

## **4.0**

**Sites not identified for potential allocation for housing development.**

# Ashington

**Site Name:** Land West of the White House | **SA708**

**Site Map:**



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

**Site Area:** 0.6 hectares

**Site Location:** This is small field adjoining the western built-up area boundary (BUAB) of Ashington. Located to the south of the village and located behind established residential development.

**Site Description:** The site is a grassy field bounded by hedgerows and trees. These form a thick boundary with the existing development to the east and north. The site is more open to the countryside with views to the west.

**Environmental Considerations** **Very Negative Impacts (impacts unlikely / unable to be mitigated)**

**Landscape:** The site does not lie within or near a protected landscape. The site is relatively well contained by extensive hedgerows and trees, but this has the effect of limiting the relationship of the site with the existing built form. The prevailing density is low and rural in character.

**Biodiversity:** The site and surrounding land is not designated as important for nature conservation. The site is currently pasture/grassland interspersed with trees and hedgerows between the fields. If progressed as a development site appropriate ecological assessment will be needed and suitable protection, mitigation and biodiversity enhancement would be required.

**Archaeology/Heritage:** The site lies within an Archaeological Site. This would require further investigation should the site be allocated for development. Any conclusion or recommendations derived from such an investigation would determine how the site would progress in terms of layout and density.

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

**Flooding:** Nearly half of the western part of the site is sited within Flood Zone 2 and 3 which limits the developable area of this site. A drainage ditch forms the western boundary.

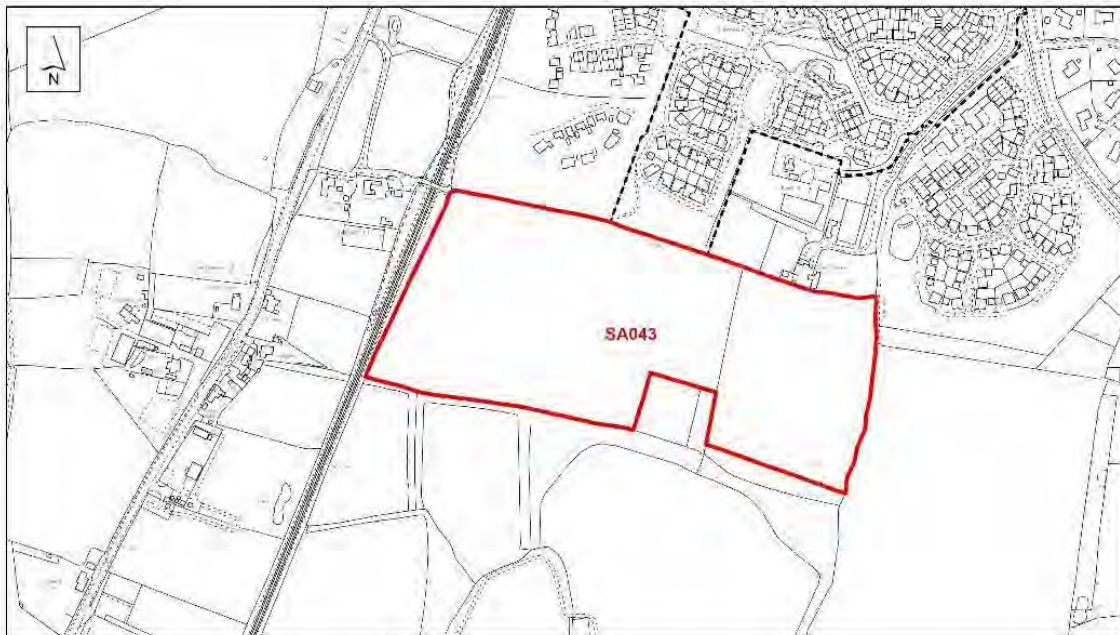
<b>Climate/Renewables/Energy Efficiency:</b> No further information is provided.	
<b>Social Considerations</b>	<b>Neutral</b>
<b>Housing:</b> The promotion is for 14-16 dwellings with associated parking. Affordable housing provision would be expected to be policy compliant.	
<b>Education:</b> The village has a local primary school. Ashington village is within the catchment of Steyning Grammar School for secondary education.	
<b>Health:</b> Local residents have access to a local pharmacy but there is no doctor's surgery or dentist available in the village.	
<b>Leisure/Recreation/Community Facilities:</b> Ashington is a medium size village in the settlement hierarchy and is dependent on larger villages nearby for local residents to access higher level services. The village has two convenience shops, a pub, allotments (private), community centre, recreation pitches and a scout hut.	
<b>Transport:</b> The promoter is advising SA708 is backland development to the rear of the property 'The White House'. Access will be shared. There is an up-to hourly bus service in the village which connects with Horsham, Worthing and the wider locality.	
<b>Other Infrastructure:</b> No further information provided.	
<b>Economic Considerations</b>	<b>Neutral</b>
<b>Economy:</b> There is limited employment provision in the village. There is no provision to provide further employment as part of the proposal.	
<b>Retail:</b> There is a small local convenience store in the centre of the village with restrictive parking, and a small supermarket at the local service station to the north of the village. There are no plans to expand or provide additional retail provision as part of the proposal given the scale of development.	
<b>Site Assessment Conclusion:</b> The site does not have potential for allocation because while the site adjoins the existing built-up area boundary of Ashington, the developable area is constrained by flood zone 2/3 encroaching on the western boundary of the site area further minimising the potential net developable area of the site. Development would also further urbanise an edge of village rural location impacting the rural character of the low-density character of the area. There is also a need for further archaeological investigation with the site identified in the Archaeological Notification Area which also may limit the net developable area. Access to this site would require traversing the existing access of a current property which could also impact the deliverability of this site.	
<b>Estimated Housing Numbers:</b> 0	

# Billingshurst

**Site Name:** Land at Kingslea Farm

**SA043**

**Site Map:**



<p><b>Horsham District Council</b>          Parkside, Chert 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: AC00008202/24</small></p>	<p>Billingshurst</p>		
<p>Reference No :          Drawing No :</p>	<p>Drawn :</p>	<p>Date: 31 August 2023          Checked :</p>	<p>1:1,000 at A4          Revisions</p>

**Parish:** Billingshurst

**Site Area:** 8.6 hectares

**Site Location:** The site lies within the countryside, south of and partly adjoining, the built-up area boundary of Billingshurst, which is classified as a small town / larger village in the settlement hierarchy. It adjoins two residential sites to the north and north-east (the latter shown partially constructed in the map above), which form part of an urban extension to Billingshurst allocated in the current adopted local plan (Horsham District Planning Framework: Policy 15 and SD11).

**Site Description:** The site consists of two small fields west and two larger fields to the east of the railway line. The fields are bound by mature trees. Agricultural fields lie to the east, woodland then open countryside lies to the south, and residential lies to the north (NB the 'field' to the north has permission for 51 dwellings via DC/16/0274 and is under construction).

