



South Downs National Park Authority (SDNPA)

Provisional Land Availability Assessment (LAA)

Land West of Rogate Village Hall

Thursday 6th February 2025

Rogate Village Hall

Purpose of the meeting:

1. To gain an understanding of the LAA process and status of the Land West of the Village Hall site in particular
2. Seek views on the LAA assessment of the Land West of the Village Hall site to inform Rogate Parish Council's response to the consultation
3. Inform residents how they can also respond to the consultation



Agenda

- Welcome
- SDNPA 2024 Local plan review - LAA process and input
- LAA Proposed opportunity for development
- Rogate and Rake Neighbourhood Plan 2021-2033 (reviewed 2023)
- Landowner comment
- Public comments
- Close

Disclaimer

LAA was new to most, if not all of us, in RPC. This is why we arranged a meeting with a SDNPA planning officer in January with questions about the process and how the recommendation for this site was reached.

The planning officer explained that virtually all the information we were seeking was available in various documents on the SDNPA website. There are many of them.

The presentation we have prepared is based on our understanding of the information on the SDNPA website with just a couple of points clarified by the planning officer in our meeting in January. Other information in the presentation is based on our Neighbourhood plan and background documents.

SDNPA declined our request for a representative to attend this meeting today.

We know a bit more about LAA now but stress that we will not be representing SDNPA views in this meeting or speaking with any authority on the subject.

What is Land Availability Assessment (LAA)

‘The South Downs LAA is part of the evidence base for the Local Plan Review.

The LAA identifies potential land and assesses the

- availability
- suitability
- achievability (and viability)

of potential sites over the 5-year period of the plan’

Nb LAA 24 - not sites already allocated.



South Downs National Park Authority Land Availability Assessment

PROVISIONAL FINDINGS

November 2024

PLEASE NOTE – This report provides provisional findings of the Land Availability Assessment undertaken so far. A further update, providing assessment outcomes for rejected and excluded sites will follow to accompany the first consultation (Regulation 18) of the South Downs Local Plan Review.

What sites are considered

The LAA process looks at any potential development site that have come to SDNPA's attention – e.g. through

- Planning applications
- Pre-planning enquiries
- Neighbourhood plans
- SDNP Priority plan
- Response to 'call for sites' (2022)
- Relevant land registers and records
- and any other discussion with them

The LAA only identifies opportunities for development on sites

- ‘It **does not allocate sites** to be developed.
- Allocation of sites for future development will be determined through either the South Downs Local Plan Review or neighbourhood development plans.
- Identification of potential development sites within the LAA **does not imply that planning permission would be granted** for development.
- All planning applications must be considered against the appropriate policies and having regard to any other material considerations’.

Assessing suitability:

consideration of the following constraints and/or potential impacts:

- Landscape & Special Qualities of the National Park (informed by the Landscape Assessment as set out above)
- Flood risk
- Ground conditions/topography
- Land contamination
- Protected trees
- Biodiversity
- Neighbouring land uses
- Listed buildings, heritage assets and Conservation Areas
- Public Rights of Way
- Public or community open space in active use for which there is no suitable alternative
- Noise
- Previous land use
- Sustainability
- Relationship to defined settlements
- In another active use
- Accessibility and proximity to local services
- Density and character of the surrounding area

Landscape Assessment

‘The landscape assessment will consider a number of criteria in relation to potential development.

It will engage robust tools to ensure a consistent and detailed approach, including the South Downs Landscape Character Assessment (LCA) published in 2020.

A summary assessment of landscape sensitivity will be concluded for each site assessed, ranging from low sensitivity to high sensitivity’.

Phase 1

Excluded sites

Black hatching on maps

Excluded sites are those considered completely unsuitable - some reasons:

- SSSI or environmental designations
- Land designated as Local Green Space
- Unable to accommodate 5 or more dwellings
- Site not well related to settlement

Excluded sites - Rogate

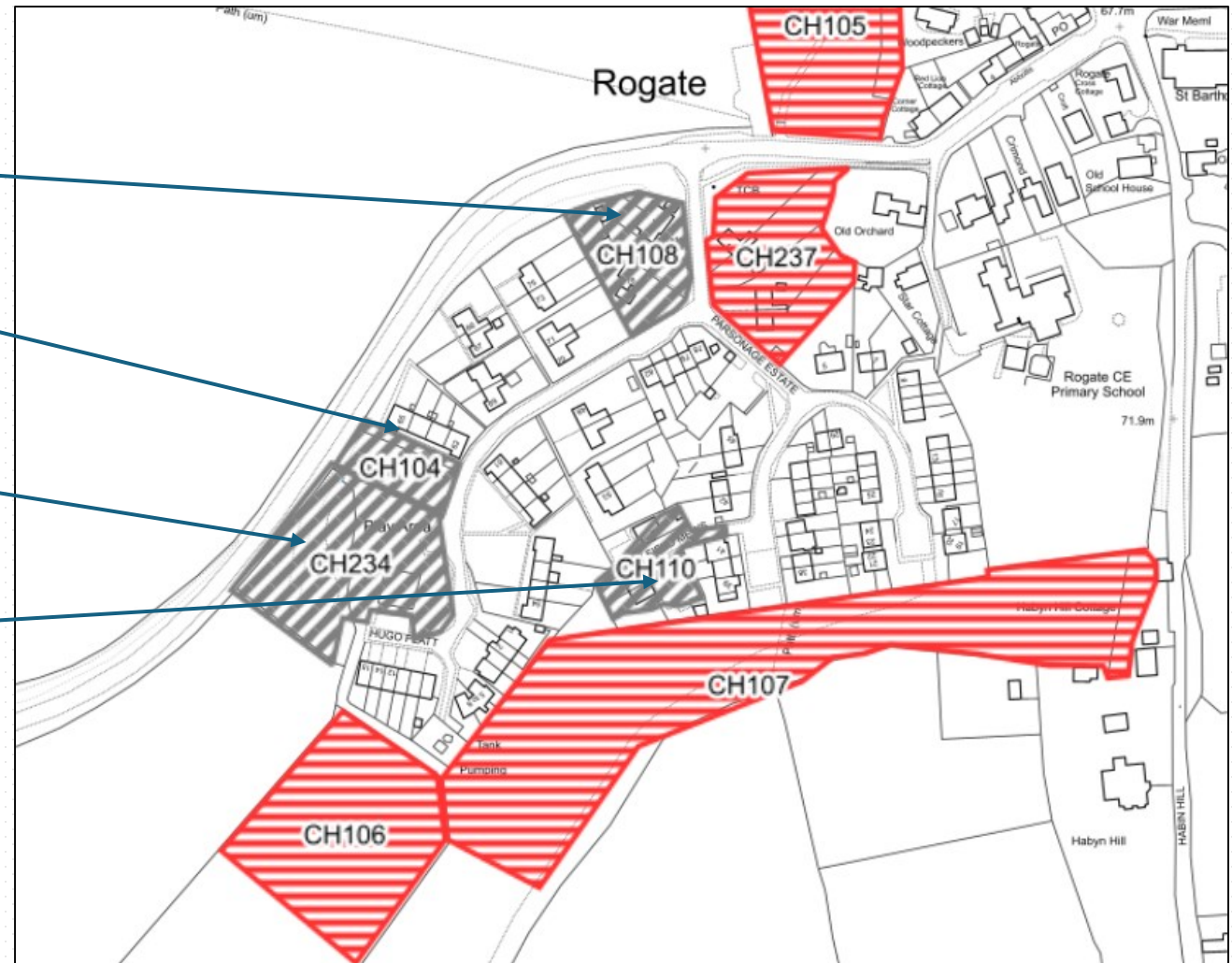
Site Ref Provisional Reason for exclusion

