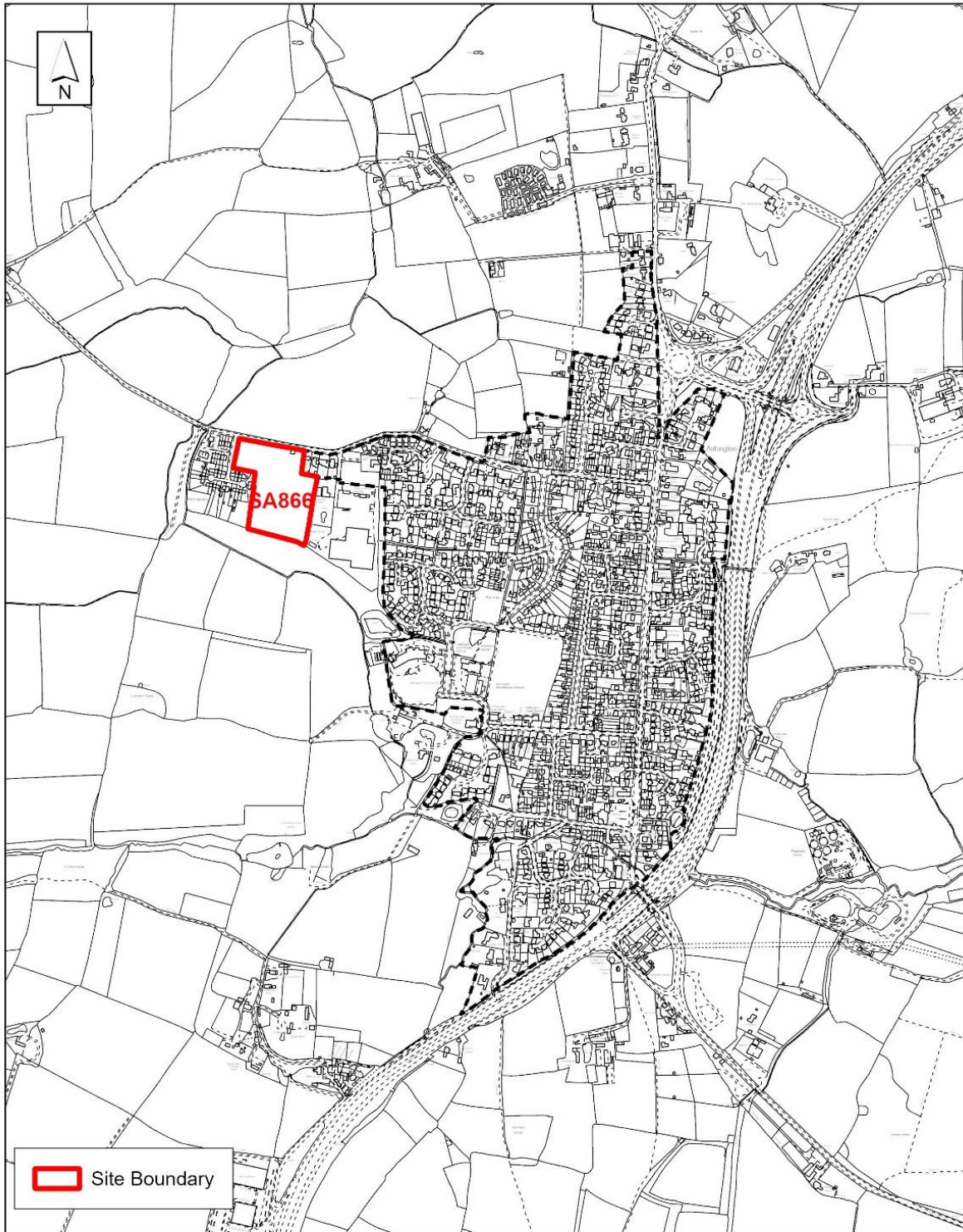


3.02

Sites with potential for allocation for housing development

Ashington



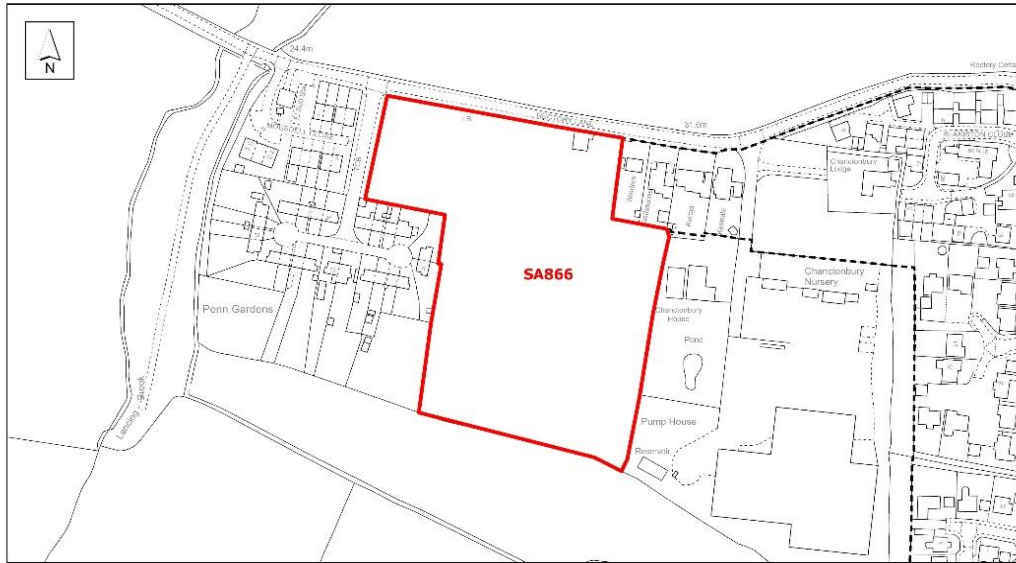
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 West Sussex RH12 1RL
 Barbara Childs : Director of Place

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Local Plan Review 2023	
Ashington	
Reference No :	
Date: 24 August 2023	Scale : 1:10,000 at A4
Drawing No :	Revisions :

Site Name: Land East of Mousdell Close SA866

Site Map:



Horsham District Council Parkside, Chart Way, Horsham West Sussex RH12 1RL Barbara Childs : Director of Place		Ashington	
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Drawing No :	Drawn :	Checked :	Revisions :

Parish: Ashington

Site Area: 2.24Ha

Site Location: The site is located on the northwest edge of Ashington village. The site is located south of Rectory Lane. The eastern and western boundary abuts existing residential development. To the south lies woodland. The site is currently outside the existing settlement boundary but abuts the existing built-up area boundary on the north eastern corner of the site.

Site Description: The site comprises of overgrown vegetation and shrub land bounded by existing residential development on the eastern and western boundary ensuring this site is relatively well screened from the wider countryside. Land to the south of the site is bounded by a reasonably extensive strip of woodland. Existing residential development lies adjacent to the site on the existing western and eastern boundary and development in this location would be an appropriate infill.

Environmental Considerations

Neutral Impacts

Landscape: The topography of the site is relatively flat and the site does not lie within or adjacent to a protected landscape designation. The site is relatively well screened from the wider open countryside with existing development in place to the east and west. Rectory Lane bounds the site to the north and is barrier to further development extending to the north. To the south the site is relatively well screened with existing treebelts and dense vegetation.

Biodiversity: No significant biodiversity constraints affect the site although the site lies within the bat subsistence zone. If progressed as a development site appropriate ecological assessments will be needed and suitable mitigation implemented if it is required.

Archaeology/Heritage: There are no heritage assets impacted in the immediate area.

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

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

Climate/Renewables/Energy Efficiency: No proposals have been put forward for consideration. Any allocation of this site would need to adhere to the HDC policies to meet

the climate change agenda.

Social Considerations

Neutral Impacts

Housing: The site is being promoted for 75 units which is considered to be appropriate within the context of development in this location given the site is bounded by existing residential development to the east and west would constitute an opportunity to ‘infill’ a natural extension to the village especially as the site also abuts the Ashington Growth Cluster which lies to the south of the site and is identified in the made Neighbourhood Plan. Opportunities to improve and enhance pedestrian and cycling linkages with the growth cluster is supported. Any allocation will be required to deliver affordable housing in accordance with local plan policy.

Education: There is a local primary school located to the southeast of the site and is within reasonable walking distance but is approaching capacity. The Ashington Neighbourhood Plan safeguards land for expansion of the existing school to accommodate development proposed by the neighbourhood plan. As part of any allocation financial contributions towards delivery of the school may be required.

Health: The site will not provide health facilities. There is no GP practice in Ashington and residents are therefore reliant on practices outside of the village. Residents would have to travel to Storrington to access medical services.

Leisure/Recreation/Community Facilities: Ashington is a medium size village in the settlement hierarchy has a reasonable range of local facilities including a pub, allotments (private), community centre, recreation pitches and a scout hut. There are limited services in the village with Ashington classified as a medium village in the settlement hierarchy. Other local services include the primary school and a local shop. The site is well placed to access local amenities and is within reasonable walking distance to access key services such as the school and pharmacy. There is a limited (maximum hourly) bus service providing some connectivity to other settlements which offer higher levels services.

Transport: The site lies on the northern edge of the village with potential access to be delivered off Rectory Lane. Rectory Lane is a rural lane and is narrow in places but has potential to be upgraded to accommodate growth. There is a public footway on one side of Rectory Lane which leads back to the village main road. A public right of way is located to the east of the site and traverses back through the village and links Rectory Lane with the local recreation ground. The site would infill between existing development along Rectory Lane. There is the potential to improve connectivity with the wider village through pedestrian infrastructure and consolidation with proposed development in the emerging neighbourhood plan located to the south and east of the site. There is a limited (hourly) bus service providing some connectivity to other settlements which offer higher levels services. Ashington itself lies to the west of the A24 with good road connections between the village and A24 which is an important strategic north south corridor in the district.

Other Infrastructure: No details have been provided regarding future communication technology, however the proximity to the built-up area of Ashington suggests suitable services could be sufficiently provided.

Economic Considerations

Neutral Impacts

Economy: The site is promoted for housing and as such it would not result in the loss of employment nor is it at a scale where will it deliver employment. Ashington provides limited employment opportunities and residents will likely travel by car to work to larger surrounding settlements. As part of any scheme proposals should consider the potential to design new homes to provide home working space and technologies.

Retail: The site is promoted for housing and as such it would not result in the loss of retail nor is it at a scale will it deliver retail. Additional housing in and around Ashington may help to support the existing facilities to remain viable. To the east of the site there is a small local convenience store in the centre of the village with restrictive parking which is reasonable walking distance of the proposed site. A small supermarket can be found at the local service station to the north of the village and this is located on the northern periphery of the village but is also within reasonable walking distance from Rectory Lane.

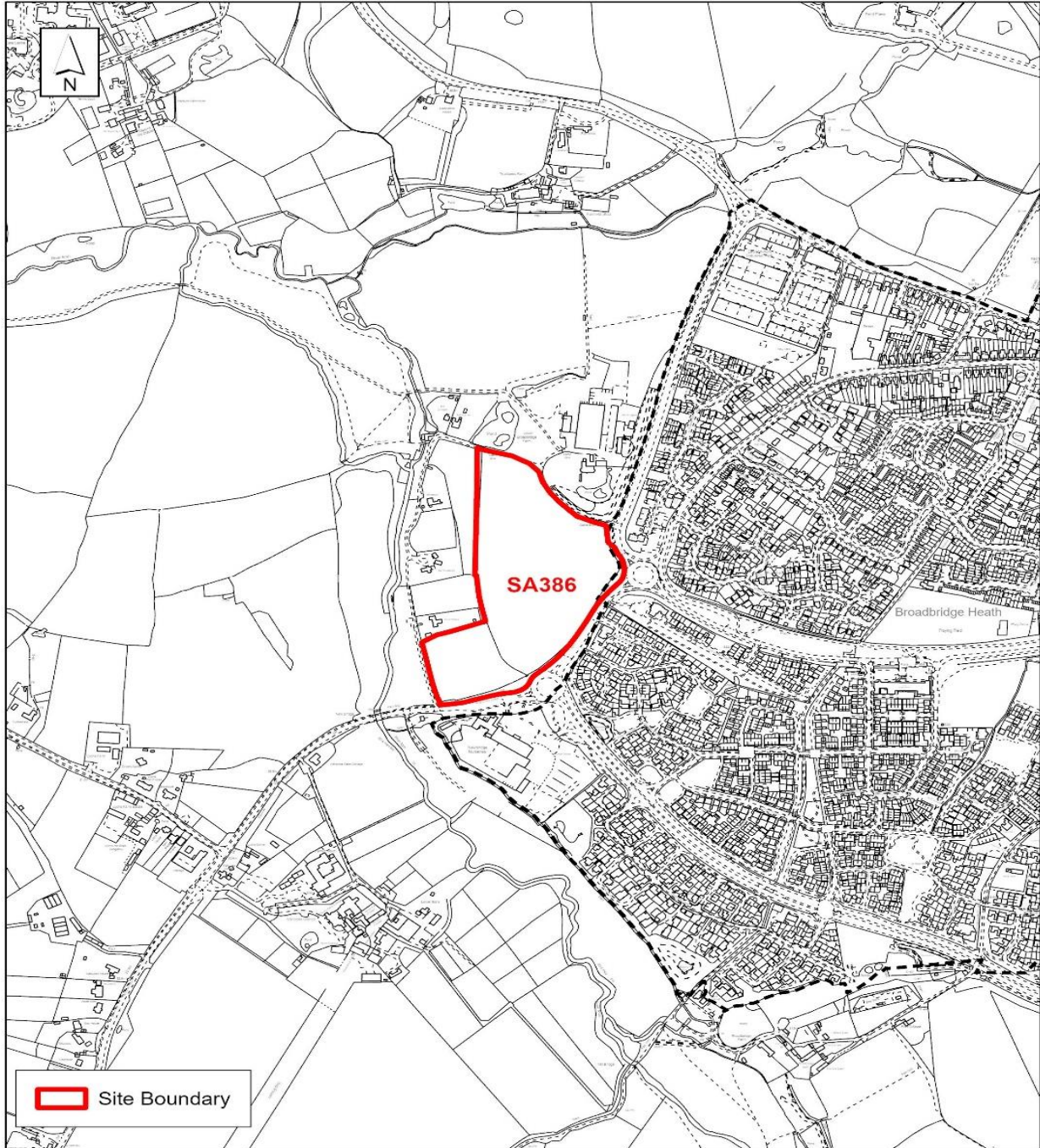
Site Assessment Conclusion: Ashington village is classified as a medium settlement in the Council's settlement hierarchy and is assessed as being able to accommodate some growth relative to its status in the hierarchy.

Land East of Mousdell Close has merit with it being close to existing services and a logical infill extension to the village as it abuts existing residential development on two sides. Furthermore, the site also adjoins the new Ashington Cluster being now allocated in the made neighbourhood plan which will deliver investments in community infrastructure. The close proximity of this site with the Ashington Cluster would consolidate growth at the southern half of the village and create a focal point for the village. It is the Council's view the delivery of this site alongside the sites already identified through the made Ashington Neighbourhood Plan would be an appropriate quantum of development to allocate during this plan period and would reflect the position of the village in the settlement hierarchy. Development at this location is considered sustainable and preferential to other options under consideration in the village. Subsequently, the site is considered capable of being allocated on its own merits and in combination with the sites identified in the Ashington Neighbourhood Plan.

The site has potential for allocation subject to the following issues being addressed including improved linkages to the centre of the village, potentially provide financial contributions to education to address possible school expansion; and safeguarding measures concerning the preservation of bat habitats. The site promoter has advised 75 dwellings (36 dwellings to be delivered in the first year with the remaining balance to be made up in the following year). Any proposal should be sympathetic to the edge of settlement location in terms of design, height, massing and materials used.

Estimated Housing Numbers: 75 dwellings

Broadbridge Heath



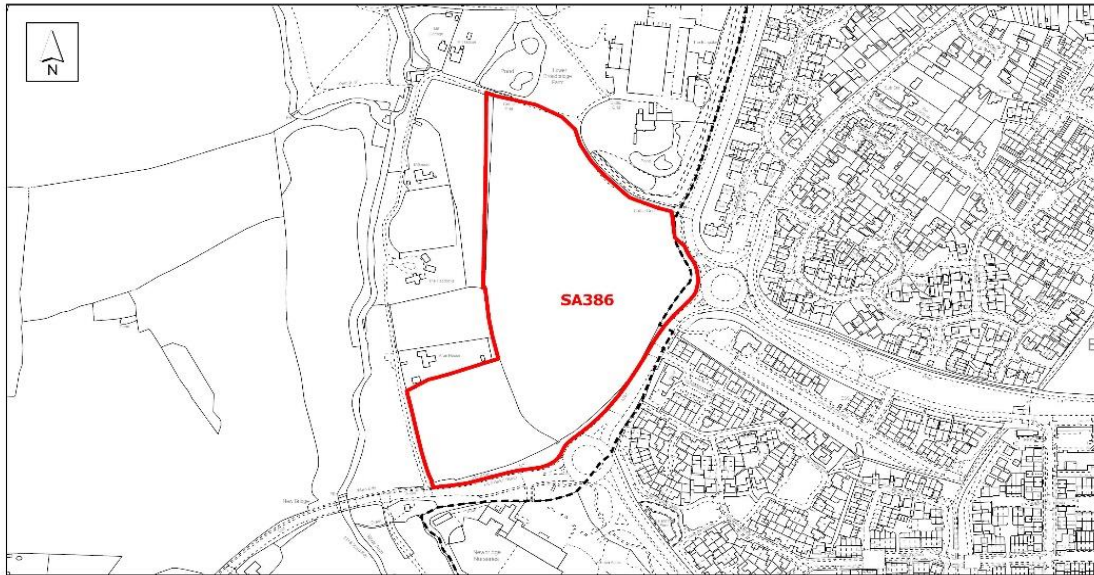
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Local Plan Review 2023 Broadbridge Heath	
Reference No :	
Date: 24 August 2023	Scale : 1:8,000 at A4
Drawing No :	Revisions :

Site Name: Land at Lower Broadbridge Farm, near Broadbridge Heath **SA386**

Site Map:



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Reference No :	Date : 23 August 2023	1:4,000 at A4								
Drawing No :	Drawn :	Checked :								
		Revisions :								

Parish: Slinfold

Site Area: 6.3 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. This assessment focuses on SA386. Other adjoining sites put forward by the promoter are separately assessed. The existing built up area boundary abuts the eastern edge of the site.

Site Description: The site is located to the west of Broadbridge Heath and abuts the settlement edge. The site 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 to the west 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.

Environmental Considerations **Neutral Impacts**

Landscape: The site does not lie within or near a protected landscape. The Council's Landscape Capacity Assessment Report (2021) found most of the site to have a moderate capacity for housing (albeit no/low capacity towards the south western part 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 developed.

Biodiversity: The site lies within a Bat Sustenance Zone. If progressed as a development site, appropriate ecological assessments will be needed and if required appropriate protection and mitigation required. The site is also known to support grazing geese as an overwintering habitat and the site promoters suggest that their habitat can be maintained and possibly enhanced as part of the proposals. The Ecological Technical Briefing Note submitted by the site promoters suggest that there is the opportunity to deliver a net gain in biodiversity through the delivery of new ecological corridors which is supported by HDC.

Archaeology/Heritage: The site does not contain any designated heritage assets, although an Archaeological Site lies to the north-west. 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. The site promoters have submitted an updated Baseline Heritage Appraisal to support the proposals and finds that, at this early stage, the impact on the listed buildings is likely to be towards the lower end of the scales of less than substantial harm.	
Environmental Quality: The site comprises some Grade 3b Agricultural Land. It lies within the Brick Clay (Weald Formation) and Building Stone Mineral Safeguarding area and would be subject to consultation with West Sussex County Council. The site is affected by noise from the adjoining Horsham Stone & Reclamation site to the north and some road noise from the adjoining A281/A264.	
Flooding/Drainage: 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. The Landscape Masterplan submitted by the promoter shows that no development is proposed in the areas of land with flood risk. It is considered that the location of development and suitable mitigation measures could address this aspect.	
Climate/Renewables/Energy Efficiency: No known impacts or clear proposals.	
Social Considerations	Neutral Impacts
Housing: It is considered that the site could accommodate around 150 homes, though the promoter suggests that a greater quantum could come forward if combined with SA766. A site of this size is expected to deliver affordable housing. An application for 133 (DC/21/1025) was refused in 2023. Public Inquiry scheduled for end of October/November 2023.	
Education: Broadbridge Heath has a Primary School and is within the catchment area of Tanbridge House Secondary School.	
Health: Broadbridge Heath does not currently have a medical facility. Nearby Horsham has a range of medical facilities that are accessible by public transport.	
Leisure/Recreation/Community Facilities: The site is located a short distance from Broadbridge Heath village which has a good range of services and facilities. These are reasonably close to the site. The indicative landscape masterplan for the wider site includes areas of open space, trim trails and play space.	
Transport: The site is considered to be 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 but should be enhanced. There are also a number of bus stops in close proximity to the site. The promoters suggest that there may be opportunities for bus services to route through the site. There is an existing vehicular access from Billingshurst Road, which lies just north of Newbridge Roundabout that currently provides access to the site. The promoters suggest that the southern access to the site could be via a new arm to the A264/Five Oaks roundabout. The site has good road connections to the A24 putting local residents from Broadbridge Heath relatively close to large settlements such as Horsham and Crawley.	
Other Infrastructure: A High-Pressure Gas Pipeline runs through the site, although the promoters suggest that easements greater than the SGN required easements (16m) have been accounted for by the site promoter. No details have been provided regarding future communication technology, however the proximity to the built-up area of Broadbridge Heath suggests suitable services could be sufficiently provided.	
Economic Considerations	Neutral Impacts

Economy: Employment uses are not proposed on this site, though the promoters have ambition for a mixed use scheme with adjoining parcels.

Retail: Whilst it will not deliver retail, nor would it result in the loss of retail, potential residents would be able to access the retail facilities being delivered as part of the West of Horsham strategic allocation.

Site Assessment Conclusion: The site is adjacent to Broadbridge Heath in Slinfold Parish and if it were developed would form part of its urban area. This settlement is classified as a small Towns and Larger Villages and has a good range of services and facilities and is therefore seen as being able to accommodate reasonable levels of development. The site is also adjoins the A281 and A264 and is relatively close to Horsham where there is a wider range of services, facilities and employment opportunities.

The site does not lie within or near a protected landscape. The Council's Landscape Capacity Assessment Report (2021) found most of the site to have a moderate capacity for housing (albeit no/low capacity towards the south western part 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.

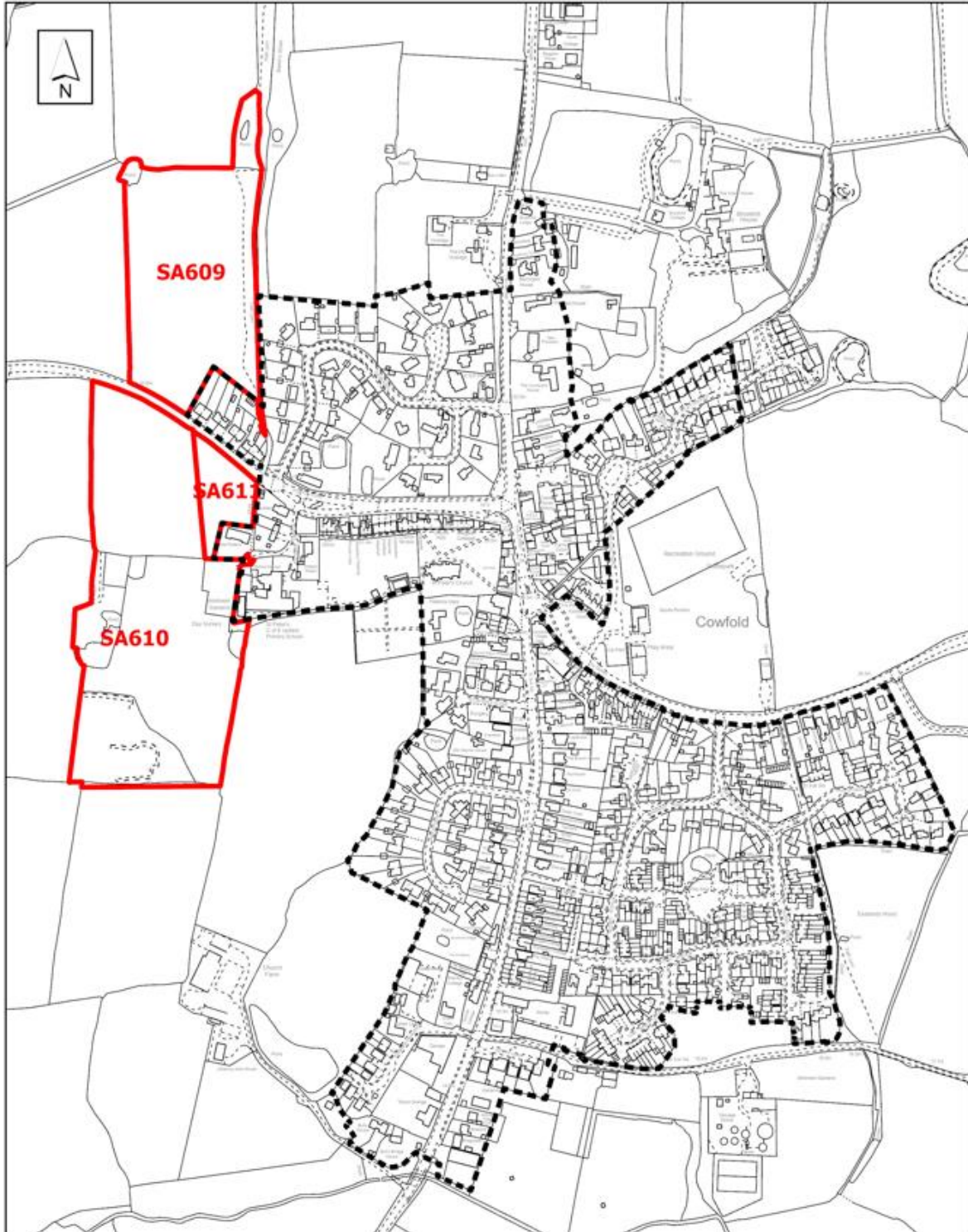
The site and surrounding land are not designated for their biodiversity importance. The site is within a Bat Sustainance Zone. The site does not contain any designated heritage assets, although an Archaeological Site lies to the north west. The Grade II listed Lower Broadbridge Farmhouse lies to the north east of the site and the Grade II listed Mill House and Mill Cottage are sited to the immediate north.

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. The Landscape Masterplan submitted by the promoter shows that no development is proposed in the areas of land with flood risk. A high-pressure Gas pipeline also runs through the site.

Overall, the site has potential for allocation, though environmental (trees, noise, listed buildings) issues would likely require mitigation. Development would need to have appropriate regard for the High Pressure Gas Pipeline that runs across the site.

Estimated Housing Numbers: 133

Cowfold



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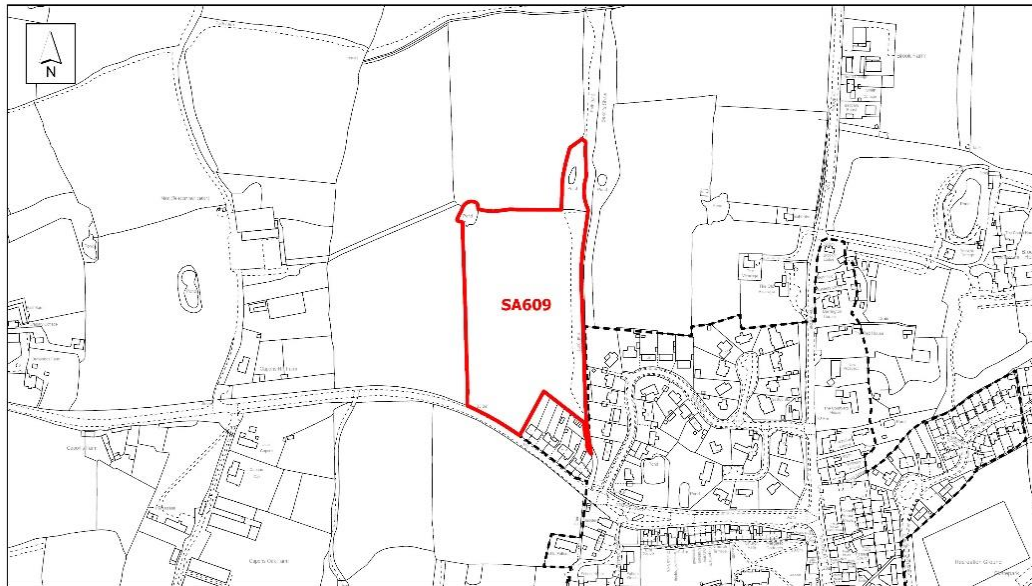
Local Plan Review 2023
Cowfold

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Reference No :	
Date: 22 November 2023	Scale : 1:5,000 at A4
Drawing No :	Revisions :

Site Name: Field West of Cowfold, North of A272 **SA609**

Site Map:



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Drawing No :	Drawn :	Checked : Revisions :					

Parish: Cowfold

Site Area: 2.9 hectares

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.

Environmental Considerations	Unfavourable Impacts (potential for mitigation)
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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 High Weald AONB can be seen from the high northern edge of the site, therefore a Landscape Visual Impact Assessment would be required. HDC's Landscape Capacity Study 2021 indicates the area has moderate capacity for small scale housing and low-moderate capacity for medium scale housing. The promoter indicates the potential for a new hedgerows to act as screening and trees along the access road. The northern part of the site is sensitive to visual intrusion and that site promoter has suggested particularly visually sensitive areas could be part of a landscape management plan.

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, particularly in relation to the potential for Great Crested Newts in a pond to the north of the site. The promoters suggest specific measures will be implemented on site to delivery biodiversity net gain through design, conditions and legal agreements.

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. The Cowfold Air Quality Management Area lies close to 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 the Council's Air Quality Planning Guidance. The site promoter has proposed the use of EV charging, car share schemes or sustainable transport contributions in order to mitigate any impact on the area.	
Flooding/Drainage: The site does not lie within an area identified as at risk of flooding (Flood zone 1). There is a low risk of surface water flooding and a drainage strategy would need to be prepared.	
Climate/Renewables/Energy Efficiency: The site is within walking distance of existing bus stops in the village which could help offset car use and the site promoter has indicated the potential for EV charging infrastructure to be delivered on site.	
Social Considerations	Neutral Impact
Housing: The site is proposed for around 35 dwellings. There will be an expectation affordable housing will be provided in line with the Council's affordable housing policies. The site is not proposed for allocation in the submission version of the Cowfold Neighbourhood Plan.	
Education: There is a primary school and Ofsted registered pre-school close to the site. The promoter has indicated they could provide contributions towards education facilities in order to mitigate capacity issues.	
Health: A GP surgery exists in the village although there is evidence that facilities are at capacity. The promoter has indicated they could provide contributions towards healthcare facilities in order to mitigate capacity issues.	
Leisure/Recreation/Community Facilities: There is a recreation ground and community facilities within the village of Cowfold which can be accessed on foot from the site. The development includes Local Area Play (LAP) facilities on site.	
Transport: The site is accessible from the south via a track and footpath from the A272. A single priority junction is proposed from the A272. Further assessment on local and cumulative impacts are required.	
Other Infrastructure: Southern Water have previously highlighted the need for reinforcement works and lack of capacity at wastewater treatment. Development timescales would therefore need to take this into account.	
Economic Considerations	Neutral Impact
Economy: The site is being promoted for housing, as such it would not result in the loss of employment nor will it deliver employment. Cowfold provides some employment opportunities but these are unlikely to meet the full needs of any future residents. There is limited local employment at the village store, car dealership and local shops. Currently 71% of residents commute out of the village for work. A greater range is accessible via bus or car. The site promoter has also indicated the provision of high speed broadband on site to allow for home working.	
Retail: The site will not result in a net loss or gain of retail. There are convenience retail facilities in the village centre and a larger retail offer in Horsham which can be accessed by public transport or by car.	
Site Assessment Conclusion: Cowfold is classified as a medium settlement in the Council's settlement hierarchy and is assessed as being able to accommodate some growth relative to its status in the hierarchy. There are reasonable services and facilities within the village including a primary school, GP surgery and local stores and would be within walking distance of the site. The site is directly accessible from the A281.	
The site is not located within a protected landscape and would not be visible from the High Weald AONB. The site is not designated as being of nature conservation importance. The site promoter has undertaken detailed ecological surveys which do not indicate the presence of protected species although this would need to be kept under review. There are no heritage assets within the immediate setting of the site. Any proposal should be focused on the southern part of the site to reflect the existing	

settlement pattern to the east with appropriate landscape mitigation to be implemented on the northern half of the site to aid a transition to the wider open countryside.

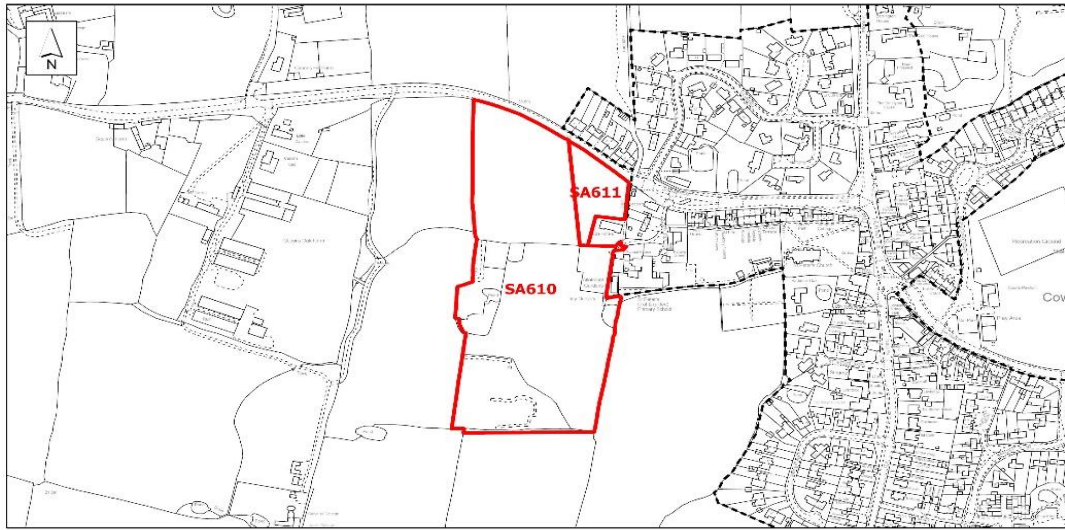
The Cowfold Air Quality Management Area lies close to the site and any development would be required to address the AQMA, including promotion of active/sustainable travel, in line with the Cowfold Air Quality Action Plan 2013 and the Council's Air Quality Planning Guidance.