**Environmental Considerations**

**Unfavourable impacts (with potential for mitigation)**

**Landscape:** The site does not lie within or near a protected landscape. Public Rights of Way run along the northern and eastern boundaries. Development in this location would extend the built form of development further south. The Landscape Capacity Study (2021) assesses the area to have no or very limited capacity for development and development would extend Billingshurst south towards Adversane, with the perception of coalescence of the two settlements.

**Biodiversity:** The site and surrounding land is not designated as important for nature conservation, however, it does lie within a Bat Sustenance Zone where habitats to maintain feeding habitats for bats would need to be retained. If progressed as a development site appropriate ecological assessments will be needed and suitable protection and mitigation and biodiversity enhancement would be required, with particular regard given to the retention and improvement of the existing hedgerows and trees.

<b>Archaeology/Heritage:</b> The western fields lie within the setting of Great Gilmans Farmhouse, a Grade II listed building. The eastern fields lie within an Archaeological Notification Area. The setting of these buildings would need to be considered prior to any development in this location.	
<b>Environmental Quality:</b> The site lies within the Brick Clay (Weald Clay) Minerals Safeguarding area. Notwithstanding the railway line along the western boundary, the site was considered tranquil during the site assessment.	
<b>Flooding/Drainage:</b> The site does not lie within an area identified as at risk of flooding (Flood zone 1)	
<b>Climate/Renewables/Energy Efficiency:</b> No known impacts or clear proposals are identified as part of the site submission.	
<b>Social Considerations</b>	<b>Very Negative Impacts (impacts unlikely / unable to be mitigated)</b>
<b>Housing:</b> The site is promoted for housing in 2018. The promoter indicates the site could deliver 180 homes including 35% affordable homes in line with the Horsham District Planning Framework (HDPF) policy (a density of 21dph). The site was last actively promoted in 2018 and there are no clear access arrangements, so there is a lack of appropriate clarity over the availability and deliverability of this site.	
<b>Education:</b> The site will not deliver a school, but it lies adjacent to the urban settlement boundary which has both a primary and secondary school. However, these are near or at capacity. An appropriate contribution towards education would be required if the site were developed for housing.	
<b>Health:</b> The site will not provide health facilities. It would be reliant on the GP practice in Billingshurst.	
<b>Leisure/Recreation/Community Facilities:</b> The site would deliver some open space but it would not deliver leisure, recreation or community facilities as necessary to meet the full generated needs. It lies adjacent to Billingshurst which provides such facilities, but capacity would need to be explored.	
<b>Transport:</b> The village centre and its facilities are approximately 2km away. However, the site lies within walking distance of the train station and the services and facilities which lie close to it, including shops, recreation ground and secondary school. A bus service to Horsham is also within walking distance. There is however a lack of evidence to demonstrate the site can be suitably accessed by motor vehicles including construction vehicles.	
<b>Other Infrastructure:</b> No details have been provided in respect of future communication technology. Due to the site's location adjoining Billingshurst the impact in respect of this is assessed to be neutral.	
<b>Economic Considerations</b>	<b>Neutral Impacts</b>
<b>Economy:</b> The site is promoted for housing as such it would not result in the loss of employment, nor will it deliver employment. Billingshurst provides various employment opportunities within walking distance, but these are unlikely to meet the full needs of any future residents. A greater range is accessible via bus and train.	
<b>Retail:</b> The site is promoted for housing as such it would not result in the loss of retail, nor will it deliver retail. The site is not within easy walking distance of the village centre. However, Billingshurst has a number of retail outlets in walking distance, but these are unlikely to meet the full needs of any future residents. A greater range is accessible via bus and train. Additional housing in and around Billingshurst may help to support the existing facilities.	

**Site Assessment Conclusion:** Development would have negative landscape impacts and extend Billingshurst's settlement boundary further south towards the settlement of Adversane, with potential for actual or perceived settlement coalescence. Further, the site was last actively promoted in 2018 and there are no clear access arrangements, so there is a lack of appropriate clarity over the availability and deliverability of this site.

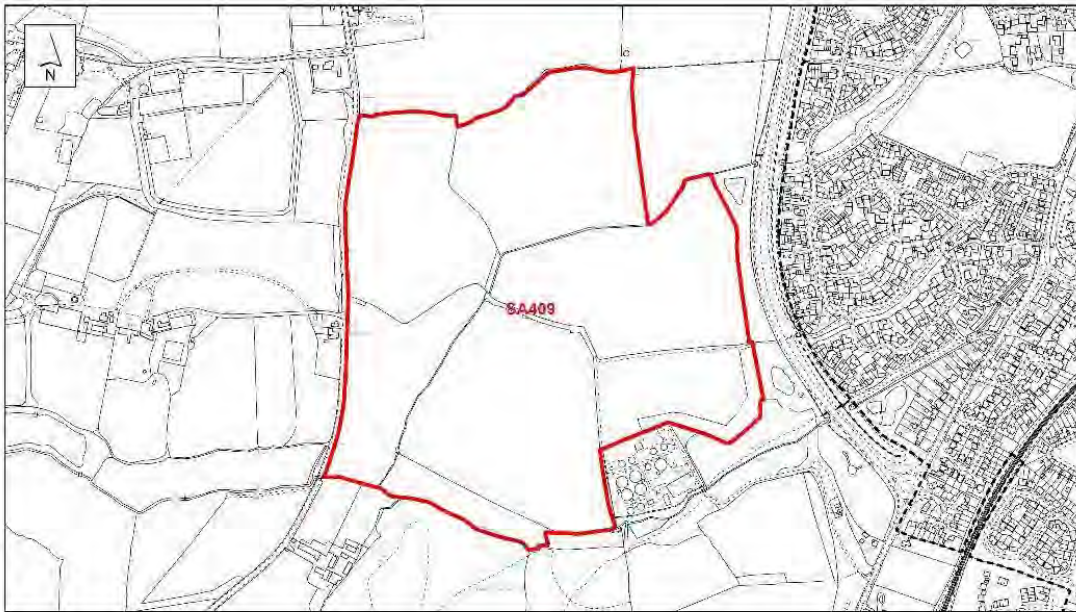
In addition, though Billingshurst is recognised as a large village/small town in the Council's settlement hierarchy and is seen as being able to accommodate reasonable levels of development, it is not considered that such capacity is unlimited. Account has to be taken of recently delivered and ongoing development as well as the outcome of the assessment of proposed strategic allocations, in particular the recommendation to allocate land East of Billingshurst for strategic scale development, with additional development proposed in this location for 1,000 homes. Given the quantum of development planned for Billingshurst, together with the Housing delivery study evidence that the ability of the market to accommodate growth in the western part of the district is not finite, the Council considers it would be inappropriate to allocate further sites for development in the settlement. As such, it is not proposed that the site be allocated.

