

3.0

Housing Assessment Outcomes

3.01 Sites with potential for allocation for housing development

- 3.1 Following the site assessment work, the following sites have been identified as having potential for development. This section does not include the larger strategic sites of more than 800 homes which may have some potential for development. The detailed write up for these sites is set out in the main Horsham District Local Plan Regulation 18 Consultation Document. The site names and SHLAA assessment numbers are listed below.

Large Scale Sites (800 homes or more)

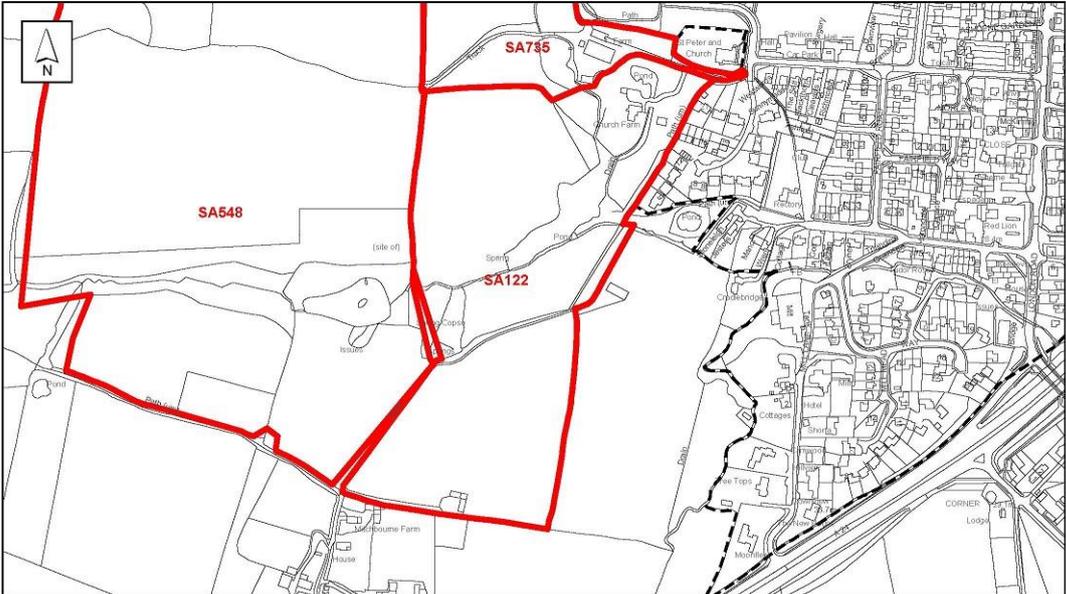
SA026, SA101, SA291 – Land west of Crawley
SA118 – Land East of Billingshurst (Little Daux)
SA119 – Land West of Worthing Road, Southwater
SA225, SA744, SA642, SA668 – Land West of Billingshurst (Newbridge Park)
SA414 – Land Northwest of Henfield (Mayfield) (also contains SA856 and SA858)
SA597 – Land at Adversane, West Chiltington Parish (Kingswood)
SA459 – Land at Kingsfold, (North West Horsham)
SA716 – Land at Buck Barn, West Grinstead (Weald Cross)
SA395 – Land at Rookwood

- 3.2 The outcomes from the site assessment process are for consultation only at this stage. The views that are submitted as part of the consultation process will be taken into account as the Council moves forward in the next stages of plan preparation. **No site in this section is allocated for development and they do not form Council policy.** This section includes sites which have been promoted for housing or mixed-use development (e.g. housing and commercial), but are housing led schemes. All sites are presented in parish order.

Ashington

Land south of Rectory Lane

A number of sites have been proposed south of Rectory Lane. These have been identified as having potential to be delivered as a single larger site. However, the individual site reports are set out on the following pages. Together they comprise SA122, SA131, SA548 and SA735.

Site Name: Land at Church Farm		SHELAA Ref number: SA122	
Site Map:			
			
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<small>Reproduced by permission of Ordnance Survey map on behalf of HMSO © Crown copyright and database rights (2020). Ordnance Survey Licence 100023865</small>		Reference No : Drawing No :	Date : 09/01/2020 Checked : Revisions :
Parish: Ashington			
Site Area: 8.4ha			
Site Location: The site is in the countryside south west of Ashington and partly abuts the Built Up Area Boundary.			
Site Description: The site comprises two large agricultural fields separated by woodland			
Site Access: The northern access to the site is via a track to Church Farm from Church Lane. The southern access to the site is via a track to Mitchbourne Farm which is in turn accessed from the slip road to Wiston Business Park from the northbound A24			
Proximity to services and facilities: The site is close to the centre of Ashington which is classified as a medium village, having a moderate level of services and facilities. There is a paved footway to the village centre along Rectory Lane and London Road. The site is within walking distance to the amenities and facilities of the settlement, for example the Ashington Community Centre 0.2km and the supermarket 0.5km.			

Environmental Considerations:

Landscape: The site does not lie within or near a protected landscape. The site slopes in a south north direction with a sharp drop across the centre which runs east to west.

Biodiversity: The site contains Spring Copse ancient woodland which would require protection as part of any development on this site. The land is partly within a Bat Sustenance Zone which requires habitats to be maintained to retain habitat for the protected Barbastelle Bat.

Archaeology/Heritage: The site contains Church Farmhouse, a Grade II listed building, and lies within the setting of the Church of St Peter and St Paul a Grade II* listed building. The norther part is an Archeological site and Archaeological Notification Area. Further information regarding the impact on these assets would be necessary before development could come forward in this location, and the setting of these assets would need to be protected.

Environmental Quality: The site lies within the Brick Clay (Weald Clay) Minerals Safeguarding area. The site was assessed as tranquil in nature during the site assessment.

Flooding: The site does not lie within an area identified as at risk of flooding (Flood zone 1)

Overall Summary: Very Negative Impacts (unlikely to be mitigated)

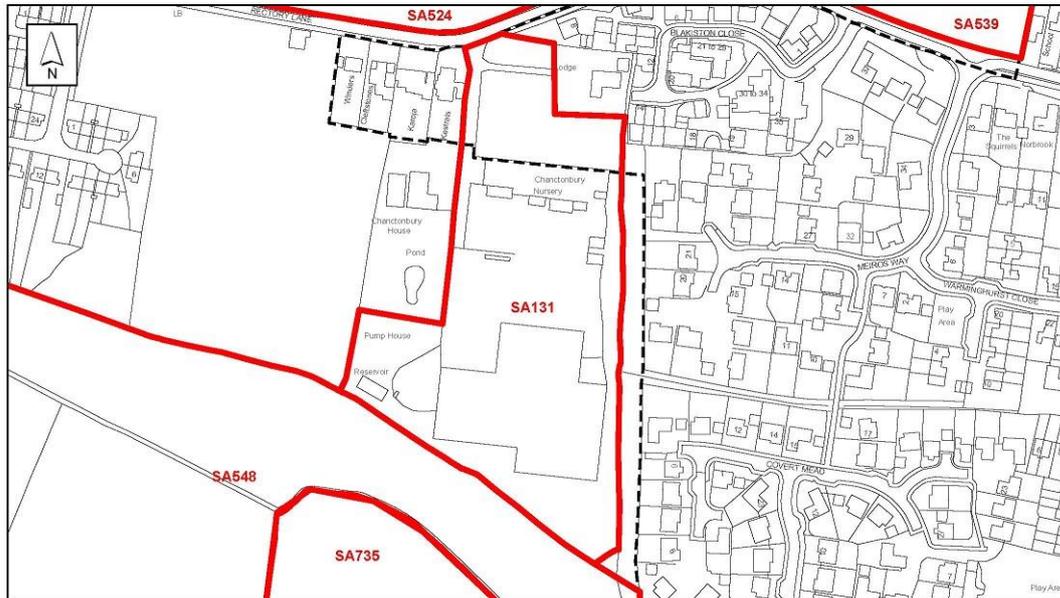
Site Assessment Conclusion: The northern section of this site has been identified as part of a potential housing allocation in the Ashington Regulation 14 Neighbourhood Plan and may therefore be delivered as part of a wider site allocation. However, if the site is assessed in isolation, the site is located in the countryside with the majority of the site separated from the settlement of Ashington (apart from the north eastern boundary which adjoins the defined settlement boundary of Ashington). The site slopes in a south-north direction with a sharp drop across the centre which runs east to west. Development would adversely affect the setting of a number of heritage assets including three listed buildings in close proximity to the site (including the Grade II* listed parish church of St Peter and St Paul), a Scheduled Monument and an Archaeological Notification Area. With the exception of the land identified by the Parish in their Neighbourhood Plan in the northern part, it is considered that the remainder of the site should not be allocated for development.

Estimated Housing Numbers: Part of wider total allocation of 225 homes identified by Ashington Parish Council. The site is not suitable for development in isolation.

Site Name: Chanctonbury Nurseries

SHELAA Ref number: SA131

Site Map:



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Drawing No :	Drawn :	Checked :	

Parish: Ashington

Site Area: 2.4ha

Site Location: The site is partially located in the built up area of Ashington. The southern section is located on the western boundary of the village and adjoins the existing built-up area boundary.

Site Description: The northern part of the site is an overgrown field bordered by hedgerows with some mature trees on the south and west and a residential hedge on the northeast corner. South of this is a yard containing three derelict farm buildings together with caravans a secure caravan store with part concrete part gravel roadways. The southern end of the site is disused greenhouses. Overgrown woodland bounds the southern edge of the site.

Site Access: The site is currently accessed via a track from Rectory Lane.

Proximity to services and facilities: The site is close to the centre of Ashington which is classified as a medium village, having a moderate level of services and facilities. There is a paved footway to the village centre along Rectory Lane and London Road.

Environmental Considerations:

Landscape: The site does not lie within or near a protected landscape. The site slopes very gently to the south. Due to surrounding overgrown hedges and trees the site is not visible from the wider area.

Biodiversity: The site and surrounding land is not designated as important for nature conservation. As the land has had previous uses, it is not likely to have high biodiversity value. There may be more potential on the overgrown field at the north end. Surveys would be required prior to any development on the site.

Archaeology/Heritage: The site does not contain or lie within the immediate setting of any designated heritage assets.

Environmental Quality: The site lies within the Brick Clay (Weald Clay) Minerals Safeguarding area. The site was assessed as tranquil in nature during the site assessment.

Flooding: The site does not lie within an area identified as at risk of flooding (Flood zone 1).

Combined RAG Rating: Neutral Impact

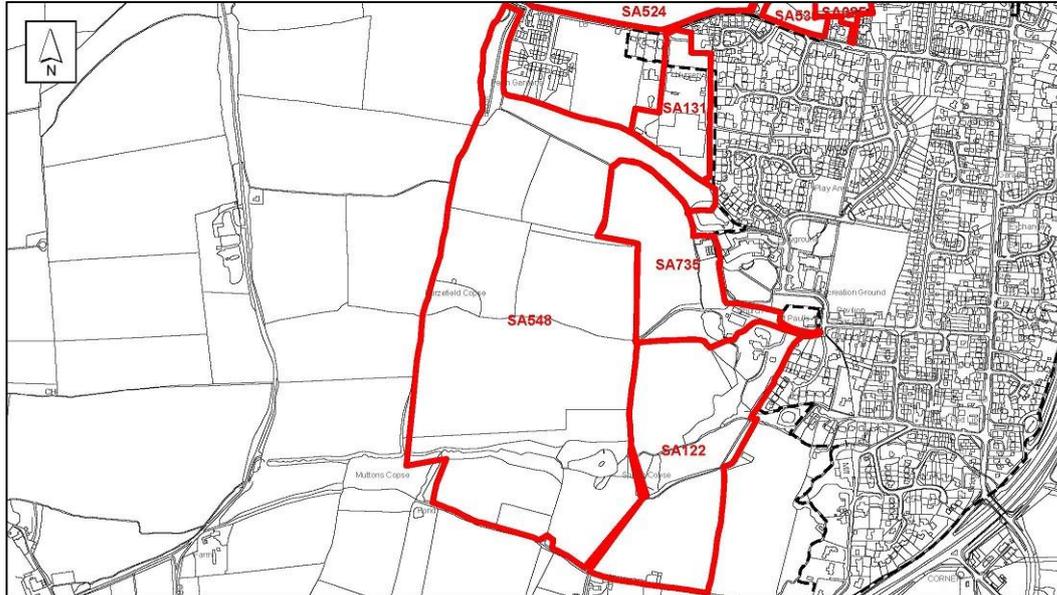
Site Assessment Conclusion: There are no specific environmental designations on the site, a portion of which has previously been in horticultural use. The site adjoins the settlement boundary of Ashington, which is classified as a medium village, having a moderate level of services and facilities. The area has a reasonable bus service linking the village to Horsham and Brighton. Appropriate regard would need to be given to a number of issues such as biodiversity, Brick Clay (Weald Clay) Minerals Safeguarding, Sustainable Drainage Systems (SuDS), climate change adaption and energy efficiency, affordable housing and the capacity of the nearby school prior to any development on this site. The site is in single ownership.

Estimated Housing Numbers: Part of wider total allocation of 225 homes identified by Ashington Parish Council

Site Name: Land at Church Farm (Wider site)

SHELAA Ref number: SA548

Site Map:



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Parish: Ashington

Site Area: 25ha

Site Location: This is a large scale site is in the countryside west of Ashington and partly adjoining the Built Up Area Boundary.

Site Description: This site is mostly agricultural fields bounded by hedgerows, woodland and scrubland.

Site Access: The eastern access to the site is via a track to Church Farm from Church Lane. The southern access to the site is via a track to Mitchbourne Farm which is in turn accessed from the slip road to Wiston Business Park from the northbound A24. The northern access is via a track from Rectory Lane.

Proximity to services and facilities: The site is 0.75km to the centre of Ashington which is classified as a medium village, having a moderate level of services and facilities.

Environmental Considerations:

Landscape: The site does not lie within or near a protected landscape. The site is flat and relatively open from within the site with high existing hedgerows to all field boundaries.

Biodiversity: The site and surrounding land is not designated as important for nature conservation with the exception of Spring Copse Ancient Woodland. It also lies within a Bat Sustenance Zone. It contains low biodiversity value pasture/grassland but with high biodiversity trees and hedgerows between the fields. If progressed as a development site appropriate ecological assessments will be needed and suitable protection and mitigation required

Archaeology/Heritage: The site contains heritage assets including three listed buildings in close proximity to the site (Mitchbourne House and Church Farmhouse, Grade II, St Peters and St Pauls Church Grade II*), a Scheduled Monument and Archaeological Notification Area.

Environmental Quality: The site lies within the Brick Clay (Weald Clay) Minerals Safeguarding area. The site was assessed as tranquil in nature during the site assessment.

Flooding: The site does not lie within an area identified as at risk of flooding (Flood zone 1).

Overall Summary: Unfavourable impacts (potential for mitigation)

Site Assessment Conclusion:

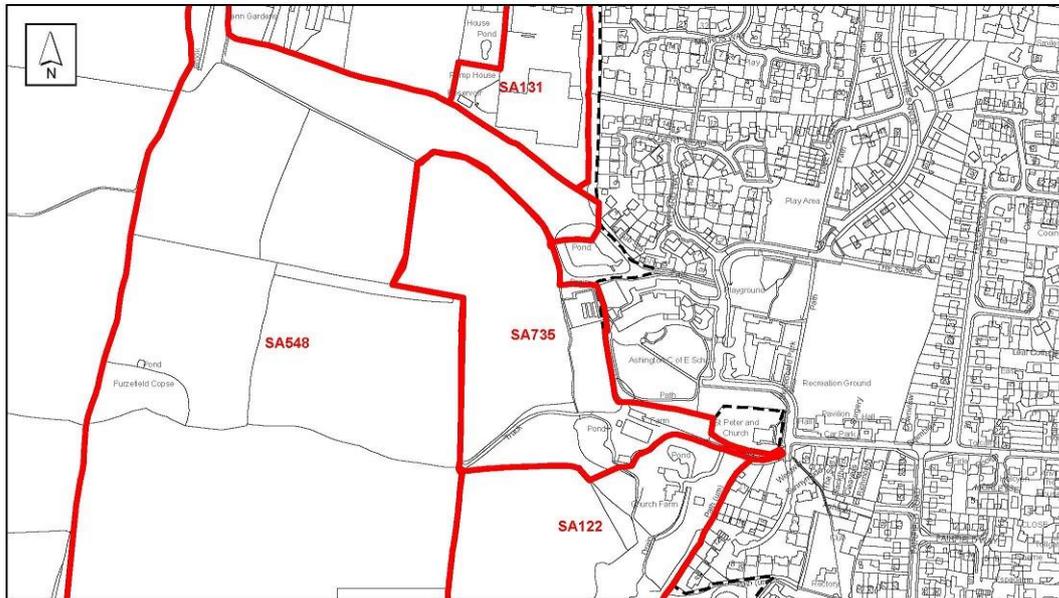
The northern section of this site has been identified as part of a potential housing allocation in the Ashington Regulation 14 Neighbourhood Plan. It may come forward for housing delivery via this route. If considered in isolation from the wider proposals contained in the draft Neighbourhood Plan documentation, the land is situated in the wider countryside with the majority of the site separated from the main settlement, apart from a small section on the eastern boundary, which adjoins the settlement boundary of Ashington. Overall, development would adversely affect the setting of a number of heritage assets including three listed buildings in close proximity to the site (Grade II* listed parish church of St Peter and St Paul), Scheduled Monument and Archaeological Notification Area. It is considered that this site as a whole should not be allocated for development. It should be noted SA735 falls within the eastern boundary of the site and has been considered for development as a separate site.

Estimated Housing Numbers: part of wider total allocation of 225 homes identified by Ashington Parish Council

Site Name: Land at Church Farm,
Ashington

SHELAA Ref number: SA735

Site Map:



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Parish: Ashington

Site Area: 5.3ha

Site Location: The site in the countryside adjoining the western built up area boundary of Ashington.

Site Description: The land is currently in agricultural use. The primary school and medium density housing are located east of the site, agricultural land to the south, woodland to the north and a mix of agricultural land and woodland to the west. A large tree is located in the centre of the site on the eastern side. An established hedgerow with areas of mature trees surrounds the site boundary.

Site Access: The site is currently accessed via a farm track which is linked to the lane south of St Peters and St Pauls Church via Church Lane.

Proximity to services and facilities: The site is relatively rural within easy walking distance from the centre of Ashington which is classified as a medium village, having a moderate level of services and facilities.

Environmental Considerations:

Landscape: The site does not lie within or near a protected landscape.

Biodiversity: The site and surrounding land is not designated as important for nature conservation. It contains low biodiversity value pasture/grassland

Archaeology/Heritage: The site lies within an Archaeological Site. This would require further investigation should development take place on this land.

Environmental Quality: The site lies within the Brick Clay (Weald Clay) Minerals Safeguarding area. The site was assessed as tranquil in nature during the site assessment.

Flooding: The site does not lie within an area identified as at risk of flooding (Flood zone 1).

Overall Summary: Neutral Impact

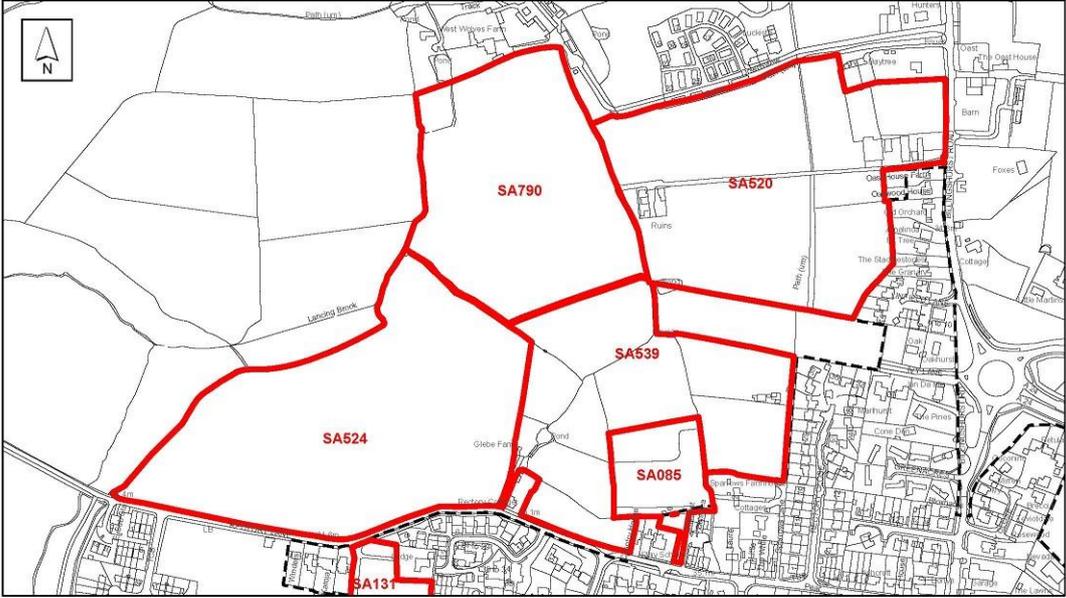
Site Assessment Conclusion:

The site has been identified as a potential housing allocation in the Ashington Regulation 14 Neighbourhood Plan. There are no identified environmental designations on the development site which adjoins the settlement boundary of Ashington. The settlement is classified as a medium village, having a moderate level of services and facilities. The site is in single ownership. The area has a reasonable bus service linking the village to Horsham and Brighton. Appropriate regard would need to be given to a number of issues such as archaeology and heritage assets (Archaeological Notification Area adjoins southern boundary), biodiversity, Brick Clay (Weald Clay) Minerals Safeguarding, Sustainable Drainage Systems (SuDS), climate change adaption and energy efficiency, affordable housing and the capacity of the nearby school as well as health facilities.

Estimated Housing Numbers: part of wider total allocation of 225 homes identified by Ashington Parish Council

Land North of Rectory Lane

A number of sites have been proposed north of Rectory Lane. These have been identified as having potential to be delivered as a larger site. However, the individual site reports are set out on the following pages. Together they comprise SA085, SA520, SA524, SA539, and SA790.

Site Name: Ashington Glebe Land		SHELAA Ref number: SA085	
Site Map:			
			
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Parish: Ashington			
Site Area: 1.1ha			
Site Location: The site is in the countryside north of Ashington and abuts the Built Up Area Boundary.			
Site Description: The site consists of a small rectangular field bounded by hedgerows with some mature trees.			
Site Access: The site is currently accessed via a farm gate from the back of Chanctonbury Playschool playground on Rectory Lane. Unless the surrounding site SA539 is developed access from Rectory Lane would involve removal of the school playground. It is noted that Rectory Lane becomes progressively narrower to the east.			
Proximity to services and facilities: The site is close to the centre of Ashington which is classified as a medium village, having a moderate level of services and facilities. There is a paved footway to the village centre along Rectory Lane and London Road.			

Environmental Considerations:

Landscape: The site does not lie within or near a protected landscape. The field slopes gently to the north. Due to the surrounding mature hedgerows and trees the site is largely hidden from the surrounding area.

Biodiversity: The site and surrounding land is not designated as important for nature conservation. The site consists of grassland but with high biodiversity mature hedgerows and trees. Further ecological assessment would be necessary prior to any development on the site.

Archaeology/Heritage: The site does not contain or lie within the immediate setting of any designated heritage assets.

Environmental Quality: The site lies within the Brick Clay (Weald Clay) Minerals Safeguarding area. The site was assessed as tranquil in nature during the site visit.

Flooding: The site does not lie within an area identified as at risk of flooding (Flood zone 1) but is prone to surface water flooding.

Overall Summary: Neutral Impact

Site Assessment Conclusion:

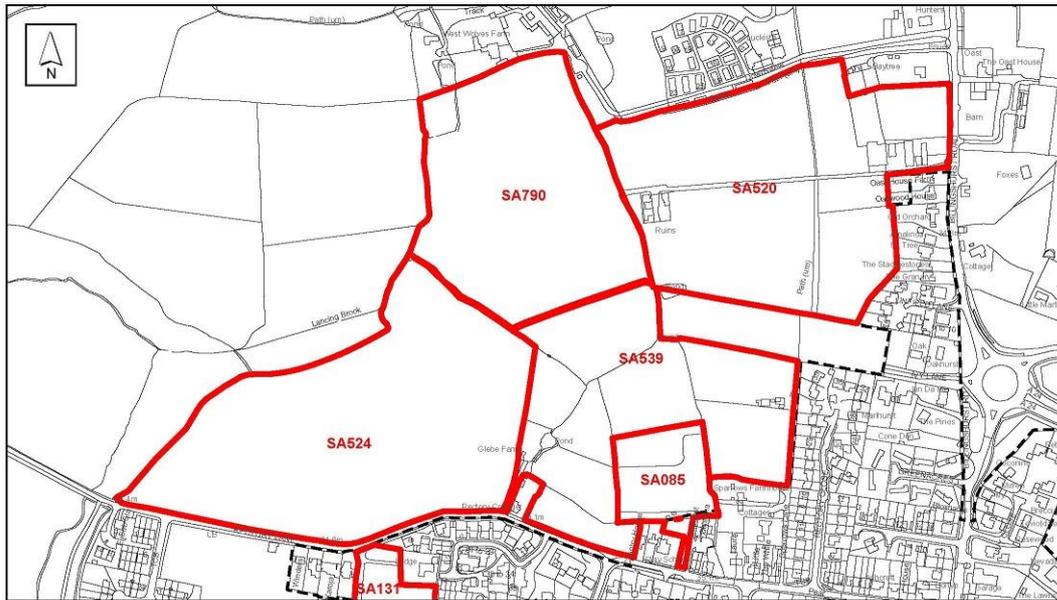
There are no specific environmental designations on this site. The site adjoins the settlement boundary of Ashington which is classified as a medium village, having a moderate level of services and facilities. The area has a reasonable bus service linking the village to Horsham and Brighton. Appropriate regard would need to be given to a number of issues such as biodiversity, Brick Clay (Weald Clay) Minerals Safeguarding, Sustainable Drainage Systems (SuDS), climate change adaption and energy efficiency, affordable housing and the capacity of the nearby school. The site is in single ownership. If brought forward with SA790, SA539, SA520 and SA524 a total of 400 dwellings could be delivered

Estimated Housing Numbers: 20

Site Name: Land at Oast House Farm

SHELAA Ref number: SA520

Site Map:



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Parish: Ashington

Site Area: 6.8 hectares

Site Location: The site is in the countryside north west of the built up area boundary of Ashington.

Site Description: The site is split into four sections by a farm track which runs east to west and a public right of way which runs north to south across the centre. The land is currently in agricultural use with a mix of grazing livestock and storage of farmyard machinery.

Site Access: The site is accessed from a farm track via Billingshurst Road (B2133). The upgrading of vehicular access, as appropriate for a housing development, is likely to lead to the loss of existing hedgerow. There is a tarmac footpath along Billingshurst Road to the village centre and nearby service station.

Proximity to services and facilities: The site is approximately 1km from the centre of Ashington and close walking distance to the London Road service station. Ashington is classified as a medium village, having a moderate level of services and facilities. The bus service is hourly Mon-Sat with 10 services on a Sunday linking the village to Worthing, Horsham and Crawley.

Environmental Considerations:

Landscape: The site does not lie within or near a protected landscape. The site comprises of flat grazing fields with some scrubby grassland. There are hedgerows surrounding the site boundary as well as one running north to south through the centre of the site adjacent to the public right of way. Mature trees run along part of the northern boundary and the whole of the southern boundary, which are covered by a Tree Preservation Order.

Biodiversity: The site is located within a Bat Sustenance Zone. The site and surrounding land is not designated as important for nature conservation. It contains low biodiversity value pasture/grassland but with high biodiversity trees and hedgerows between the fields. If progressed as a development site appropriate ecological assessments will be needed and suitable protection and mitigation required

Archaeology/Heritage: The site does not contain or lie within the immediate setting of any designated heritage assets.

Environmental Quality: The site lies within the Brick Clay (Weald Clay) Minerals Safeguarding area. The site was assessed as tranquil in nature during the site visit.

Flooding: The site does not lie within an area identified as at risk of flooding (Flood zone 1).

Combined RAG Rating: Neutral Impact

Site Assessment Conclusion:

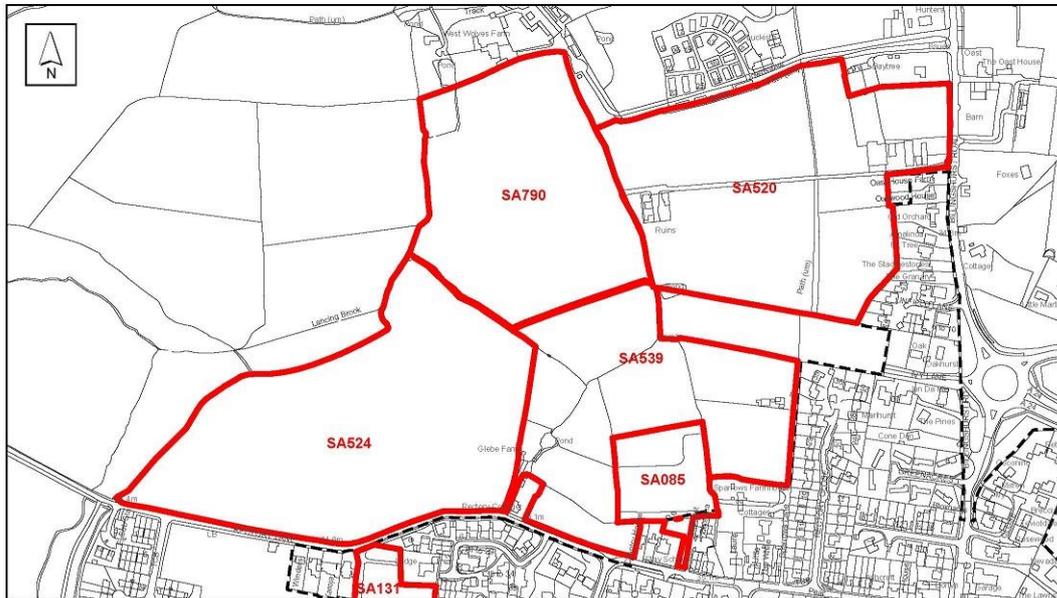
This site is considered to have potential for housing development. There are no apparent overriding environmental constraints to development. The site adjoins the settlement boundary of Ashington which is classified as a medium village, having a moderate level of services and facilities. The site is thought to be in multiple ownership. The area has a reasonable bus service linking the village to Horsham and Brighton. Appropriate regard would need to be given to a number of issues such as biodiversity, Brick Clay (Weald Clay) Minerals Safeguarding, Sustainable Drainage Systems (SuDS), climate change adaptation and energy efficiency, affordable housing and the capacity of the nearby school. It is considered that if brought forward by itself SA520 could deliver a minimum 85-100 dwellings within short to medium term (c.0-10 years). If brought forward with SA790, SA539, SA085 and SA524 a total of 400 dwellings could be delivered.

Estimated Housing Numbers: 95

Site Name: Land to the north of Rectory Lane

SHELAA Ref number: SA524

Site Map:



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Parish: Ashington

Site Area: 7.2 hectares

Site Location: The site is in the countryside north west of Ashington. The built up area boundary of Ashington is to the south of Rectory Lane which runs along the south east corner of the site.

Site Description: The site is a large arable agricultural field in three parts separated by hedgerows with mature oak trees running north to south. It is completely bounded by hedgerows with trees.

Site Access: The site is currently accessed from a farm gate on Rectory Lane and by a track alongside Rectory Cottage on the eastern boundary. It is noted that Rectory Lane becomes progressively narrower as you approach the site from the east.

Proximity to services and facilities: The site is 0.5km from the centre of Ashington which is classified as a medium village, having a moderate level of services and facilities. There is a paved footway to the village centre along Rectory Lane and London Road.

Environmental Considerations:

Landscape: The site does not lie within or near a protected landscape. The field slopes gently to the north and more steeply to the northeast. Due to the surrounding mature hedgerows and trees the site is largely hidden from the surrounding area.

Biodiversity: The site and surrounding land is not designated as important for nature conservation. It contains low biodiversity value arable crops but with high biodiversity trees and hedgerows within and on the borders. If progressed as a development site appropriate ecological assessments will be needed and suitable protection and mitigation required.

Archaeology/Heritage: The site does not contain or lie within the immediate setting of any designated heritage assets.

Environmental Quality: The site lies within the Brick Clay (Weald Clay) Minerals Safeguarding area. The site is considered tranquil. It appears to be good agricultural land supporting an existing Maize crop.

Flooding: The site does not lie within an area identified as at risk of flooding (Flood zone 1) but there is risk for surface water run off to areas downslope to north of site.

Combined RAG Rating: Unfavourable Impacts (with potential for mitigation)

Site Assessment Conclusion:

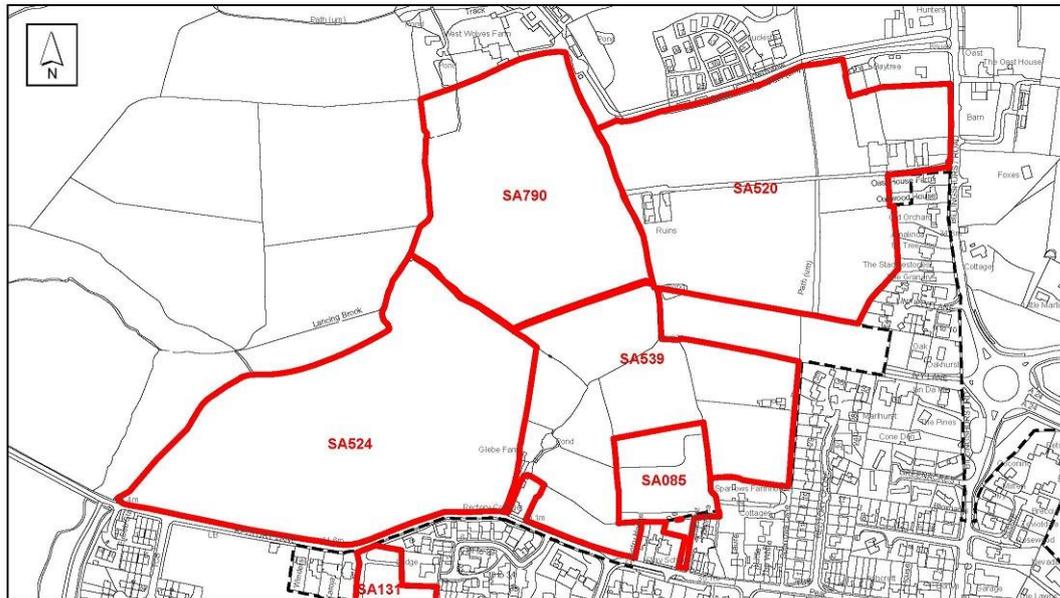
This site may have potential for housing development as part of a comprehensive scheme, should the sites to the east (SA539 & SA085) also be developed. There are no specific environmental designations on this site. The site adjoins the settlement boundary. Ashington is classified as a medium village, having a moderate level of services and facilities. The area has a reasonable bus service linking the village to Horsham and Brighton. Appropriate regard would need to be given to a number of issues such as biodiversity, Brick Clay (Weald Clay) Minerals Safeguarding, Sustainable Drainage Systems (SuDS), climate change adaption and energy efficiency, affordable housing and the capacity of the nearby school. The site is in single ownership. If brought forward with SA790, SA539, SA085 and SA524 a total of 400 dwellings could be delivered.

Estimated Housing Numbers: 140

Site Name: Land North of Glebe Farm, Ashington

SHELAA Ref number: SA539

Site Map:



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Parish: Ashington

Site Area: 3.9 hectares

Site Location: The site is in the countryside north of Ashington and abuts the Built Up Area Boundary to the east. Rectory Lane runs along the southern portion of the site and also forms a boundary with the built form of Ashington village.

Site Description: The site consists of seven grassy fields bounded by hedgerows with some mature trees. There are farm buildings in the northwestern corner of the site. An area of woodland adjoins the northern boundary of the site.

Site Access: The site is currently accessed from a farm gate on Rectory Lane and via a track alongside Rectory Cottage on the western boundary. A farm gate from a driveway becomes a footpath along the eastern boundary of the site. It is noted that Rectory Lane becomes progressively narrower to the east.

Proximity to services and facilities: The site is close to the centre of Ashington which is classified as a medium village, having a moderate level of services and facilities. There is a paved footway to the village centre along Rectory Lane and London Road.

Environmental Considerations:

Landscape: The site does not lie within or near a protected landscape. The field slopes gently to the north and northwest. Due to the surrounding mature hedgerows and trees the site is largely hidden from the surrounding area.

Biodiversity: The site and surrounding land is not designated as important for nature conservation. Oakwood Copse which abuts the northwest boundary of the site is an area of mature woodland which is protected by a Tree Preservation Order. This area of woodland would need to be retained. The site consists of grassland but is bounded by mature hedgerows and trees. Further ecological survey work would be required before any development could take place on this land.

Archaeology/Heritage: The site does not contain or lie within the immediate setting of any designated heritage assets.

Environmental Quality: The site lies within the Brick Clay (Weald Clay) Minerals Safeguarding area. The site was assessed as tranquil in nature during the site visit.
Flooding: The site does not lie within an area identified as at risk of flooding (Flood zone 1) but is prone to surface water flooding.

Combined RAG Rating: Neutral Impact

Site Assessment Conclusion:

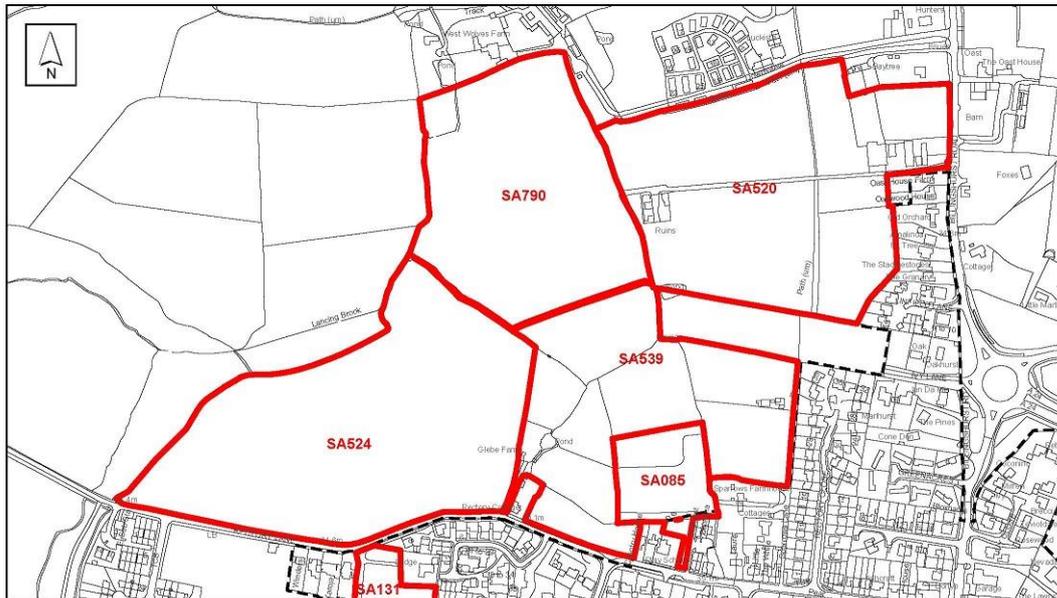
There are no specific environmental designations on this site. The site adjoins the settlement boundary of Ashington which is classified as a medium village, having a moderate level of services and facilities. The area has a reasonable bus service linking the village to Horsham and Brighton. Appropriate regard would need to be given to a number of issues such as biodiversity, Brick Clay (Weald Clay) Minerals Safeguarding, Sustainable Drainage Systems (SuDS), climate change adaption and energy efficiency, affordable housing and the capacity of the nearby school. The site is in single ownership. If brought forward with SA790, SA539, SA085 and SA524 a total of 400 dwellings could be delivered.

