites are considered available although further investigations into title etc were not undertaken.

2.10. Site allocations in the plan should include an indication of the expected timescale for delivery, for example 0-5, 6-10 or 11-15 years of the plan period. This may depend on the landowner/



developer's timescales, an existing use to be re-located or a long lease, development lead-in times and delivery rates, or if there are mitigation measures or legal obstacles to overcome.

### **Is the site Achievable?**

- 2.11. A site is considered 'achievable' when it is considered that the site will be economically viable to develop and there is a reasonable prospect that the particular type of development will be developed on the site at a particular point in time.
- 2.12. Where the landowner has submitted a site during the call for sites exercise, it will generally be assumed that development on the site is achievable. For sites not submitted during the call for sites the following action was taken to consider whether the site is viable:
  - Review the site using existing viability reports published by the Local Planning Authority which will often provide an assessment of the viability of different 'typologies' of site within the Local Authority Area, e.g. brownfield, town centre, infill, or greenfield urban extension. These typologies can then be applied to similar sites in the neighbourhood plan assessment to give an indication of whether that site would be viable for development.
  - Consideration was given to whether there is an existing and viable use on the site which would need to be relocated. This would reduce the achievability of a site, unless a new site is already identified for the existing use and a relocation plan is already in place.
- 2.13. In order to establish whether there is "a reasonable prospect that the particular type of development will be developed on the site" the rest of the assessment should be taken into account, for example lack of or access arrangements may make the site unachievable.

## **Stage 3 - Conclusions**

- 2.14. When writing concluding comments on each site the following were considered:
  - Is the site suitable, available and achievable?
  - If the site fails one of the above tests, could anything be done or proposed to make it pass the tests?
  - How many dwellings could the site accommodate?
  - Would development on the site be considered sustainable development?


## 3. SITE ASSESSMENTS

3.1. This section contains...

Site Ref.	Name and address
1	<b>Hillside Nurseries</b> – Bury, RH20 1NR
2	<b>The Elders at Hale Hill Farm</b> – West Burton, RH20 1HE
3	<b>Jolyons &amp; Robin Hill</b> – Old London Road, Bury, RH20 1NR
4	<b>Land south of The Squire &amp; Horse</b> – Bury, RH20 1NS
5	<b>Land at Southview Farm, Bury Common</b> – Bury, RH20 1NP
6	<b>Part of Copyhold</b> – Bury
7	<b>Land East of Coombe Crescent</b> – Bury, RH20 1PB
8	<b>Land at Houghton Lane</b> – Bury
9	<b>Bury Glebe</b> – Church Lane
10	<b>Carringdales</b> – Bury Road, Bury, RH20 1NN

3.2. A map identifying the location of each of the above sites is shown in Appendix 3.

# Site 1 – Hillside Nurseries, Bury

SITE DETAILS	
Address	Hillside Nurseries, Bury
Site Area	c. 1.00 ha
Site Description	 <p>The site is located to the west of the A29 on a spur road to the northwest of the centre of Bury Village. The site benefits from a long frontage (c.130m) onto the spur road. The site gradually slopes down to the north and is broadly split into two halves. To the north of the site are large glasshouses and other buildings used for the sale of plants and to the south lie two detached dwellings in large plots. Hillside Nurseries is an independent specialist plant nursery and on their website they stress that it is not a garden centre. They concentrate on the sale of plants.</p>
Current use	The site is currently used as a plant nursery and has 2 dwellings to the south of the site.
Proposed development / use	The landowner states, <i>“The site would accommodate a very flexible approach to providing all 6 dwellings with ample gardens and access routes. The site’s current access from the A29 with effectively its own spur road would provide a suitable solution for future access.”</i>
Current policy / designation constraints	South Downs National Park National Character Area 120 – Wealden Greensand Chichester Local Plan Policy B8: Safeguarding Business Floorspace


ASSESSMENT	
Is the site suitable?	<p>The site is large and is more than capable of physically accommodating 6 new dwellings, however there is concern over the loss of commercial floor space should the nursery be removed to facilitate development. Loss of the nursery may conflict with the local need for employment and local shopping opportunities. The site is located on the same side of the A29 as the Bury primary school so children (and parents) residing on the site could conveniently walk to school on pavements. However other local community buildings are generally located in the centre of Bury, which would reduce sustainability credentials. There would be limited impact on nearby residential properties without a pecuniary interest in the site, the amenity of nearby properties may in fact benefit from the removal of a commercial site nearby.</p> <p>The Coffin Trail public footpath runs along the southern boundary of the site.</p> <p>This site falls in Area 61 of Zone 9 as set out in The Chichester District AONB Landscape Study (October 2009).</p> <p>This Area is designated as an area of Low Capacity with Substantial Landscape Sensitivity</p>