**Estimated Housing Numbers: 0**

**Site Name:** Land east of Lordings Road,

**SA409**

**Site Map:**



**Horsham District Council**

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

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**Billingshurst**

Reference No:	Date: 31 August 2023	1:6,000 at A4
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		Revisions:

**Parish:** Billingshurst

**Site Area:** 35.3 hectares

**Site Location:** The site lies within the countryside to the west of Billingshurst, which is classified as a small town / larger village in the settlement hierarchy. It is divided from the built-up area boundary of Billingshurst by the A29 and a narrow field strip. Much of the southern boundary adjoins Ancient Woodland, it also wraps around a sewage works. It lies adjacent land also promoted for development (SA744 and SA642) and whilst not actively promoted as part of the wider strategic development west of Billingshurst, the site promoter has indicated they are keen to explore this prospect. There is no joint submission in this respect. It also lies adjacent and to the north of another large site promoted for development (SA759)

**Site Description:** It is rural in nature, comprising of agricultural fields, which gently slope down towards the south and are bound by hedgerows. Public Rights of way cross the site. A watercourse screened by a hedgerow runs through the site and to the south. The site is accessed via farm gates on Lordings Road (B2133).

**Environmental Considerations**

**Very Negative Impacts (impacts unlikely / unable to be mitigated)**

**Landscape:** The site does not lie within or near a protected landscape. The site comprises grazing land which is largely bounded by hedgerows. It slopes gently down from north to south. The Landscape Capacity Study (2021) assesses the area to have no to low capacity for employment development, moderate capacity for medium scale housing development, and low to moderate capacity for large scale housing development. The site is however very rural in character and the presence of the A29 limits the relationship of this landscape with the existing built form. It is divided from the existing built-up area boundary by the A29 and has a limited relationship with the existing built form. Given the scale of the site development, it would therefore have a significant impact on the rural landscape. Development proposals would benefit from being considered on a comprehensive basis to the west of the Billingshurst as part of a future plan review.

<p><b>Biodiversity:</b> The site is not covered by any nature conservation designation. However, the site lies within a Bat Sustenance Zone and habitats to maintain feeding habitats for bats would need to be retained. An Ancient Woodland, Great Lordings Wood, adjoins the southern boundary of the site. The promoters indicate they would apply a 15m offset buffer. The River Arun Site of Special Scientific Interest lies approximately 400m to the west. If progressed as a development site appropriate ecological assessments will be needed and suitable protection and mitigation and biodiversity enhancement would be required. The promoter advises a preliminary assessment of ecological interest which included an Extended Phase 1 survey of the site was undertaken in 2018. They note The Mens SAC lies approximately 3.5km to the west of the site and advise their green infrastructure approach and sensitive lighting will avoid impacts upon bat populations. The scheme would be landscape led and they seek to deliver biodiversity net gain in line with national and local planning policy. Detailed surveys are yet to be carried out.</p>	
<p><b>Archaeology/Heritage:</b> The site does not contain or lie within the immediate setting of any designated heritage assets.</p>	
<p><b>Environmental Quality:</b> The site lies within the Brick Clay (Weald Clay) Minerals Safeguarding area. The site may be prone to odours from the sewage works to the south and some traffic noise but is in general considered to be tranquil.</p>	
<p><b>Flooding/Drainage:</b> The majority of the site does not lie within an area identified as at risk of flooding (Flood zone 1). However, there is a watercourse running through the site and along the southern boundary, and strips of land either side are at risk of flooding (Flood Zones 2 and 3). The promoter says a sustainable drainage system would be included to mitigate impacts.</p>	
<p><b>Climate/Renewables/Energy Efficiency:</b> The site promoter states that they would include specific measures aimed at promoting reduced energy demand and enhanced energy efficiency, substantial and efficient Green Infrastructure networks, measures to encourage sustainable transportation, the implementation of SuDS, consideration of the Life Cycle Analysis of all material, and active consultation to ensure proposals meet community needs.</p>	
<b>Social Considerations</b>	<b>Neutral Impacts</b>
<p><b>Housing:</b> The site is promoted for housing to deliver 450 to 550 homes including affordable housing at a density of 35-38 dph on 12.5ha of the site. It would provide a variety of dwelling types and sizes including smaller homes for first time buyers to family homes and provision for home working. It is expected that affordable housing would be provided in accordance with the relevant local plan policy.</p>	
<p><b>Education:</b> The promoter indicates a primary school would be delivered on 2.1ha of the site. WSCC normally seek a site of 2.2ha (to include early years and special education facilities) the difference would need to be appropriately resolved. Billingshurst has both a primary and secondary school, but these are both at or near capacity. In respect of secondary schooling, an appropriate contribution would be required if the site were developed for housing. Whilst the proposed delivery of a primary school would be favourable, the impact on secondary provision is not resolved as part of this site. Given the number of proposals to the west of the town it is also unclear how educational provision could be best provided without consideration as part of a comprehensive scheme to the west of the settlement.</p>	
<p><b>Health:</b> The site will not provide health facilities. It would be reliant on the GP practice in Billingshurst. The promoter indicates in their Vision document that regard will be given to 'Health in all Policies' (Public Health England, 2016).</p>	
<p><b>Leisure/Recreation/Community Facilities:</b> The promoters indicate a Local Centre would be provided on 1ha of the site and open space would be provided on 19.7ha (55%) of the site. A Country Park and a destination play area is proposed. The provision of all types of open space, such as, allotments and pitches, is not clearly promoted so some reliance on those provided within Billingshurst's settlement boundary is likely which could assist with community integration subject to capacity enhancements. Given the relatively small scale of the proposals to support the proposed provision further information</p>	

regarding viability would be required. Development at this location would be separate from existing services and facilities within the settlement of Billingshurst but, due to its scale, it is likely to increase pressure on existing facilities within the village.

**Transport:** The promoters indicate a new roundabout on the A29 would be provided to give access to the site. It would also provide splitter islands at the roundabout to provide pedestrian and cycle connectivity to the town and rail station in addition to the public rights of way that exist. This would assist in the proposed provision of a new pedestrian and cycle link from Billingshurst to the Wey-South Path and South Downs National Park further to the west. Secondary access points could be provided onto Lordings Road to the west of the site. An alternative transport option is also indicated which shows primary access from Lordings Road removing major highway works on the A29, which could include a footbridge over the A29. The village centre and its facilities are approximately 2km away and the train station and the corresponding services and facilities, including shops, recreation ground and secondary school lie approximately 1.5km away. Even though a local centre is proposed, the site's location to the village facilities is likely to require a level of reliance on private motor vehicles and the new development would have a more limited relationship with the current village centre. A bus service to Horsham is accessible via the village settlement but due to the scale of development and location proposed the feasibility of diverting a bus service into the site may be limited.

**Other Infrastructure:** No details have been provided in respect of future communication technology. Due to the site's location adjoining Billingshurst the impact is assessed to be neutral.