Estimated Housing Numbers: 80

Site Name: Land South of West Wolves Farm

SHELAA Ref number: SA790

Site Map:



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Parish: Ashington

Site Area: 5ha

Site Location: The site lies within the countryside separated by fields from western built up area boundary of Ashington. The fields separate between the site and the urban boundary are also promoted for development (see SA520, SA539, SA085 and SA524).

Site Description: The land is currently in agricultural use with a mix of pasture for grazing livestock and storage of farmyard machinery. Agricultural fields lie to the east, south and west with West Wolves Farm (Grade II Listed Building) located to the north. An established hedgerow with mature trees surrounds the site.

Site Access: The site is currently accessed from a farm track which runs through the adjoining field (SA520) from Billingshurst Road (B2133). The upgrading of vehicular access, as appropriate for a housing development, is likely to lead to the loss of existing hedgerow. There is a tarmac footpath along Billingshurst Road to the village centre and nearby service station.

Proximity to services and facilities: The site is approximately 1km from the centre of Ashington and close walking distance to the London Road service station. Ashington is classified as a medium village, having a moderate level of services and facilities.

Environmental Considerations:

Landscape: The site does not lie within or near a protected landscape.

Biodiversity: The site and surrounding land is not designated as important for nature conservation. It contains low biodiversity value pasture/grassland

Archaeology/Heritage: The site lies within the setting of West Wolves Farmhouse Grade II listed building. The impact on the heritage and setting of this building would need to be protected were development to take place in this location.

Environmental Quality: The site lies within the Brick Clay (Weald Clay) Minerals Safeguarding area. The site was assessed as tranquil in nature during the site visit.

Flooding: The site does not lie within an area identified as at risk of flooding (Flood zone 1).

Combined RAG Rating: Neutral Impact

Site Assessment Conclusion:

There are no specific environmental designations on this site. The land lies within easy walking distance to Ashington, which is classified as a medium village, having moderate level of services and facilities. The site is in single ownership. By itself development of this site would be out of keeping. If the land were to come forward with SA520, SA539, SA085 and SA524 the suitability of this site would increase. The area has a reasonable bus service linking the village to Horsham and Brighton. Appropriate regard would need to be given to a number of issues such as biodiversity, Brick Clay (Weald Clay) Minerals Safeguarding, Sustainable Drainage Systems (SuDS), climate change adaption and energy efficiency, affordable housing and the capacity of the nearby school. It is felt that is brought forward together SA790, SA520, SA539, SA085 and SA524 could deliver a total of 400 dwellings.

Estimated Housing Numbers: 70

Billingshurst

Site Name: Blackthorne Barn		SHELAA Ref number: SA656	
Site Map:			
Horsham District Council Parkside, Chart Way, Horsham West Sussex RH12 1RL Barbara Childs : Director of Place		Billingshurst	
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Site Area: 0.7 hectares			
Site Location: The site lies within the countryside adjoining the southern Built up Area Boundary of Billingshurst. It is surrounded on three sides by development. To the south is a paddock then open countryside.			
Site Description: The site comprises a dwelling house and livery block with adjacent paddock.			
Site Access: The site is accessed from Marringdean Road via a tree lined drive, which also serves the listed Great Gilmans Farmhouse.			
Proximity to services and facilities: The site adjoins the urban boundary of Billingshurst which is classified as a large village / small town, having a good range of services and facilities with strong community networks and local employment provision, together with reasonable rail and bus services. It acts as a hub for smaller villages but also has some reliance on larger settlements to meet some of the residents day to day needs. Both primary and secondary schools are located within the village. The train station and secondary school are within walking distance. The town centre is not within easy walking distance, which may lead to some reliance on private motor vehicles should the site be allocated.			
Environmental Considerations:			
Landscape: The site does not lie within or near a protected landscape. The western boundary contains trees protected by a Tree Preservation Order (TPO).			
Biodiversity: The site is not designated as important for nature conservation, however, it does lie within a Bat Sustenance Zone where habitats to maintain feeding habitats for bats would need to be retained.			
Archaeology/Heritage: The site lies within an Archaeological Notification Area and potentially within the setting of a Grade II Listed Building, Great Gilmans Farmhouse, which lies approximately 40m to south east of site.			

Environmental Quality: The site lies within the Brick Clay (Weald Clay) Minerals Safeguarding area.

Flooding: The site does not lie within an area identified as at risk of flooding (Flood zone 1)

Overall Summary: Neutral Impacts

Site Assessment Conclusion:

The site lies in the countryside adjoining the Built-Up Area Boundary (BUAB) of Billingshurst, which is classified as a small town / larger village in the settlement hierarchy. The village has a good range of services and facilities, including a range of shops, railway station and both primary and secondary schools. The site is being actively promoted for development. It adjoins built development to the north and west of the site and is close to the new development south of Billingshurst which is allocated in the Horsham District Planning Framework. The site lies within the wider Bat Sustenance Zone and Archaeological Notification Area. The western border contains trees protected by Tree Preservation Orders. A Grade II listed dwelling, Great Gillmans Farmhouse lies to the south east of the site. The site itself comprises a dwelling and livery with field/paddock. The proximity of the listed building together with the low density of development adjoining the site is likely to limit the amount of housing which could come forward on this land.

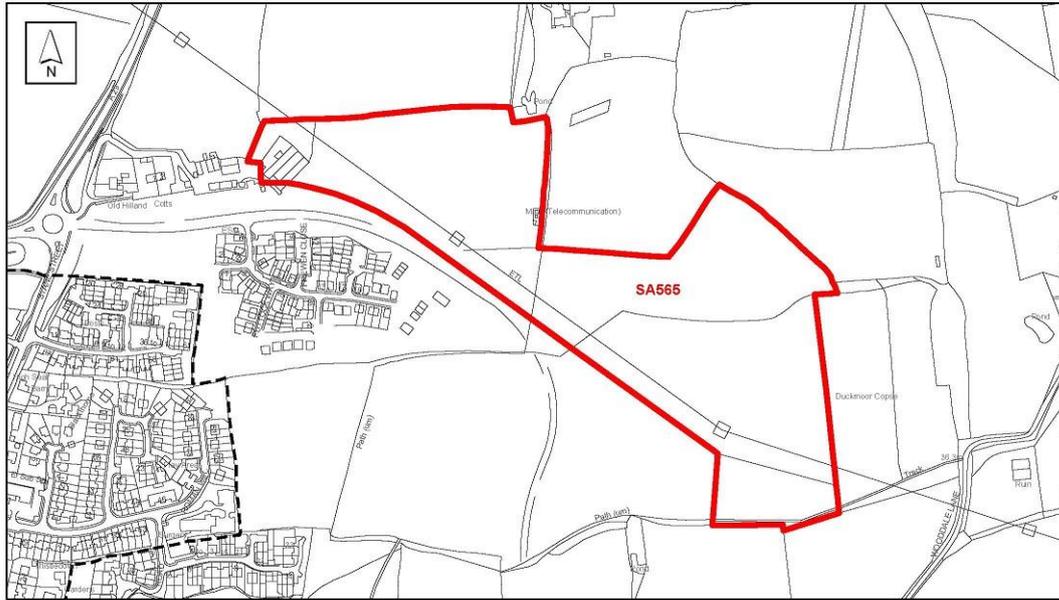
In addition to the above considerations, appropriate regard would need to be given to a number of other issues, such as, biodiversity impacts, Brick Clay (Weald Clay) Minerals Safeguarding, Sustainable Drainage Systems (SuDS), climate change adaptation and energy efficiency, the capacity of the nearby school to accommodate additional development, improved transport links and access to health facilities.

Estimated Housing Numbers: 8

Site Name: Land at Hilland Farm

SHELAA Ref number: SA565

Site Map:



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Drawing No :	Drawn :	Checked :	Scale : 1: 4,000 at A4 Revisions :

Parish: Billingshurst

Site Area: 9.1 hectares

Site Location: The site lies within the countryside between the recently extended urban boundary of Billingshurst to the south of the site and land which is now permitted for employment development to the north.

Site Description: The site comprises agricultural fields with a row of pylons crossing the site within the south-western border. A telecommunication mast lies within the border of the site. The site is gently undulating with the highest point of the site in the north east corner of the site. To the south-west lies the village of Billingshurst and a new housing estate extends the urban area up to the boundary of the site. Land to the north of the site has permission for employment, including a petrol filling station with a shop and a drive through coffee unit. This has now commenced. A dwelling, screened by trees is set back from the north eastern corner of the site. A farmhouse, farm buildings and some cottages lie to the west of the northern section and farmland lies to the east.

Site Access: The site is currently accessed via a farm road off the Hilland Roundabout on the A29. It is anticipated that any development would be accessed via the new residential estate road which lies to the south of the site. A public right of way links the site to the town centre.

Proximity to services and facilities: The site adjoins the urban boundary of Billingshurst which is classified as a large village / small town, having a good range of services and facilities with strong community networks and local employment provision, together with reasonable rail and bus services. It acts as a hub for smaller villages but also has some reliance on larger settlements to meet some of the residents day to day needs. The town centre is within walking distance and there will be a petrol filling station with shop in the adjacent permitted employment site. Both primary and secondary schools are located within the village.

Environmental Considerations:

Landscape: The site is open in character. The site slopes down from the north east corner to the south west (gentle-medium slope) and the south eastern section undulates with gentle to medium slopes. The pylons in this area detract from the wider landscape, but some elements of the site are more visually sensitive - development on the ridgeline would be particularly visible.

Biodiversity: The site and surrounding land is not designated as important for nature conservation however the site does lie within a Bat Sustenance Zone and habitats to maintain feeding habitats for bats would need to be retained.

Archaeology/Heritage: The site lies within an Archaeological Notification Area and an archaeological survey would be necessary before any development could come forward. No Listed Buildings lie within or adjacent the site.

Environmental Quality: The land is believed to fall within a 3b agricultural land classification. It does not lie within a water source protection zone. Pylons cross the site and a telecommunication mast lies within the site. The land to the north has permission for employment. Development would need to ensure that there is no risk to residents from this site from any future noise, smell or vibration which may originate in future. The site lies within a Brick Clay (Weald Clay) Minerals Safeguarding Area. Any development will need to ensure there is no adverse impact on this resource.

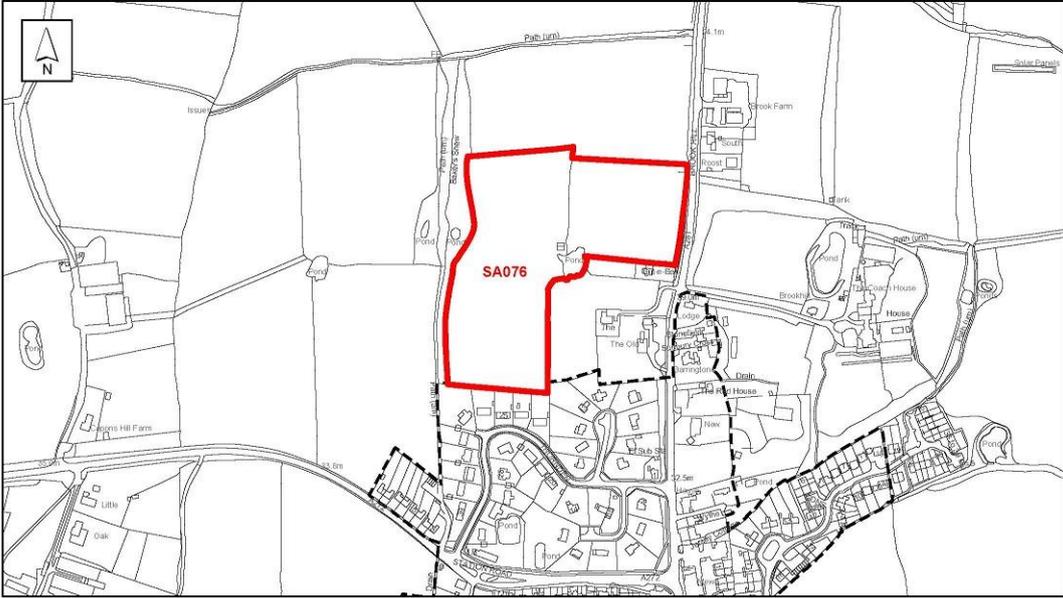
Flooding: The site does not lie within an area identified as at risk of flooding (Flood zone 1)

Overall Summary: Unfavourable Impacts (with potential for mitigation)

Site Assessment Conclusion: The greenfield site lies in the countryside adjoining a recent housing development to the south which is proposed for inclusion in the Built-Up Area Boundary (BUAB) of Billingshurst. A permitted employment site lies to the north. Billingshurst is identified as a small town / larger village in the settlement hierarchy and has a good range of services and facilities. Due to landscape and visual sensitivity of the area, only the north-west segment of this site is considered to have potential for either employment or housing development. The public right of way which crosses forms the eastern most boundary to the land considered developable. Housing development could potentially take the form of low rise flats with landscape mitigation (approximately 2 hectares). Development on this site would be subject to appropriate consideration being given to a number of issues such the row of pylons which cross the site, the Archaeological Notification Area, the Bat Sustenance Area, and, if progressed for housing, noise or similar from the permitted employment to the north, and the capacity of the nearby schools and health facility.

Estimated Housing Numbers: 12

Cowfold

Site Name: Land at Brook Hill		SHELAA Ref number: SA076	
Site Map:			
			
Horsham District Council Parkside, Chart Way, Horsham West Sussex RH12 1RL Barbara Childs : Director of Place		Cowfold	
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Parish: Cowfold			
Site Area: 4.0 hectares			
Site Location: The site is in the countryside north of Cowfold and abuts the Built Up Area Boundary along part of the southern edge.			
Site Description: The site consists of one large rectangular grassy field. The large field dips steeply to the north and shallowly to the south from a relatively flat central area. The small square field dips very steeply to the north.			
Site Access: The site is only accessible by foot from a public footpath along the western edge of the site via a gap in the northwest corner. It does not appear to be accessible from the A281 to the east.			
Proximity to services and facilities: The site is close to the centre of Cowfold which is classified as medium village, having a moderate level of services and facilities. However access to the site is at present only via the footpath on the western edge. The boundary with the A281 is fenced, overgrown and wooded with a steep drop to the A281 which has no footway at this point.			
Environmental Considerations:			
Landscape: The site does not lie within a protected landscape although the High Weald Area of Outstanding Natural Beauty can clearly be seen. The site is bordered by hedgerows with many mature trees. Given its elevated location any development would clearly be seen from the AONB and the impact on this landscape will need to be considered.			
Biodiversity: The site and surrounding land is not designated as important for nature conservation. If progressed as a development site appropriate ecological assessments will be needed and suitable protection and mitigation required			

Archaeology/Heritage: The site does not contain or lie within the immediate setting of any designated heritage assets. The Grade II Listed Barrington House is 100m to the south and Brookhill Cottage 150m to the east.

Environmental Quality: The site lies within the Brick Clay (Weald Clay) Minerals Safeguarding area. Except for some road noise the site is considered tranquil. Deer were sighted during the site visit.

Flooding: The site does not lie within an area identified as at risk of flooding (Flood zone 1)

Overall Summary: Unfavourable Impacts (with potential for mitigation)

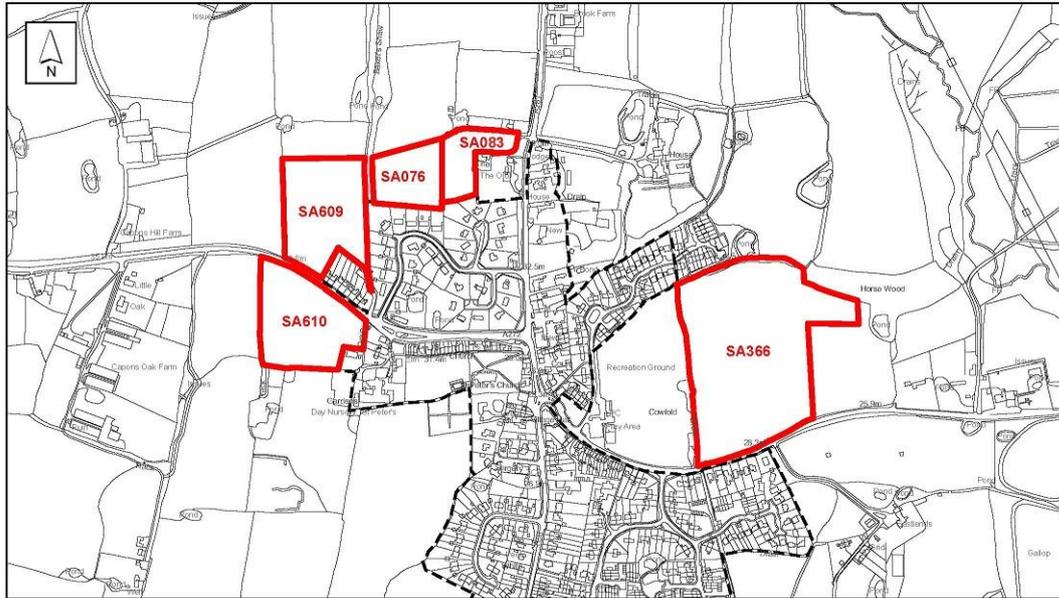
Site Assessment Conclusion: This site comprises grassland bounded to the west and east by mature trees. Land to the south adjoins the existing Built-Up Area Boundary (BUAB) of Cowfold. Cowfold is classified as a medium village, having a moderate level of services and facilities. The area has a reasonable bus service linking the village to Horsham and Brighton via Partridge Green and Henfield. Appropriate regard would need to be given to a number of issues such as the impact on the nearby Grade II Listed Buildings (Barrington House and Brookhill Cottage), biodiversity, Brick Clay (Weald Clay) Minerals Safeguarding, Sustainable Drainage Systems (SuDS), climate change adaption and energy efficiency, affordable housing, capacity of the nearby school and the nearby Air Quality Management Area (AQMA). Land to the north of this site is steeply sloping and development would potentially be highly visible, and may therefore have a negative impact on the landscape. Access to the site from the A281 or any other route is also problematic if the site is developed in isolation. However the southern limb of the site which is less visible could potentially be developed along with neighbouring site SA083. The site has been identified by Cowfold Parish Council as part of the Neighbourhood Plan preparation work.

Estimated Housing Numbers: 10-15

Site Name: Cowfold Glebe

SHELAA Ref number: SA083

Site Map:



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			Revisions :

Parish: Cowfold

Site Area: 0.79

Site Location: The site is in the countryside north of Cowfold and abuts the Built Up Area Boundary along part of the southern edge.

Site Description: The site is an inverted "L" shaped field with hedgerows and trees along the boundaries. It joins a residential property to the east.

Site Access: The site is accessible from the east via a driveway on the A281

Proximity to services and facilities: The site is close to the centre of Cowfold which is classified as a medium village, having a moderate level of services and facilities. There is a paved footway to the village centre along the A281. The southern boundary of the site joins the existing built up area boundary.

Environmental Considerations:

Landscape: The site does not lie within or near a protected landscape. The site is generally flat and comprises grassland with hedgerows and trees along the boundaries. Development would be relatively unobtrusive on the landscape.

Biodiversity: The site and surrounding land is not designated as important for nature conservation. If progressed as a development site appropriate ecological assessments will be needed and suitable protection and mitigation required

Archaeology/Heritage: The site does not contain or lie within the immediate setting of any designated heritage assets. The Grade II Listed Barrington House is 80m to the south and Brookhill Cottage 150m to the east.

Environmental Quality: The site lies within the Brick Clay (Weald Clay) Minerals Safeguarding area. Except for traffic noise from the A281 the site is considered relatively tranquil.

Flooding: The site does not lie within an area identified as at risk of flooding (Flood zone 1)

Combined RAG Rating: Neutral Impact

Site Assessment Conclusion: This site has no specific environmental constraints to development onsite. The site adjoins the settlement boundary of Cowfold which is classified

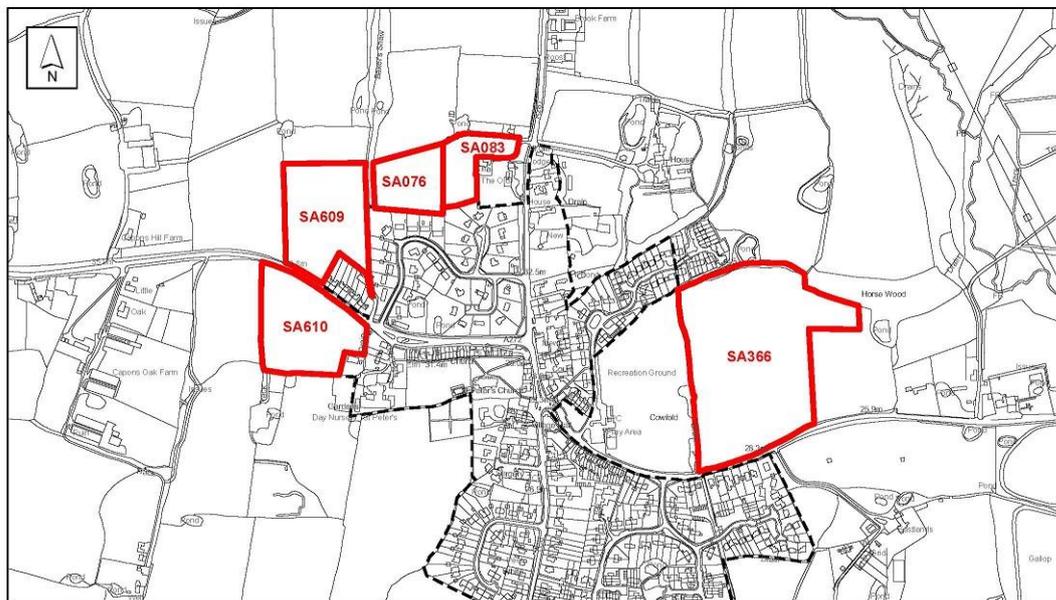
as a medium village, having a moderate level of services and facilities. The area has a reasonable bus service linking the village to Horsham and Brighton via Partridge Green and Henfield. Appropriate regard would need to be given to a number of issues such as the impact on the nearby Grade II Listed Buildings (Barrington House and Brookhill Cottage), biodiversity, Brick Clay (Weald Clay) Minerals Safeguarding, Sustainable Drainage Systems (SuDS), climate change adaption and energy efficiency, affordable housing, capacity of the nearby schools and the nearby Air Quality Management Area (AQMA). There may also be capacity to make more efficient use of land in the area by considering this site with the southern limb of SA076 which also abuts The Built-Up Area Boundary (BUAB) of Cowfold. The site has been identified by Cowfold Parish Council as part of the Neighbourhood Plan preparation work. Together there may be potential for around 75 units.

Estimated Housing Numbers: 5-10

Site Name: Land East of Cowfold

SHELAA Ref number: SA366

Site Map:



Horsham District Council

Parkside, Chart Way, Horsham
West Sussex RH12 1RL
Barbara Childs : Director of Place

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Cowfold

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Parish: Cowfold

Site Area: 5.7 hectares

Site Location: The site is outside the Built-Up Area Boundary (BUAB) of Cowfold, defined as a medium village in the HDPF settlement hierarchy. It does not currently adjoin the BUAB directly, but adjoins an area of recreational land which is closely related to the village form. The northern site boundary adjoins an area of recent development which is proposed for inclusion within the revised Built Up area boundary in the draft Local Plan documentation.

Site Description: The site consists of an arable field with crops in the centre and grassland on the boundary. The topography is flat with a slight incline at the southeastern corner. There is some evidence of low drainage and some recent groundwater flooding in places, which is likely to be caused or exacerbated by the clay soil. The site is bounded by mature trees and hedges to the west, north and south, and is open along the eastern boundary as the site itself forms part of a larger field.

Site Access: The site can be accessed on foot at the southwest corner of the site. This footpath crosses the A272. There is a second access point further along the A272 close to the southeastern corner of the site which appears to have been used for vehicular access in the past. This is the most likely location for access if the site were to be developed.

Proximity to services and facilities: The site is to the east of the Cowfold BUAB with good accessibility on foot, via the existing paved footpath on the south of the A272. Cowfold is classified as a medium village in the Horsham District Planning Framework settlement hierarchy, meaning it has a moderate level of services, facilities and community networks, some access to public transport and can provide some day to day needs to residents who are still reliant on larger settlements for a number of their requirements. There is an hourly service (number 17 bus) to Horsham and Brighton, the number 521 bus runs between Partridge Green and Cuckfield during term time, and the number 634 bus runs from Cowfold to Haywards Heath. There is no railway station accessible on foot, but Horsham station can be accessed by car or bus.

Environmental Considerations:

Landscape: The site does not lie within or near a protected landscape. Topography of the site is flat with some small areas of gentle undulation. The site is bounded by mature trees and established shrubs and hedges which offer some screening from the Recreation Ground to the west but good visibility from the public highway. The Council's 2014 Landscape Capacity Assessment Report identified the area as having low-moderate landscape capacity for small scale housing, due to the high degree of visibility of the area.

Biodiversity: The site itself is not formally designated as an important area for nature conservation. Horse Wood, an area of Ancient Woodland, adjoins the site to the northeast edge. Following Standing Advice from Natural England and the Forestry Commission a 15m buffer would be required if progressed as a development site. In addition appropriate ecological assessments will be necessary and suitable protection and mitigation would be required.

Archaeology/Heritage: The site itself does not contain any designated heritage assets, but does lie within the setting of the Cowfold Conservation Area and is close to a number of Listed Buildings, including Allfreys to the east along the A272. The setting of these heritage assets would need to be protected as part of any development proposal.

Environmental Quality: The site has been assessed as grade 3b agricultural land which is classified as moderate quality agricultural land capable of producing moderate yields of a narrow range. It lies within the Brick Clay (Weald Clay) Minerals Safeguarding area. Except for road noise from the A272 to the south, most of the site is considered tranquil. The Cowfold Air Quality Management Area lies close to the southwest corner of the site and any development would be required to address the AQMA, including promotion of active/sustainable travel, in line with the Cowfold Air Quality Action Plan 2013, and measures to mitigate the impact of the development on Air Quality would be expected.

Flooding: The site does not lie within an area identified as at risk of flooding (flood zone 1). DC/18/2745 proposed SuDS as part of the layout, although this was in the form of an attenuation pond in the northeastern part of the site which is no longer included within the boundary.

Overall Summary: Neutral Impact

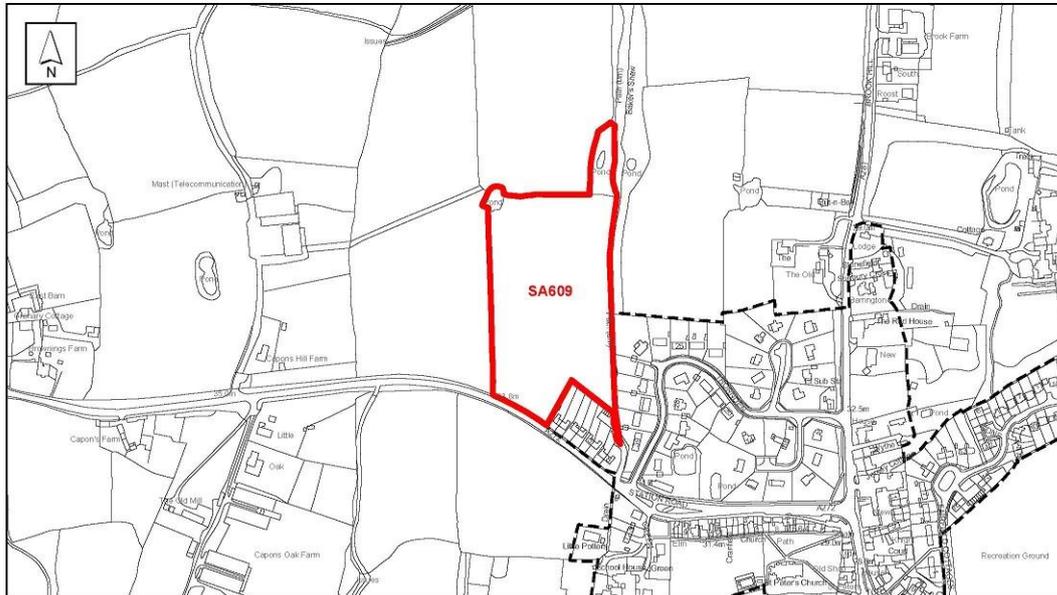
Site Assessment Conclusion: This site has no specific environmental constraints to development on-site. The site adjoins the built up area boundary of Cowfold which is classified as a medium village, having a moderate level of services and facilities. There is a reasonable bus service linking the village to Horsham and Brighton. Appropriate regard would need to be given to a number of issues. This includes the impact on the nearby Grade II Listed building, Allfreys, and its setting, the area of Ancient Woodland to the north, Brick Clay (Weald Clay) Minerals Safeguarding, the nearby Cowfold Air Quality Management Area (AQMA) and the siting of the area in relation to the recreation ground. Development in this location would impact on the settlement form to the east and impacts on the landscape and surroundings would need to be mitigated. Any proposal should also address climate change adaptation and mitigation, affordable housing, the capacity of local schools and health facilities and what steps can be made to improve transport links. The site is in single ownership.

Estimated Housing Numbers: 100 is considered to be the maximum in this location.

Site Name: Field West of Cowfold, North of A272

SHELAA Ref number: SA609

Site Map:



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Parish: Cowfold

Site Area: 2.9ha

Site Location: The site is in the countryside north of Cowfold and abuts the Built Up Area Boundary along part of the southeastern edge.

Site Description: The site is a rectangular grass pasture sloping from north to south surrounded by hedgerows with some mature trees.

Site Access: The site is accessible from the south via a track and footpath from the A272. From the site submission a wide splay access is proposed from further along the A272.

Proximity to services and facilities: The site is close to the centre of Cowfold which is classified as medium village, having a moderate level of services and facilities. There is a paved footway to the village centre along the A272.

Environmental Considerations:

Landscape: The site does not lie within or near a protected landscape. The site is a sloping grassland with hedgerows and trees along the boundaries. The South Downs National Park can be seen from the high northern edge of the site, therefore a Landscape Visual Impact Assessment would be required.

Biodiversity: The site and surrounding land is not designated as important for nature conservation. If progressed as a development site appropriate ecological assessments will be needed and suitable protection and mitigation required

Archaeology/Heritage: The site does not contain or lie within the immediate setting of any designated heritage assets.

Environmental Quality: The site lies within the Brick Clay (Weald Clay) Minerals Safeguarding area. Except for traffic noise from the A272 the site is considered relatively tranquil.

Flooding: The site does not lie within an area identified as at risk of flooding (Flood zone 1)

Overall Summary: Neutral Impact

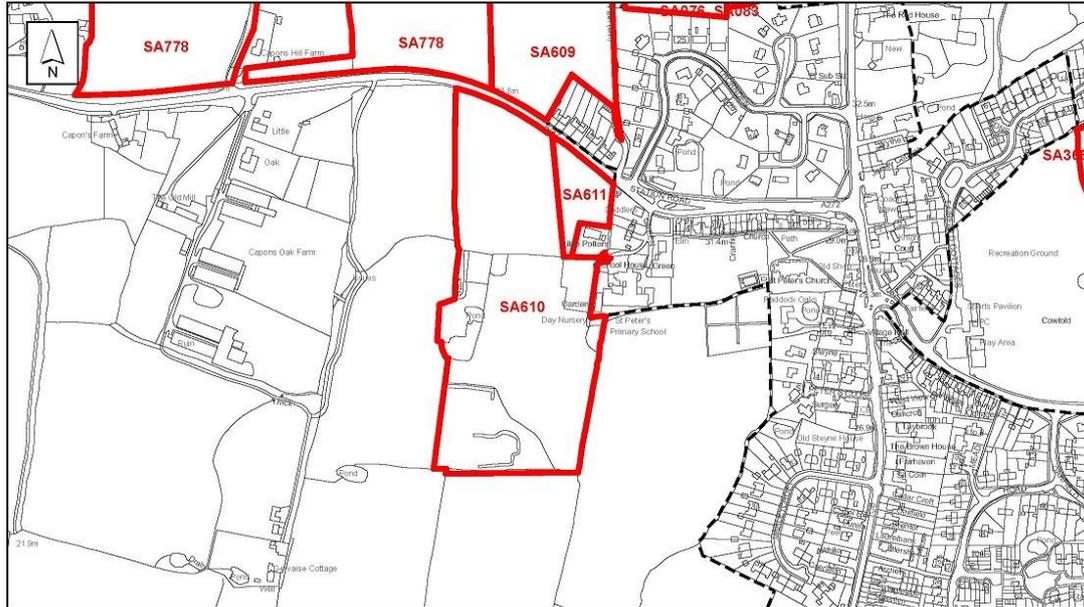
Site Assessment Conclusion: This site has no specific environment constraints to development onsite. The site adjoins the settlement boundary of Cowfold which is classified as a medium village, having a moderate level of services and facilities. The area has a reasonable bus service linking the village to Horsham and Brighton via Partridge Green and Henfield. Appropriate regard would need to be given to a number of issues such as the impact on biodiversity, Brick Clay (Weald Clay) Minerals Safeguarding, Sustainable Drainage Systems (SuDS), climate change adaption and energy efficiency, affordable housing and the capacity of the nearby school and the nearby Cowfold Air Quality Management Area. Given nearby housing densities the site could potentially support up to 35 dwellings within the southern half as an extension of the settlement boundary. The site is in single ownership.

Estimated Housing Numbers: 35

Site Name: Fields West of Cowfold, South of A272

SHELAA Ref number: SA610 and SA611

Site Map:



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Parish: Cowfold

Site Area: 4.83

Site Area: 4.83

Site Location: The site is in the countryside south west of Cowfold and abuts the Built Up Area Boundary along part of the northeastern edge.

Site Description: The site consists of two fields of grass pasture sloping from north to south surrounded by hedgerows with some mature trees. The southern field contains woodland in its northwest and southwest corners.

Site Access: The site is accessible from the north via a farm gate on the A272. The only other access is from a public footpath from St Peter's Church to the east. From the site submission a wide splay access is proposed from the A272

Proximity to services and facilities: The site is close to the centre of Cowfold which is classified as medium village, having a moderate level of services and facilities. There is a paved footway to the village centre along the A272.

Environmental Considerations:

Landscape: The site does not lie within or near a protected landscape. The site is a sloping grassland with hedgerows and trees along the boundaries. The South Downs National Park is not visible from the site as it is screened by hedgerows and trees.

Biodiversity: The site and surrounding land is not designated as important for nature conservation. If progressed as a development site appropriate ecological assessments will be needed and suitable protection and mitigation required. A 2018 Great Crested Newt Survey has considered that GCNs are likely to be absent from the waterbodies on the site, but regular surveys would be required prior to any development.

Archaeology/Heritage: The site is entirely within an Archaeological Notification Area, being a site associated with Medieval Pottery Industry.

Environmental Quality: The site lies within the Brick Clay (Weald Clay) Minerals Safeguarding area. Except for traffic noise from the A272 the site is considered relatively tranquil.

Flooding: The site does not lie within an area identified as at risk of flooding (Flood zone 1)

Overall Summary: Neutral Impact

Site Assessment Conclusion: This site has no specific environmental constraints to development on-site. The site adjoins the settlement boundary of Cowfold which is classified as a medium village, having a moderate level of services and facilities. The area has a reasonable bus service linking the village to Horsham and Brighton via Partridge Green and Henfield. Appropriate regard would need to be given to a number of issues such as the impact on biodiversity, Brick Clay (Weald Clay) Minerals Safeguarding, Sustainable Drainage Systems (SuDS), climate change adaption and energy efficiency, affordable housing, capacity of the nearby school and health facilities, and improved transport links. Given nearby housing densities the site could potentially support up to 35 dwellings within the northern half as an extension of the settlement boundary. The site is in single ownership and has been identified by the Parish in the draft Neighbourhood Plan.

Estimated Housing Numbers: 35

Henfield

Site Name: Land north of Furners Lane		SHELAA Ref number: SA005	
Site Map:			
Horsham District Council Parkside, Chart Way, Horsham West Sussex RH12 1RL Barbara Childs : Director of Place		Henfield	
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Parish: Henfield			
Site Area: 16ha			
Site Location: The site lies on the eastern edge of Henfield village adjacent to an area of recent development.			
Site Description: The site generally flat and there is a gentle slope west to east. It is used for agricultural purposes (arable). The site is open on the eastern boundary with a hedgerow boundary to the east at the field boundary.			
Site Access: Access can be achieved from Furners Mead/Wisden Walk from the northern end of the site. Access can be achieved from Furners Mead/Wisden Walk from the northern end of the site.			
Proximity to services and facilities: Henfield is classified in the Council's settlement hierarchy as a Small town/ larger village. The settlement has a range of services and facilities, including shops, primary schools, leisure centre, doctor's surgery and a reasonable bus service. The site is relatively well linked to existing services on the High Street. The primary school and access to recreational space are all within reasonable walking distance.			

Environmental Considerations:

Landscape: There are no specific environmental designations in this location. The landscape capacity identifies low - moderate capacity for housing development in this location. However the site itself is half of a larger field and the lack of any distinct boundary could lead to further development pressure to the east. Large scale development is not acceptable and consideration of the transition from the urban edge into the open countryside should be paramount as part of any proposal subject to other policy considerations.

Biodiversity: There are no identified biodiversity constraints on this site, but further detailed ecological surveys would be required to identify impacts, potential mitigation and any net gain which may be required.

Archaeology / Heritage: There are no heritage assets on this site, but further detailed surveys may be required to identify impacts and if necessary potential mitigation .