CH108 "The site is not considered suitable to accommodate development of 5 or more homes."

CH104 "The site is designated as a LGS in the Rogate & Rake NDP (see Policy CH1, LGS 4)."

CH234 "Land is designated as Local Green Space in the Rogate Neighbourhood Plan"

CH110 "The site is not considered suitable to accommodate development of 5 or more homes." [Site has already been developed](#)



Excluded site – Fyning

Provisional Reason for exclusion

CH253

"Greenfield site outside of, and not well related to, the settlement boundary."



Excluded sites - Rake

Site Ref Provisional Reason for exclusion

CH111 "The site is not well related to a settlement with a settlement policy boundary and is not previously developed land."

CH112 "The site is not considered suitable to accommodate 5 or more dwellings when considering tree constraints."

CH232 "The site is not considered suitable to accommodate 5 or more dwellings."



Phase 2

Rejected sites

Rejected sites are those found unsuitable when considered in more detail with assessments on:

- Suitability
- Availability
- Achievability /viability

Red hatching on maps

Phase 2 - Rejected sites

Example:

Site Ref	Address	Settlement	Prov' Recc'	Prov' Reason for rejection	Landscape Assessment	Suitability Assessment	Suitable	Availability Assessment	Available	Achievability Assessment	Achievable
CH237	Parsonage Housing Plots to east entrance / 1-4 Parsonage	Rogate	Rejected	The site is not available.	Moderate Sensitivity. The site sits in a prominent location in the village and the arrangement of properties provides a sense of place / a central setting to the estate, in combination with no.s 76 and 77. If considered for redevelopment, the opportunity could be taken to replicate this characteristic, whilst also better addressing the A272.	The site is within the Settlement Policy Boundary for Rogate. It is adjacent to the Conservation Area. There is a group of trees subject to a Tree Preservation Order in the far northeastern corner of the site. There is a small area of surface water flood risk in the southern area of the site. Access should be via the Parsonage Estate rather than a new access off the A272.	Yes	The site is not considered to be available. The site is under more than one ownership.	No	There is no reason to indicate why development on the site is not achievable.	Yes