**Economic Considerations**

**Neutral Impacts**

**Economy:** The proposal would not result in the loss of employment. The site is promoted for housing together with other uses, but employment is not specifically mentioned (other than that generated within the local centre). Employment opportunities lie within the village, but these are unlikely to meet the full needs of any future residents. A greater range is accessible via bus and train.

**Retail:** The site is promoted for housing with other infrastructure including a local centre to service the proposal and also the south-west section of Billingshurst which has limited facilities. Whilst safe pedestrian access is possible, the site is not within easy walking distance of the village centre. The proposed facilities along with those existing within the village are unlikely to meet the full needs of future residents. A greater range is accessible via bus and train. Additional housing in and around Billingshurst may help to support the existing facilities subject to the proposed local centre not being in adverse competition.

**Site Assessment Conclusion:** The site does not have potential for allocation at this time. In isolation, the site does not relate well to the existing settlement boundary, is separated from the rest of the village by the A29. There are a number of site proposals to the west of the village, which promoted separately create difficulties in providing a comprehensive scheme with clear infrastructure delivery needs and delivery considerations.

In addition, though Billingshurst is recognised as a large village/small town in the Council's settlement hierarchy and is seen as being able to accommodate reasonable levels of development, it is not considered that such capacity is unlimited. Account has to be taken of recently delivered and ongoing development as well as the outcome of the assessment of proposed strategic allocations, in particular the recommendation to allocate land East of Billingshurst for strategic scale development, with additional development proposed in this location for 1,000 homes. Given the quantum of development planned for Billingshurst, together with the Housing delivery study evidence that the ability of the market to accommodate growth in the western part of the district is not finite, the Council considers it would be inappropriate to allocate further sites for development in the settlement. As such, it is not proposed that the site be allocated.

**Estimated Housing Numbers: 0**

**Site Name:** Land at Kingsfold Cottage, Marringdean Road **SA607**

**Site Map:**



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

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<b>Billingshurst</b>			
Reference No :	Date : 31 August 2023	1:1,000 at A1	
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**Parish:** Billingshurst

**Site Area:** 1.34 hectares

**Site Location:** The site lies within the countryside with its western boundary adjoining the southern built-up area boundary of Billingshurst. Billingshurst is classified as a small town / larger village in the settlement hierarchy. To the west it adjoins a new residential site, which forms part of an urban extension to Billingshurst allocated in the current adopted local plan (Horsham District Planning Framework). To the south is open countryside, and to the north is Marringdean Road.

**Site Description:** The site lies in the countryside adjoining land under development following its allocation for housing in the existing local plan. The land currently forms a gently sloping pasture land with a private equestrian menage and stable block. A tree line bisects the site north south. The site has frontage onto Marringdean Road to which appropriate access may potentially be possible.

**Environmental Considerations** **Very Negative Impacts (impacts unlikely / unable to be mitigated)**

**Landscape:** The site does not lie within or near a protected landscape. The site comprises gently sloping pasture land with equestrian facilities. It is largely bound by hedgerows and trees and has a line of trees and other scattered trees within the site. A Public Right of Way runs beside the southern boundary. Development in this location would extend the built form of the village southeast. The Landscape Capacity Study (2021) assesses the area to have no or very limited capacity for development.

**Biodiversity:** The site is not designated as important for nature conservation, however, it does lie within a Bat Sustainance Zone where habitats to maintain feeding habitats for bats would need to be retained. If progressed as a development site appropriate ecological assessments will be needed and suitable protection and mitigation and biodiversity enhancement would be required, with particular regard given to the retention and improvement of the existing hedgerows and trees.

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

<b>Environmental Quality:</b> The site lies within the Brick Clay (Weald Clay) Minerals Safeguarding area.	
<b>Flooding/Drainage:</b> The site does not lie within an area identified as at risk of flooding (Flood zone 1)	
<b>Climate/Renewables/Energy Efficiency:</b> No known impacts or clear proposals identified as part of the site submission.	
<b>Social Considerations</b>	<b>Neutral Impacts</b>
<b>Housing:</b> The site is promoted for housing. The promoter indicates the site could deliver 20 - 35 homes including affordable homes in accordance with adopted policy at the time of an application. They indicate this could be delivered on part of the site which enables the retention and enhancement of the on-site tree and hedgerows.	
<b>Education:</b> The site will not deliver a school, but it lies adjacent the urban settlement boundary which has both a primary and secondary school. However, these are near or at capacity. Appropriate mitigation, which may include CIL, would be required if the site were developed for housing.	
<b>Health:</b> The site will not provide health facilities. It would be reliant on the GP practice in Billingshurst.	
<b>Leisure/Recreation/Community Facilities:</b> The site would deliver some open space, but it would not deliver leisure, recreation or community facilities as required to meet any generated needs. It lies adjacent the urban settlement boundary which provides such facilities, but capacity would need to be explored.	
<b>Transport:</b> The village centre and its facilities are approximately 2km away. However, the site lies within walking distance of the train station and the corresponding services and facilities which lie close to it, including shops, recreation ground and secondary school. A bus service to Horsham is also within walking distance.	
<b>Other Infrastructure:</b> No details have been provided in respect of future communication technology. Due to the site's location adjoining Billingshurst the impact in respect of this is assessed to be neutral.	
<b>Economic Considerations</b>	<b>Neutral Impacts</b>
<b>Economy:</b> The site is promoted for housing as such it would not result in the loss of employment, nor will it deliver employment. Billingshurst provides various employment opportunities within walking distance, but these are unlikely to meet the full needs of any future residents. A greater range is accessible via bus and train.	
<b>Retail:</b> The site is promoted for housing as such it would not result in the loss of retail, nor will it deliver retail. The site is not within easy walking distance of the village centre. However, Billingshurst has a number of retail outlets in walking distance, but these are unlikely to meet the full needs of any future residents. A greater range is accessible via bus and train. Additional housing in and around Billingshurst may help to support the existing facilities.	
<b>Site Assessment Conclusion:</b> This is a relatively small development proposal close to an area of recently completed new development. Relatively limited detail has been submitted with regard to this site as to the impact on biodiversity. Development in this edge of settlement location would therefore lead to urbanisation and extension of the settlement form to the south-east and the open countryside.	
As a relatively small site, the proposal would not deliver on site community benefits and would be reliant on those within Billingshurst. Although Billingshurst is recognised as a large village/small town in the Council's settlement hierarchy and is seen as being able to accommodate reasonable levels of development, the capacity of local infrastructure is limited.	
In addition, though Billingshurst is recognised as a large village/small town in the Council's settlement hierarchy and is seen as being able to accommodate reasonable levels of development, it is not considered that such capacity is unlimited. Account has to be taken of recently delivered and ongoing development as well as the outcome of the assessment of proposed strategic allocations, in particular the recommendation to allocate land East of Billingshurst for strategic scale development, with additional development proposed in this location for 1,000 homes. Given the quantum of development planned for Billingshurst, together with the Housing delivery study evidence that the ability of the market to accommodate growth in	

the western part of the district is not finite, the Council considers it would be inappropriate to allocate further sites for development in the settlement. As such, it is not proposed that the site be allocated.