Environmental Quality: The site promoter indicates the site is Grade 2 Agricultural Land. This is some of the highest quality agricultural land within the district, and a further impact assessment on the loss of this land may be needed should development come forward in this location. It lies within the Brick Clay (Weald Clay) Minerals Safeguarding area. The south east corner also falls within the soft sand protection zone.

Flooding: The site does not lie within an area identified as at risk of flooding (Flood Zone 1)

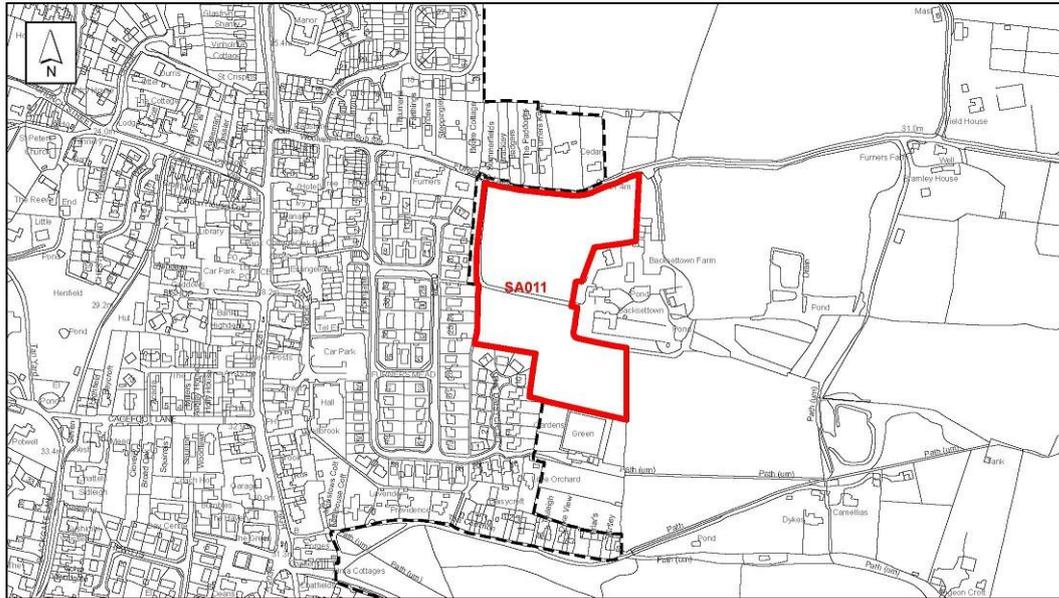
Overall Summary: Favourable Impacts

Site Assessment Conclusion: This site is located on the eastern edge of Henfield. The settlement is classified as small town / larger village and has a wide range of services and facilities close to the site including shops, and a primary school. Access will need to be delivered from Charlwood Drive. The site is open to the east, and any development will need to provide a significant landscape buffer to provide a defensible boundary to development, which could otherwise have significant impacts on the landscape and settlement form. The impact on local school places and the local doctor's surgery would need to be considered as part of any proposal for development on this site. It is not considered the whole site is suitable for development, potentially only the western half of the western field is suitable.

Estimated Housing Numbers: 100

Site Name: Land West of Backsettown Farm | **SHELAA Ref number:** SA011

Site Map:



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Parish: Henfield

Site Area: 3ha

Site Location: The site consists of open fields abuts the eastern edge of Henfield village with long views to the east.

Site Description: The site is relatively flat and consists of scrubby grassland. Furners Mead abuts the northern edge of the site. Existing residential development bounds the site to the west and south. A number of existing trees are sited on the western boundary some of which have tree preservation orders status. Backsettown House is a grade II listed building and is sited to the east of the site. The eastern boundary of the site is open, with the field boundary extending to the curtilage of the farm complex. The access track to the farm bisects the centre of the site east- west.

Site Access: Vehicular access can be achieved via Furners Lane which abuts the northern edge of the site but this would possibly require upgrading the rural lane to increase capacity. The narrow access and surrounding residential development to the west may limit the potential to achieve this. Access can also potentially be delivered via Furners Mead but would involve the acquisition and removal of an existing dwelling.

Proximity to services and facilities: Henfield is classified in the Council's settlement hierarchy as a Small town/ larger village. The settlement has a range of services and facilities, including shops, primary schools, leisure centre, doctor's surgery and a reasonable bus service. The site is located on the eastern edge of the village but is well placed to access the village high street (Henfield is a classified as a larger village in the settlement hierarchy) which is within a short walk to the west through an existing residential estate.

Environmental Considerations:

Landscape: The site is grassland and is relatively flat. The site is relative flat and does not lie within or near protected landscape. There are medium to long distance views at certain public vantage points. Public Right of Ways run along the whole of western edge of the site, extending along Furner's Lane to the north.

Biodiversity: The site and surrounding land is not designated as important for nature conservation. If progressed as a development site appropriate ecological assessments will be needed and suitable protection and mitigation required. There are a number of TPOs located on the western boundary and within the site.

Archaeology / Heritage: Backsettown House is a grade II listed building and appropriate mitigation must be considered to reduce any impact on the setting of the listed building. This may impact on the number of housing units which can be provided at this location.

Environmental Quality:

Flooding: The site does not lie with a flood zone but records indicate some surface water flooding along Furners Lane and Furners Mead.

Overall Summary: Neutral Impacts

Site Assessment Conclusion: The site abuts the Built-Up Area Boundary (BUAB) of Henfield and lies on the eastern edge of Henfield Village. The settlement is classified as small town / larger village and has a wide range of services and facilities close to the site including shops, and a primary school. The site is relatively flat and comprises grassland. There are two mature trees on the western boundary, which are protected by Tree Preservation Orders. Backsettown Farmhouse is a Grade II listed building and the setting would need to be taken into account with a careful treatment of the eastern site boundary. Access along Furners Lane is narrow and access via an existing building adjoining the site may be necessary. Not all of the site is considered suitable for development, the area considered suitable has been identified in the Henfield Neighbourhood Plan (western strip).

Estimated Housing Numbers: 30

Site Name: Land at Wantley Hill

SHELAA Ref number: SA065

Site Map:



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Henfield			
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Parish: Henfield

Site Area: 4.6 hectares

Site Location: The site is situated on the north west side of Henfield, adjacent to the settlement boundary.

Site Description: The site is located on the eastern side of the village with existing development to the west, new development to the south west and open countryside to the north, east and south east. The Henfield Waste Water Works Lies immediately to the north. Public Footpath number 2542 runs through the centre of this site. It is currently used informally for recreation.

Site Access: There is a potential access point, at the southern part of the site, adjacent to the new development on land east of Manor Close.

Proximity to services and facilities: Henfield is classified in the Council's settlement hierarchy as a Small town/ larger village. The settlement has a range of services and facilities, including shops, primary schools, leisure centre, doctor's surgery and a reasonable bus service. The site is within a short walk to the High Street (0.5 miles), which provides a range of local services.

Environmental Considerations:

Landscape: This area has a strong rural character, and key landscape features include hedgerows and trees which are sensitive to large scale development. Due to the areas strong rural character and overall good condition of the landscape any development in this location would need to be given careful consideration in terms of design, landscaping and mitigation.

Biodiversity: The site and surrounding land is not designated as important for nature conservation. The site would need to be subject to further investigation for ecological impacts should the site come forward for development with suitable measures for mitigation and biodiversity net gain put in place.

Archaeology / Heritage: No known constraints.

Environmental Quality: The site lies within the Brick Clay (Weald Clay) Minerals Safeguarding area and the Building Stone safeguarded area.

Flooding: The site does not lie within an area identified as at risk of flooding (Flood zone 1)

Combined RAG Rating: Neutral Impact

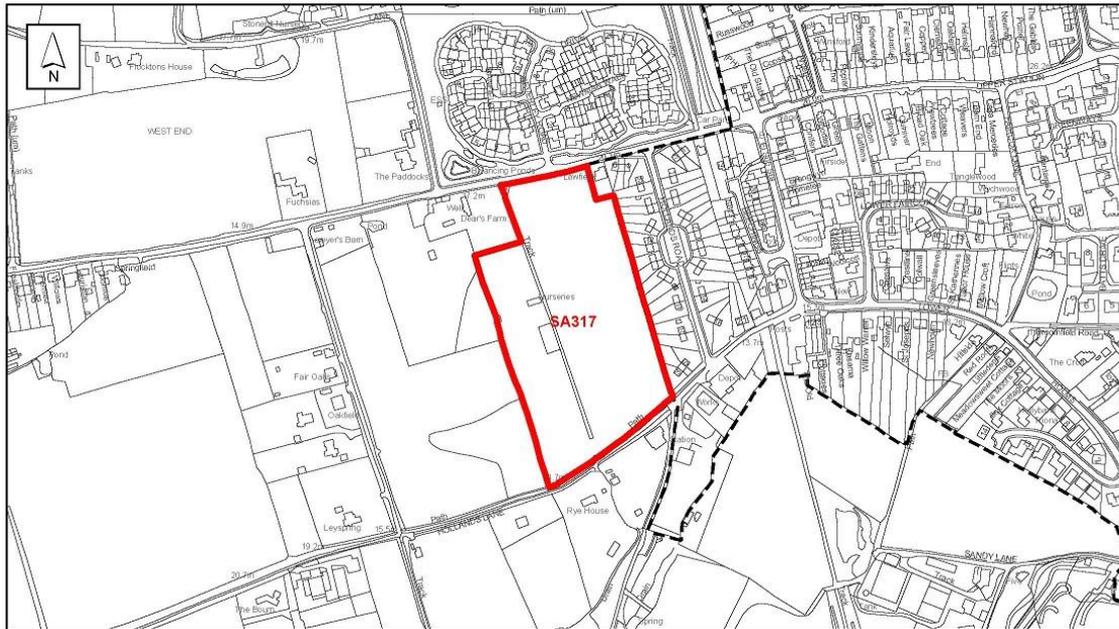
Site Assessment Conclusion: The site abuts the Built-Up Area Boundary (BUAB) of Henfield and lies on the eastern edge of Henfield Village. Henfield is classified as a small town / larger village and has a wide range of services and facilities close to the site including shops, and a primary school. The site is relatively flat and comprises grassland. The south eastern corner of the site has been identified as suitable for approximately 25 dwellings in the Henfield Neighbourhood Plan (Regulation 16) with the remainder allocated for sport and open space. It is therefore considered that there is potential for development in the south eastern corner for up to 40 dwellings subject to suitable access and appropriate regard to a number of other issues such as, biodiversity, Brick Clay (Weald Clay) Minerals Safeguarding, Sustainable Drainage Systems (SuDS), climate change adaption and energy efficiency, affordable housing, capacity of the nearby school and health facility, and improved sustainable transport links.

Estimated Housing Numbers: 25

Site Name: Sandgate Nursery, Henfield

SHELAA Ref number: SA317

Site Map:



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Parish: Henfield

Site Area: 3.8 hectares

Site Location: The site is located on the western edge of Henfield adjoining the BUAB.

Site Description: The greenfield site is local on the western edge of Henfield Village.

Site Access: Access would need to be delivered off West End Lane which adjoins the site to the north. The site could benefit from enhancements to pedestrian access to the village centre given the relatively narrow nature of the lane at this point

Proximity to services and facilities: Henfield is classified in the Council's settlement hierarchy as a Small town/ larger village. The settlement has a range of services and facilities, including shops, primary schools, leisure centre, doctor's surgery and a reasonable bus service. The site is within walking distance to the village centre, but is more distant than a number of sites on the eastern side of the village.

Environmental Considerations:

Landscape: This character area is relatively rural in nature, and currently mostly well separated from the existing urban edge due to thick tree belts, hedgerows and the landform, which limits views into the village. Development of this area would therefore result in urbanisation of the existing landform. Any development on this site would need to be carefully designed and mitigated to take account of the landscape impacts.

Biodiversity: The site and surrounding land is not designated as important for nature conservation. The site would need to be subject to further investigation for ecological impacts should the site come forward for development with suitable measures for mitigation and biodiversity net gain put in place.

Archaeology / Heritage: Dears Farmhouse is a grade II listed building and lies at the north-east corner of the site. The setting of this building would need to be given careful consideration in terms of the design and layout of any scheme that were to come forward in this location.

Environmental Quality: Part of the site lies within the Brick Clay (Weald Clay) Minerals Safeguarding area and the Building Stone safeguarded area.

Flooding: The site does not lie within an area identified as at risk of flooding (Flood zone 1)

Combined RAG Rating: Unfavourable Impacts (with potential for mitigation)

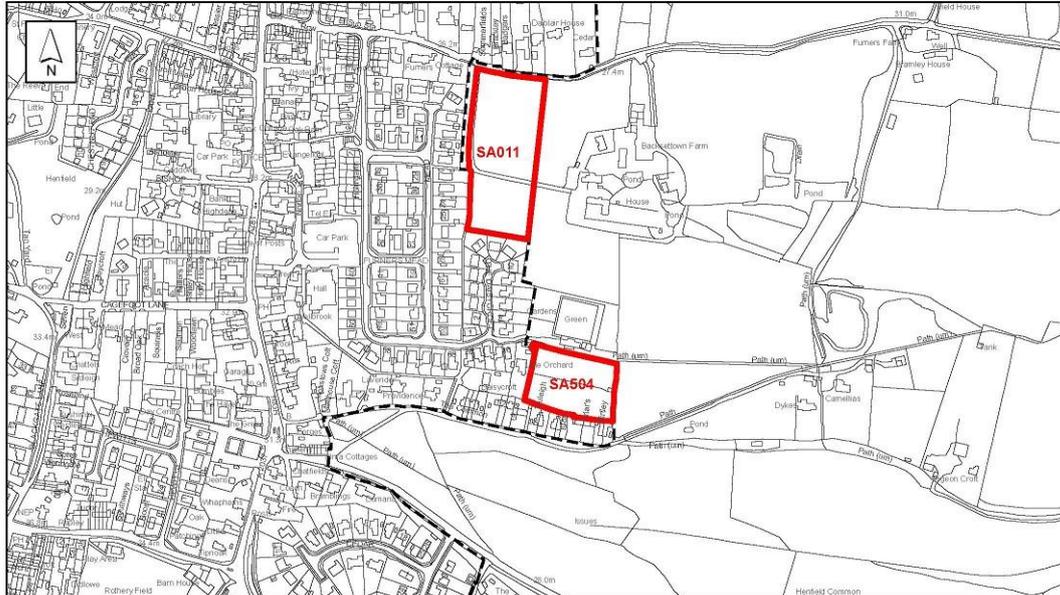
Site Assessment Conclusion: SA317 lies on the western edge of Henfield Village. The settlement is classified as small town / larger village and has a wide range of services and facilities close to the site including shops, and a primary school. The location is rural in character, but the site is relatively flat and development here could comprise a 'rounding off' of village form effectively 'mirroring' the recent Barratt development opposite. Existing boundaries, but in particular the western boundary, would need to be enhanced and strengthened to create a defensible boundary. There is a listed building located on the north east corner of the site and the setting would need to be respected and the potential for suitable mitigation would need to be demonstrated before any development could come forward at this location. It is envisaged any proposal should be landscape led given the highly sensitive location.

Estimated Housing Numbers: 55

Site Name: Land South of Bowls Club, off Furners Mead

SHELAA Ref number: SA504

Site Map:



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Parish: Henfield

Site Area: 0.55 hectares

Site Location: The site abuts the existing settlement boundary on the southeastern edge of Henfield Village.

Site Description: The site extends is currently used for grazing and informal open space.

Site Access: Access will be delivered off Daisycroft which is understood to be a private road, although the site promoter has indicated they have right of way over this land.

Proximity to services and facilities: Henfield is classified in the Council's settlement hierarchy as a Small town/ larger village. The settlement has a range of services and facilities, including shops, primary schools, leisure centre, doctor's surgery and a reasonable bus service. The site is relatively well linked to existing services on the High Street via Furners Mead. The primary school and access to recreational space are all within reasonable walking distance from the site

Environmental Considerations:

Landscape: The site is relatively well contained from the wider landscape. There is no significant landscape designation impacting on the site.

Biodiversity: The site and surrounding land is not designated as important for nature conservation. The site would need to be subject to further investigation for ecological impacts should the site come forward for development with suitable measures for mitigation and biodiversity net gain put in place. There two TPOs on the eastern boundary of the site

Archaeology / Heritage: The site adjoins the boundary of Henfield Conservation Area which lies immediately south of the site. A number of listed buildings (Stipenhoke) can be found on the southeast boundary to the site. The setting of the Conservation Area and the listed buildings would need to be considered should any development come forward in this location.

Environmental Quality: SA504 lies soft sand minerals safeguarding zone. There are no further environmental designations of note.

Flooding: The site is located in flood zone 1. There is no indication of surface water flood risk on-site

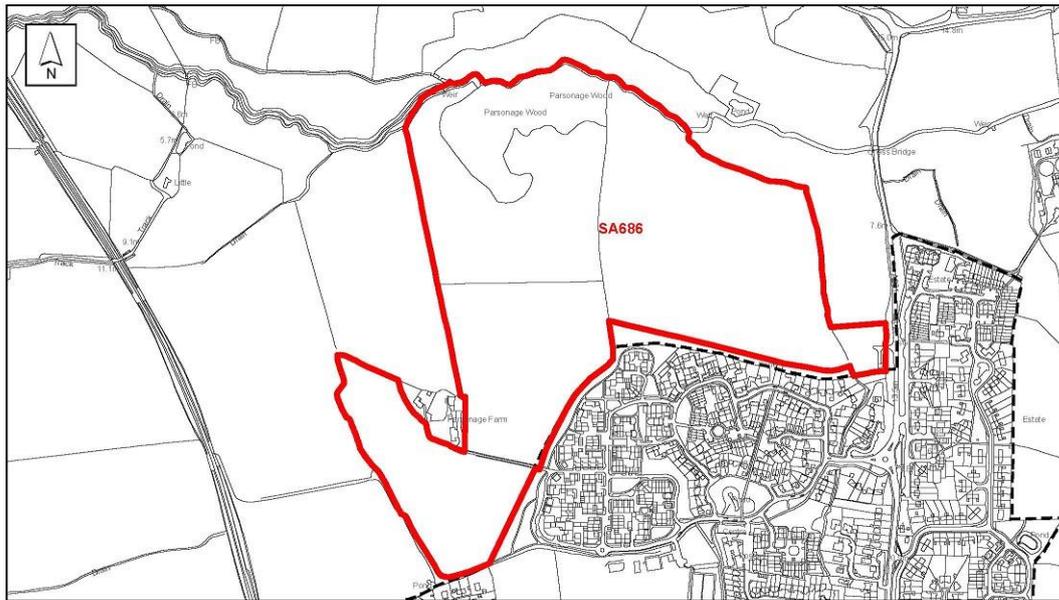
Combined RAG Rating: Neutral Impact

Site Assessment Conclusion: The site abuts the Built-Up Area Boundary (BUAB) of Henfield and lies on the eastern edge of Henfield Village. The settlement is classified as small town / larger village and has a wide range of services and facilities close to the site including shops, and a primary school. The site is relatively flat, surrounded by residential uses to the south and west. Access to the site already exists. It includes two trees protected by Tree Preservation Orders and abuts Henfield Conservation Area and lies close to Grade II Listed Buildings, the setting of which would need to be considered and mitigated if necessary. The site has been identified as suitable for development in the Henfield Neighbourhood Plan.

Estimated Housing Numbers: 10

Site Name: Land at Parsonage Farm

SHELAA Ref number: SA686



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Henfield

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Parish: Henfield

Site Area: The total site area is 31 hectares, but of this only 4.5 hectares are being promoted for development.

Site Location: The site is located to the north west of the Henfield, adjacent to the settlement boundary.

Site Description: The site adjoins phase three development of Parsonage Farm / Deer Park development. The site comprises countryside and is primarily open arable fields. The northernmost field is pasture and woodland and adjoins a river corridor.

Site Access: Vehicular access could be achieved via Mallard Way to the north of the existing settlement, and/or from Meadow Drive to the west of the existing development. The site also adjoins the A281 and there is potential to achieve access from this location.

Proximity to services and facilities: Henfield is classified in the Council's settlement hierarchy as a Small town/ larger village. The settlement has a range of services and facilities, including shops, primary schools, leisure centre, doctor's surgery and a reasonable bus service. The site is 1–1.5km walk distance to the High Street.

Environmental Considerations:

Landscape: Overall, the land is open in character, although the site is interspersed with hedgerows and an area of ancient woodland in the northern portion of the site. Two public footpaths (number 3508 and 2526) runs along part of the southern boundary and part of the western boundary. There are views northwards from the site of the High Weald and south towards the South Downs.

Biodiversity: Most of the site has not been designated as important for nature conservation. The site would need to be subject to further investigation for ecological impacts should the site come forward for development with suitable measures for mitigation and biodiversity net gain put in place. Parsonage Wood is designated as ancient woodland. This land is not within the land area promoted for development but would require an appropriate buffer should development come forward in this location.

Archaeology / Heritage: No known constraints.

Environmental Quality: The site is rural in character and tranquil.

Flooding: A small part of the site along the northern boundary falls within Flood Risk Zone 2/3. The impact of flood risk would need to be considered should development come forward in this location.

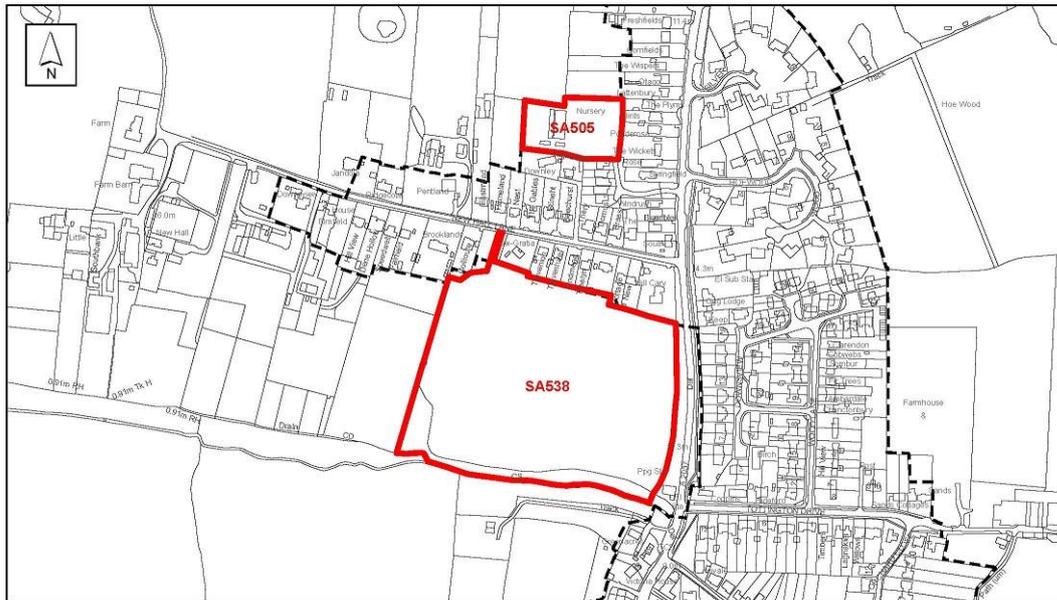
Combined RAG Rating: Unfavourable Impacts (with potential for mitigation)

Site Assessment Conclusion: The site currently comprises agricultural land extending north and eastwards from the existing settlement boundary. The site abuts the Built-Up Area Boundary (BUAB) of Henfield and lies on the eastern edge of Henfield Village. The settlement is classified as small town / larger village and has a wide range of services and facilities close to the site including shops, and a primary school. Development would therefore have impacts on the existing landscape and settlement form which would require careful mitigation through design and layout of any scheme. The site is relatively close to the primary school and leisure centre although the village centre is further to the south. Henfield has a good range of services and facilities. Land on the northern boundary is at risk of flooding (Flood Zones 2 and 3) but is not proposed as built development. Overall, it is considered that this site has some potential for development subject to adverse impacts being successfully mitigated. The site has been identified as suitable for development in the Henfield Neighbourhood Plan

Estimated Housing Numbers: 205

Site Name: Land West of Shoreham Road, Small Dole

SHELAA Ref number: SA538



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Henfield			
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Parish: Henfield

Site Area: 5.5 hectares

Site Location: The site is located on the western edge of Small Dole abutting the site settlement boundary (northern boundary). The site comprises of sloping greenfield site (arable).

Site Description: The site is greenfield and used for arable purposes. The site topography slopes gently from north to south. There is a sub station located on the south eastern corner of the site. A mature tree belt can be found on the eastern and southern boundary.

Site Access: Access could be attained directly onto the A2037 subject to any highway issues being mitigated. There is a slight bend in the road and appropriate sight lines must be adopted.

Proximity to services and facilities: Small Dole is classified as smaller village in the Horsham District Local Plan settlement hierarchy. It has more limited services but there is a local pub and local shop on the main road (A2037). Access to higher level services would require travel to Steyning, Upper Beeding (the catchment primary school) or Henfield, which is approximately 1 mile to the north.

Environmental Considerations:

Landscape: The site is generally well contained in the landscape as it is bounded by mature trees and hedges, particularly to the south. The landscape is mostly rural character, but has been assessed as having moderate capacity for small scale housing development.

Biodiversity: The site has not been designated as important for nature conservation. The site would need to be subject to further investigation for ecological impacts should the site come forward for development with suitable measures for mitigation and biodiversity net gain put in place.

Archaeology / Heritage: No known constraints.

Environmental Quality: The site is greenfield with some mature woodland bordering. There are no other known constraints.

Flooding: The site does not lie within an area identified as at risk of flooding (Flood zone 1)

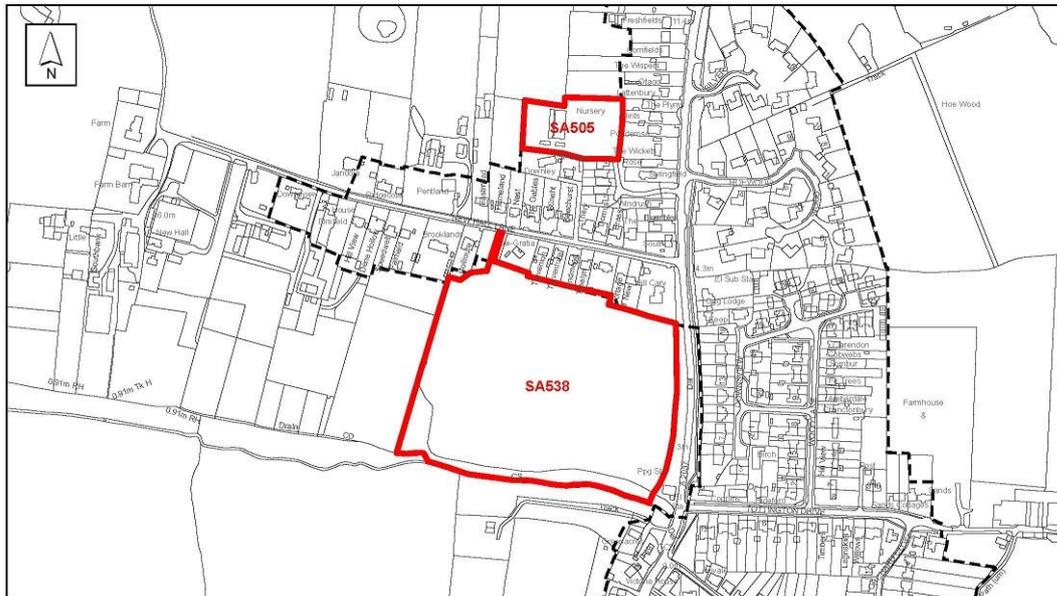
Combined RAG Rating: Neutral Impact

Site Assessment Conclusion: The site is located on the eastern boundary of Small Dole which is classified as a smaller village. It has some local amenities including a local shop, village hall and sports pitches. There are also some bus services connecting the site to Henfield in particular. However it is likely there will be some reliance on the car to reach day to day services. The site is greenfield and slopes gently north to south. The landscape capacity study indicates a moderate capacity for development in this location and development. Any development on this site should seek to retain the mature tree belts and it is considered any development should be restricted to eastern end of the site with a significant proportion of the site (western end) given to open space and recreation use. Access could be delivered from the A2037. It is noted an electricity substation is located on the south east corner of the site and appropriate mitigation would be necessary. Given the topography of the site Sustainable Drainage Systems (SUDS) may be appropriate along the southern boundary and presents an opportunity to have a net increase in biodiversity. It should be noted a medium gas pipeline runs along the eastern boundary. Appropriate mitigation would be required.

Estimated Housing Numbers: 40

Site Name: Highdown Nursery, Small Dole

SHELAA Ref number: SA505



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Henfield

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Parish: Henfield

Site Area: 0.7 hectares

Site Location: The site is located on the western side of the A2037 in Small Dole.

Site Description: The current use is a nursery and there are some horticultural buildings still on site, although they are not currently in use. The area to the east and south is residential, with open countryside to the west and north.

Site Access: Access could be via the existing Beeches development, onto the A2037.

Proximity to services and facilities: Small Dole is classified as smaller village in the Horsham District Local Plan settlement hierarchy. It has more limited services but there is a local pub and local shop on the main road (A2037). Access to higher level services would require travel to Steyning, Upper Beeding (the catchment primary school) or Henfield, which is approximately 1 mile to the north.

Environmental Considerations:

Landscape: The site is relatively flat site with derelict glasshouses and other buildings connected with the previous nursery use. The site well related to the existing settlement form and the horticultural buildings link the site to the existing built form - there is residential development on two sides. The development is contained within an existing defensible boundary.

Biodiversity: The site has not been designated as important for nature conservation. The site would need to be subject to further investigation for ecological impacts should the site come forward for development with suitable measures for mitigation and biodiversity net gain put in place.

Archaeology/Heritage: No known constraints.

Environmental Quality: No particular issues have been identified.

Flooding: The site does not lie within an area identified as at risk of flooding (Flood zone 1)

Combined RAG Rating: Neutral Impact

Site Assessment Conclusion: The site is located on the boundary of Small Dole which is classified as a smaller village. It has some local amenities including a local shop, village hall and sports pitches. There are also some bus services connecting the site to Henfield in particular. However it is likely there will be some reliance on the car to reach day to day services. The site is currently a commercial operation (horticultural nursery) viability evidence and a period of marketing may be required in order to demonstrate the use of this land is no longer viable. New Hall Farm lane is a private lane (Public Right of Way) located to the south and could provide access into the site. The landowner has indicated they have rights of access across the 'Beeches' providing access directly onto A2037. Any proposal must have due regard to the amenity value of adjacent properties especially to the east and south. A number of trees can be found on the northern and western boundary of the site.

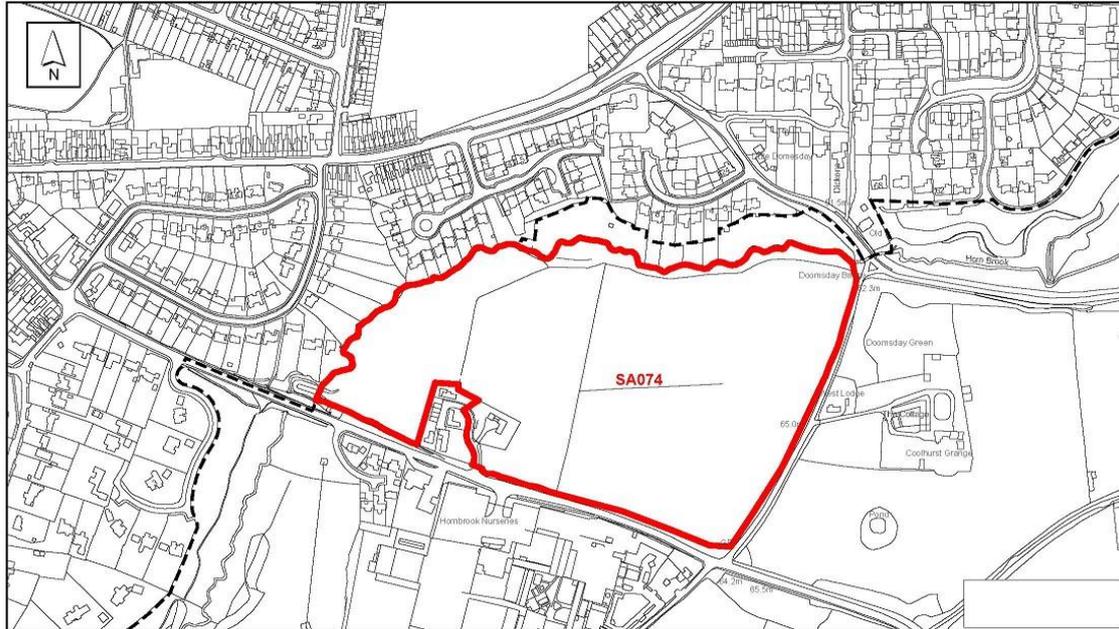
Estimated Housing Numbers: 11

Horsham Town (Forest Ward)

Site Name: Land at Hornbrook Farm

SHELAA Ref number: SA074

Site Map:



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Horsham Forest			
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Parish: Horsham Forest

Site Area: 10.45 hectares

Site Location: The site is in the countryside adjoining the south eastern built up area boundary of Horsham town.

Site Description: The site is relatively rural in character comprising grassland. The A281 runs along the southern boundary of the site and the remaining boundaries comprise mature trees and hedgerows. A number of mature trees are located along the centre line of the site.

Site Access: The site is accessed via a gate from the A281.

Proximity to services and facilities: The land adjoins the settlement boundary of Horsham, the main settlement in the District, which has a large range of employment opportunities, services and facilities including a number of schools and railway stations. The area has a good bus services to Horsham and to Henfield, Brighton and Crawley. The site is 1.5km by road from Horsham Town centre. There are also more local services nearer to the site including a Tesco Express on the A281. There is no made footway directly from the site to the town, but there is potential for pedestrian upgrades should the site come forward for development.

Environmental Considerations:

Landscape: The site lies adjacent to the High Weald Area of Outstanding Natural Beauty on its eastern border. The eastern two thirds of the of the site are in an elevated position visible from a wide area. The site is undulating and slopes more steeply to the north and the west with a relatively flat area at the highest elevation. There are hedgerows with mature trees all around the site which is separated into three very large fields by further hedgerows

with mature trees.. The westernmost field slopes moderately northwest towards the Hornbrook Stream.

Biodiversity: The site has not been designated as important for nature conservation. There are neglected but still active beehives in the western corner. The site would need to be subject to further investigation for ecological impacts should the site come forward for development with suitable measures for mitigation and biodiversity net gain put in place. The site boundary with the Hornbrook could be a potential location for biodiversity protection and enhancement.

Archaeology / Heritage: The site is within the setting of Falcon Lodge Hillier Cottage, a Grade II listed building to the south east. Should development come forward in this location, the setting of this building would need to be protected.

Environmental Quality: The northern part of the site close to Hornbrook stream is considered tranquil as it is sheltered from the traffic noise of the A281. In the rest of the site the traffic noise is clearly audible.

Flooding: The site does not lie within an area identified as at risk of flooding apart from the immediate banks of the Hornbrook stream which will need to be taken into account as appropriate.

Combined RAG Rating: Neutral Impact

Site Assessment Conclusion: The land adjoins the settlement boundary of Horsham, the main settlement in the District, which has a large range of employment opportunities, services and facilities including a number of schools and railway stations. The area has a good bus services to Horsham and to Henfield, Brighton and Crawley. It is not considered that all the site is developable but it is considered that there are no apparent overriding environmental constraints to development subject to suitable mitigation. The site boundary adjoins the Horn Brook on the northern and western site boundaries and is associated with an area of flood risk (Flood Zones 2 and 3). There is a mature tree line which currently provides a boundary to the town, and this would need to be considered very carefully and any development would need to be sensitively designed. Consideration and potential mitigation would also need to be given to preserving the setting of the High Weald Area of Outstanding Natural Beauty (AONB) which lies to the east of the site. Further consideration would be required to protect the setting of the Grade II listed Hillier Cottage and Falcon Lodge which lies approximately 15m to the south of the site. Appropriate regard would need to be given to a number of issues such as Sustainable Drainage Systems (SuDS), climate change adaptation, energy efficiency, and affordable housing. It is considered that the site could provide up to 100 dwellings. The site is understood to be in single ownership.

Estimated Housing Numbers: 100

Itchingfield

Site Name: Land south of Smugglers Lane		SHELAA Ref number: SA006	
Site Map:			
Horsham District Council Parkside, Chart Way, Horsham West Sussex RH12 1RL Barbara Childs : Director of Place		Barns Green	
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Parish: Itchingfield			
Site Area: 3.3 hectares			
Site Location: The site is in the countryside adjoining the western BUAB of Barns Green.			
Site Description: The site is relatively rural in character and forms agricultural grazing land. Agricultural fields lie to the north and west, low density residential to the east and Sumners Pond camping ground is to the south. Grade II Listed Buildings (The Queens Head public house & Barns Green Stores) are located to the east of the site. A mobile mast is located to the south. Public rights of way runs along the northern and western boundaries. Ancient Woodland (Great Field Rue) runs along the western boundary. The site is relatively flat with a very gentle slope down from west to south east.			
Site Access: Access can be achieved from Chapel Road on the eastern side of the site. The upgrading of vehicular access, as appropriate for a housing development, is likely to lead to the loss of the existing hedgerow. There is a tarmac footpath along Chapel Road linking the site to the village centre.			
Proximity to services and facilities: Barns Green is classified as a medium village, having a moderate level of service and facilities including a primary school and village stores. The No.74 bus connects the village to Horsham and Storrington six days a week and the Barns Green Help Scheme car service provides assistance for healthcare appointment and prescriptions.			
Environmental Considerations:			
Landscape: The site does not lie within or near a protected landscape. The site is relatively flat with a very gentle slope down from west to south east.			
Biodiversity: The site is within a Bat Sustenance Zone and Ancient Woodland (Great Field Rue) runs along the western boundary of the site. The site and surrounding land are not			

designated as Sites of Nature Conservation Importance (SNCIs). If progressed as a development site appropriate ecological assessments will be required and suitable protection and mitigation required including a 15m buffer for ancient woodland and enhancements to ensure that bat feeding grounds are not lost.

Archaeology / Heritage: The site does not contain any known heritage assets however it adjoins a Grade II Listed Buildings (The Queens Head public house & Barns Green stores) to the east. This may impact upon the capacity of the site.

Environmental Quality: The site lies within the Brick Clay (Weald Clay) Minerals Safeguarding area. The site is considered tranquil.