The site is not proposed for allocation in the submission version of the Cowfold Neighbourhood Plan. In view of the increased housing targets placed on the Council, it is considered this site has potential for allocation.

Estimated Housing Numbers: 35

Site Name: Fields West of Cowfold, South of A272/Field West of Cowfold, South of A272, West of Little Potters **SA610 & SA611**

Site Map:



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Parish: Cowfold

Site Area: 5.4 hectares

Site Location: The site consists of two jointly appraised parcels of land in the countryside south west of Cowfold. It 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. A number of mature trees also align the eastern boundary of the southern field.

Environmental Considerations	Unfavourable Impacts (potential for mitigation)
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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 with the southern end of the site more visually exposed in the wider landscape. The High Weald AONB is not visible from the site as it is screened by hedgerows and trees. HDC's Landscape Capacity Study 2021 indicates the area has moderate capacity for small scale housing and low-moderate capacity for medium scale housing. The promoter indicates the potential for a new hedgerows to act as screening and trees along the access road.

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 they are likely to be absent from the waterbodies on the site, but regular surveys would be required prior to any development. The promoters suggest specific measures will be implemented on site to delivery biodiversity net gain through design, conditions and legal agreements.

Archaeology/Heritage: The site is entirely within an Archaeological Notification Area, being a site associated with Medieval Pottery Industry. Appropriate assessment and, if necessary, mitigation provided should the site come forward for development. The site lies adjacent to the Conservation Area. A Heritage Statement may be required before any development could come forward.

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. The Cowfold Air Quality Management Area lies close to 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 the Council's Air Quality Planning Guidance. Measures to mitigate the impact of the development on Air Quality would be expected.	
Flooding/Drainage: The site does not lie within an area identified as at risk of flooding (Flood zone 1). There is a low risk of surface water flooding and a drainage strategy would need to be prepared.	
Climate/Renewables/Energy Efficiency: The site is within walking distance of existing bus stops in the village which could help offset car use and the site promoter has indicated the potential for EV charging infrastructure to be delivered on site. The promoter has suggested they would use low and zero carbon design on site where possible.	
Social Considerations	Neutral Impact
Housing: Development should be focused on the northern part of the site and look to reflect the prevailing settlement pattern to the east. Any proposal should look to include 35% affordable housing with a range of sizes to meet local identified need. The site is proposed for allocation in the submission version of the Cowfold Neighbourhood Plan for 35 dwellings. The plan has now passed the examination stage and the Examiner has recommended that the plan can proceed to the referendum stage subject to compliance with habitat regulations.	
Education: There is a primary school and Ofsted registered pre-school close to the site and the promoter has indicated that contributions will be made to offset the increased capacity. The layout plan indicates the possibility of land for school expansion within the site.	
Health: A GP surgery exists in the village although there is evidence that facilities are at capacity. The site promoter has indicated a contribution would be made to mitigate the impact on existing facilities.	
Leisure/Recreation/Community Facilities: There is a recreation ground and community facilities within the village of Cowfold which can be accessed on foot from the site. The site proposal includes an area of public open space and a Local Equipped Area of Play within the site, as well as future contributions towards additional requirements.	
Transport: 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 Peters Church to the east. From the site submission a wide splay access is proposed from the A272. Further assessment on local and cumulative impacts are required.	
Other Infrastructure: Southern Water have previously highlighted the need for reinforcement works and lack of capacity at wastewater treatment. Development timescales would therefore need to take this into account. Utilities capacity work is ongoing.	
Economic Considerations	Neutral Impacts
Economy: The site is being promoted for housing, as such it would not result in the loss of employment nor will it deliver employment. Cowfold provides some employment opportunities, but these are unlikely to meet the full needs of any future residents. There is limited local employment at the village store, car dealership and local shops. Currently 71% of residents commute out of the village for work. A greater range is accessible via bus or car. The site promoter has also indicated the provision of high-speed broadband on site to allow for home working.	
Retail: The site will not result in a net loss or gain of retail. There are convenience retail facilities in the village centre and a larger retail offer in Horsham which can be access by public transport or by car.	
Site Assessment Conclusion: Cowfold is classified as a medium settlement in the	

Council's settlement hierarchy and is assessed as being able to accommodate some growth relative to its status in the hierarchy. There are reasonable services and facilities within the village including a primary school, GP surgery and local stores and would be within walking distance of the site. The site is directly accessible from the A281.

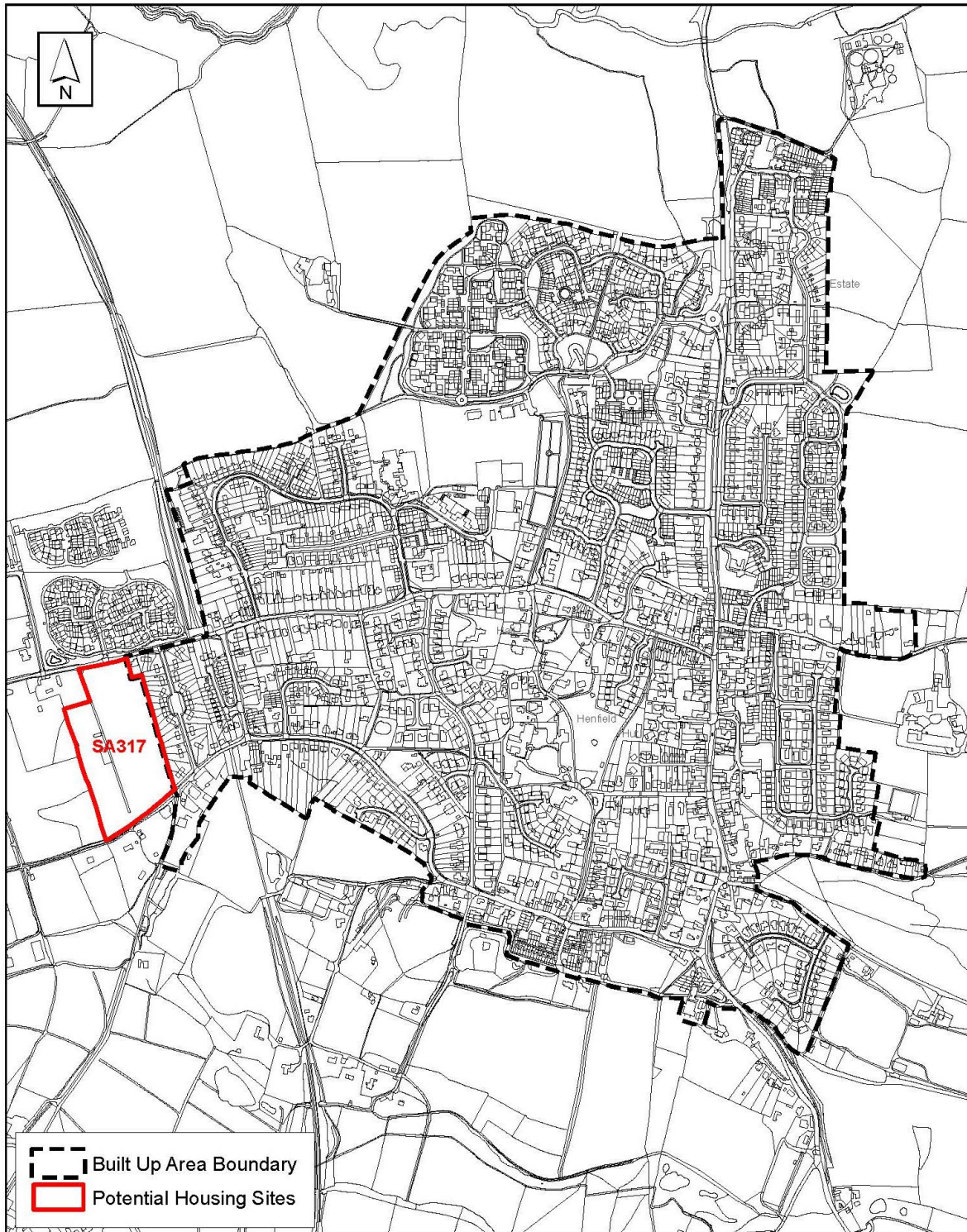
The site is not located within a protected landscape and would not be visible from the High Weald AONB. The site is not designated as being of nature conservation importance. The site promoter has undertaken detailed ecological surveys which do not indicate the presence of protected species although this would need to be kept under review.


The site is entirely within an Archaeological Notification Area, being a site associated with Medieval Pottery Industry. Appropriate assessment and, if necessary, mitigation provided should the site come forward for development. The site lies adjacent to the Conservation Area. A Heritage Statement may be required before any development could come forward.

The site is proposed for allocation in the submission version of the Cowfold Neighbourhood Plan. The plan has now passed the examination stage and the Examiner has recommended that the plan can proceed to the referendum stage. It is therefore considered that the northern part of the site is considered to have the potential for development subject to suitable environmental mitigation including heritage impacts being provided.

Estimated Housing Numbers: 35

Henfield



 Built Up Area Boundary
 Potential Housing Sites

Horsham District Council

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

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Local Plan 2021 Small Site Allocations HENFIELD

Reference No :

Date: 30/06/2021

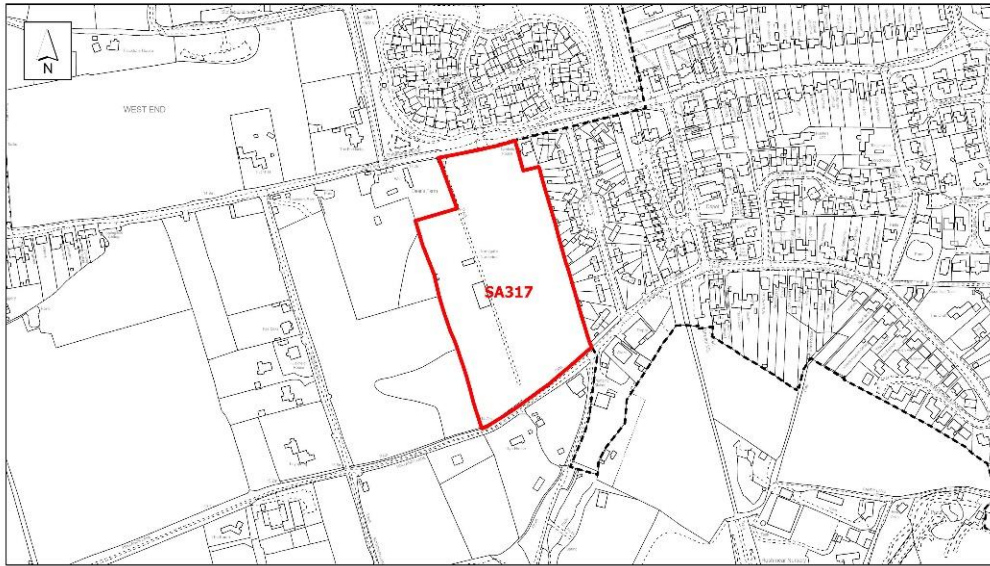
Scale : 1:9,000 at A4

Drawing No :

Revisions :

Site Name: Land at Sandgate Nurseries **SA317**

Site Map:



Horsham District Council Parkside, Chart Way, Horsham West Sussex RH12 1RL Barbara Childs - Director of Place	Henfield		
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	Drawing No :	Drawn :	Checked : Revisions :

Parish: Henfield

Site Area: 3.8

Site Location: The site is located on the western edge of Henfield adjoining the built up area boundary but currently lies outside the existing built up area boundary. The character of the area is predominantly rural in nature.

Site Description: The greenfield site is relatively flat and located on the western edge of Henfield Village. West End Lane bounds the site to the north with residential development abutting the eastern boundary and refer to as the Holland Road estate. To the west are a number of paddocks and enclosed greenfields. There has been recent development implemented to the north of the site on the other side of West End Lane. SA317 presents an opportunity to 'round off' development at this location with a sensitive landscape-led proposal.

Environmental Considerations

Unfavourable Impacts (potential for mitigation)

Landscape: This character area is relatively rural in nature and is separated from the existing urban edge due to thick tree belts, hedgerows and the landform, which limits views into the site. The Landscape Capacity Assessment (2021) identifies low - moderate capacity for housing development in this location. A proposal for this site would need to be sensitively designed and mitigated to take account of landscape impacts and to consider the setting of the listed building.

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.

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.

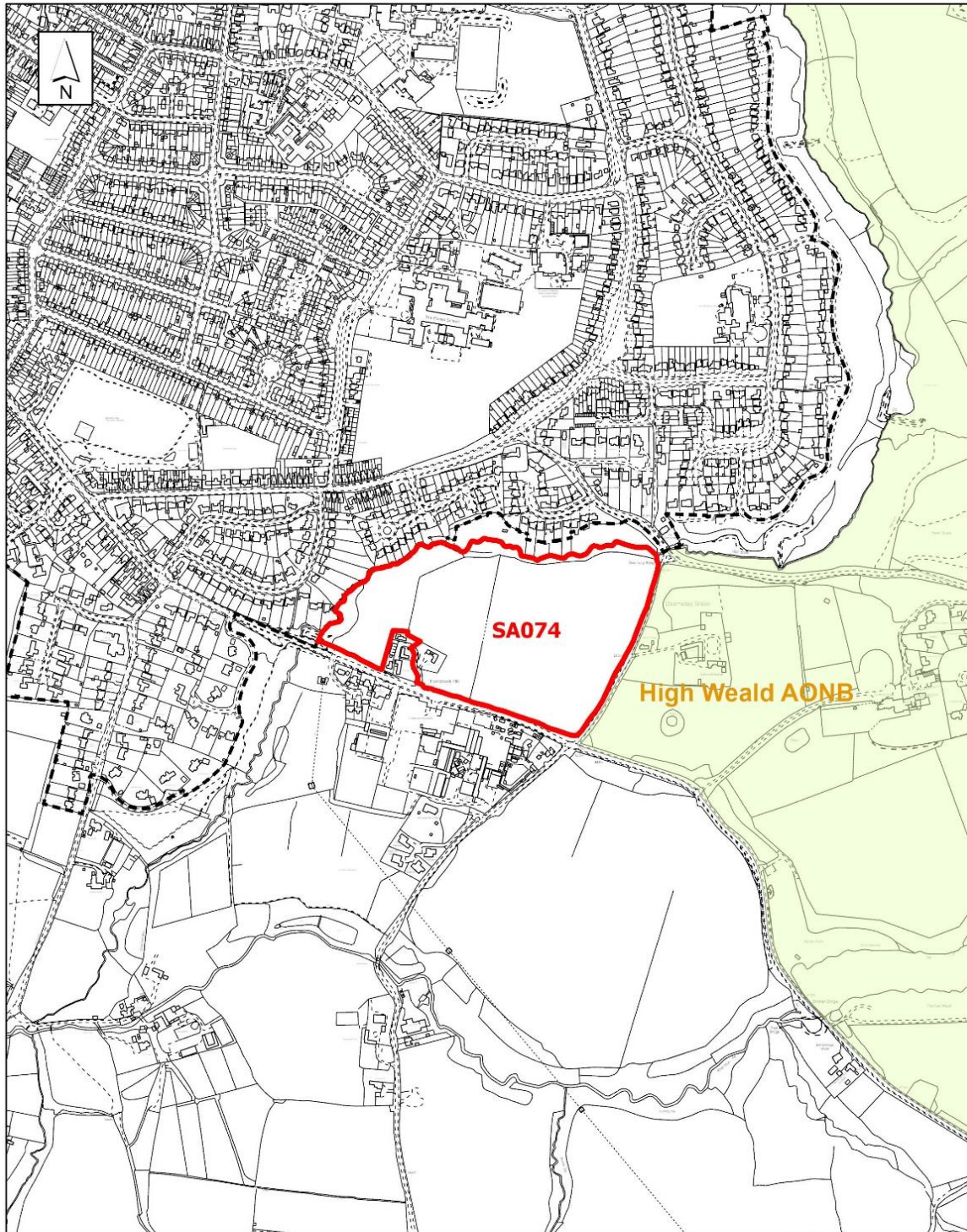
Environmental Quality: Part of the site lies within the Brick Clay (Weald Clay) Minerals

Safeguarding area and the Building Stone safeguarded area.	
Flooding/Drainage: The site does not lie within an area identified as at risk of flooding (Flood zone 1)	
Climate/Renewables/Energy Efficiency: No further information was provided. Nevertheless, any allocation of this site would need to adhere to HDC policies to meet the climate change requirements set by the emerging local plan.	
Social Considerations	Neutral Impacts
Housing: SA317 seeks to deliver 55 dwellings. The total number of homes would make a positive contribution to the district-wide requirement as well as meet a local need. Affordable housing would be delivered as part of any proposal to help with local needs. A live planning application (DC/23/0189/OUT) is being considered by the Council.	
Education: There is a primary school within the village which is within walking distance of the site location. The nearest secondary (grammar) school is at Steyning, approximately 8 miles distant and would require vehicular transport to access the school.	
Health: There is an NHS medical centre in the village. The medical centre is located to the north-east of the site but this within reasonable walking distance.	
Leisure/Recreation/Community Facilities: Henfield is a large village and is relatively well served with local community amenities. There is a leisure centre in the village with a sports hall and gym. The site is within walking distance of the High Street (1 mile), which provides a range of local shops and services. Residents would have to travel to larger settlements in order to access higher level services. There is a large range of clubs & societies covering all ages & interests.	
Transport: Henfield has hourly bus services to Brighton, Steyning, Horsham and Burgess Hill, also serving a number of smaller settlements (Service 100, 106 and 17). However, Henfield has no train station. Henfield is located on the A281 and is relatively accessible to the strategic road network connecting to Brighton and to Horsham. There is good prospect of access onto both West End Lane to the north and/or Hollands Lane to the south. The site is also very close to the Downs Link, which is part of the National Cycle Network, providing links to Steyning, Shoreham-by-Sea and Partridge Green. Contributions towards pedestrian and cycle infrastructure back into the village centre would be required given the relatively rural nature of the lane.	
Other Infrastructure: No further information has been provided.	
Economic Considerations	Neutral Impacts
Economy: The site is a greenfield site promoted for housing and as such it would not result in the loss of employment, nor will it deliver employment. Henfield provides local employment opportunities nearby with a number of industrial estates (Henfield Business Park) located within the vicinity of the village.	
Retail: The site is promoted for housing and as such it would not result in the loss of retail, nor will it deliver retail. The site lies on the western edge of the village.	
Site Assessment Conclusion: Henfield is classified as a small Towns and Larger Village. The settlement has a good range of services and facilities including a primary school, GP surgery, employment provision, a leisure centre and a range of shops in the village centre. The settlement is therefore considered to be able to accommodate a reasonable level of development. The site is located on the western edge of the village and is within reasonable proximity of these services. Henfield is located on the A281 and is relatively accessible to the strategic road network connecting to Brighton and to Horsham. There is good prospect of access onto both West End Lane to the north and/or Hollands Lane to the south.	
The site is relatively rural in character, given its location on the urban / rural fringe of the village and any development would need to be carefully designed. The site is not however located in an area designated for its landscape importance. The site and surrounding land is not designated as important for nature conservation. 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. This site is not allocated in the Henfield Neighbourhood Plan. In view of the increased housing targets placed on the Council, it is considered this site has potential for allocation in addition to the sites identified by the Parish. Any allocation will need to be sensitively designed to take account of its relatively rural setting and the proximity of the listed building.

Estimated Housing Numbers: 55

Horsham Town



Horsham District Council

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

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Local Plan Review 2023 Horsham (Forest)

Reference No :

Date: 24 August 2023

Drawing No :

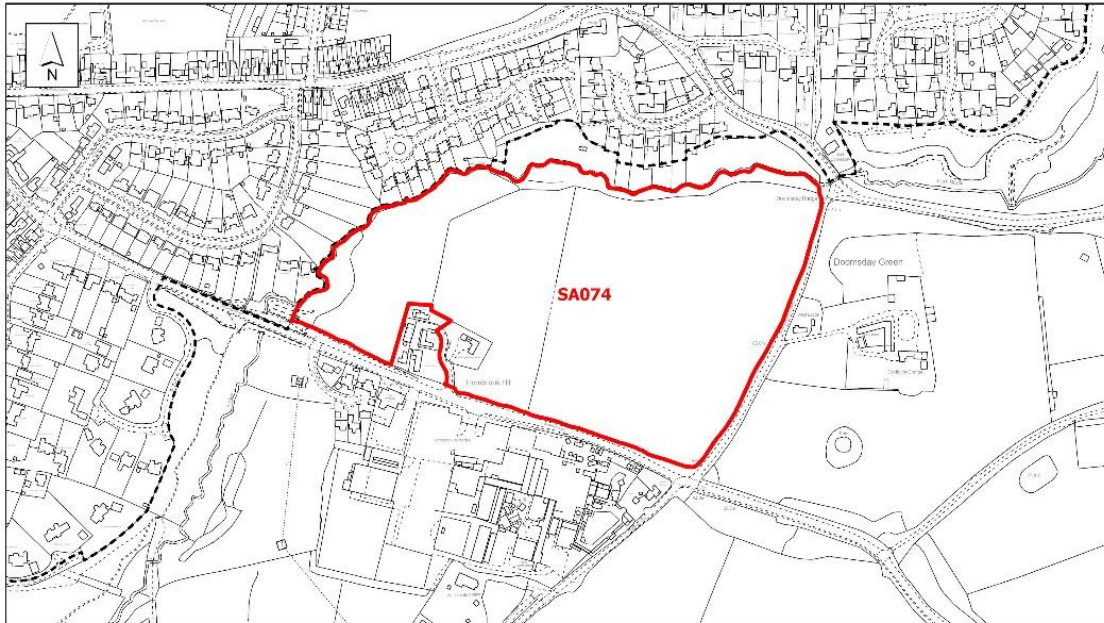
Scale : 1:8,000 at A4

Revisions :

Site Name: Land at Hornbrook Farm

SA074

Site Map:



Horsham District Council

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

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Horsham Forest

Reference No :	Date : 23 August 2023	1:1,000 at A4
Drawing No :	Drawn :	Checked :
		Revisions :

Parish: Horsham Forest

Site Area: 10.45 ha

Site Location: The site is in the countryside and adjoins the south-eastern built-up area boundary of Horsham town. Hornbrook forms the site's northern boundary with residential development beyond this. Hornbrook Hill Road delineates the site's southwestern boundary with commercial development, woodland, grassland pasture and residential housing beyond this and Doomsday Lane marks the site's eastern boundary with grassland pasture beyond this. To the east of Doomsday Lane also delineates the boundary of the High Weald Area of Outstanding Natural Beauty (AONB).

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.

Environmental Considerations

Unfavourable Impacts (potential for mitigation)

Landscape: The site lies adjacent to the High Weald Area of Outstanding Natural Beauty on its eastern border. The south-eastern parcel of the site is 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. The site offers a green buffer between the High Weald AONB and the suburban edge of Horsham but also has a number of landscape detracting elements: the A281 is a busy road artery and Doomsday Lane is also a frequently used route and both lessen the tranquillity of the site and the setting of the AONB. On the opposite side of the A281 is the largescale (Hilliers) Retail Park and the visually impacting Cousins Conservatories both of which lessen also the local landscape quality of the area. Due to the sensitivity of the

landscape around the site it is considered that any development should avoid the south eastern corner of the site.	
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 with suitable measures for mitigation and biodiversity net gain put in place. There is the potential to provide a linear park along the northern boundary and a possible extension to the existing riverside walk.	
Archaeology/Heritage: The site is within the setting of Falcon Lodge Hillier Cottage, a Grade II listed building to the south-east. 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.	
Flooding/Drainage: 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.	
Climate/Renewables/Energy Efficiency: The promoter suggests that development would follow a fabric first approach, implementing renewable and energy efficient materials and methodologies. Any allocation of this site would need to adhere to the HDC policies to meet the climate change agenda.	
Social Considerations	Neutral Impacts
Housing: The promoter suggests approximately 7.35 ha of land is suitable for residential development of approximately 117 dwellings, with the remaining 3.1 being accessible to the general public as open space. It is considered however that a lower number of dwellings would be appropriate given the site's constraints. Development would be expected to be provide affordable housing in line with Council policy.	
Education: Development in this location is not of a sufficient scale to provide new educational facilities and needs would have to be met by provision in Horsham Town.	
Health: Development in this location is not of a sufficient scale to provide new healthcare facilities and needs would have to be met by provision in Horsham Town.	
Leisure/Recreation/Community Facilities: Leisure and other facilities would be met by provision in Horsham Town.	
Transport: The site is within easy walking distance of bus stops on the A281 but is 1.5km from Horsham town centre. Support is given to the extension of the Riverside Walk along Hornbrook stream to promote green infrastructure access across the town. There is an opportunity to improve pedestrian and cycling connectivity to the north of the site connecting the site to the wider community.	
Other Infrastructure: Development in this location is not of a scale that would provide significant infrastructure upgrades. Electric charging infrastructure should be implemented as part of any proposal.	
Economic Considerations	Neutral Impacts
Economy: Horsham is the main employment centre in the district. The site is a greenfield site promoted for housing and as such it would not result in the loss of employment nor will it deliver employment.	
Retail: The site is promoted for housing and as such it would not result in the loss of retail, nor will it deliver retail. Horsham is the main retail centre in the district. There are local services nearer to the site including a Tesco Express on the A281 and some retail at Hilliers Garden Centre across the A281.	
Site Assessment Conclusion: Horsham is the main town in the district and has a wide range of services, facilities, and local employment. There are a number of primary and secondary schools, GP surgeries, and district level facilities such as cinemas and leisure centres. The town has two railway stations connecting Horsham with London terminals and the South Coast. The town has a busy bus station which has connections to the majority of villages in the district and beyond. The site is located on the eastern edge of the town and there is good proximity to the facilities the town offers with direct access from the site on to	

the A281 for access into the town via walking/wheeling, cycling, bus and car (subject to necessary off-site improvements). There is good opportunity to create an extended riverside walk along Hornbrook Stream and improve pedestrian connectivity in the local area. The site is not located in an area designated for its importance for landscape importance but is on the boundary with the AONB. The south-eastern corner of the site is elevated and development in this section of the site would have an adverse impact on the setting of this landscape. Undertake a Landscape and Visual Impact Assessment to inform site layout, capacity and identify and safeguard key views to and from the High Weald AONB. The site is not designated as being of importance for nature conservation, but development would be expected to ensure hedgerows, mature trees and the integrity of the river are protected and enhanced. The site is within the setting of Falcon Lodge Hillier Cottage, a Grade II listed building to the south-east. The setting of this building would need to be considered as part of any proposal with appropriate mitigation applied.

The site is considered to have potential for development. However, the south-eastern corner of the site should be excluded from any built development and development would need to be sensitively designed to ensure that the impact on the AONB and nearby listed building is not adversely affected. For these reasons, it is considered that the site has potential for around 100 dwellings.

Estimated Housing Numbers: 100

Itchingfield (Barns Green)



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

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Local Plan Review 2023
Barns Green

Reference No :	
Date: 03 November 2023	Scale : 1:5,000 at A4
Drawing No :	Revisions :

Site Name: Land South of Smugglers Lane, Barns Green

SA006

Site Map:



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

Site Area: 3.3Ha

Site Location: The site is in the countryside adjoining the western built-up area boundary 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 Summers 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.

Environmental Considerations

Unfavourable Impacts (potential for mitigation)

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. The Council's Landscape Capacity Study (2021) found the site to have low-moderate capacity for development.

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 Local Wildlife Sites. If progressed as a development site appropriate ecological assessments will be required and suitable protection and mitigation required including a 15m buffer for the 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, two Grade II Listed Buildings (The Queens Head public house & Barns Green stores), are located directly to the east, on the opposite side of Chapel Road. This will need consideration if progressed.

Environmental Quality: The site lies within the Brick Clay (Weald Formation) Minerals

Safeguarding area. The site is considered tranquil.	
Flooding/Drainage: The site does not lie within an area identified as at risk of flooding (Flood Zone 1). The promoter has stated that sustainable drainage system (SuDS) can be provided on-site.	
Climate/Renewables/Energy Efficiency: No details have been provided.	
Social Considerations	Neutral Impacts
Housing: The site is being promoted for around 50 dwellings. Affordable housing would be expected to be delivered in line with Council policy on a development of this size. The site is not proposed for allocation in the submission version of the Itchingfield Neighbourhood Plan (INP). The INP has underwent examination with the examiner recommending the plan proceed to referendum. In order to move to the next stage, the plan is required to undertake further work to ensure compliance with the Habitat Regulations (Water Neutrality). Further HRA work will be undertaken in 2024. Once this work has been completed the plan will be made at the earliest opportunity.	
Education: There is a playgroup and primary school located within the village. Barns Green is within the catchment area of Tanbridge House School, Horsham for secondary education.	
Health: There are no health facilities within the village and given the scale of the site it will not be able to provide health facilities.	
Leisure/Recreation/Community Facilities: Barns Green is classified as a 'medium village' in the settlement hierarchy, having a moderate level of service and facilities including a primary school, public house and village store with a post office. There are a range of sports pitches including a Sports and Social Club (jointly shared by Barns Green and Itchingfield). The village has a good variety of clubs and societies for all interests and ages.	
Transport: There is a reasonable bus service Monday – Friday linking the village to Horsham and Storrington. There is no weekend service. A community transport scheme is available for healthcare appointments and prescriptions. There is a tarmac footpath along Chapel Road linking the site to the village centre. The site promoter has advised that access can be taken directly from Chapel Road and that pedestrian linkages to the adjoining Smugglers Lane right of way are possible and desirable.	
Other Infrastructure: The site promoter has stated that there are existing issues associated with visitors to the shop and pub parking on Chapel Road and causing an obstruction.	
Economic Considerations	Neutral Impacts
Economy: The site is promoted for housing and as such it would not result in the loss of employment, nor will it deliver employment. Barns Green provides limited local employment opportunities and residents will likely travel by car to work in larger surrounding settlements.	
Retail: The site is promoted for housing and as such it would not result in the loss of retail, nor will it deliver retail. Additional housing in and around Barns Green may help to support the existing facilities to remain viable.	
Site Assessment Conclusion: Barns Green is classified as a medium settlement in the Council's settlement hierarchy and is assessed as being able to accommodate some growth relative to its status in the hierarchy. There are reasonable services and facilities within the village including a primary school and local stores and these would be within walking distance of the site. The village has a good variety of clubs and societies for all interests and ages. The village does rely on other services and facilities in other settlements, but there is a bus service and community transport scheme.	
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. The Council's Landscape Capacity Study (2021) found the site to have low-moderate capacity for development. The site and surrounding land are not designated for their biodiversity importance. The site is within a	

Bat Sustenance Zone and Ancient Woodland (Great Field Rue) runs along the western boundary of the site. The site does not contain any known heritage assets, however, two Grade II Listed Buildings (The Queens Head public house & Barns Green stores) are located directly to the east, on the opposite side of Chapel Road.

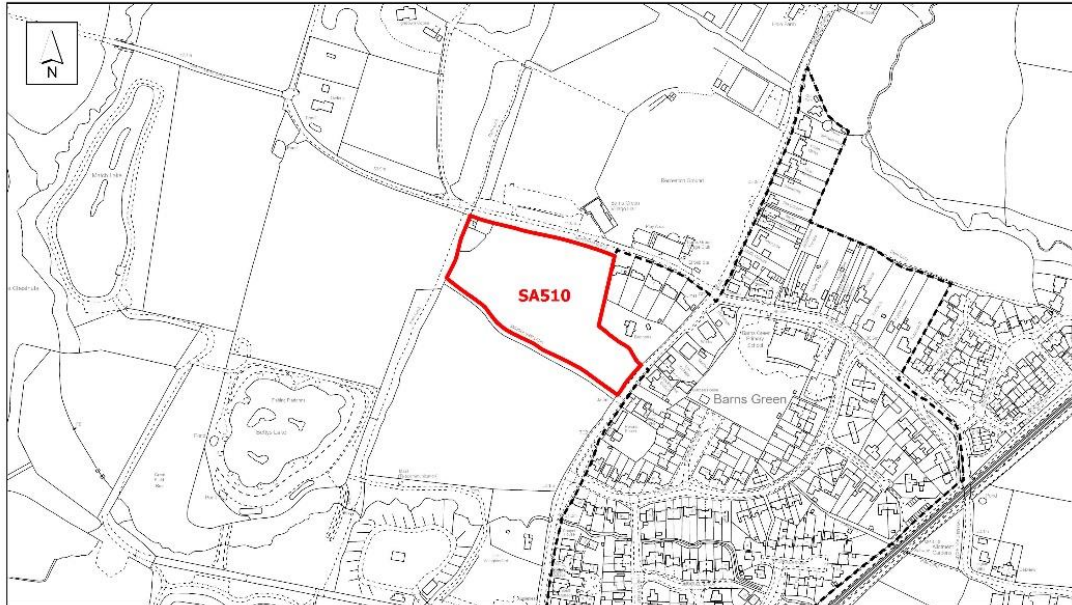
It is considered that the site has potential for allocation subject to the inclusion of suitable measures to protect ancient woodland and mitigate impacts on adjacent listed buildings.

Estimated Housing Numbers: 50

Site Name: Land South of Muntham Drive, Barns Green

SA510

Site Map:



Horsham District Council Parkside, Chart Way, Horsham West Sussex RH12 1RL Barbara Childs - Director of Place		Itchingfield / Barns Green	
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Parish: Itchingfield

Site Area: 1.85Ha

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.

Environmental Considerations

Unfavourable Impacts (potential for mitigation)

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. The Council's Landscape Capacity Study (2021) found the site to have low-moderate capacity.

Biodiversity: The site is within a Bat Sustainance Zone and an area of Ancient Woodland (Great Field Rue) is located to the south west. The site and surrounding land are not designated as Local Wildlife Sites. If progressed as a development site appropriate ecological assessments will be required as well as suitable protection and mitigation, to ensure that bat feeding grounds are not lost, and a buffer zone for ancient woodland is provided.