	<p>and Moderate Landscape Value.</p> <p>The site as a whole is considered unsuitable for redevelopment however there may be scope for residential units to be located on the open space in the centre of the site.</p> <p>Access to the site is afforded by the spur road running parallel with the A29. There is the benefit of two points of access to the spur road from the A29.</p>
Is the site available?	This site was submitted through the call for sites process and so is considered to be available for development.
Is the site achievable?	<p>This site was submitted through the call for sites process and so development of it is considered to be achievable. Following discussions on site with the land owner it was established that the land is held under three separate ownerships ie the two residences and the nursery. The owner advised that the latter is let under a five year lease with three years unexpired. It was emphasised that flexibility to gain vacant possession was written into the lease but no documents were seen.</p> <p>The gardens of the residences would not be available for development in isolation.</p> <p>Some of the glass houses at the rear of the site are dilapidated and there is the possibility that an L-shaped site could be released for development that would not materially affect the operation of the nursery business. However it should be noted that this revised site would be an awkward shape with limited road frontage.</p>

**CONCLUSION**

The development of 6 residential units on Site 1 (Hillside Nurseries) may be appropriate (subject to no loss of employment floor space and suitable design) and is potentially available.

## Site 2 – The Elders at Hale Hill Farm, West Burton

SITE DETAILS	
Address	The Elders at Hale Hill Farm, West Burton, RH20 1HE
Site Area	3.65 ha
Site Description	 <p>The site is located in the countryside north of West Burton. It lies in an undulating field accessed from a single carriageway lane. The frontage to the lane is lined with mature trees and a ditch. At the northern end of the field is a gated entrance into the field that currently serves agricultural traffic.</p>
Current use	Agricultural land / pasture
Proposed development / use	3 x residential houses with garages (further communications with the landowner have indicated more properties could be built on the site if considered appropriate).
Current policy / designation constraints	South Downs National Park National Character Area 120 – Wealden Greensand


ASSESSMENT	
Is the site suitable?	<p>The site is large and could accommodate a large number of new dwellings although it is noted that the landowner originally indicated that 3 dwellings were appropriate.</p> <p>The site is removed from the main settlement of Bury and is also a short drive from West Burton.</p> <p>The local school is 1.3 miles from the site along a narrow single width lane. Other facilities located in Bury are further away. There are some neighbouring properties nearby to the south of the site.</p> <p>Development in this location would not maintain the rural feel and character of the Parish and it would introduce new dwellings in the rural heart of the Parish on agricultural land.</p> <p>Development in locations such as this would not, it is considered, conserve or enhance the natural beauty, wildlife or heritage of the National Park.</p> <p>Development of this site could lead to negative impacts on the trees along the lane.</p> <p>If the site were developed it would be likely to lead to an increase of vehicular and non-vehicular traffic along narrow roads (for example children walking to school). New residents would also be removed from the existing community.</p> <p>Development of this site would not constitute sustainable development. It is removed from the existing settlement areas and associated services on offer in the village. The site would be</p>

	<p>accessible primarily by car and should non-vehicular means be utilised to access the site this would be via an unsuitable single tracked lane with no pavements.</p> <p>Development of the site would be contrary to the Neighbourhood Plan objective of preserving the agricultural nature of the Parish.</p>
Is the site available?	This site was submitted through the call for sites process and so is considered to be available for development.
Is the site achievable?	This site was submitted through the call for sites process and so development of it is considered to be achievable.

**CONCLUSION**

Whilst the site is physically large enough to accommodate the required residential units its location is not sustainable. The site is therefore not considered appropriate for residential development.

# Site 3 – Jolyons/Robin Hill, Old London Road,

SITE DETAILS	
Address	Jolyons/Robin Hill, Old London Road, Bury
Site Area	1.10 ha
Site Description	 <p>The site comprises approximately 1.1 hectares of land on the edge of Bury village and comprises the residential properties known as Jolyons and Robin Hill. The site is not listed, locally listed or in a flood risk zone. The site is adjacent to the Conservation Area which lies immediately to the south.</p> <p>The dwellings are currently accessed from the old London Road which runs parallel to the A29. The Street passes to the south of the site. Pedestrian access to the A29 also exists from the site via a set of wooden steps. There are also brick built steps leading to the bus stop on the A29 and the island crossing point. A number of trees and hedgerows exist around the perimeter of the property which provides high level boundary screening.</p> <p>In 2015, pre-application advice was sought from South Downs National Park Authority for the erection of “32no. new dwellings to replace 2no. existing dwellings and outbuildings” under application SDNP/15/00125/PRE.</p>
Current use	Two existing residential properties
Proposed development / use	Demolition of the existing two properties and construction of 8 new family dwellings giving a net gain of 6 dwellings.
Current policy / designation constraints	South Downs National Park National Character Area 120 – Wealden Greensand Listed Buildings (within 50m of site)

ASSESSMENT	
Is the site suitable?	<p>The site has the capacity to house at least 6 dwellings in addition to the existing two. It is located close to the A29 on the old London Road which runs parallel with the main road. It is within close walking distance of the pub, village hall, church and village school. However, as with all sites within the village, to the east of the A29, families walking to school would have to cross the main road. Should development on this site occur the required highway improvements may be to the benefit of the wider Parish</p> <p>Development of the site would need to ensure that existing residential properties adjacent to the site are not detrimentally affected.</p>