Flooding: The site does not lie within an area identified as at risk of flooding (Flood Zone 1)

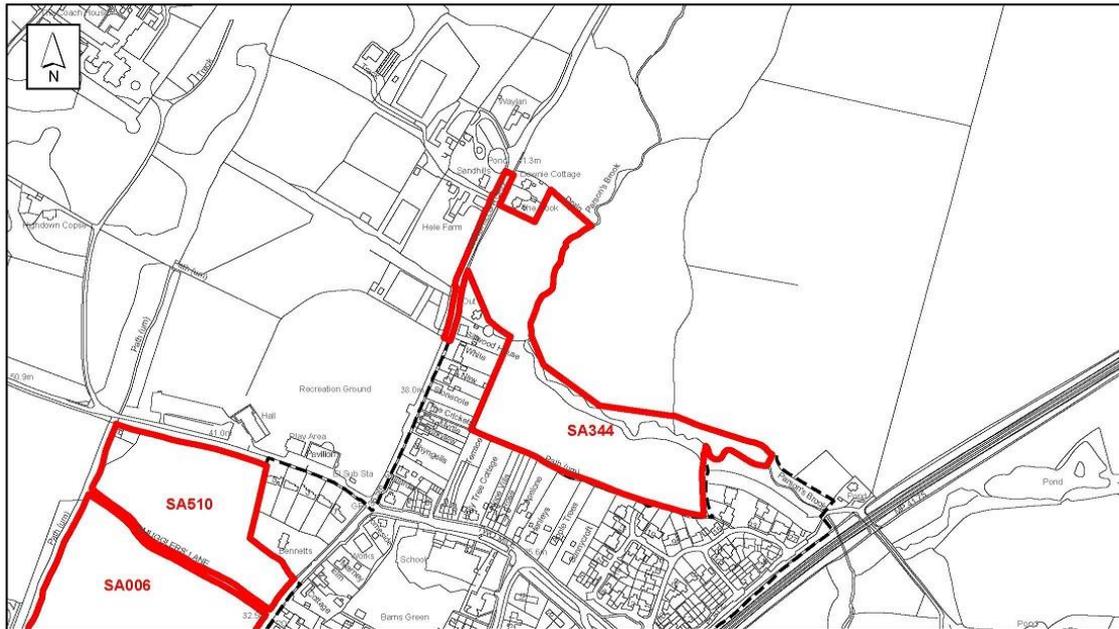
Combined RAG Rating: Neutral Impact

Site Assessment Conclusion: The site adjoins the settlement boundary of Barns Green which is classified as a medium village, having a moderate level of service and facilities. The area has a reasonable bus service linking the village to Horsham and Storrington. The site is however thought to be in multiple ownership which may affect the speed at which development could take place. Although the site is not directly affected by any environmental designations, appropriate consideration would have to be given to a number of issues. These include; the impact on the nearby Grade II Listed Buildings (The Queen's Head public house and the Village Stores & Post Office), biodiversity, Brick Clay (Weald Clay) Minerals Safeguarding, Sustainable Drainage Systems (SuDS), climate change adaption and energy efficiency, affordable housing, and the capacity of the nearby school. The need for improved transport links should be considered.

Estimated Housing Numbers: 50

Site Name: Land rear of Two Mile Ash Road Barns Green

SHELAA Ref number: SA344



Horsham District Council
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Barns Green	
Reference No :	Date : 09/01/2020
Drawing No :	Checked :
Drawn :	Revisions :
Scale : 1 : 4,000 at A4	

Parish: Itchingfield

Site Area: 3.2 hectares

Site Location: The site lies to the rear of existing properties on Muntham Drive

Site Description: The current use is agricultural, comprising grassland. A wooded stream runs along the northern and eastern boundary of the site. A new-build development, Sycamore Rise, lies to the east of the site.

Site Access: Vehicular access could be achieved from Sycamore Rise, or via fields to the north.

Proximity to services and facilities: Barns Green is classified as a medium village, having a moderate level of service and facilities including a primary school and village stores. The No.74 bus connects the village to Horsham and Storrington six days a week and the Barns Green Help Scheme car service provides assistance for healthcare appointment and prescriptions..

Environmental Considerations:

Landscape: The site is relatively contained in the landscape. It is surrounded by mature vegetation to the north and east, and by residential properties to the west and south.

Biodiversity: The site is within a Bat Sustenance Zone and Parsons Brook along the northern boundary is designated as ancient woodland. A number of Tree Preservation orders exist along the southern boundary of the site. If progressed as a development site appropriate ecological assessments will be required and suitable protection and mitigation required to ensure that bat feeding grounds are not lost and that a 15m buffer to the ancient woodland is provided.

Archaeology / Heritage: No known constraints have been identified.

Environmental Quality: The site lies within the Brick Clay (Weald Clay) Minerals Safeguarding area.

Flooding: The site does not lie within an area identified as at risk of flooding (Flood zone 1)

Combined RAG Rating: Neutral Impact

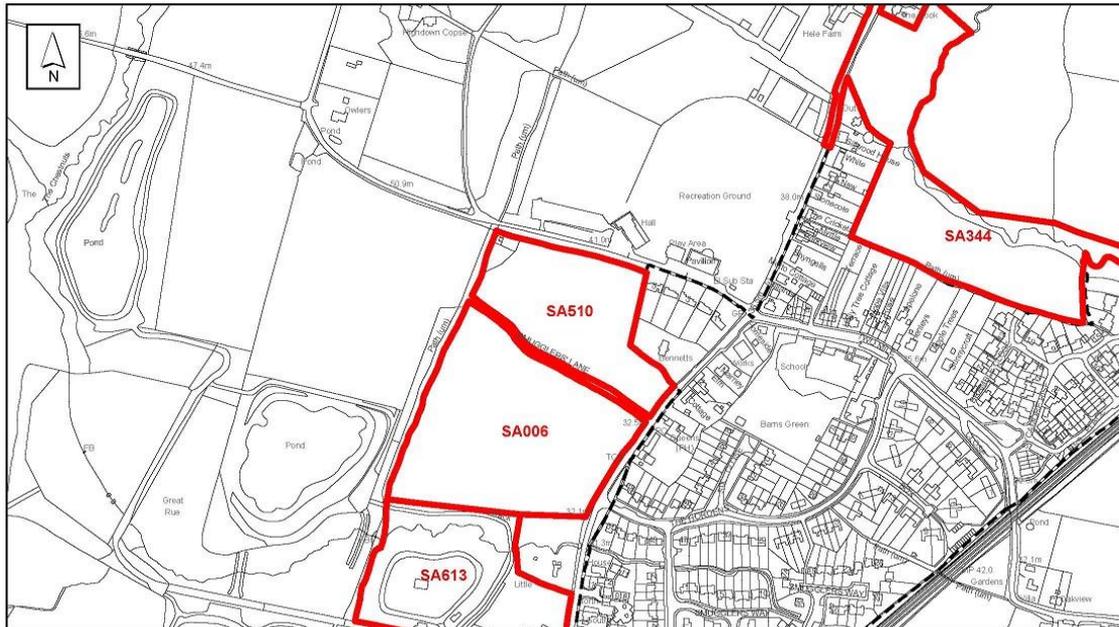
Site Assessment Conclusion: The site adjoins the settlement boundary of Barns Green is classified as a medium village, having a moderate level of service and facilities. The area has a reasonable bus service linking the village to Horsham and Storrington. The site is in single ownership. Appropriate regard would have to be given to a number of issues. These include the impact on biodiversity including 15m buffer for adjoining Ancient Woodland (Parsons Brook) and 12m Root Protection Area (RPA) for adjoining mature trees. Drainage and flood risk, climate change adaption and energy efficiency, affordable housing, and the capacity of the nearby school are also important considerations. There are also overhead cables running south to north-west of the site. The need for improved transport links should be considered.

Estimated Housing Numbers: 30

Site Name: Land South of Muntham Drive
Barns Green

SHELAA Ref number: SA510

Site Map:



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Drawing No :	Drawn :	Checked :	Revisions :

Parish: Itchingfield

Site Area: 1.85 hectares

Site Location: The site lies within the countryside adjoining the western built up area boundary of Barns Green.

Site Description: The site is an open grass field with a small hobby-farm in the north west corner. Agricultural fields are located to the south and west, the village hall to the north and low density housing to the east which comprises a Grade II Listed Building (Bennetts, Chapel Road). The site is relatively flat with public rights of way running along the western and southern boundary. Most of the sites boundary comprises of hedgerow with semi-mature / mature trees.

Site Access: The site currently has two access points via Muntham Drive which are potentially suitable for vehicles. The upgrading of vehicular access, as appropriate for a housing development, is likely to lead to the loss of an existing hedgerow and trees. There is a tarmac footpath from the eastern side of the site, which can also be accessed via a public right of way to the south, to the Barns Green village store and public house.

Proximity to services and facilities: Barns Green is classified as a medium village, having a moderate level of service and facilities including a primary school and village stores. The No.74 bus connects the village to Horsham and Storrington six days a week and the Barns Green Help Scheme car service provides assistance for healthcare appointment and prescriptions.

Environmental Considerations:

Landscape: The site does not lie within or near a protected landscape. The site is flat grazing field with hedgerow and trees along the boundary.

Biodiversity: The site is within a Bat Sustainance Zone. The site and surrounding land are not designated as Sites of Nature Conservation Importance (SNCIs). If progressed as a

development site appropriate ecological assessments will be required and suitable protection and mitigation required, to ensure that bat feeding grounds are not lost, to compensate for any loss of existing features necessary to gain access to the site.

Archaeology / Heritage: The site does not contain any known heritage assets. However it adjoins a Grade II Listed Building (Bennetts, Blacksmiths Cottage and The Queens Head public house) to the east. This may impact upon the capacity of the site.

Environmental Quality: The site lies within the Brick Clay (Weald Clay) Minerals Safeguarding area. The site is considered tranquil.

Flooding: The site does not lie within an area identified as at risk of flooding (Flood Zone 1)

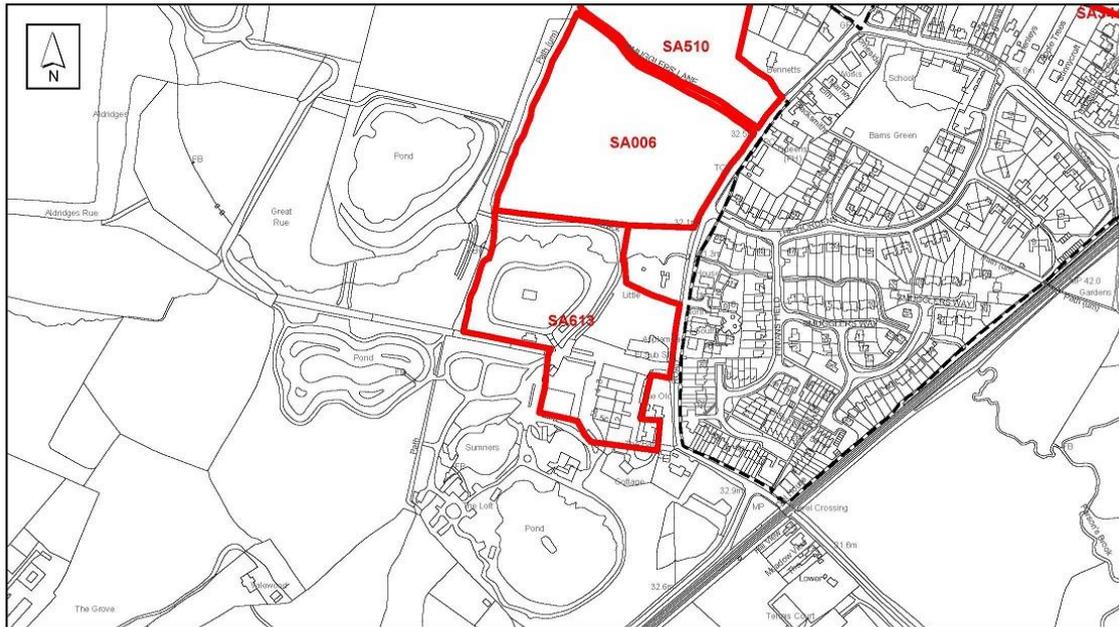
Combined RAG Rating: Neutral Impact

Site Assessment Conclusion: The site adjoins the settlement boundary of Barns Green which is classified as a medium village, having a moderate level of service and facilities. The area has a reasonable bus service linking the village to Horsham and Storrington. The site is in single ownership. Appropriate regard would have to be given to a number of issues such as the impact on the nearby Grade II Listed Buildings (Bennetts, Blacksmith's Cottage, The Queen's Head public house and the Village Stores & Post Office), biodiversity, Brick Clay (Weald Clay) Minerals Safeguarding, Sustainable Drainage Systems (SuDS), climate change adaption and energy efficiency, affordable housing, and the capacity of the nearby school. The need for improved transport links should be considered.

Estimated Housing Numbers: 25

Site Name: Land at Slaughterford Farm
(Sumners Pond)

SHELAA Ref number: SA613



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Itchingfield			
Reference No :	Date : 28/01/2020	Scale : 1: 4,000 at A4	
Drawing No :	Drawn :	Checked :	Revisions :

Parish: Itchingfield

Site Area: 1.5 hectares

Site Location: The site adjoins the western built up area boundary of Barns Green.

Site Description: The site is relatively flat and comprises of employment uses within the southern boundary and open grassland used for parking in the northern section. The main camping ground is located to the west of the site, Sumners pond to the south, low density residential to the east and a Grade II Listed Building (Little Slaughterford) to the north. The site is currently used for a number of tourism uses including a campside, which provides local employment. Development of this site would lead to a loss of this facility.

Site Access: The site is currently accessed from Chapel Road on the eastern side of the site. The upgrading of vehicular access, as appropriate for a housing development, is likely to lead to the loss of the existing hedgerow. There is a tarmac footpath along Chapel Road linking the site to the village centre. The site is currently accessed from Chapel Road on the eastern side of the site. The upgrading of vehicular access, as appropriate for a housing development, is likely to lead to the loss of the existing hedgerow. There is a tarmac footpath along Chapel Road linking the site to the village centre.

Proximity to services and facilities: Barns Green is classified as a medium village, having a moderate level of service and facilities including a primary school and village stores. The No.74 bus connects the village to Horsham and Storrington six days a week and the Barns Green Help Scheme car service provides assistance for healthcare appointment and prescriptions.

Environmental Considerations:

Landscape: Whilst the area has some attractive landscape features, the presence of intrusive modern farm buildings, car parks, caravan and camping facilities erode the rural character and together with its overall low-moderate visual sensitivity result in a moderate capacity to absorb development. It would however be important to conserve the landscape setting of old farmhouses and cottages.

Biodiversity: The site is within the Bat Sustenance Zone. If progressed as a development site appropriate ecological assessments will be required and suitable protection and mitigation required, including ensuring no loss of bat feeding grounds.

Archaeology / Heritage: There are a number of heritage assets in the locality. These are grade II Listed Buildings Little Slaughterford, Bennetts, Blacksmith's Cottage, The Queen's Head public house and the Village Stores & Post Office.

Environmental Quality: The site is in the Brick Clay (Weald Clay) Minerals Safeguarding

Flooding: The site does not lie within an area identified as at risk of flooding (Flood zone 1)

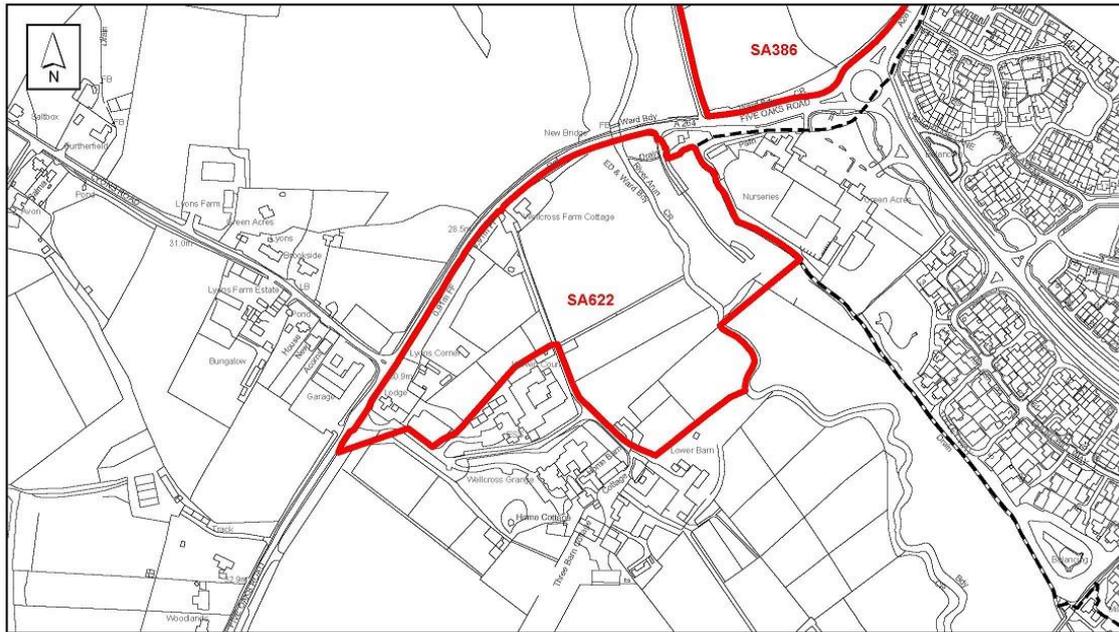
Combined RAG Rating: Neutral Impact

Site Assessment Conclusion: The site adjoins the settlement boundary of Barns Green which is classified as a medium village, having a moderate level of service and facilities. The area has a reasonable bus service linking the village to Horsham and Storrington. The site is in single ownership. Appropriate regard would have to be given to a number of issues such as the impact on the nearby Grade II Listed Buildings (Little Slaughterford, Bennetts, Blacksmith's Cottage, The Queen's Head public house and the Village Stores & Post Office), biodiversity, Brick Clay (Weald Clay) Minerals Safeguarding, Sustainable Drainage Systems (SuDS), climate change adaption and energy efficiency, affordable housing, and the capacity of the nearby school. The need for improved transport links should be considered. Consideration of the loss of an existing tourism and employment use on this site would also be necessary.

Estimated Housing Numbers: 30

Site Name: Land at Wellcross Farm, near Broadbridge Heath

SHELAA Ref number: SA622



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Itchingfield		Reference No :	Date : 09/01/2020	Scale : 1: 4,000 at A4
Drawing No :	Drawn :	Checked :	Revisions :	

Parish: Itchingfield

Site Area: 8.1 hectares

Site Location: The site is located in the countryside south west of the built up area boundary of Broadbridge Heath.

Site Description: The site is greenfield. It is bounded by mature vegetation belts to the north and east (the River Arun also lies to the east), and a boundary hedgerow to the south. An access track serving a number of existing properties (including Lower Barn, Wellcross Grange and Kerwin Court) crosses the site north-south, effectively creating two land parcels. Wellcross Farm Cottage is within the northernmost part of the site.

Site Access: Subject to highways, access could be attained from existing (improved) access to Lower Barn, or via a newly created access from the A264 Five Oaks Road.

Proximity to services and facilities: The site is located a short distance to the west of the existing built up area boundary of Broadbridge Heath which is classified as a "Small Town/Larger Village" according to the settlement hierarchy of the Horsham District Planning Framework. The village has a good range of services and facilities. These are reasonably close to the site (e.g. 0.5 miles to the nearest convenience store). These services and facilities include a primary school, leisure centre, public houses, large Tesco supermarket plus a smaller convenience store with Post Office, village hall, church and a bi-weekly mobile library service. Sports facilities include a large leisure centre (The Bridge), local playing fields, tennis court, football pitch, games courts and outdoor gym equipment. There are hourly bus services providing good connectivity to wider services and facilities. There is a footway on the north side of Five Oaks Road although this is of substandard quality.

Environmental Considerations:

Landscape: The site has relatively unspoilt landscape character. This is reinforced by the existence of the River Arun along the eastern boundary.

Biodiversity: The site is within a Bat Sustenance Zone. If progressed as a development site appropriate ecological assessments will be required and suitable protection and mitigation required, including ensuring no loss of bat feeding grounds.

Archaeology / Heritage: The Grade II listed Lyons Farmhouse is within 100m of the site.

Environmental Quality: The site lies within the Brick Clay (Weald Clay) Minerals Safeguarding area and also within the Building Stone safeguarding area.

Flooding: The eastern most extent of the site is located within flood zone 2 and 3, as is the site access.

Combined RAG Rating: Unfavourable Impacts (potential for mitigation)

Site Assessment Conclusion: This site is located in the countryside, south west of the Built-up Area Boundary (BUAB) of Broadbridge Heath. The site is separated from Broadbridge Heath by the River Arun and its associated flood plain (fluvial Flood Zones 2 and 3) and would be subject to the completion of a sequential test and exceptions test if necessary. Access to the site is constrained due to the narrow and unlit nature of the road at this point. Given that the River Arun divides the settlement of Broadbridge Heath from the development site and that the site would be relatively open to the north and south east, it is not considered that site relates well with Broadbridge Heath. As a result, the scope of the site to accommodate general residential development is considered to be limited. However, the site may have some potential to accommodate an appropriate Exceptions Housing Scheme, Retirement Housing and /or Specialist Care accommodation given the proximity to Broadbridge Heath and the existing specialist facilities on-site associated with Wellcross Grange, subject to other constraints being acceptable. The site is currently understood to be in multiple ownership (4 owners).

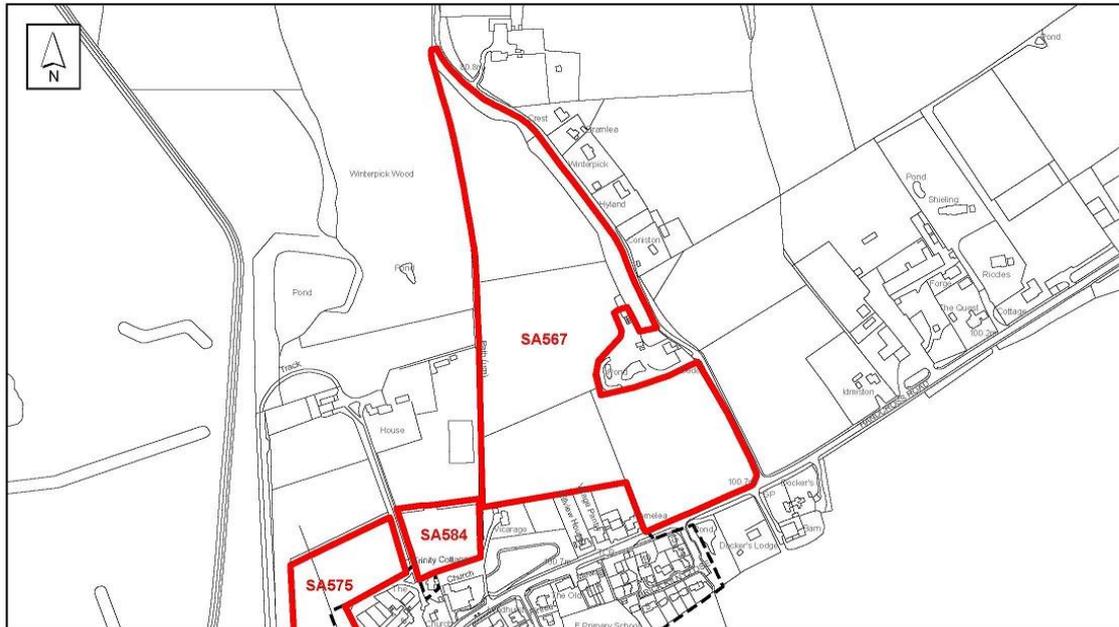
Estimated Housing Numbers: Suitable for Exceptions Housing Schemes/Retirement Housing and Specialist Care accommodation only

Lower Beeding

Site Name: Land at Glayde Farm, West of Church Lane

SHELAA Ref number: SA567

Site Map:



<p>Horsham District Council Parkside, Chart Way, Horsham West Sussex RH12 1RL Barbara Childs : Director of Place</p>	Lower Beeding		
	<p>Reference No : Drawing No :</p>	<p>Date : 28/01/2020 Checked :</p>	<p>Scale : 1: 4,000 at A4 Revisions :</p>

Parish: Lower Beeding

Site Area: 2.7 hectares

Site Location: The southern edge of the site abuts the BUAB of Lower Beeding, defined as a small village in the settlement hierarchy, having limited services and facilities but good access to larger settlements, where residents are reliant on larger settlements to access everyday services.

Site Description: The site is formed of grassland with boundaries comprising a mixture of fencing, mature trees and shrubs and hedging. There are breaks in trees and planting at points where no physical boundary exists. Levels are relatively consistent with the exception of the northern-most third of land, where there is a relatively steep decline towards the point where the Public Right of Way meets Church Lane.

Site Access: The site does not currently have vehicular access but Handcross Road could provide primary access to the site, although this would lead to the loss of a hedgerow. Church Lane runs the length of the eastern boundary edge and could provide a smaller secondary access however this is currently single track and would require upgrading or widening which would lead to the loss of trees and hedges along this edge. Pedestrian access is currently possible from the Public Right of Way which runs the length of the western edge of the site.

Proximity to services and facilities: Lower Beeding has been classified as a small village in the settlement hierarchy with a relatively limited level of services and facilities. There is a public house and church in the immediate vicinity but no shop. There are bus stops to the east and west of the site along Sandygate Lane, served by the 89 to Haywards Heath and the Stagecoach 17 which runs half hourly services between Brighton and Horsham. The site is reasonably close to these facilities.

Environmental Considerations:

Landscape: The site does not lie within a protected landscape but the High Weald Area of Outstanding Natural Beauty lies approximately 80m south east of the site. The built up area of Lower Beeding lies in between therefore impact is likely to be somewhat minimised, however any development should take this into account. The Landscape Capacity study indicates low visual sensitivity but high landscape character sensitivity. The site is visible in places from the Public Right of Way to the west though is otherwise relatively well screened and existing development, including the Church, would reduce the extent that development would be visible from the highway.

Biodiversity: The site and surrounding land is not designated as important for nature conservation. If progressed as a development site appropriate ecological assessments will be needed and suitable protection and mitigation required.

Archaeology/Heritage: The site does not include any designated or undesignated heritage assets within its boundary, although it does sit within the setting of Grade II Listed Holy Trinity Church and any development will be immediately visible in views of the church from all directions. There may also be impact on The Plough, Grade II listed public house. Given the age of the church and the church and public houses' locations at the heart of the village development on the site would not harm the setting or experience of either of the listed buildings (Conservation Officer advice given).

Environmental Quality: The site does not lie within any mineral safeguarding sites. The site is tranquil except for some occasional road noise.

Flooding: The site does not lie within an area identified as being at risk of flooding (Flood Zone 1). There are no culverts or waterways evident on site.

Combined RAG Rating: Neutral Impact

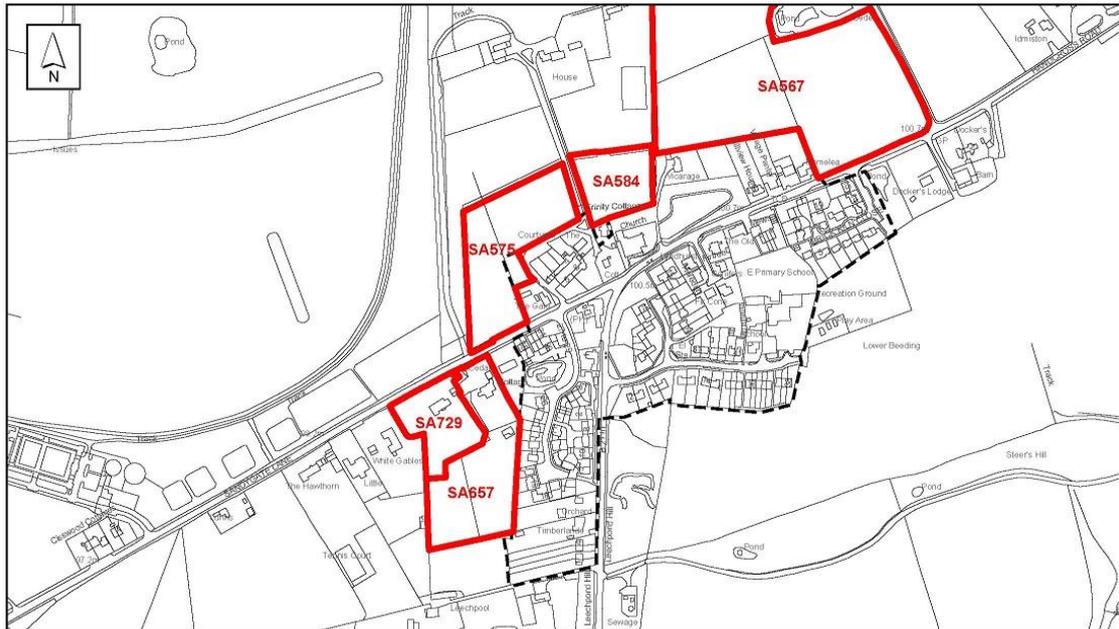
Site Assessment Conclusion: The site adjoins the built up area boundary of Lower Beeding, which is classified as a small village. Lower Beeding does have limited services, with no retail facilities, however it is approximately 4.2miles from the village to Horsham town centre (around 10 minutes by car or 30 minutes by bus) and good access from the site to the A281, A272 and A23. While there is a limited bus service running directly in the village, the area has a reasonable bus service linking it to larger settlements in the district, and to Brighton via the Stagecoach number 17 which runs from a bus stop approximately 800m along Sandygate Lane. Appropriate regard would need to be given to a number of issues such as the impact on the nearby Grade II Listed Holy Trinity Church, biodiversity, SuDS, climate change adaptation and mitigation, affordable housing, capacity of nearby schools and healthcare facilities and improved transport links. The southwestern corner of the site is being considered as part of the Lower Beeding Neighbourhood Plan and this would support the allocation of the remainder of the site. The site is in single ownership.

Estimated Housing Numbers: 30

Site Name: Land North of Sandygate Lane

SHELAA Ref number: SA575

Site Map:



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Lower Beeding			
Reference No :	Date : 28/01/2020	Scale : 1: 4,000 at A4	
Drawing No :	Drawn :	Checked :	Revisions :

Parish: Lower Beeding

Site Area: 1.1 hectares

Site Location: The site is adjacent to the BUAB of Lower Beeding

Site Description: The site is rural in character and consists of two fields of flat grass pasture. The northern field is bordered by hedegrows to the west north and east and a fence to the south plus a row of trees separating it from Church Farm courtyard. The southern field is bounded by a hedgerow and the road to the south, a fence to the west and north and a hedgerow to the west.

Site Access: There is currently no direct vehicular access from the public highway. The site promoter has proposed access off Sandygate Lane at the southwestern corner of the site.

Proximity to services and facilities: The site is within easy walking distance of the facilities in Lower Beeding, classified as a smaller village in the settlement hierarchy with limited services, facilities and social networks but good accessibility to larger settlements or settlements with some employment but limited services, facilities or accessibility. There is a public house and church in the immediate vicinity but no shop. There are bus stops to the east and west of the site along Sandygate Lane, served by the 89 to Haywards Heath and the 4 to Pease Pottage and the Stagecoach 17 to Horsham.

Environmental Considerations:

Landscape: The site does not lie within a protected landscape but the High Weald Area of Outstanding Natural Beauty lies some 200m to the south east of the site. The built up area of Lower Beeding lies in between therefore impact is likely to be minimal. The Landscape Capacity study indicates low visual sensitivity but high landscape character sensitivity. The site is highly visible from the west and north though partly screened from the road by existing development.

Biodiversity: The site and surrounding land is not designated as important for nature conservation. If progressed as a development site appropriate ecological assessments will

be needed and suitable protection and mitigation required. It is noted that the site promoter has proposed mitigation for potential impacts on bats, nesting birds and amphibians and reptiles on site, as well as landscaping and habitat creation which could lead to biodiversity enhancements.

Archaeology/Heritage: The site does not include any designated or undesignated heritage assets within its boundary, although it does sit within the setting of Grade II Listed Holy Trinity Church and any development will be immediately visible in views of the church from all directions. There may also be impact on The Plough, Grade II listed public house. Given the age of the church and the church and public houses' locations at the heart of the village development on the site would not harm the setting or experience of either of the listed buildings (Conservation Officer advice given).

Environmental Quality: The site does not lie within any mineral safeguarding sites. The site is tranquil except for some occasional road noise.

Flooding: The site does not lie within an area identified as being at risk of flooding (Flood Zone 1). There are no culverts or waterways evident on site.

Combined RAG Rating: Neutral Impact

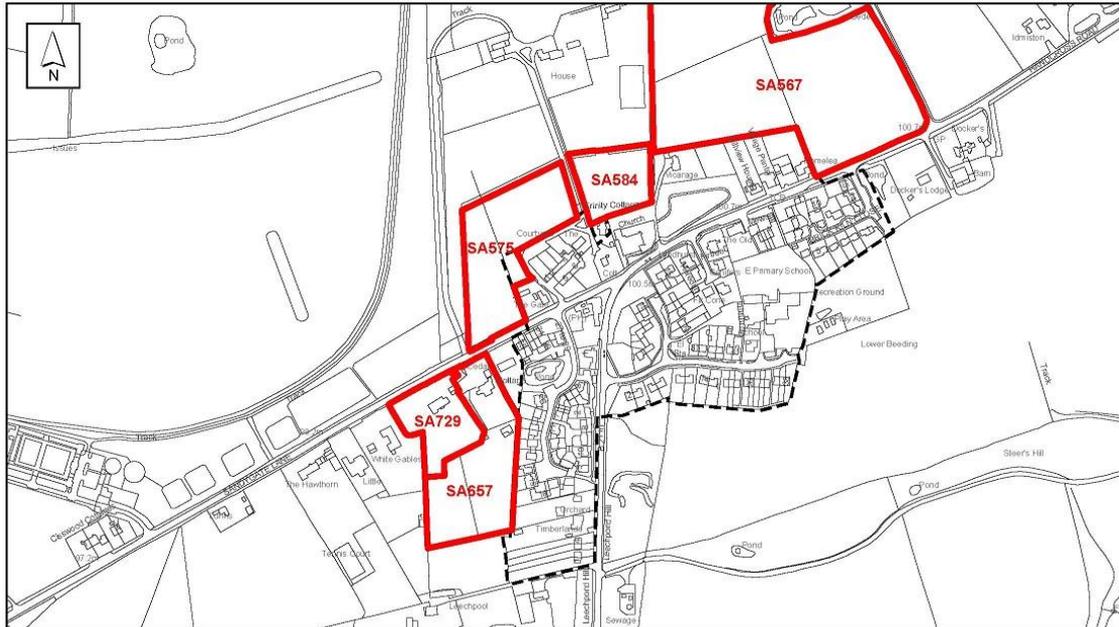
Site Assessment Conclusion: There are no apparent overriding constraints to development and the site lies within easy walking distance of Lower Beeding which is classified as a small village, meaning it has limited services and facilities but has good accessibility to larger settlements. There is a reasonable bus service linking the site to larger villages and towns in the settlement and good access from the site to the A281, A272 and A23. Appropriate regard would have to be given to the proximity of the site to the Grade II listed church and pub and development must be sensitive to the impact on these heritage assets, however development in proximity to these is, in principle, acceptable. Climate change adaptation and mitigation, including the use of Sustainable Drainage Systems, should also be addressed where possible, as well as layout, design and landscaping which responds to the landscape character sensitivity of the wider area. The site could accommodate up to 20 dwellings. The site is thought to be in multiple ownership and has been identified by the Parish Council as part of their Neighbourhood Plan preparation.

Estimated Housing Numbers: 20

Site Name: Land south of Church Farm House

SHELAA Ref number: SA584

Site Map:



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Reference No :	Date : 28/01/2020	Scale : 1: 4,000 at A4								
Drawing No :	Drawn :	Checked :								
		Revisions :								

Parish: Lower Beeding

Site Area: 0.5 hectares

Site Location: Outside the BUAB of Lower Beeding. The majority of the southern edge of the site abuts the BUAB.

Site Description: The site is rural in character, and appears to form grazing land, perhaps associated with the dwelling and the equestrian land to the north. A fence which appears well maintained forms the boundary to the west, with mature trees and hedgerows to the north, south and east. The land appears relatively flat overall, with a gentle incline moving north. Grade II Listed Holy Trinity Church sits directly to the south and the church carpark abuts the southern edge of the site. There is a private track directly to the west which leads to Church Farmhouse, a small private stables and equestrian land which sits to the north. There is a well used Public Right of Way (PROW) along the eastern boundary. Directly to the east of the PROW, and to the southwest, are low density dwellings. Moving south away from the site is higher density residential development which make up the Lower Beeding settlement. Smaller parcels of grazing/agricultural land form the wider areas to the north and west, some of which are being promoted for development (SA567).

Site Access: There is currently no direct vehicular access from the public highway. There is the potential for access at the western edge of the site via a private road which joins the north side of Sandygate Lane (B2115). Alternatively vehicles can leave Sandygate Lane, park in the Holy Trinity Church car park (also from Sandygate Lane) and access the site on foot via a PROW. Sandygate Lane joins the A23 further to the east or Brighton Road to the west.

Proximity to services and facilities: The site is within easy walking distance of the facilities in Lower Beeding, classified as a smaller village in the settlement hierarchy with limited services, facilities and social networks but good accessibility to larger settlements or settlements with some employment but limited services, facilities or accessibility. There is a public house and church in the immediate vicinity but no shop. There are bus stops to the

east and west of the site along Sandygate Lane, served by the 89 to Haywards Heath and the 4 to Pease Pottage and the Stagecoach 17 to Horsham.

Environmental Considerations:

Landscape: The site does not lie within a protected landscape but the High Weald Area of Outstanding Natural Beauty lies 200m SE of the site. The built up area of Lower Beeding lies in between therefore impact is likely to be minimal. The site is highly visible from the Public Right of Way to the east. Otherwise it is relatively well screened and existing development, including the Church, would reduce the extent that development would be visible from the highway.

Biodiversity: The site and surrounding land is not designated as important for nature conservation. If progressed as a development site appropriate ecological assessments will be needed and suitable protection and mitigation required.

Archaeology/Heritage: The site does not include any designated or undesignated heritage assets within its boundary, although it does sit within the setting of Grade II Listed Holy Trinity Church and any development will be immediately visible in views of the church from all directions. There may also be impact on The Plough, Grade II listed public house. Given the age of the church and the church and public houses' locations at the heart of the village development on the site would not harm the setting or experience of either of the listed buildings (Conservation Officer advice given).

Environmental Quality: The site does not lie within any mineral safeguarding sites. The site is tranquil except for some occasional road noise.

Flooding: The site does not lie within an area identified as being at risk of flooding (Flood Zone 1). There are no culverts or waterways evident on site.