Archaeology/Heritage: The site itself does not contain any known heritage assets. However, it does adjoin several Grade II Listed Buildings (Bennetts directly adjoins the eastern boundary and Blacksmiths Cottage and The Queens Head public house located to the east on the opposite side of Chapel Road) which 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/Drainage: The site does not lie within an area identified as at risk of flooding (Flood Zone 1)	
Climate/Renewables/Energy Efficiency: No information has been provided.	
Social Considerations	Neutral Impacts
Housing: The site is being promoted for 30 dwellings, albeit 25 dwellings is considered more appropriate given site constraints. Development would be expected to deliver affordable housing in line with Council policy. The site is not proposed for allocation in the submission version of the Itchingfield Neighbourhood Plan (INP). The INP has underwent examination with the examiner recommending the plan proceed to referendum. In order to move to the next stage, the plan is required to undertake further work to ensure compliance with the Habitat Regulations (Water Neutrality). Further HRA work will be undertaken in 2024. Once this work has been completed the plan will be made at the earliest opportunity.	
Education: There is a playgroup and primary school located within the village. Barns Green is within the catchment area of Tanbridge House School, Horsham for secondary education.	
Health: There are no health facilities within the village and given the scale of the site it will not be able to provide health facilities.	
Leisure/Recreation/Community Facilities: Barns Green is classified as a 'medium village' in the settlement hierarchy, having a moderate level of service and facilities including a primary school, public house and village store with a post office. There are a range of sports pitches including a Sports and Social Club (jointly shared by Barns Green and Itchingfield). The village has a good variety of clubs and societies for all interests and ages.	
Transport: There is a reasonable bus service Monday – Friday linking the village to Horsham and Storrington. There is no weekend service. A community transport scheme is available for healthcare appointments and prescriptions. 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, linking to the village store and public house.	
Other Infrastructure: No information has been provided.	
Economic Considerations	Neutral Impacts
Economy: The site is promoted for housing and as such it would not result in the loss of employment, nor will it deliver employment. Barns Green provides limited local employment opportunities and residents will likely travel by car to work in larger surrounding settlements.	
Retail: The site is promoted for housing and as such it would not result in the loss of retail, nor will it deliver retail. Additional housing in and around Barns Green may help to support the existing facilities to remain viable.	
Site Assessment Conclusion: Barns Green is classified as a medium settlement in the Council's settlement hierarchy and is assessed as being able to accommodate some growth relative to its status in the hierarchy. There are reasonable services and facilities within the village including a primary school and local stores and would be within walking distance of the site. The village has a good variety of clubs and societies for all interests and ages. The village does rely on other services and facilities in other settlements, but there is a bus service and community transport scheme. The site does not lie within or near a protected landscape. The site is flat grazing field with hedgerow and trees along the boundary. The Council's Landscape Capacity Study (2021) found the site to have low-moderate capacity.	
The site and surrounding land are not designated for their biodiversity importance. The site is within a Bat Sustenance Zone and Ancient Woodland (Great Field Rue) is located to the south-west. The site has potential for allocation subject to the inclusion of suitable measures to protect ancient woodland, but this is not thought to be an impediment that could not be overcome. The site itself does not contain any known heritage assets.	

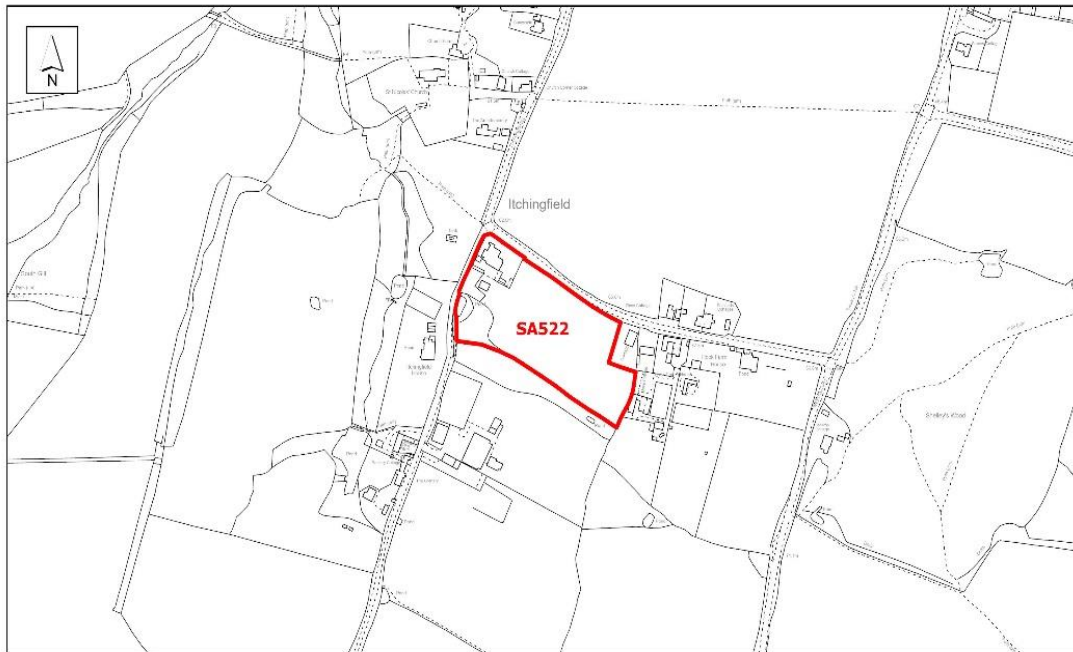
However, it does adjoin several Grade II Listed Buildings (Bennetts directly to the east and Blacksmiths Cottage and The Queens Head public house on the opposite side of Chapel Road). It is considered that the site has potential for allocation subject to the inclusion of suitable measures to protect ancient woodland and mitigate impacts on adjacent listed buildings.

Estimated Housing Numbers: 25

Site Name: Old School Site, Itchingfield

SA522

Site Map:



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

Parish: Itchingfield

Site Area: 0.8 hectares

Site Location: Surroundings are predominantly rural in character. An agricultural field lies beyond the road to the north of the site. To the south are fields/open countryside, and several single dwellings including a farm. Itchingfield village is located along Fulfords Hill to the east of the site and consists of several dwellings positioned along the roadside. The main settlement in the parish Barns Green lies approximately 1.5 miles to the south of the site.

Site Description: Former primary school, sited in rural setting to south of Fulfords Road which is now empty and derelict. The site consists of main school building with area of hard standing (play area) to the east, several outbuildings, and a large grassed playing field area directly to the east along the roadside. Mature dense trees line the southern and western boundaries, with some trees along the boundary between the playing fields and the roadside. A residential dwelling is located to the rear of the playing field on the eastern boundary of the site.

Environmental Considerations

Neutral

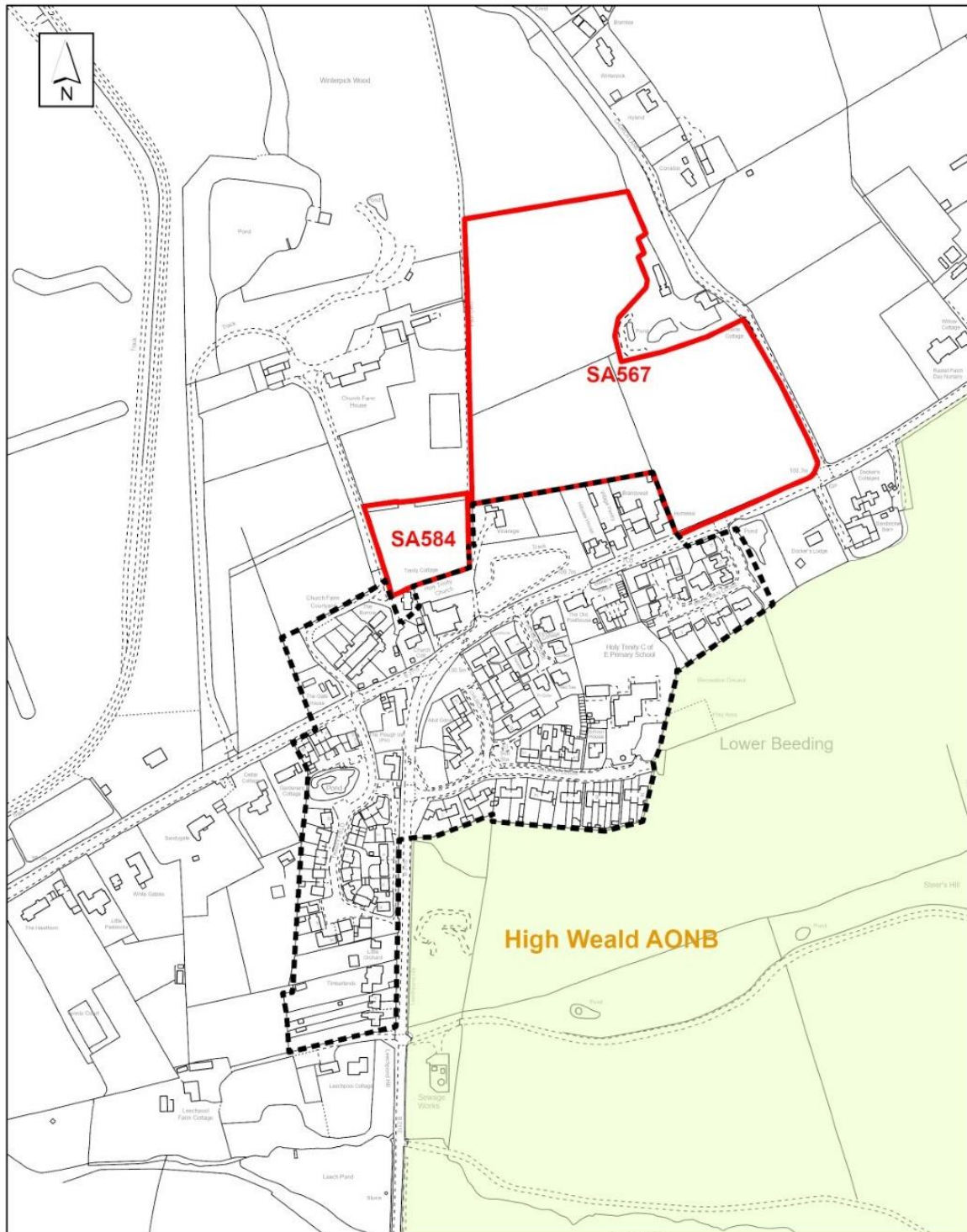
Landscape: The site lies outside any protected landscape designation. The surrounding topography is generally level with the site with views into the site limited by mature tree belts present on the southern and western boundary.

Biodiversity: The site is within a Bat Sustenance Zone. If progressed as a development site appropriate ecological assessments would be required including enhancements to ensure that bat feeding grounds are not lost.

Archaeology/Heritage: There are no heritage assets found within the site curtilage

or adjacent to the site. Grade II listed Itchingfield House lies approximately 80 metres to the south of the site. The Itchingfield Conservation Area also lies to the northwest of the site.	
Environmental Quality: The site lies within the Brickclay consultation area in accordance with the Waste and Minerals plan.	
Flooding/Drainage: The site does not lie within an area identified as at risk of flooding (Flood Zone 1).	
Climate/Renewables/Energy Efficiency: No further information was provided. Any proposal will be expected to provide Affordable Housing in line with Council policy.	
Social Considerations	Neutral
Housing: If the site were to be developed, the site would make a positive contribution to meeting a local housing need. Affordable Housing would be provided in line with Council policy.	
Education: There is a primary school in Barns Green which is located approximately 1.5 miles to the south of the site. The nearest secondary school is at Billingshurst, located approximately 5 miles away.	
Health: There is a modern health centre in the Barns Green village providing a number of non-emergency services.	
Leisure/Recreation/Community Facilities: The site is located approximately 1.5 miles north of Barns Green. Barns Green village is classified as a 'medium village' in the settlement hierarchy, having a moderate level of service and facilities including a primary school, public house and village store with a post office. There are a range of sports pitches including a Sports and Social Club (jointly shared by Barns Green and Itchingfield). The village has a good variety of clubs and societies for all interests and ages.	
Transport: Access will be delivered off Fulfords Hill.	
Other Infrastructure: No further information was available	
Economic Considerations	Neutral
Economy: The site is promoted for housing and as such it would not result in the loss of employment nor will it deliver employment. Barns Green provides local employment opportunities, and some residents will likely travel by car to work in larger surrounding settlements such as Horsham or Crawley.	
Retail: Any proposal is not promoting retail as part of the development scheme. Residents from this location would have travel to nearby shops located in nearby Barns Green located to the south.	
Site Assessment Conclusion: The site has no obvious constraints, is relatively flat land and is a brownfield site. The site is relatively isolated, and residents would have to travel in order to access facilities/shops/public transport etc. Nevertheless, the site has been identified by the local community as a preferred site for allocation for 20 dwellings in the emerging Itchingfield Neighbourhood Plan, and would make an contribution to local housing need of an appropriate scale on previously developed land as supported by national policy. The plan has passed examination is awaiting referendum.	
Estimated Housing Numbers: 20	

Lower Beeding



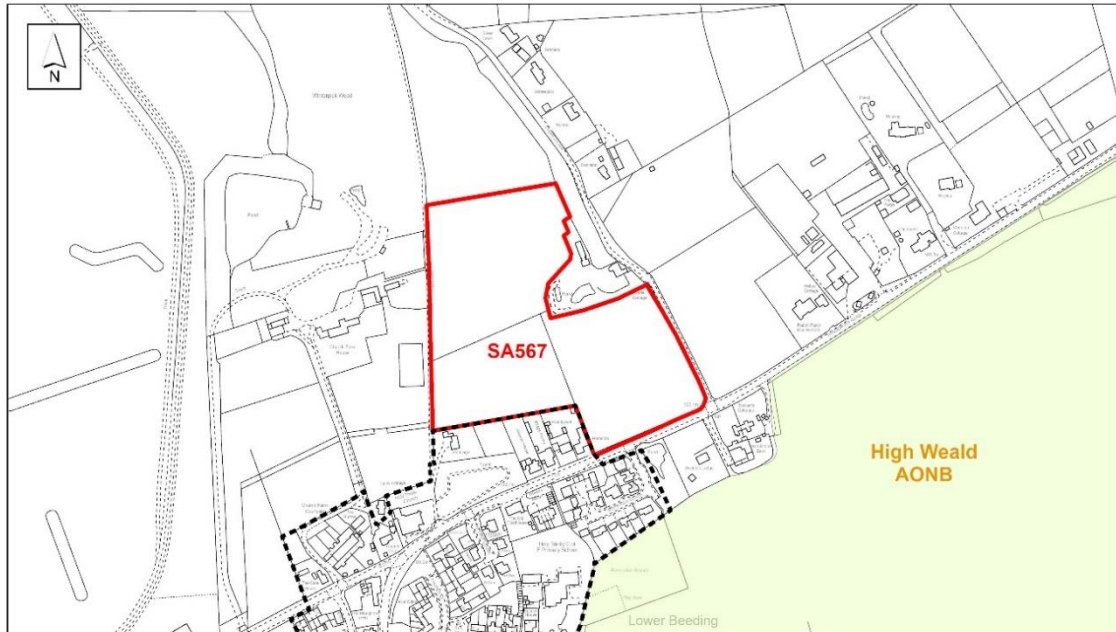
Horsham District Council
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 Barbara Childs : Director of Place

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Local Plan Review 2023 Lower Beeding	
Reference No :	
Date: 03 November 2023	Scale : 1:4,000 at A4
Drawing No :	Revisions :

Site Name: Land at Glayde Farm, West of Church Lane **SA567**

Site Map:



Horsham District Council Parkside, Chart Way, Horsham West Sussex RH12 1RL Barbara Childs : Director of Place		Lower Beeding	
<small>Reproduced by permission of Ordnance Survey map on behalf of HMSO. © Crown copyright and database rights (2023). Ordnance Survey Licence, AC0000820204</small>		Reference No : Drawing No :	Date : 09 October 2023 Checked : Revisions :

Parish: Lower Beeding

Site Area: 4.6 hectares

Site Location: The site lies on the edge of Lower Beeding, with the southern edge of the site abutting the existing built up area boundary.

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.

Environmental Considerations

Unfavourable Impacts (with potential for mitigation)

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 village lies in between therefore impact is likely to be somewhat minimised, however any development should take this into account. The HDC Landscape Capacity Study 2021 indicates there is low-moderate capacity for small scale housing.

Biodiversity: The site and surrounding land is not designated as important for nature conservation. Any opportunity to improve biodiversity is strongly supported. 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. Any proposal must demonstrate no significant harm to heritage assets.

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

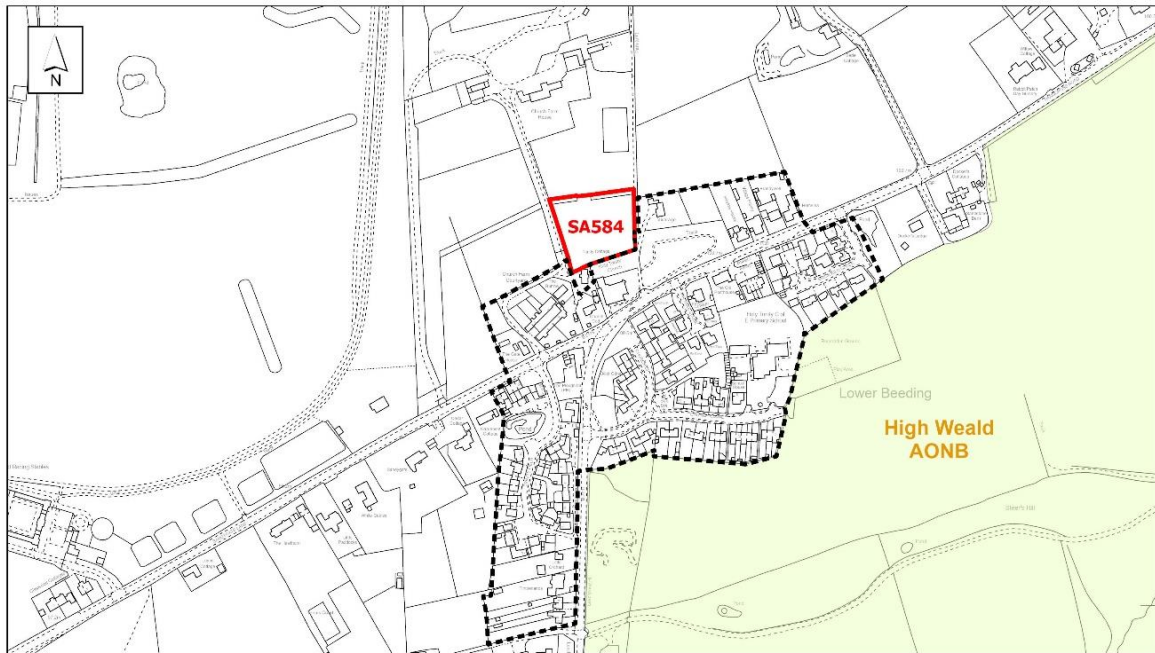
Flooding/Drainage: The site does not lie within an area identified as being at risk of flooding

(Flood Zone 1). There are no culverts or waterways evident on site.	
Climate/Renewables/Energy Efficiency: No known impacts or clear proposals. The implementation of electric vehicle charging infrastructure is strongly supported	
Social Considerations	Neutral Impact
Housing: The site is being promoted for a development of 48 homes including appropriate levels of affordable housing. It is considered however that a lower number of dwellings would be appropriate to conserve the built form of the village as development would in the northern field would not relate well to the village. The southwestern part of the site has been identified as an allocation by the Parish Council in the submission version of the Lower Beeding Neighbourhood Plan. Development should be focused to the southern part of the site with appropriate landscape mitigation to be implemented on the northern half of the site to aid a transition to the wider open countryside. The neighbourhood plan was subject to Examination which has concluded that the plan can progress to a referendum subject to compliance with the habitat regulation (water neutrality).	
Education: There is a primary school and two Ofsted registered nurseries in Lower Beeding. The closest secondary schools are in Horsham located to the northwest of the village.	
Health: There are no healthcare facilities within the village. Residents would have to travel to Horsham or elsewhere to access these.	
Leisure/Recreation/Community Facilities: A church hall and pub lie nearby and the Village Hall and sporting facilities lie in a walkable distance.	
Transport: There is an hourly (Monday-Saturday) bus service to allow access to more sustainable settlements. Access is proposed from a new junction on Handcross Road.	
Other Infrastructure: No details have been provided in respect of future communication technology.	
Economic Considerations	Neutral Impact
Economy: Lower Beeding is a primarily residential settlement, thus there is limited local employment within walking distance. Around 70% of residents commute to work and this is likely to be partially or wholly by car.	
Retail: There is no retail near to the site and access to retail would require travel to a larger settlement.	
Site Assessment Conclusion: Lower Beeding is identified as a small village in the settlement hierarchy but is considered able to accommodate a limited amount of development. Although there are relatively limited services locally, the village does have a primary school, church hall and public house. 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 site is not designated as being of nature conservation importance, but any development would be required to retain and enhance biodiversity. 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.	
The site has potential for allocation, and the south western section of the site, Glayde Farm Field B has been identified as an allocation for 14 dwellings in the Lower Beeding Neighbourhood Plan which is at referendum stage. The easternmost field is promoted for allocation in addition to the land identified by the Parish, however extension into the northern field would not relate well to the built form of the village. Accordingly the site, taken as a whole is assessed to have a capacity to accommodate around 30 dwellings. Development would need to ensure upon appropriate siting and design of development to minimise impacts on the AONB and Holy Trinity Church.	
Estimated Housing Numbers: 30	

Site Name: Land South of Church Farm House

SA584

Site Map:



Horsham District Council

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

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Lower Beeding

Reference No :	Date : 09 October 2023	1:4,000 at A4
Drawing No :	Drawn :	Checked :
		Revisions :

Parish: Lower Beeding

Site Area: 0.5 hectares

Site Location: The site lies on the edge of Lower Beeding, with the majority of the southern edge of the site abutting the built up area boundary.

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 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 part of the wide area, some of which are being promoted for development (SA567 and SA575).

Environmental Considerations

Unfavourable Impacts (with potential for mitigation)

Landscape: The site does not lie within a protected landscape but the High Weald Area of Outstanding Natural Beauty lies 200m southeast of the site. The built form of Lower Beeding lies in between therefore impact on this landscape 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. The Landscape Capacity Study 2021 assesses the site to have low-moderate capacity for small 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.	
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. Any proposal must demonstrate no significant harm to heritage assets. Advice from Conservation Officer provided which gave the view that 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.	
Environmental Quality: The site does not lie within any mineral safeguarding sites. The site is tranquil except for some occasional road noise.	
Flooding/Drainage: 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.	
Climate/Renewables/Energy Efficiency: No known impacts or clear proposals. The implementation of electric vehicle charging infrastructure is strongly supported.	
Social Considerations	Neutral Impact
Housing: The site would be able to accommodate 7 units. The site has been identified as an allocation by the Parish Council in the submission version of the Lower Beeding Neighbourhood Plan. This plan has now been subject to Examination which has concluded that the plan can progress to a referendum.	
Education: There is a primary school and two Ofsted registered nurseries in Lower Beeding. The closest secondary schools are in Horsham.	
Health: There are no healthcare facilities within the village. Residents would have to travel to Horsham or elsewhere to access these.	
Leisure/Recreation/Community Facilities: A church hall and pub lie nearby and the Village Hall and sporting facilities lie in a walkable distance along a continuous pavement.	
Transport: There is an hourly (Monday-Saturday) bus service to allow access to more sustainable settlements. Access is proposed from a new junction on Handcross Road.	
Other Infrastructure: No details have been provided in respect of future communication technology.	
Economic Considerations	Neutral Impacts
Economy: Lower Beeding is a primarily residential settlement, thus there is limited local employment within walking distance. Around 70% of residents commute to work and this is likely to be partially or wholly by car.	
Retail: There is no retail near to the site and access to retail would require travel.	
Site Assessment Conclusion: Lower Beeding is identified as a small village in the settlement hierarchy but is considered able to accommodate a limited amount of development. Although there are relatively limited services locally, the village has a primary school, church hall and public house. 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 on this landscape is likely to be minimal	
The site is not designated as being of nature conservation importance, but any development would be required to retain and enhance biodiversity.	
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.	
The site has potential for allocation, and the site has been identified as an allocation in the Lower Beeding Neighbourhood Plan. Development would need to ensure upon appropriate siting and design of development on Holy Trinity Church.	
Estimated Housing Numbers: 7	

Site Name: Land at Cyder Farm

SA892

Site Map:



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Crabtree, Lower Beeding			
Reference No :	Date : 23 August 2023	1:2,000 at A4	
Drawing No :	Drawn :	Checked :	Revisions :

Parish: Lower Beeding

Site Area: 0.15 hectares

Site Location: The site lies within the settlement of Crabtree which is located approximate 1.5 miles south of Lower Beeding and 2 miles north of Cowfold. The village is served by the A281 which bisects the village.

Site Description: The site lies within the Crabtree Conservation Area. The A281 bounds the western edge of the site. The site comprises of a farm building and associated storage buildings and sheds. Residential properties lies to the north, northeast and south. The site comprises of open parcel of land set within a wider farm complex.

Environmental Considerations

Neutral Impacts

Landscape: The site does not lie within a protected landscape but the High Weald Area of Outstanding Natural Beauty lies 200m north and east of the site. The built form of Crabtree lies in between therefore impact on this landscape designation is likely to be minimal.

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 within the Crabtree Conservation Area. Any proposal should have particular regard to the heritage qualities of the Crabtree Conservation Area and positively contribute to the heritage value of the CA.

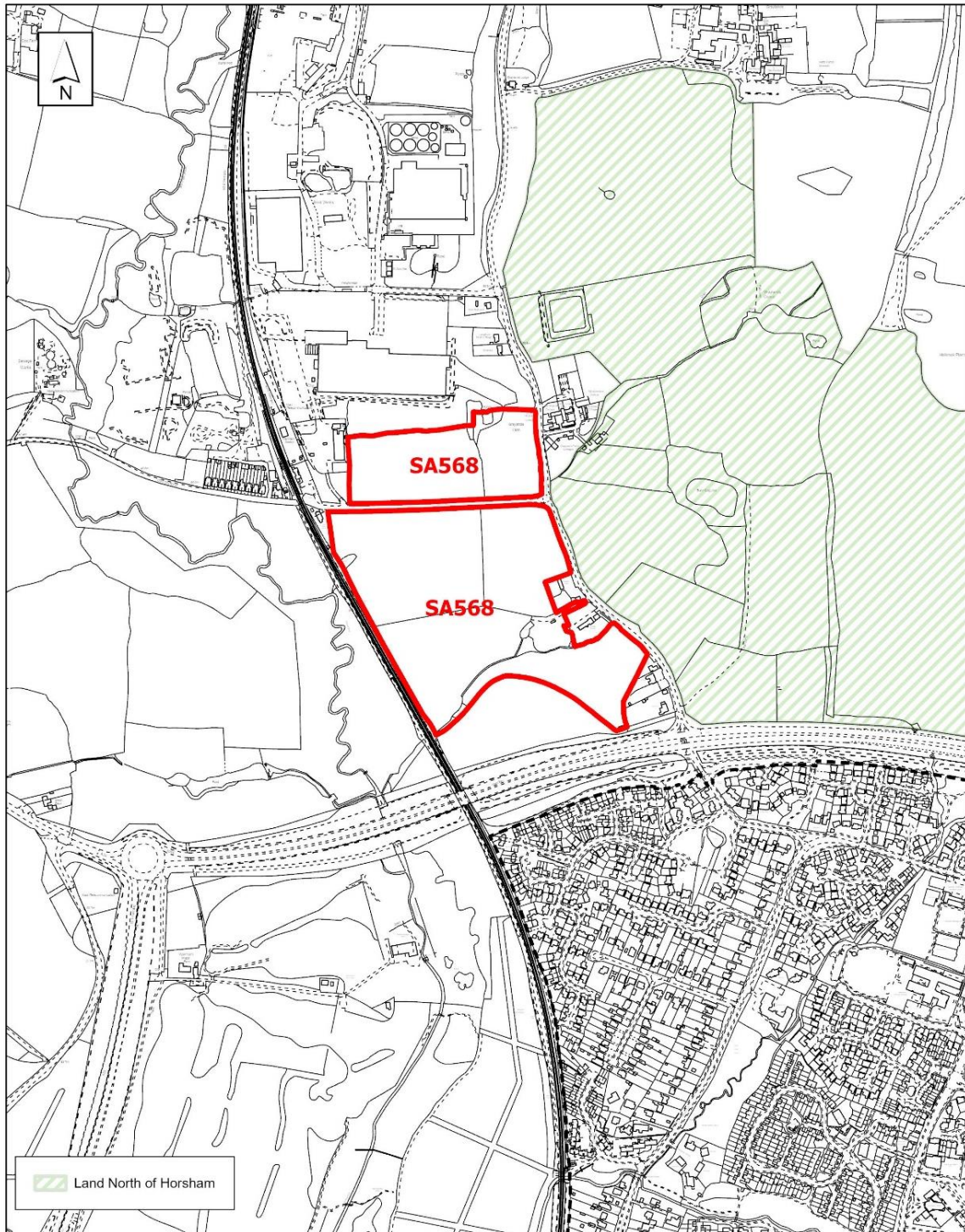
Environmental Quality: The site does not lie within any mineral safeguarding sites. The site is relatively tranquil except for some occasional road noise.

Flooding/Drainage: 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.

Climate/Renewables/Energy Efficiency: No known impacts or clear proposals. Any proposal will be expected to adhere to the Council's climate change policies.

Social Considerations	Neutral Impact
Housing: The site would be able to accommodate 6 units. The site has been identified as an allocation by the Parish Council in the submission version of the Lower Beeding Neighbourhood Plan. This plan has now been subject to Examination which the examiner has concluded with modifications that the plan can progress to a referendum.	
Education: There is a primary school and two Ofsted registered nurseries in Lower Beeding. The closest secondary schools are in Horsham. Residents would have to travel to Lower Beeding in order to access such facilities.	
Health: There are no healthcare facilities within the village. Residents would have to travel to Cowfold located to the south or elsewhere to access these.	
Leisure/Recreation/Community Facilities: There are limited facilities with Crabtree. South Lodge Hotel lies directly opposite the site and offer some recreational facilities. Henfield village located 2 mile south of Crabtree would offer access to higher levels of community facilities including a health centre, a local leisure centre, access to a community centre/village hall and a library.	
Transport: There is an hourly (Monday-Saturday) bus service to allow access to more sustainable settlements. Access will be delivered onto the A281.	
Other Infrastructure: No details have been provided in respect of future communication technology.	
Economic Considerations	Neutral Impact
Economy: Crabtree is a small settlement with limited employment opportunities. The majority of residents would commute to work, and this is likely to be partially or wholly by car. South Lodge Hotel has a significant economic footprint in the area and would provide some employment opportunities in the locality.	
Retail: There is no retail near to the site and access to retail would require travel.	
Site Assessment Conclusion: The site is an allocation within the Lower Beeding Neighbourhood plan for 6 dwellings and is awaiting Referendum. Any proposal should have regard to historical context of the site as it sits within the Crabtree Conservation Area. The site is a brownfield site and has been identified by the local community as a preferred site for allocation in the emerging Lower Beeding Neighbourhood Plan and would make a modest contribution to local housing need. Development should be an appropriate scale on previously developed land as supported by national policy.	
Estimated Housing Numbers: 6	

North Horsham



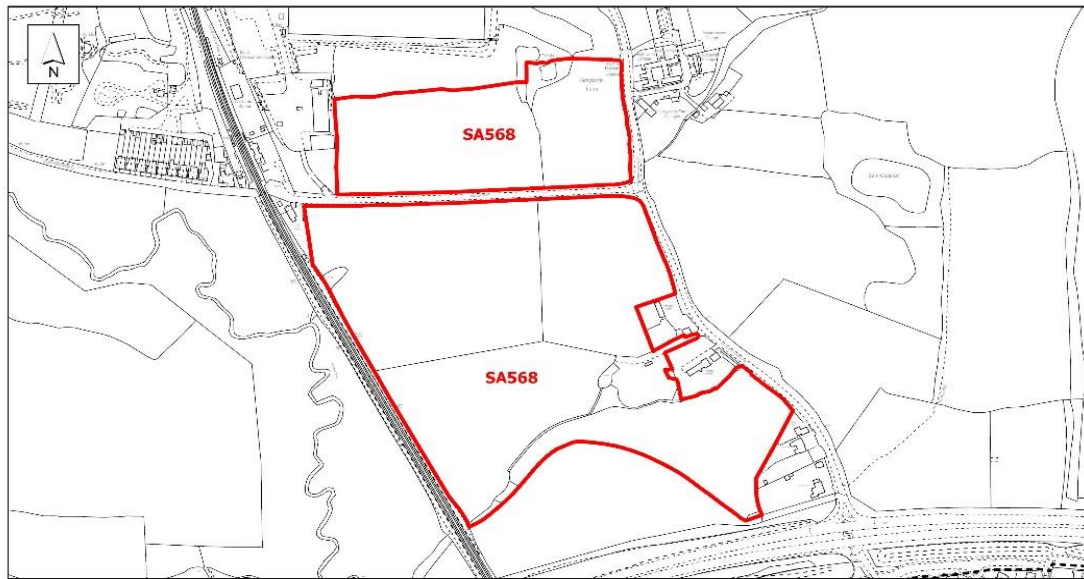
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Local Plan Review 2023 North Horsham	
Reference No :	
Date: 24 August 2023	Scale : 1:8,000 at A4
Drawing No :	Revisions :

Site Name: Land Around Mercer Road, Warnham Station	SA568
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Site Map:



Horsham District Council Parkside, Chart Way, Horsham West Sussex RH12 1RL Barbara Childs : Director of Place <small>Reproduced by permission of Ordnance Survey map on behalf of HMSO. © Crown copyright and database rights (2023). Ordnance Survey Licence: AC0000820204</small>	North Horsham		
	Reference No :	Date : 23 August 2023	1:1,000 at A4
Drawing No :	Drawn :	Checked :	Revisions :

Parish: North Horsham

Site Area: 14.3 hectares

Site Location: The site 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. Warnham Railway Station and railway line lies to the west.

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.

Environmental Considerations **Neutral Impact**

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 Council’s Landscape Capacity Study (2021) found the site to have a moderate capacity for medium scale housing and low-moderate capacity for large scale housing and / or employment (the land to the north of the site lies in local landscape character area 15 and is considered to be brownfield and consequently considered to have a high overall capacity for development because the landscape character / natural characteristics have largely been eroded). 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. A Landscape Desk Base Study has been submitted to support the proposals.

An incinerator has been approved to the north of the site. The siting of the incinerator and its associated chimney is considered to affect the landscape setting of the site.

Biodiversity: There is an area of Ancient Woodland located in the northernmost part of the site and a buffer of at least 15m would be required. The site promoter has submitted a number of ecology surveys in relation to the site but further work may be needed to support an application.