	<p>The site has two existing access points on old London Road through a strong natural boundary consisting of trees and hedges. Whilst vehicular access from the old London Road to the site is good, the turning into the old London Road from The Street is close to the junction with the A29 and measures would need to be taken to improve the safety of this junction.</p> <p>In terms of the wider landscape and impact on the rural character and national park, the site is well screened (and almost within the village) and on the western edge of the village. It is therefore considered that development would not be detrimental to either of these considerations.</p> <p>Should development on this site occur the required highway improvements may be to the benefit of the wider Parish.</p> <p>This site falls in Area 61 of Zone 9 as set out in The Chichester District AONB Landscape Study (October 2009).</p> <p>This Area is designated as an area of Low Capacity with Substantial Landscape Sensitivity and Moderate Landscape Value.</p>
Is the site available?	This site was submitted through the call for sites process and so is considered to be available for development.
Is the site achievable?	This site was submitted through the call for sites process and so development of it is considered to be achievable.



## CONCLUSION

This site is adjacent to the existing and revised settlement area of Bury and would not cause unacceptable landscape impacts. It is also of an appropriate size and it is considered to be appropriate for development subject to highway safety concerns being properly addressed.

The site is large and care should be taken to ensure that any new units are not excessively large, to meet the needs for a mixed scheme to include smaller market housing units within the village.



## Site 4 – Land south of The Squire & Horse

SITE DETAILS	
Address	Land south of The Squire & Horse public house in Bury, (nearest postcode RH20 1NS)
Site Area	0.71 ha
Site Description	  <p>The site lies to the south-west of the village and is agricultural land. The site falls outside of the current settlement boundary for Bury, is in flood risk zone 1 and is outside of the Bury Conservation Area.</p> <p>Access to the site currently exists via a gateway onto the A29 (to the west) but it is noted that the agent confirms access here <i>“would be difficult because it is a 50mph road”</i>.</p> <p>The gradient of the site slopes steeply toward the centre of the site.</p>
Current use	Agricultural
Proposed development / use	<p>The agent’s letter states: <i>“The site is relatively free from constraints and would be best suited to a residential use, closely aligned with the neighbouring housing on Houghton Lane, to the east. In conjunction with housing, the site could also provide an opportunity to create a public footpath which could connect to the Squire and Horse Inn, thereby improving permeability and connectivity between the east and west of the Village. There may also be an opportunity to provide some publicly accessible open space near to the west of the site.”</i></p> <p>It is noted that these comments referred to an original larger proposed site but which on further investigation part of which was found to be in other ownership. Suggestions of ‘connectivity’ are therefore not applicable.</p>
Current policy / designation constraints	<p>South Downs National Park</p> <p>National Character Area 120 – Wealden Greensand</p> <p>Listed Buildings (to north of site)</p>


ASSESSMENT	
Is the site suitable?	<p>The site is certainly of sufficient size to accommodate the required 6 residential units however the access is considered inadequate, the existing access is at the foot of Bury Hill on the A29 at the point which the road widens to three lanes. This stretch of road is known to be dangerous and there have been a number of serious road traffic accidents over the last 10 years including fatalities. Careful consideration would be needed to increase the safety of the road before a new junction leading to houses could be introduced.</p> <p>The site is relatively close to the services on offer in Bury. The school, public house and village hall are all located within walking distance. However there is no pedestrian access to</p>

	<p>the site. As with all sites, to the east of the A29, families walking to school would have to cross the A29. Should development on this site occur the required highway improvements may be to the benefit of the wider Parish.</p> <p>The pub is located immediately to the north of the site and may be the cause of nuisance to any new residential properties.</p> <p>The site falls in Area 64 of Zone 9 as set out in The Chichester District AONB Landscape Study (October 2009). This Area is designated as an area of Negligible/Low Capacity with Substantial Landscape Sensitivity and Substantial Landscape Value.</p> <p>Development of this site could have an impact upon the rural feel of the Parish and may lead to the visual sprawl of the village.</p> <p>Development of the site could have an adverse impact on the views from Bury Hill.</p> <p>The required accommodation works to create a safe and acceptable junction onto the A29 may prove prohibitive.</p> <p>Whilst the site is located adjacent to the village residents may be isolated from the rest of the community due to the independent access from the A29.</p> <p>Development of the site would be contrary to the Neighbourhood Plan objective of preserving the agricultural nature of the Parish.</p>
Is the site available?	This site was submitted through the call for sites process and so is considered to be available for development.
Is the site achievable?	This site was submitted through the call for sites process and so development of it is considered to be achievable.

## CONCLUSION

The site is not considered appropriate for development. It would result in an unacceptable built intrusion into the rural countryside surrounding the village of Bury with access taken from a dangerous stretch of road.