Combined RAG Rating: Neutral Impact

Site Assessment Conclusion: The site lies within easy walking distance of Lower Beeding which is classified as a small village, meaning it has limited services and facilities but has good accessibility to larger settlements. If the site were to come forward for allocation alongside SA567 and SA575 the issue of vehicular access could be addressed. There is a reasonable bus service linking the site to larger villages and towns in the settlement and good access from the site to the A281, A272 and A23. Appropriate regard would have to be given to the proximity of the site to the Grade II listed church and pub and development must be sensitive to the impact on these heritage assets, however development in proximity to these is, in principle, acceptable. Climate change adaptation and mitigation, including the use of Sustainable Drainage Systems, should also be addressed where possible, as well as layout, design and landscaping which responds to the landscape character sensitivity of the wider area. The site has been identified as having potential for development by the Parish Council as part of the preparation of the Lower Beeding Neighbourhood Plan.

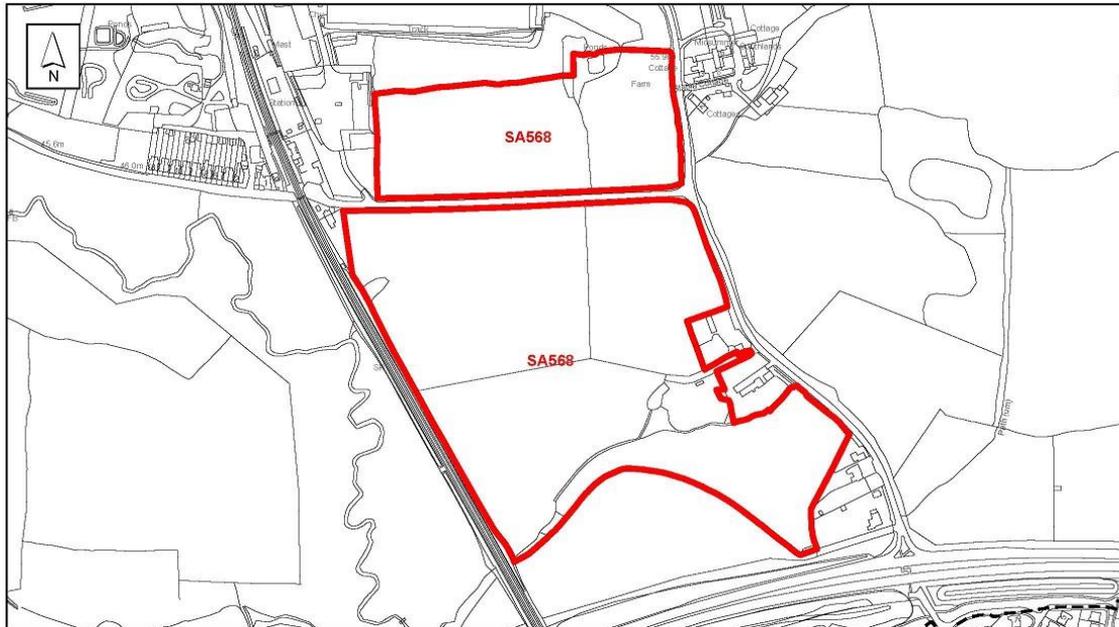
Estimated Housing Numbers: 6

North Horsham

Site Name: Land Around Mercer Road,
Warnham Station

SHELAA Ref number: SA568

Site Map:



Horsham District Council
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North Horsham			
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Drawing No :	Drawn :	Checked :	Revisions :

Parish: North Horsham

Site Area: 14.3 hectares

Site Location: The does not lie within a designated settlement boundary, although it lies to the immediate north of Horsham Built-up area boundary, separated by the A264. To the immediate east of the site lies the North Horsham strategic allocation.

Site Description: The land is largely formed of grazing land (semi-improved grassland) and is flanked by mature trees and hedgerows along its boundaries and along Mercer Road. This separates the site into two parcels. Land to the north of this road is proposed for employment use and a separate write up has also been provided for that parcel in the employment section.

Site Access: The site is currently accessible via Mercer Road which divides the site into northern and southern parcels. There is gated access from Mercer Road into each parcel, but these are fairly rudimentary. If development were to come forward it is likely that Mercer Road would need upgrading, which may lead to the loss of hedgerows lining the road. The site is also accessible via Langhurst Wood Road which lies to the west. According to details submitted by the site promoter improvements to the A264 / Langhurst Wood Road junction would improve car access to the site and also improve crossing opportunities for pedestrians and cyclists. It is noted that the site promoter has proposed the provision of footways along Mercer Road and Langhurst Wood Road as part of the development which to improve access to Warnham Railway Station, the North Horsham site and the main town of Horsham.

Proximity to services and facilities: The site lies adjacent to the built up area boundary of Horsham which is the district's 'Main Town' and has a large range of employment,

services and facilities and leisure opportunities. Although it is in close proximity to this settlement, it is separated from the town by the A264 dual carriageway which lies to the south of the site. Warnham Railway Station lies to the immediate north west of the site and given this and the access to the A264, it is considered that the site has good transport connections to enable access to adjacent settlements. The site also lies in relatively close proximity to Warnham which is a "Medium Village" according to the settlement hierarchy of the Horsham District Planning Framework and provides a moderate level of services and facilities. Given the site's location adjacent to the North Horsham strategic allocation, which will be providing a range of services and facilities including new schools, leisure facilities and a range of employment opportunities it is also considered that the accessibility to services and facilities will further improve in the future. In addition, The North Horsham site will improve pedestrian and cyclist connectivity across the A264 to Horsham town.

Environmental Considerations:

Landscape: The site does not lie within or near to any protected landscape. The southern parcel of the site is relatively flat with some undulations. The northern parcel of the site has more of a slope rising northwards from Mercer Road. The site is considered to have a moderate capacity for both housing and employment. The site itself is formed of grazing land but there are mature trees and hedgerows screening the site and lining Mercer Road. Retention of these trees and hedgerows is considered an important factor if the site were to be redeveloped. There is a planning appeal for the BritaniaCrest incinerator proposed to the north of the site. At the time of writing this assessment this appeal is yet to be determined however if the appeal is allowed, this would significantly change the landscape setting of the site.

Biodiversity: There is an area of Ancient Woodland located in the northernmost part of the site. In accordance with the Standing Advice from Natural England the Forestry Commission a 15m buffer to protect the Ancient Woodland would be required in the event of development. The site promoter has submitted a number of ecology surveys but updates would be necessary to ensure that the necessary mitigation and biodiversity net gains could be provided.

Archaeology / Heritage: The site does not comprise any known heritage assets and there are no heritage assets within close enough proximity for development of this site to affect their setting.

Environmental Quality: The site is affected by noise impacts from its close proximity with the A264. The railway line lies to the west of the site which may create some noise impacts, although during the officer's assessment no railway noise was audible. There are a number of commercial units and Warnham and Wealden Brickworks to the north and west which may also create some noise impacts, although this was not noticeable during the site assessment. There may be some potential for mitigation such as noise insulating construction materials for the properties. There is currently an ongoing planning appeal in relation to the BritaniaCrest Incinerator which is proposed on the Warnham Brickworks site to the north. The appeal is yet to be determined at the time of writing this assessment, but there may be some environmental impacts (noise/air quality) that could affect new residents if the site were to be developed.

Flooding: The site does not lie within an area identified as risk of flooding (Flood Zone 1). However, there is a large area to the immediate west of the site that falls within Flood Zones 2 and 3. The site promoter has submitted an Initial Drainage Strategy.

Combined RAG Rating: Neutral Impact

Site Assessment Conclusion: It is understood that the site is in multiple ownership (two owners). Warnham Railway Station lies to the immediate north west of the site. The A264 lies adjacent to the southern boundary of the site and forms part of the District's major road network, providing access to much larger settlements such as Horsham, where a large range of service and facilities and employment and leisure opportunities exist. Pedestrian and cycle access is currently relatively poor but could be improved with pedestrian footways

along Mercer Road and Langhurst Wood Road and proposed crossing improvements at the A264 creating better accessibility to Horsham. There are currently no bus stops within the local area, although it may be possible to explore providing these with the local bus operator(s), particularly given the potential size of this scheme and the adjacent North Horsham strategic allocation. Although the site does not currently lie within easy walking distance of services and facilities, the site's proximity to the adjacent North Horsham strategic allocation will mean that suitable services and facilities will be delivered as part of the development proposals for this strategic allocation. These services and facilities could also benefit any housing that may come forward on this site. Appropriate regard would need to be given to a number of issues such as biodiversity impacts and opportunities for biodiversity gain, Brick Clay (Weald Clay) and Building Stone Minerals Safeguarding, Sustainable Drainage Systems (SuDS), climate change adaptation and energy efficiency and the impact on nearby schools and health facilities, neither of which are being delivered as part of the proposals. It is noted that the land to the north of Mercer Road (SA814) has also been identified as appropriate for employment allocation and it is considered that a comprehensive mixed use scheme could be brought forward on this site.

Estimated Housing Numbers: 350

Pulborough

Site Name: Land at Greendene		SHELAA Ref number: SA112	
Site Map:			
Horsham District Council Parkside, Chart Way, Horsham West Sussex RH12 1RL Barbara Childs : Director of Place		Pulborough	
<small>Reproduced by permission of Ordnance Survey map on behalf of HMSO. © Crown copyright and database rights (2020). Ordnance Survey Licence. 100023865</small>		Reference No : Drawing No :	Date : 07/02/2020 Checked : Revisions :
Scale : 1 : 4,000 at A4			
Parish: Pulborough			
Site Area: 2.4 hectares			
Site Location: Some of the site is located within the built up area boundary of Codmore Hill. The majority of the site is located outside this designation.			
Site Description: The site is partly developed to the west, with the eastern section comprising a small field with the railway line and countryside further to the east. The main area of the site is forms an area of grassland with mature trees and hedges on the boundary.			
Site Access: The site has an existing access point through the Sainsbury's car park on the east side of the A29. Improved vehicular access would be necessary and the most likely point for this being at the north western part of the site which currently forms storage for the nearby garage. Overall, the site has good access to the A29 which forms part of the major road network. Pedestrian access to the facilities and services in the area is good, particularly given that parts of the site fall within the built up area boundary, with direct access to a tarmac pavement possible. The site adjoins the railway line to the east – there is a nearby pedestrian crossing and the potential for safer access would need to be investigated.			
Proximity to services and facilities: The site is located to the west of the built-up areas of Pulborough and Codmore Hill which are classified as "Smaller Towns/Larger Villages" in the settlement hierarchy of the Horsham District Planning Framework. These settlements have a good range of services and facilities, strong community networks and local employment provision, together with reasonable rail and/or bus services. Most services and facilities are considered to be within a reasonable walking distance of the site (<500m). These services and facilities include a primary school, a medical facility, supermarkets and convenience stores plus other retail facilities including a pharmacy, hair salon, greengrocers and estate agents, there is also a library, public houses, a village hall and sports facilities. There is an hourly bus service that runs Monday to Saturday plus some other less frequent			

bus services and there is a peak ½ hourly rail service that runs to Chichester, Horsham and London.

Environmental Considerations:

Landscape: The site contains a number of mature trees and hedgerows and the landscape appears to be in good condition. The landscape in this area is therefore sensitive to any development and careful design and mitigation would be required.

Biodiversity: The site and surrounding land is not designated as important for nature conservation. If progressed as a development site appropriate ecological assessments will be needed and suitable protection and mitigation required.. The site is located within a Bat Sustainance Zone and habitats to maintain feeding habitats for bats would need to be retained.

Archaeology / Heritage: The site does not contain any designated heritage assets. Archaeological Notification Areas are located nearby but not within the site itself. A Grade II Listed Building is located around 100m from the site and the impact on this asset would need to be considered.

Environmental Quality: The site lies within Brick Clay Minerals Safeguarding Area, any development would need to ensure there is no adverse impact on this resource.

Flooding: The site does not lie within an area identified as at risk of flooding (Flood zone 1)

Combined RAG Rating: Neutral impact

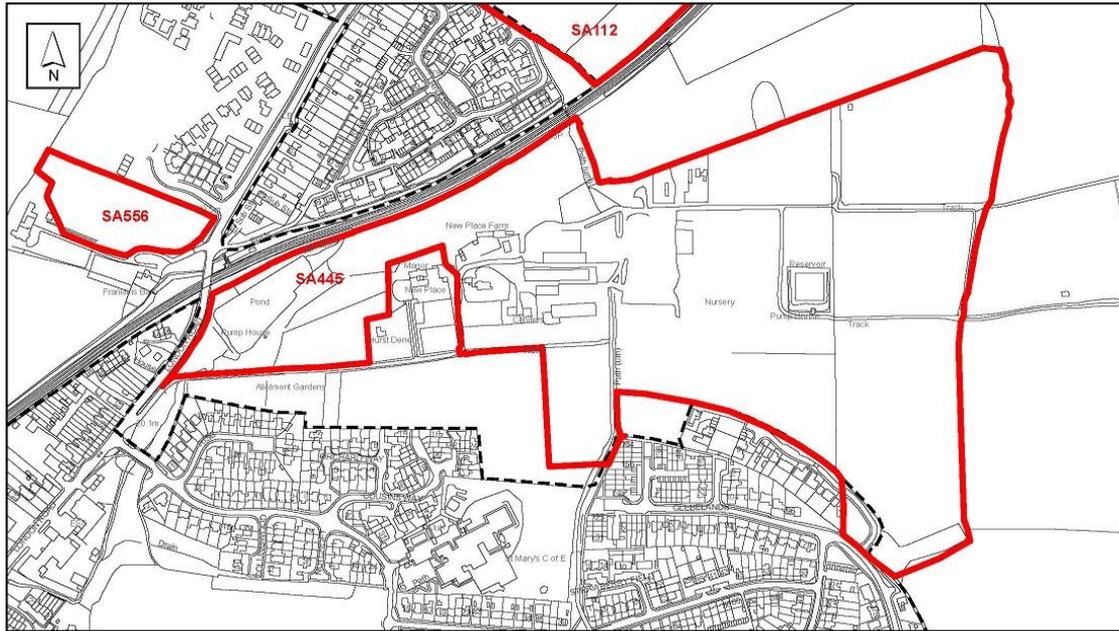
Site Assessment Conclusion: This is a 5 hectare site located on the northern settlement boundary of Codmore Hill. Together with Pulborough to the south the settlements are classified as a small town/larger village. They have a good range of services and facilities including primary schools, shops, village hall and a railway station. Although there are landscape sensitivities, were this site to be allocated for development it is considered that there are opportunities to improve the urban edge which is currently heavily compromised by Sainsbury's car park. To mitigate any landscape impacts a significant part of the proposed site would need to remain undeveloped and instead be used to enhance biodiversity and soften the urban edge. It is unknown whether single or multiple ownership which has the potential to impact on delivery rates.

Estimated Housing Numbers: 30

Site Name: Land adj Drovers Lane (New Place Farm)

SHELAA Ref number: SA445

Site Map:



Horsham District Council
Parkside, Chart Way, Horsham
West Sussex RH12 1RL
Barbara Childs : Director of Place

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Pulborough

Reference No :	Date : 09/01/2020	Scale : 1: 4,000 at A4
Drawing No :	Drawn :	Checked :
		Revisions :

Parish: Pulborough

Site Area: 4.9 hectares

Site Location: The site lies within the countryside and partially adjoins the northern edge of the built up area boundary of Pulborough and the southern boundary of Codmore Hill, separated only by the railway line.

Site Description: The site largely comprises previously developed land, as it is currently in operation as a wholesale plant nursery, with the exception of the area adjoining the Comore Hill built up area boundary, which is characterised by dense vegetation. To the north of this area of vegetation is the railway line. A public right of way extends along the southern boundary and traverses through its eastern section.

Site Access: Access to the site is proposed on the eastern side of Drovers Lane which forms part of the site. This would lead to loss of some landscaping which was planted as part of the development at Drovers Lane. There appears to be a potential secondary access point off the east side of London Road, although this is single track and may require improvements in order to serve the site were development to take place. There is vehicular access to the A283 and the A29, which forms part of the major road network.

Proximity to services and facilities: The site is located between the built up area boundaries of Pulborough and Codmore Hill, which are classified as Smaller Towns/Larger Villages according to the settlement hierarchy of the Horsham District Planning Framework. These settlements have a good range of services and facilities, strong community networks and local employment provision, together with reasonable rail ad/or bus services. Most services and facilities are considered to be within a reasonable walking distance of the site (<500m). These services and facilities include a primary school, a medical facility, supermarkets and convenience stores plus other retail facilities including a pharmacy, hair salon, greengrocers and estate agents. There is also a library, public houses, a village hall and sports facilities. There is an hourly bus service that runs Monday to Saturday plus some

other less frequent bus services, and there is a peak 1/2 hourly rail services that runs to Chichester, Horsham and London. Pedestrian access to shops and services is reasonable, with a large supermarket approximately 1.2km away on foot and a primary school approximately 750m away

Environmental Considerations:

Landscape: Whilst many of the key landscape features and qualities are sensitive to large scale development, there is some limited capacity for large scale housing development on lower parts of the area due to the poor to moderate landscape condition in the area. There is however a need to avoid housing on the higher landform to the north which likely to be visually intrusive. Employment development anywhere on the site is likely to be very visually conspicuous and the capacity of this type of development is considered to be low.

Biodiversity: The site and surrounding land is not designated as important for nature conservation. If progressed as a development site appropriate ecological assessments will be needed and suitable protection and mitigation required.. The site is located within a Bat Sustenance Zone and habitats to maintain feeding habitats for bats would need to be retained.

Archaeology / Heritage: The whole site lies wholly within a Bat Sustenance Area and the eastern portion of the site is located in an Archaeological Notification Area. The South Downs National Park lies approximately 1.2km to the west. The Grade II* Listed New Place Manor and Grade II Listed Archway and Garden Wall at New Place are contained within the larger site, although they do not form part of the site proposed for development..

Environmental Quality: The site has no known environmental constraints.

Flooding: The site does not lie within an area identified as at risk of flooding (Flood zone 1)

Combined RAG Rating: Neutral impact

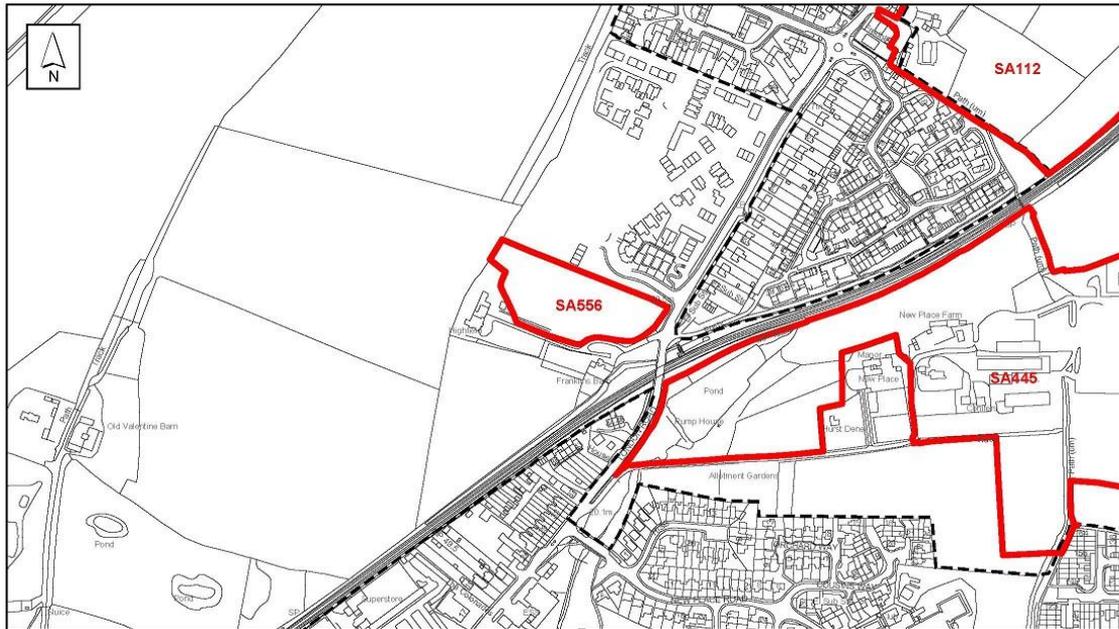
Site Assessment Conclusion: The site is located on the northern settlement boundary of Pulborough. Together with Codmore Hill, the settlement is classified as a larger village and has a good range of services and facilities including primary schools, shops, village hall and a railway station. The site is currently being promoted as one large site totalling 19 hectares. This includes area to the north that would be retained as greenfield in the form of a 'country park'. The site is thought to be in multiple ownership (at least 2 landowners). The southern part of the site and part of the northern section of the site are considered to have overriding environmental constraints to development particularly in terms of landscape impact. In addition, access to the site would need to be resolved. The site is reasonably well connected to village facilities and, subject to appropriate mitigation, development on the eastern portion of the site is likely to be acceptable in landscape terms. The topography of the northern area, and landscape sensitivity evident on the ground, means that any development should be limited to areas south of the public right of way that cuts across the submitted site in an east-west direction

Estimated Housing Numbers: 120

Site Name: Land at Highfields, Codmore Hill

SHELAA Ref number: SA556

Site Map:



Horsham District Council
Parkside, Chart Way, Horsham
West Sussex RH12 1RL
Barbara Childs - Director of Place

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Pulborough			
Reference No :	Drawn :	Date : 09/01/2020	Scale : 1 : 4,000 at A4
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Parish: Pulborough

Site Area: 1 hectare

Site Location: The site is located in the countryside to the west of the built up area of Codmore Hill, separated by the A29, Stane Street. The site lies immediately south of an area of land with planning permission for 97 dwellings with associated infrastructure and open space. This development has commenced.

Site Description: The site largely comprises grassland. It is bound along its western, southern and eastern boundaries by trees and hedgerows. The site also contains further individual trees. Development of the area of land immediately north of the site is well underway following planning consent for 97 dwellings (DC/15/1084). To the east lies the railway line and the A29, to the south is a number of residential dwellings and further west lies agricultural land.

Site Access: It is considered that access to the site could be provided via the residential development site to the north. It is also considered that there are no overriding constraints to the provision of pedestrian footways and cycle connectivity.

Proximity to services and facilities: The site is located to the west of the built-up areas of Pulborough and Codmore Hill which are classified as "Smaller Towns/Larger Villages" according to the settlement hierarchy of the Horsham District Planning Framework. These settlements have a good range of services and facilities, strong community networks and local employment provision, together with reasonable rail and/or bus services. Most services and facilities are considered to be within a reasonable walking distance of the site (<500m). These services and facilities include a primary school, a medical facility, supermarkets and convenience stores plus other retail facilities including a pharmacy, hair salon, greengrocers and estate agents, there is also a library, public houses, a village hall and sports facilities. There is an hourly bus service that runs Monday to Saturday plus some other less frequent bus services and there is a peak ½ hourly rail service that runs to Chichester, Horsham and London.

Environmental Considerations:

Landscape: The site is a small field south of an area of land which is now coming forward for residential development. This has changed the nature of the landscape on the site which is now more closely related to the urban form. There are however thick tree belts on the southern edge of the site which form a firm landscape boundary with the surrounding countryside. The impact of additional development in this location on the South Downs National Park would need to be considered. It is therefore considered the area has no/low capacity for large scale development.

Biodiversity: The site and surrounding land is not designated as important for nature conservation. If progressed as a development site appropriate ecological assessments will be needed and suitable protection and mitigation required.. The site is located within a Bat Sustainance Zone and habitats to maintain feeding habitats for bats would need to be retained.

Archaeology / Heritage: The site lies within an Archaeological Notification area and this will need consideration if developed.

Environmental Quality: The site has no known environmental constraints other than those identified above.

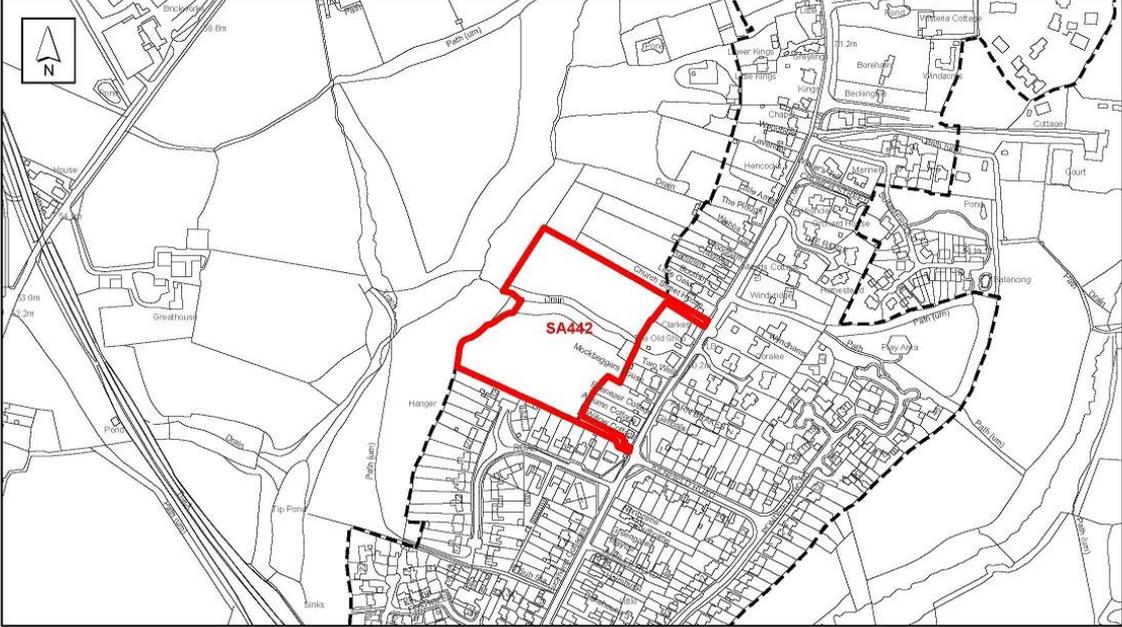
Flooding: The site does not lie within an area identified as at risk of flooding (Flood zone 1).

Combined RAG Rating: Neutral impact

Site Assessment Conclusion: The site adjoins the settlement boundary of Pulborough. Together with Codmore Hill, the settlement is classified as a larger village and has a good range of services and facilities including primary schools, shops, village hall and a railway station. This site is single ownership and directly adjoins land which is currently being brought forward for development. The site therefore has a relationship with the built form of Pulborough. There are however a number of trees on site and an assessment of whether trees on site are worthy of protection and further understanding of the impact on the wider landscape would be necessary.

Estimated Housing Numbers: 25

Rudgwick

Site Name: Land to the West of Church Street	SHELAA Ref number: SA442								
Site Map:									
									
<p style="text-align: center;">Horsham District Council Parkside, Chart Way, Horsham West Sussex RH12 1RL Barbara Childs : Director of Place</p>	Rudgwick								
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Reference No :	Date : 09/01/2020	Scale : 1: 4,000 at A4							
Drawing No :	Drawn :	Checked :	Revisions :						
Parish: Rudgwick									
Site Area: 2.2 hectares									
Site Location: The site is located on the western edge of Rudgwick village and adjoins the built up area boundary of the village.									
Site Description: The site comprises two fields bounded by thick woodland to the west. A tree line forms the southern and northern boundaries to the site. Residential dwellings adjoin the site to the east. The centre of the site comprises a thick tree belt, and there are a number of individual shrubs and trees within the northern field.									
Site Access: .There are two potential access points into the site – one at the northern edge of the site, (Clarkes) and one to the south (Willow Cottage). These are both narrow and further survey work would be necessary to determine whether access could be achieved, particularly as Willow Cottage is a listed building. There may also be potential to access the southern field from Furze Road to the south.									
Proximity to services and facilities: Rudgwick and Bucks Green is classified as a medium village, having a moderate level of services and facilities. The area has a good bus service linking the village to Horsham and Guildford. The site is within reasonable walking distance of the facilities within Rudgwick. Access to the village hall and recreation ground in Bucks Green would require crossing the A281 which is a busy and fast moving road.									

Environmental Considerations:

Landscape: The landscape on this site is well contained due to the mature tree belts that line and cross the site east west. Development is unlikely to have a significant impact on wider visibility. There is however potential for loss of trees if the whole site is developed.

Biodiversity: The site adjoins an area of ancient woodland to the west. These link to the mature trees which bound the site and may act as wildlife corridors. If progressed as a development site appropriate ecological assessments will be needed and suitable protection and mitigation required. This will include an appropriate buffer to the ancient woodland and potentially other significant trees, which may limit the developable area of the site. The site is located within a Bat Sustenance Zone and habitats to maintain feeding habitats for bats would need to be retained.

Archaeology / Heritage: The site adjoins eight residential properties of which five (Two Wells, Horseshoe Cottage, Ebenezer Cottage, Autumn Cottage and Willow Cottage) are Grade II listed. The setting of these dwellings would need to be considered should development come forward in this location, which may again limit the developable area for this site.

Environmental Quality: No specific additional issues have been identified in addition to those highlighted above.

Flooding: The site does not lie within an area identified as at risk of flooding (Flood zone 1). A drain crosses the site east west through the woodland strip in the centre of the site.

Combined RAG Rating: Unfavourable Impacts (potential for mitigation)

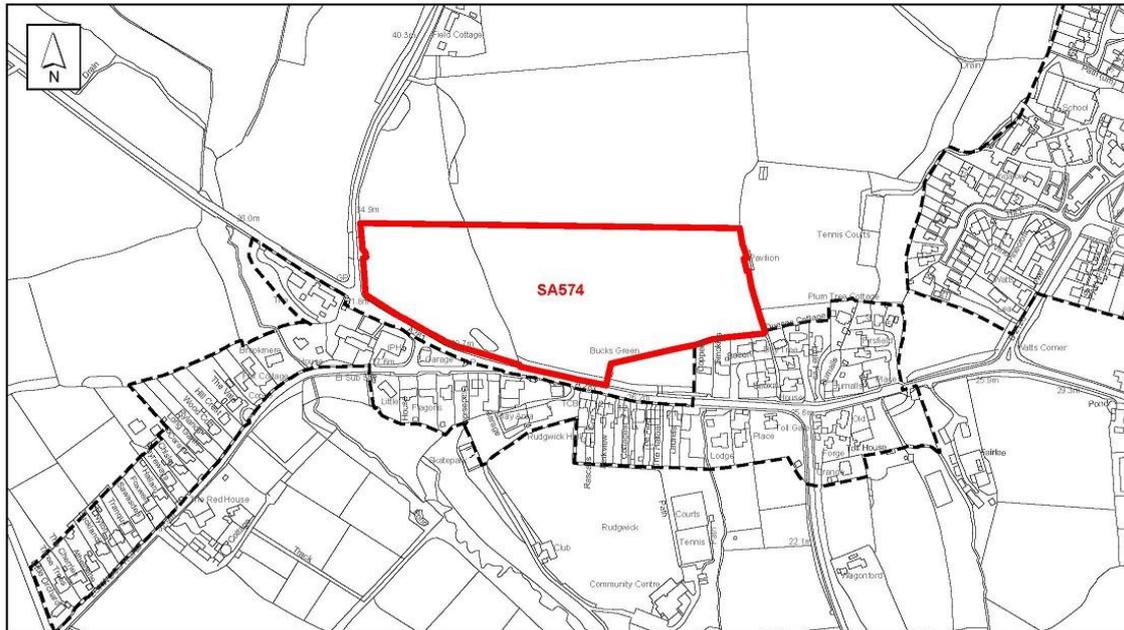
Site Assessment Conclusion: This site adjoins the settlement boundary of Rudgwick and Bucks Green which is classified as a medium village, having a moderate level of services and facilities. The area has a good bus service linking the village to Horsham and Guildford. The site is in multiple ownership which may limit deliverability of the site. The site has no specific environmental designations but adjoins an area of ancient woodland and five listed buildings. The site is also lined with mature trees belts The 15m buffer zone and the setting of the listed building may therefore limit the developable area of this site. The northern section of the site may be particularly difficult to access and from the south would lead to the loss of mature trees. This section of the site is therefore not considered appropriate for development at this stage. Should the remainder of the site come forward for development, appropriate regard would have to be given to a further issues including the Brick Clay (Weald Clay) Minerals Safeguarding, Sustainable Drainage Systems (SuDS), climate change adaption and energy efficiency, affordable housing, capacity of the nearby school and health facility, and improved transport links.

Estimated Housing Numbers: 15

Site Name: Land North of Guildford Road,
Bucks Green

SHELAA Ref number: SA574

Site Map:



Horsham District Council
Parkside, Chart Way, Horsham
West Sussex RH12 1RL
Barbara Childs : Director of Place

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Rudgwick			
Reference No :	Date : 09/01/2020	Scale : 1: 4,000 at A4	
Drawing No :	Drawn :	Checked :	Revisions :

Parish: Rudgwick

Site Area: 4.9 hectares

Site Location: The site is located north of the A281 Guildford Road. It is north and west of the main built form of Bucks Green, which is a small linear settlement along the A281. This settlement adjoins the larger village of Rudgwick to the north.

Site Description: The site comprises two open grass fields. The boundary of the site is open to the north. To the south the site is bounded by trees / hedging. A mature tree line runs north west to south east through the site, effectively dividing the site in to two separate parcels.

Site Access: It is envisaged that site access could be achieved from the A281. However this may require a new junction and the impact of this on the local road network and road safety will require highways advice.

Proximity to services and facilities: This site adjoins the settlement boundary of Rudgwick and Bucks Green which is classified as a medium village, having a moderate level of services and facilities. The area has a good bus service linking the village to Horsham and Guildford. The site is within reasonable walking distance of the recreational facilities within Bucks Green. Access to the wider range of services in Rudgwick are further away, and those in the north of the village may lead to the use of the private car. .

Environmental Considerations:

Landscape: The landscape character of this site is relatively open, particularly to the north. This would generate a more urbanised landform, and may create pressure on land to the north for further development. This would not relate well to the existing linear development pattern, which characterises both Rudgwick and Bucks Green. Any development would need to respect the existing linear development pattern and avoid extending onto the higher and more open land beyond.

Biodiversity: If progressed as a development site appropriate ecological assessments will be needed and suitable protection and mitigation required. This will include an appropriate buffer to the trees protected by Tree Preservation orders to the south east of the site, and retaining existing planting on the site. The site is located within a Bat Sustenance Zone and habitats to maintain feeding habitats for bats would need to be retained

Archaeology / Heritage: There are no identified heritage assets on the site, although there is a listed building (The Fox Inn) opposite the site, south of the A281. The impact on this building may need considering

Environmental Quality: The site is within the Brick Clay (Weald Clay) Minerals Safeguarding area. The impact of noise from the A281 may also need to be considered should development take place in this location.

Flooding: The site does not lie within an area identified as at risk of flooding (Flood Zone 1)

Combined RAG Rating: Unfavourable Impacts (with potential for mitigation)

Site Assessment Conclusion: This site adjoins the settlement boundary of Rudgwick and Bucks Green which is classified as a medium village, having a moderate level of services and facilities. The area has a good bus service linking the village to Horsham and Guildford. The site is in single ownership. The site has no specific environmental designations. Appropriate regard would have to be given to a number of issues such as impact on the nearby Grade II Listed Building (The Fox Inn), biodiversity including adjoining Traditional Orchard, Brick Clay (Weald Clay) Minerals Safeguarding, Sustainable Drainage Systems (SuDS), climate change adaption and energy efficiency, affordable housing, capacity of the nearby school and health facility, and improved transport links. The site is large in comparison with existing built development in this location. Development in this location has the potential to impact landscape and settlement character. It would therefore be necessary to consider the form and layout of any development to reflect its surroundings and a lower density than proposed by the promoters is likely to be appropriate.

Estimated Housing Numbers: 120

Rusper

Site Name: Rusper Glebe	SHELAA Ref number: SA080											
Site Map:												
<p align="center">Horsham District Council Parkside, Chart Way, Horsham West Sussex RH12 1RL Barbara Childs : Director of Place</p> <p><small>Reproduced by permission of Ordnance Survey map on behalf of HMSO. © Crown copyright and database rights (2020). Ordnance Survey Licence: 100023965</small></p>	<p align="center">Rusper</p> <table border="1"> <tr> <td>Reference No :</td> <td>Date : 06/02/2020</td> <td>Scale : 1: 4,000 at A4</td> </tr> <tr> <td>Drawing No :</td> <td>Drawn :</td> <td>Checked :</td> </tr> <tr> <td></td> <td></td> <td>Revisions :</td> </tr> </table>			Reference No :	Date : 06/02/2020	Scale : 1: 4,000 at A4	Drawing No :	Drawn :	Checked :			Revisions :
Reference No :	Date : 06/02/2020	Scale : 1: 4,000 at A4										
Drawing No :	Drawn :	Checked :										
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Parish: Rusper												
Site Area: 0.6 hectares												
Site Location: The site lies outside of but adjoining the western boundary of Rusper BUAB.												
Site Description: The site consists of gently undulating scrubby grassland and wraps around the residential dwelling, The Rectory, in a 'C' shape. The site is bordered on most boundaries by semi-mature and mature trees. Views of the site from the High Street are obscured. Towards the rear of the site, along the western boundary, lies a small wooded area. The site lies wholly within the Rusper Conservation Area.. Tennis courts and playing pitches lie to the north. To the north of the site lies a Public Right of Way and is lined with very large, mature trees which are considered to form an important feature of the surrounding landscape..												
Site Access: The site has an existing access point from the High Street that serves the adjoining property, The Rectory. It is considered possible to upgrade the existing access although this would most likely involve the cutting back of hedgerows and trees which could potentially have a landscape impact in this location (forms part of the Rusper Conservation Area).												
Proximity to services and facilities: The site is located to the west of the built up area boundary of Rusper which is classified as a "Smaller Village" according to the settlement hierarchy of the Horsham District Planning Framework. The village has a limited range of services and facilities which are considered to be within easy walking distance of the site (<300m). These services and facilities include a primary school, public house,												

convenience store with Post Office, village hall, church and a bi-weekly mobile library service. Sports facilities include a tennis court, football pitch and games courts. There is a limited bus service providing some connectivity to Horsham town centre and the large supermarket in Broadbridge Heath. This service only operates on Mondays and Thursdays.

Environmental Considerations:

Landscape: The site does not lie within or near a protected landscape. It is bordered on most boundaries by semi-mature and mature trees which contains the site from the wider surroundings. There is a small wooded area towards the rear of the site along the western boundary, but with the exception of this, the site is largely formed of scrubby grassland, which was most likely formerly agricultural grazing land.

Biodiversity: The site and surrounding land is not designated as important for nature conservation. If progressed as a development site appropriate ecological assessments will be needed and suitable protection and mitigation required.