Archaeology/Heritage: The site does not comprise any known heritage assets and there

<p>are no heritage assets within close proximity. A Scheduled Monument within an Archaeological Notification Areas lies nearby to the north east of the site. Trees help to screen the site from the Scheduled Monument.</p>	
<p>Environmental Quality: Due to the location of the A264, railway line and nearby commercial units, the site may be impacted by noise. Approved development nearby may cause dust/noise/odour issues. Documents supporting the extant permission for a nearby incinerator state that environmental impacts would be acceptable. The site lies within a Brick Clay (Weald Clay) Safeguarding Areas and the northern half also lies in a Building Stone Safeguarding Area. It does not lie within a source protection zone.</p>	
<p>Flooding/Drainage: 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. Southern Water advises that the existing local sewerage infrastructure has limited capacity to accommodate the proposed development around Mercer Road and it is likely the wastewater network will need reinforcement if it proceeds. The site would need to be phased to align with the delivery of sewerage infrastructure. The site promoter has submitted an Initial Drainage Strategy.</p>	
<p>Climate/Renewables/Energy Efficiency: No known impacts or clear proposals have been submitted. Any proposal should adhere to the Council's climate change policies.</p>	
Social Considerations	Neutral Impacts
<p>Housing: The site promoters suggest the site can accommodate between 325 and 350 dwellings and have submitted an illustrative site layout for 348 dwellings with a provision of 35% affordable housing units. 300 dwellings are considered more acceptable owing to site constraints, and this would reflect densities being delivered in the adjacent Mowbury development. Affordable housing would be expected to meet policy requirements.</p>	
<p>Education: The North Horsham strategic allocation will provide additional education provision including one primary school and an all-through school with secondary school provision. The Bohunt Horsham all-through school has now been constructed and is operational. This provision would have the potential to serve any residential development in this location.</p>	
<p>Health: The site will not provide health facilities. There is currently no GP practice in close proximity. However, the North Horsham strategic allocation (which has outline planning permission) includes an NHS healthcare facility. The Council is working with the developers and NHS Sussex ICB (formerly the CCG) regarding the delivery of these facilities.</p>	
<p>Leisure/Recreation/Community Facilities: The site lies to the north of Horsham, the District's main town but is separated by the A264 dual carriageway. Access to a wide range of leisure, recreation and community facilities is afforded by Horsham town. The site also lies in relatively close proximity to Warnham which has a moderate level of services and facilities including a well used village hall, some local retail . The site is located adjacent to the North Horsham strategic allocation, which will be providing a range of services and facilities. No leisure or community facilities are being offered within the site although the illustrative masterplan demonstrates a good level of open space. 50 parking spaces to serve Warnham Railway Station are proposed in the north west corner of the site.</p>	
<p>Transport: The site is located close to Warnham Railway Station and residents would be within walking distance. This provides rail access to Dorking and Guildford, and onto London as well as to Horsham town centre (up to an hourly frequency to all destinations), but rail trips to central London are slower than the Arun Valley Line for which the nearest stations are in Horsham town. The site promoters indicate that the site would deliver improvements to the local road layout to facilitate development and to improve non-motorised transport links. It is important that any development provides opportunities for active travel and, subject to feasibility, bus access to Horsham town.</p>	
<p>Other Infrastructure: The site promoter has confirmed that future communications technology will be provided as part of the development, although no further information has been provided to support this.</p>	
Economic Considerations	Favourable Impacts

Economy: The site promoter has proposed that 0.5ha of land will be provided in the north west corner of the site to provide 12 small scale, flexible start up units. These units would be adjacent to the existing employment uses to the north west of the site.

Retail: The promoters have indicated the provision of a retail facility on site. There is a more extensive range of retail facilities in nearby Horsham which will need to be accessible by public transport, road and active travel.

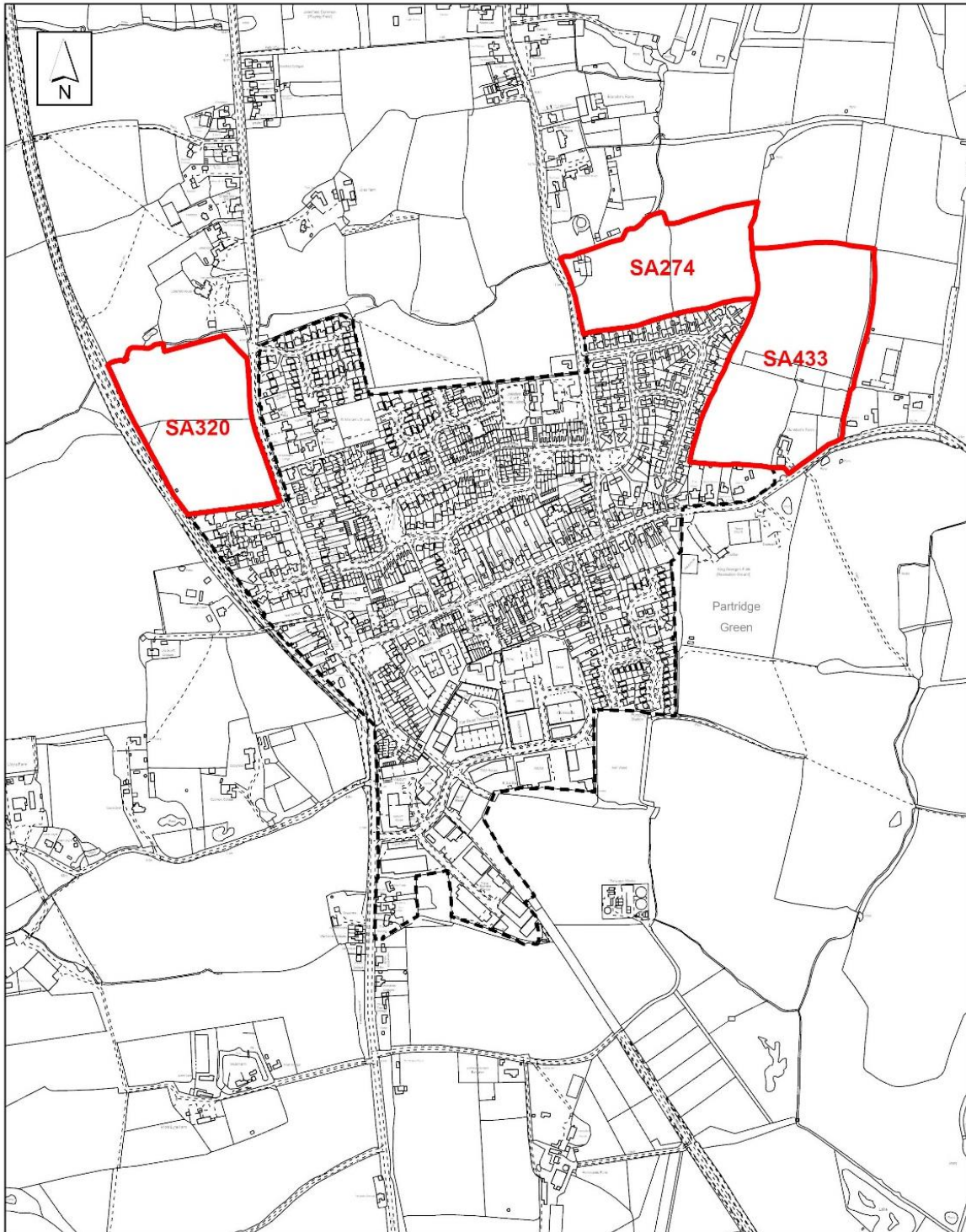
Site Assessment Conclusion: Horsham is the main town in the district and has a wide range of services, facilities and local employment. There are a number of primary and secondary schools, GP surgeries, and district level facilities such as cinemas, and leisure centres. The town has two railway stations and the. The site is also adjacent to the strategic allocation to the North of Horsham which has planning permission for 2,750 homes. This will change the character of this area and deliver new community facilities including a GP practice, which will be relatively close to any new development. Additionally, a small element of employment space is also proposed on this site.

There are no landscape designations impacting the site. There is an area of Ancient Woodland located in the northernmost part of the site and a buffer would be required. Due to the location of the A264, railway line and nearby commercial units, the site may be impacted by noise which may require mitigation.

Though currently detached from Horsham town, the site is adjacent to the North Horsham Strategic allocation and the site is therefore considered to have potential for allocation. Development would need to ensure that development does not impact on the delivery of the North Horsham strategic allocation, has appropriate regard to any noise issues and mitigates against any harm to Ancient Woodland.

Estimated Housing Numbers: 300

Partridge Green



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

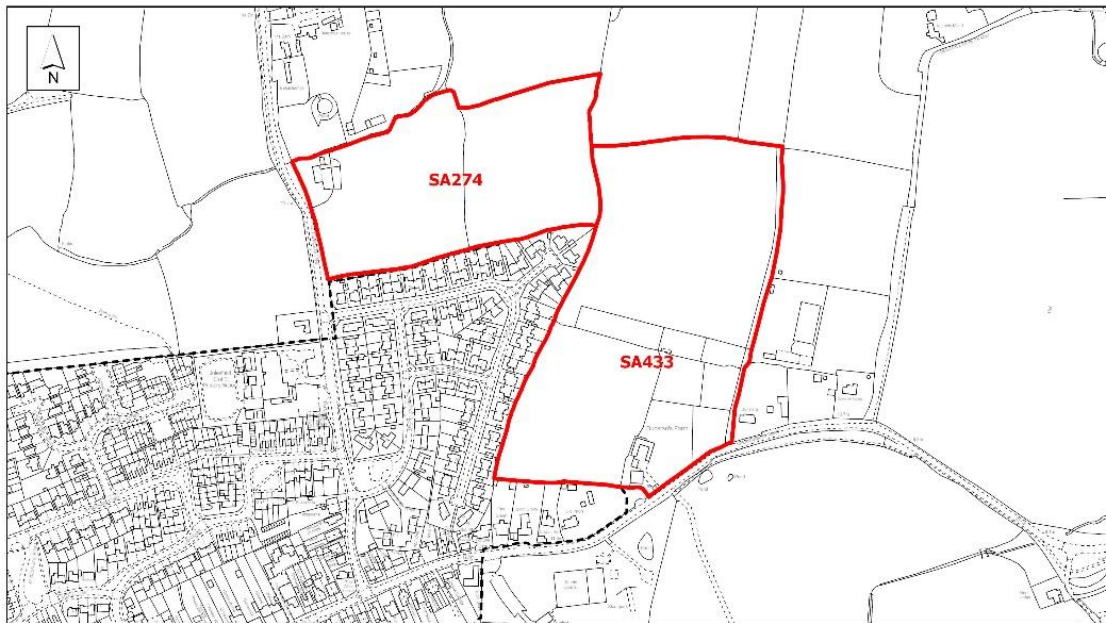
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Local Plan Review 2023 West Grinstead / Partridge Green	
Reference No :	
Date: 24 August 2023	Scale : 1:8,000 at A4
Drawing No :	Revisions :

Site Name: Land north of the Rise

SA274

Site Map:



Horsham District Council

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

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West Grinstead / Partridge Green

Reference No :

Date : 23 August 2023

1:1,000 at A4

Drawing No :

Drawn :

Checked :

Revisions :

Parish: West Grinstead

Site Area: 4.2 hectares

Site Location: The site lies to the immediate north of the Partridge Green built up area boundary.

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. The site has an existing vehicular access point onto Littleworth Lane.

Environmental Considerations

Neutral Impacts

Landscape: The site does not lie within or near a protected landscape. The site slopes gently to the northwest. Only the western part of the site is considered suitable to develop and the Landscape Capacity Study 2021 assesses the area to have moderate capacity for development. The upgrading of vehicular access, as required for a housing development, is likely to lead to the loss of part of an existing hedgerow.

Biodiversity: The site and surrounding land is not designated as important for nature conservation. If allocated, this site would require appropriate ecological assessments 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 Littleworth 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/Drainage: The site does not lie within an area identified as at risk of flooding (Flood zone 1)

Climate/Renewables/Energy Efficiency: No known impacts or clear proposals. Any proposal should adhere to the Council's Climate Change policies.

Social Considerations

Favourable

Housing: The site is promoted for housing. The site could deliver up to 55 dwellings on the

developable part of the site. Development should focus on western half of the site and mature tree boundaries along the boundary should be retained. Affordable housing should be delivered in line with the Council's affordable housing policy. The site is currently at appeal and awaiting a hearing date.

Education: The site lies within easy walking distance of Jolesfield Church of England Primary School on the other side of Littleworth Lane and within the catchment area of Steyning Grammar School (Secondary School). It also lies within walking distance of a pre-school/nursery.

Health: The site's occupants would be reliant on the GP practice in Partridge Green and is within easy walking distance of the site.

Leisure/Recreation/Community Facilities: The site will not deliver leisure, recreation or community facilities. King George's Playing Fields are 0.6km travel distance. Nonetheless, the village is reasonably well served by local facilities which includes shops, pubs, a local surgery and a fire station. The site is within walking distance of the high street.

Transport: The site has an existing vehicular access point onto Littleworth Lane. The lane links via B roads to the A281 to the east, and to the B2135 to the west which in turn links to the A283 (access to A27 and Shoreham) and the A24 (to Horsham Town and Crawley) respectively. Access to the site for cyclists would be via the road with appropriate cyclist priority given. There is a nearby Route 17 bus stop with hourly (Monday-Saturday) services to Henfield, Horsham and Brighton. The site lies adjacent to site SA422; improved through-connectivity between the two sites is considered important to encourage walking and cycling and also to provide an alternative vehicular access to the relatively constrained Littleworth Lane and Partridge Green High Street.

Other Infrastructure: No details have been provided in respect of future communication technology.

Economic Considerations	Neutral Impacts
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Economy: The site is promoted for housing as such it would not result in the loss of employment, nor will it deliver employment. Partridge Green hosts two sizeable rural industrial estates on the edge of the village which provide various employment opportunities within walking distance.

Retail: The site is promoted for housing as such it would not result in the loss of retail nor will it deliver retail. Partridge Green has a number of shops in easy walking distance. A greater retail range is accessible via bus. Additional housing in and around Partridge Green is likely to help to support the existing shops.

Site Assessment Conclusion: The site has potential for allocation for housing subject to an appropriately high standard of design.

Partridge Green is classified as a medium settlement in the Council's settlement hierarchy and is assessed as being able to accommodate some growth relative to its status in the hierarchy. There are reasonable services and facilities within the village including a primary school, GP surgery and local stores and would be within walking distance of the site. The site is not located within a protected landscape and is relatively free of constraints.

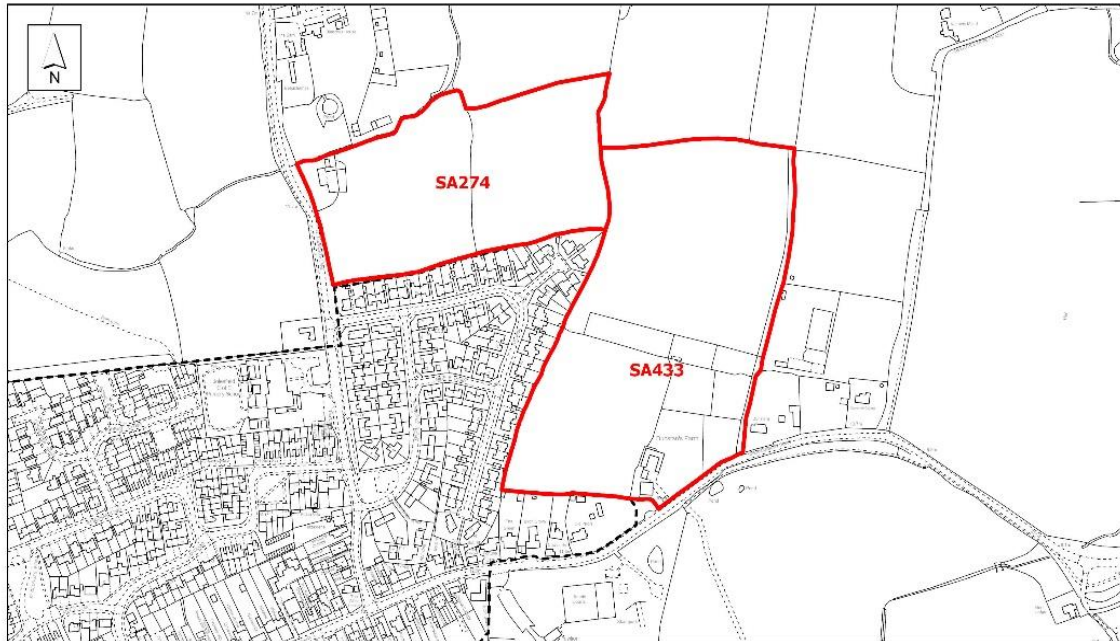
A successful, well-designed development depends upon a movement network that makes connections to destinations, places and communities, both within the site and beyond its boundaries. SA274 lies adjacent to SA433 and there is an opportunity to improve connectivity and movement between the two sites through the implementation of a route which would contribute to delivering improvement to the existing infrastructure network and pedestrian/cyclist ease of movement through the village (to the school, King George V playing fields, with some relief to existing traffic flows on the High Street). These ambitions align with HDPF Policies 39 and 40 and the NPPF, as well as the aspirations of the local community given expression in their made West Grinstead Neighbourhood Plan (Aim 3: Transport).

Estimated Housing Numbers: 55

Site Name: Land at Dunstans Farm

SA433

Site Map:



Horsham District Council

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

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West Grinstead / Partridge Green

Reference No :

Date : 23 August 2023

1:1,000 at A1

Drawing No :

Drawn :

Checked :

Revisions :

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 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.

Environmental Considerations

Neutral Impacts

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. The Landscape Capacity Study 2021 assesses the area to have moderate capacity for development. The upgrading of vehicular access, as appropriate for a housing development, is likely to lead to the loss of existing hedgerow.

Biodiversity: The site and surrounding land is not designated as important for nature conservation. Any development would need to undertake suitable protection and mitigation

measures.	
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.	
Environmental Quality: The site lies within the Brick Clay (Weald Clay) Minerals Safeguarding area. Except for some road noise the site is considered tranquil. Promoters advise that a Phase 1 Geoenvironmental Assessment has been undertaken which indicates that no potential sources of contamination risks have been identified.	
Flooding/Drainage: The site does not lie within an area identified as at risk of flooding (Flood zone 1).	
Climate/Renewables/Energy Efficiency: No known impacts or clear proposals. Any proposal will be expected to adhere to the Council's Climate Change policies.	
Social Considerations	Favourable
Housing: The site is promoted for housing for approximately 120 dwellings on 4 hectares of the site. Regard should be given to heritage asset located to the south of the site to ensure the setting of the listed building is not impacted significantly. A development of this scale would be expected to deliver a proportion of affordable dwellings in line with the Council's affordable housing policy.	
Education: The site will not deliver a school and is too small, even if considered with SA634 and SA274, for one to be required within such a scheme. It lies within walking distance of Jolesfield Primary School and within the catchment area of Steyning Grammar School (Secondary School). It also lies within walking distance of a pre-school/nursery.	
Health: The site's occupants would be reliant on the GP practice in Partridge Green and is within easy walking distance of the site.	
Leisure/Recreation/Community Facilities: Previous proposals for the site indicate some public open space could be delivered. It is unlikely to be of a size to meet all the generated open space demand. Other than this, it will not deliver community facilities. The site lies across the road from King Georges Playing Fields and adjoins a footpath linking the site to the wider countryside. The village is reasonably well served by local facilities which includes shops, pubs, a local surgery and a fire station. The site is within walking distance of the high street.	
Transport: 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. There is a tarmac footpath from the site along Shermanbury Road to the Partridge Green's village centre. The site lies within easy walking distance to the village centre and its facilities. The footpath along Shermanbury Road is narrow and probably fails to appropriately provide for wheelchair and pushchair users, therefore off-site improvements may be necessary. Access to the site for cyclists would be via the road with appropriate cyclist priority given. The site lies near an hourly (Monday to Saturday) bus route which provides a service to Henfield, Horsham and Brighton, the latter two both have train stations providing rail links to London. The site lies adjacent to site SA274; improved through-connectivity between the two sites is considered important to encourage walking and cycling and also to provide an alternative vehicular access from SA274 to the relatively constrained Littleworth Lane and Partridge Green High Street.	
Other Infrastructure: No details have been provided in respect of future communication technology.	
Economic Considerations	Neutral Impacts
Economy: The site is promoted for housing as such it would not result in the loss of employment, nor will it deliver employment. Partridge Green hosts two sizeable rural industrial estates on the edge of the village which provides various employment opportunities within walking distance. A greater range of jobs is accessible via bus.	
Retail: The site is promoted for housing as such it would not result in the loss of retail, nor	

will it deliver retail. Partridge Green has a number of shops in easy walking distance. A greater retail range is accessible via bus. Additional housing in and around Partridge Green are likely to help to support the existing shops.

Site Assessment Conclusion: The site has potential for allocation for housing subject to a landscape buffer to the south, which could also provide attenuation, to protect the setting of a Grade II listed building, and a buffer to the north due to topography.

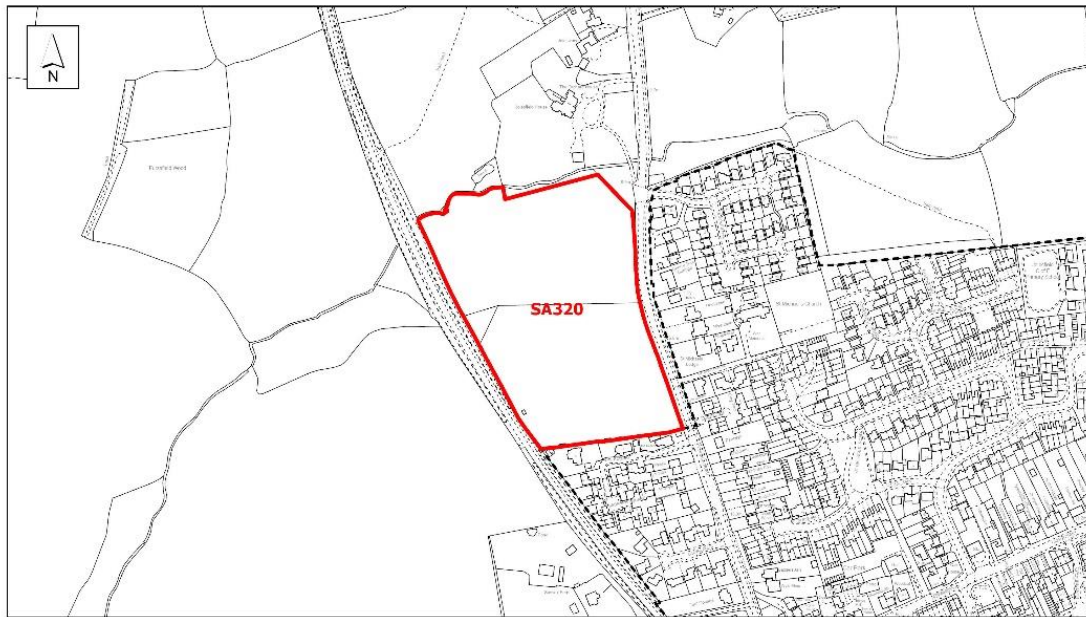
Partridge Green is recognised as a medium village in the district's settlement hierarchy and is relatively well served in terms of facilities and services. The site is not located within a protected landscape and is relatively free of constraints. The site is identified as having the capacity to accommodate 120 dwellings along with associated infrastructure.

A successful, well-designed development depends upon a movement network that makes connections to destinations, places and communities, both within the site and beyond its boundaries. SA433 lies adjacent to SA274 and there is an opportunity to improve connectivity and movement between the two sites. The implementation of a route between the two sites would contribute to delivering improvement to the existing infrastructure network and pedestrian/cyclist ease of movement through the village (to the school, King George V playing fields, with some relief to existing traffic flows on the High Street). These ambitions align with HDPF Policies 39 and 40 and the NPPF, as well as the aspirations of the local community given expression in their made West Grinstead Neighbourhood Plan (Aim 3: Transport).

Estimated Housing Numbers: 120

Site Name: Land West of Church Road Partridge Green **SA320**

Site Map:



Horsham District Council

Parkside, Chert Way, Horsham
West Sussex RH12 1RL
Barbara Childs - Director of Place

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West Grinstead / Partridge Green

Reference No :	Date : 23 August 2023	1:1,000 at A4
Drawing No :	Drawn :	Checked :
		Revisions :

Parish: West Grinstead

Site Area: 4.8 hectares

Site Location: The site lies to the immediate northwest of the Partridge Green built up area boundary. The Downs Link adjoins the site to the west and the B2135 lies to the east onto which there is currently no formal access.

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).

Environmental Considerations

Neutral Impacts

Landscape: The site does not lie within or near a protected landscape. Development into the west of the area would create the appearance of an incursion into the countryside. The larger open fields in the south of the area would be more visually sensitive but there may be some capacity in the two fields between Church Road and the Downs link. The Landscape Capacity Study 2021 assesses the area to have low-moderate capacity for development.

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 ecological assessment.

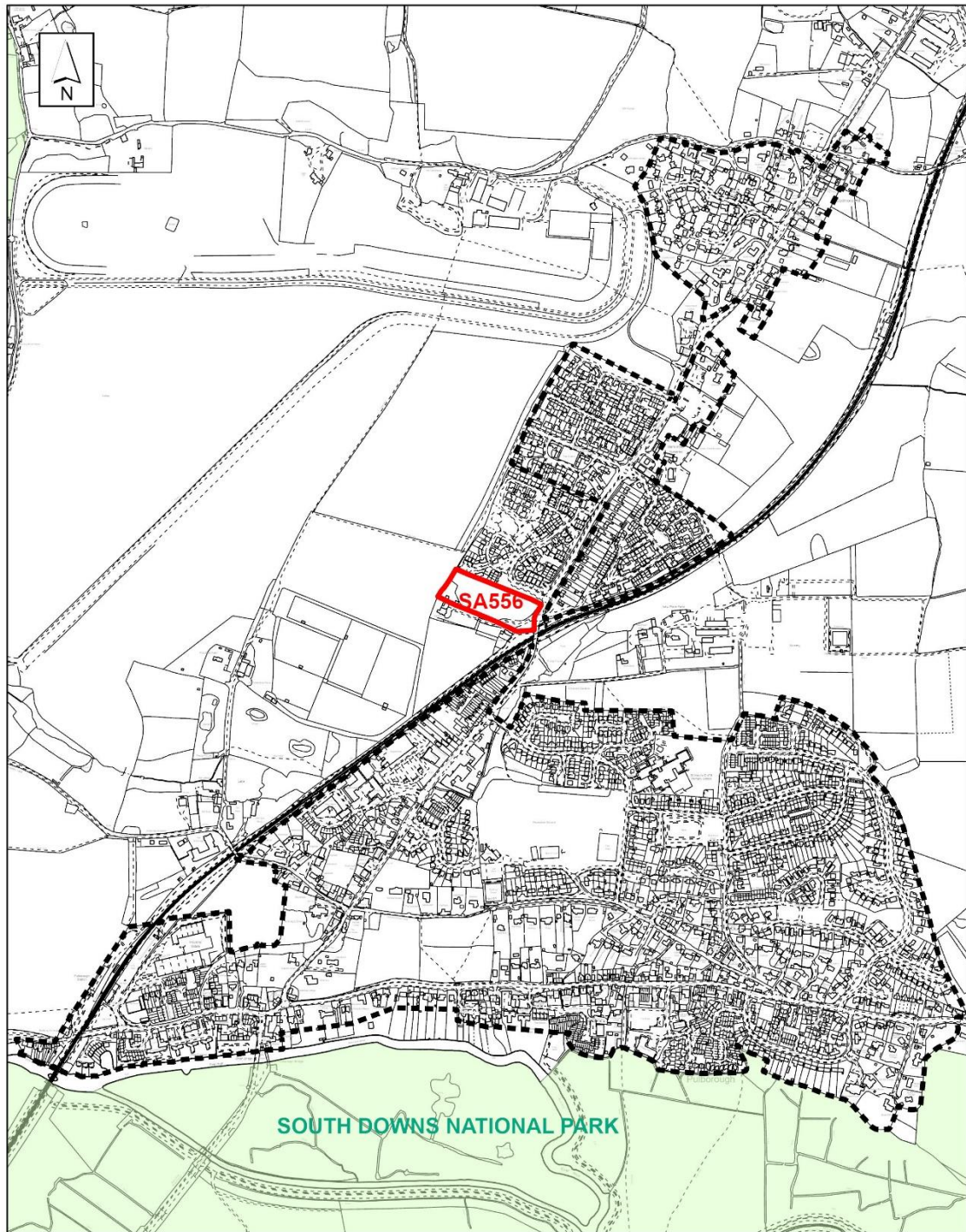
Archaeology/Heritage: The site does not contain or lie within the immediate setting of any designated heritage assets. However, a Grade II Listed dwelling, Joles Farmhouse, lies approximately 220m to the north-east.

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

Flooding/Drainage: The site does not lie within an area identified as at risk of flooding

(Flood zone 1)	
Climate/Renewables/Energy Efficiency: No known impacts or clear proposals. Any proposal should adhere to the Council's Climate Change policies.	
Social Considerations	Favourable
Housing: The site is promoted for housing. The site could deliver up to 80 dwellings with any planning application to have particular regard given over to landscape and topography. The provision of affordable housing should be implemented in line with the Council's affordable housing policy.	
Education: The site lies within easy walking distance of Jolesfield Church of England Primary School on Littleworth Lane and within the catchment area of Steyning Grammar School (Secondary School). It also lies within walking distance of a pre-school/nursery.	
Health: The site will not provide health facilities. Future occupants would be reliant on the GP practice in Partridge Green which is located on the High Street and is within easy walking distance of the site.	
Leisure/Recreation/Community Facilities: The site will not deliver leisure, recreation or community facilities. Jolesfield Common Recreation Ground lies just over 0.5km away to the north and King George's Playing Fields is approximately 1km away to the west. The site is within walking distance of the high street.	
Transport: 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 is achievable although it 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. The site lies within easy walking distance to the village centre and its facilities. The Route 17 bus provides an hourly (Monday-Saturday) service to Henfield, Horsham and Brighton, with Horsham station providing onward rail access.	
Other Infrastructure: No details have been provided in respect of future communication technology.	
Economic Considerations	Neutral Impacts
Economy: Partridge Green hosts two sizeable rural industrial estates on the edge of the village which provides various employment opportunities within walking distance.	
Retail: Partridge Green has a number of shops in easy walking distance. A greater retail range is accessible via bus. Additional housing in and around Partridge Green is likely to help to support the existing facilities.	
Site Assessment Conclusion: The site has potential for allocation for housing subject to a landscape-led proposal. The site has a sense of enclosure due to the existing boundary vegetation which includes strong tree lined hedgerows and woodland shaws on the eastern and northern boundaries, and several mature oak trees on the eastern boundary which are protected by TPO's. Regard should be given to trees subject to existing TPOs within the curtilage of the site and on the boundary. Development should be restricted to the east and north where views into the site are restricted. The site can be seen from certain points along the Downs Link to the west, particularly as it sits at a higher level. It follows any development parcels are shown to be well set-back from the western boundary, this provides opportunity for appropriate planting to be included which would enable the softening of any proposal.	
Partridge Green is recognised as a medium village in the district's settlement hierarchy and is relatively well served in terms of facilities and services. The site is not located within a protected landscape and relatively free of constraints. The site is identified as having the capacity to accommodate 80 dwellings along with associated infrastructure.	
Estimated Housing Numbers: 80	

Pulborough



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

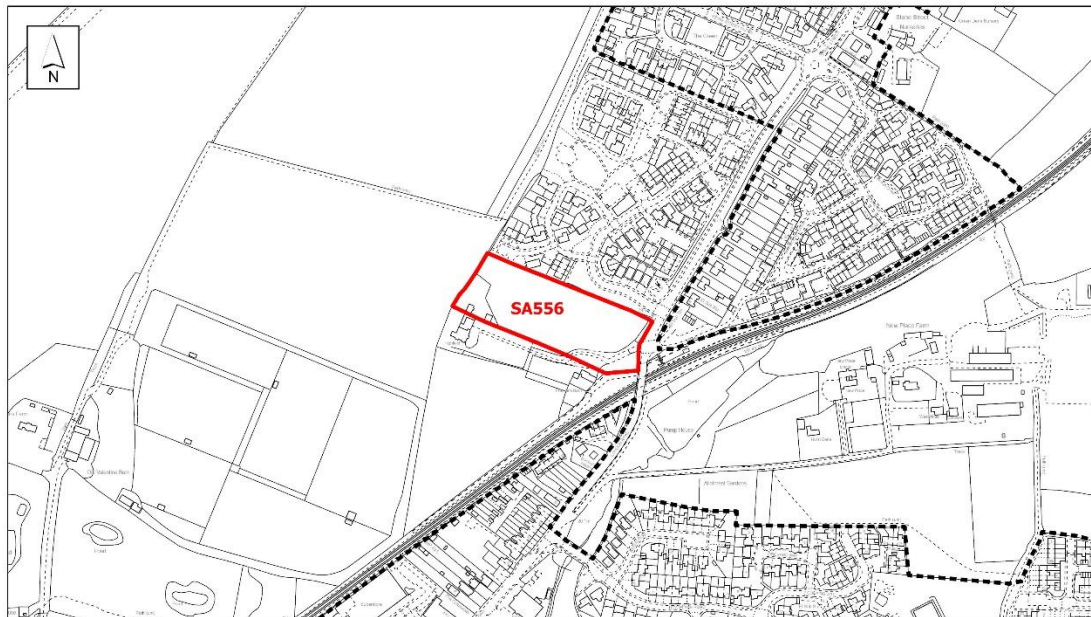
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Local Plan Review 2023 Pulborough	
Reference No :	
Date: 09 November 2023	Scale : 1:10,000 at A4
Drawing No :	Revisions :

Site Name: Land at Highfields, Codmore Hill

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 :	Date : 09 November 2023	1:4,000 at A4
Drawing No :	Drawn :	Checked :
		Revisions :

Parish: Pulborough

Site Area: 1.2 ha

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 that has recently been developed for 97 dwellings with associated infrastructure and open space.

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. 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.

Environmental Considerations

Neutral Impacts

Landscape: The site does not lie within a protected landscape. The South Downs National Park lies 0.9km to the south. 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. The Landscape Capacity Study assessed the area as having no/low capacity for large scale development. However this assessment covered a larger area than just this site which sits on the edge of the parcel assessed, and which would be a continuation of recently constructed development to the north and therefore will read as part of the built-up area.