**Estimated Housing Numbers: 0**

**Site Name:** Land at Bridgewater Farm (west of the A29) Billingshurst **SA642**

**Site Map:**



<p><b>Horsham District Council</b>          Parkside, Chert Way, Horsham          West Sussex RH12 1RL          Barbara Childs - Director of Place</p>		<p>Billingshurst</p>	
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<p>Drawing No : _____</p>	<p>Drawn : _____</p>	<p>Checked : _____</p>	<p>Revisions : _____</p>

**Parish:** Billingshurst

**Site Area:** 10.4 hectares

**Site Location:** The site lies within the countryside West of Billingshurst, which is classified as a large village / small town. The site is divided from the built-up area boundary of Billingshurst by the A29 and a narrow field strip. Land to the north of the site has planning permission within the northern two thirds of the field for a petrol filling station with convenience store and sandwich bar, motorcycle showroom, and employment floorspace (4,627sqm). It lies adjacent to land also promoted for development (SA744 and SA409) and whilst not actively promoted as part of the wider strategic development west of Billingshurst the site promoter has indicated they are keen to explore this prospect. However, no joint submission has been made with the landowner promoting the larger strategic development.

**Site Description:** It is rural in nature, comprising of agricultural fields, which are bound by hedgerows and gently slope down towards the south. A Public Right of way crosses the site and links to the settlement of Billingshurst. A watercourse within a hedgerow runs along the southern boundary. The site is accessed via the 'farm yard' which falls outside the site (north east corner) however much of the northern boundary, which is bound by hedgerow, adjoins Newbridge Road.

<b>Environmental Considerations</b>	<b>Very Negative Impacts (impacts unlikely / unable to be mitigated)</b>
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**Landscape:** The site does not lie within or near a protected landscape. The site comprises grazing land which is largely bounded by hedgerows. It slopes gently down from north to south. A Public Right of Way crosses the site and runs along the lower eastern boundary then crosses the A29 to Billingshurst village. The Landscape Capacity Study (2021) assesses the area to have low to moderate capacity for medium scale housing development, no / low capacity for large scale housing development, and no / low capacity for employment development. The site is rural in character and the presence of the A29 limits the relationship of this landscape with the existing built form. It is divided from the existing built-up area

boundary by the A29 and has a limited relationship with the existing built form. Taking into account the scale of development proposed in this location, development would therefore have a significant impact on the landscape. Given the number of proposals to the west of Billingshurst, potential impacts would be better considered and mitigated through comprehensive development proposals, rather than the delivery of individual parcels.

**Biodiversity:** The site is not designated as important for nature conservation, however, the site does lie within a Bat Sustenance Zone and habitats to maintain feeding habitats for bats would need to be retained. Open space and green infrastructure are included in the promotion but there is insufficient evidence to demonstrate a net gain in biodiversity. The Upper Arun Site of Special Scientific Interest (SSSI) lies approximately 750m away to the west.

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

**Environmental Quality:** The site lies within the Brick Clay (Weald Clay) Minerals Safeguarding area. The site may be prone to some traffic noise but is in general considered to be tranquil.

**Flooding/Drainage:** The majority of the site does not lie within an area identified as at risk of flooding (Flood zone 1). However, there is a watercourse within the hedgerow on the southern boundary and strips of land either side which are at risk of flooding (Flood Zones 2 and 3).

**Climate/Renewables/Energy Efficiency:** No known impacts or clear proposals other than the promoter advising the proposals would include opportunities to encourage alternative means of travel other than conventional car, renewable energy sources, and energy efficiency to support climate measures.

**Social Considerations**

**Neutral Impacts**

**Housing:** The site is promoted for housing. The promoter indicates 250 dwellings, comprising market and affordable, could be delivered alongside open space. There is a lack of information over the housing mix and type, but a development of this size would be expected to deliver a range of types and affordable housing in accordance with local plan policies.

**Education:** The site will not deliver a school, but it lies near the urban settlement boundary which has both a primary and secondary school. However, these are near or at capacity and are located on the other side of the A29. Appropriate mitigation, which may include CIL, would be required if the site were developed for housing. Given the number of proposals to the west of the town it is also unclear how educational provision could be best provided without consideration as part of a comprehensive scheme to the west of the settlement.

**Health:** The site will not provide health facilities. It would be reliant on the GP practice in Billingshurst.

**Leisure/Recreation/Community Facilities:** The promoters indicate 43% of the site would form open space and green infrastructure. The site would provide a children's play area and new routes for walking and cycling connecting to the wider neighbourhood of Billingshurst. It would not deliver the full range of leisure, recreation or community facilities as required to meet all the generated needs. It lies adjacent the urban settlement boundary which provides such facilities, but capacity would need to be explored.

**Transport:** The site is not proposing the provision of new community facilities. In the absence of other development west of Billingshurst, there is a need for improved movement connections to reach services and facilities in the existing settlement. There is a footbridge over the A29 immediately to the north-east linking the site to the village centre and its facilities which lie approximately 1km away to the north-east. There is another footpath which crosses the A29 immediately to the south-east which links the site to Billingshurst's train station which lies approximately 1km away to the south-east. Bus services are available within the village linking it to Horsham and other settlements. A new vehicular, cycle and pedestrian access is proposed onto Newbridge Road. It is however expected that development in this location would increase car journeys into and around Billingshurst. Further detail on the impact of such a development would need to be modelled.

**Other Infrastructure:** No details have been provided in respect of future communication technology. Due to the site's location adjoining Billingshurst the impact in respect of this is assessed to be neutral.

**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. Billingshurst provides various employment opportunities within walking distance, but these are unlikely to meet the full needs of future residents. A greater range is accessible via bus and train.

**Retail:** The site is promoted for housing as such it would not result in the loss of retail, nor will it deliver retail. The site is within walking distance of the village centre which lies over 1km away so not readily accessible for all potential occupants. Some retail facilities are also located near the train station. A petrol filling station with a small convenience store has been approved on land north of the site. A greater range is accessible via bus and train. Additional housing in and around Billingshurst may help to support the existing facilities.

**Site Assessment Conclusion:**

The site does not have potential for allocation at this time. In isolation, the site does not relate well to the existing settlement boundary, is separated from the rest of the village by the A29. There are a number of site proposals to the west of the village, which promoted separately create difficulties in providing a comprehensive scheme with clear infrastructure delivery needs and delivery considerations.

In addition, though Billingshurst is recognised as a large village/small town in the Council's settlement hierarchy and is seen as being able to accommodate reasonable levels of development, it is not considered that such capacity is unlimited. Account has to be taken of recently delivered and ongoing development as well as the outcome of the assessment of proposed strategic allocations, in particular the recommendation to allocate land East of Billingshurst for strategic scale development, with additional development proposed in this location for 1,000 homes. Given the quantum of development planned for Billingshurst, together with the Housing delivery study evidence that the ability of the market to accommodate growth in the western part of the district is not finite, the Council considers it would be inappropriate to allocate further sites for development in the settlement. As such, it is not proposed that the site be allocated.