# Site 5 – Land at Southview Farm, Bury Common

SITE DETAILS	
Address	Bury Common, Southview Farm
Site Area	0.375 ha
Site Description	 <p>The site is an open field located on the western side of the A29 north of the village of Bury. It is situated between four semi-detached houses to the north and two semi-detached houses to the south. In this location no overtaking is allowed on the A29 and a 50mph speed limit applies.</p> <p>In this location the landscape is very open with limited trees resulting in open views to the west across the National Park.</p>
Current use	Agricultural Grass Field
Proposed development / use	Housing between Bury Common Cottage and Bury Common Cottages
Current policy / designation constraints	South Downs National Park National Character Area 120 – Wealden Greensand


ASSESSMENT	
Is the site suitable?	<p>This site is large enough to accommodate 6 new dwellings. New dwellings could be constructed as an 'infill' row of six semi-detached or terraced cottages between the garage to the south and the dwellings to the north. Such a development would fit in with the existing street scene and would respect the rural character of this area.</p> <p>The site's location on the A29, however, is cause for concern as access to the dwellings would likely be problematic due to the speed and width of the road at this point. The site is also relatively detached from the village of Bury. The pavement on this section of the A29 is on the opposite side of the road and therefore any pedestrians walking to the village centre would have to cross the road at what is considered to be a dangerous part of the thoroughfare.</p> <p>There is a mature hedge along the boundary of the A29 and this, or part of it, would need to be removed to facilitate the development which would have ecological implications.</p> <p>This site falls in Area 62 of Zone 9 as set out in The Chichester District AONB Landscape Study (October 2009).</p> <p>This Area is designated as an area of Negligible/Low Capacity with Substantial Landscape</p>

	Sensitivity and Substantial Landscape Value. Development of the site would be contrary to the Neighbourhood Plan objective of preserving the agricultural nature of the Parish.
Is the site available?	This site was submitted through the call for sites process and so is considered to be available for development.
Is the site achievable?	This site was submitted through the call for sites process and so development of it is considered to be achievable.

## CONCLUSION

This site is not considered to be appropriate for residential development due to its isolated location, lack of sustainability, impact on the landscape and National Park and problematic access onto the A29.

# Site 6 – Part of Copyhold, Bury

SITE DETAILS	
Address	Part of Copyhold, east of the Village Hall
Site Area	0.21 ha
Site Description	 <p>The site is located in the village of Bury within close proximity to the Bury Village Hall. The site lies within the curtilage of Copyhold, Church Lane and is entirely within the Conservation Area.</p>
Current use	Garden to Copyhold incorporating redundant swimming pool
Proposed development / use	6 new dwellings
Current policy / designation constraints	Bury Conservation Area Copyhold – Grade II Listed Building The barn adjacent to Copyhold and within the curtilage – Grade II Listed Building


ASSESSMENT	
Is the site suitable?	<p>The agent has submitted a plan indicating that 6 dwellings could be accommodated on the site and the site boundary to the west closely follows the illustrative layout.</p> <p>Access is proposed across the Village Hall car park which is not in the ownership of the landowner or there is a possible alternative route connecting the site to the Street as part of the land ownership but this is at a narrow section of The Street near other properties. Both potential points of access could create traffic and access issues.</p> <p>The site is located near the centre of the village but as with all sites, to the east of the A29, families walking to school would have to cross the A29. Should development on this site occur the required highway improvements may be to the benefit of the wider Parish.</p> <p>The site is also located within the Conservation Area and it is questionable whether a layout could be achieved that would preserve or enhance this area.</p> <p>The proposal is for backland development. It would intrude into the sensitive landscape to the east and be visible from short and long ranging views, in particular from public rights of way across The Glebe Field and from the Coffin Trail. It would also have negative impacts on the natural beauty of the National Park.</p> <p>This site falls in Area 62 of Zone 9 as set out in The Chichester District AONB Landscape Study (October 2009).</p>

	<p>This Area is designated as an area of Negligible/Low Capacity with Substantial Landscape Sensitivity and Substantial Landscape Value.</p> <p>The proposed layout is dispersed and includes a lengthy drive to two of the proposed dwellings. While an alternative layout could be considered it is noted that this would involve the felling of numerous mature trees of various species in the Conservation Area.</p> <p>Development could also impact upon a number of trees, including a small orchard. The loss of trees and the arboreal habitat in this part of the village would be undesirable.</p> <p>Should access be achievable the site would result in an increase in traffic on the local roads through the village of Bury could contravene the aim of not increasing traffic in this sensitive area.</p>
Is the site available?	This site was submitted through the call for sites process and so is considered to be available for development.
Is the site achievable?	The preferred access in highways terms would be across the Village Hall car park which is not in the ownership of the landowner and raises doubts about the site's achievability. The alternative access appears unachievable from a highways perspective.

**CONCLUSION**

Whilst the site is on the face of it a central location that may be sustainable, it presents a number of limiting factors including lack of access and negative impacts on the Conservation Area, the landscape and loss of trees. It is not considered appropriate for allocation.