Archaeology / Heritage: The site lies wholly within the Rusper Conservation Area. The non-designated heritage asset, The Old Rectory lies the west, the Grade I listed Parish Church of St Mary to the south and the Ghyll Manor Hotel to the east. To the east and south east of the site lie the Grade II listed buildings, Ghyll Cottage and The Plough Inn

Environmental Quality: Rusper lies in relatively close proximity to Gatwick Airport and sits under flight paths associated with the airport (the site lies within the 57 Leq noise contour). Residential development in and around Rusper would lead to further people affected by aircraft noise, although these effects could potentially be addressed by suitable noise mitigation measures. The site lies within the Brick Clay (Weald Clay) Minerals Safeguarding area. The site is not within a Source Protection Zone.

Flooding: The site does not lie within an area identifies as at risk of flooding (Flood Zone 1).

Combined RAG Rating: Unfavourable Impacts (with potential for mitigation)

Site Assessment Conclusion: The site adjoins the Built-Up Area Boundary (BUAB) of Rusper to the west. The village has a limited range of services and facilities, although these are considered to be within easy walking distance of the site (<300m). These services and facilities include a primary school, public house, convenience store with Post Office, village hall, church and a bi-weekly mobile library service. Sports facilities include a tennis court, football pitch and games courts. There is a limited bus service providing some connectivity to Horsham town centre and the large supermarket in Broadbridge Heath but this service only operates on Mondays and Thursdays. The roads around the village are very rural although these local roads do provide access to the A264 which forms part of the district's major road network.

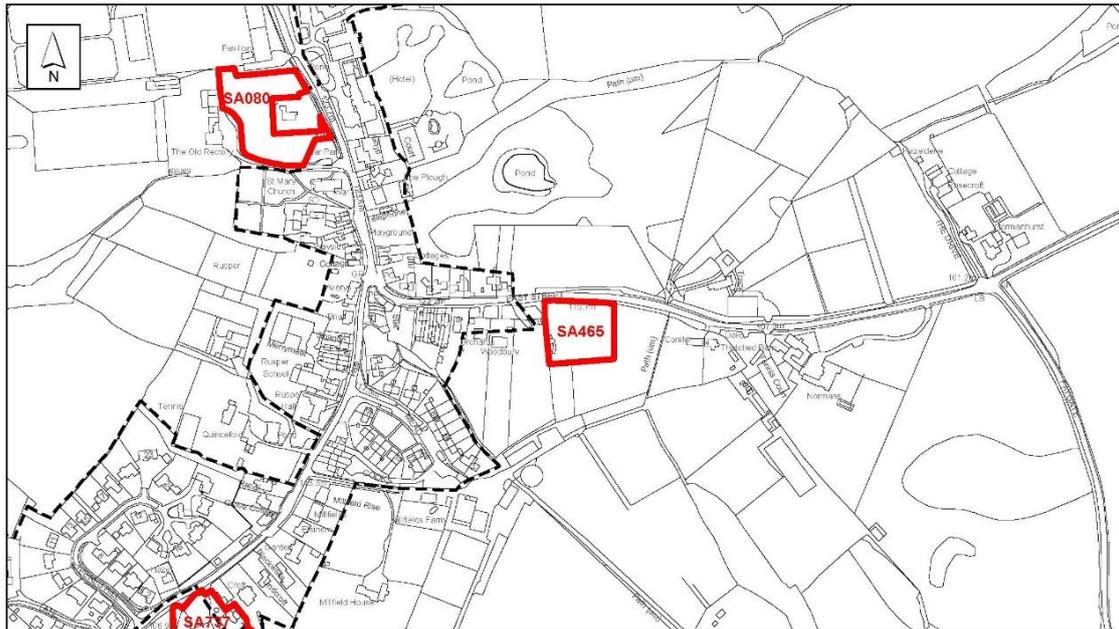
There are no significant constraints to development, although the impact of any development on the Rusper Conservation Area, the setting of the nearby Grade I (Parish Church of St Mary Magdalene), the Grade II listed Ghyll Manor Cottage and The Plough Inn and the non-designated heritage asset, The Old Rectory, would require consideration.

Estimated Housing Numbers: 12

Site Name: Land at East Street

SHELAA Ref number: SA465

Site Map:



<p>Horsham District Council Parkside, Chart Way, Horsham West Sussex RH12 1RL Barbara Childs - Director of Place</p> <p><small>Reproduced by permission of Ordnance Survey map on behalf of HMSO. © Crown copyright and database rights (2020). Ordnance Survey Licence.100023865</small></p>	<p>Rusper</p> <table border="1"><tr><td>Reference No :</td><td>Date : 06/02/2020</td><td>Scale : 1: 4,000 at A4</td></tr><tr><td>Drawing No :</td><td>Drawn :</td><td>Checked :</td></tr><tr><td></td><td></td><td>Revisions :</td></tr></table>	Reference No :	Date : 06/02/2020	Scale : 1: 4,000 at A4	Drawing No :	Drawn :	Checked :			Revisions :
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Parish: Rusper

Site Area: 0.4 hectares

Site Location: The site lies in a countryside location to the east of the built-up area boundary of Rusper. It does not adjoin the boundary, but does via the adjoining site to the west which has planning permission for residential development.

Site Description: The site consists of an area of grassland, possibly used for grazing, bounded by trees to the north, a fence to the east and part of the southern and western boundary. Part of the southern boundary is open to the field to the south and there are agricultural or equestrian buildings on the western edge of the site. The site is separated from East Street to the north by trees and hedges.

Site Access: There is an existing access that serves the adjoining land to the west which is understood to be in the same ownership to this site and has planning permission for residential development. It is considered possible that this access could be upgraded, subject to providing suitable visibility splays.

Proximity to services and facilities: The site is located to the east of the built-up area boundary of Rusper which is classified as a "Smaller Village" according to the settlement hierarchy of the Horsham District Planning Framework. The village has a limited range of services and facilities which are considered to be within easy walking distance of the site (<300m). These services and facilities include a primary school, public house, convenience store with Post Office, village hall, church and a bi-weekly mobile library service. Sports facilities include a tennis court, football pitch and games courts. There is a limited bus service providing some connectivity to Horsham town centre and the large supermarket in Broadbridge Heath but this service only operates on Mondays and Thursdays.

Environmental Considerations:

Landscape: The site does not lie within or near a protected landscape. The land steadily inclines southwards. The site is open to the south east, and coupled with the incline on the site could create pressure on this land for development, which is less well related to the predominantly linear settlement pattern of the village. .

Biodiversity: The site and surrounding land is not designated as important for nature conservation. If progressed as a development site appropriate ecological assessments will be needed and suitable protection and mitigation required.

Archaeology/Heritage: The site does not contain any designated heritage assets, however the northern part of the site is in relatively close proximity to the Rusper Conservation Area. Suitable consideration of the impact of development on the setting of the Conservation Area would be required if the site were to be developed.

Environmental Quality: The agricultural classification of the site is unknown. Rusper lies in relatively close proximity to Gatwick Airport and sits under flight paths associated with the airport. Residential development in and around Rusper would lead to further people affected by aircraft noise, although these effects could potentially be addressed by suitable noise mitigation measures.

Flooding: The site does not lie within an area identified as at risk of flooding (Flood Zone 1)

Combined RAG Rating: Neutral Impact

Site Assessment Conclusion: The site is located to the east of Rusper. The site is relatively well contained, with a gentle incline southwards and there are no specific environmental designations on the site. It does not adjoin the current built-up area boundary of Rusper although it adjoins the settlement edge via SA583. The site is in easy walking distance of the local facilities which include a primary school, public house, convenience store with Post Office and village hall. There is a limited bus service providing some connectivity to Horsham town centre and the large supermarket in Broadbridge Heath but this service only operates on Mondays and Thursdays.

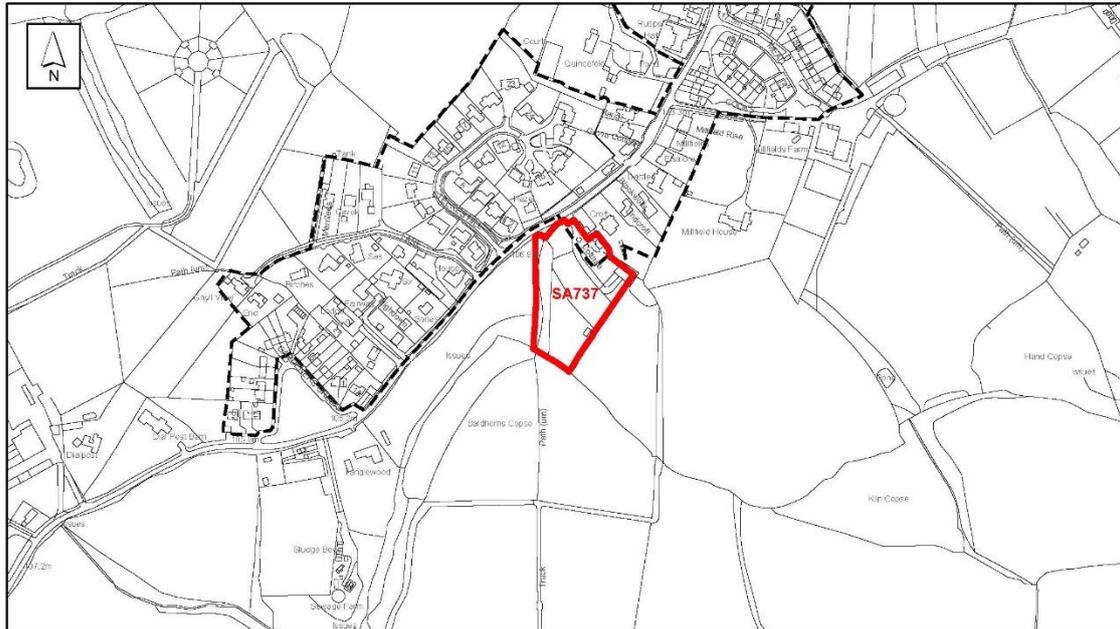
The site is relatively unconstrained and does not lie within or near a protected landscape. It is considered that the site could come forward in conjunction with SA583 which has planning permission for 6 units and was granted under DC/14/1936. It is understood that development of this site is underway and the planning permission has been implemented. This site is understood to be in the same ownership as SA583.

Estimated Housing Numbers: 12

Site Name: Pucks Croft Cottage and Land South, Rusper

SHELAA Ref number: SA737

Site Map:



Horsham District Council
Parkside, Chart Way, Horsham
West Sussex RH12 1RL
Barbara Childs : Director of Place

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Rusper			
Reference No :	Drawn :	Date : 06/02/2020	Scale : 1: 4,000 at A4
Drawing No :		Checked :	Revisions :

Parish: Rusper

Site Area: 0.8 hectares

Site Location: The proposed site forms part of the land associated with Pucks Croft Cottage. This dwelling lies within the BUAB of Rusper with the remainder of the site outside of but adjoining the BUAB.

Site Description: Pucks Croft Cottage is sited to the north east of the site and there are a number of outbuildings sited along the eastern boundary of the site. Public Right of Way 1567 is located along the western boundary of the site. The remainder of the site appears to be overgrown and not in use. There are a row of tree stumps along the centre of the site. The 2018 aerial photography indicates that these have recently been felled.

Site Access: There is an existing access from Horsham Road serving Pucks Croft Cottage, which could potentially provide suitable access to the site. It is also considered it may be possible to widen this access if necessary.

Proximity to services and facilities: The site is located to the west of the BUAB of Rusper which is classified as a "Smaller Village" according to the settlement hierarchy of the Horsham District Planning Framework. The village has a limited range of services and facilities which are considered to be within easy walking distance of the site (<300m). These services and facilities include a primary school, public house, convenience store with Post Office, village hall, church and a bi-weekly mobile library service. Sports facilities include a tennis court, football pitch and games courts. There is a limited bus service providing some connectivity to Horsham town centre and the large supermarket in Broadbridge Heath but this service only operates on Mondays and Thursdays.

Environmental Considerations:

Landscape: From one of the main public vantage points on Horsham Road a good visual of the whole site can be achieved as there is little screening along the northern boundary. Tall trees flank the western and southern boundaries and along the eastern boundary is Pucks Croft Cottage and associated outbuildings. The site itself is relatively unkempt and overgrown. In its current state, the site provides little visual amenity value to the local setting. With a suitable landscape-led approach to redevelop the site, the appearance of the site could be improved.

Biodiversity: The site itself is not formally designated as important for nature conservation, however the north easternmost corner of Baldhorns Copse Area of Ancient Woodland adjoins the south western corner of the site and therefore a small area of the site would need to provide a 15m buffer area. Sussex Biodiversity Records show evidence of some rare and legally protected species and some notable birds but the extent of their presence is unknown. No details relating to biodiversity on the site have been submitted by the site promoter and should the site come forward for development, a detailed study would be required to identify any impacts and bring forward suitable mitigation and net gains for biodiversity.

Archaeology / Heritage: The site does not comprise any known heritage assets and there are no heritage assets within close enough proximity for development of this site to affect their setting.

Environmental Quality: Rusper lies in relatively close proximity to Gatwick Airport and sits under flight paths associated with the airport. Residential development in and around Rusper would lead to further people affected by aircraft noise, although these effects could potentially be addressed by suitable noise mitigation measures. The site lies within the Brick Clay (Weald Clay) and Building Stone Minerals Safeguarding area. The site is not within a Source Protection Zone.

Flooding: The site does not lie within an area identified as at risk of flooding (Flood Zone 1). There is a small wooden footbridge adjacent to the public right of way which crosses a small ditch, suggesting evidence of a watercourse, which may require further consideration as part of any SuDs proposals which may be necessary should development come forward in this location.

Combined RAG Rating: Neutral Impact

Site Assessment Conclusion: The site is located to the south east of the Built-Up Area Boundary (BUAB) of Rusper which is classified as a "Smaller Village". The village has a limited selection of services and facilities which are considered to be within a reasonable walking distance of the site (<500m). These services and facilities include a primary school, public house, convenience store with Post Office, village hall, church and a bi-weekly mobile library service. Sports facilities include a tennis court, football pitch and games courts. There is a limited bus service providing some connectivity to Horsham town centre and the large supermarket in Broadbridge Heath but this service only operates on Mondays and Thursdays. The roads around the village are very rural although these local roads do provide access to the A264 which forms part of the district's major road network.

As part of the Council's Landscape Capacity Assessment work the area has been assessed as having low-moderate capacity for development. Tall trees flank the western and southern boundaries. Along the eastern boundary is Pucks Croft Cottage and associated outbuildings. The site itself is relatively unkempt and overgrown. With a suitable landscape-led approach, the appearance of the site could be improved from public vantage points along Horsham Road and from the public right of way which traverses the western boundary.

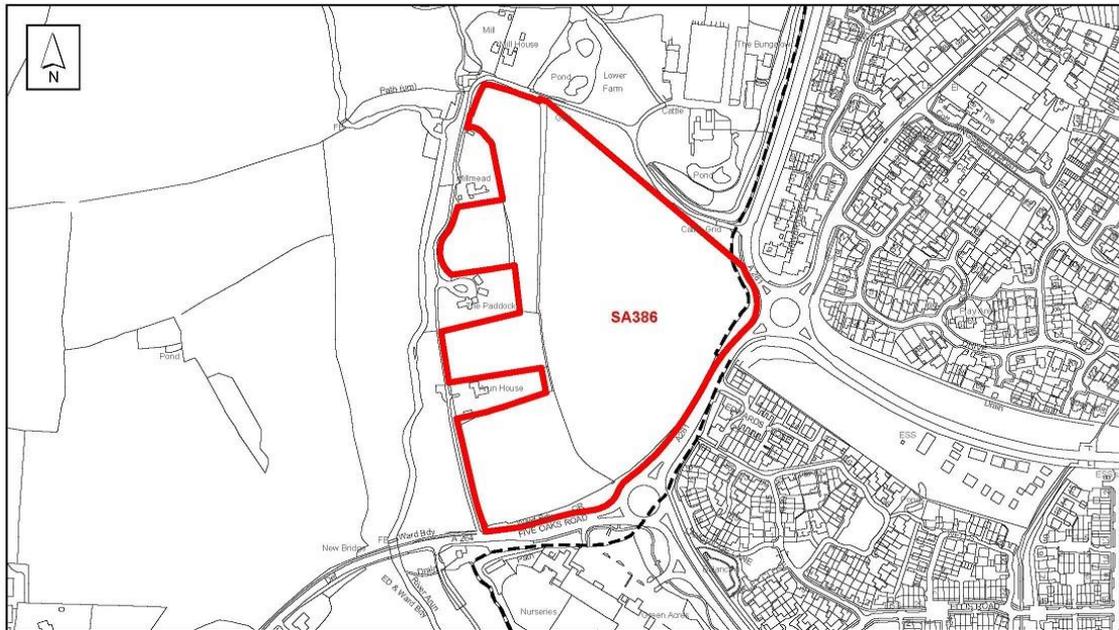
Estimated Housing Numbers: 10

Slinfold

Site Name: Land at Lower Broadbridge Farm, near Broadbridge Heath

SHELAA Ref number: SA386

Site Map:



Horsham District Council
 Parkside, Chart Way, Horsham
 West Sussex, RH12 1RL
 Barbara Childs : Director of Place

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Broadbridge Heath			
Reference No :	Date : 09/01/2020	Scale : 1: 4,000 at A4	
Drawing No :	Drawn :	Checked :	Revisions :

Parish: Slinfold

Site Area: 16 hectares

Site Location: This site is located on the western edge of Broadbridge Heath, close to the older built form to the north, and the more recent extension to the south. The site has been submitted by two different site promoters in conjunction with two other adjacent sites, including land opposite Lawson Hunt industrial estate which is considered separately in the employment section of this document. This assessment focuses on SA386 in isolation which is considered to have some potential for development.

Site Description: The site is located to the west of Broadbridge Heath and is largely comprised of agricultural land. It is bound by mature and semi-mature trees and numerous tree belts reduce views through the site and obscure the small number of residential dwellings that are enclosed by the western section of the site. A Public Right of Way runs adjacent to the northern boundary of the site and the A264/A281 bounds the southern and south eastern edge of the site.

Site Access: There is an existing access from Billingshurst Road, which lies just north of the Newbridge Roundabout and provides ready access to the site. This access currently serves the Horsham Stone & Reclamation site and a small number of residential dwellings. The access road is tarmaced but it looks to be unadopted and is largely single lane. It is considered possible to upgrade and widen this access if necessary, with no obvious constraints. The site is well situated with direct access on to the A281 and A264 which both form part of the major road network within the district. Access for pedestrian and cyclists from the site to the village of Broadbridge Heath is considered to be good.

Proximity to services and facilities: The site is located to the west of the built-up area of Broadbridge Heath which is classified as a "Small Town/Larger Village" according to the settlement hierarchy of the Horsham District Planning Framework. The village has a good range of services and facilities within a reasonable walking distance of the site. These services and facilities include a primary school, leisure centre, public houses, large Tesco supermarket, a smaller convenience store with Post Office, village hall, church and a bi-weekly mobile library service. Sports facilities include a large leisure centre (The Bridge), local playing fields, tennis court, football pitch, games courts and outdoor gym equipment. There are hourly bus services providing good connectivity to wider services and facilities.

Environmental Considerations:

Landscape: The site does not lie within or near a protected landscape. The Council's Landscape Capacity Assessment Reports found the site to have a moderate capacity for both housing and employment (no/low capacity towards the western boundary of the site). The site is relatively flat with mature and semi-mature trees sited along most of the boundaries and forming tree belts within the site. Retention of these trees is considered to be an important factor if the site were to be redeveloped.

Biodiversity: The site lies within a Bat Sustenance Zone. If progressed as a development site appropriate ecological assessments will be needed and suitable protection and mitigation required. The site is also known to support grazing geese as an overwintering habitat.

Archaeology / Heritage: The site does not contain any designated heritage assets, although a small part of the site in the north western corner sits within an Archaeological Site. The Grade II listed Lower Broadbridge Farmhouse lies to the north east of the site and the Grade II listed Mill House and Mill Cottage are sited to the immediate north. Development of this site may impact the setting of these assets and further studies and potential mitigation are likely to be required. The capacity of the site may be limited by the presence of these assets.

Environmental Quality: The site comprises some Grade 3b Agricultural Land. It lies within the Brick Clay (Weald Clay) and Building Stone Minerals Safeguarding area. The site is affected by noise from the adjoining Horsham Stone Quarry site to the north and some road noise from the adjoining A281/A264.

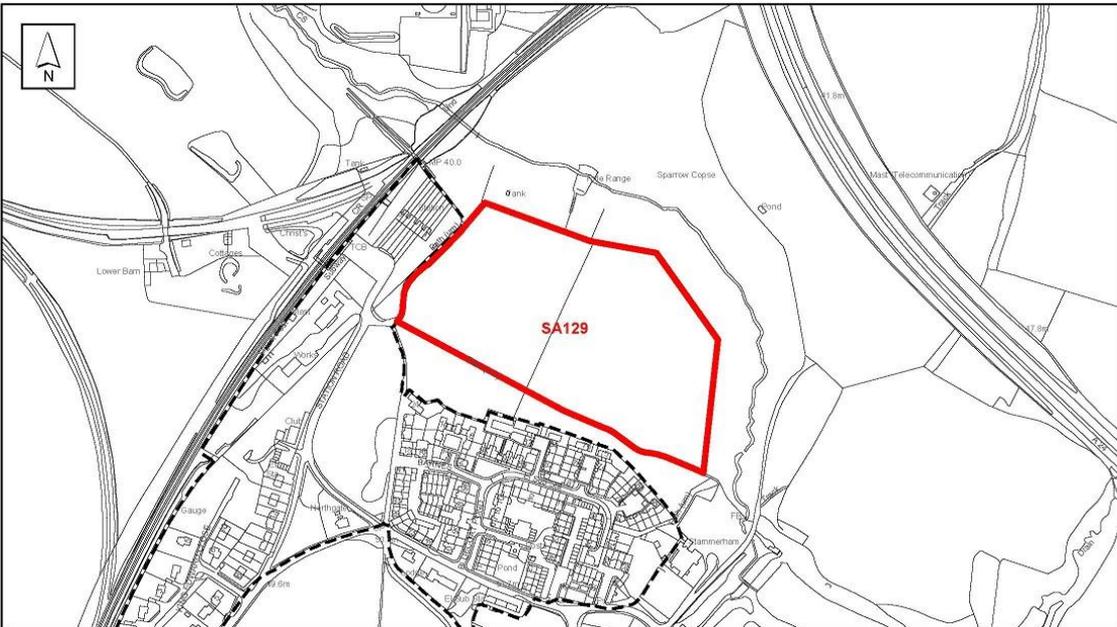
Flooding: Part of the site is affected by Flood Zones 2 and 3. This adjoins the western edge of the site which is considered to have less potential for development than the eastern portion of the site. It is considered that the location of development and suitable mitigation measures could address this aspect.

Combined RAG Rating: Unfavourable Impacts (with potential for mitigation)

Site Assessment Conclusion: The site is understood to be in single ownership. The site lies to the west of Broadbridge Heath Built-Up Area Boundary. The site is within easy walking distance of Broadbridge Heath, which is classified as a Small Town/Larger Village with a good range of services and facilities, strong community networks and local employment provision together with reasonable bus services. There are some constraints to development on the site including a high pressure gas pipeline, although it extends through the Wickhurst Green site to the south east. If the site were to be taken forward, this matter would require further exploration to confirm that any building exclusion zone could be accommodated and development could take place. There is an area of flood risk (Flood Zones 2 and 3) to the west and listed buildings that lie to the north and north east, but it is considered that suitable mitigation could address these aspects, particularly if the existing landscaping is retained as part of any proposal. The site is relatively flat with mature and semi-mature trees bounding much of the site and numerous tree belts within the site reducing intervisibility across the site as a whole. The site, therefore, is considered to have good access to services, facilities and leisure opportunities, although it will not deliver a school or health facilities and would therefore be reliant on the existing facilities in Broadbridge Heath.

Estimated Housing Numbers: 120-150

Southwater

Site Name: Land at Christ's Hospital, The Warren	SHELAA Ref number: SA129								
Site Map:									
									
<p style="text-align: center;">Horsham District Council</p> <p style="font-size: small; text-align: center;">Parkside, Chart Way, Horsham West Sussex RH12 1RL Barbara Childs : Director of Place</p> <p style="font-size: x-small; text-align: center;">Reproduced by permission of Ordnance Survey map on behalf of HMSO. © Crown copyright and database rights (2020). Ordnance Survey Licence 100023865</p>	<p style="text-align: center;">Christs Hospital</p> <table border="1" style="width: 100%; border-collapse: collapse; font-size: x-small;"> <tr> <td style="width: 25%;">Reference No :</td> <td style="width: 25%;">Date : 09/01/2020</td> <td style="width: 25%;">Scale : 1: 4,000 at A4</td> <td style="width: 25%;"></td> </tr> <tr> <td>Drawing No :</td> <td>Drawn :</td> <td>Checked :</td> <td>Revisions :</td> </tr> </table>	Reference No :	Date : 09/01/2020	Scale : 1: 4,000 at A4		Drawing No :	Drawn :	Checked :	Revisions :
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Parish: Southwater									
Site Area: 5.7 hectares									
Site Location: The site is in the countryside, outside the built-up area boundary of Christ's Hospital and adjacent to Christ's Hospital station.									
Site Description: The site is in agricultural use and comprises grassland. A number of mature trees are dotted across the site									
Site Access: The site would be accessed from Station Road.									
Proximity to services and facilities: The site is in the countryside north of and adjacent to the Built-up area boundary of Christ's Hospital. This settlement is defined as a "smaller village" in the Draft Local Plan: "Villages with limited services, facilities, social networks but with good accessibility to larger settlements (e.g. road or rail) or settlements with some employment but limited services, facilities or accessibility. Residents are reliant on larger settlements to access most of their requirements" The site is however close to a railway station and there are leisure facilities nearby which are available to the wider public, at Christ's Hospital.									
Environmental Considerations: <p>Landscape: The site does not lie within or near a protected landscape. The site is relatively enclosed to the north and east by woodland, and by existing residential development to the south. The site is however visible from the road to the west. The trees on site are mature and protected by TPOs.</p> <p>Biodiversity: The land to the immediate north of the site is designated as a Local Wildlife Site and Ancient Woodland, which would require a 15m buffer to any new development. Measures would have to be taken to protect the nature conservation interest of this land. The site lies within a Bat Sustenance Zone and the feeding habitats of any bats would</p>									

have to be protected. Further detailed ecological assessment work would be necessary should the site be allocated for development.

Archaeology/Heritage The site does not lie within an Archaeological Notification Area. There are no listed buildings on site, or within the immediate vicinity of the site. The site is however close to Christ's Hospital School and the wider setting of these buildings may need to be considered.

Environmental Quality The site does not lie within an Air Quality Management Area and there is unlikely to be contamination. There are eight protected trees on site. Any development would require careful siting, so as to not to impact upon the root protection areas of these trees. There is a public right of way running across the site (west to east) and one to the immediate west of the site.

Flooding The site does not lie within an area identified as at risk of flooding (Flood zone 1).

Combined RAG Rating: Unfavourable Impacts (with potential for mitigation)

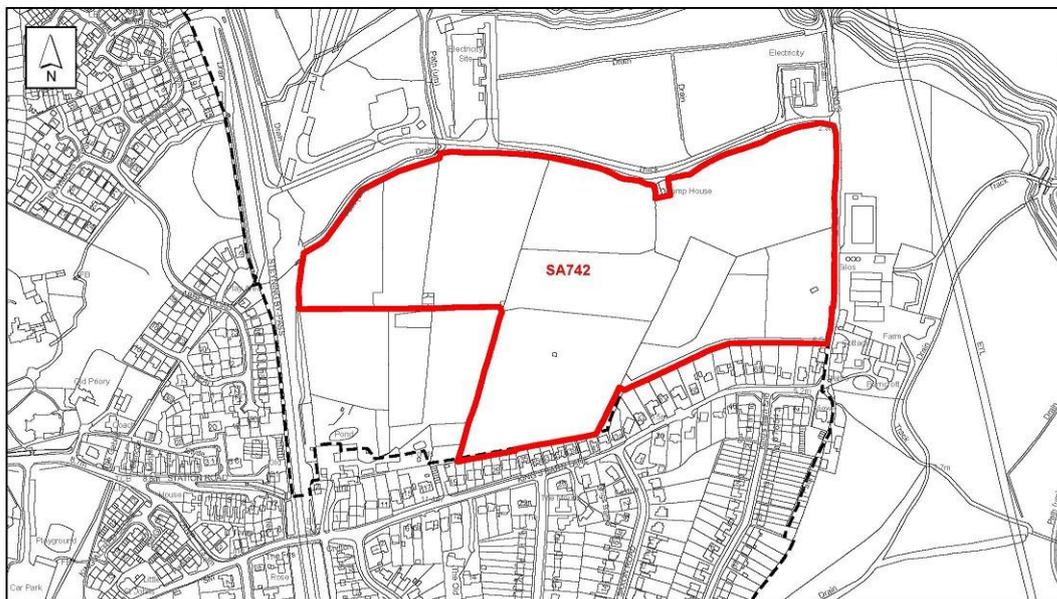
Site Assessment Conclusion: The site lies in the countryside near and to the north of the Built up Area Boundary (BUAB) of Christ's Hospital. Woodland lies to the north and east. It is understood to be in single ownership by Christ's Hospital Foundation. There may be potential for older persons accommodation given the proximity and popularity of the site (sheltered accommodation at Bluecoat Pond), immediately to the south. The western edge of the site is located 80m to the east of Christ Hospital train station and is considered to be a sustainable location with regards to public transport. Such considerations would be important for residents who are unable to rely on the private car. There are, however, a number of potential constraints on site, which would need to be considered including. These include traffic impacts, given the rural nature of the surrounding roads, the trees on site a number of which are protected by Tree Preservation Orders, the wider Bat Sustenance Zone within which the site lies, and the Public Rights of Way (PRoW) running along the southern boundary and across the south western corner. In addition appropriate regard needs to be given to a number of issues, such as, biodiversity impacts, Brick Clay (Weald Clay) and Building Stone Minerals Safeguarding, Sustainable Drainage Systems (SuDS), climate change adaptation and energy efficiency, and access to health facilities.

Estimated Housing Numbers: 35

Steyning

Site Name: Land at Glebe Farm, Steyning | **SHELAA Ref number:** SA742

Site Map:



Horsham District Council Parkside, Chart Way, Horsham West Sussex RH12 1RL Barbara Childs : Director of Place		Steyning	
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Parish: Steyning

Site Area: 11.6 hectares

Site Location: A wider site has been submitted which covers a wider site than that which is the area considered may have potential for development. For completeness the wider site is shown in the map above. The site is located in the countryside on the eastern side of Steyning and is separated from the core of the village by the Steyning bypass (A283). It adjoins the Built up Area Boundary of Steyning on the southern boundary.

Site Description: The wider site is bounded by the A283 on the west and residential development on the south. Kings Barn Lane abuts the eastern boundary of the wider site. It is a single lane track with no capacity to serve significant volumes of traffic. There is an informal track located on the northern boundary. A Public Right of Way can also be found on part of the northern boundary. The site also abuts a local wildlife site and there protected tree belts along the northern boundary. The site is currently used for grazing with the topography undulating. Of note are the Kings Barn Cottages which are listed heritage assets and can be found abutting the south east corner of the site.

Site Access: The developer has indicated that the wider site could potentially be accessed directly from the bypass by creating a new roundabout. The impact on traffic movement on the A283 is not understood. Alternatively, access could be achieved from Kings Barn Lane with access into the site following the demolition of an existing property.

Proximity to services and facilities: Steyning Village is classified as a large village./ small town in the settlement hierarchy set out in the Horsham District Planning Framework. It has a range of services and facilities including primary and secondary schools, a leisure centre and high street with a range of shops. Located to the east of the bypass, most of these facilities are around 1km away. The A283 is a busy and fast moving road and it would be necessary to secure safe pedestrian access should development come forward in this location.

Environmental Considerations:

Landscape: The wider site comprises a mix of fields separated by low hedgerows and trees. Overall there is a lack of high quality and distinctive landscape features and poor landscape condition. However the site has extensive views to the South Downs National Park. The north west of the wider site is highly rural in character and not well related to the existing settlement form. It is considered the southern section of the site is more closely related to the existing urban form of the village.

Biodiversity: The site is not designated as important for nature conservation. Further detailed ecological assessment work would be necessary should the site be allocated, as the open landscape and nearby rural buildings may present habitat for protected bird species such as barn owls. The eastern section of the wider sites northern border contains trees protected by Tree Preservation Orders, which may also form a wildlife corridor..

Archaeology / Heritage: The site does not contain or lie within the immediate setting of any designated heritage assets. The site does not lie within an Archaeological Notification Area but the eastern third of the wider site (to the east of the potential developable area) is identified as an archaeological area where appropriate assessment would be required should development take place.

Environmental Quality: A medium pressure gas pipeline crosses the wider site and the northern border of the area considered to be developable lies within the pipelines 25m buffer.

Flooding: The site does not lie within an area identified as at risk of flooding (Flood zone 1). However there is a track along the northern boundary of the wider site linking Kings Barn Lane with Steyning Bypass and the northern area of this track which lies within in Flood Zone 2 and 3, which is liable to flooding.

Combined RAG Rating: Neutral Impact

Site Assessment Conclusion: The site is located on the northern boundary of Steyning, on the eastern side of the village. The settlement is classified as a larger village and has a good range of services and facilities including a range of shops, primary and secondary school and a leisure centre. The site has reasonable bus services to the south coast and Brighton, and also to Storrington and Henfield. The topography and landscape is undulating with views across the site restricted from public vantage points. The site becomes more rural to the north, but overall there is considered to be moderate landscape capacity for development. It is not considered the entire site proposed by the site promoter is suitable for development due to the undulating nature and proximity to the South Downs National Park. It is considered a more modest development along the southern boundary is more appropriate especially within the context of the settlement edge and rural location. This is subject to a suitable access via Kings Barn Lane through the demolition of an existing residential property along the residential street

Estimated Housing Numbers: 50

Storrington and Sullington

Site Name: Land to the north of Melton Drive	SHELAA Ref number: SA361
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Site Map:

<p>Horsham District Council Parkside, Chart Way, Horsham West Sussex RH12 1RL Barbara Childs : Director of Place</p> <p><small>Reproduced by permission of Ordnance Survey map on behalf of HMSO. © Crown copyright and database rights (2020). Ordnance Survey Licence 100023865</small></p>	<p>Storrington and Sullington</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 25%;">Reference No :</td> <td style="width: 25%;">Date : 09/01/2020</td> <td style="width: 25%;">Scale : 1: 4,000 at A4</td> <td style="width: 25%;"></td> </tr> <tr> <td>Drawing No :</td> <td>Drawn :</td> <td>Checked :</td> <td>Revisions :</td> </tr> </table>	Reference No :	Date : 09/01/2020	Scale : 1: 4,000 at A4		Drawing No :	Drawn :	Checked :	Revisions :
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Parish: Storrington and Sullington

Site Area: 4.7 hectares

Site Location: The site lies within the countryside adjoining the northern Built up Area Boundary of Storrington & Sullington.

Site Description: The site comprises an area of grassland bounded by mature trees. There are power cables across the site coming from the north east to the west of the site. The adjacent dwellings of Melton Drive back onto and overlook the site.

Site Access: Current access is from a Public Right of Way to the north, although this is private and adjacent to the Grade II* Listed West Wantley, and south from Melton Drive. The proposed access direct from Fryern Road on the western boundary of the site.

Proximity to services and facilities: The site lies in close proximity to the urban boundary of Storrington which, together with Sullington, is classified as a Large Village / Small Town, having a good range of services and facilities with strong community networks and local employment provision, together with reasonable bus services. It acts as a hub for smaller villages but also has some reliance on larger settlements to meet some of the residents day to day needs. The site is within walking distance of the village centre.

Environmental Considerations:
Landscape: This area has is close to the existing settlement boundary and there are therefore a number of existing urbanising influences on the site, which have contributed to poor landscape condition and low landscape sensitivity and value. It gently slopes to the north. The site lies within the Green Gap as designated in the made Storrington & Sullington and Washington Neighbourhood Plan (policy 9). It would be necessary to consider what impact development may have on the potential for settlement coalescence with West Chiltington Common to the north. However it should be noted that the Examiner highlighted

that the Neighbourhood Plan, particularly the policies and allocations affecting land supply, will need to be reviewed in the near future once the Local Plan Review is sufficiently well advanced or upon its adoption

Biodiversity: The site is not designated as important for nature conservation, however, the site does lie within a Bat Sustenance Zone and habitats to maintain feeding habitats for bats would need to be retained. Further detailed ecological assessment work would be necessary should the site be allocated, in order to ensure that suitable mitigation and biodiversity net gain could be provided. A row of trees on the southern boundary are protected by Tree Preservation Orders.

Archaeology / Heritage: The site does not contain or lie within the immediate setting of any designated heritage assets. However there is a Grade II* Listed Building (West Wantley) located north of the site across a field.

Environmental Quality: The site lies within the Brick Clay (Weald Clay) and the Building Stone Minerals Safeguarding area. Whilst the site does not lie near it should be noted that Storrington's High Street/ West Street is an Air Quality Management Area (AQMA).

Flooding: The site does not lie within an area identified as at risk of flooding (Flood zone 1).

Combined RAG Rating: Neutral Impact

Site Assessment Conclusion: The site lies within the countryside adjoining the northern settlement boundary of Storrington Village. Access would be either via a narrow road between properties onto Melton Drive or directly onto Fryern Road, which is a country lane with no pavement. Mature tree belts line the eastern and western boundary. Existing residential development adjoins the southern boundary with a number of trees located on this boundary protected by Tree Preservation Orders. An existing Public Right of Way lies to the north of the site. Storrington is classified as a Small Town/Larger Village with a good range of services and facilities and the site is within reasonable walking distance of local services.

It should be noted the site adjoins SA732 and there may therefore be potential to consider these two sites comprehensively. Any proposal would have regard to the heritage asset located to the north of the site and its setting Grade II * Listed Building West Wantley Farmhouse. Furthermore, this area is also identified as a mineral safeguarding zone for Building Stone and Brick Clay and should be afforded appropriate consideration.