Rejected Sites – Rogate

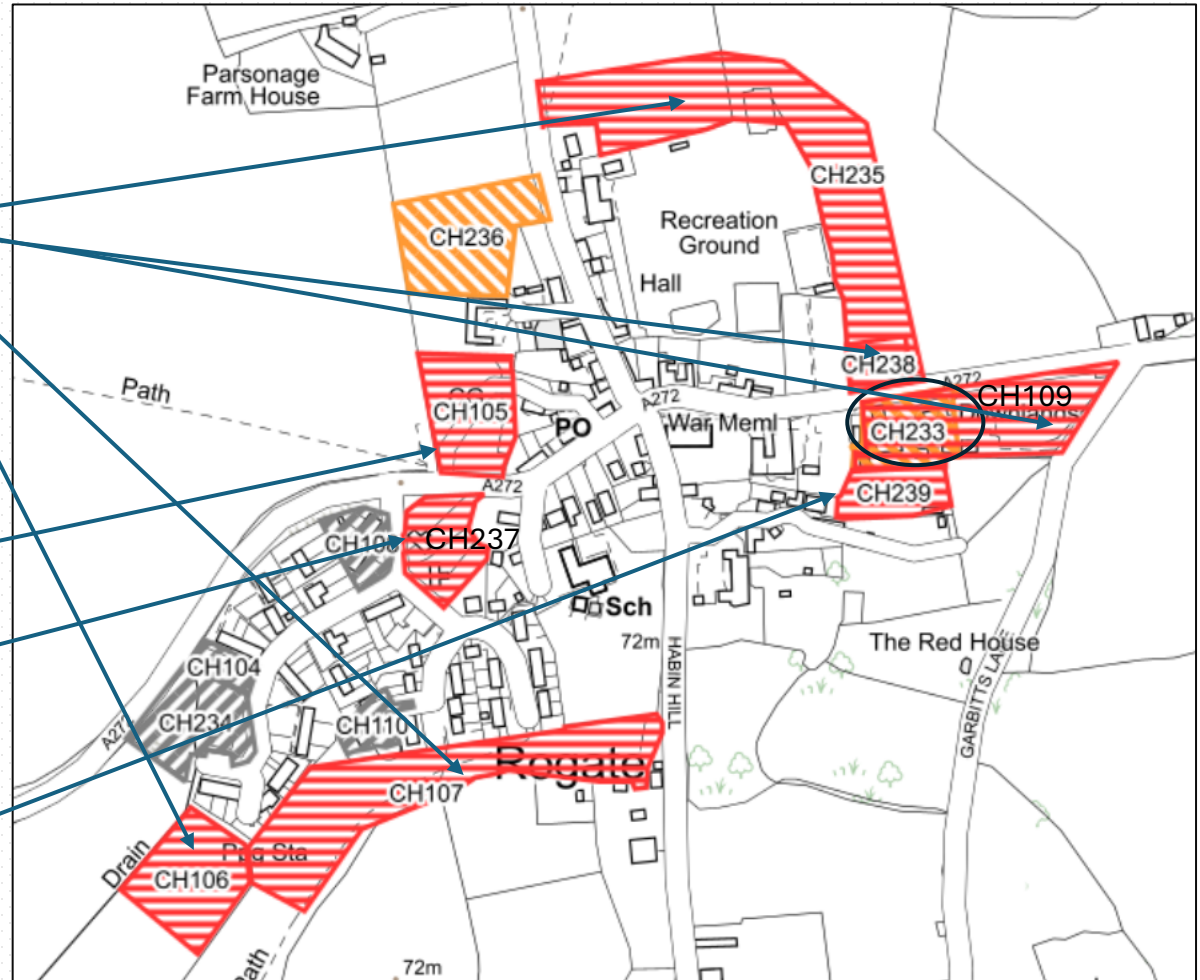
Provisional Reasons for exclusion

CH238, CH106, CH107, CH109, CH235
'Development on the site would have a potential adverse impact on the character and appearance of the landscape'

CH105 'The site is not considered to be available for development'

CH237 'Site is not available'

CH239 'Development on the site is not currently achievable due to lack of vehicular access'



Rejected Sites – Hillbrow

Provisional Reasons for exclusion

CH262 'The site is in active employment use'

CH263 'Development on the site would have a potential adverse impact on the character and appearance of the landscape'.



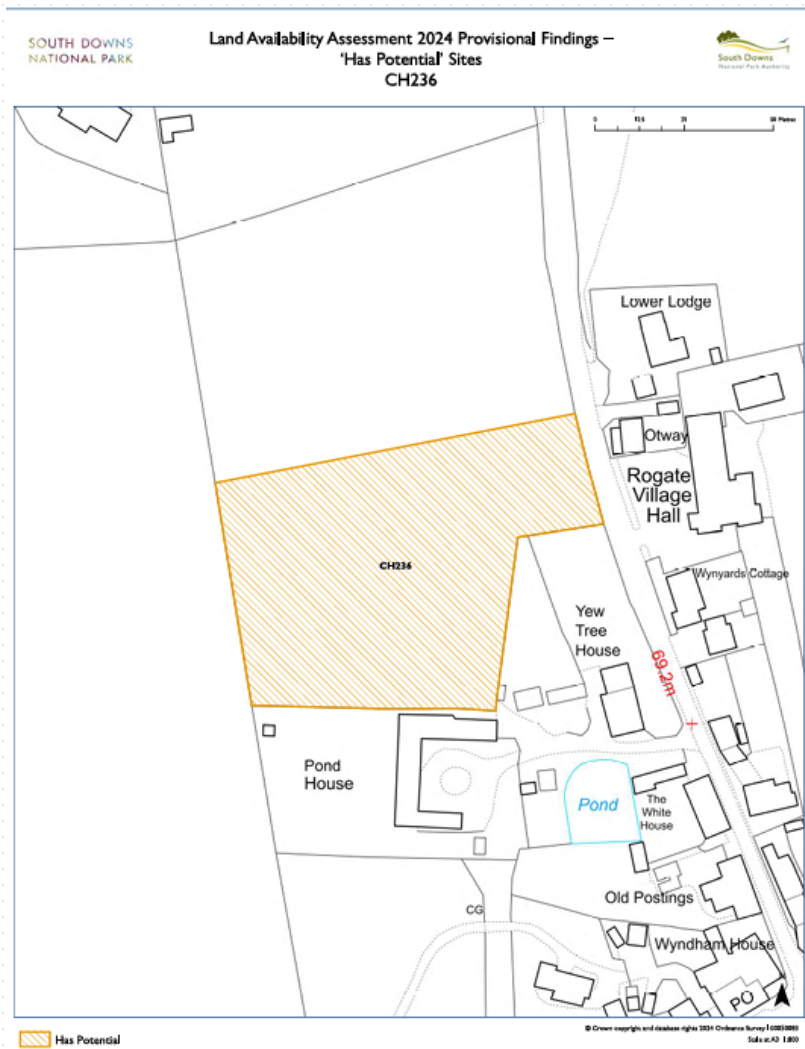
Phase 3

Sites for consultation

The sites put forward for consultation
have passed all the Phase 1 & 2
assessments

Orange hatching on maps

Has Potential Sites: CH236 Rogate Land West of Village Hall



South Downs Land Availability Assessment 2024 Provisional Findings Site Assessment Proforma

REF: CH236	Site Name: LAND WEST OF VILLAGE HALL
Settlement, Parish, District	Rogate, Chichester
Current Use	Agriculture
Use(s) considered	Residential

Landscape Assessment	Is the site suitable?
Moderate Sensitivity. The site sits within a wider landscape of modern fields; however, the site is notably visible from public rights of way to the east and has formed the settlement edge to the north of Rogate for some time. The site is adjacent to the conservation area.	Yes
Suitability	
In views toward the site, a sensitive development might fit in with the characteristics of this ridge-top settlement and be seen in the context of Pond House adjacent south. Access is likely to be achievable from North Street, subject to further assessment, but could impact the character of this part of North Street due to loss of hedgerow and so the design of any access will need to be carefully considered.	