**Estimated Housing Numbers: 0**

Site Name: Blackthorne Barn

SA656

Site Map:



<p><b>Horsham District Council</b>          Parkside, Chart Way, Horsham          West Sussex RH12 1RL          Barbara Childs - Director of Planning</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>	<p style="text-align: center;">Billingshurst</p> <table border="1" style="width: 100%;"> <tr> <td>Reference No :</td> <td>Date : 31 August 2023</td> <td>1:4,000 at A1</td> </tr> <tr> <td>Drawing No :</td> <td>Drawn :</td> <td>Checked :</td> </tr> <tr> <td></td> <td></td> <td>Revisions :</td> </tr> </table>	Reference No :	Date : 31 August 2023	1:4,000 at A1	Drawing No :	Drawn :	Checked :			Revisions :
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Parish: Billingshurst

Site Area: 0.7 hectares

**Site Location:** The site currently lies within the countryside adjoining the southern built-up area boundary of Billingshurst, which is classified as a small town / larger village in the settlement hierarchy. It is surrounded on three sides by development now that the allocation for housing in the Horsham District Planning Framework to the west of the site has been completed. To the south is a paddock and a listed dwelling then open countryside. The Local Plan seeks to extend the built-up area boundary, resulting in the inclusion of the site within the boundary.

**Site Description:** The site comprises a dwelling house and livery block with adjacent paddock. The site is accessed from Marringdean Road via a tree lined drive, which also serves the listed Great Gilmans Farmhouse.

<b>Environmental Considerations</b>	<b>Unfavourable Impacts (with potential for mitigation)</b>
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**Landscape:** The site does not lie within or near a protected landscape. The Landscape Capacity Study (2021) did not therefore assess the capacity of the site.

**Biodiversity:** The site is not designated as important for nature conservation, however, it does lie within a Bat Sustenance Zone where habitats to maintain feeding habitats for bats would need to be retained. The western boundary contains trees protected by a Tree Preservation Order (TPO).

**Archaeology/Heritage:** The site lies within an Archaeological Notification Area and potentially within the setting of a Grade II Listed Building, Great Gilmans Farmhouse, which lies approximately 40m to south-east of site. Any development proposal would need to take this into account.

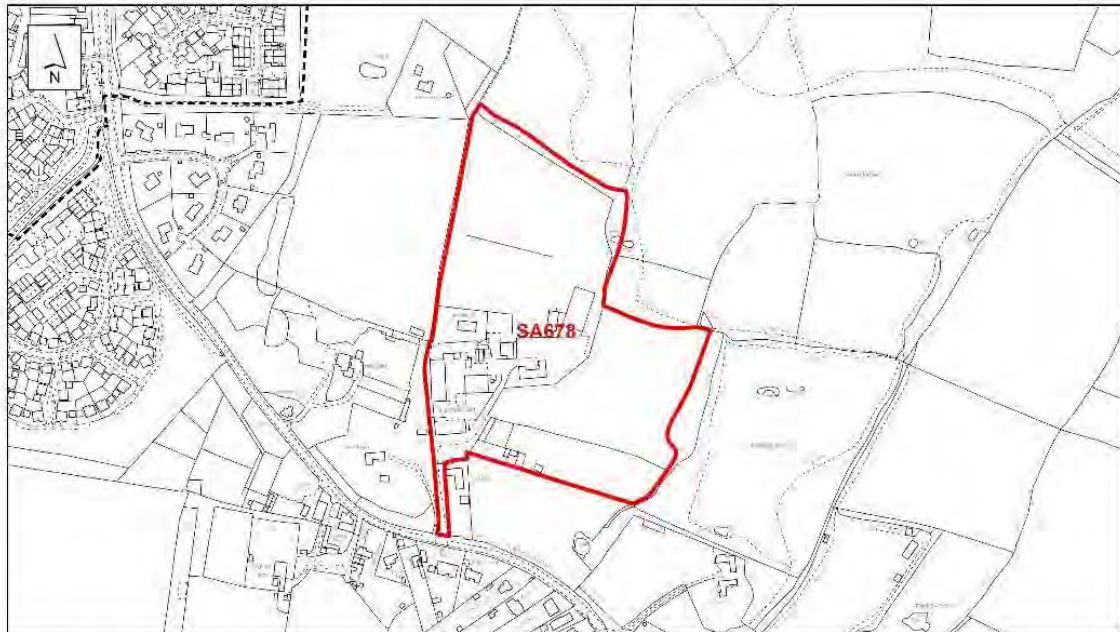
**Environmental Quality:** The site lies within the Brick Clay (Weald Clay) Minerals Safeguarding area.

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

<b>Climate/Renewables/Energy Efficiency:</b> No known impacts or clear proposals. The site is promoted for self build by a promoter that has a reputation for delivering energy efficient properties.	
<b>Social Considerations</b>	<b>Neutral Impacts</b>
<b>Housing:</b> The site is promoted for 10-12 self-build homes. Taking account of an appeal for development in this location, it is considered the site could deliver 8 dwellings on the developable part of the site which enables the retention and enhancement of the on-site trees and hedgerows. In view of the built-up area boundary change in the Local Plan this could come forward as windfall development.	
<b>Education:</b> The site will not deliver a school, but it lies adjacent the urban settlement boundary which has both a primary and secondary school. However, these are near or at capacity. Appropriate mitigation, which may include CIL, would be required if the site were developed for housing.	
<b>Health:</b> The site will not provide health facilities. It would be reliant on the GP practice in Billingshurst.	
<b>Leisure/Recreation/Community Facilities:</b> The site would not deliver leisure, recreation or community facilities as required to meet any generated needs. It lies adjacent the urban settlement boundary which provides such facilities but capacity would need to be explored.	
<b>Transport:</b> The village centre and its facilities are approximately 2km away. However, the site lies within walking distance of the train station and the corresponding services and facilities which lie close to it, including shops, recreation ground and secondary school. A bus service to Horsham is also within walking distance.	
<b>Other Infrastructure:</b> No details have been provided in respect of future communication technology. Due to the site's location adjoining Billingshurst the impact in respect of this is assessed to be neutral.	
<b>Economic Considerations</b>	<b>Neutral Impacts</b>
<b>Economy:</b> The site is promoted for housing as such it would not result in the loss of employment, nor will it deliver employment. Billingshurst provides various employment opportunities within walking distance, but these are unlikely to meet the full needs of future residents. A greater range is accessible via bus and train.	
<b>Retail:</b> The site is promoted for housing as such it would not result in the loss of retail, nor will it deliver retail. The site is not within easy walking distance of the village centre. However, Billingshurst has a number of retail outlets in walking distance, but these are unlikely to meet the full needs of future residents. A greater range is accessible via bus and train. Additional housing in and around Billingshurst may help to support the existing facilities.	
<b>Site Assessment Conclusion:</b>	
Overall it is considered that this site may have some potential for housing development taking into account the changed context of the site, including proposed built up area boundary amendments. Given the need for any development to take account of the nearby heritage asset, a small amount of development within the amended built form may be acceptable. However, policy provision is already established for such development and an allocation is not considered to be necessary.	
<b>Estimated Housing Numbers: 0</b>	