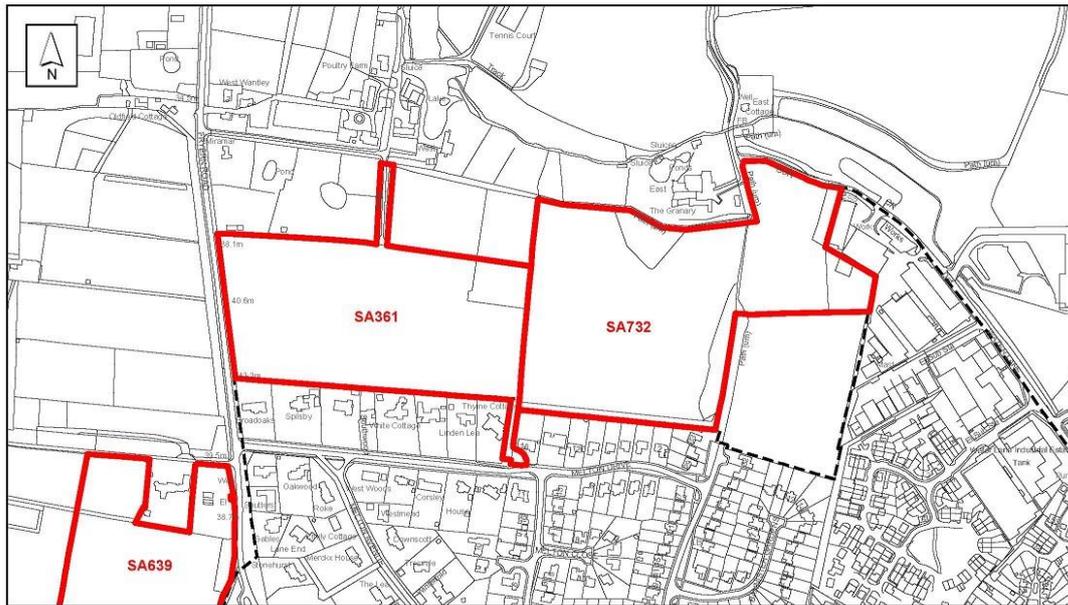
The 'made' Storrington, Sullington & Washington Neighbourhood Plan includes a Green Gap Policy between Storrington and West Chiltington (Policy 9: Green Gap) to retain a viable gap between settlements. Development at this location could be in conflict with this policy. However it should be noted that the Examiner highlighted that the Neighbourhood Plan, particularly the policies and allocations affecting land supply, will need to be reviewed in the near future once the Local Plan Review is sufficiently well advanced or upon its adoption.

Any proposal at Land to the North of Melton Drive should address climate change adaption and energy efficiency, affordable housing, capacity of the nearby school, health facilities, and improved transport links. The Storrington AQMA is located to the south approximately 1km. Any proposal should not exacerbate a further deterioration in air quality.

Estimated Housing Numbers: 60

Site Name: Land South of Northlands Lane | **SHELAA Ref number:** SA732

Site Map:



Horsham District Council Parkside, Chart Way, Horsham West Sussex RH12 1RL Barbara Childs : Director of Place	Storrington and Sullington		
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			Revisions :

Parish: Storrington and Sullington

Site Area: 6 hectares

Site Location: The site lies adjoins the northern the Built up Area Bounday of Storrington & Sullington which is classified as a Small Town / Larger Village in the settlement hierarchy. The south eastern corner of the site adjoins 'Land at Downsview' which is an allocation for around 60 homes, in the Made Storrington, Sullington and Washington neighbourhood plan.

Site Description: The site comprises an area of grassland bounded by mature trees. A number of isolated trees are located in the centre of the site, along what is likely to have been a former field boundary. The site slopes down to north where it meets the Public Right of Way. The adjacent dwellings of Melton Drive overlook the site to the south.

Site Access: Further investgiation is required. Access to site the is dependent on the neighbouring site to the east (Downsview Avenue) or SA361 to the west coming forward for development. The site adjoins a Public Right of Way, however, this would be an unsuitable vehicle access due to topography and detrimental impacts on Grade II West Wantley.

Proximity to services and facilities: The site lies in close proximity to the urban boundary of Storrington which, together with Sullington, is classified as a Large Village / Small Town, having a good range of services and facilities with strong community networks and local employment provision, together with reasonable bus services. It acts as a hub for smaller villages but also has some reliance on larger settlements to meet some of the residents day to day needs. The site is within walking distance of the village centre.

Environmental Considerations:

Landscape: The 'made' Storrington, Sullington & Washington Neighbourhood Plan includes a Green Gap Policy between Storrington and West Chiltington (Policy 9: Green Gap) to retain a viable gap between settlements. Development at this location could possibly be in conflict with this policy. However it should be noted that the Examiner highlighted that the Neighbourhood Plan, particularly the policies and allocations affecting land supply, will need to be reviewed in the near future once the Local Plan Review is

sufficiently well advanced or upon its adoption. The area is well contained and developed in isolation would not be well related to the settlement form. Careful siting would be needed to ensure it would not appear as unrelated to the existing settlement edge.

Biodiversity: The site is not designated as important for nature conservation, however, the site does lie within a Bat Sustenance Zone and habitats to maintain feeding habitats for bats would need to be retained. A Tradition Orchard Priority Habitat adjoins the western part of the northern boundary of the site. A row of trees protected by a Tree Preservation Order adjoins the eastern part of the northern boundary. Further detailed ecological assessment work would be necessary should the site be allocated, in order to ensure that suitable mitigation and biodiversity net gain could be provided.

Archaeology / Heritage: The site does not contain any designated heritage assets. However there is a Grade II* Listed Building (East Wantley) lies just to the north of the site. Although separated by a row of trees the impact of development on the setting of this building would require further assessment.

Environmental Quality: The site lies within a Building Stone Minerals Safeguarding area and much of the site lies within the Brick Clay (Weald Clay) Minerals Safeguarding area. Whilst the site does not lie near it should be noted that Storrington's High Street/ West Street is an Air Quality Management Area (AQMA).

Flooding: The eastern end of the northern boundary adjacent to the site is within Flood Zone 2 & 3 which is at risk of flooding.

Combined RAG Rating: Neutral Impact

Site Assessment Conclusion: Land South of Northlands Lane (SA732) comprises a greenfield parcel of land located to the north of the village. The site abuts the settlement edge but is outside the existing settlement boundary. Storrington is classified as a Small Town/Larger Village with a good range of services and facilities. Land South of Northlands Lane is within single ownership and is reasonable walking distance to local shops and services.

Existing residential development abuts the southern boundary of the site and the recently 'made' Storrington, Sullington and Washington Neighbourhood Plan has allocated the adjacent parcel of land to the east for at least 60 dwellings (Land North of Downsview). A public right of way adjoins the eastern and northern boundary of the site. This would need to be retained and where possible enhanced. Opportunities to improve pedestrian connectivity between the site and the wider village and its services would be required.

The 'made' Storrington, Sullington & Washington Neighbourhood Plan includes a Green Gap Policy between Storrington and West Chiltington (Policy 9: Green Gap) to retain a viable gap between settlements. Development at this location could possibly be in conflict with this policy. However it should be noted that the Examiner highlighted that the Neighbourhood Plan, particularly the policies and allocations affecting land supply, will need to be reviewed in the near future once the Local Plan Review is sufficiently well advanced or upon its adoption.

Any proposal would have regard to the heritage asset located to the north of the site and its setting (Grade II Listed Building East Wantley Farm), a traditional orchard also abuts the northern boundary and should be retained and where possible enhanced. Furthermore, this area is also identified as mineral safeguarding zone for Building Stone and Brick Clay and should be afforded appropriate consideration.

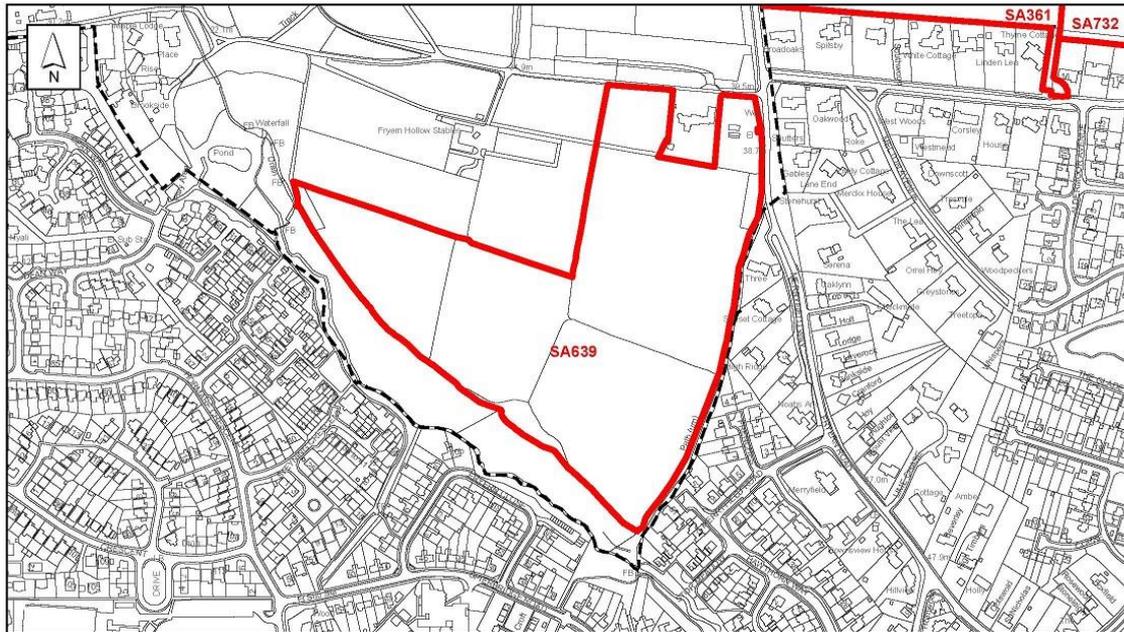
It should be noted the site adjoins SA361 and there may therefore be potential to consider these two sites comprehensively. Any proposal at Land South of Northlands Lane should address climate change adaptation and energy efficiency, affordable housing, capacity of the nearby school, health facilities, and improved transport links. The Storrington Air Quality Management Area (AQMA) is located to the south approximately 1km. Any proposal should not exacerbate a further deterioration in air quality.

Estimated Housing Numbers: 60

Site Name: Land off Fryern Road

SHELAA Ref number: SA639

Site Map:



Horsham District Council Parkside, Chart Way, Horsham West Sussex RH12 1RL Barbara Childs : Director of Place	Storrington and Sullington		
	Reference No : Drawing No :	Date : 09/01/2020 Checked :	Scale : 1: 4,000 at A4 Revisions :

Parish: Storrington and Sullington

Site Area: 9.1 hectares

Site Location: The site lies within the countryside adjoining the northern the Built up Area Boundary of Storrington & Sullington which is classified as a Small Town / Larger Village in the settlement hierarchy. The site lies to the north of two designated Local Green Spaces in the Storrington & Sullington and Washington Neighbourhood Plan.

Site Description: The site comprises a number of pasture fields bounded by mature trees and hedgerows. The site has an undulating topography, rising from the southern boundary to the middle before falling again and then rising the northern boundaries which are separated by Fryern Park House.

Site Access: There is no current public access, although there is private vehicular access off Fryern Road which runs along the most northern boundary of the site which is also a Public Right of Way. The site proposes access directly from Fryern Road on its Eastern boundary, with proposed connections to the Public Rights of Way to the south. A Public Right of Way runs along the eastern boundary and adjoins the western most tip of the site.

Proximity to services and facilities: The site lies in close proximity to the urban boundary of Storrington which, together with Sullington, is classified as a Large Village / Small Town, having a good range of services and facilities with strong community networks and local employment provision, together with reasonable bus services. It acts as a hub for smaller villages but also has some reliance on larger settlements to meet some of the residents day to day needs. The site is within walking distance of the village centre.

Environmental Considerations:

Landscape: The site lies within the Green Gap designated in the Storrington & Sullington and Washington Neighbourhood Plan. The 'made' Storrington, Sullington & Washington Neighbourhood Plan includes a Green Gap Policy between Storrington and West Chiltington (Policy 9: Green Gap) to retain a viable gap between settlements. Development at this location could possibly be in conflict with this policy. However it should be noted that the Examiner highlighted that the Neighbourhood Plan, particularly the policies and allocations affecting land supply, will need to be reviewed in the near future once the Local Plan Review is sufficiently well advanced or upon its adoption. The landscape of this site is visible from the South Downs National Park, and is separated from the main built form of the village by a belt of woodland that runs along the southern boundary. This therefore limits the relationship of this site with the existing settlement form. A Tree Preservation Order (TPO) covers the western boundary.

Biodiversity: The site is not designated as important for nature conservation, however, the site does lie within a Bat Sustenance Zone and habitats to maintain feeding habitats for bats would need to be retained. Further detailed ecological assessment work would be necessary should the site be allocated, in order to ensure that suitable mitigation and biodiversity net gain could be provided.

Archaeology / Heritage: The site does not contain or lie within the immediate setting of any designated heritage assets.

Environmental Quality: The site lies within the Building Stone Minerals Safeguarding Area and the southern section lies within the Brick Clay (Weald Clay) Stone Minerals Safeguarding Area. Whilst the site does not lie within the immediate vicinity, it should be noted that Storrington's High Street/ West Street is an Air Quality Management Area (AQMA).

Flooding: The southern boundary adjoins land within Flood Zone 2 & 3, which is at risk of flooding.

Combined RAG Rating: Neutral Impact

Site Assessment Conclusion: Land off Fryern Road is a greenfield site totalling located north west of the village centre. The site abuts the settlement edge but lies outside the existing settlement boundary. Storrington is classified as a Small Town/Larger Village with a good range of services and facilities. The site is located within reasonable walking distance to access local services in the village centre.

The site is used for agriculture and contains a number of mature hedgerows and mature trees. A number of mature tree belts are located on the southern, eastern and western boundary. A Tree Preservation Order (TPO) covers the western tree belt. Residential properties adjoin the eastern boundary and are predominantly low density in character. The River Stor also abuts the southern boundary of the site where it has been identified as being at risk to flooding (Flood Zone 2). Vehicular access would be via Fryern Road, a semi-rural road without a formal footway.

The 'Made' Storrington, Sullington & Washington Neighbourhood Plan includes a Green Gap Policy between Storrington and West Chiltington (Policy 9: Green Gap) to retain a viable gap between settlements. Development at this location could possibly be in conflict with this policy. However it should be noted that the Examiner highlighted that the Neighbourhood Plan, particularly the policies and allocations affecting land supply, will need to be reviewed in the near future once the Local Plan Review is sufficiently well advanced or upon its adoption.

Any proposal in this location would have to consider a number of issues. These include the impact on biodiversity, landscape and topography, Minerals Safeguarding, Sustainable Drainage Systems (SuDS), climate change adaptation and energy efficiency, affordable housing, capacity of the nearby school, health facilities, and improved transport links. The Storrington Air Quality Management Area (AQMA) is located to the south approximately 1km. Any proposal should not exacerbate a further deterioration in air quality.

Estimated Housing Numbers: 60

Thakeham

Site Name: Land North of High Bar Lane		SHELAA Ref number: SA039	
Site Map:			
Horsham District Council Parkside, Chart Way, Horsham West Sussex RH12 1RL Barbara Childs : Director of Place		Thakeham	
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Parish: Thakeham			
Site Area: 0.93 hectares			
Site Location: The site lies within the countryside adjoining the northern built up area boundary of Thakeham (High Bar Lane).			
Site Description: The site consists of scrubby grassland with a vacant building located in the southern section. An overhead cable runs in a north-south direction across the site. A recreation ground is located to the east, medium-low density residential to the south and single detached dwellings to the north and west.			
Site Access: The site has an existing access point via High Bar Lane which would require upgrading of vehicular access, as appropriate for a housing development. There is a tarmac footpath from the site along High Bar Lane linking it to Storrington Road and Abingworth. The site has an existing access point via High Bar Lane which would require upgrading of vehicular access, as appropriate for a housing development. There is a tarmac footpath from the site along High Bar Lane linking it to Storrington Road and Abingworth.			
Proximity to services and facilities: As a result of recent development Thakeham has been proposed as a medium village as part of the Local Plan Review, as it now has some additional new services, although there is still a reliance on larger settlements to meet day to day needs. The area has a reasonable bus service linking the village to Storrington, Pulborough and Horsham as well as Chichester via Pulborough and Arundel. The site is not within easy walking distance to facilities and services located in The Street, Thakeham. There is a tarmac footpath connecting High Bar Lane to Storrington Road which leads to Abingworth and The Street, Thakeham.			

Environmental Considerations:

Landscape: The site does not lie within or near a protected landscape. The site is north of High Bar Lane and is less well related to the existing settlement form and may place pressure on the land to the east for development. The design and layout of any development would need to take this into account.

Biodiversity: The site is not designated as important for nature conservation, however, the site does lie within a Bat Sustenance Zone and habitats to maintain feeding habitats for bats would need to be retained. Further detailed ecological assessment work would be necessary should the site be allocated, in order to ensure that suitable mitigation and biodiversity net gain could be provided.

Archaeology / Heritage: The site does not contain or lie within the immediate setting of any designated heritage assets.

Environmental Quality: The site lies within a Source Protection Zone (Zone II/ Outer Protection Zone). Appropriate regard would therefore be required should the site be developed. The impact of any additional traffic on the Air Quality Management Area in Storrington to the south would also need to be a consideration if development were to come forward in this location.

Flooding: The site does not lie within an area identified as at risk of flooding (Flood zone 1).

Combined RAG Rating: Neutral Impact

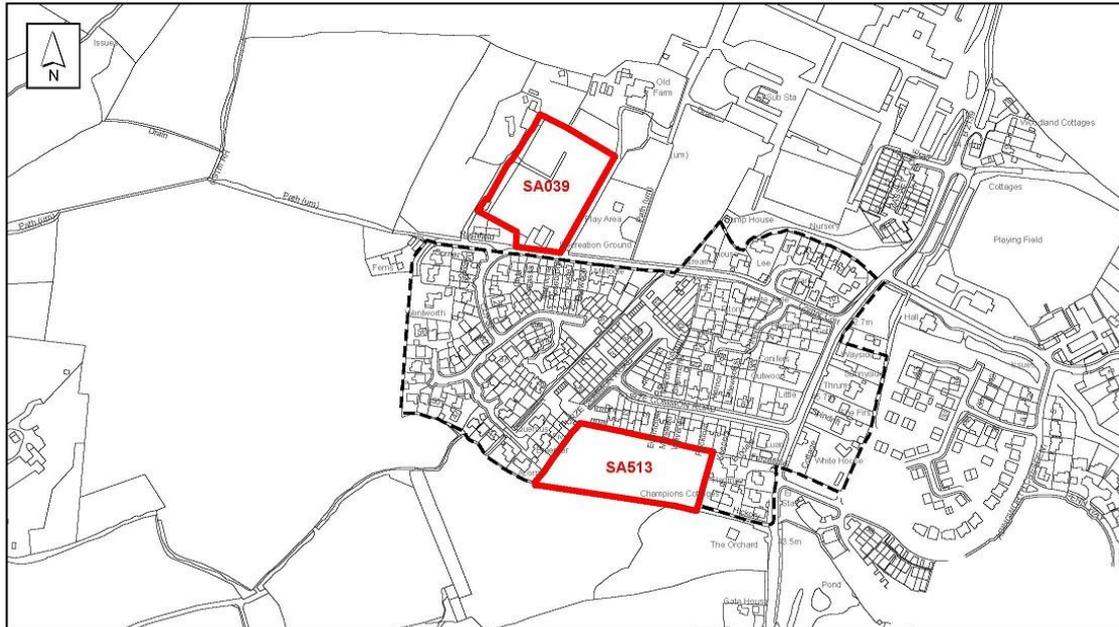
Site Assessment Conclusion: The land adjoins the settlement boundary of Thakeham which as a result of recent development has been proposed as a medium village as part of the Local Plan Review, as it now has some additional new services, although there is still a reliance on larger settlements to meet day to day needs. The area has a reasonable bus service linking the village to Storrington, Pulborough and Horsham as well as Chichester via Pulborough and Arundel. The site has no specific environmental designations. The site is currently thought to be in multiple ownership which may impact the delivery rate. Appropriate regard would need to be given to a number of issues including access, overhead cables running in a north-south direction across the site, biodiversity, Sustainable Drainage Systems (SuDS), climate change adaption and energy efficiency, affordable housing, capacity of nearby school, health facilities and improved transport links. The impact of any additional traffic on the Air Quality Management Area in Storrington to the south would also need to be a consideration if development were to come forward in this location.

Estimated Housing Numbers: 20

Site Name: Land to the south of Furze Common Road

SHELAA Ref number: SA513

Site Map:



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Parish: Thakeham

Site Area: 1 hectare

Site Location: The site lies within the countryside adjoining the southern built up area boundary of Thakeham (High Bar Lane).

Site Description: The site is relatively rural in character and comprises of managed grassland. Medium-low density residential surrounds the site to the west, north and south with agricultural land to the south. An established hedgerow surrounds the site with mature trees running through the western and southern boundaries.

Site Access: The site has an existing access point via a driveway/track which connects to Storrington Road. The vehicular access would require upgrading, as appropriate for a housing development and is likely to lead to the loss of an existing hedgerow. The site has an existing access point via a driveway/track which connects to Storrington Road. The vehicular access would require upgrading, as appropriate for a housing development and is likely to lead to the loss of an existing hedgerow.

Proximity to services and facilities: As a result of recent development Thakeham has been proposed as a medium village as part of the Local Plan Review, as it now has some additional new services, although there is still a reliance on larger settlements to meet day to day needs. The area has a reasonable bus service linking the village to Storrington, Pulborough and Horsham as well as Chichester via Pulborough and Arundel. The site is relatively rural, not within easy walking distance to facilities and services located in The Street, Thakeham. There is a tarmac footpath which runs along part of Storrington Road leading to Abingworth and The Street, Thakeham.

Environmental Considerations:

Landscape: The site does not lie within or near a protected landscape. A mature hedgerow tree defines the southern boundary of the site and is contiguous with the settlement boundary. The site is therefore well related to the existing settlement form.

Biodiversity: The site is not designated as important for nature conservation, however, the site does lie within a Bat Sustenance Zone and habitats to maintain feeding habitats for bats would need to be retained. A number of trees protected by Tree Preservation Orders lies adjacent the eastern end of the southern boundary. Further detailed ecological assessment work would be necessary should the site be allocated, in order to ensure that suitable mitigation and biodiversity net gain could be provided

Archaeology / Heritage: The site does not contain or lie within the immediate setting of any designated heritage assets.

Environmental Quality: The site lies within a Source Protection Zone (Zone III/ Total Catchment Zone). It also lies within a Building Stone Minerals Safeguarding Area. Appropriate regard to both would therefore be required should the site be developed. The impact of any additional traffic on the Air Quality Management Area in Storrington to the south would also need to be a consideration if development were to come forward in this location.

Flooding: The site does not lie within an area identified as at risk of flooding (Flood zone 1).

Combined RAG Rating: Neutral Impact

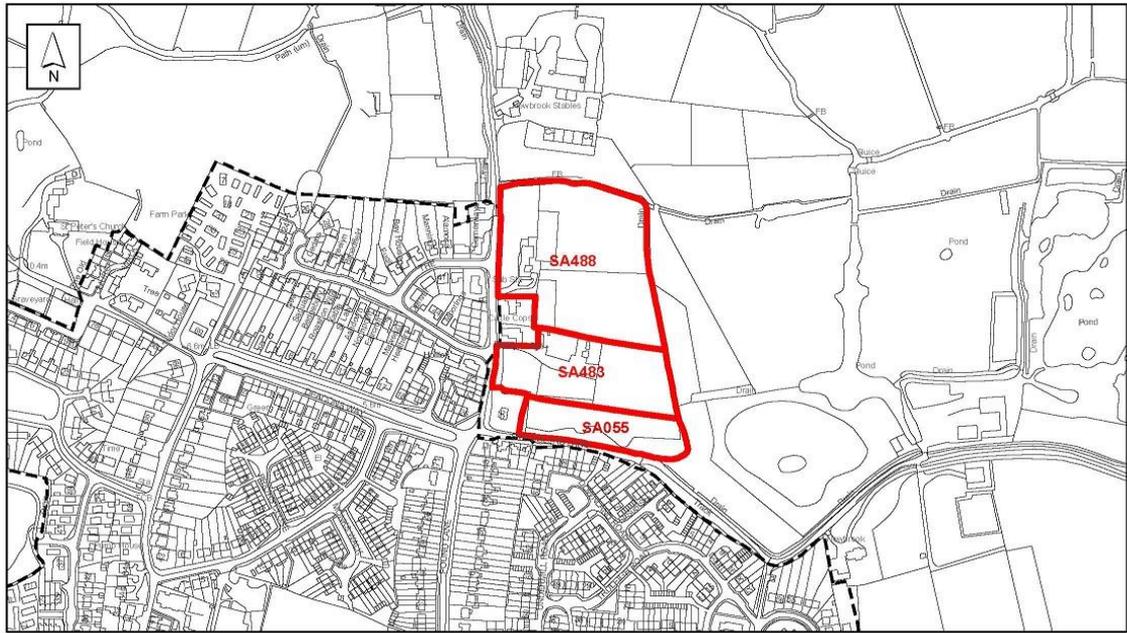
Site Assessment Conclusion: The land adjoins the settlement boundary of Thakeham which as a result of recent development has been classified as a medium village as part of the Local Plan Review, as it now has some additional new services, although there is still a reliance on larger settlements to meet day to day needs. The area has a reasonable bus service linking the village to Storrington, Pulborough and Horsham as well as Chichester via Pulborough and Arundel. The site is in single ownership. There are no specific environmental designations on site, but consideration would need to be given to a number of issues. These include the need to improve site access, Building Stone Minerals Safeguarding, biodiversity which includes a 12m Root Protection Area of adjoining trees, Sustainable Drainage Systems (SuDS), climate change adaptation and energy efficiency, affordable housing, capacity of nearby school, health facilities and improved transport links. The impact of any additional traffic on the Air Quality Management Area in Storrington to the south would also need to be a consideration if development were to come forward in this location.

Estimated Housing Numbers: 20

Upper Beeding

Site Name: Land at Smugglers Lane, Upper Beeding **SHELAA Ref number:** SA055

Site Map:



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Parish: Upper Beeding

Site Area: 1 hectare

Site Location: The site lies adjacent to the Built up Area Boundary of Upper Beeding.

Site Description: Agricultural grazing land bounded to the south by a medium hedgerow. The built form of Upper Beeding is located to the south. The site has been identified as an allocation together with SA483 and SA488 in the Upper Beeding Neighbourhood Plan. The site has been agreed by an independent Examiner and will proceed to referendum on 19 March 2020.

Site Access: The Upper Beeding Neighbourhood Plan Examiner’s Report recommends the primary access to the land comprising all three sites should be achieved off Pound Lane.

Proximity to services and facilities: The site adjoins the urban boundary of Upper Beeding which, is classified as a large village / small town, having a good range of services and facilities with strong community networks and local employment provision, together with reasonable bus services. It acts as a hub for smaller villages but also has some reliance on larger settlements to meet some of the residents day to day needs. The village has a primary school. The main services and facilities in the village are within easy walking distance of the site.

Environmental Considerations:

The detailed environmental considerations are set out in the Upper Beeding Neighbourhood Plan Site Assessment document and the Examiners Report provides further commentary. The key considerations in respect of this site are the following:

Landscape: Appropriate regard must be given to the sites location within the setting of the South Downs National Park, which lies nearby to the south east.

Archaeology / Heritage: The western boundary adjoins the curtilage of the Grade II listed Pound House.

Flooding: The majority of the site does not lie within an area identified as at risk of flooding (Flood zone 1), however there is a small strip on the eastern boundary in Flood Zone 2

Combined RAG Rating: Favourable Impacts

Site Assessment Conclusion: The site forms part of a wider allocation in the Upper Beeding Neighbourhood Plan for 70 units together with SA488 and SA483. The draft plan has passed the Examination and a referendum will be held in March 2020. Should the plan be 'Made' it would not be necessary to allocate this site in the Local Plan, but at this stage is included in the document for completeness.

Estimated Housing Numbers: 25

Flooding: The majority of the site does not lie within an area identified as at risk of flooding (Flood zone 1). However the eastern edge lies within Flood Zones 2 and 3 and is therefore at risk of flooding.

Combined RAG Rating: Favourable Impacts

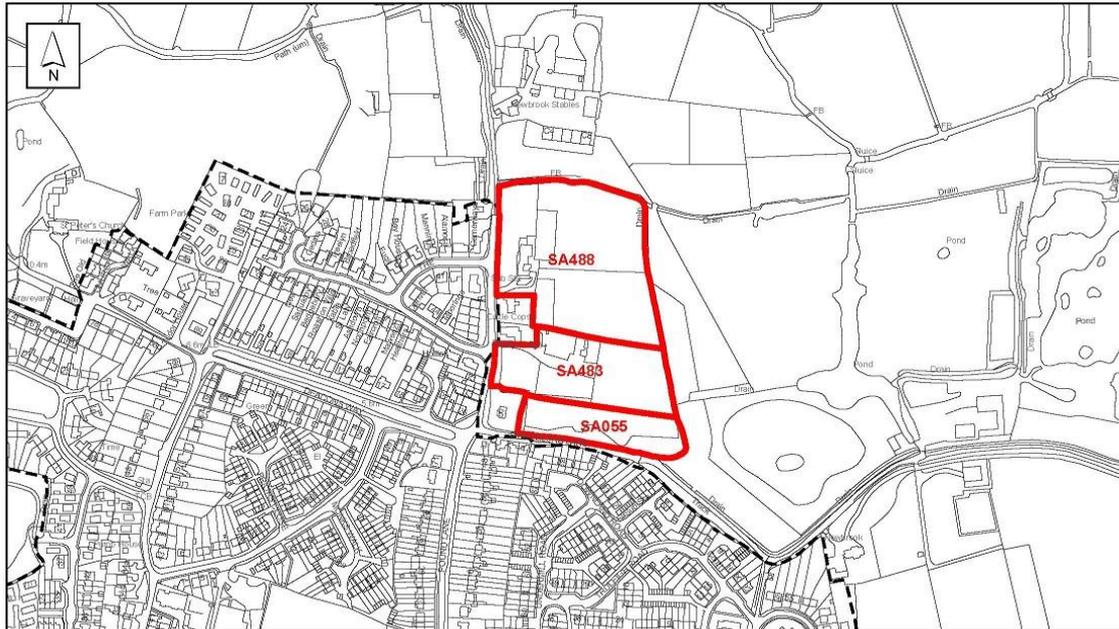
Site Assessment Conclusion: The site forms part of a wider allocation in the Upper Beeding Neighbourhood Plan for 70 units together with SA488 and SA483. The draft plan has passed the Examination and a referendum will be held in March 2020. Should the plan be 'Made' it would not be necessary to allocate this site in the Local Plan, but at this stage is included in the document for completeness.

Estimated Housing Numbers: 15

Site Name: Land at Little Paddocks Pound Lane

SHELAA Ref number: SA488

Site Map:



Horsham District Council
Parkside, Chart Way, Horsham
West Sussex RH12 1RL
Barbara Childs : Director of Place

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Upper Beeding			
Reference No :	Date : 09/01/2020	Scale : 1: 4,000 at A4	
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Parish: Upper Beeding

Site Area: 3.22 hectares

Site Location: The site lies within the countryside adjacent the Built up Area Boundary of Upper Beeding. The built form of the village lies to the west. The site has been identified as an allocation together with SA055 and SA483 in the Upper Beeding Neighbourhood Plan. The site has been agreed by an independent Examiner and will proceed to referendum on 19 March 2020.

Site Description: Agricultural grazing land.

Site Access: The site adjoins the urban boundary of Upper Beeding which, is classified as a large village / small town, having a good range of services and facilities with strong community networks and local employment provision, together with reasonable bus services. It acts as a hub for smaller villages but also has some reliance on larger settlements to meet some of the residents day to day needs. The village has a primary school. The main services and facilities in the village are within easy walking distance of the site.

Proximity to services and facilities: The site adjoins the built-up area boundary of Upper Beeding which, together with Bramber, is classified as a large village / small town, having a good range of services and facilities with strong community networks and local employment provision, together with reasonable bus services. It acts as a hub for smaller villages but also has some reliance on larger settlements to meet some of the residents day to day needs. The village has a primary school. The main services and facilities in the village are within easy walking distance of the site.

Environmental Considerations:

The detailed environmental considerations are set out in the Upper Beeding Neighbourhood Plan Site Assessment document and the Examiners Report provides further commentary. The key considerations in respect of this site are the following:

Landscape: Appropriate regard should also be given to the sites location within the setting of the South Downs National Park, which lies nearby to the south east.

Flooding: The majority of the site does not lie within an area identified as at risk of flooding (Flood zone 1). However the northern and eastern parts of the site lie within Flood Zones 2 and 3 and are therefore at risk of flooding.

Combined RAG Rating: Favourable Impacts

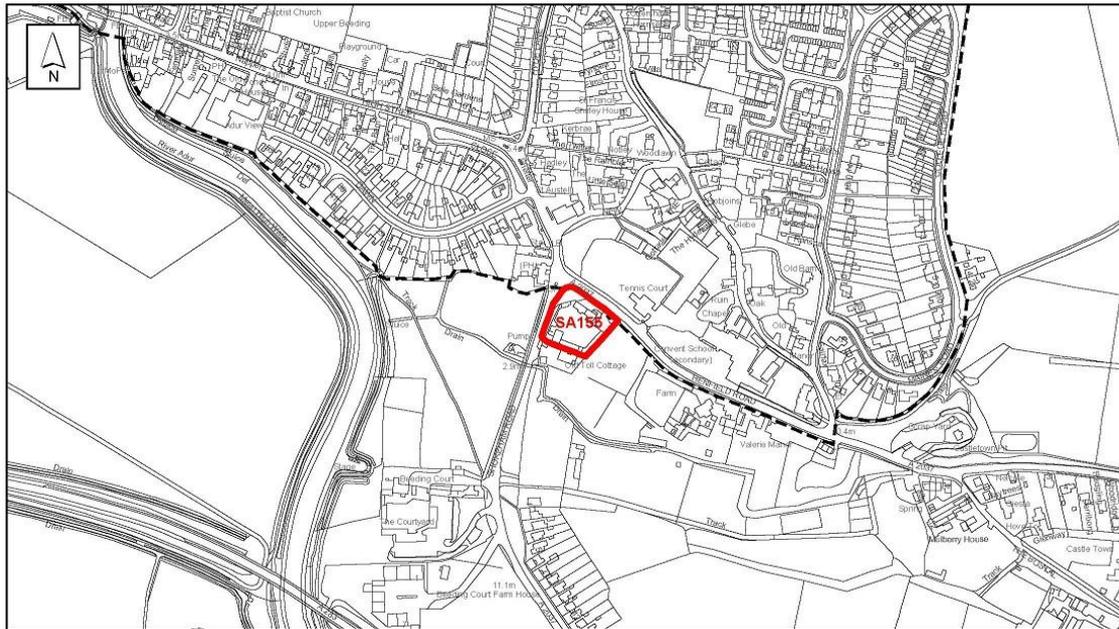
Site Assessment Conclusion: The site forms part of a wider allocation in the Upper Beeding Neighbourhood Plan for 70 units together with SA488 and SA483. The draft plan has passed the Examination and a referendum will be held in March 2020. Should the plan be 'Made' it would not be necessary to allocate this site in the Local Plan, but at this stage is included in the document for completeness.

Estimated Housing Numbers: 20

Site Name: Land at Greenfield

SHELAA Ref number: SA155

Site Map:



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Barbara Childs - Director of Place

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Upper Beeding			
Reference No :	Drawing No :	Date : 07/02/2020	Scale : 1 : 4,000 at A4
		Checked :	Revisions :

Parish: Upper Beeding

Site Area: 0.3 hectares

Site Location: The site is located on the southern edge of the village on the south side of the Henfield Road (A2037) and currently comprises of a highways depot. The site is relatively well enclosed from long views in the site from the surrounding area. The site has been identified as an allocation together in the Upper Beeding Neighbourhood Plan. The site has been agreed by an independent Examiner and will proceed to referendum on 19 March 2020.

Site Description: The site is adjacent to the Upper Beeding built up area and brownfield land (highways depot). The proposed relocation of the depot service within the parish will not result in any net loss of employment floorspace. The site is will located with regard to amenities and services, however, any proposal will also need to take into account its impact on the South Downs National Park which adjoins this site.

Site Access: Access will be delivered via A2081 Henfield Road.

Proximity to services and facilities: The site adjoins the built-up area boundary of Upper Beeding which, is classified as a large village / small town, having a good range of services and facilities with strong community networks and local employment provision, together with reasonable bus services. It acts as a hub for smaller villages but also has some reliance on larger settlements to meet some of the residents day to day needs. The village has a primary school. The main services and facilities in the village are within easy walking distance of the site.

Environmental Considerations:

The detailed environmental considerations are set out in the Upper Beeding Neighbourhood Plan Site Assessment document and the Examiners Report provides further commentary. The key considerations in respect of this site are the following:

Landscape: The site is bounded by the South Downs National Park to the east and south. Any proposal should respect the integrity of the national park. A number of mature trees can be found on the western and eastern boundary of the site.

Biodiversity There are no environmental designations which are likely impact on the site given the heavily built form of the existing site.

Archaeology/Heritage: There is no heritage asset within or adjacent to the curtilage of the site. The Upper Beeding Conservation Area lies approximately 40m to the east of the site.

Flooding: The southern boundary lies within Flood Zone 3 and would not be suitable for residential development. Further information should be prepared in the form of a Flood Risk Assessment to demonstrate that residential development can be accommodated on the site.

Combined RAG Rating: Favourable Impacts

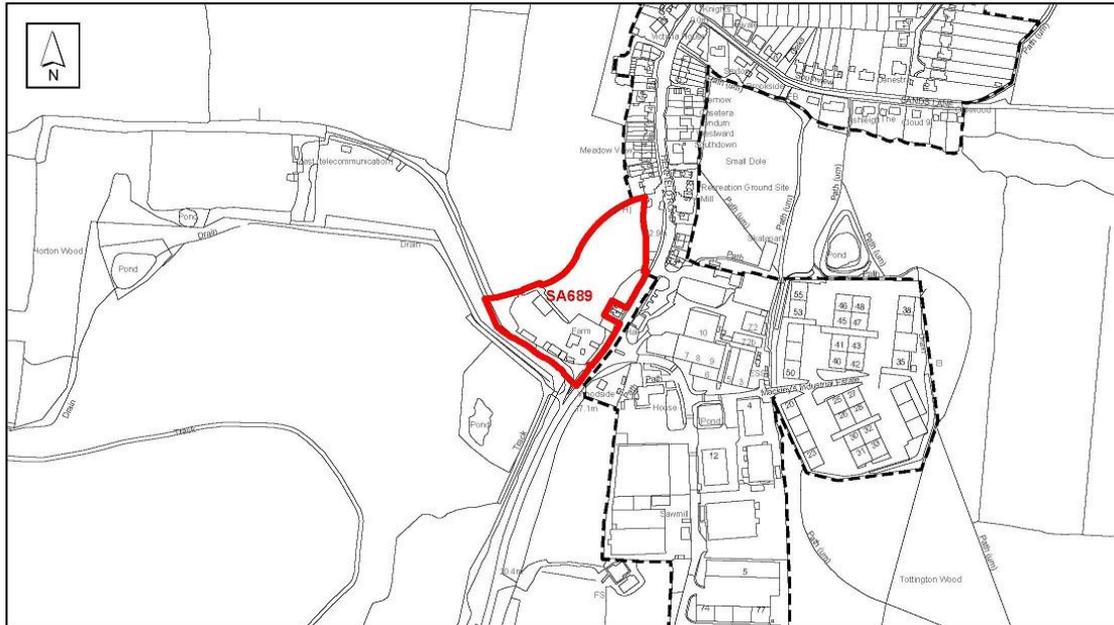
Site Assessment Conclusion: Land at Greenfields is allocated in the Upper Beeding Neighbourhood plan for 10 housing units. The draft plan has passed the Examination and a referendum will be held in March 2020. Should the plan be 'Made' it would not be necessary to allocate this site in the Local Plan, but at this stage is included in the document for completeness..