Availability	Is the site available?
The site is being actively promoted and is available for development.	Yes

Achievability	Is the site achievable?
There is no reason to indicate why development on the site is not achievable.	Yes

Assessment Recommendation	Has Potential
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Reason for Rejection
Not applicable

Site Area (ha)	Estimated Yield
0.63	9

0-5 years	6-10 years	11-15 years
9		

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Availability The site is being actively promoted and is available for development.	Is the site available?
	Yes

Achievability There is no reason to indicate why development on the site is not achievable.	Is the site achievable?
	Yes

Assessment Recommendation	Has Potential
----------------------------------	---------------

Reason for Rejection Not applicable

Site Area (ha)	Estimated Yield
0.63	9

0-5 years	6-10 years	11-15 years
9		

ROGATE CH236: 'Has potential' site

Landscape Assessment. Moderate Sensitivity. The site sits within a wider landscape of modern fields; however, the site is notably visible from public rights of way to the east and has formed the settlement edge to the north of Rogate for some time. The site is adjacent to the conservation area.

Suitability: In views toward the site, a sensitive development might fit in with the characteristics of this ridge-top settlement and be seen in the context of Pond House adjacent south. Access is likely to be achievable from North Street, subject to further assessment, but could impact the character of this part of North Street due to loss of hedgerow and so the design of any access will need to be carefully considered.

Actively promoted: SDNPA have confirmed this means the site is available not that it is has promoted. This site was not submitted to SDNPA as part of the call for sites process.

Estimated yield: 'The consultation document does not set out any bespoke requirements for types of homes on this site. At this stage it is considered that the site could potentially be suitable for 9 homes in accordance with other policies in the Plan'.

ROGATE AND RAKE NEIGHBOURHOOD DEVELOPMENT PLAN 2021 – 2033

Referendum Version – March 2021



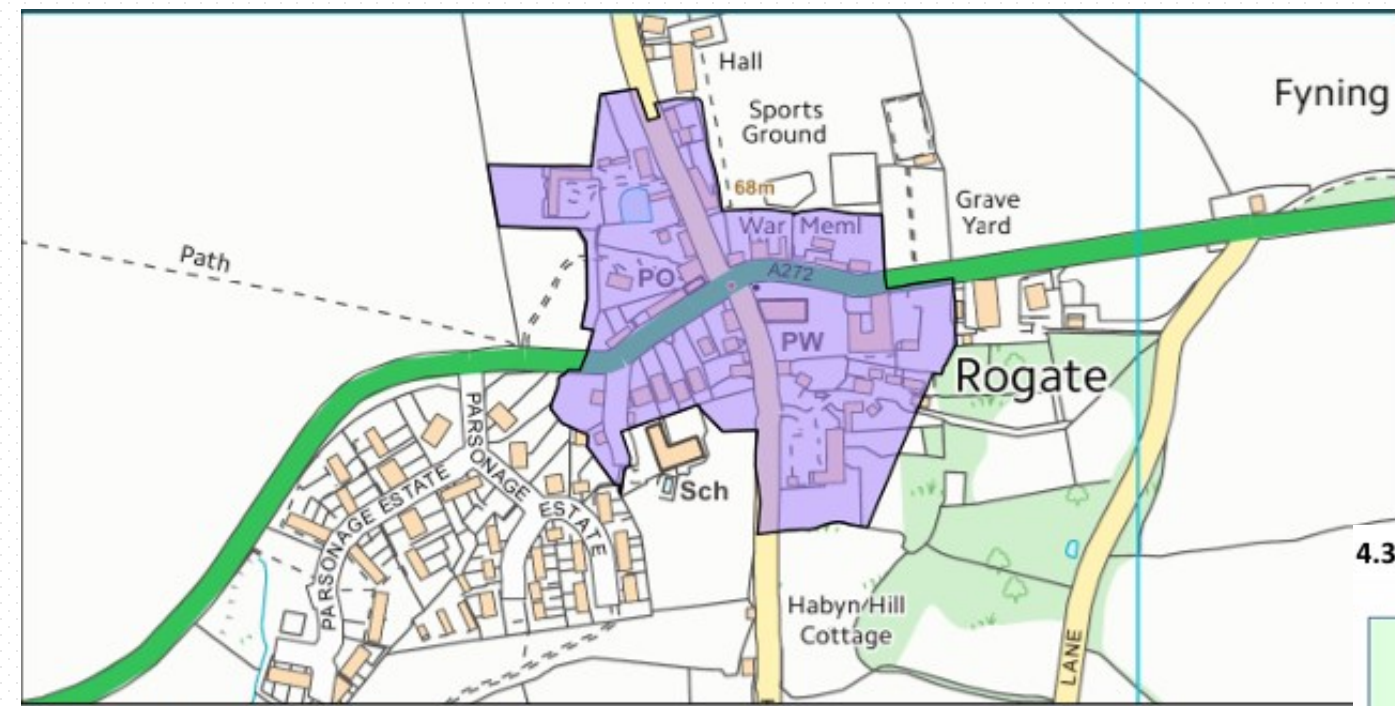
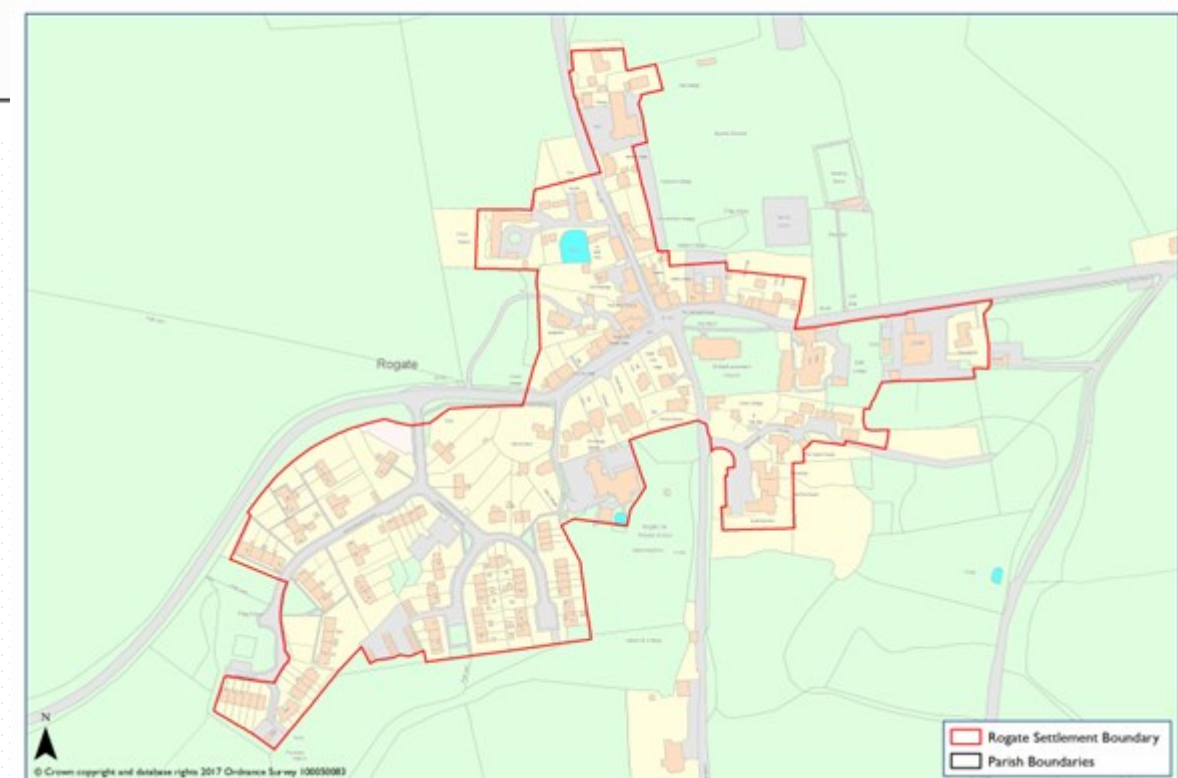


