

3.0

Housing Assessment Outcomes

3.01 Sites with potential for allocation for housing development

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

Large Scale Sites (800 homes or more)

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

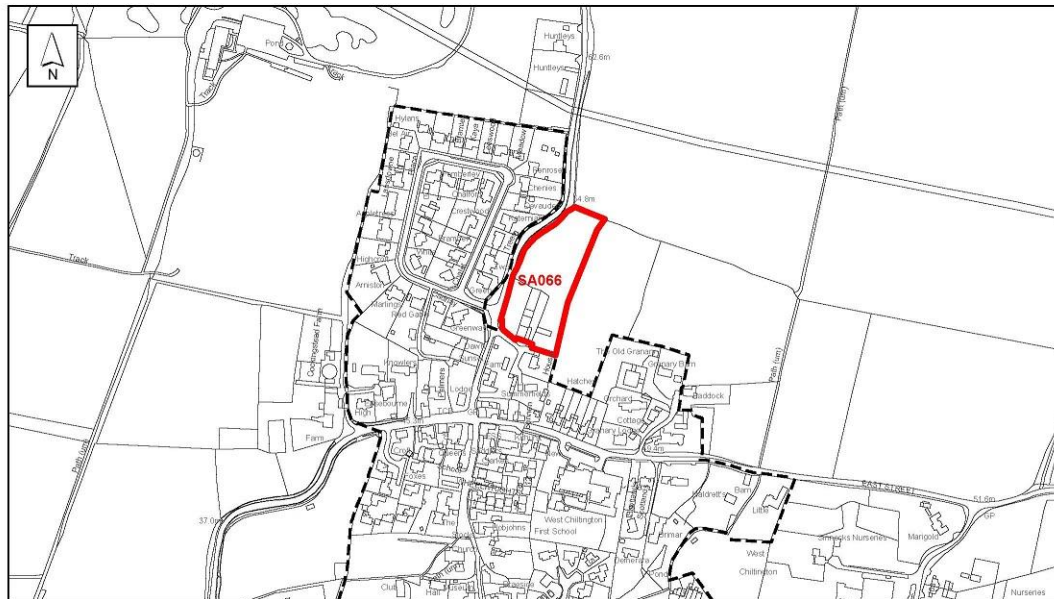
- 3.2 The outcomes from the site assessment process are for consultation only at this stage. The views that are submitted as part of the consultation process will be taken into account as the Council moves forward in the next stages of plan preparation. **No site in this section is allocated for development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

West Chiltington

Site Name: Land at Hatches Estate

SHELAA Ref number: SA066

Site Map:



Horsham District Council

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

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West Chiltington

Reference No :

Date : 09/01/2020

Scale : 1: 4,000 at A4

Drawing No :

Drawn :

Checked :

Revisions :

Parish: West Chiltington

Site Area: 4 hectares

Site Location: The site lies adjoins the north eastern built up area boundary of West Chiltington.

Site Description: The site is relatively rural in character and consists of agricultural grazing land with a number of existing farm buildings. Low density residential development lies to the south and west with agricultural fields to the north and east. There are five large oak trees along the eastern boundary, all of which are subject to a Tree Preservation Order. An established hedgerow with mature trees runs along the western boundary.

Site Access: 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. The upgrading of vehicular access, as appropriate for a housing development, is likely to lead to the loss of existing hedgerows including a number of trees. The site has an existing access point via a driveway (which is under separate ownership) that leads to a track off of Broadford Bridge Road. The upgrading of vehicular access, as appropriate for a housing development, is likely to lead to the loss of existing hedgerows including a number of trees.

Proximity to services and facilities: The site is not within easy walking distance to facilities and services in West Chiltington Common which is classified as a medium village in the Horsham District Planning Framework, having a moderate level of services and facilities. Public transport is limited but reasonable with bus routes to Horsham, Pulborough and Storrington.

Environmental Considerations:

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

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

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

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

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

Combined RAG Rating: Neutral Impact

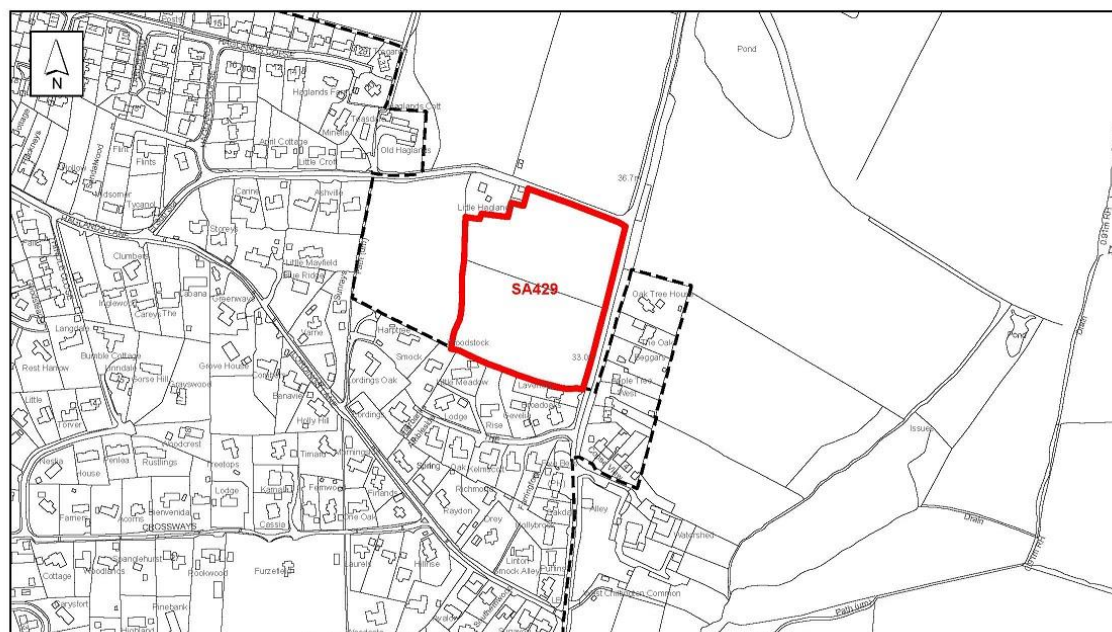
Site Assessment Conclusion: The site adjoins the settlement boundary of West Chiltington which is classified as a medium village, having a moderate level of services and facilities although there is still a reliance on larger settlements to meet day to day needs. The area has a limited but reasonable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

Estimated Housing Numbers: 15

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

SHELAA Ref number: SA429

Site Map:



Horsham District Council

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

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West Chilmington

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

Parish: West Chilmington

Site Area: 1.3 hectares

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

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

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

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

Environmental Considerations:

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

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

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

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

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

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

Combined RAG Rating: Neutral Impact

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

Estimated Housing Numbers: 14