Biodiversity: The site is within a Bat Sustenance Zone. The site and surrounding land are not designated as Local Wildlife Sites. 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.

Archaeology/Heritage: The site lies within an Archaeological Notification area and this

will need consideration if developed.	
Environmental Quality: The site lies within the Building Stone Resource Consultation area.	
Flooding/Drainage: The site does not lie within an area identified as at risk of flooding (Flood Zone 1).	
Climate/Renewables/Energy Efficiency: No further information was available. Any allocation of this site would need to adhere to the HDC policies to meet the climate change agenda.	
Social Considerations	Neutral Impacts
Housing: The site is being promoted for 25 dwellings. Affordable housing will be provided in line with local plan policy. The site has been allocated by Pulborough Parish Council in their emerging neighbourhood plan.	
Education: There is a primary school in the village which is accessible on foot. The nearest secondary school is at Billingshurst, approximately 5 miles away.	
Health: There is a modern health centre in the village providing a number of non-emergency services. The site is within reasonable walking distance to the health centre which located to the south of the site.	
Leisure/Recreation/Community Facilities: Pulborough and Codmore Hill is classed as a larger village, with a good range of services and facilities, strong community networks and local employment provision, together with reasonable rail and/or bus services. These include supermarkets and convenience stores plus other retail facilities including a pharmacy, hair salon, greengrocers, a library, public houses, a village hall and a range of sports facilities and social/sports clubs suitable for all age groups and covering a wide set of interests.	
Transport: Pulborough benefits from having a mainline railway station with regular services to Horsham, London and the south coast throughout the day and evening. There are also bus services providing regular access to local villages and towns. Vehicular access will be served through the development site located to the immediate north.	
Other Infrastructure: No further information was available.	
Economic Considerations	Neutral Impacts
Economy: The site is a greenfield site promoted for housing and as such it would not result in the loss of employment, nor will it deliver employment. Pulborough provides local employment opportunities, and some residents will likely travel by car to work in larger surrounding settlements.	
Retail: The site is promoted for housing and as such it would not result in the loss of retail, nor will it deliver retail. Additional housing in and around Pulborough may help to support the existing facilities to remain viable. Pulborough is well served with food retailers with both Tesco and Sainsburys supermarkets located within reasonable walking distance of the site.	
Site Assessment Conclusion: Pulborough and Codmore Hill is classed as a larger village, with a good range of services and facilities, strong community networks and local employment provision, together with reasonable rail and/or bus services. These include supermarkets and convenience stores plus other retail facilities including a pharmacy, hair salon, greengrocers, a library, primary school, public houses, a village hall and a range of sports facilities and social/sports clubs suitable for all age groups and covering a wide set of interests. The settlement is therefore considered to be able to accommodate reasonable levels of development.	
Pulborough has the benefit of a mainline railway station with regular services to Horsham, London and the south coast throughout the day and evening. There are also bus services providing regular access to local villages and towns. The site is within reasonable walking distance to the main amenities in the village.	
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.

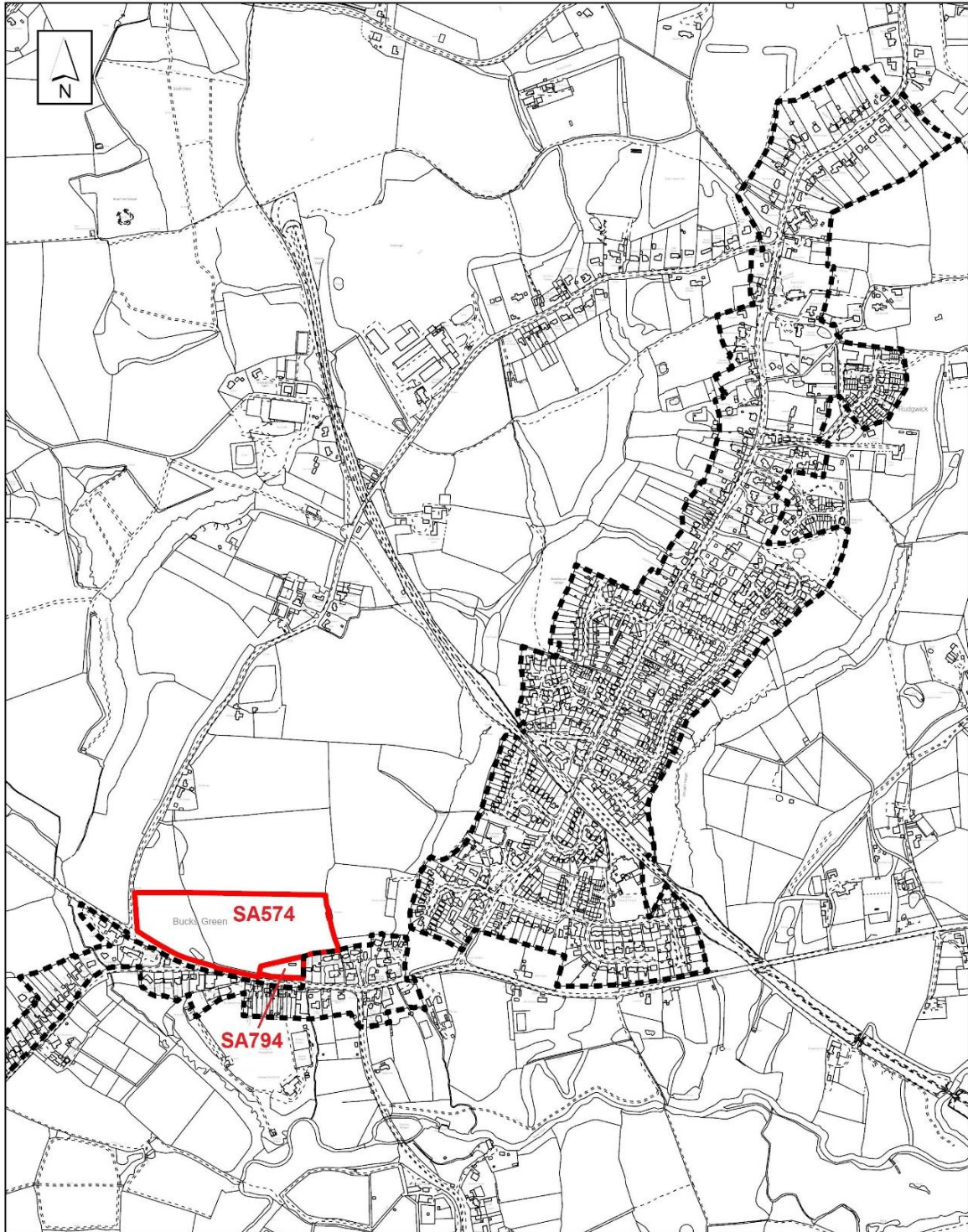
The site is within a Bat Sustainance Zone. The site and surrounding land are not designated as Local Wildlife Sites and whilst the impact on Barbastelle bats would need to be considered the site is not considered to be subject to any overriding ecological constraint.

The site lies within an Archaeological Notification area, and any allocation would need to consider the impact of development on any heritage assets on the site.

The site has been allocated for development within the Pulborough Neighbourhood Plan which is awaiting referendum. It is considered that this site is suitable for allocation though issues concerning archaeological notification area, vehicular access, biodiversity and National Park are to be addressed.

Estimated Housing Numbers: 25

Rudgwick and Bucks Green



Horsham District Council

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

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Local Plan Review 2023 Rudgwick / Bucks Green

Reference No :

Date: 13 November 2023

Drawing No :

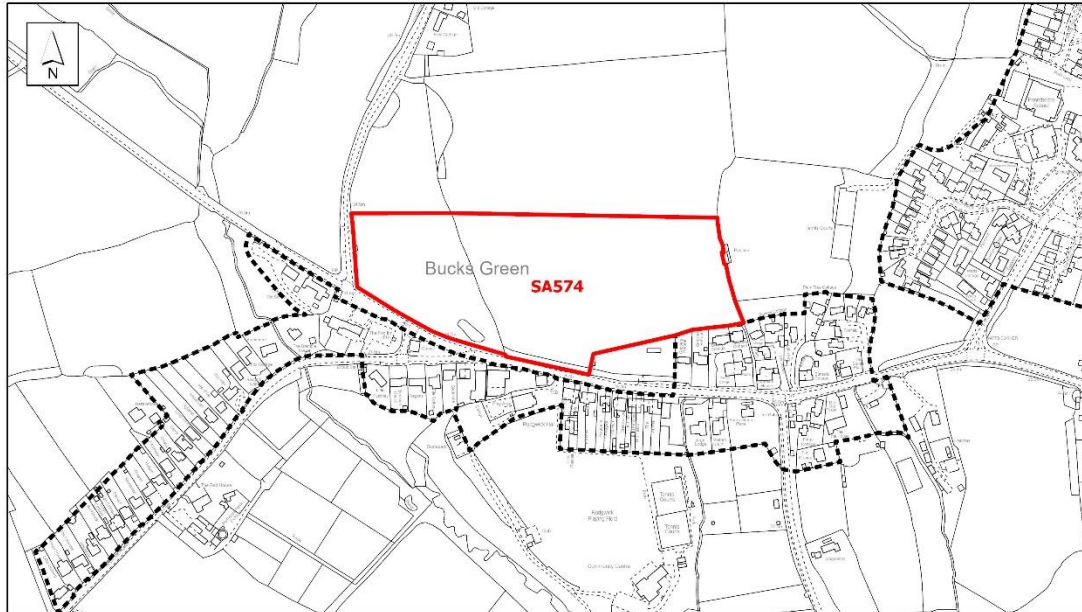
Scale : 1:10,000 at A4

Revisions :

Site Name: Land North of Guildford Road, Bucks Green

SA574

Site Map:



Horsham District Council

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

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Rudgwick / Bucks Green

Reference No.:	Date : 13 November 2023	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 into two separate parcels.

Environmental Considerations

**Unfavourable Impacts
(potential for mitigation)**

Landscape: The site comprises two open grass fields that rise from the south to the north. 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. The Council's Landscape Capacity Study (2021) found the site to have low-moderate capacity for small scale housing and no-low capacity for medium scale housing (greater than 60 homes). The site promoter states there is potential to incorporate landscape mitigation and enhancement measures and that development would be designed to complement and respase the character of the village. Given the open nature of the northern boundary, some significant landscaping is likely to be needed and development on the highest part of the site limited.

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

and enhanced through supplementary planning. A Preliminary Ecological Assessment has been undertaken but further assessment will be required to ensure survey data is up-to-date.	
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. Two Grade II Listed Buildings (Field Cottage and The Old Cottage, Lynwick Street) are located to the north-west of the site. The impact on these buildings and their settings is considered within the Heritage Assessment which has been undertaken, and includes details in relation to mitigation measures.	
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. Site promoter states that a desk-based Contamination Assessment has been undertaken.	
Flooding/Drainage: The site does not lie within an area identified as at risk of flooding (Flood Zone 1). Site promoter states that SuDS are able to be accommodated, integrated into Green Landscaping.	
Climate/Renewables/Energy Efficiency: Site promoter advises potential to incorporate climate mitigation measures such as energy efficiency and renewable generation, as well as features such as electric vehicle charging points.	
Social Considerations	Neutral Impacts
Housing: The site is being promoted for 105 dwellings and would deliver affordable housing in line with Council policy. The developable area of the site is likely to be limited in light of landscape constraints, with it being assessed that the northern part of the site should be protected from development. This would reduce the overall quantum of development that could be delivered on site.	
Education: There are a number of pre-school / nurseries and a local primary school located within the village of Rudgwick. Bucks Green is within the catchment area of The Weald School, Billingshurst for secondary education. The site promoter has stated that the site can contribute to the delivery of expanded capacity in the area.	
Health: There is a medical centre, dentist and pharmacy within the village of Rudgwick.	
Leisure/Recreation/Community Facilities: Rudgwick and Bucks Green are jointly classified as a 'medium village' in the settlement hierarchy, having a moderate level of services and facilities including a primary school, public houses and village store with a post office. There are a range of sports facilities and a good variety of clubs and societies for all interests and ages. The proposal includes provision for open space for recreation. The site promoter states that there is potential for the site to accommodate play space and provide improvements for ease of access to the nearby community hall and playing fields. An existing Right of Way could also be improved.	
Transport: There is an hourly bus service Monday – Saturday linking the settlement to Guildford and Horsham. There is no Sunday service. Primary access can be taken directly from Guildford Road (A281), with secondary access from Lynwick Street. The site promoter advises that improved pedestrian infrastructure can be provided along Guildford Road as well as improved connections to the Public Right of Way network for walkers and cyclists. Proposal to improve bus services.	
Other Infrastructure: No information provided.	
Economic Considerations	Neutral Impacts
Economy: The site is promoted for housing and as such it would not result in the loss of employment nor will it deliver employment. Bucks Green provides limited local employment opportunities and residents will likely travel by car to work in larger surrounding settlements.	
Retail: The site is promoted for housing and as such it would not result in the loss of retail, nor will it deliver retail. Additional housing in and around Bucks Green and Rudgwick are likely to support the existing facilities to remain viable.	
Site Assessment Conclusion: Rudgwick is classified as a medium settlement in the Council's settlement hierarchy and is assessed as being able to accommodate some	

growth relative to its status in the hierarchy. There are reasonable services within the village including a primary school, public houses and village store with a post office. There are a range of sports facilities and a good variety of clubs and societies for all interests and ages.

Primary access to this site can be obtained from the A281. There is an hourly bus services to the village Monday – Saturday which provides public transport to both Horsham and Guildford.

The site is located within a Bat Sustenance Zone and habitats to maintain feeding habitats for bats would need to be retained. A Preliminary Ecological Assessment has been undertaken and no overriding ecological constraints have been identified. Any development would need to retain existing trees and hedgerows and include an appropriate buffer to the trees protected by Tree Preservation orders to the south east of the site.

There are no identified heritage assets on the site, although there are nearby listed buildings. The impact on the setting of these proposals on these (The Fox Inn, Field Cottage and The Old Cottage, Lynwick Street) would need to be considered as part of any development in this location.

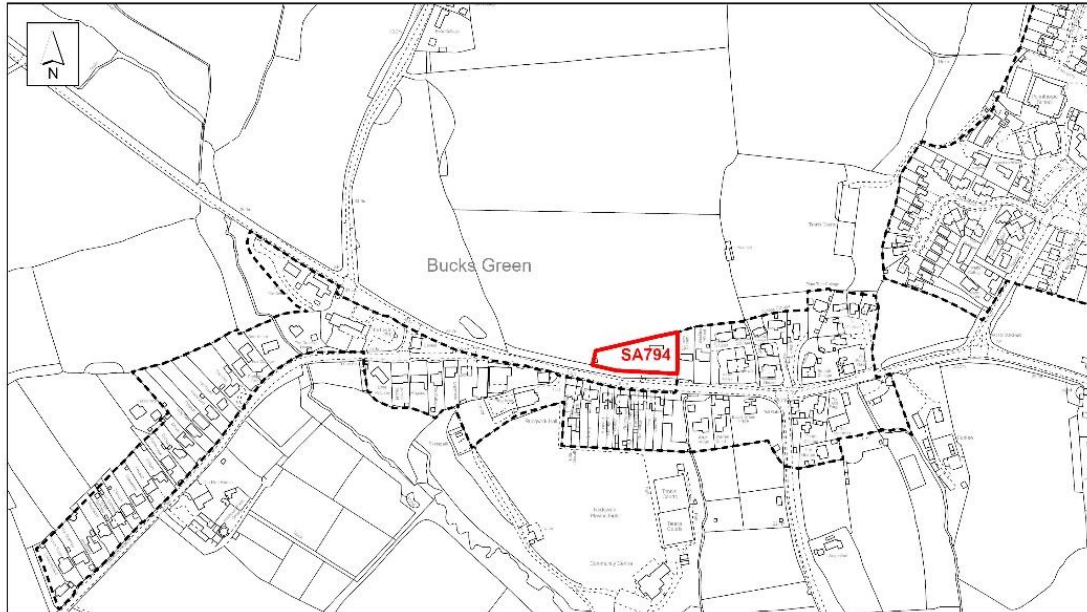
Overall, it is considered there is potential for development on this site. Development should however be confined to the southern portion of the site to retain the linear settlement pattern in this area and enable landscaping to be provided which protects the more open character of the site to the north. The site could have potential for allocation if the overall number of dwellings proposed is limited to around 60. Development would also need to take account of biodiversity and heritage constraints. The site is adjacent to SA794 which has also been assessed as suitable for allocation. The potential to deliver these sites as part of a comprehensive scheme should be considered.

Estimated Housing Numbers: 60

Site Name: The former Pig Farm, Bucks Green

SA794

Site Map:



Horsham District Council

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

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Rudgwick / Bucks Green

Reference No :

Date : 24 August 2023

1:1,000 at A4

Drawing No :

Drawn :

Checked :

Revisions :

Parish: Rudgwick

Site Area: 0.31 hectares

Site Location: The site abuts the built up area boundary of Bucks Green to the east and across Guildford road to other properties in the built up area.

Site Description: The site is relatively flat and is largely surrounded by trees and vegetation. The site is mostly overgrown and in a poor condition and contains dilapidated structures, evidencing its former use as a pig farm.

Environmental Considerations

Neutral Impact

Landscape: The site does not lie within a projected landscape. It lies within an area that the Landscape Capacity Study 2021 identifies as having a Low-Moderate capacity to accommodate small scale housing. The presence of trees on its boundary separates it from open fields to its north.

Biodiversity: The site is bounded by numerous trees protected by TPOs to the south. The land is within a Bat Sustenance Zone which requires habitats to be maintained for the protected Barbastelle Bat. If allocated, this site would require appropriate ecological assessments and suitable protection, mitigation and biodiversity enhancement provided.

Archaeology/Heritage: The site does not contain any heritage assets and it is not thought that development would impact on listed buildings further along Guildford Road to the east.

Environmental Quality: The site lies within the Brick Clay (Weald Clay) Minerals Safeguarding area. It is not known whether the land is a high agricultural quality.

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

Climate/Renewables/Energy Efficiency: No known impacts or clear proposals. Any proposal will be expected to adhere to the Council's climate change policies.

Social Considerations

Neutral Impact

Housing: The site is promoted for 6 semi-detached homes adjoining the existing built up area boundary. Final proposals will need to consider any adopted mix of dwellings policy.

The site would not deliver affordable housing given its size on its own. There would be potential to develop this site as part of a wider comprehensive scheme with the neighbouring site, SA574. The site was subject to a planning application (DC/20/2070) but was refused in 2021.

Education: There are a number of pre-school / nurseries and a local primary school located within the village of Rudgwick. Bucks Green is within the catchment area of The Weald School, Billingshurst for secondary education.

Health: Rudgwick Medical Centre is within a 15-minute walk of the site. There is a dentist and pharmacy within the village.

Leisure/Recreation/Community Facilities: Rudgwick and Bucks Green are jointly classified as a 'medium village' in the settlement hierarchy, having a moderate level of services and facilities including a primary school, public houses and village store with a post office. Rudgwick Village Hall is very close to the site, along with recreational and sporting facilities. A pub lies within walking distance of the site.

Transport: The site is currently accessed by hard standing coming off Guildford Road. Any access for proposed development will need to ensure that this does not interfere with the operation of the adjacent bus stop. The adjacent bus stop benefits from an hourly, weekday service.

Other Infrastructure: No details have been provided in respect of future communication technology.

Economic Considerations

Neutral Impact

Economy: The site would not result in the loss of employment as the land is no longer in use as a pig farm. There is some economic activity near the site but further opportunities would require travel further to another larger settlement such as Horsham town.

Retail: The site would not deliver retail units and, given the small nature of the development proposed, would have little impact on local shops within Rudgwick/Bucks Green. A greater range of retail would require travel.

Site Assessment Conclusion: Rudgwick is classified as a medium settlement in the Council's settlement hierarchy and is assessed as being able to accommodate some growth relative to its status in the hierarchy. There are reasonable services within the village including a primary school, public houses and village store with a post office. There are a range of sports facilities and a good variety of clubs and societies for all interests and ages.

Primary access to this site can be obtained from the A281. There is an hourly bus services to the village Monday – Saturday which provides public transport to both Horsham and Guildford. The bus stop is adjacent to the site.

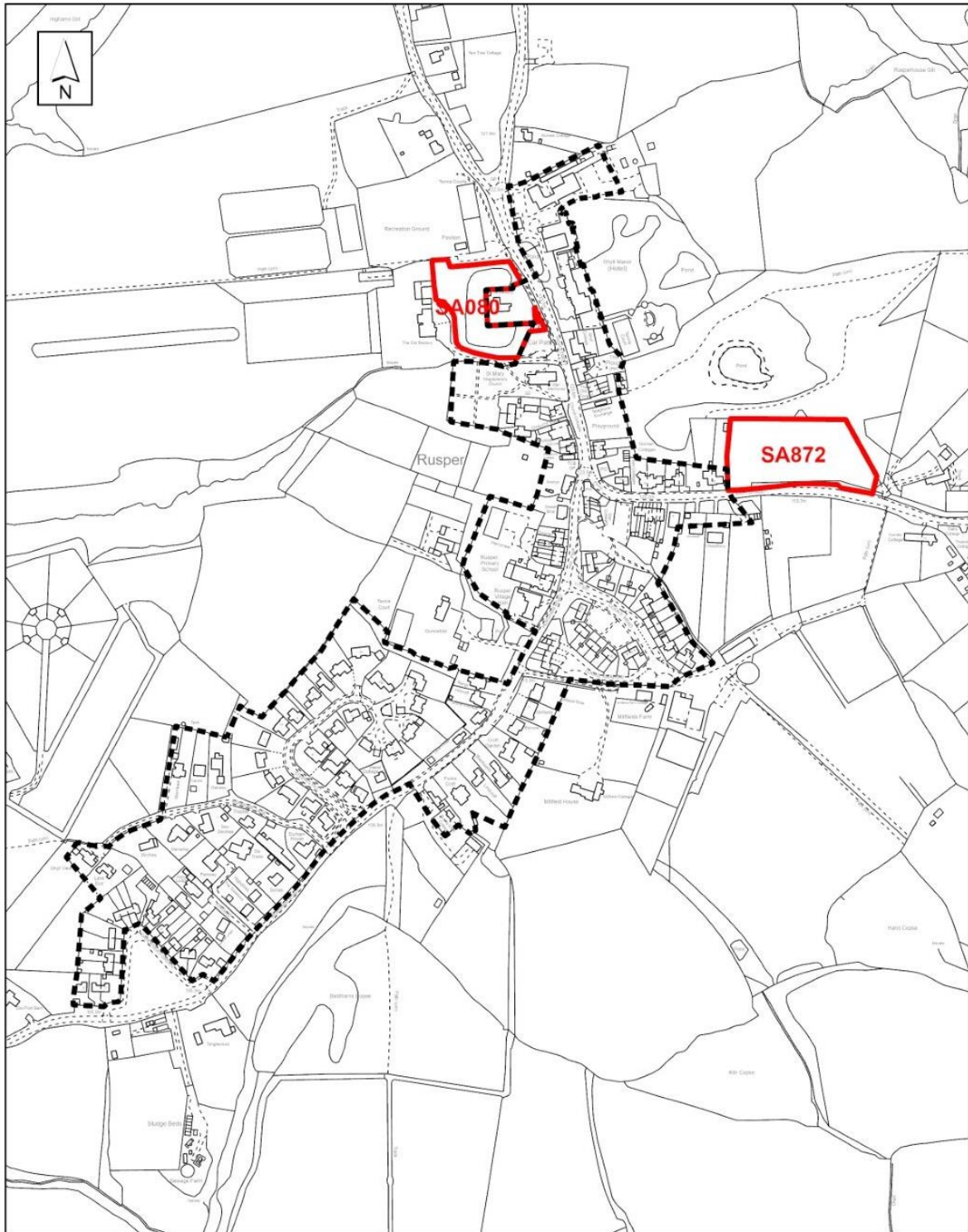
The site does not lie within a projected landscape. It lies within an area that the Landscape Capacity Study 2021 identifies as having a Low-Moderate capacity to accommodate small scale housing. The presence of trees on its boundary separates it from open fields to its north.

The site is bounded by numerous trees protected by TPOs to the south. The land is within a Bat Sustainment Zone which requires habitats to be maintained for the protected Barbastelle Bat. If allocated, this site would require appropriate ecological assessments and suitable protection, mitigation and biodiversity enhancement provided

The site has potential for allocation, though any development should ensure that the operation of the bus stop is not compromised and would require suitable protection, mitigation and biodiversity enhancement. The site is adjacent to SA574 which has also been assessed as suitable for allocation. The potential to deliver these sites as part of a comprehensive scheme should be considered.

Estimated Housing Numbers: 6

Rusper



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

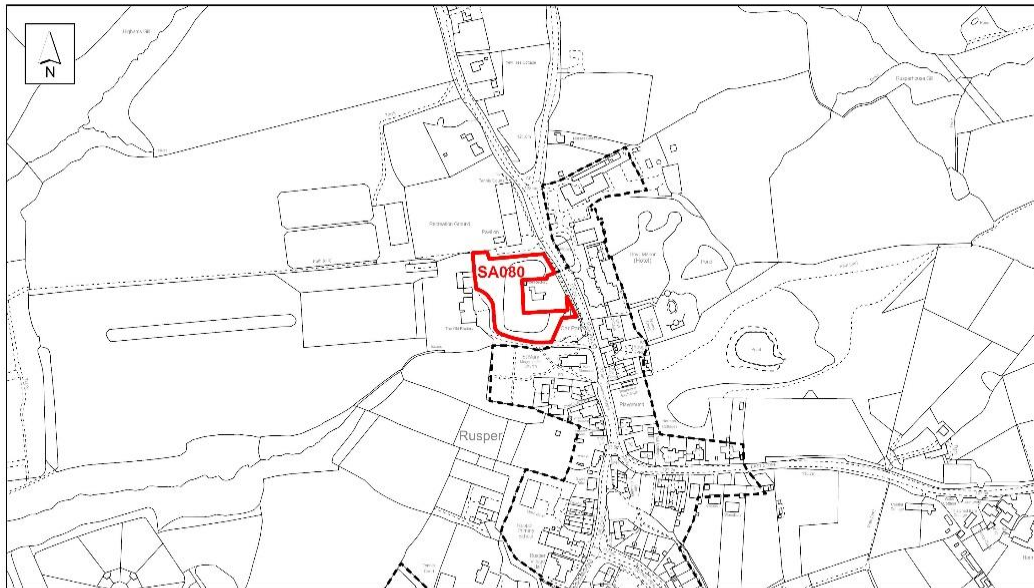
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Local Plan Review 2023	
Rusper	
Reference No :	
Date: 03 November 2023	Scale : 1:5,000 at A4
Drawing No :	Revisions :

Site Name: Ruser Glebe

SA080

Site Map:



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

Site Area: 0.6 hectares

Site Location: The site adjoins the northwest built up area boundary of Ruser.

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 into 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 Ruser Conservation Area. Tennis courts and playing pitches lie to the north. To the immediate 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.

Environmental Considerations

Unfavourable Impacts (potential for mitigation)

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 contain 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. The Council's Landscape Capacity Study (2021) found the site to have no/low landscape capacity with medium to large scale development not appropriate but a more modest development may be appropriate.

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 Ruser Conservation Area. The non-designated heritage asset, The Old Rectory lies to 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. Careful consideration of heritage assets and their setting would need to inform a proposal.

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) Minerals Safeguarding area. The site is not within a Source Protection Zone.	
Flooding/Drainage: The site does not lie within an area identified as at risk of flooding (Flood Zone 1).	
Climate/Renewables/Energy Efficiency: No known impacts or clear proposals. Any proposal will be expected to adhere to the Council's climate change policies.	
Social Considerations	Neutral Impacts
Housing: The site is promoted for residential development for 10-12 dwellings and on a site area of 0.6ha. This is considered appropriate for this village location. A development of this scale is likely to deliver only a modest number of affordable units.	
Education: The site lies within walking distance of Rusper Primary School and is within the catchment for Millais and The Forest secondary schools in Horsham.	
Health: The site will not provide health facilities. There is no GP practice in Rusper and residents are therefore reliant on practices outside of the village. Travel to these practices is not within walking distance but travel by bus to other settlements is an option.	
Leisure/Recreation/Community Facilities: The village has a limited range of services and facilities which are considered to be within easy walking distance of the site . These services and facilities include a primary school, public house, convenience store with Post Office, village hall, church and some sports facilities.	
Transport: The site lies within easy walking distance of a range of services and facilities within the village. A public right of way lies to the north of the site providing access to the surrounding Sussex countryside. There are no dedicated cycling routes within or around the village. There is a limited bus service providing some connectivity to the larger towns of Horsham and Crawley which also offer numerous railway stations. Development in and around Rusper may help to boost the existing bus services. The site has an existing access point from the High Street that serves the adjoining property, The Rectory. Further investigation is required to achieve a satisfactory access that respects the setting of the Conservation Area and local heritage assets.	
Other Infrastructure: No information provided.	
Economic Considerations	Neutral Impacts
Economy: The site is promoted for housing and as such it would not result in the loss of employment, nor will it deliver employment. Rusper provides limited employment opportunities and residents will likely travel by car to work to larger surrounding settlements.	
Retail: The site is promoted for housing and as such it would not result in the loss of retail, nor will it deliver retail. Additional housing in and around Rusper may help to support the existing facilities.	
Site Assessment Conclusion: Rusper is identified as a small village in the settlement hierarchy but is considered able to accommodate a limited amount of development. The village has a limited range of services and facilities which are considered to be within easy walking distance of the site . These services and facilities include a primary school, public house, convenience store with Post Office, village hall, church and some sports facilities. The nearest larger settlements are Horsham and Crawley.	
The site does not lie within or near a protected landscape. It is bordered on most boundaries by semi-mature and mature trees which contain the site from the wider surroundings. The site lies wholly within the Rusper Conservation Area. The non-designated heritage asset, The Old Rectory lies to 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. It is therefore considered that the site could accommodate a very modest amount of development only. Rusper lies in relatively	

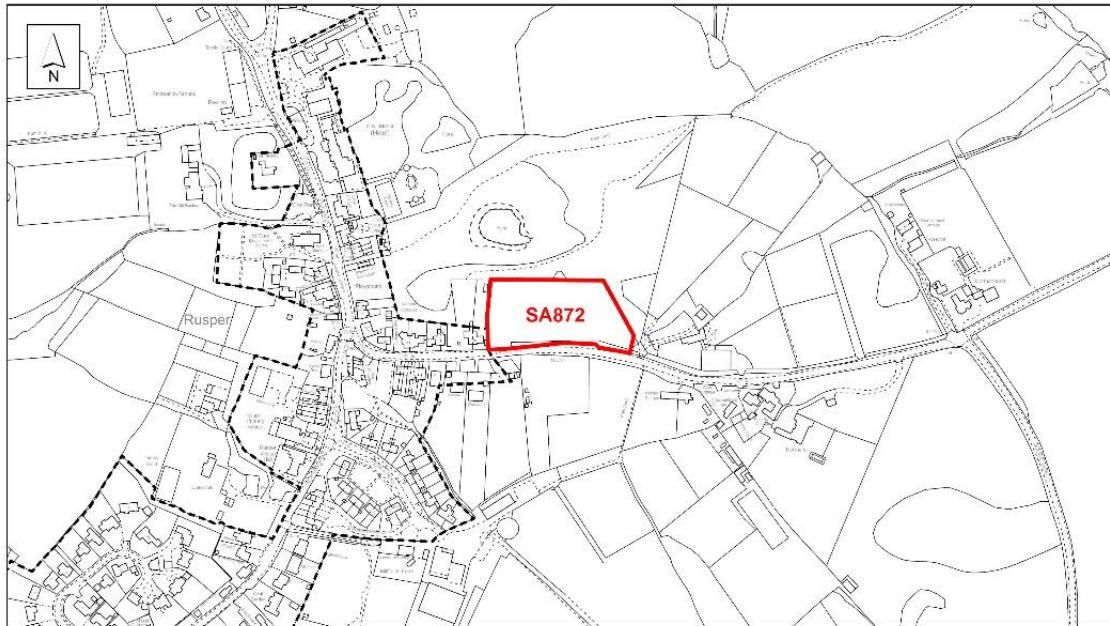
close proximity to Gatwick Airport and sits under flight paths associated with the airport.

The site has potential for allocation subject to issues such as heritage/conservation with development respecting the setting of the conservation area and environmental quality (noise derived from overhead Gatwick air traffic) should be investigated to ensure noise levels are acceptable in planning terms being mitigated.

Estimated Housing Numbers: 12

Site Name: Land north of East Street, Rusper **SA872**

Site Map:



Horsham District Council Parkside, Chart Way, Horsham West Sussex RH12 1RL Barbara Childs - Director of Place	Rusper		
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	Drawing No :	Drawn :	Checked :
			Revisions :

Parish: Rusper

Site Area: 0.9Ha

Site Location: The site lies on the eastern edge of Rusper and north of East Street. The site abuts the eastern edge of the built up area boundary. Rusper village is classified as a smaller village in the settlement hierarchy.

Site Description: The site comprises of an enclosed parcel of land currently use for grazing livestock. The western boundary abuts existing residential development. The northern edge of the site abuts Ghyll Manor Field. A number of mature trees can be found on the southern boundary fronting onto East Street. The site is also relatively flat.

Environmental Considerations	Unfavourable Impacts (potential for mitigation)
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Landscape: The site does not lie within or near a protected landscape. The land is relatively flat and with thick vegetation on the southern boundary limiting views into the site from the public highway. The Council's Landscape Capacity Study (2021) found this area to have low-moderate landscape capacity for housing development. A modest scheme would have some potential provided that visual encroachment into the wider open countryside is minimised.

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 mitigation implemented if it is required.