Figure 4.2 Rogate Conservation Area

4.3 Rogate Settlement Boundary



Policy NE1: To Conserve, Protect and Enhance the Natural Environment

Any new development must conserve and, wherever possible, enhance the natural environment and must not adversely affect the characterising views identified in this Plan. This broad principle includes geology, geo-diversity, wetlands, water systems, heathland, open spaces, notable trees, landscape setting, overall tranquillity, dark night skies and characterising views of the parish.

Development will be expected to contribute to and enhance the natural environment by:

- a. conserving and enhancing the natural beauty, landscape and scenic beauty of the parish and the National Park;
- b. ensuring that appropriate agricultural, horticultural, archaeological, geological and conservation interests are safeguarded;
- c. conserving the wider benefits of ecosystem services and minimising any adverse impact on biodiversity. This covers both designated sites and non-designated areas that may have biodiversity value either through the presence of endangered species or the diversity of the plants and species present; and
- d. preventing any new development from contributing to, or increasing the risk of, soil, air, water, light or noise pollution or land instability.

Proposals should take account of the South Downs Tranquillity Study 2015 and the Dark Sky Quality Map and use them as a baseline from which to assess any changes that will result from the proposal. Development should also take account of National Planning Guidance on water supply, wastewater and water quality.

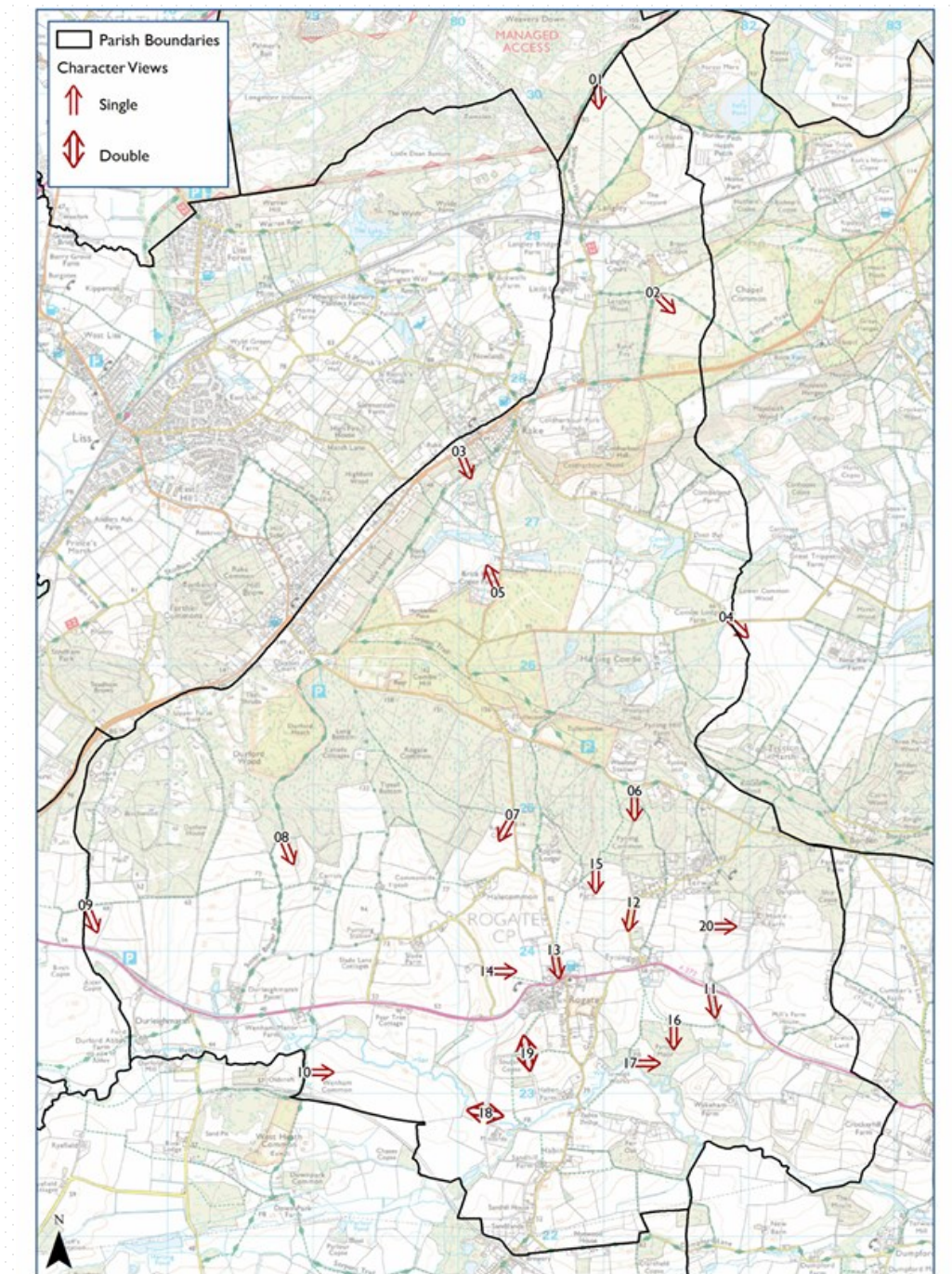
New and improved utility infrastructure will be supported in order to meet the identified needs of the community subject to other policies in the plan.