# Site 7 - Land east of Coombe Crescent, Bury

SITE DETAILS	
Address	Land to east of Coombe Crescent, Bury, RH20 1PB
Site Area	c. 1.00 ha
Site Description	 <p>Agricultural land with footpaths/rights of way and flood zones. The site was previously assessed as unsuitable for development by the SDNPA under the SHLAA.</p>
Current use	Agricultural land
Proposed development / use	Residential
Current policy / designation constraints	South Downs National Park Listed Buildings (adjacent to the north of site) Footpaths/Public rights of way Flood Zone

ASSESSMENT	
Is the site suitable?	<p>This is a large site and could accommodate far more than six dwellings. It has previously been found not to be suitable for development in the SHLAA.</p> <p>This is agricultural land and part of the site is subject to flooding. The south of the site is within Flood Zone 2 and 3.</p> <p>There are two public footpaths running across the site which would need to be accommodated or rerouted within any development.</p> <p>Development of this site could negatively affect the setting of the lower part of the village and Conservation Area, impacting upon its historic rural setting. Moreover it is considered that the rural nature of the public footpaths across this site contribute towards the rural feel and character of this part of the Parish and is much valued by the village. There are listed buildings adjacent to the north of the site.</p> <p>The site would be accessed from a retained vehicular access on Coombe Crescent off Houghton Lane. This is an existing country lane and development could contravene the aim of not increasing traffic in this sensitive area.</p> <p>Part of the southern boundary of the site adjoins the Site of Nature Conservation Importance that runs along the River Arun.</p> <p>The site could form a visible intrusion into the countryside around the village.</p> <p>Any development may have an adverse impact upon, and views from, the public rights of</p>


	<p>way crossing the site.</p> <p>Any development may have an adverse impact on views from the Downs and the river and detract from the setting of the Church.</p> <p>Development of this site would not maintain the rural feel of the Parish and lead to the visual sprawl of the village.</p> <p>This site falls in Area 62 of Zone 9 as set out in The Chichester District AONB Landscape Study (October 2009).</p> <p>This Area is designated as an area of Negligible/Low Capacity with Substantial Landscape Sensitivity and Substantial Landscape Value. It also faces and abuts area 63 of Zone 9, an area of Negligible Capacity with Major Landscape Sensitivity and Substantial Landscape Value.</p> <p>Development of the site would be contrary to the Neighbourhood Plan objective of preserving the agricultural nature of the Parish.</p> <p>As with all sites, to the east of the A29, families walking to school would have to cross the A29. Should development on this site occur the required highway improvements may be to the benefit of the wider Parish.</p>
Is the site available?	This site was submitted through the call for sites process and so is considered to be available for development.
Is the site achievable?	This site was submitted through the call for sites process and so development of it is considered to be achievable.

## CONCLUSION

The site is not considered suitable for development due to its impacts on the character and appearance of the landscape, its potential adverse impact on heritage assets, and flood risk.



# Site 8 – Land at Houghton Lane, Bury

SITE DETAILS	
Address	Land at Houghton Lane, Bury
Site Area	1.80 ha
Site Description	 <p>A parcel of land to the south of the village of Bury near the river. The fields are accessed via a gate onto Houghton Lane and have a mature hedge alongside the road.</p>
Current use	Agricultural land
Proposed development / use	Residential
Current policy / designation constraints	Public Right of Way runs across the eastern boundary of the site. Flood Zone 3 (small part in Zone 2)


ASSESSMENT	
Is the site suitable?	<p>The site is physically large enough to accommodate 6 dwellings.</p> <p>The site would be accessed from an existing access point on Houghton Lane. This is an existing country lane and development could contravene the aim of not increasing traffic in this sensitive area.</p> <p>It is detached from the settlement of Bury and is surrounded on all sides by open countryside. Development would result in an unsympathetic development in the rural landscape which, it is considered, would harm the rural character of this part of the Parish and the landscape of the National Park.</p> <p>The site adjoins the Site of Nature Conservation Importance that runs along the River Arun. A large proportion of the site falls within Flood Zone 3.</p> <p>Access would be available via Houghton Lane and pedestrian access into the village would be via public rights of way.</p> <p>Development in locations such as this would not, it is considered, conserve or enhance the natural beauty, wildlife or heritage of the National Park.</p> <p>Development of agricultural land located at the South East extremity of the village in a landscape of high sensitivity would have an adverse impact on views from the Downs, river and public rights of way that cross the land.</p> <p>This site falls in Area 63 of Zone 9, an area of Negligible Capacity with Major Landscape Sensitivity and Substantial Landscape Value.</p>

	<p>Development of the site would be contrary to the Neighbourhood Plan objective of preserving the agricultural nature of the Parish.</p> <p>As with all sites, to the east of the A29, families walking to school would have to cross the A29. Should development on this site occur the required highway improvements may be to the benefit of the wider Parish.</p>
Is the site available?	This site was submitted through the call for sites process and so is considered to be available for development.
Is the site achievable?	This site was submitted through the call for sites process and so development of it is considered to be achievable.

**CONCLUSION**

The site is detached from the existing village of Bury and is subject to flooding. The site is not considered appropriate for development.