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

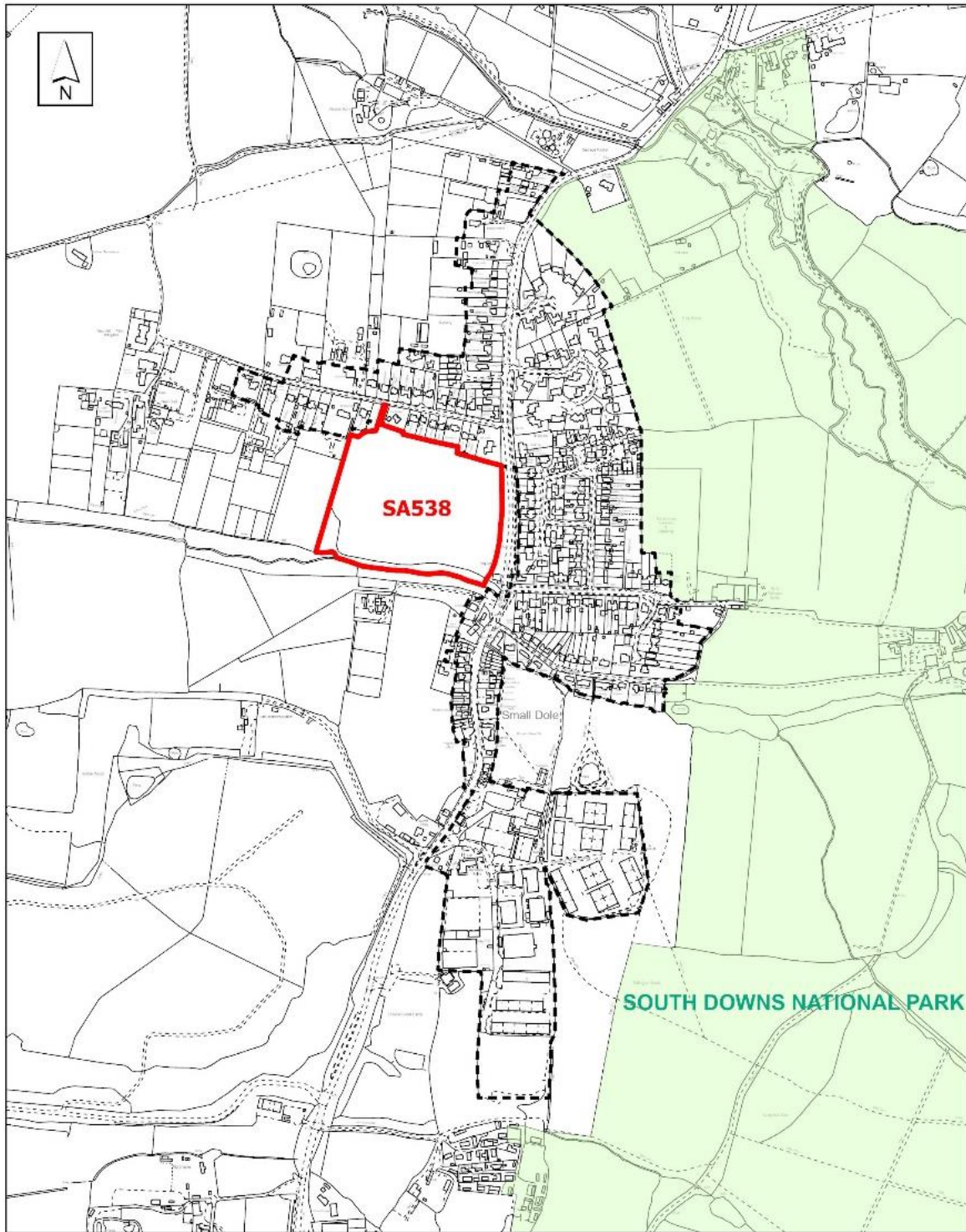
Environmental Quality: The agricultural classification of the site is unknown. Rusper lies in relatively close proximity to Gatwick Airport and sits under flight paths associated with the airport. Mitigation against excessive noise from flight paths should be considered.

Flooding/Drainage: The site does not lie within an area identified as at risk of flooding (Flood Zone 1).	
Climate/Renewables/Energy Efficiency: The site promoter is proposing fabric first design. No further details have been offered	
Social Considerations	Neutral Impacts
Housing: The site is being promoted for 20 dwellings. The density of the development should take into consideration the edge of settlement location. Affordable Housing will be provided in line with local plan policy.	
Education: The site lies within walking distance of Rusper Primary School and is within the catchment for Millais and The Forest secondary schools.	
Health: There is no GP practice in Rusper and residents are therefore reliant on practices outside of the village. Travel to these practices is not within walking distance but travel by bus to other settlements is an option.	
Leisure/Recreation/Community 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. These services and facilities include a primary school, public house, convenience store with Post Office, village hall, church and some sports facilities.	
Transport: The site is relatively close to the village centre but there is no public footway or lighting leading back into the village from the site. There is a limited bus service providing some connectivity to other settlements which offer higher levels services, and bus stops are 130m west of the site. Good pedestrian links to the existing facilities in Rusper are possible and may require off-site improvements. Direct access onto the main village road is possible with minimal impacts. The site promoter has indicated the development would be ready for electric charging. Vehicular access into the site will be from western end of the site ensure safe access.	
Other Infrastructure: The site promoter has not provided any additional information.	
Economic Considerations	Neutral Impacts
Economy: The site is promoted for housing and as such it would not result in the loss of employment nor will it deliver employment. Rusper provides limited employment opportunities and residents will likely travel by car to work to larger surrounding settlements.	
Retail: The site is promoted for housing and as such it would not result in the loss of retail nor will it deliver retail. Additional housing in and around Rusper may help to support the existing facilities to remain viable.	
Site Assessment Conclusion: Rusper is identified as a small village in the settlement hierarchy but is considered able to accommodate a limited amount of development. The village has a limited range of services and facilities which are considered to be within easy walking distance of the site. These services and facilities include a primary school, public house, convenience store with Post Office, village hall, church and some sports facilities. The nearest larger settlements are Horsham and Crawley.	
<p>The site does not lie within or near a protected landscape. The Council's Landscape Capacity Study (2021) found the site to have low-moderate landscape capacity, but development would need to ensure the existing landscape features are protected and enhanced. The site and surrounding land is not designated as important for nature conservation and no overriding ecological constraints have been identified. Should this site come forward for development it is envisage any application should be supported by environmental/ecological survey ascertain the presence of protected species. Where possible mature trees should be retained and support is given to improving biodiversity net gain on this site.</p> <p>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. Rusper lies in relatively close proximity to Gatwick Airport and sits under flight paths associated with the airport.</p>	

It is considered this site has potential for allocation, but any development on the site would need to retain and enhance landscaping biodiversity and have regard to the setting of the Conservation Area and mitigating noise impacts from Gatwick.

Estimated Housing Numbers: 20

Small Dole



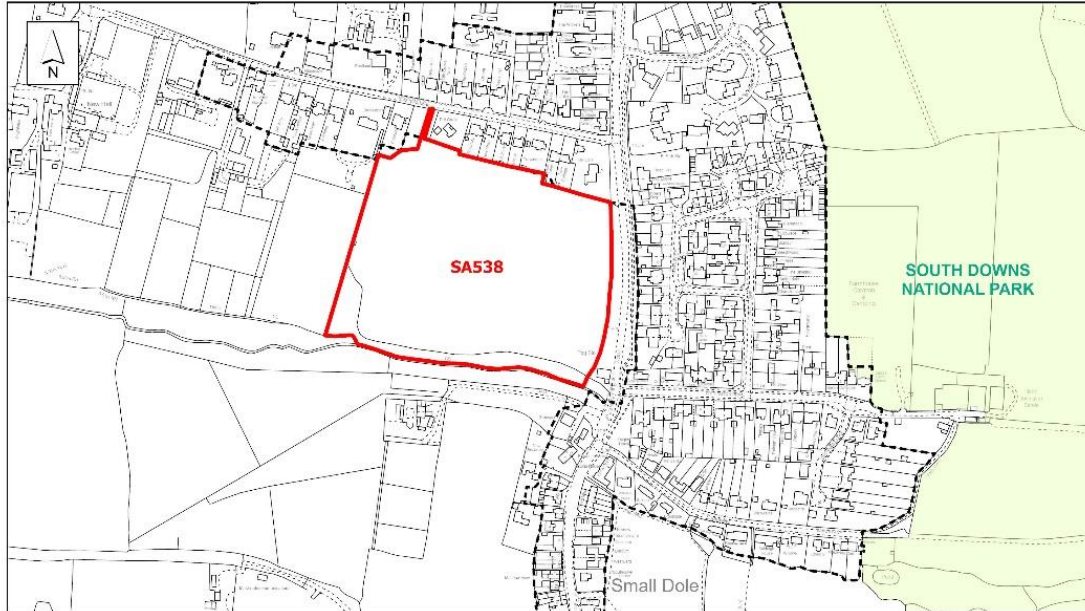
Horsham District Council
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 West Sussex RH12 1RL
 Barbara Childs : Director of Place

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Local Plan Review 2023	
Small Dole	
Reference No :	
Date: 25 August 2023	Scale : 1:8,000 at A4
Drawing No :	Revisions :

Site Name: Land West of Shoreham Road, **SA538**
Small Dole

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 (2023). Ordnance Survey Licence, AC0000820204</small></p>	Small Dole		
	Reference No :	Date : 24 August 2023	1:4,000 at A4
Drawing No :	Drawn :	Checked :	Revisions :

Parish: Upper Beeding

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.

Environmental Considerations **Neutral Impacts**

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 in character but has been assessed as having moderate capacity for small scale housing development in the Landscape Capacity Assessment (2021). 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 public open space and recreation use. Any proposal should also look to minimise any adverse impact on the setting of the national park with the national park boundary located to the east of the village.

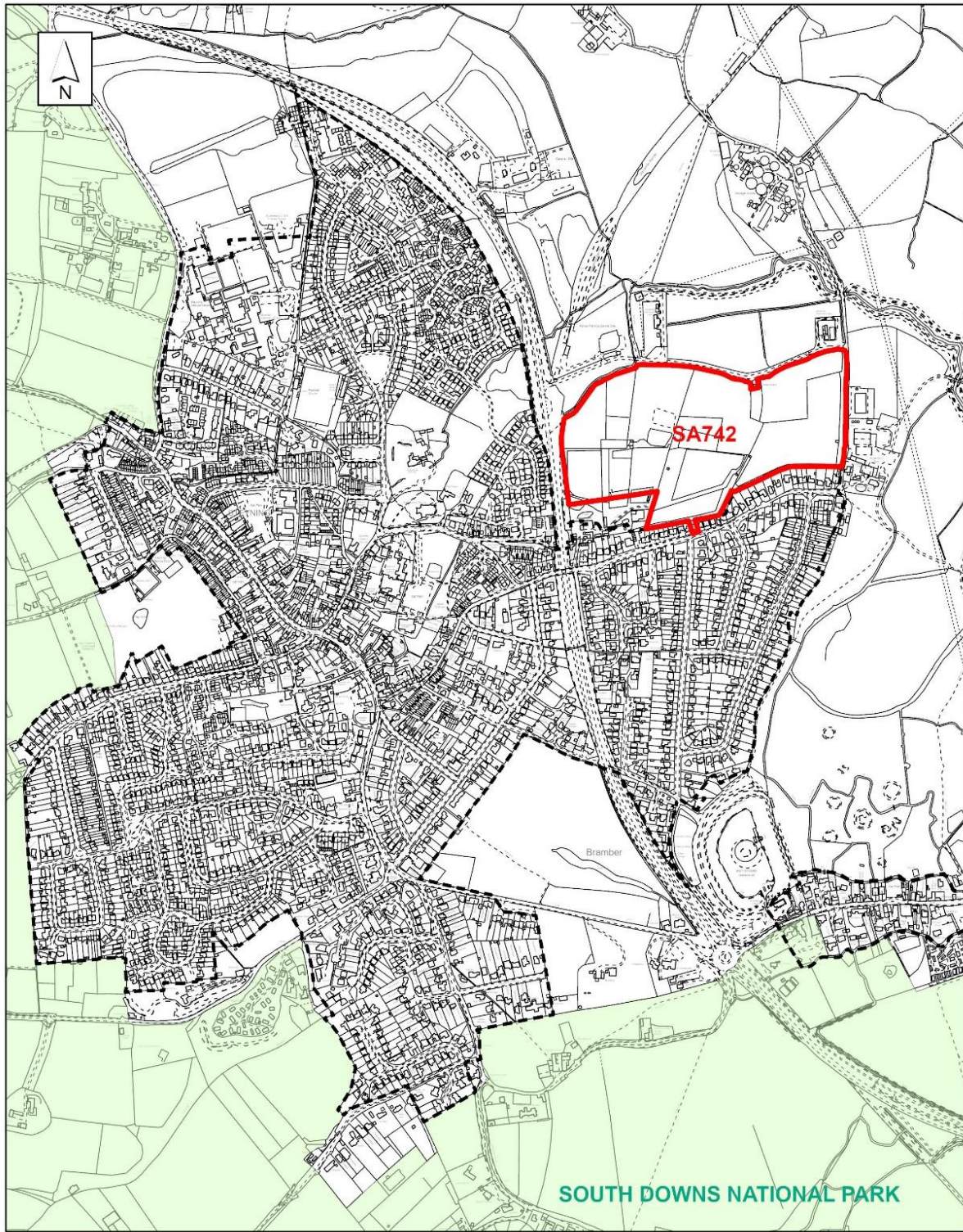
Biodiversity: The site has not been designated as important for nature conservation. The site would need to be subject to further investigation for ecological impacts should the site come forward for development with suitable measures for mitigation and biodiversity net gain put in place.

Archaeology/Heritage: No known constraints or heritage assets are located within the site or adjacent to the site.

Environmental Quality: The site is greenfield with some mature woodland bordering the

site. There are no other known constraints.	
Flooding/Drainage: The site does not lie within an area identified as at risk of flooding (Flood zone 1). There is indication of some surface water flooding on the southern boundary which should be addressed through the implementation of sustainable drainage systems. Opportunities to improve biodiversity are strongly supported.	
Climate/Renewables/Energy Efficiency: No known impacts or clear proposals. Any proposal will be expected to adhere to the Council's climate change policies.	
Social Considerations	Neutral Impacts
Housing: The site is being promoted for around 40 homes. Any proposal would be expected to policy compliant regarding affordable housing provision.	
Education: Small Dole has no school and would be reliant for provision in Upper Beeding and Steyning for Primary and Secondary education.	
Health: There are no local health facilities and residents would be reliant on services in neighbouring settlements.	
Leisure/Recreation/Community Facilities: Small Dole has some local amenities including, village hall and sports pitches and the development could provide recreation and open space.	
Transport: Access could be attained directly onto the A2037 subject to any highway issues being mitigated. Small Dole has an hourly (Mon-Sat) bus services to higher level settlements including Henfield and Burgess Hill.	
Other Infrastructure: A medium gas pipeline runs along the eastern boundary, and this would need to be taken into account in proposed site layout.	
Economic Considerations	Neutral Impacts
Economy: The site is a greenfield site promoted for housing and as such it would not result in the loss of employment, nor will it deliver employment. Small Dole does provide local employment opportunities including Mackleys Industrial Estate and Henfield Business Park located to the north of the village although some residents will likely travel by car to work in larger surrounding settlements like Worthing or Brighton.	
Retail: The site is promoted for housing and as such it would not result in the loss of retail, nor will it deliver retail. There is some convenience retail located within Small Dole and there is the local Post Office, but a greater range of shops would require travel to settlements placed higher in the settlement hierarchy.	
Site Assessment Conclusion: The site is generally well contained in the landscape. Any development on this site should seek to retain the mature tree belts. The site is within the setting of the South Downs National Park. It is considered that access could be attained directly onto the A2037.	
The site has potential for housing development subject to issues concerning landscape and surface water flooding being addressed in a satisfactory manner. Development should only be allowed on the eastern proportion of the site with the majority of the western end of the site given over to public open space for recreation usage. Development should be avoided on the southern boundary where surface water can accumulate and should be mitigated through the implementation of SUDS.	
Estimated Housing Numbers: 40	

Steining



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Local Plan Review 2023
 Steining

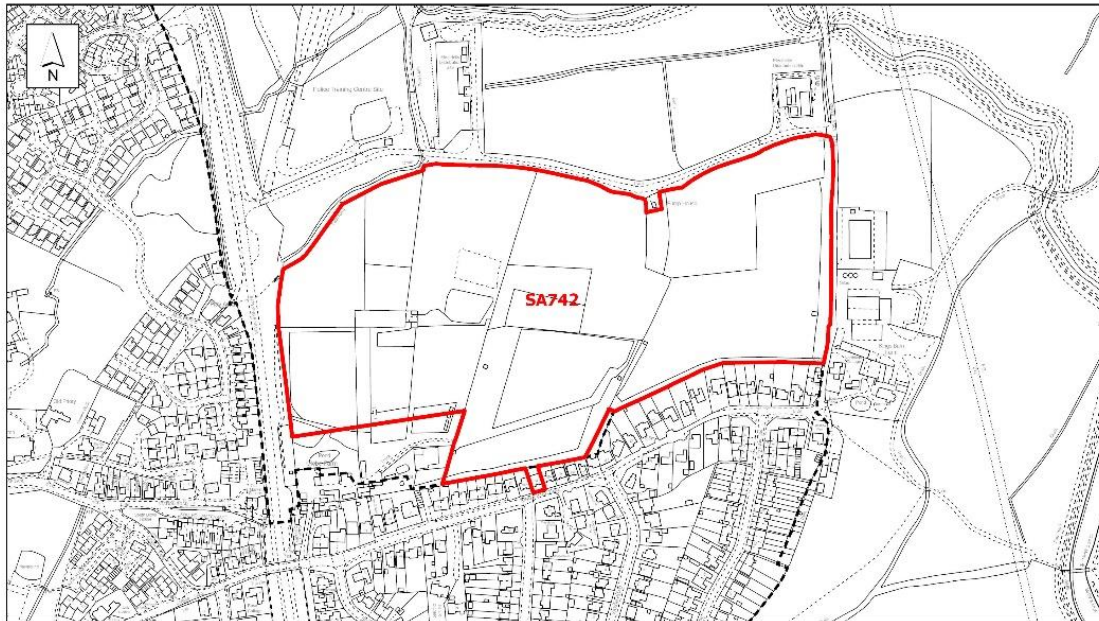
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Reference No :	
Date: 25 August 2023	Scale : 1:10,000 at A4
Drawing No :	Revisions :

Site Name: Land at Glebe Farm

SA742

Site Map:



Horsham District Council Parkside, Chart Way, Horsham West Sussex RH12 1RL Barbara Childs : Director of Place	Steyning		
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	Drawing No.:	Drawn:	Checked:
			Revisions:

Parish: Steyning

Site Area: 13.5 hectares

Site Location: The site is located immediately to the north and east of Steyning village. The site is bounded by existing residential development to the south along Kings Barn Lane and the Steyning By-Pass (A283) to the west. Kings Barn Lane also runs along the site's eastern boundary, beyond which is open countryside. The entire site is located outside of the Built-Up Area Boundary but abuts the settlement edge on its western and southern boundary. The site is bisected from the main body of Steyning village by the single-carriageway A283 Steyning bypass which currently operates at national speed limit.

Site Description: The site comprises farmland which falls within the ownership of Glebe Farm. The site is currently used as a paddock for grazing and is undulating in nature. A public right of way (No. 2585) runs along the site's north-western boundary providing a pedestrian connection to Steyning.

Environmental Considerations

Unfavourable Impacts (potential for mitigation)

Landscape: The Landscape Capacity Assessment (2021) has identified the site to be located within an area moderate capacity for medium-scale housing development. The site is relatively contained with the topography undulating across the site. Careful mitigation would need to be taken to limited wider visible intrusion into surrounding areas and take account of significant views, and in particular respond sensitively to the setting of the South Downs National Park, with which the site has a close relationship. As much as possible of the tree belts, topography, existing hedgerows and mature vegetation would need to be retained and used to assist with softening the appearance of the development. Careful design and layout would be required in responding to the sensitive setting.

Biodiversity: The site and surrounding land is not designated as important for nature conservation. There is a local wildlife site located to the east of the site. A landscape led approach with a commitment to biodiversity net gain would be supported and would be

integral to any scheme. Opportunities to improve green infrastructure and green corridors/public open space should be explored.	
Archaeology/Heritage: Northfield Cottage is a Grade II listed building located to the south east of the site. Due consideration of the setting of this heritage asset would be required should the site be allocated. Sympathetic design and layout would be needed to minimise the impact on the heritage asset/listed building with the setting of the listed building integral to potential site layout.	
Environmental Quality: There are existing electrical sub-stations north of the site which have associated high voltage 132kV electrical cabling in the north-west of the site as well as some 11kV HV cabling traversing the site which could be accommodated or diverted. A medium pressure gas main has been identified with the promoter stating this area would be incorporated into the public open green space. Any proposal and layout should take these into consideration.	
Flooding/Drainage: The site does not lie within an area identified as at risk of flooding (Flood zone 1). Any localised surface water flood risk will need to be mitigated through the implementation of SUDs and would be an opportunity to provide further net gains in biodiversity.	
Climate/Renewables/Energy Efficiency: No specific information has been provided on this subject area. Any allocation of this site would need to adhere to the HDC policies to meet the climate change agenda.	
Social Considerations	Favourable
Housing: The site promoter is proposing 265 homes and development would be expected to deliver a policy compliant quantum of affordable housing. The delivery of 265 homes would contribute positively to meeting a local housing need in one of the district's larger settlements. The site is subject to a live planning application (DC/21/2233)	
Education: The site is not promoting any education provision. Steyning CE Primary School and Steyning Grammar School are both within the catchment area of SA742. The site is located to the south east of both schools and contributions would be sought to improvement pedestrian connectivity and safety from the site back to main body of the village where the schools are located should the site be allocated. Both schools are within walking distance from the scheme.	
Health: There is a medical practice located in the village. The medical centre is located to the west of the site in the main body of the village and within reasonable walking distance.	
Leisure/Recreation/Community Facilities: Steyning is considered to be larger village and is relatively well served with local community amenities including a leisure centre, local sports pitches, allotments, community centre and a large number of clubs and societies. The site is currently bisected from the main village by the A283 which is single carriageway and national speed limit. The Council would expect proposals to improve physical connectivity through contributions towards pedestrian and cycling infrastructure so local residents can cross the A283 using logical desire lines in a safe and sustainable manner.	
Transport: The site is in reasonable walking distance of the services and facilities in Steyning. There is an hourly bus service to Shoreham and Brighton (Mon-Sun) and between Billingshurst and Burgess Hill (Mon-Sat). The nearest railway station is in Shoreham-by-Sea. It is proposed to take vehicular access for the wider site directly from the A283 Steyning bypass in the form of a three-arm roundabout junction, with no significant issues or concerns identified. Additional active travel and emergency access is proposed onto Kings Barn Lane. There is an opportunity to improve connectivity in particular for pedestrians and cyclists to travel into the village safely, by means of formalised crossing facilities in the north-west corner of the site which would also help improve leisure access to Steyning via PRow 2729. Furthermore, associated road infrastructure measures may also help reduce excessive vehicular speeds along the A283 especially at other existing crossing points over the relief road located to the south of the site (in particular PRow 2729).	
Other Infrastructure: No further information provided.	
Economic Considerations	Neutral Impacts

Economy: Steyning is a local hub for many surrounding settlements and its status is reflected in its position in the settlement hierarchy which identifies the village as being a Smaller Town/Large Village. There are local employment opportunities available, but some residents will require travel to larger settlements along the coastal region or up to London, Horsham or Gatwick for employment opportunities. No employment is being provided onsite but additional growth in the village are expected to sustain local jobs within the village by providing additional vitality and viability in the community.

Retail: No retail provision provided onsite. The village is classified as a small town/larger village in the settlement hierarchy and the village is well served with a supermarket, convenience store and post office which is within reasonable walking distance. The main body of the village is located to the west of the Steyning Relief Road although the village centre can also be accessed from Kings Barn Lane.

Site Assessment Conclusion: Steyning is classified as a larger village. The settlement has a good range of services and facilities including a primary school, GP surgery, leisure centre and a range of shops in the village centre. The settlement is therefore considered to be able to accommodate reasonable levels of development. The site is considered to be within reasonable walking distance of many of these facilities. The village is served by regular bus services to the coast and through Horsham District from Billingshurst and towards Burgess Hill. The nearest station is in Shoreham by Sea. The site could be accessed from the A283, with secondary active travel and emergency access from Kings Barn Lane.

The site is located within assessed as having moderate capacity for medium-scale housing development. The site is relatively contained with the topography undulating across the site but would need to be designed to minimise the impact of the nearby South Downs National Park, with which the site has a close relationship.

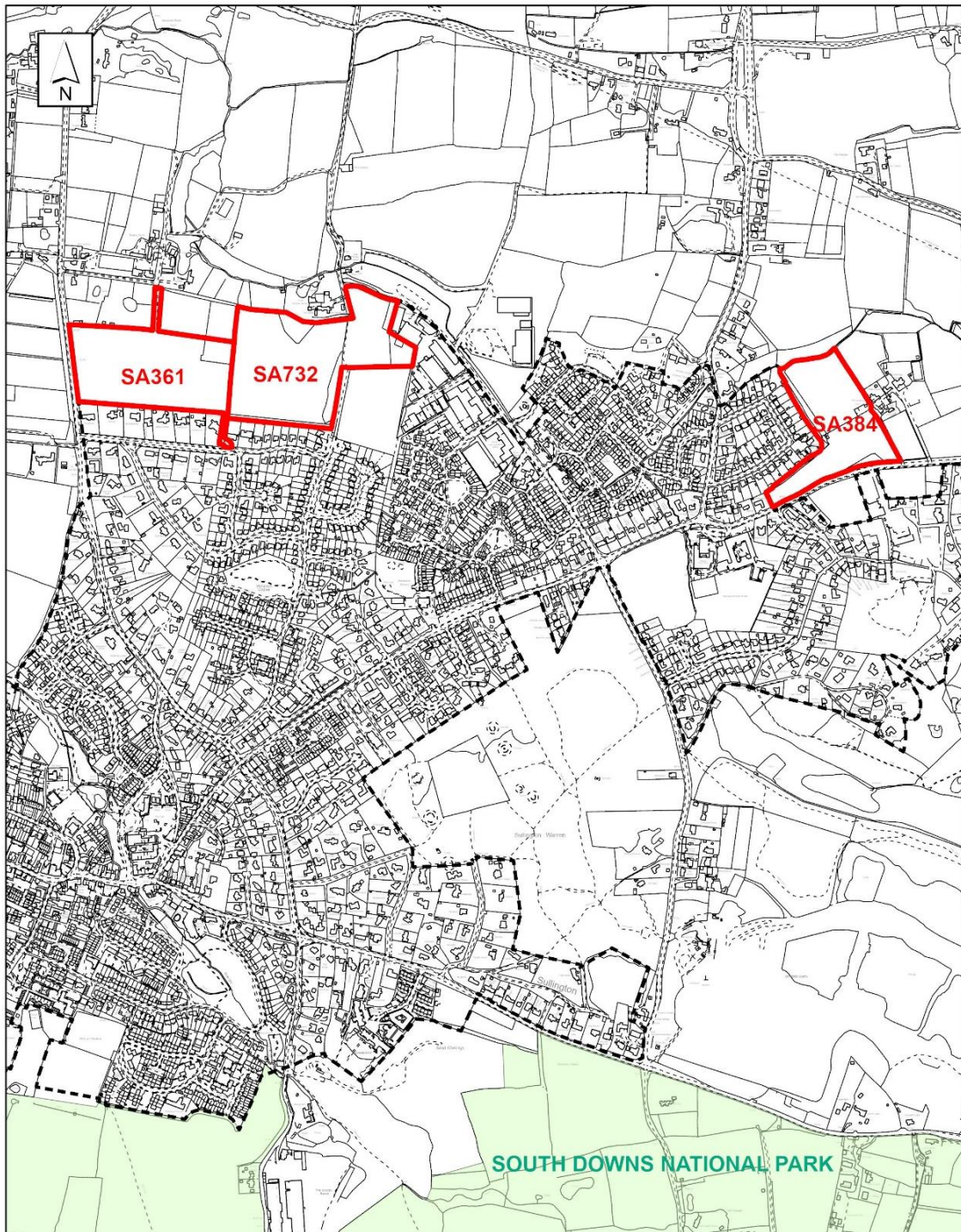
The site and surrounding land are not designated as important for nature conservation and there are not considered to be any overriding ecological constraints preventing the allocation of this site. Any development would need to ensure there are no impacts on the local wildlife site located to the east of the site and be designed to deliver biodiversity enhancements.

Northfield Cottage is a Grade II listed building located to the southeast of the site. Due consideration of the setting of this heritage asset would be required should the site be allocated to minimise the impact on the heritage asset/listed building.

The site is considered to have potential for allocation if opportunities to address issues concerning improving environment quality, provide safe vehicular access, support biodiversity net gain and improve pedestrian and cycle connectivity back into the village centre are taken up. Any scheme should also be a landscape-led proposal with green infrastructure provision as a key component of any proposal. Views across to the South Downs should also be integral to any consideration of site layouts appropriate to this location.

Estimated Housing Numbers: 265

Storrington, Sullington and Washington



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

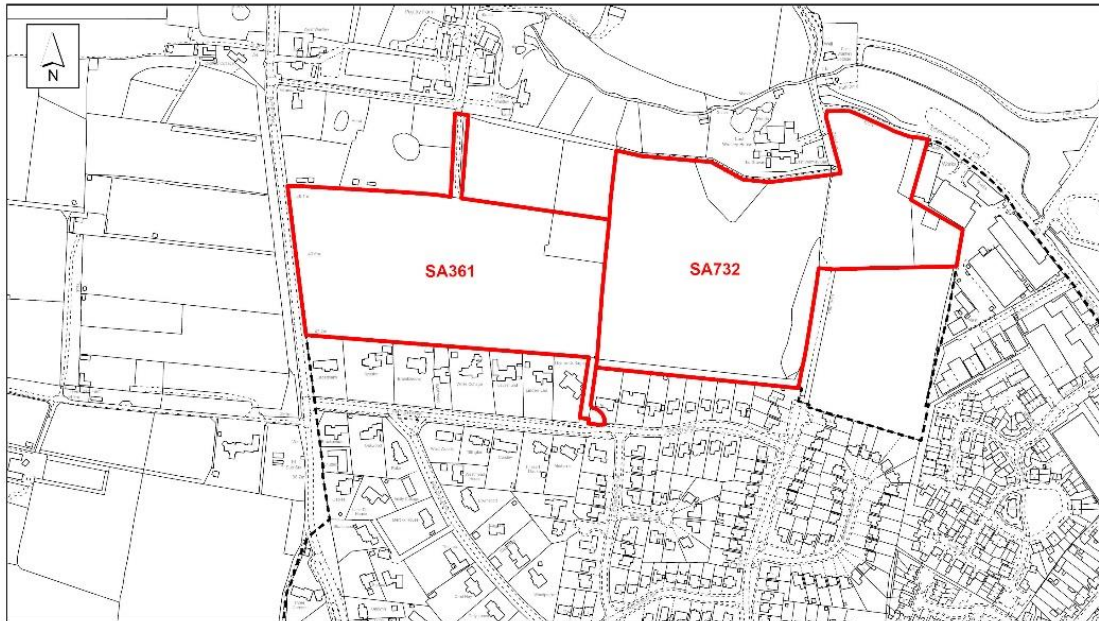
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Local Plan Review 2023	
Storrington & Sullington	
Reference No :	
Date: 25 August 2023	Scale : 1:10,000 at A4
Drawing No :	Revisions :

Site Name: Land North of Melton Drive

SA361/SA732

Site Map:



Horsham District Council

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

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Storrington and Sullington

Reference No :

Date : 24 August 2023

1:1,000 at A4

Drawing No :

Drawn :

Checked :

Revisions :

Parish: Storrington and Sullington

Site Area: 10.7 hectares

Site Location: The site comprises of agricultural fields that once formed part of a poultry farm and is located on the northern built-up edge of Storrington. The main part of the site is generally level and the northern parts are crossed by electricity cables in a north-east to west direction. The centre of Storrington is located about 1km to the south where there is a good range of local shops and community/leisure facilities. The settlement of West Chilmington Common is to the north of the northern boundary of the appraisal site. The northern boundary of the South Downs National Park is located approximately 2km to the south of the promotion site.

Site Description: The site comprises of two separate parcels of land (SA361 and SA732) and lies within the countryside adjoining the northern Built-up Area Boundary of Storrington & Sullington. The northern and eastern boundaries are mainly defined by a mix of trees and hedgerows. The southern boundary predominately backs onto the rear gardens of the residential properties in Melton Drive. This boundary is partly defined by a mix of trees, hedgerows and fences. Fryern Road runs along the full extent of the western boundary which is marked by a chain link fence. To the north of the site there are several sporadically located residential properties and agricultural buildings interspersed with small paddocks, gardens, ponds and woodland. A grade II* listed building (West Wantley House) is located about 100m to the north of the site and East Wantley Farm (containing a former farmhouse which is Grade II listed) is located about 250m to the north-east. To the east the site abuts Land to the north of Downsview Avenue which was allocated for approximately 60 dwellings in the 'made' Storrington, Sullington and Washington Neighbourhood Plan and has outline planning permission.

Environmental Considerations

Unfavourable Impacts (potential for mitigation)

Landscape: The 'made' Storrington, Sullington & Washington Neighbourhood Plan includes a Green Gap Policy between Storrington and West Chilton (Policy 9: Green Gap) to retain a viable gap between settlements. There is no intervisibility between the two settlements with undulating topography and intervening woodland preventing direct sight lines between the two villages. Nevertheless, the landscape sensitivity to development is high with visual intrusion into the wider countryside should be kept to a minimum. The HDC Landscape Capacity Assessment (2021) indicates a low capacity for change, however the 'made' neighbourhood plan allocation 'Land North of Downsview' to the immediate east of SA732 lies within the gap and has presented an opportunity to consolidate the northern edge of the village with a sympathetic landscape-led proposal which would prevent further intrusion into the gap. A buffer between the heritage assets and any proposed development would reduce any

Biodiversity: The site is not designated as important for nature conservation however the site lies within a Bat Sustenance Zone. There will be a requirement to maintain feeding habitats for bats. Further detailed ecological assessment work would be necessary should the site be allocated, in order to ensure that suitable mitigation and biodiversity net gain can be achieved. There should be consideration of potential impacts of surface water discharges on the nearby Hurston Warren SSSI.

Archaeology/Heritage: The site does not contain any designated heritage assets within its curtilage but the Grade II Listed Building (East Wantley House) and Grade II* West Wantley House are located to 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 which the site promoter has acknowledged and would be subject to appropriate mitigation to preserve the setting of the listed buildings. The developer is proposing to re-create lost landscape features such as the historic orchard to the south of West Wantley Houses and where appropriate strengthening existing historic field boundaries including the extension of the historic droveway.

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. Storrington has an AQMA designated in the centre of the village and any development would be required to demonstrate that it does not contribute to a further deterioration of local air quality. Any development proposal will be expected to take account of the Council's Air Quality Management guidance.