In the north of the parish, development proposals resulting in a net increase in residential units within 5km of any boundary of the Wealden Heath Phase II SPA will require a project-specific Habitats Regulations Assessment screening to determine whether a likely significant effect on the integrity of the site will result and any requirements for mitigation are identified.

Characterising Views

4.3.2 The Natural Environment policies seek to conserve and wherever possible enhance the special characteristics of the area. In demonstration of these characteristics, a number of views of special local significance within the parish have been identified to ensure that the character of Rogate and Rake that is recognised and loved by its residents is retained. See the list below and Figure 4.1 overleaf.

- 1 North Langley (Shipwrights Way Bridleway 3684/1187 looking South)
- 2 Chapel Common (Bridleway 1180-1 looking Southeast)
- 3 Oliver's Piece (B2070 looking Southeast)
- 4 Rake Road/Canhouse Lane junction (looking Southeast)
- 5 Bull Hill (Brick Kiln Farm looking North)
- 6 Fyning Recreation Ground (Bridleway 1163 looking South)
- 7 North Street (Rogate /Rake road, asparagus field looking South)
- 8 Southern edge of Durford Wood (Bridleway 3290-1 looking South)
- 9 South of Durford Court (Footpath 1151/1153 looking Southeast)
- 10 Wenham Common (Footpath 861 looking East)
- 11 St Peters Church (A272 looking South across Lupin Field)
- 12 Fyning Lane (looking Southwest)
- 13 North Street, Rogate (looking South)
- 14 Rogate Village (Footpath 1160 looking Southeast)
- 15 Rogate Village (Footpath 1162 looking South)
- 16 Fyning Moor (Footpath 1147 looking South)
- 17 Fyning Moor (River Rother Black Bridge looking East)
- 18 River Rother (Mizzards Footpath 1149 East and West)
- 19 Habin Hill (Footpath 1150/1147 looking South and North)
- 20 Dower House (A272) to Terwick Common (Track looking East)



Renault Garage and Bungalow South of A272, Rogate:

The two sites shown in the indicative layout in Figure 4.4, are allocated for a residential development for approximately 11 residential units, preferably developed comprehensively, or alternatively the two sites could be developed separately, subject to compliance with all relevant policies set out in this plan or the South Downs Local Plan. A reconfiguration to provide 9 residential units and 2 workshop units within the development would also be supported.

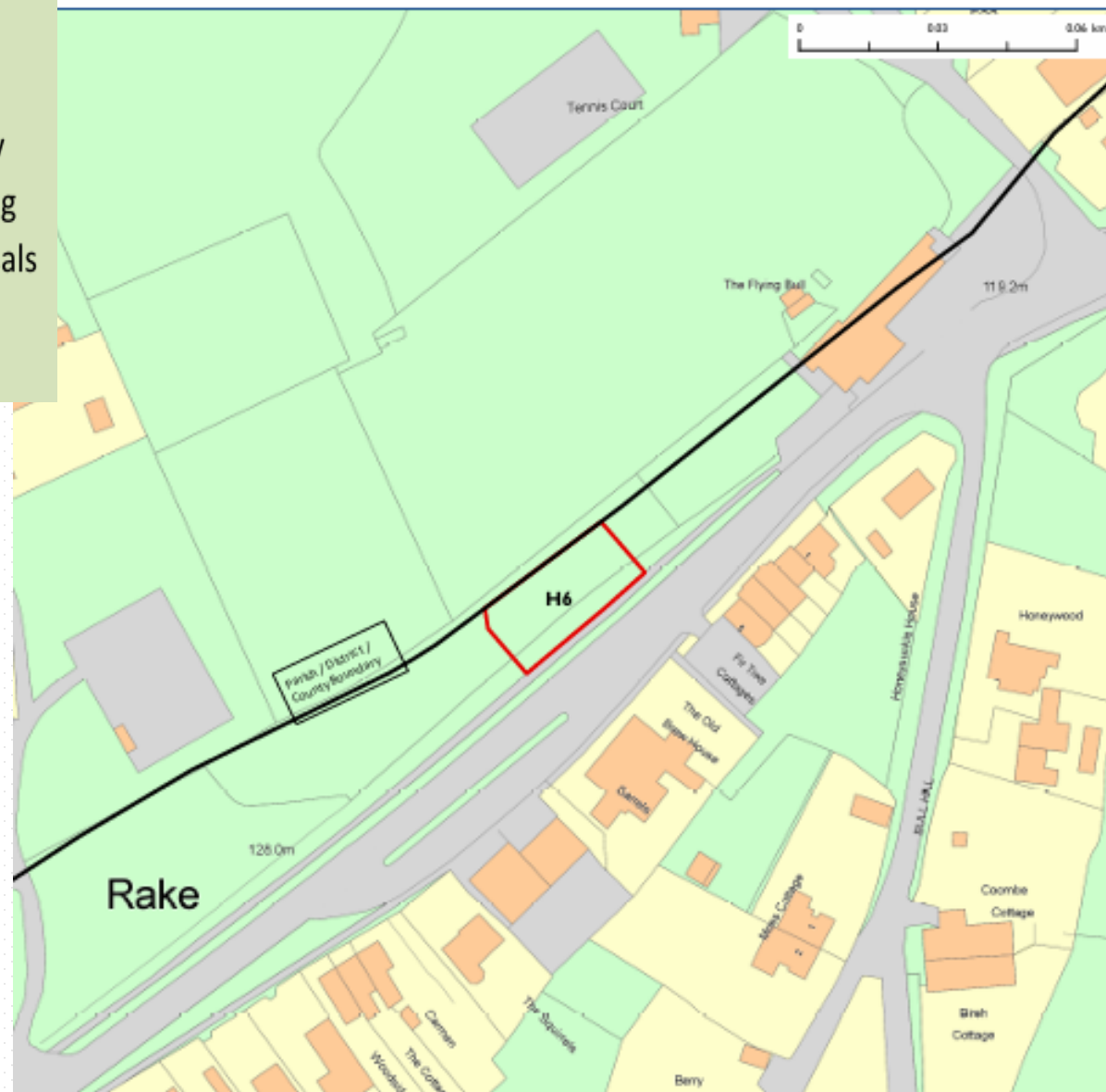
Rogate & Rake NP
Accepted site at
Renault Garage, Rogate