# Site 9 – Bury Glebe, Church Lane

SITE DETAILS	
Address	Bury Glebe, Bury
Site Area	c. 2.00 ha
Site Description	 <p>Bury Glebe is an open field north of Church Lane on raised ground sloping north to south on the Greensand Terraces. It has a footpath, the historic ‘Coffin Trail’, running along its northern boundary and there are two listed buildings on the eastern and southern boundaries. It has previously been assessed as unsuitable for development in the SDNPA SHLAA.</p>
Current use	Agricultural land
Proposed development / use	Residential
Current policy / designation constraints	South Downs National Park Listed Buildings (adjacent/near to site) Public Rights of Way

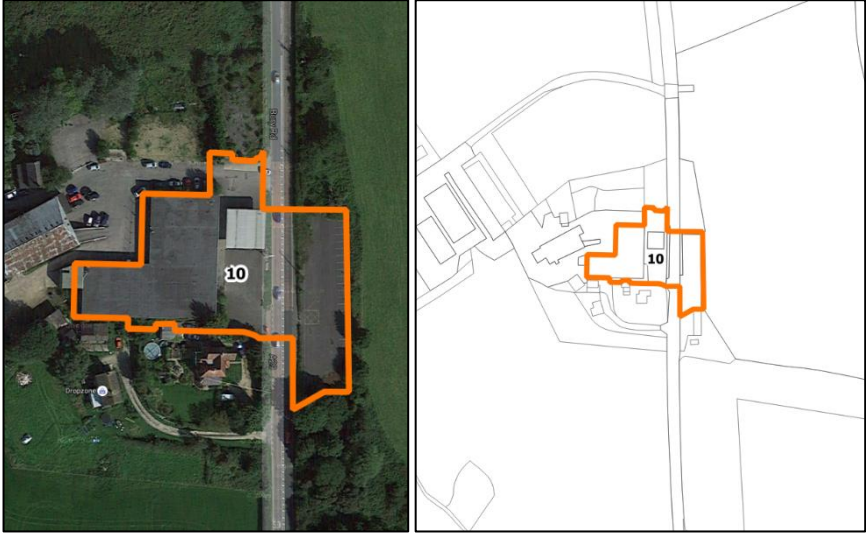
ASSESSMENT	
Is the site suitable?	<p>This is a large site and could accommodate the required 6 new residential dwellings. The site is within walking distance of village amenities.</p> <p>There are no obvious places to access the site without negative impacts either on the character of the area or road safety in Church Lane.</p> <p>The site forms a large open area adjacent to the historic ‘Coffin Trail’ which is a public footpath which will be designated as a heritage asset in this Neighbourhood Plan. Its surroundings are generally rural and tranquil and development of this site would have a negative impact on this, and the historic core of the village along Church Lane. There are two listed buildings adjacent to the site and other listed buildings in the vicinity. The site adjoins the Conservation Area to the south, west and east. The SHLAA confirms that Archaeological investigation prior to development or during construction may be required. The south facing and elevated topography exposes the land to views from the south and public rights of way.</p> <p>This site falls in Area 62 of Zone 9 as set out in The Chichester District AONB Landscape Study (October 2009). This Area is designated as an area of Negligible/Low Capacity with Substantial Landscape Sensitivity and Substantial Landscape Value.</p> <p>Development of the site would be contrary to the Neighbourhood Plan objective of</p>

	preserving the agricultural nature of the Parish. As with all sites, to the east of the A29, families walking to school would have to cross the A29. Should development on this site occur the required highway improvements may be to the benefit of the wider Parish.
Is the site available?	The South Downs National Park Authority SHLAA confirms that the site is considered to be available for development.
Is the site achievable?	The South Downs National Park Authority SHLAA confirms that there is no reason to indicate why development on the site is not achievable.

**CONCLUSION**

This site is not considered suitable for development. Development on the site would have an adverse impact on the character and appearance of the landscape and would also adversely impact heritage assets nearby. No suitable access is achievable.

# Site 10 – Carringdales, Bury Road, Bury

SITE DETAILS	
Address	Carringdales, Bury Road, Bury
Site Area	c. 1.00 ha
Site Description	 <p>The site consists of a former petrol station and garage on the A29 to the north of the village of Bury. It has been vacant for many years and it is the primary brownfield site in the Parish. To the south of the site is a residential property whilst other industrial uses adjoin to the west. A planning permission is currently under consideration on the site for <i>“Retention and refurbishment of the car showroom (sui generis), demolition of existing PFS and workshop. Erection of two buildings for flexible uses (B1/B8) and ancillary retail. Demolition and replacement of a single dwelling. Alterations to site access (resubmission of planning application ref: 12/00825/FULNP).”</i></p>
Current use	Vacant
Proposed development / use	As per existing planning permission (see below)
Current policy / designation constraints	South Downs National Park

ASSESSMENT	
Is the site suitable?	<p>The site would be large enough to accommodate six new dwellings however adjacent uses that already exist may conflict with a residential use. The site is isolated from the communities within the Parish meaning residents here are likely to be heavily reliant on the use of motor vehicles. It is noted that the distance from the site to the village centre is 1.10 miles however there is not a complete footpath along the A29 meaning development of the site could increase pedestrians utilising the carriageway along this busy thoroughfare. The site itself has been used as a petrol filling station and garage for some time and the land is likely to be contaminated.</p> <p>Access onto the A29 may present an issue onto the road as there is limited visibility and therefore is unlikely to be found acceptable.</p> <p>Introducing dwellings in this location would, it is felt, not contribute towards community cohesion as it would introduce more outlying properties that are detached from the rest of the village.</p>
Is the site	The site has been the subject of recent planning applications. SDNP/13/01164/FUL was