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

Climate/Renewables/Energy Efficiency: The site promoter has not put forward any further information on this matter. Any allocation of this site would need to adhere to the HDC policies to meet the climate change agenda.

Social Considerations	Neutral Impacts
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Housing: Both SA361 and SA732 are expected to be progressed in a comprehensive manner for approximately 70 dwellings including affordable housing provision. This is a reduction from initial proposals for 110 dwellings, to take into account landscape constraints.

Education: Storrington village has a number of pre-school nurseries, access to a primary school and is within the catchment area of the Steyning Grammar School. The site is within reasonable walking distance to Storrington First School which is located approximately 1km to the south of site.

Health: There is a doctor's surgery operating within the village and is a hub for many satellite villages in the wider locality. The Glebe surgery is located to the south-west of the site (approximately 1.5km distant).

Economy: The site is promoted for housing and as such it would not result in the loss of employment, nor will it deliver employment. Storrington and Sullington provides some local employment opportunities, however, some residents will likely travel by car to work in larger surrounding settlements.

Retail: The village is well served with supermarkets, post office and local shops available to local residents as well as serving the wider hinterland beyond the village. The site is promoted for housing and as such it would not result in the loss of retail, nor will it deliver retail. Additional housing in and around the village may help to support the existing facilities to remain viable. The site is within reasonable walking distance to the village centre located to the south.

Leisure/Recreation/Community Facilities: The site lies in close proximity to the urban boundary of Storrington which, together with Sullington, is classified as a large village, 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 resident's day to day needs. The site is within walking distance of the village centre and centres of employment.

Transport: Vehicular access would be delivered off Fryern Road. Investment in infrastructure for pedestrians and cyclists with stronger connections with the surrounding locality and into the centre of the village would be required. A local bus stop is located approximately 0.5 miles away and there are reasonable (generally hourly daytime) bus services to a number of nearby settlements and larger towns including Worthing. The village is well connected to the main road network. The site has reasonable connections to A283/A24 putting local residents from Storrington who have access to a car relatively close to large population centres at Horsham Town, Brighton, Shoreham and Worthing.

Other Infrastructure: No further information provided.

Economic Considerations

Neutral Impacts

Economy: The site is promoted for housing and as such it would not result in the loss of employment nor will it deliver employment. Storrington and Sullington provides some local employment opportunities, however, residents will likely travel by car to work in larger surrounding settlements. The village is well connected to the strategic road network and has close connections to A283/A24 putting local residents from Storrington relatively close to large employment centres in Horsham Town, Brighton or Worthing.

Retail: Storrington is proposed to be designated as a larger village in the settlement hierarchy as the village is well served with a supermarket, post office and local shops available to local residents as well as serving the wider hinterland beyond the village. The site is promoted for housing and as such it would not result in the loss of retail, nor will it deliver retail. Additional housing in and around the village may help to support the existing facilities to remain viable.

Site Assessment Conclusion: Storrington is classified as a larger village. The settlement has a good range of services and facilities including a primary school, GP surgery, leisure centre and a range of shops in the village centre. The settlement is therefore considered to be able to accommodate reasonable levels of development. The site is considered to be within reasonable walking distance of many of these facilities although enhanced pedestrian and cycling facilities would be required as part of any allocation. Vehicular access can be delivered off Fryern Road. The village is well connected to the strategic road network, and there is a reasonable bus service.

The HDC Landscape Capacity Assessment (2021) indicates a low capacity for change in the wider area. In addition, 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. There is no intervisibility between the two settlements with undulating topography and intervening woodland preventing direct sight lines between the two villages. The 'made' neighbourhood plan allocation 'Land North of Downsview' to the immediate east of SA732 within the gap has presented an opportunity to consolidate the northern edge of the village with a sympathetic landscape-led proposal with provision of open space should be pursued on the northern half of both sites which would present an improved transition to undeveloped countryside and a natural buffer to

local heritage assets.

The site is not designated as important for nature conservation, however; the site does lie within a Bat Sustenance Zone. There will be a requirement to maintain feeding habitats for bats. Further detailed ecological assessment work would be necessary should the site be allocated, in order to ensure that suitable mitigation and biodiversity net gain can be achieved. There should be consideration of potential impacts of surface water discharges on the nearby Hurston Warren SSSI.

The site does not contain any designated heritage assets within its curtilage but the Grade II Listed Building (East Wantley House) and Grade II* West Wantley House are located to north of the site. Although separated by a row of trees, the impact of development on the setting of this building would require appropriate mitigation to preserve the setting of the listed buildings. This is considered to limit the total level of development which can come forward in this location.

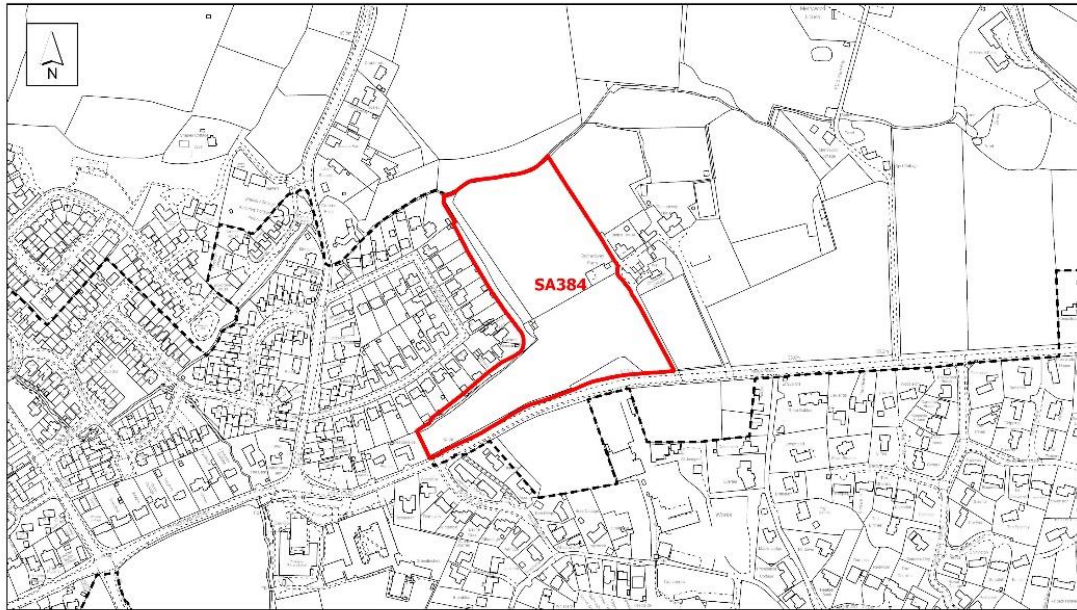
Storrington village centre is designated as an AQMA. Any development would need to take account of this designation and actively ensure development does not impact on the poor air quality in this area and be designed to be in accordance with the Council's Air Quality Management Guidance.

Land north of Melton Drive is considered to have potential for allocation subject to landscape-led comprehensive scheme focused on the southern section of the site. Development would need to be landscape led and adequately address landscape biodiversity, archaeology/heritage, air and environmental quality.

Estimated Housing Numbers: 70

Site Name: Land at Rock Road, Storrington **SA384**

Site Map:



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

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Storrington and Sullington			
Reference No :	Date : 24 August 2023	1:4,000 at A4	
Drawing No :	Drawn :	Checked :	Revisions :

Parish: Thakeham

Site Area: 3.25 hectares

Site Location: Although in Thakeham Parish, the site is adjacent to the built-up area boundary of Storrington and Sullington located north of Rock Road.

Site Description: The site comprises of two agricultural fields, with a barn located in the centre of the site on the eastern boundary. The northern field is relatively flat with the southern field having a gentle slope which runs in a south west direction. To the west and south lies the village of Storrington and Sullington. Land to the north is agricultural fields. The north, west and southern boundaries are screened by a well-established hedgerow which incorporates mature trees. The eastern boundary is defined by an existing farm lane and an established hedgerow. Rock Road runs along the southern boundary. Three dwellings lie directly to the east.

Environmental Considerations	Unfavourable Impacts (potential for mitigation)
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Landscape: The site consists of two separate agricultural fields, both of which are relatively open in character. The majority of the site is bounded by well-defined hedgerows incorporating a large number of mature trees giving the characteristics of countryside rather than connection to the built environment itself. The Council's Landscape Capacity Study (2021) found the site to have low-moderate capacity for development. Any proposal should be a landscape and ecology led which seeks to provide extensive landscaping and biodiversity gains. The promoter's current proposal is for low-medium density housing, with development filtering out to a lower density in the eastern area to form a soft edge with the surrounding countryside.

Biodiversity: The site and surrounding land is not designated as important for nature conservation. The site does lie within a Bat Sustenance Zone requiring the retention and maintenance of feeding habitats for bats. A Tree Preservation Order, covering a number

of trees, is located within an adjoining property of the south-west corner of the site and would require a Root Protection Area. If progressed as a development site appropriate ecological assessments will be needed and suitable protection and mitigation and biodiversity enhancement will be required.

Archaeology/Heritage: An Archaeological Notification Area is located south of the site and a Grade II Listed Building (Penfolds) is located to the south west. A Heritage Statement and an Archaeological Survey would be necessary as part of any application. The setting of the Listed Building will need to be respected, and any site layout will need to take account of its setting.

Environmental Quality: The location of the site is relatively quiet with some traffic noise from Rock Road. Rock Road connects to the Storrington Air Quality Management Area Storrington has an AQMA and any development would be required to demonstrate that it does not contribute to a further deterioration of local air quality. Any development proposals will be expected to take account of the Council's Air Quality Management guidance. The site lies within Soft Sand and Building Stone Minerals Safeguarding Area, any development would need to ensure there is no adverse impact on these resources.

Flooding/Drainage: The site does not lie within an area identified as at risk of flooding (Flood Zone 1). SuDS will be provided on site to mitigate against localised surface water flooding.

Climate/Renewables/Energy Efficiency: Support is given to low carbon and/or renewable technologies considered appropriate in order to achieve the reduction in CO2 emissions. Enhanced building fabric and thermal installations will minimise energy use and carbon emissions. It follows any allocation of this site would need to adhere to the HDC policies to meet the climate change agenda.

Social Considerations

Neutral Impacts

Housing: The site would provide a significant contribution to housing supply and would be expected to deliver a policy-compliant level of affordable housing. The promoter has indicated dwellings will be designed to enable access for people with disabilities including internal layouts to allow wheelchair or mobility impaired access. It is proposed that the site would be developed in 2 phases and will adhere to affordable housing requirements.

Education: There are a number of pre-school/nurseries located within the village. Storrington has a primary school and Thakeham Primary School is located to the south-west of the site. Storrington & Sullington are within the catchment area of Steyning Grammar School for secondary education. The lower school (years 7 & 8) of the Grammar School have a campus 300m from the proposed site.

Health: Storrington and Sullington have The Glebe Surgery, as well as a number of dentists and pharmacies. The Glebe Surgery is approximately 2km to the south-west.

Leisure/Recreation/Community Facilities: Storrington and Sullington is classified as a larger village in the settlement hierarchy, having a good range of services and facilities including a primary school, doctor's surgery and library albeit most of these are some 1.5km distant from the site. There are a range of sporting facilities and a large variety of clubs and societies for all interests and ages.

Transport: There are reasonable bus services linking the village to larger settlements including Worthing albeit the village bus station is some 1.5km distant. A number of community transport schemes are also in place. A new vehicular access would be created from Rock Road. Paved footways are present along the south side of Rock Road. Car and cycle parking would have to be provide in line with local parking standards. The village is well connected to the main road network and has close connections to A283/A24. Support is given to the promotion of active travel measures to encourage non-vehicular connections to the village centre.

Other Infrastructure: No further information is provided. Any proposal will be expected to adhere to the Council's climate change policies.

Economic Considerations

Neutral Impacts

Economy: The site is promoted for housing and as such it would not result in the loss of

employment, nor will it deliver employment. Storrington and Sullington provides some local employment opportunities, however, residents will likely travel by car to work in larger surrounding settlements. The village is well connected to the main road network and has good connections to the A283 and A24 putting local residents from Storrington with access to a car relatively close to large employment centres in Horsham Town, Brighton, Shoreham or Worthing.

Retail: The site is promoted for housing and as such it would not result in the loss of retail, nor will it deliver retail. Additional housing in and around the village may help to support the existing facilities to remain viable. Storrington is a large village and meet everyday needs. The local high street is located to the south west of the site and is within reasonable walking distance along Rock Road and B2139.

Site Assessment Conclusion: Storrington is classified as a larger village. The settlement has a good range of services and facilities including a primary school, GP surgery, leisure centre and a range of shops in the village centre. The settlement is therefore considered to be able to accommodate reasonable levels of development. The site is considered to be within reasonable walking distance of many of these facilities, with years 7 and 8 of Steyning Grammar school 300m from the site. The village is well connected to the strategic road network, and there are reasonable bus services. The site has reasonable connections to A283/A24 putting local residents from Storrington with access to a car relatively close to large population centres at Horsham Town, Brighton, Shoreham and Worthing.

The site is not subject to any landscape designation and is well screened from the surrounding landscape by trees and hedgerows. Any development in this location would need to ensure landscape impacts are mitigated.

The site and surrounding land are not designated as important for nature conservation. The site does lie within a Bat Sustenance Zone requiring the retention and maintenance of feeding habitats for bats. A Tree Preservation Order, covering a number of trees, is located within an adjoining property of the south-west corner of the site and would require a Root Protection Area. If progressed as a development site appropriate ecological assessments will be needed and suitable protection and mitigation and biodiversity enhancement will be required.

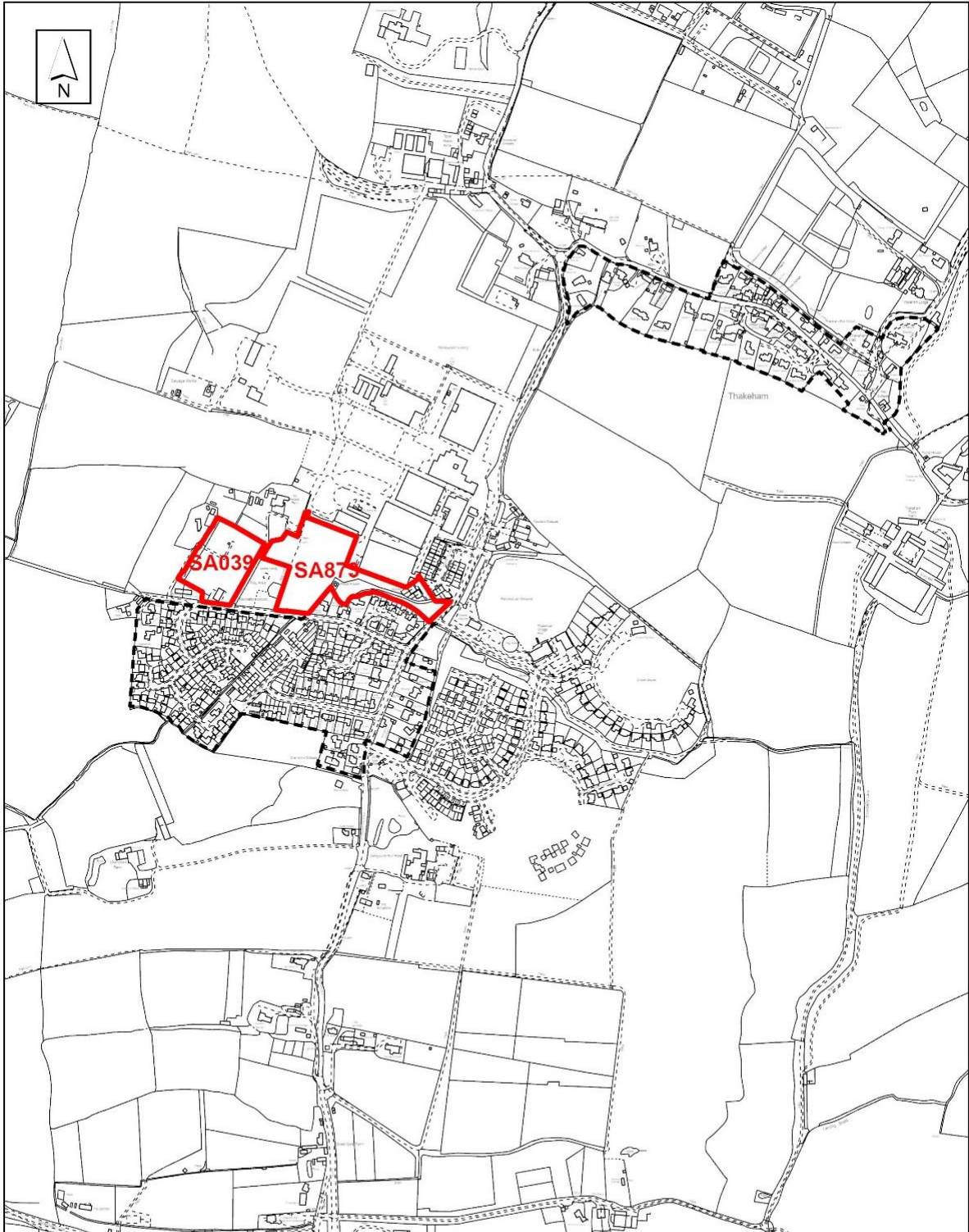
An Archaeological Notification Area is located south of the site and a Grade II Listed Building (Penfolds) is located to the south-west. The setting of the Listed Building will need to be respected, and any site layout will need to take account of its setting.

Storrington village centre is designated as an AQMA. Any development would need to take account of this designation and actively ensure development does not impact on the poor air quality in this area and be designed to be in accordance with the Council's Air Quality Management Guidance.

It is considered the site has potential for allocation subject to any impacts on biodiversity, heritage, Archaeology and the Storrington Air Quality Management Area being mitigated.

Estimated Housing Numbers: 55

Thakeham



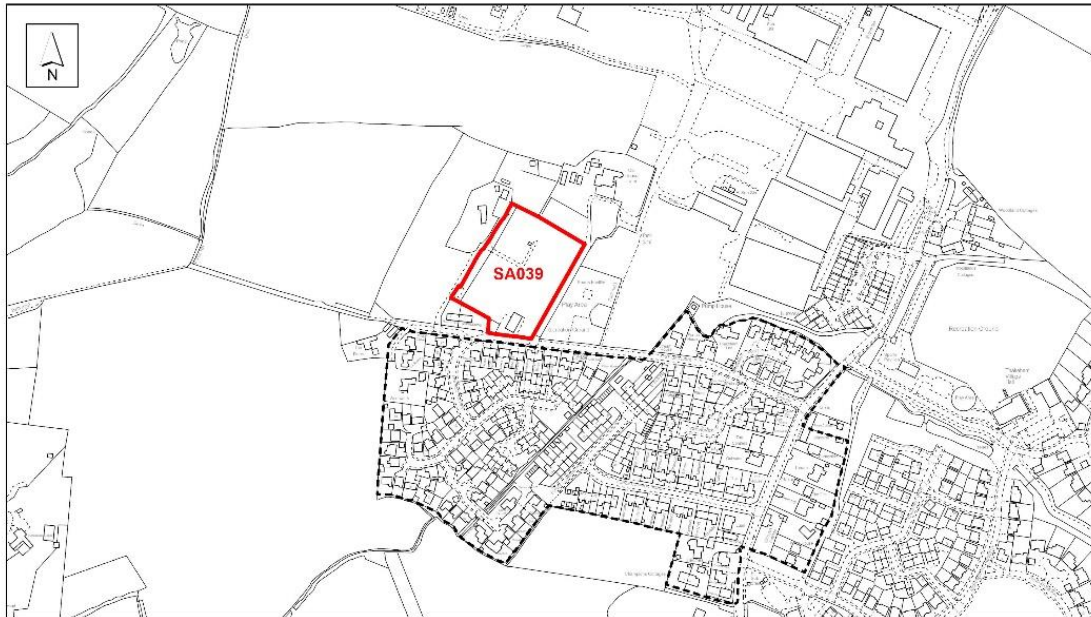
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 Barbara Childs : Director of Place

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Local Plan Review 2023 Thakeham	
Reference No :	
Date: 25 August 2023	Scale : 1:8,000 at A4
Drawing No :	Revisions :

Site Name: Land North High Bar Lane | **SA039**

Site Map:



Horsham District Council Parkside, Chart Way, Horsham West Sussex RH12 1RL Barbara Childs : Director of Place	Thakeham		
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	Drawing No :	Drawn :	Checked :
			Revisions :

Parish: Thakeham

Site Area: 0.93 hectares

Site Location: The site lies within the countryside adjoining the northern built-up area boundary of Thakeham, north of 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.

Environmental Considerations | **Neutral Impacts**

Landscape: The site does not lie within or near a protected landscape. It is relatively flat with a gentle slope running south to north. The site is well screened to the north and east by established tree lines. There are defined hedgerows along the western boundary. The site is north of High Bar Lane and is currently less well related to the existing settlement form, though it is noted that land to its east (SA873) may also have potential for allocation. 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 Sustainance Zone and habitats to maintain feeding habitats for bats would need to be retained, which the site promoter has acknowledged. Further detailed ecological assessment work would be necessary should the site be allocated, in order to ensure that suitable mitigation and biodiversity net gain, as outlined by the site promoter, 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 is relatively tranquil with some limited traffic noise from surrounding residential roads. The impact of any additional traffic on the Air Quality Management Area in Storrington to the south would need to be a consideration if development were to come forward in this location.

Flooding/Drainage: The site does not lie within an area identified as at risk of flooding

(Flood zone 1). The site promoter has stated that the site will provide its own attenuation through a sustainable drainage system (SuDS), which will also be designed to enhance biodiversity.

Climate/Renewables/Energy Efficiency: The site promoter has indicated that the homes will be designed and orientated to make best use of solar gains. Renewable equipment, such as 'A' rated appliances, gas condensing boiler and low energy lighting will be used throughout. The site promoter states that, where appropriate, renewable technology will be investigated for use on individual homes.

Social Considerations	Unfavourable Impacts (with potential for mitigation)
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Housing: The site is being promoted for 25 dwellings, development would be expected to deliver affordable housing in line with Council policy. It is subject to a live planning application (DC/20/2577).

Education: There is a pre-school located within the village. Thakeham Primary School is over a mile from the site and not considered walkable given the lack of a complete footpath on Storrington Road. The nearest Secondary School is Steyning Grammar School which has campuses in both Steyning and Storrington.

Health: There are no health facilities within the village and given the scale of the site it will not be able to provide health facilities. The nearest GP practice is located within Storrington.

Leisure/Recreation/Community Facilities: Thakeham has a moderate level of service and facilities including a pre-school, public house and convenience store. There are a range of sports pitches including a Cricket Pavilion. The village has a good variety of clubs and societies for all interests and ages.

Transport: There is a reasonable bus service Monday to Friday linking the village to Horsham, Storrington and Chichester. There is no weekend service. Access to the site would be via High Bar Lane, the access junction will be dictated to minimise any vegetation loss. Vehicle parking will be provided in accordance with relevant standards as will relevant levels of cycle parking.

Other Infrastructure: No information has been provided.

Economic Considerations	Neutral Impacts
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Economy: The site is promoted for housing and as such it would not result in the loss of employment, nor will it deliver employment. Thakeham provides limited local employment opportunities and residents will likely travel by car to work in larger surrounding settlements.

Retail: The site is promoted for housing and as such it would not result in the loss of retail, nor will it deliver retail. Additional housing in and around Thakeham may help to support the existing facilities to remain viable.

Site Assessment Conclusion: Thakeham village has recently expanded following the growth at the former Abingworth nursery site. This has delivered an expanded range of services and facilities in the village including a pre-school and a convenience store. There are a range of sports pitches including a Cricket Pavilion. The village has a good variety of clubs and societies for all interests and ages. It is assessed as being able to accommodate some growth proportionate to its size and existing facilities.

The site does not lie within or near a protected landscape. It is relatively flat with a gentle slope running south to north. The site is well screened to the north and east by established tree lines. There are defined hedgerows along the western boundary which should be retained if the site is allocated.

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. However, it is not considered that there are overriding constraints to development in this location. The site does not contain or lie within the immediate setting of any designated heritage assets.

Development in this location will lead to some additional journeys to Storrington which has

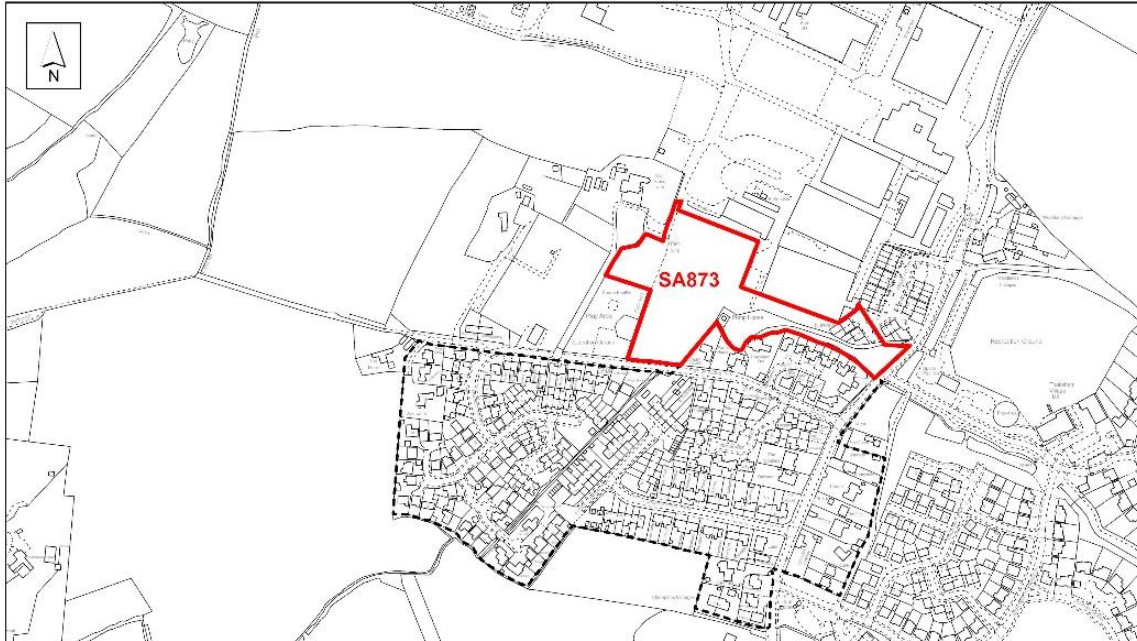
a wider range of services and facilities than Thakeham. The impact of any additional traffic on the Air Quality Management Area in Storrington to the south would need to be a consideration if development were to come forward in this location. Development would need to be designed to be in accordance with the Council's Air Quality Management Guidance.

It is considered the site has potential for allocation. Development should seek to retain the existing hedgerows onsite and would need to ensure there are not adverse impacts on Storrington AQMA.

Estimated Housing Numbers: 25

Site Name: Land West of Stream House SA873

Site Map:



<p>Horsham District Council Parkside, Chart Way, Horsham West Sussex RH12 1RL Barbara Childs : Director of Place</p>		<p>Thakeham</p>	
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<p>Drawing No :</p>	<p>Drawn :</p>	<p>Checked :</p>	<p>1:1,000 at A4 Revisions :</p>

Parish: Thakeham

Site Area: 1.9 hectares

Site Location: The site is located adjacent to the built-up area boundary to the south and south-east. To the north and east lies vacant industrial land related to the cultivation of mushrooms (albeit this use has ceased).

Site Description: The site is an irregular shape and is surrounded by both residential and commercial development. The site is greenfield and lies off High Bar Lane. The land rises to the north and is bounded by mature tree cover to its south, west and north, which screens it from wider views.

Environmental Considerations	Neutral Impacts
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Landscape: The site does not lie within a protected landscape. Tree coverage on the site's boundary and the presence of development around the site (north, south and west) would limit views into and out of the site from a wider area.

Biodiversity: The land is within a Bat Sustenance Zone which requires habitats to be maintained for the protected Barbastelle Bat. If allocated, this site would require appropriate ecological assessments and suitable protection, mitigation and biodiversity enhancement provided.

Archaeology/Heritage: The site does not contain or abut any heritage assets.

Environmental Quality: The site lies within the Building Stone Resource Consultation Area. Provisional Agricultural Land Classification information identifies the site as being Grade 2 – which is of high agricultural quality – and this would be lost if developed, though it is noted that it is not in agricultural use. Potential noise issues from any future employment uses to the north (noise) will need to be considered.

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

Climate/Renewables/Energy Efficiency: No known impacts or clear proposals. Any proposal should adhere to the Council's Climate Change policies.

Social Considerations	Unfavourable Impacts (with potential for
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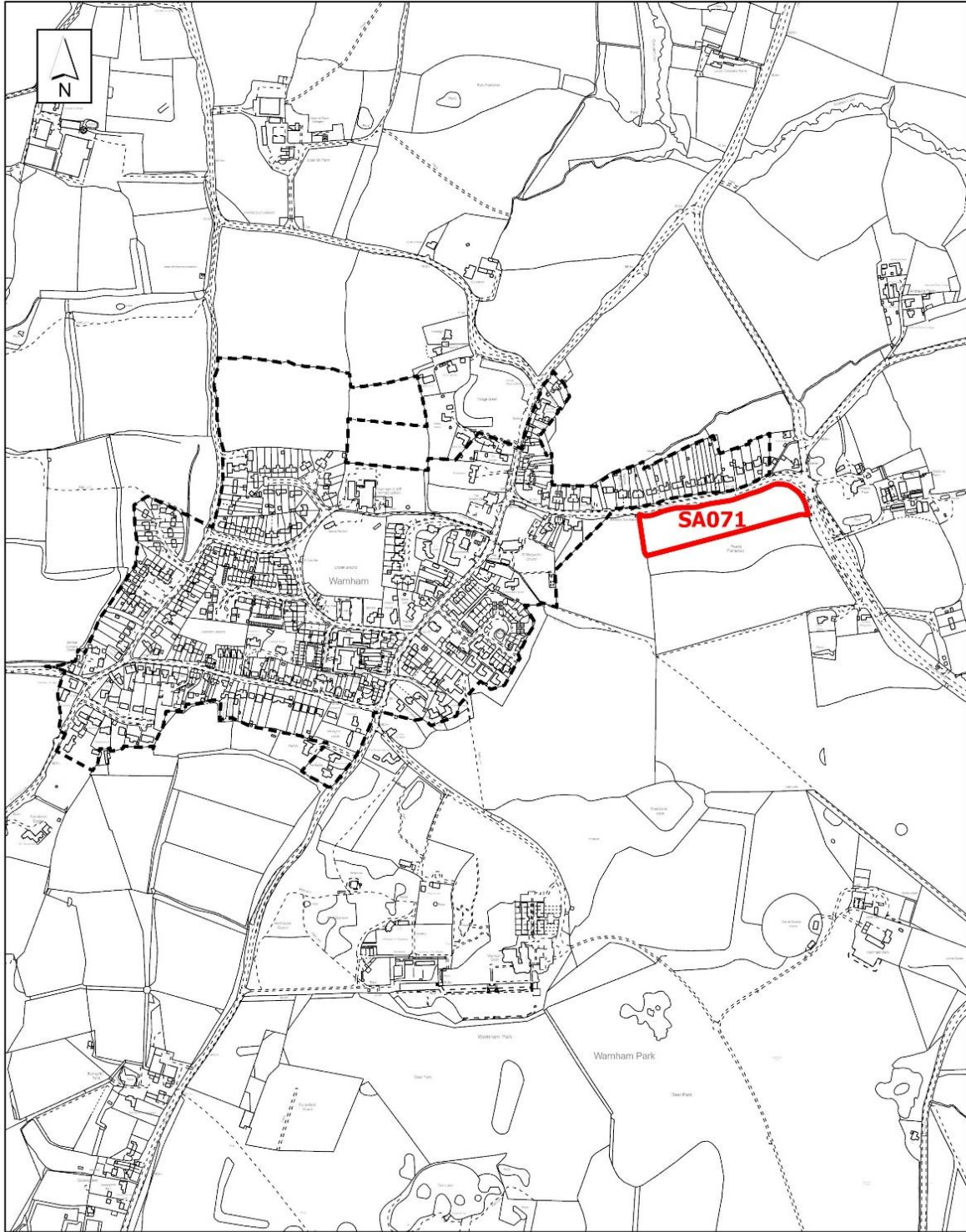
	mitigation)
Housing: The site is likely to accommodate 40 homes given the known constraints. It is expected that affordable housing would be delivered in line with Council policy. It is noted that, on part of this site, 4 units off Massey Close already benefit from planning permission.	
Education: There is a pre-school located within the village. Thakeham Primary School is over a mile from the site and not considered walkable given the lack of a complete footpath on Storrington Road. The nearest Secondary School is Steyning Grammar School which has campuses in both Steyning and Storrington.	
Health: There are no health facilities within the village and given the scale of the site it will not be able to provide health facilities. The nearest GP practice is located within Storrington.	
Leisure/Recreation/Community Facilities: Thakeham has a moderate level of service and facilities including a pre-school, public house and convenience store. There are a range of sports pitches including a Cricket Pavilion. The village has a good variety of clubs and societies for all interests and ages.	
Transport: There is a reasonable bus service Monday to Friday linking the village to Horsham, Storrington and Chichester. There is no weekend service. Access to the site is proposed from High Bar Lane, with the 4 approved units being accessed from Massey Close. A public right of way exists across the site and a new bridleway is proposed to link the two areas of the site together and a legal agreement recently completed in respect of this. The site has reasonable connections to the A24 putting local residents from Thakeham with access to a car relatively close to large population centres at Storrington, Shoreham and Worthing.	
Other Infrastructure: No details have been provided in respect of future communication technology.	
Economic Considerations	Neutral Impacts
Economy: Thakeham provides limited local employment opportunities and further opportunities would require travel to other larger villages. The site has reasonable connections to the A24 putting local residents from Thakeham with access to a car relatively close to large employment centres in Shoreham and Worthing.	
Retail: The site is promoted for housing and as such it would not result in the loss of retail, nor will it deliver retail. Additional housing in and around Thakeham may help to support the existing facilities to remain viable.	
Site Assessment Conclusion: Thakeham village has recently expanded following the growth at the former Abingworth nursery site which has delivered an increased range of services and facilities including a pre-school and convenience store. It has a moderate level of services and facilities including a pre-school, public house and village hall. There are a range of sports pitches including a Cricket Pavilion. The village has a good variety of clubs and societies for all interests and ages. It is assessed as being able to accommodate some growth relative to its status in the hierarchy.	
<p>The site does not lie within a protected landscape. Tree coverage on the site's boundary and the presence of development around the site (north, south and west) would limit views into and out of the site from a wider area.</p> <p>The site is not designated as important for nature conservation, however, the site does lie within a Bat Sustainance Zone and habitats to maintain feeding habitats for bats would need to be retained. However, it is not considered that there are overriding constraints to development in this location. The site does not contain or lie within the immediate setting of any designated heritage assets.</p> <p>Development in this location will lead to some additional journeys to Storrington which has a wider range of services and facilities than Thakeham. The impact of any additional traffic on the Air Quality Management Area in Storrington to the south would need to be a consideration if development were to come forward in this location. Development would</p>	

need to be designed to be in accordance with the Council's Air Quality Management Guidance.