Land on North side of B2070 London Road West of Flying Bull PH, Rake:

The site outlined in red in Figure 4.5, is allocated for a residential development comprising two dwellings, subject to compliance with all relevant policies set out in this plan or the SDLP. The proposals will be expected to be informed by evidence as to the effect of the development on the existing trees on the site and incorporate measures to mitigate any adverse impact, should provide a landscaping scheme which will include soft landscaping along the site frontage and also be subject to an archaeological assessment. The proposals should include, via a planning obligation, the provision of a footpath along the western boundary of the site to connect London Road to the Village Hall grounds to the rear.

Rogate & Rake NP
Accepted site near
Flying Bull, Rake



Proposal 10(A): Land opposite to the Village Hall, as new flexible residential units

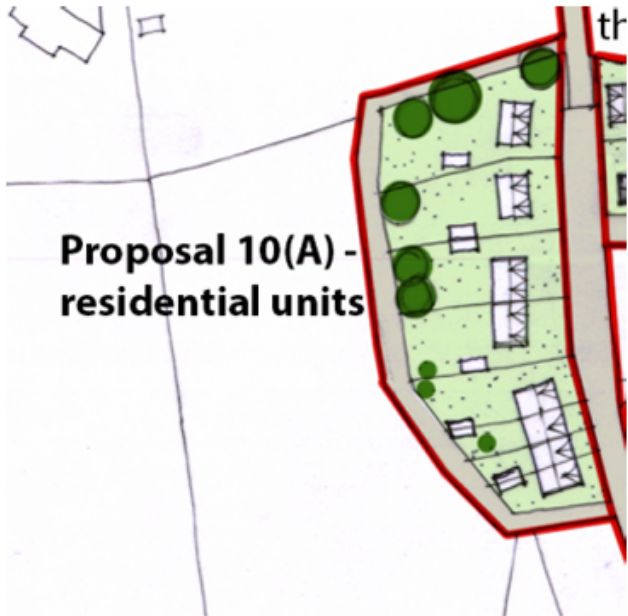
- i. Develop the site to accommodate a mix of approximately 8 private flexible residential units. The new units would include a percentage of affordable and/or subsidised rents in line with local need.
- ii. The illustrative layout shown contains buildings of up to 2 storeys in height, which will front onto the existing residential streets by way of building frontages. The new buildings will take their character from existing typologies within the Parish, and be in line with the Rogate and Rake Design Code.
- iii. Good quality existing trees and their root protection areas, as stipulated by a tree survey, shall be protected. Built form shall be arranged around these trees and their root protection areas. If this is not possible, then building should not occur.
- iv. Landscaping of the development will respect the green infrastructure character of Rogate.

Rogate & Rake NP – Considered SITE



Proposal 10(A): Land opposite to the Village Hall, as new flexible residential units

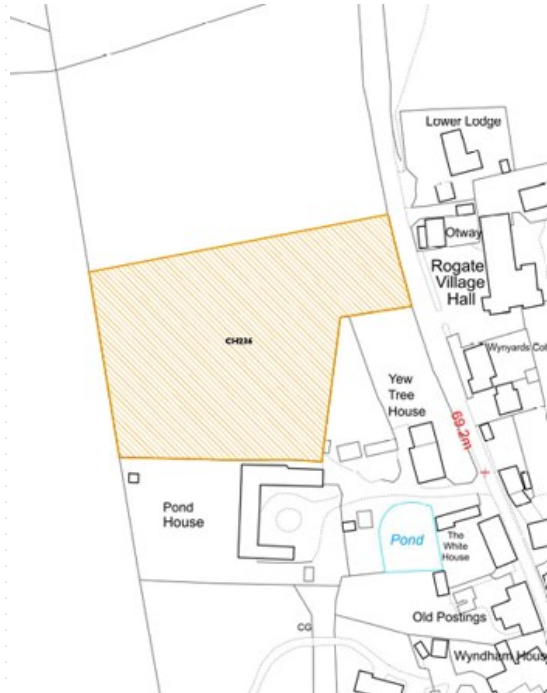
- i. Develop the site to accommodate a mix of approximately 8 private flexible residential units. The new units would include a percentage of affordable and/or subsidised rents in line with local need.
- ii. The illustrative layout shown contains buildings of up to 2 storeys in height, which will front onto the existing residential streets by way of building frontages. The new buildings will take their character from existing typologies within the Parish, and be in line with the Rogate and Rake Design Code.
- iii. Good quality existing trees and their root protection areas, as stipulated by a tree survey, shall be protected. Built form shall be arranged around these trees and their root protection areas. If this is not possible, then building should not occur.
- iv. Landscaping of the development will respect the green infrastructure character of Rogate.



Rogate & Rake NP – Rejection of Sites

Three areas of proposed development attracting the greatest number of “**Highly unsuitable**” responses were located around the centre of Rogate village: “Land in the centre of Rogate Village”, “**Land west of Rogate Village Hall**” and “Land surrounding the Rogate Recreation Ground”.

The community appears unwilling to accept development as proposed by a consultant’s report, which may alter the historical, architectural and cultural setting of Rogate village. This does not equate to an anti-development sentiment, as other areas in the Parish are regarded as more suitable for future development and land use change.



START consideration of sites with SDNPA:

Land is outside of, but adjacent to, Rogate Settlement Policy Boundary.