Estimated Housing Numbers: 10

Site Name: Land at Oxcroft Farm, Small Dole

SHELAA Ref number: SA689

Site Map:



Horsham District Council
Parkside, Chart Way, Horsham
West Sussex RH12 1RL
Barbara Childs - Director of Place

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Upper Beeding			
Reference No :	Date : 29/01/2020	Scale : 1: 4,000 at A4	
Drawing No :	Drawn :	Checked :	Revisions :

Parish: Upper Beeding

Site Area: 1.34 hectares

Site Location: The site lies on the western fringe of Small Dole on the settlement edge but outside the existing settlement boundary. The site is located opposite Mackley Industrial Estate. The site has been identified as an allocation together in the Upper Beeding Neighbourhood Plan. The plan has been agreed by an independent Examiner and will proceed to referendum on 19 March 2020.

Site Description:

The site is adjacent to the Small Dole built up area on the west side of Henfield Road and is part brownfield part greenfield. The site is well screened from Henfield Road by existing vegetation and buildings. Existing vegetation also screens the site to the south but new vegetation would be required to screen the site to the west. Any development would need to take into account its impact on views from the South Downs National Park and ensure that the Horton Clay Site of Special Scientific Interest is not adversely affected.

Site Access: Access will be delivered off the existing Henfield Road

Proximity to services and facilities: Small Dole is identified as being a 'smaller' village in the settlement hierarchy. Whilst some services are available to the local population such as pub, a shop/post office and a village hall, access to higher levels of services will require to travel further afield to other larger villages such as Steyning or Henfield. The site is reasonable walking distance to a local shop and post office which is located to the south on the main road through Small Dole.

Environmental Considerations:

The detailed environmental considerations are set out in the Upper Beeding Neighbourhood Plan Site Assessment document and the Examiners Report provides further commentary. The key considerations are as follows:

Landscape: The site comprises of part brownfield and greenfield (arable farmland) Mature belts can be found on the western and eastern boundary. The gradient of the land rises gently from south to north.

Biodiversity There are no environment designations connected with or adjacent to the site. The Horton Ancient Woodland is located to the west of the site but does not adjoin the site.

Archaeology/Heritage: There is no heritage assets within the site or adjacent to the site

Flooding: The site lies within Flood Risk zone 1.

Combined RAG Rating: Favourable impacts

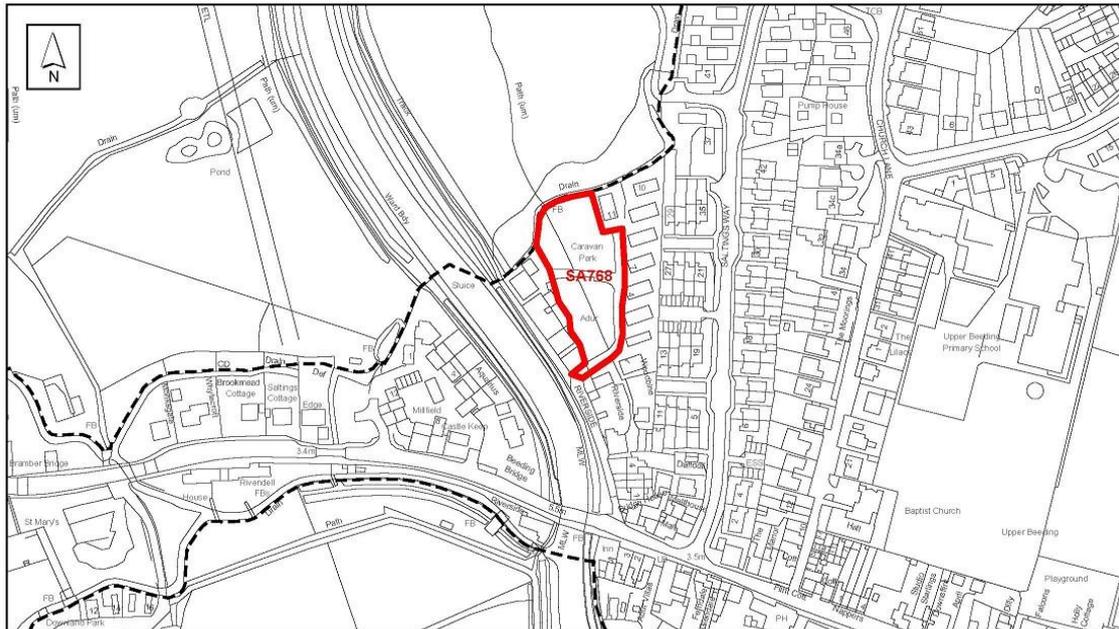
Site Assessment Conclusion: Oxcroft Farm is allocated in the Upper Beeding Neighbourhood plan for 20 dwellings. The draft plan has passed the Examination and a referendum will be held in March 2020. Should the plan be 'Made' it would not be necessary to allocate this site in the Local Plan, but at this stage is included in the document for completeness.

Estimated Housing Numbers: 20

Site Name: Land at Riverside

SHELAA Ref number: SA768

Site Map:



<p>Horsham District Council Parkside, Chart Way, Horsham West Sussex RH12 1RL Barbara Childs : Director of Place</p>	<p>Upper Beeding</p>		
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<p>Drawing No :</p>	<p>Drawn :</p>	<p>Checked :</p>	<p>Revisions :</p>

Parish: Upper Beeding

Site Area: 0.22 hectares

Site Location: The site is located on the western edge of the village is sited within the Upper Beeding built up area next to the River Adur. The site has been identified as an allocation together in the Upper Beeding Neighbourhood Plan. The plan has been agreed by an independent Examiner and will proceed to referendum on 19 March 2020.

Site Description: The site currently comprises of a caravan park adjacent to the River Adur. A Public Right of Way bisects the site from the north to south. The site also abuts the Upper Beeding Conservation Area to the west and south. The redevelopment as part of this allocation would be in keeping with this existing use. The site has been identified in the Upper Beeding Neighbourhood Plan for 9 sheltered housing units.

Site Access: Access will delivered via 'Riverside'

Proximity to services and facilities: The site is within the built-up area of Upper Beeding, which is classified as a large village / small town, having a good range of services and facilities with strong community networks and local employment provision, together with reasonable bus services. It acts as a hub for smaller villages but also has some reliance on larger settlements to meet some of the residents day to day needs. The village has a primary school. The main services and facilities in the village are within easy walking distance of the site.

Environmental Considerations:

The detailed environmental considerations are set out in the Upper Beeding Neighbourhood Plan Site Assessment document and the Examiners Report provides further commentary. The key considerations in respect of this site are the following.

Archaeology/Heritage: The site lies partly within the Upper Beeding Conservation Area located to the east and Hope Cottage Grade II listed building is also located to the south of the site. Any proposal will need to be sensitive to its character and setting of the Conservation Area and localised heritage assets.

Flooding: The site is located within Flood Zone 3 but it is protected by flood defences and the exception test has been applied. Further information should be prepared in the form of a Flood Risk Assessment to demonstrate that residential development can be accommodated on the site.

Combined RAG Rating: Favourable impacts

Site Assessment Conclusion: Land at Riverside is allocated in the Upper Beeding Neighbourhood plan for 9 sheltered housing units. The draft plan has passed the Examination and a referendum will be held in March 2020. Should the plan be 'Made' it would not be necessary to allocate this site in the Local Plan, but at this stage is included in the document for completeness.

Estimated Housing Numbers: 9

Warnham

Site Name: Land north of Bell Road		SHELAA Ref number: SA070	
Site Map:			
Horsham District Council Parkside, Chart Way, Horsham West Sussex RH12 1RL Barbara Childs : Director of Place		Warnham	
<small>Reproduced by permission of Ordnance Survey map on behalf of HMSO. © Crown copyright and database rights (2020). Ordnance Survey Licence: 100023865</small>		<small>Reference No.:</small> <small>Drawing No.:</small>	<small>Date:</small> 09/01/2020 <small>Checked:</small> <small>Revisions:</small>
Parish: Warnham			
Site Area: 1.8 hectares			
Site Location: The sites lies to the north east of Warnham, outside of but adjoining the existing built up area boundary (BUAB).			
Site Description: The site comprises agricultural land. It forms a section of a much larger field that lies to the north east of Warnham. The site lies outside of but adjoining the BUAB of Warnham. To the north east of the site is the remainder of the larger agricultural field which is bound by the A24 to the north east.			
Site Access: Access to the site could be provided from Bell Road which lies to the south, between residential dwellings 11a Bell Road and 13 Bell Road. Any access would require upgrading works but it does not appear that there are any overriding constraints to implementing a suitable access. There is a large oak tree protected by a Tree Preservation Order (TPO) that affects the potential access, but subject to further consultation and suitable mitigation, access could be provided adjacent to this tree.			
Proximity to services and facilities: The site is within easy walking distance of Warnham, which has is classified as a medium settlement with a moderate level of services and facilities. These include a primary school, a convenience store, plus other small range of shops, public houses, a village hall and some leisure facilities including a cricket pitch/village green and football pitch. Warnham does have a train station but it is some distance from the village. An hourly bus service runs Monday to Saturday with a more limited service on Sunday.			

Environmental Considerations:

Landscape: The land to the east of this site is open in nature and there is a moderate-high visual sensitivity. If there were to be any development it would need to be restricted to the lower land and closely related to the settlement edge.

Biodiversity: The site and surrounding land is not designated as important for nature conservation with the exception of a large protected oak tree that sits in the southern portion of the site. If progressed as a development site appropriate ecological assessments will be needed and suitable protection, mitigation and biodiversity enhancement provided.

Archaeology / Heritage: The site abuts the Warnham Conservation Area which is to the west and south of the site. There are a number of Grade II Listed Buildings which lie to the west of the site. The Grade I Parish Church of St Margaret is also approximately 100m to the south west. If this site were to be developed, due regard to the setting of these designations and suitable mitigation would be required.

Environmental Quality: The site lies within Brick Clay (Weald) and Building Stone Minerals Safeguarding Areas. With the exception of some road noise, the site is considered to be relatively tranquil.

Flooding: The site does not lie within an area identified as at risk of flooding (Flood Zone 1)

Combined RAG Rating: Neutral Impact

Site Assessment Conclusion: The site is understood to be in single ownership and is located to the north east of the Built-Up Area Boundary (BUAB) of Warnham which is classified as a "Medium Village." There is a moderate level of services and facilities which are within easy walking distance of the site (<300m). These services and facilities include a primary school, a church, a village hall, a convenience store and other retail stores. There is an hourly bus service that runs Monday to Saturday with further services available on Sunday. A railway station is located to the north east of the village which offers ½ hourly services but this is not within easy walking distance. The village does not have a medical facility and residents are reliant on the services in nearby settlements.

The site does not lie within or near a protected landscape and the land itself is relatively unconstrained. Warnham Conservation Area lies to the immediate west and south west and there are numerous Grade II listed buildings that lie in close proximity to the site. The Grade I Parish Church of St Margaret is also approximately 100m to the south west. Given the potential impact on these heritage assets a suitable mitigation strategy would be essential, were the site to come forward for allocation.

The Landscape Capacity Study has assessed the site as having low-moderate capacity for small-scale housing development. The provision of a suitable landscape buffer along the north eastern boundary of the site would be an important part of any development proposals if the site were to be allocated. In addition regard would need to be given to the provision of an appropriate access to the site, biodiversity impacts, Brick Clay (Weald Clay) and Building Stone Minerals Safeguarding, Sustainable Drainage Systems (SuDS), climate change adaptation and energy efficiency, the capacity of the nearby school to accommodate additional development, improved transport links and access to health facilities.

Estimated Housing Numbers: 20-30

Environmental Considerations:

Landscape: The site is relatively contained within the landscape, bounded by an area of mature woodland to the south. It is relatively well related to the row of development on Bell Road to the north.

Biodiversity: The site and surrounding land is not designated as important for nature conservation. If allocated, this site would require an appropriate ecological assessments will be needed and suitable protection, mitigation and biodiversity enhancement provided.

Archaeology / Heritage: Warnham Conservation Area lies to the west of the site in which a number of Grade II listed buildings are sited. The Grade II listed Westons Place and The Granary also lie to the east of the site. If this site were to be developed, due regard to the setting of these designations and suitable mitigation would be required.

Environmental Quality: The site lies within Brick Clay (Weald) and Building Stone Minerals Safeguarding Areas. The site is in relatively close proximity to the A24 and is therefore subject to some noise impacts.

Flooding: The site does not lie within an area identified as at risk of flooding (Flood Zone 1)

Combined RAG Rating: Neutral Impact

Site Assessment Conclusion: The site is understood to be in single ownership and is located to the east of the Built-Up Area Boundary (BUAB) of Warnham which is classified as a “Medium Village” .The village has a moderate level of services and facilities which are considered to be within easy walking distance of the site (<300m). These services and facilities include a primary school, a church, a village hall, a convenience store and retail stores. There is an hourly bus service that runs Monday to Saturday with further services available on Sunday. A railway station is located to the north east of the village which offers ½ hourly services but this does not lie within easy walking distance. The village does not have a medical facility and residents are therefore reliant on the services in nearby settlements.

The site does not lie within or near a protected landscape and the land itself is relatively unconstrained. However, the Warnham Conservation lies to the west and to the east of the site lies the Grade II listed Westons Place and a listed timber outbuilding. Given the potential impact on these heritage assets a suitable mitigation strategy would be required, were the site to come forward for allocation.

The site itself is relatively well screened on all boundaries by mature vegetation but the wider landscape is considered sensitive and a landscape-led approach would be essential should the site come forward for allocation.

In addition to the above considerations, regard would need to be given to the provision of an appropriate access to the site, biodiversity impacts, Brick Clay (Weald Clay) and Building Stone Minerals Safeguarding, Sustainable Drainage Systems (SuDS), climate change adaptation and energy efficiency, the capacity of the nearby school to accommodate additional development, improved transport links and access to health facilities.

Estimated Housing Numbers: 20

West Chiltington

Site Name: Land at Hatches Estate		SHELAA Ref number: SA066	
Site Map:			
Horsham District Council Parkside, Chart Way, Horsham West Sussex RH12 1RL Barbara Childs : Director of Place		West Chiltington	
Reproduced by permission of Ordnance Survey map on behalf of HMSO © Crown copyright and database rights (2020). Ordnance Survey Licence 100023865		Reference No : Drawing No :	Date : 09/01/2020 Checked : Revisions :
Parish: West Chiltington			
Site Area: 4 hectares			
Site Location: The site lies adjoins the north eastern built up area boundary of West Chiltington.			
Site Description: The site is relatively rural in character and consists of agricultural grazing land with a number of existing farm buildings. Low density residential development lies to the south and west with agricultural fields to the north and east. There are five large oak trees along the eastern boundary, all of which are subject to a Tree Preservation Order. An established hedgerow with matre trees runs along the western boundary.			
Site Access: The site has an existing access point via a driveway (which is under seperate ownership) that leads to a track off of Broadford Bridge Road. The upgrading of vehicular access, as appropriate for a housing development, is likely to lead to the loss of existing hedgerows including a number of trees. The site has an existing access point via a driveway (which is under seperate ownership) that leads to a track off of Broadford Bridge Road. The upgrading of vehicular access, as appropriate for a housing development, is likely to lead to the loss of existing hedgerows including a number of trees.			
Proximity to services and facilities: The site is not within easy walking distance to facilities and services in West Chiltington Common which is classified as a medium village in the Horsham District Planning Framework, having a moderate level of services and facilities. Public transport is limited but reasonable with bus routes to Horsham, Pulborough and Storrington.			

Environmental Considerations:

Landscape: Relatively few landscape features and qualities are sensitive to development. The area is assessed as having moderate-high capacity for small scale housing development. However the potential effect of additional traffic on the character of the narrow rural lane adjoining would need further very careful consideration and a strong landscape buffer on the northern boundary would be necessary.

Biodiversity: The site and surrounding land is not designated as important for nature conservation, however, it does lie within a Bat Sustenance Zone and habitats to maintain feeding habitats for bats would need to be retained. There are a number of trees protected by Tree Preservation Order's within the site (the eastern border of the developable area). If allocated, this site would require an appropriate ecological assessments will be needed and suitable protection, mitigation and biodiversity enhancement provided.

Archaeology / Heritage: The site does not contain or lie within the immediate setting of any designated heritage assets. However the West Chiltington Conservation Area with a number of Listed Buildings lies nearby to the south west.

Environmental Quality: The site lies within the Building Stone Minerals Safeguarding area. The site does not lie within the Source Protection Zone.

Flooding: The site does not lie within an area identified as at risk of flooding (Flood zone 1)

Combined RAG Rating: Neutral Impact

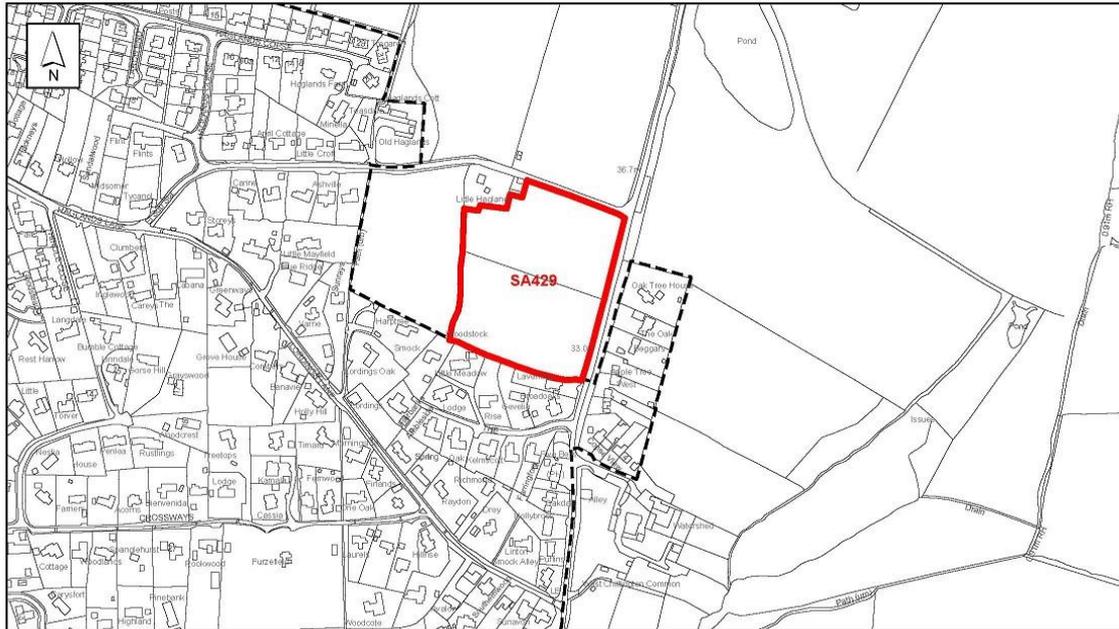
Site Assessment Conclusion: The site adjoins the settlement boundary of West Chiltington which is classified as a medium village, having a moderate level of services and facilities although there is still a reliance on larger settlements to meet day to day needs. The area has a limited but reasonable bus service linking the village to Horsham, Pulborough and Storrington. The site is in single ownership. There are no specific environmental designations on the site, but consideration would still need to be given to a number of issues including biodiversity, Building Stone Minerals Safeguarding, Sustainable Drainage Systems (SuDS), climate change adaption and energy efficiency, affordable housing, capacity of nearby school, health facilities and improved transport links. The impact of any additional traffic on the Air Quality Management Area in Storrington to the south would also need to be a consideration if development were to come forward in this location.

Estimated Housing Numbers: 15

Site Name: Land West of Smock Alley, S of Little Haglands

SHELAA Ref number: SA429

Site Map:



<p>Horsham District Council Parkside, Chart Way, Horsham West Sussex RH12 1RL Barbara Childs : Director of Place</p>	<p>West Chiltington</p>		
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Parish: West Chiltington

Site Area: 1.3 hectares

Site Location: The site lies within the countryside and adjoins the built up area boundary of West Chiltington Common to the west, south and east.

Site Description: The site is relatively rural in character and consists of scrubby grassland and bushes. Low density residential lies to the south and east, woodland to the west and agricultural land to the north. A detached dwelling adjoins the north west corner of the site. An established hedgerow with mature trees surrounds the site and runs along the centre in an east west direction.

Site Access: The site has an existing access point via a gateway off of Smock Alley. The upgrading of vehicular access, as appropriate for a housing development, is likely to lead to the loss of existing hedgerows. The site has an existing access point via a gateway off of Smock Alley. The upgrading of vehicular access, as appropriate for a housing development, is likely to lead to the loss of existing hedgerows.

Proximity to services and facilities: The site is relatively close to facilities and services in West Chiltington Common, which is classified as a medium village in the Horsham District Planning Framework, having a moderate level of services and facilities. Public transport is limited but reasonable with bus routes to Horsham, Pulborough and Storrington..

Environmental Considerations:

Landscape: The site is relatively well contained in the landscape and adjoins existing built development to the south and east. It is therefore relatively well related to the existing settlement form. .

Biodiversity: The site is not designated as important for nature conservation, however, it does lie within a Bat Sustenance Zone and habitats to maintain feeding habitats for bats would need to be retained. The western boundary of the site adjoins a wooded area known as Haglands Copse, which protected by a Tree Preservation Order. If allocated, this site

would require an appropriate ecological assessments will be needed and suitable protection, mitigation and biodiversity enhancement provided.

Archaeology / Heritage: The site does not contain or lie within the immediate setting of any designated heritage assets. However a Grade II Listed Building, Old Haglands, lies nearby to the north west.

Environmental Quality: The site lies within the Source Protection Zone. Development would need to minimise any potential for run off and ground water pollution.

Flooding: The site does not lie within an area identified as at risk of flooding (Flood zone 1).

Combined RAG Rating: Neutral Impact

Site Assessment Conclusion: The site adjoins the settlement boundary of West Chiltington Common which is classified as a medium village, having a moderate level of services and facilities although there is still a reliance on larger settlements to meet day to day needs. The area has a limited but reasonable bus service linking the village to Horsham, Pulborough and Storrington. The site is in single ownership. There are no specific environmental designations on the site, but consideration would still need to be given to a number of issues including biodiversity, Soft Sand Minerals Safeguarding, Sustainable Drainage Systems (SuDS), climate change adaption and energy efficiency, affordable housing, capacity of nearby school, health facilities and improved transport links. The impact of any additional traffic on the Air Quality Management Area in Storrington to the south would also need to be a consideration if development were to come forward in this location.

Estimated Housing Numbers: 14

West Grinstead

Site Name: Land north of the Rise		SHELAA Ref number: SA274	
Site Map:			
Horsham District Council Parkside, Chart Way, Horsham West Sussex RH12 1RL Barbara Childs : Director of Place		Partridge Green	
<small>Reproduced by permission of Ordnance Survey map on behalf of HMSO. © Crown copyright and database rights (2020). Ordnance Survey Licence 100023865</small>		Reference No : Drawing No :	Date : 09/01/2020 Checked : Revisions :
Parish: West Grinstead			
Site Area: 4.2 hectares			
Site Location: The site adjoins the north of, the built up area boundary of Partridge Green.			
Site Description: The site consists of two large grass fields bounded by hedgerows with some mature trees. There are some derelict farm buildings in the northwest corner of the western field.			
Site Access: The site has an existing vehicular access point onto Littleworth Lane. Although the site is not accessed from the major road network, access to this site is reasonable. The lane links via B roads to the A281 to the east via the B2135 to the west. to the A24 and the A283. The upgrading of vehicular access, as appropriate for a housing development, is likely to lead to the loss of part of an existing hedgerow. There is a footpath along the opposite side of Littleworth Lane linking the site to the centre of Partridge Green. Access to the site for cyclists would be via the road. The site has an existing vehicular access point onto Littleworth Lane.			
Proximity to services and facilities: The site adjoins the settlement boundary of Partridge Green which has been proposed as a larger village as part of the Local Plan review process, with a good level of services and facilities including shops and a primary school. The area has a reasonable bus service linking the village to Horsham and Brighton via Cowfold and Henfield. Public transport to the village is limited but reasonable. Stagecoach no.17 connects the village to Horsham and Brighton via Cowfold and Henfield, and in general runs half hourly. Southern Transit no.3 connects the village to Horsham and Shoreham, and in general runs once every 2 hours.			

Environmental Considerations:

Landscape: The site does not lie within or near a protected landscape. The site slopes gently to the northwest.

Biodiversity: The site and surrounding land is not designated as important for nature conservation. If allocated, this site would require an appropriate ecological assessments will be needed and suitable protection, mitigation and biodiversity enhancement provided.

Archaeology / Heritage: The site does not contain or lie within the immediate setting of any designated heritage assets. However there is a cluster of three grade II listed buildings 100m to the north along Litteworth Lane.

Environmental Quality: The site lies within the Brick Clay (Weald Clay) Minerals Safeguarding area. The site was assessed as tranquil during the site visit.

Flooding: The site does not lie within an area identified as at risk of flooding (Flood zone 1)

Combined RAG Rating: Neutral Impact

Site Assessment Conclusion: This site is considered to have potential for housing development. Although it is noted that the West Grinstead Neighbourhood Plan (Regulation 14 Pre-Submission, July 2019) proposes to designate the western section of the site as a Local Gap to help prevent the coalescence of Partridge Green with Littleworth. The site adjoins the settlement boundary of Partridge Green which has been proposed as a larger village as part of the Local Plan review process, with a good level of services and facilities including shops and a primary school. The area has a reasonable bus service linking the village to Horsham and Brighton via Cowfold and Henfield. There are no apparent overriding environmental constraints to development although the impact on landscape, settlement coalescence, the three Grade II Listed Buildings (Beauchamps, The Barn at Beauchamps and Blanchés) to the north of the western section, capacity of the nearby school and health facility, and improved transport links will need to be considered further

Estimated Housing Numbers: 55

Site Name: Land West of Church Road
Partridge Green

SHELAA Ref number: SA320

Site Map:



Horsham District Council
Parkside, Chart Way, Horsham
West Sussex RH12 1RL
Barbara Childs : Director of Place

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Partridge Green			
Reference No :	Date :	Scale : 1: 4,000 at A4	
Drawing No :	Drawn :	Checked :	Revisions :

Parish: West Grinstead

Site Area: 4.8 hectares

Site Location: The site adjoins to the northwest built up area boundary of Partridge Green. The Downs Link adjoins the site to the west.

Site Description: The site comprises a meadow with some mature trees running through the centre (west/east) and surrounded by hedgerow and trees. A number of the trees are protected by TPOs. To the west lies the Downs Link beyond which lie agricultural fields. To the south and east lie housing within the built up area boundary of Partridge Green. To the north lies a stream/ditch beyond which is an agricultural field and low density housing, and an area known locally as Jolesfield. The southern half is relatively flat whilst the northern half slopes down to the north (gentle to medium slope).

Site Access: The site lies between the B2135 and the Downs Link but currently does not have access onto the B2135. The provision of a vehicular and pedestrian access would lead to the loss of existing hedgerow and trees which currently screen the site from the road. The B2135 links to the A24 in the north and the A283 in the south, both of which form part of the major road network. To the east of Partridge Green lies the A281. There is a footpath along the opposite side of the B2135 linking the site to the centre of Partridge Green.

Proximity to services and facilities: The site adjoins the settlement boundary of Partridge Green which has been proposed as a larger village as part of the Local Plan review process, with a good level of services and facilities including shops and a primary school. The area has a reasonable bus service linking the village to Horsham and Brighton via Cowfold and Henfield. Public transport to the village is limited but reasonable. Stagecoach no.17 connects the village to Horsham and Brighton via Cowfold and Henfield, and in general runs half hourly. Southern Transit no.3 connects the village to Horsham and Shoreham, and in general runs once every 2 hours. The site is within walking distance of a number of existing services and facilities.

Environmental Considerations:

Landscape: The site does not lie within or near a protected landscape. Development into the west of the area would create the appearance of any development as an incursion into the countryside. The larger open fields in the south of theatre would be more visually sensitive but there may be some capacity in the two fields between Church Road and the Downs link.

Biodiversity: The site and surrounding land is not designated as important for nature conservation. However, there are several TPOs on the site. If allocated, this site would require an appropriate ecological assessments will be needed and suitable protection, mitigation and biodiversity enhancement provided.

Archaeology / Heritage: The site does not contain or lie within the immediate setting of any designated heritage assets. However, a Grade II Listed dwelling, Joles Farmhouse, lies approximately 220m to the north east.

Environmental Quality: The land falls within the 3b agricultural land classification. The site lies within the Brick Clay (Weald Clay) Minerals Safeguarding area.

Flooding: The site does not lie within an area identified as at risk of flooding (Flood zone 1)

Combined RAG Rating: Neutral Impact

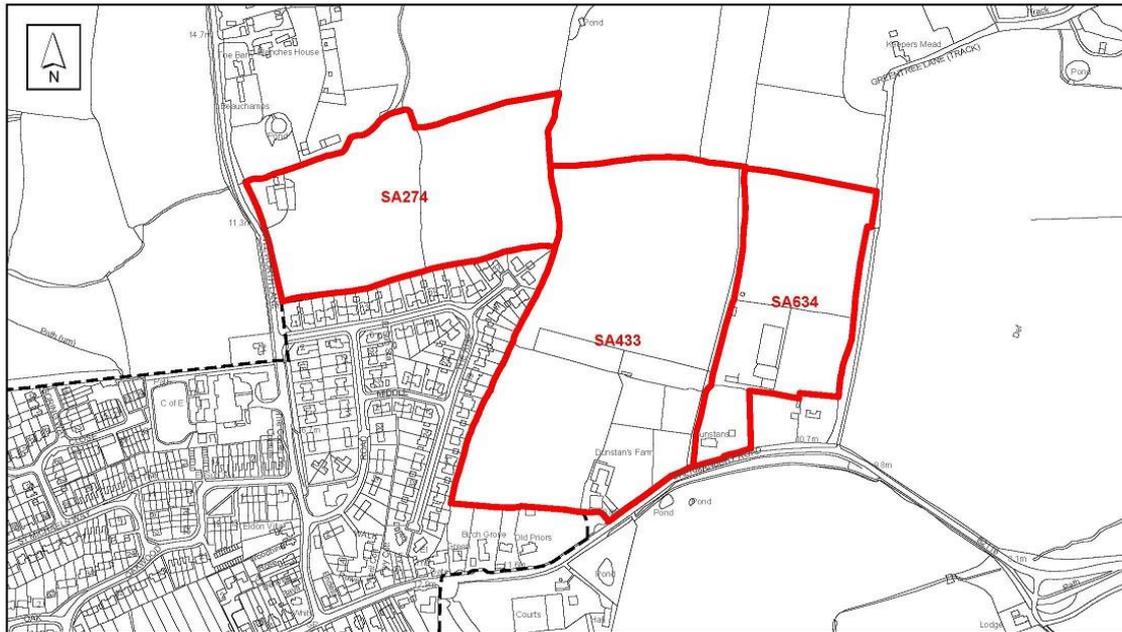
Site Assessment Conclusion: The site lies in easy walking distance to the local facilities and shops in Partridge Green, which has been proposed as a larger village as part of the Local Plan review process. It has a good level of services and facilities including shops and a primary school. The area has a reasonable bus service linking the village to Horsham and Brighton via Cowfold and Henfield. The Downs Link also offers an off road route for pedestrians, cyclists and horse riders to the south and north. A High Pressure Gas pipeline runs adjacent to the western boundary of the site and the site is therefore affected by the 150m buffer zone. However, development of the site to the south has come forward in the past, suggesting that development can come forward in this location and the presence of the pipeline does not cause an insurmountable constraint. Appropriate regard would also need to be given to a number of other issues such as the protection of trees and the trees on-site which are already protected by Tree Preservation Orders and the capacity of the nearby school and health facility.

Estimated Housing Numbers: 70

Site Name: Land at Dunstans Farm

SHELAA Ref number: SA433

Site Map:



<p>Horsham District Council Parkside, Chart Way, Horsham West Sussex RH12 1RL Barbara Childs : Director of Place</p>	<p>Partridge Green</p>									
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Parish: West Grinstead

Site Area: 6.9 hectares

Site Location: The site adjoins the eastern built up area boundary of Partridge Green.

Site Description: The site comprises agricultural fields with a farmhouse and ancillary buildings which appear to be vacant. To the west lie semi-detached bungalows off The Rise which back onto the site, many have been converted to chalet bungalows. To the south, in part, lie low density dwellings off Shermanbury Road one of which is the Old Priors which is a Grade II Listed Building, beyond which over the road is Partridge Green's Recreation Ground (King George's Field). Alongside the eastern boundary runs a public right of way beyond which are horse and agricultural fields and stables with two dwellings fronting Shermanbury Road. To the north lie agricultural fields. To the north east of the site, across a field, lies a Grade II residential property called Keepers Mead. An established hedgerow with mature trees runs through the centre of the site west/east and a line of telegraph poles running diagonally across the site from the centre of the eastern boundary to the north western corner.

Site Access: The site has an existing vehicular access from Shermanbury Road (B2116) via Dunstan's Farm. Just to the west Shermanbury Road becomes the 'High Street' of Partridge Green. It links to the A281 to the east and the B2135 to the west which links to the A24 in the north and the A283 in the south, the latter roads form part of the major road network. The upgrading of vehicular access, as appropriate for a housing development, is likely to lead to the loss of existing hedgerow. There is a tarmac footpath from the site along Shermanbury Road to the Partridge Green's village centre. Access to the site for cyclists would be via the road.

Proximity to services and facilities: The site is within easy walking distance to the local facilities and shops in Partridge Green, which has been proposed as a larger village as part of the Local Plan review process, with a good level of services and facilities including shops

and a primary school. The area has a reasonable bus service linking the village to Horsham and Brighton via Cowfold and Henfield. Public transport to the village is limited but reasonable. Stagecoach no.17 connects the village to Horsham and Brighton via Cowfold and Henfield, and in general runs half hourly. Southern Transit no.3 connects the village to Horsham and Shoreham, and in general runs once every 2 hours

Environmental Considerations:

Landscape: The site does not lie within or near a protected landscape. The site is relatively flat with a very gentle slope down from north to south. There are hedgerows/hedges with mature trees running across the site and along the northern, southern and part of the western boundary. A post and rail fence divides the main site from a public right of way along the eastern boundary. It lies in an area assessed to have moderate to high capacity for development.

Biodiversity: The site and surrounding land is not designated as important for nature conservation. If progressed as a development site appropriate ecological assessments will be needed and suitable protection and mitigation required.

Archaeology / Heritage: The site does not contain any designated heritage assets however it lies within the setting of Old Priors, a Grade II Listed residential property and potentially within the setting another called Keepers Mead. This may impact upon the capacity of the site

Environmental Quality: The site lies within the Brick Clay (Weald Clay) Minerals Safeguarding area. Except for some road noise the site is considered tranquil.

Flooding: The site does not lie within an area identified as at risk of flooding (Flood zone 1).

Combined RAG Rating: Neutral Impact

Site Assessment Conclusion: There are no apparent overriding constraints to development and the site adjoins the settlement boundary of Partridge Green which has been proposed as a larger village as part of the Local Plan review process, with a good level of services and facilities including shops and a primary school. A Public Right of Way lies beside the eastern boundary of the site. The area has a reasonable bus service linking the village to Horsham and Brighton via Cowfold and Henfield. Appropriate regard would need to be given to a number of issues such as the impact on the nearby Grade II Listed Buildings (Old Priors and Keepers Mead), biodiversity, Brick Clay (Weald Clay) Minerals Safeguarding, Sustainable Drainage Systems (SuDS), climate change adaption and energy efficiency, affordable housing, capacity of the nearby school and health facility, and improved transport links.

Estimated Housing Numbers: 90

Proximity to services and facilities: The site is within easy walking distance to the local facilities and shops in Partridge Green which has been proposed as a larger village as part of the Local Plan review process, with a good level of services and facilities including shops and a primary school. The area has a reasonable bus service linking the village to Horsham and Brighton via Cowfold and Henfield. Public transport to the village is limited but reasonable. Stagecoach no.17 connects the village to Horsham and Brighton via Cowfold and Henfield, and in general runs half hourly. Southern Transit no.3 connects the village to Horsham and Shoreham, and in general runs once every 2 hours

Environmental Considerations:

Landscape: The site does not lie within or near a protected landscape. The site is relatively flat with a very gentle slope down from north to south. There are hedgerows with semi-mature and mature trees along much of the boundary. As at July 2019 the 'Landscape Capacity' of the site to accommodate development has not been subject to comprehensive assessment.

Biodiversity: The site and surrounding land is not designated as important for nature conservation. If progressed as a development site appropriate ecological assessments will be needed and suitable protection and mitigation required.

Archaeology / Heritage: The site does not contain any designated heritage assets however it potentially lies within the setting of Keepers Mead. This may impact upon the capacity of the site

Environmental Quality: The site lies within the Brick Clay (Weald Clay) Minerals Safeguarding area. Except for some road noise the site is considered tranquil.

Flooding: The site does not lie within an area identified as at risk of flooding (Flood zone 1)

Combined RAG Rating: Unfavourable Impact (with potential for mitigation)

Site Assessment Conclusion: The site lies within the countryside near to but not adjoining the Built up Area Boundary (BUAB) of Partridge Green, which has been classified as a larger village as part of the Local Plan review process, with a good level of services and facilities including shops and a primary school. The area has a reasonable bus service linking the village to Horsham and Brighton via Cowfold and Henfield. By itself the development of this site would not be suitable as it would lead to isolated development away from the existing settlement boundary. However, there may be potential for a more comprehensive development with SA433. Appropriate regard would need to be given to a number of issues such as the impact on the nearby Grade II Listed Building (Keepers Mead), biodiversity, Brick Clay (Weald Clay) Minerals Safeguarding, Sustainable Drainage Systems (SuDS), climate change adaption and energy efficiency, affordable housing, capacity of the nearby school and health facility, and improved sustainable transport links.

Estimated Housing Numbers: 110 with SA433.