available?	for the “Retention and refurbishment of the car showroom ( <i>sui generis</i> ), demolition of existing PFS and workshop. Erection of two buildings for flexible uses (B1/B8) and ancillary retail. Demolition and replacement of a single dwelling. Alterations to site access (resubmission of planning application ref: 12/00825/FULNP). More recently pre-application advice has been sought for the “construction of a pre-fabricated car parking deck, and associated works relating to the resurfacing of an existing car park and alterations to the existing building.” It is therefore evident that the owner is actively seeking to make use of this site for a variety of non-residential uses and the site may be available for development.
Is the site achievable?	It is considered that the site may not be economically viable to develop for residential uses due to the works required to the A29 and contamination issues.

## CONCLUSION

It is unlikely that the site would be appropriate for residential development due to access, location and lack of sustainability, even if any potential contamination issues could be overcome. There is also concern over the loss of commercial floor space and the availability of the site, should an alternative viable use be approved.

# CALL FOR SITES



Bury has been identified by the South Downs National Park Authority for an allocation of 6 new dwellings over the next 15 years. The neighbourhood plan gives the community the ability to choose where the 6 dwellings allocated for Bury should be.

The Steering Group are therefore carrying out a 'Call for Sites' until midnight on **1 July 2016** to identify deliverable sites where these new dwellings could be allocated. All sites submitted will be considered and assessed. Putting a site forward does not provide any surety that the site will feature in the draft neighbourhood plan.

For more information on the 'Call for Sites' exercise and/or how to submit a site please:

- Visit the Parish Council website ([buryparishcouncil.org.uk](http://buryparishcouncil.org.uk) or scan the QR code below); or
- Pick up a letter and form from the box in the Bury Village Hall porch; or
- Contact Andrew Metcalfe (our planning consultant) on [andrew@enplan.net](mailto:andrew@enplan.net) or 01892 545 460.



# APPENDIX 2 - COVERING LETTER AND SITE SUBMISSION FORM



09 June 2016

Dear Sir/Madam,

## BURY NEIGHBOURHOOD PLAN CALL FOR SITES

I am writing on behalf of the Neighbourhood Plan Steering Group who are preparing a Neighbourhood Plan for the Parish of Bury and West Burton.

When the Neighbourhood Plan is written, the policies contained within it must be in general conformity with strategic policies contained within the Development Plan. As the parish falls within the National Park the Development Plan is prepared by the South Downs National Park Authority.

The South Downs Local Plan: Preferred Options is the latest version of the emerging plan, and was subject to consultation in September / October 2015. This document set out where new housing across the National Park should be located; Bury is identified for an allocation of 6 new dwellings over the next 15 years. This plan is timetabled for adoption in 2017 and, therefore, likely to be very advanced or even adopted by the time the Neighbourhood Plan is finalised.

The neighbourhood plan gives the community the ability to choose where the 6 dwellings allocated for Bury should be. If a site is not allocated within the neighbourhood plan it is likely that the South Downs National Park Authority will at some point allocate a site, effectively imposing this decision on the local community.

The Neighbourhood Plan Steering Group will in due course be considering where these houses should go, based on the response to this call for sites, responses from the village survey undertaken earlier this year and other considerations (e.g. flood risk, character, highways etc). In addition, for a site to be considered it must be deliverable. To be deliverable a site should:

1. be available (*i.e. the landowner is willing for it to be developed*)
2. be a suitable location for development (*due to its location, constraints, nearby services, etc*)
3. be achievable (*i.e. have a realistic prospect that the housing will be delivered*)
4. be viable (*i.e. developing the site would be financially viable*)

I am inviting you to put forward any site you believe has the capacity to deliver some or all of the six dwellings required and is deliverable. To submit a site please complete the form attached to this letter and return it by midnight on **1 July 2016**.

Submitting a site will allow the Steering Group to take it into consideration when formulating the draft neighbourhood plan and where the allocation(s) for the six new dwellings should be located. Putting a site forward does not provide any surety that the site will feature in the draft neighbourhood plan.

Yours sincerely,

A handwritten signature in blue ink that reads 'A. Metcalfe'.

Andrew Metcalfe MPlan MRTPI  
SENIOR PLANNER  
[andrew@enplan.net](mailto:andrew@enplan.net)





**BURY NEIGHBOURHOOD PLAN  
CALL FOR SITES  
SITE SUBMISSION FORM**



**Guidance**

Please complete the following form in full to put forward sites that you think the Steering Group should consider for development. Failure to provide all required information may result in the site not being considered.

In completing the form:

- o Please use a separate form for each site.
- o Enclose an Ordnance Survey map at scale 1:1250 that clearly shows the boundaries of the site.
- o Only submit sites that are available for development in the next 15 years.