It is adjacent to the Conservation Area. Views are possible towards the site (currently an open field) from a number of locations, potentially including Characterising Viewpoints 13 and 14 in the Rogate and Rake Neighbourhood Development Plan.

In some views toward the site, a sensitive development might fit in with the characteristics of this ridge-top settlement, but overall the expansion northwards into this open countryside would not be encouraged while alternative options exist.

Access could be achieved from within the 30mph zone of North Street (subject to advice being sought from the County Highway Authority) but would likely result in a loss of a significant length of hedgerow in order to achieve safe visibility splays.

SDNPA recommendation - The SDNPA would not support development of this site due to landscape sensitivity.

Landowner comment

Some representation already made to Rogate Parish Council

- 1) Visibility splay requirements** – under highway regulations access to the site requires a large splay at the road junction where drivers could gain an unobstructed view in both directions which would cause the destruction of approx. 80m of historic hedging and a wall and a further 30m of hedging and trees belonging to the adjacent house.
- 2) Environmental damage to wildlife** reliant on hedgerows (which is registered bat home network and bat movement network).
- 3) Flooding** – North Street has a history of flooding. Works completed in 2023 have helped but they are reliant on the regular clearing of the pond and concerns remained about excess water ending up on the A272. Loss of hedgerows and fields would result in additional water on the road, towards houses lower down and onto the A272.
- 4) Proposal undermines Rogate and Rake Neighbourhood Development Plan (NP)** which looked in detail at suggested development sites in the village and consulted the community. Traffic problems; visual intrusion in the highest parts of the village; concern about increased traffic and changes to the look and feel to the village approach - reasons still make the site (which is agricultural land, adjacent to the conservation area, visible from two public footpaths and at least 10 dwellings) unsuitable.
- 5) Housing needs** – how many houses does Rogate need.

Some representation already made to Rogate Parish Council

- 6. Impact on listed buildings in conservation area** – the NP states permission will only be granted for development either with or within the setting of Rogate’s conservation area if it can be demonstrated that it will conserve or enhance the character of the designation and focuses on the need to retain existing views, vistas and glimpses (policy NE1).
- 7. Impact on village connection to wider landscape** - there would be significant landscape impact as the site is exposed with views of the site from a wide area to the west, north and east of the village impacting residents and people using designated footpaths. It would be a visual intrusion on the view from the north (looking across the valley down into Rogate) which represents one of the most picturesque vistas in the SDNP and all are ‘characterising views’ in the NP.
- 8. Access and traffic** – North Street is a very narrow, rural lane with vehicular width and speed restrictions (that are often ignored).
- 9. Pedestrian safety** - there are no pavements or street lighting and high volumes of traffic. Additional homes at this site would create additional vehicle movements making what is already a dangerous road considerably worse.
- 10. Impact of vehicle lights** on houses opposite the entrance.
- 11. New houses are needed** for the village to continue to grow and thrive, but the suggested location is not suitable.

SDNPA Local Plan Review timescales

Actions	Progress
Work on Local Plan Review started	2022 ✓
Call for sites (various uses)	Summer 2022 ✓
Early engagement (scope & ways to consult)	Summer 2024 ✓
Evidence gathering	Early evidence published Autumn 2024 ✓
Drafting policies and site allocations	Autumn 2024 ✓
Land Availability Assessment & Local Green Space Assessment	Provisional findings published Winter 2024 ✓
Public Consultation on draft Local Plan Review (Reg 18)	In progress ◀
Review consultation feedback	Spring 2025
Further evidence gathering	Spring – Summer 2025
Refine policies and allocations	Summer – Autumn 2025
Public Consultation on submission Local Plan Review (Reg 19)	Early 2026
Submit Local Plan Review for Examination	2026




**HAVE YOUR SAY
LOCAL PLAN REVIEW**

For more information scan the QR code or visit: www.southdowns.gov.uk/local-plan-review
First public consultation on the revised Local Plan Monday 20 January to Monday 17 March 2025

FIND OUT MORE AT ONE OF THESE CONSULTATION DROP-IN EVENTS:

Where:	Date:	Time:	Location:
Midhurst	Wednesday 22 January	6.30-8.30pm	South Downs Centre Memorial Hall, North Street, Midhurst GU29 9DH
Twyford	Saturday 25 January	2.00-5.00pm	Twyford Village Hall, Hazeley Rd, Twyford, Winchester SO21 1QY
Amberley	Tuesday 28 January	3.30-7.30pm	Amberley Church Hall, St Michael's Amberley, Church Street, Amberley, Arundel BN18 9ND
Petersfield	Wednesday 29 January	6.30-8.30pm	Festival Hall, Heath Road, Petersfield GU31 4EA
Liphook	Saturday 1 February	2.00-5.00pm	Liphook Church Centre, Portsmouth Road, GU30 7DJ
Lewes	Wednesday 5 February	6.30-8.30pm	Lewes Town Hall, High Street, Lewes BN7 2QS
Petworth	Wednesday 12 February	3.30-7.30pm	Leconfield Hall, Market Square, Petworth GU28 0HA
Lewes	Saturday 15 February	1.30-4.00pm	Cliffe Hall, 28 Cliffe High St, Lewes BN7 2AH

- East Sussex – Lewes
- Hampshire – Petersfield, Liphook, Twyford
- West Sussex – Midhurst, Amberley, Petworth

 planningpolicy@southdowns.gov.uk
 01730 814810
  South Downs Centre, North St, Midhurst, GU29 9DH



How to respond to SDNP

Comment online:

<https://sdnpalocalplanreview.commonplace.is/en-GB/proposals/west-sussex-survey/step1>

Email:

planningpolicy@southdowns.gov.uk

In writing:

Planning Policy Team, South Downs Centre,
North Street, Midhurst, West Sussex, GU29 9DH

Site reference:

CH236 – Land West of Rogate Village Hall

<https://www.southdowns.gov.uk/planning-policy/the-south-downs-local-plan-review/>

<https://www.southdowns.gov.uk/planning-policy/the-south-downs-local-plan-review/evidence-base/homes-and-economy/housing-and-economic-development-needs-assessment-2023/>