


Witley Neighbourhood Plan – Evidence Base Document F – Community Site Allocation Assessment Paper – Healthcare Hub.

<i>Land bound by Petworth Road (east) and Wheeler Street Nurseries (south) (WNP11)</i>	
Landowner	Dr Bailey
Location	
Area	Approximately 0.65ha (maximum area, could be reduced)
Capacity	Sufficient to contain a new healthcare hub plus ancillary space, including parking.
Proposal	New Healthcare Hub
Planning history	None available.
Availability	An aspect of the site has been made available by the landowner for a Healthcare Hub, within the area outlined. In addition, the site is being promoted for residential development and SANG allocation.
Achievability	Yes, we understand the sale of this part of the site would be viable for sale in Healthcare Hub use, with or without the residential elements to the south.

Suitability	Subject to the site being released from the Green Belt, there are no major concerns in relation to suitability and broadly the site looks to be suitable subject to an appropriate design and amount of development.
Acceptability	Consultation to date has shown support for this proposal on this site.
Deliverability	Deliverability would be subject to the timeframes of the NHS in developing proposals and delivering the site. Presumably, the development would be completed in 0-10 years of allocation.
Conclusion	The site is available, achievable, suitable and acceptable for use as a healthcare hub, which could be integrated with other uses at the site subject to a suitable amount of land being reserved for this use, plus ancillary space. We expect it could be delivered within the Neighbourhood Plan Period.

Appendix: Detailed Suitability Assessment

Site Address: Land bound by Petworth Road (east) and Wheeler Street Nurseries (south) (WNP11)

Site being assessed for: New Healthcare Hub

Site area: Approximately 0.65ha (depending on exact boundaries)

Issue	RAG Criteria	RAG and justification
Access	<p>Red: It is expected that suitable access could not be provided</p> <p>Amber: Uncertain as to whether suitable access could be provided</p> <p>Green: It is expected that suitable access could be provided</p>	<p>No access is currently in place and loss of some of the existing hedgerow would be required (including sufficient visibility splays). However, access straight on to the A283 would be possible, so provided mitigation for loss of hedgerows could be accommodated then it is expected access could be provided.</p>
Highway impact	<p>Red: Development is expected to have a negative impact on the highways network</p> <p>Amber: Development is expected to have a negligible impact on the highways network</p> <p>Green: Development is expected to have a positive impact on the highways network</p>	<p>It is anticipated that the highway impact would be positive given the proposal would replace current surgeries, which are located in more congested areas.</p>
Heritage impact	<p>Red: Development is expected to have a substantial negative impact on heritage assets and their setting</p> <p>Amber: Development is expected to have a less than substantial negative impact on heritage assets and their setting</p>	<p>There are no Listed Buildings on site, however, two sites south of the proposed site are Grade II Listed (The Old Manor and The Great Barn/Old Barn).</p> <p>The site is also just outside (to the north) of the Wheeler Street Conservation Area.</p>

	<p>Green: Development is expected to have a neutral impact on heritage assets and their setting</p>	<p>Given the proposal would not result in the loss of any heritage assets, it is reasonable to predict that a good design could (at worst) have a less than substantial level of harm to the heritage assets nearby.</p>
Biodiversity	<p>Red: Development is expected to have a major negative impact on biodiversity</p> <p>Amber: Development is expected to have a minor negative impact on biodiversity</p> <p>Green: Development is expected to have no impact on biodiversity</p>	<p>The site's proximity to the SPA makes it potentially unsuitable for residential development without mitigation. However, the protection afforded to the site does not apply to a proposal for non-residential uses, as it is in the 'buffer zone' not the actual SPA.</p> <p>The loss of hedges could have an impact, but could be reduced if new planting is provided that mitigates the loss.</p>
Landscape	<p>Red: Development is expected to have a major negative impact on landscape</p> <p>Amber: Development is expected to have a minor negative impact on landscape</p> <p>Green: Development is expected to have no impact on landscape</p>	<p>The site is in the Green Belt and the proposal is inappropriate in the Green Belt. If it is released from the Green Belt, this Red assessment may be updated to a Green assessment.</p> <p>The site is not in an AONB or an AGLV.</p>
Flood Risk and Drainage	<p>Red: The site has flood risk from rivers or surface water that it is expected could not be mitigated</p> <p>Amber: The site has flood risk from rivers or surface water that it is expected could be mitigated</p> <p>Green: The site has no identified flood risk</p>	<p>The site is not identified to be at risk from river flooding (Flood Zone 1).</p> <p>Surface water flood risk on site is minor.</p>
Compatibility with surrounding land uses	<p>Red: The proposed development is not expected to be compatible with surrounding land uses</p>	<p>There is sufficient space to allow for the proposal to integrate sufficient screening and buffers to protect neighbours.</p>

	<p>Amber: The proposed development is expected to be moderately compatible with surrounding land uses</p> <p>Green: The proposed development is expected to be highly compatible with surrounding land uses</p>	
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