**Site Name:** Kingsmead, North of **SA678**  
Marringdean Road, Billingshurst

**Site Map:**



<p><b>Horsham District Council</b> Parkside, Chart Way, Horsham West Sussex RH12 1RL Barbara Childs, Director of Place</p>		<p><b>Billingshurst</b></p>	
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<p>Drawing No: _____</p>	<p>Drawn: _____</p>	<p>Checked: _____</p>	<p>1:4,000 at A4 Revisions: _____</p>

**Parish:** Billingshurst

**Site Area:** 8 hectares

**Site Location:** The site lies within the countryside detached from the south-east of the built-up area boundary of Billingshurst. The settlement is classified as a small town / larger village in the settlement hierarchy. To the west lies grazing farmland which is also being promoted by the respective landowner for development under SA560. To the north and east is woodland protected by Tree Preservation Order's (TPO's), much of which is Ancient Woodland. An open field sits to the south between the site and Marringdean Road, with a further field to the northwest of the site. Two dwellings, outside the site, sit either side of the access road from Marringdean Road.

**Site Description:** The site comprises grazing land which is largely bounded by hedgerow and an existing employment area (c.11 Industrial units) and a couple of houses, including Kingsmead Farm. The site has a drive onto Marringdean Road to which appropriate access may potentially be possible.

**Environmental Considerations**

**Unfavourable Impacts (with potential for mitigation)**

**Landscape:** The site does not lie within or near a protected landscape. The Landscape Capacity Study (2021) assesses the area as having no / low capacity for development. The site comprises grazing land which is largely bounded by hedgerows and trees. A Public Right of Way runs beside the western boundary. If developed in isolation, development would therefore lead to a small isolated urban development within a predominantly rural area.

**Biodiversity:** The site is not designated for nature conservation, however, it lies within a Bat Sustenance Zone where habitats to maintain feeding habitats for bats would need to be retained. The northern and eastern boundary adjoins a woodland, Rosier / Daux / Beck Copse, which is protected by a Tree Preservation Order (TPO), much of which is an Ancient Woodland and/or forms a designated Local Wildlife Site. The Ancient Woodland would require the provision of an appropriate buffer of at least 15 metres. An ecology phase one habitat

study and assessment have been undertaken by the promoter and the retention of hedgerows, trees and woodland with new wildlife habits and woodland management is being proposed. If progressed as a development site some further appropriate ecological assessments are likely and suitable protection and mitigation and biodiversity enhancement would be required.	
<b>Archaeology/Heritage:</b> The site does not contain or lie within the immediate setting of any designated heritage assets.	
<b>Environmental Quality:</b> The site lies within the Brick Clay (Weald Clay) Minerals Safeguarding area. Due to the industrial uses within the site it is likely a contaminated land report would be required.	
<b>Flooding/Drainage:</b> The site does not lie within an area identified as at risk of flooding (Flood zone 1)	
<b>Climate/Renewables/Energy Efficiency:</b> No known impacts or clear proposals but the promoter indicates the proposal is for a unique development that uses sustainable development techniques in providing efficient energy conserving housing. They seek to use a district heating system, rain water harvesting and a mixture of renewables.	
<b>Social Considerations</b>	<b>Neutral Impacts</b>
<b>Housing:</b> The site is being promoted for around 149 dwellings comprising 125 detached homes and 24 apartments, which would include 35% affordable housing. This is lower than has been assessed as viable for schemes of this size as part of the Council's viability assessment work to support the Local Plan, and a policy compliant provision of affordable housing would be required. The site promotion is not clear as to whether the full site is available or if the existing employment space is to be retained. Should this site be progressed in future it is considered 80 dwellings, comprising a mix of housing types, would be more appropriate alongside the retention of employment.	
<b>Education:</b> The site will not deliver a school, but it lies adjacent the urban settlement boundary which has both a primary and secondary school. However, these are near or at capacity. Appropriate mitigation, which may include CIL, would be required if the site were developed for housing.	
<b>Health:</b> The site will not provide health facilities. It would be reliant on the GP practice in Billingshurst.	
<b>Leisure/Recreation/Community Facilities:</b> The site would deliver some open space, but it would not deliver leisure, recreation or community facilities as required to meet any generated needs. Billingshurst is a sustainable settlement and has facilities that residents would rely on subject to capacity enhancements, albeit the town centre is not within easy walking distance and access may be reliant on private travel. Regard to the provision of some on-site open space would need to be given at least to address local play opportunities.	
<b>Transport:</b> The site promoters have indicated the existing access from Marringdean Road could be suitable for the extent of development proposed. The train station and bus stops are within walking distance of the site. However, it is noted that Marringdean Road does not have continuous footpaths to local services and facilities, and the rural nature of the surrounding public rights of way would limit their use for sustainable transport modes. It would therefore be likely that any development would be highly reliant on private motor vehicles. A larger development involving adjacent land parcels may enable mitigation in this respect however such a scheme has not been put forward.	
<b>Other Infrastructure:</b> No details have been provided in respect of future communication technology.	
<b>Economic Considerations</b>	<b>Neutral Impacts</b>
<b>Economy:</b> The site is promoted for housing, but it is unclear in the most recent promotional material whether the existing industrial units will be retained. There is therefore a potential adverse impact to development in this location as a result of a loss of existing employment land. Due to the need to balance employment and housing needs the retention of the existing employment is likely to be needed which gives rise to some concern over the extent of development sought. Employment opportunities lie within the village, but these are unlikely to meet the full needs of any future residents. A greater range is accessible via bus and train.	

**Retail:** The site is not within easy walking distance of the village centre. However, some retail facilities are located a little closer near the train station, but these are unlikely to meet the full needs of future residents. A greater range is accessible via bus and train. Additional housing in and around Billingshurst may help to support the existing facilities.