All completed forms should be sent, either by post or email, to the following address by **1 July 2016**:

Email: [andrew@enplan.net](mailto:andrew@enplan.net)  
 Post: Bury Neighbourhood Plan  
 c/o Enplan  
 10 Upper Grosvenor Road  
 Tunbridge Wells  
 TN1 2EP

If you have any queries please contact Andrew Metcalfe on 01892 545 460 or [andrew@enplan.net](mailto:andrew@enplan.net)

**About you**

Name:	
Organisation:	
Address:	
Tel No:	
Email:	
Your Status (please tick all that apply)	Landowner <input type="checkbox"/> Other (please specify) ... Agent <input type="checkbox"/>

If you are not the landowner, or the site is in multiple ownership, then please submit the name, address and contact details of the land owner/s:

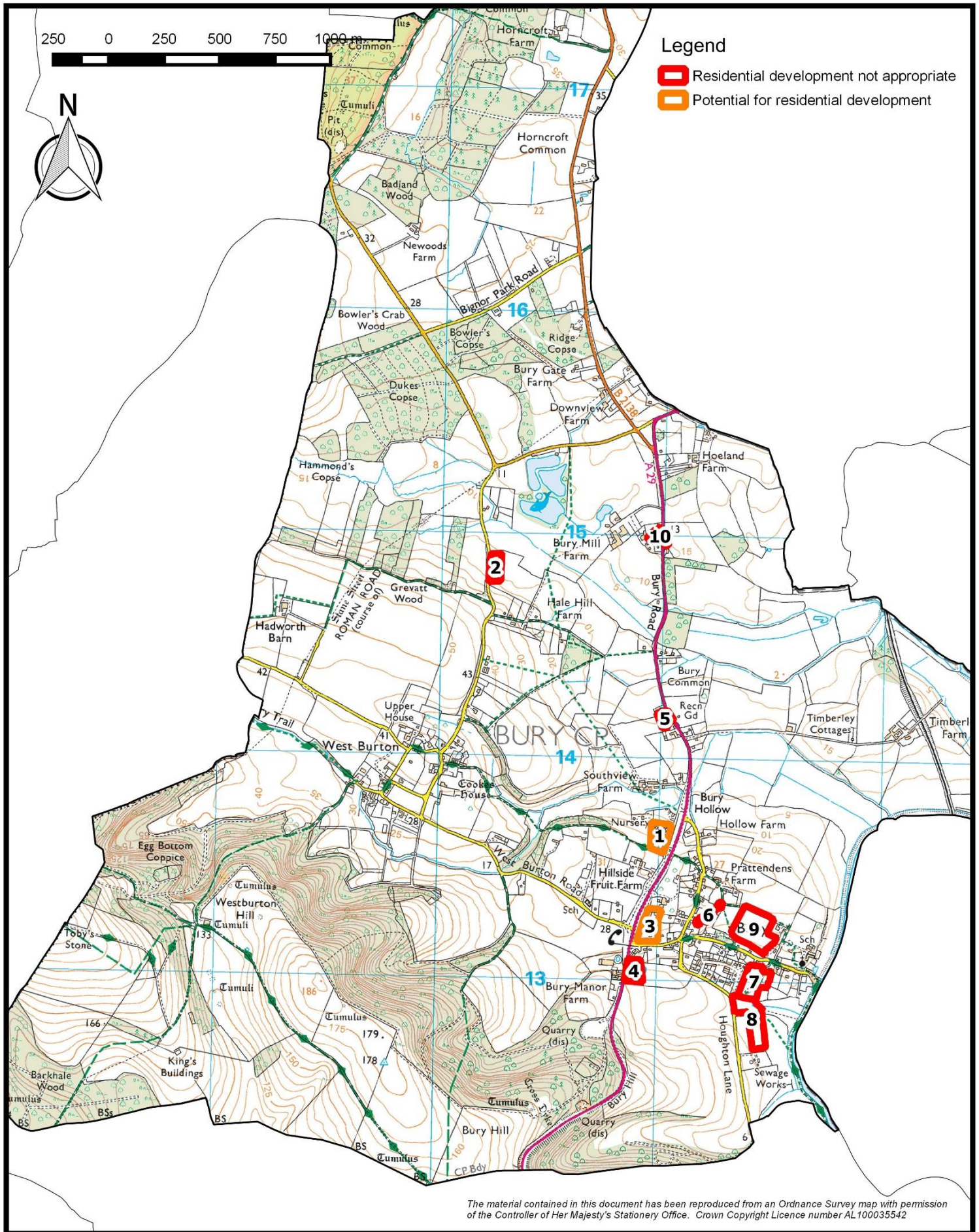
Does the owner of the site know you are proposing the site?      YES       NO

**About the site**

Site Name:			
Address:			
Grid reference:	Easting:		Northing:
Total Area (ha):			
Developable Area (ha):			
Current use:			
Description of proposed use / development:			
Adjacent land use(s):			
Is there a current planning application on the site?			
Are there any environmental / policy / heritage / physical / infrastructure constraints on the site.			
Are there any legal constraints on the site that may impede development?			
Are there any other feasibility/ viability issues?			
Could interventions be made to overcome any constraints?			

*Please attach a map (preferably at 1:1250 scale) outlining the precise boundaries of the whole site and identifying the part that may be suitable for development (if this is less than the whole). Without this mapped information we will be unable to consider the site.*

# APPENDIX 3 – SITE LOCATIONS



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