It is considered the site has potential for allocation. Development should seek to retain the existing screening onsite and would need to ensure there are not adverse impacts on Storrington AQMA.

Estimated Housing Numbers: 40

Warnham



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

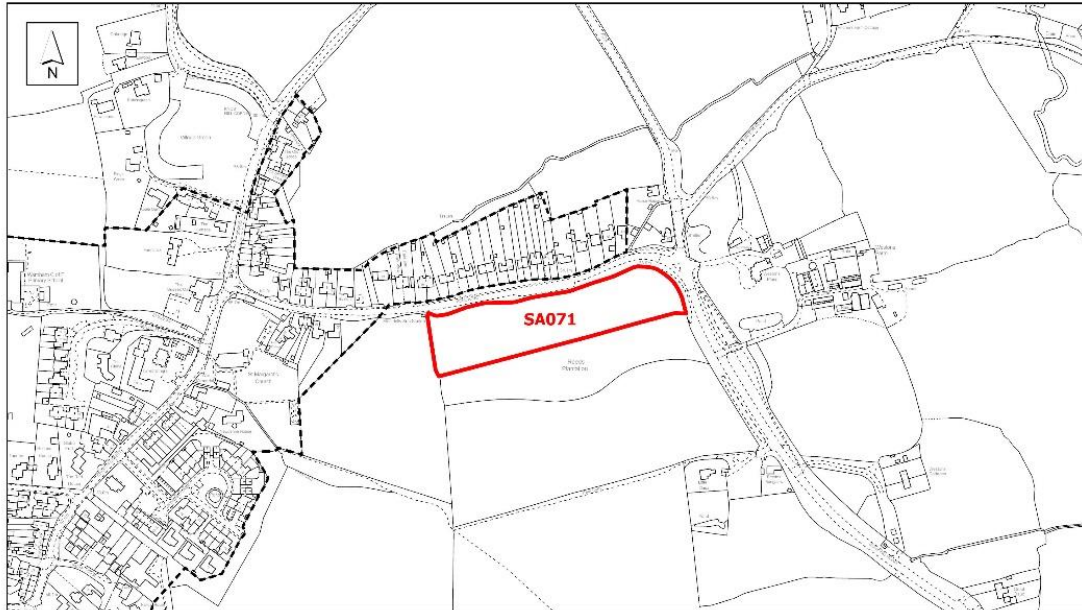
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Local Plan Review 2023 Warnham	
Reference No :	
Date : 25 August 2023	Scale : 1:8,000 at A4
Drawing No :	Revisions :

Site Name: Land South of Bell Road

SA071

Site Map:



Horsham District Council

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

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Warnham

Reference No :	Date : 24 August 2023	1:4,000 at A4
Drawing No :	Drawn :	Checked :
		Revisions :

Parish: Warnham

Site Area: 1.4 hectares

Site Location: The site lies to the south of Bell Road which is to the east of Warnham. The site is outside of the built form of Warnham but adjoins the built up area boundary (BUAB), via Bell Road. The site has reasonable connections to the A24 putting local residents from Warnham relatively close to large settlements such as Horsham.

Site Description: The site comprises grazing land. It is bounded by mature vegetation along all its boundaries with the area immediately south forming Reeds Plantation. The site itself is relatively unconstrained although the Warnham Conservation Area lies to the west and the Grade II listed Westons Place and a listed timber outbuilding lie approximately 80m to the east.

Environmental Considerations

Unfavourable Impacts (potential for mitigation)

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. The Council's Landscape Capacity Study (2021) found the site to have no / low capacity for residential development. The site should come forward with a design led proposal being limited to the northern most strip of the site to reflect the development form to the north of Bell Road.

Biodiversity: The site and surrounding land is not designated as important for nature conservation. If allocated, 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 Grade II listed 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. Mitigation should be considered once the extent of noise impacts are known.	
Flooding/Drainage: The site does not lie within an area identified as at risk of flooding (Flood Zone 1)	
Climate/Renewables/Energy Efficiency: No known impacts or clear proposals. Any allocation of this site would need to adhere to the HDC policies to meet the climate change agenda.	
Social Considerations	Neutral Impacts
Housing: The site is promoted for residential development. The density of the development should take into consideration the edge of settlement location with particular regard with existing urban form along Bell Road and look to promote a sympathetic high quality design led proposal at a key entry point into the village. Development of this site will be expected to provide affordable housing in line with HDC policies.	
Education: The site lies within walking distance of Warnham CE Primary School which is located centrally within the village and the site is within the catchment of Tanbridge House Secondary School. Nursery provision is available within the area.	
Health: There is no GP practice in Warnham and residents are therefore reliant on practices outside of the village. Travel to these practices is not within walking distance but travel by bus to other settlements is an option.	
Leisure/Recreation/Community Facilities: The site is within easy walking distance of Warnham, which 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.	
Transport: The site is close to the village centre where bus stops provide hourly services to larger settlements including Horsham and Dorking. Warnham does have a train station located to the east of the village but it is some distance from the village by walking which would also involve crossing the busy (albeit single 2-way carriageway) A24.	
The site is currently accessible via Bell Road which bounds the north of the site. Suitable access to the site could be provided from this road, although it would involve the removal of vegetation to facilitate its provision. Bell Road is sited off the A24 which lies to the east of the site and forms part of the District's major road network. The provision of appropriate footways and cycle routes would be considered an important part of any development proposals, if the site were to come forward.	
Other Infrastructure: No details have been provided regarding future communication technology, however the proximity to the built-up area of Warnham suggests suitable services could be sufficiently provided.	
Economic Considerations	Neutral Impacts
Economy: The site is promoted for housing and as such it would not result in the loss of employment nor will it deliver employment. Warnham provides limited employment opportunities and residents will likely travel by car to work in larger surrounding settlements. The site has reasonable road connections to the A24 putting local residents from Warnham relatively close to large employment centres in Horsham and Crawley.	
Retail: The site is promoted for housing and as such it would not result in the loss of retail nor will it deliver retail. Additional housing in and around Warnham may help to support the existing facilities. Residents would have to travel further afield to access higher level services.	
Site Assessment Conclusion: Warnham is classified as a medium village the Council's settlement hierarchy. It has a moderate level of service and facilities including a primary school, public house and convenience store. The village has a good variety of clubs and societies for all interests and ages. It is assessed as being able to accommodate some growth relative to its status in the hierarchy.	

The site is currently accessible via Bell Road which forms the northern site boundary. Suitable access to the site could be provided from this road, although it would involve the removal of vegetation to facilitate its provision. Bell Road is sited off the A24 which lies to the east of the site and forms part of the District's major road network. The provision of appropriate footways and cycle routes would be considered an important part of any development proposals, if the site were to come forward. The impact of noise from the A24 should be considered as part of any development proposals.

The site is not designated as being of landscape importance. 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. The Council's Landscape Capacity Study (2021) found the wider landscape area to have no / low capacity for residential development. Should the site be allocated, a sensitively designed landscape led proposal would be required being limited to the northern most strip of the site to reflect the prevail settlement pattern to reflect and mirror existing development on the northern side of Bell Road.

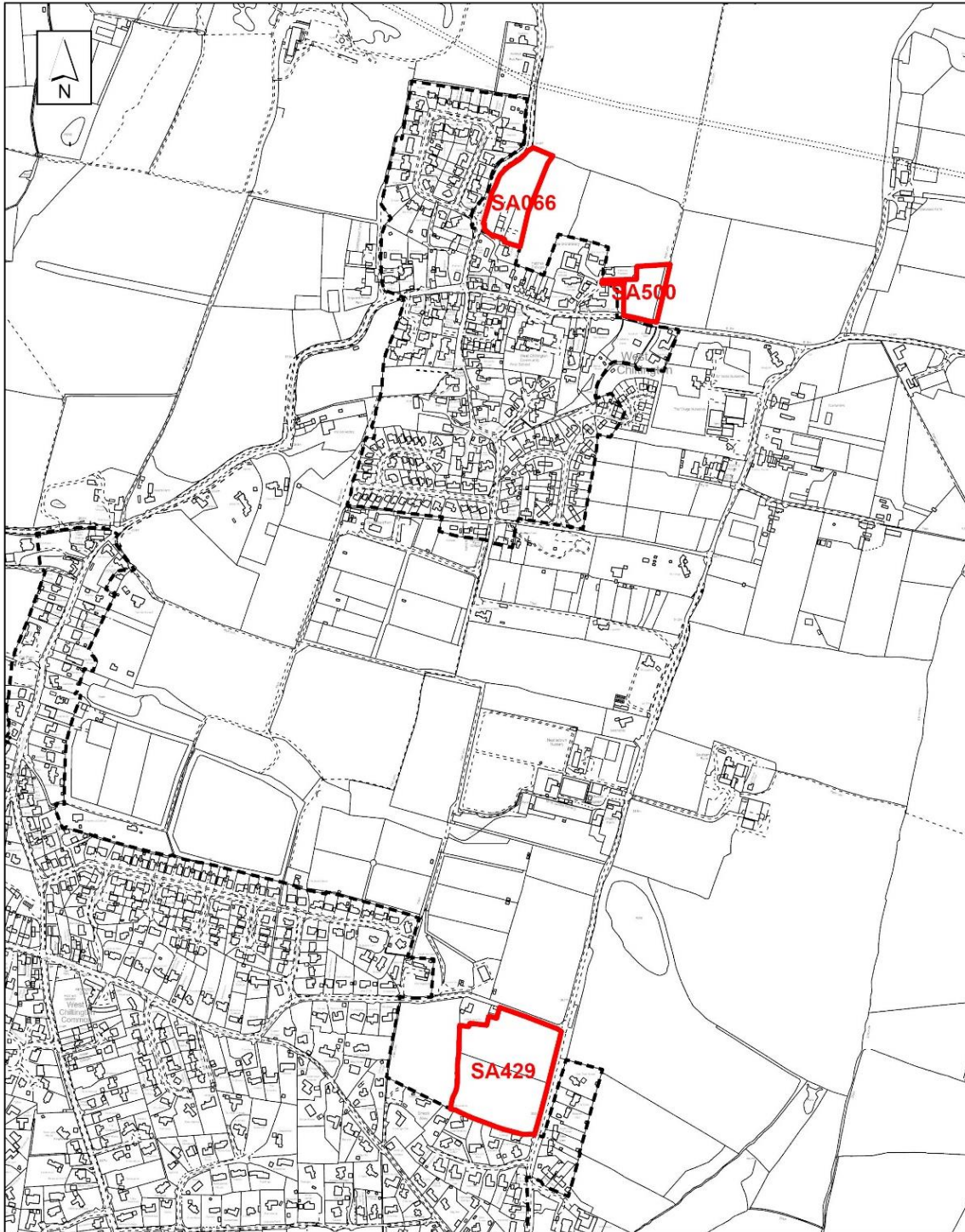
The site and surrounding land are not designated as important for nature conservation and no overriding ecological constraints have been identified. If allocated, appropriate ecological assessments will be needed and suitable protection, mitigation and biodiversity enhancement provided.

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.

The site is considered to have potential for allocation subject to landscape, heritage and noise issues being suitably mitigated.

Estimated Housing Numbers: 20

West Chiltington and West Chiltington Common



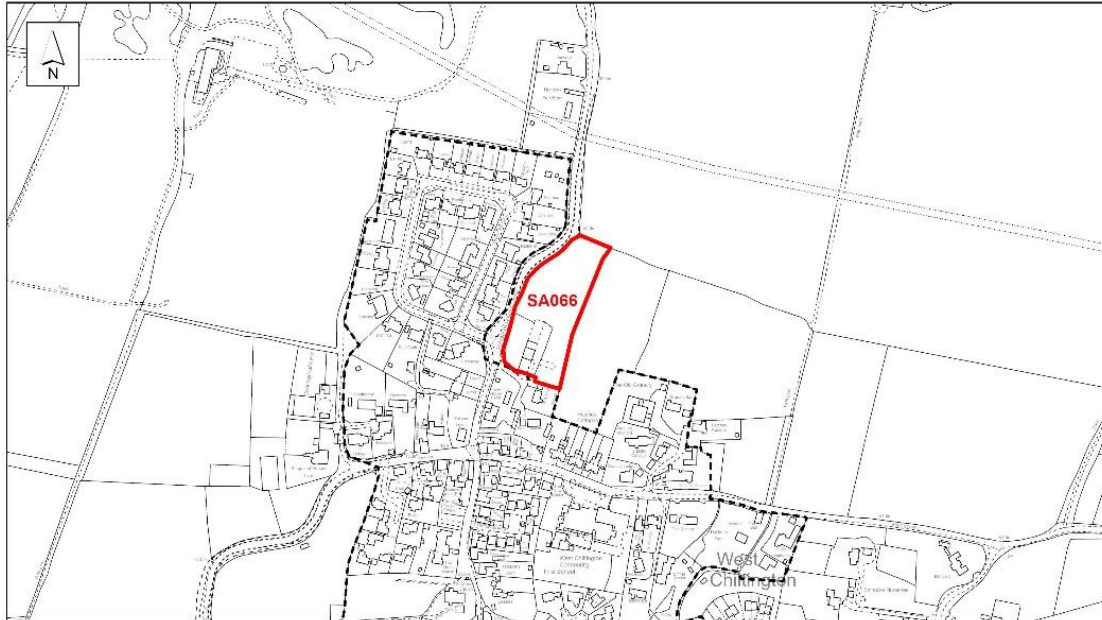
Horsham District Council
Parkside, Chart Way, Horsham
West Sussex RH12 1RL
Barbara Childs : Director of Place

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Local Plan Review 2023 West Chiltington	
Reference No :	
Date : 25 August 2023	Scale : 1:8,000 at A4
Drawing No :	Revisions :

Site Name: Land at Hatches Estate, West Chilington **SA066**

Site Map:



<p>Horsham District Council Parkside, Chart Way, Horsham West Sussex RH12 1RL Barbara Childs - Director of Place</p>		<p>West Chilington</p>	
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<p>Drawing No :</p>	<p>Drawn :</p>	<p>Checked :</p>	<p>1:1,000 at A4 Revisions :</p>

Parish: West Chilington

Site Area: 0.89 hectares

Site Location: The site lies adjacent to the north eastern built-up area boundary of West Chilington.

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 mature trees runs along the western boundary.

Environmental Considerations **Neutral Impacts**

Landscape: There are relatively few landscape features and qualities which are sensitive to development. The Council's Landscape Capacity Study (2021) found the area to have moderate-high capacity for small scale housing. The potential effect of additional traffic on the character of the adjoining narrow rural lane would need further careful consideration. A strong landscape buffer on the northern boundary would also be necessary.

Biodiversity: The site and surrounding land is not designated as important for nature conservation, however it lies 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 Orders within the site (the eastern border of the developable area). A Preliminary Ecological Appraisal has been undertaken. The upgrading of vehicular access, is likely to lead to the loss of existing hedgerows including a number of trees. If allocated, this site would require further ecological assessments and suitable protection, mitigation and biodiversity enhancement should be provided.

Archaeology/Heritage: The site does not contain or lie within the immediate setting of any designated heritage assets. West Chilington Conservation Area, including a number of

Listed Buildings lie a short distance to the south west. A Heritage Statement will be required before any development could come forward.	
Environmental Quality: The site lies within the Building Stone Minerals Safeguarding area. The site does not lie within the Source Protection Zone. The impact of any additional traffic on the Air Quality Management Area in Storrington would need to be considered if development were to come forward in this location. Development would need to be in accordance with the Council's Air Quality Management Guidance.	
Flooding/Drainage: The site does not lie within an area identified as at risk of flooding (Flood zone 1). Sustainable drainage system (SuDS) measures would need to be incorporated into any development. A Stage 1 Drainage Report was undertaken in 2017.	
Climate/Renewables/Energy Efficiency: No information provided. Any proposal will be expected to adhere to the Council's climate change policies.	
Social Considerations	Unfavourable Impacts (with potential for mitigation)
Housing: The site is being promoted for 15 dwellings. Affordable housing would be expected in line with the Council's affordable housing policy.	
Education: There is a pre-school and primary school located within the village and in close proximity to the site. West Chiltington and West Chiltington Common are within the catchment area of Steyning Grammar School for secondary education. This has campuses at Storrington and in Steyning.	
Health: There are no health facilities within the village and given the scale of the site it will not be able to provide health facilities. The nearest GP practice is in Storrington.	
Leisure/Recreation/Community Facilities: West Chiltington & West Chiltington Common are jointly classified as a 'medium village' in the settlement hierarchy, having a moderate level of service and facilities including a primary school, public houses, and convenience store. There are a range of sports pitches including a sports pavilion. The village has a good variety of clubs and societies for all interests and ages.	
Transport: There is a limited bus service (Tuesdays and Thursdays) linking the village of West Chiltington to Horsham, Storrington and Chichester. West Chiltington Common has an up to hourly bus service running 7 days a week connecting to Worthing, Storrington and Pulborough Station. This site is however around a mile from the nearest bus stop for the regular service. A number of community transport schemes are also in place. The site has an existing access point via a driveway (which is under separate ownership) that leads to a track off of Broadford Bridge Road. A Transport Statement (2017) has been submitted to the Council but will need to be updated to comply with up to date policy. The site has reasonable connections to the A283 and A24 putting local residents from West Chiltington with access to a car relatively close to larger villages such as Pulborough, Storrington and the larger settlements of Worthing and Horsham.	
Other Infrastructure: No information provided.	
Economic Considerations	Neutral Impacts
Economy: The site is promoted for housing and as such it would not result in the loss of employment, nor will it deliver employment. West Chiltington & West Chiltington Common provides some limited local employment opportunities and residents will likely travel by car to work in larger surrounding settlements.	
Retail: The site is promoted for housing and as such it would not result in the loss of retail, nor will it deliver retail. Additional housing in and around the village may help to support the existing facilities to remain viable.	
Site Assessment Conclusion: West Chiltington & West Chiltington Common is classified as a 'medium village' in the settlement hierarchy, having a moderate level of service and facilities including a primary school, public house and convenience store. There are a range of sports pitches including a sports pavilion. The village has a good variety of clubs and societies for all interests and ages. It is assessed as being able to accommodate some growth relative to its status in the hierarchy.	

The site is not designated as being of landscape importance. The Council's Landscape Capacity Study (2021) found the area to have moderate-high capacity for small scale housing. However suitable consideration in the design of development on trees protected by Tree Preservation Orders would be required. The potential effect of additional traffic on the character of the adjoining narrow rural lane would need further careful consideration. The site and surrounding land is not designated as important for nature conservation, however, it does lie within a Bat Sustenance Zone and feeding habitats for bats would need to be retained. A Preliminary Ecological Appraisal has been undertaken which has not identified any overriding ecological constraints.

The site does not contain or lie within the immediate setting of any designated heritage assets. West Chiltington Conservation Area, including a number of Listed Buildings lie a short distance to the south west. The impact of any development on the site would need to take account of the impacts on these buildings.

The impact of any additional traffic on the Air Quality Management Area in Storrington would need to be considered if development were to come forward in this location. Development would need to be in accordance with the Council's Air Quality Management Guidance.

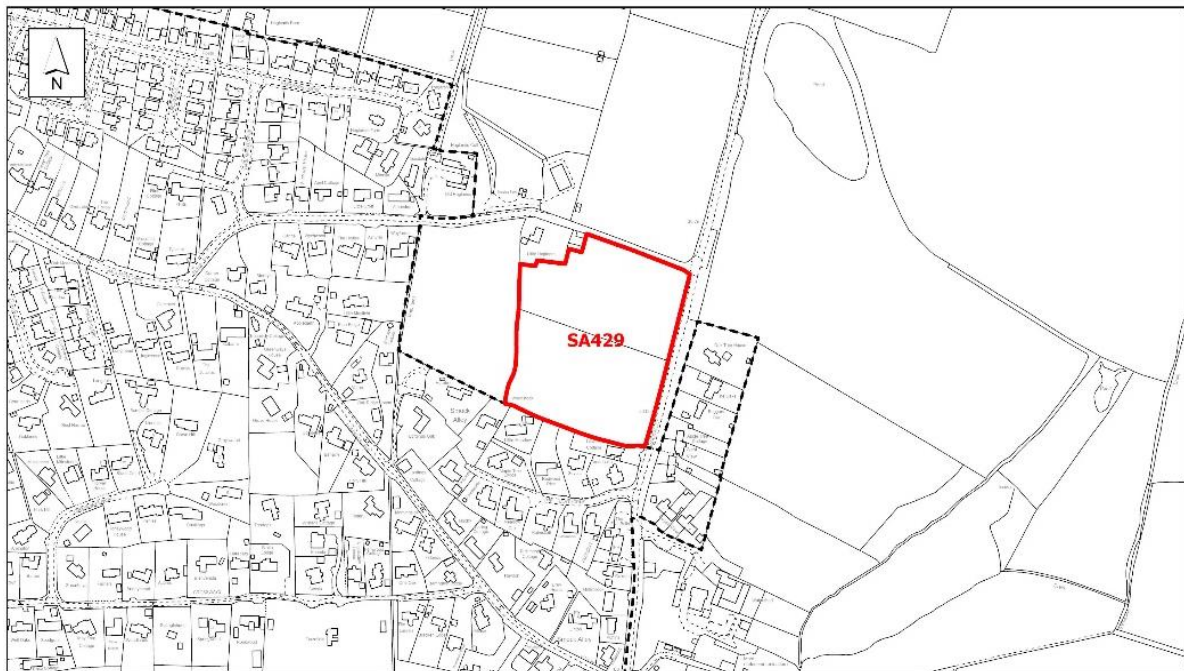
The site has potential for allocation subject to suitable consideration in the design of development on trees protected by Tree Preservation Orders and mitigates impacts on the historic environment and air quality in Storrington.

Estimated Housing Numbers: 15

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

SA429

Site Map:



Horsham District Council

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

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West Chiltington

Reference No :	Date : 24 August 2023	1:1,000 at A4
Drawing No :	Drawn :	Checked :
		Revisions :

Parish: West Chiltington

Site Area: 1.3 hectares

Site Location: The site lies outside the built-up area boundary (BUAB) but adjoins the built up area boundary of West Chiltington Common to the 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.

Environmental Considerations

Unfavourable Impacts (with potential for mitigation)

Landscape: The site is relatively well contained in the wider landscape and adjoins existing built development to the south and east. It is therefore relatively well related to the existing settlement form. The Council's Landscape Capacity Study (2021) found the area to have no-low capacity for development and therefore, development would be required to be sensitively designed should development come forward on the site and be limited in the number of homes that is delivered.

Biodiversity: The site is not designated as important for nature conservation, however, it lies 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 is protected by a Tree Preservation Order. Ecology Reports have already been undertaken in support of previous planning application (DC/15/1389). However, if allocated, further appropriate ecological assessments and suitable protection, mitigation and biodiversity enhancement should be 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. A Heritage Statement may be required before any development could come forward.	
Environmental Quality: The south west corner of the site lies within the Building Stone Minerals Safeguarding area. The site does not lie within a Source Protection Zone. The impact of any additional traffic on the Air Quality Management Area in Storrington would need to be considered if development were to come forward in this location.	
Flooding/Drainage: The site does not lie within an area identified as at risk of flooding (Flood zone 1). Development would need to minimise any potential for run-off and ground water pollution. Appropriate mitigation such as SUDS should be applied to tackle surface water run-off.	
Climate/Renewables/Energy Efficiency: No information provided. Any proposal will be expected to adhere to the Council's climate change policies.	
Social Considerations	Unfavourable Impacts (with potential for mitigation)
Housing: The site is being promoted for at least 14 dwellings. The promoters have indicated some bungalows would be provided. Affordable housing will be provided in accordance with Council policy. It is subject to a live planning application (DC/21/2007)	
Education: There is a pre-school and primary school located within the village and in close proximity to the site. West Chiltington and West Chiltington Common are within the catchment area of Steyning Grammar School for secondary education. This has campuses at Storrington and in Steyning.	
Health: There are no health facilities within the village and given the scale of the site it will not be able to provide health facilities. The nearest GP practice is in Storrington.	
Leisure/Recreation/Community Facilities: West Chiltington & West Chiltington Common are jointly classified as a 'medium village' in the settlement hierarchy, having a moderate level of service and facilities including a primary school, public houses, and convenience store. There are a range of sports pitches including a sports pavilion. The village has a good variety of clubs and societies for all interests and ages.	
Transport: There is a reasonable, up to hourly bus service running 7 days a week from West Chiltington Common, approximately 1km walking distance, which connects to Storrington, Worthing and Pulborough Station. There is a further limited bus service on Tuesdays and Wednesdays linking the West Chiltington village to Horsham, Storrington and Chichester. A number of community transport schemes are also in place. Access to the site would be via Smock Alley. The upgrading of the vehicular access may lead to the loss of existing hedgerows. The site has reasonable connections to the A283 and A24 putting local residents from West Chiltington with access to a car relatively close to larger villages such as Pulborough, Storrington and the larger settlements of Worthing and Horsham.	
Other Infrastructure: No information provided.	
Economic Considerations	Neutral Impacts
Economy: The site is promoted for housing and as such it would not result in the loss of employment, nor will it deliver employment. West Chiltington & West Chiltington Common provides some limited local employment opportunities and residents will likely travel by car to work in larger surrounding settlements.	
Retail: The site is promoted for housing and as such it would not result in the loss of retail, nor will it deliver retail. Additional housing in and around the village may help to support the existing facilities to remain viable.	
Site Assessment Conclusion: West Chiltington & West Chiltington Common is classified as a 'medium village' in the settlement hierarchy, having a moderate level of service and facilities including a primary school, public houses and convenience store. There are a range of sports pitches including a sports pavilion. The village has a good variety of clubs and societies for all interests and ages. It is assessed as being able to accommodate some growth relative to its status in the hierarchy.	

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. The Council's Landscape Capacity Study (2021) found the area to have no-low capacity for development and therefore, development would be required to be sensitively designed should development come forward on the site and be limited in the number of homes that is delivered.

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 is protected by a Tree Preservation Order. Ecology Reports have already been undertaken in support of previous planning application (DC/15/1389) and no overriding ecological constraints have been identified.

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

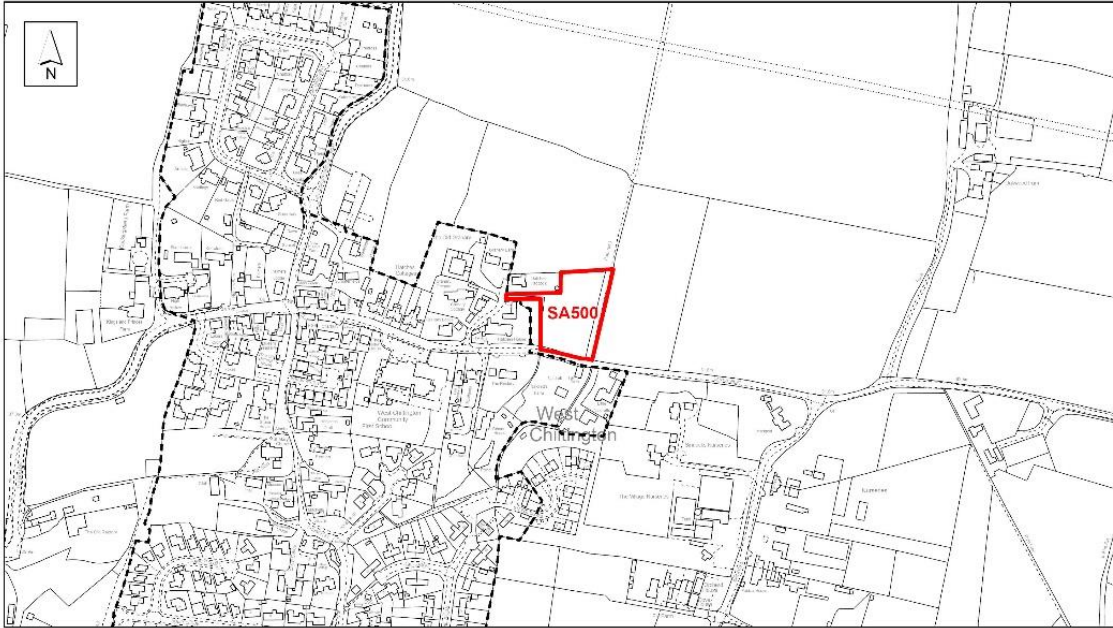
The impact of any additional traffic on the Air Quality Management Area in Storrington would need to be considered if development were to come forward in this location. Development would need to be in accordance with the Council's Air Quality Management Guidance.

The site has potential for allocation subject to suitable consideration of the design of development on trees protected by Tree Preservation Orders, the local landscape with a limited total number of homes on the site and mitigates impacts and air quality in Storrington.

Estimated Housing Numbers: 15

Site Name: Land to the East of Hatches House, East Street, West Chiltington **SA500**

Site Map:



Horsham District Council Parkside, Chart Way, Horsham West Sussex RH12 1RL Barbara Childs, Director of Place		West Chiltington	
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		Scale : 1:1,000 at A4	

Parish: West Chiltington

Site Area: 0.5 hectares

Site Location: The site is located to the east of West Chiltington village, north of East Street. The site lies outside the built-up area boundary but abuts the settlement edge to the south and east.

Site Description: The site is an open field bounded by hedgerows to the north, south and east with those to the north and south incorporating a number of trees. To the south and west lies West Chiltington Village. Agricultural land is located to the east north with a dwelling adjoining the north-west boundary of the site.

Environmental Considerations **Neutral Impacts**

Landscape: The site comprises of one field which is relatively flat. It is well screened by defined hedgerows which incorporate a number of trees. The Council’s Landscape Capacity Study (2021) found the area to have moderate-high capacity for small scale housing development.

Biodiversity: The site and surrounding land is not designated as important for nature conservation. The site does lie within a Bat Sustenance Zone requiring the retention and maintenance of feeding habitats for bats. If progressed as a development site appropriate ecological assessments will be needed and suitable protection and mitigation and biodiversity enhancement will be required.

Archaeology/Heritage: Two Grade II Listed Buildings lie to the south (Grade II Barn Naldretts Farm and Grade II listed Naldretts Farmhouse). A Heritage Statement would be necessary before any development could come forward. Any proposal coming forward should consider the impact of development on the setting of the two heritage assets.

Environmental Quality: There is some traffic noise from the nearby road located to the south. The site lies within Building Stone Minerals Safeguarding Area, any development would need to ensure there is no adverse impact on this resource.

Flooding/Drainage: The site does not lie within an area identified as at risk of flooding (Flood Zone 1).	
Climate/Renewables/Energy Efficiency: No information has been provided. Any proposal should adhere to the Council's climate change policies.	
Social Considerations	Unfavourable Impacts (with potential for mitigation)
Housing: The site is being promoted for approximately 6 - 8 dwellings. Development of this quantum would not be expected to deliver affordable housing.	
Education: There is a pre-school and primary school located within the village and in close proximity to the site. West Chiltington and West Chiltington Common are within the catchment area of Steyning Grammar School for secondary education.	
Health: There are no health facilities within the village and given the scale of the site it will not be able to provide health facilities. The nearest GP practice is in Storrington.	
Leisure/Recreation/Community Facilities: West Chiltington & West Chiltington Common is classified as a 'medium village' in the settlement hierarchy, having a moderate level of service and facilities including a primary school, public house and convenience store. There are a range of sports pitches including a Sports Pavilion. The village has a good variety of clubs and societies for all interests and ages.	
Transport: There is a limited bus service on Tuesdays and Wednesdays linking this part of the village to Horsham, Storrington and Chichester. West Chiltington Common has an up to hourly bus service running 7 days a week connecting to Worthing, Storrington and Pulborough Station. This site is however around a mile from the nearest bus stop for the regular service. A number of community transport schemes are also in place. The proposed access is off of East Street, requiring the removal of part of the existing hedgerow and trees. A Public Right of Way runs along the eastern boundary. A Transport Statement was submitted in support of an application on the site for three dwellings which was dismissed at appeal. If development were to come forward updated assessments would be required. The site has reasonable connections to the A283 and A24 putting local residents from West Chiltington with access to a car relatively close to larger villages such as Pulborough, Storrington and the larger settlements of Worthing and Horsham.	
Other Infrastructure: No information has been provided.	
Economic Considerations	Neutral Impacts
Economy: The site is promoted for housing and as such it would not result in the loss of employment, nor will it deliver employment. West Chiltington & West Chiltington Common provides some limited local employment opportunities and residents will likely travel by car to work in larger surrounding settlements.	
Retail: The site is promoted for housing and as such it would not result in the loss of retail, nor will it deliver retail. Additional housing in and around the village may help to support the existing facilities to remain viable.	
Site Assessment Conclusion: West Chiltington & West Chiltington Common is classified as a 'medium village' in the settlement hierarchy, having a moderate level of service and facilities including a primary school, public house and convenience store. There are a range of sports pitches including a sports pavilion. The village has a good variety of clubs and societies for all interests and ages. It is assessed as being able to accommodate some growth relative to its status in the hierarchy.	
The site is not designated as being of landscape importance. The site comprises of one field which is relatively flat. It is well screened by defined hedgerows which incorporate a number of trees. The Council's Landscape Capacity Study (2021) found the area to have moderate-high capacity for small scale housing development.	
The site and surrounding land is not designated as important for nature conservation. The	

site does lie within a Bat Sustenance Zone requiring the retention and maintenance of feeding habitats for bats. However no overriding ecological constraints have been identified. Two Grade II Listed Buildings lie to the south. Any development would need to ensure the setting of these properties is not adversely affected and suitable mitigation measures must be provided.

The impact of any additional traffic on the Air Quality Management Area in Storrington would need to be considered if development were to come forward in this location. Development would need to be in accordance with the Council's Air Quality Management Guidance.

The site has potential for allocation subject to suitable consideration in the design of development, biodiversity and mitigation of impacts on the historic environment and air quality in Storrington.

Estimated Housing Numbers: 8