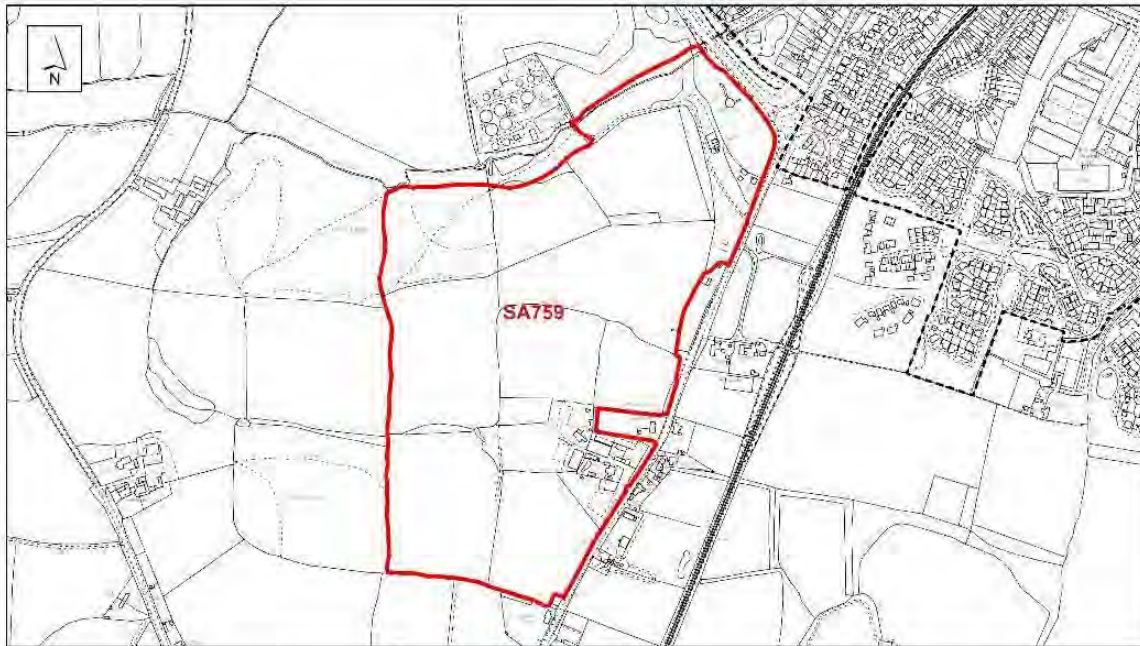
**Site Assessment Conclusion:** The site lies within the countryside detached from and to the south-east of the built-up area boundary of Billingshurst. The Landscape Capacity Study (2021) concludes that the area is considered to have no or very limited capacity for development. Development in this location would therefore lead to urbanisation and extension of the settlement form to the south-east, and if developed in isolation an odd urban form. In addition, the site is not particularly well related to the existing services and facilities in Billingshurst on which it would rely and sustainable transport links to these sites are currently limited.

In addition, though Billingshurst is recognised as a large village/small town in the Council's settlement hierarchy and is seen as being able to accommodate reasonable levels of development, it is not considered that such capacity is unlimited. Account has to be taken of recently delivered and ongoing development as well as the outcome of the assessment of proposed strategic allocations, in particular the recommendation to allocate land East of Billingshurst for strategic scale development, with additional development proposed in this location for 1,000 homes. Given the quantum of development planned for Billingshurst, together with the Housing delivery study evidence that the ability of the market to accommodate growth in the western part of the district is not finite, the Council considers it would be inappropriate to allocate further sites for development in the settlement. As such, it is not proposed that the site be allocated.

**Estimated Housing Numbers: 0**

**Site Name:** Land at St Andrews Hill Farm | **SA759**

**Site Map:**



<b>Horsham District Council</b> Parkside, Chart Way, Horsham West Sussex RH12 1RL Barbara Childs, Director of Place	<b>Billingshurst</b>		
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			Revisions:

**Parish:** Billingshurst

**Site Area:** 28.4 hectares

**Site Location:** The site lies within the countryside outside and to the south-west of the built-up area boundary of Billingshurst, which is classified as a small town / larger village in the settlement hierarchy. It adjoins the A29 to the east. It lies adjacent and to the south of another large site promoted for development (SA409)

**Site Description:** This is a large scale site in the countryside south-west of Billingshurst to the west / south-west of the A29. It is divided from the existing built-up area boundary by the A29 on its north-eastern border. The site is rural in nature and predominantly comprises agricultural grazing fields interspersed with trees and hedgerows. The landscape is more enclosed in the north and open to the south. An area of woodland separates the northern boundary of the site from the A29 bypass. There are farm and residential access points onto Stane Street (A29) with some residential properties along the eastern border. To the north lies a sewage treatment works.

**Environmental Considerations**

**Very Negative Impacts (impacts unlikely / unable to be mitigated)**

**Landscape:** The site does not lie within or near a protected landscape. The site is however very rural in character and the presence of the A29 limits the relationship of this landscape with the existing built form. The Landscape Capacity Study (2021) assesses the area to have no to low capacity for development. Given the proposed scale of development in this location, there would have a significant impact on the landscape, it would take development west towards the Upper Arun Site of Special Scientific Interest (SSSI) and south along the A29 towards Adversane, significantly altering the village form.

**Biodiversity:** The site is not designated as important for nature conservation, however, the site lies within a Bat Sustainance Zone and habitats to maintain feeding habitats for bats would need to be retained. There is Ancient Woodland (Great Lordings Wood) within the site's north-western corner and adjoining the west boundary of the south-western section of the site (Little Lordings Wood) which would require appropriate buffers of at least 15 metres.

If progressed as a development site ecological assessment will be needed and suitable protection and mitigation and biodiversity enhancement would be required.	
<b>Archaeology/Heritage:</b> The eastern border of the site wraps around St Andrews House Grade II Listed Building and The Old Cottage Grade II Listed Building, so that in effect they lie within the site. The north-western part of the site does not form an Archaeological Notification Area but is shown as a site that may have importance for Archaeological which would need to be appropriately surveyed.	
<b>Environmental Quality:</b> The site lies within the Brick Clay (Weald Clay) Minerals Safeguarding area. The site includes a Public Right of Way which crosses the site from west to east. To the north of the site lies a sewage waste works (waste site). The site may be prone to some traffic noise but is in general considered to be tranquil.	
<b>Flooding/Drainage:</b> The majority of the site does not lie within an area identified as at risk of flooding (Flood zone 1). However the southern boundary borders an area at risk from flooding (Flood zone 2 and 3).	
<b>Climate/Renewables/Energy Efficiency:</b> No known impacts or clear proposals are identified as part of the site submission.	
<b>Social Considerations</b>	<b>Unfavourable Impacts (with potential for mitigation)</b>
<b>Housing:</b> The site is promoted for housing together with new employment space. The promoter has not presented a masterplan or information or provided information about the expected quantum or type of development, however a site of this scale would likely deliver a large amount of development that would include affordable housing and a mix of unit types.	
<b>Education:</b> The site will not deliver a school, but it lies adjacent the urban settlement boundary which has both a primary and secondary school. However, these are near or at capacity. Appropriate mitigation, which may include CIL, would be required if the site were developed for housing. There are a number of site proposals to the west of the village, which promoted separately create difficulties in providing a comprehensive scheme with clear infrastructure delivery needs and delivery considerations.	
<b>Health:</b> The site will not provide health facilities. It would be reliant on the GP practice in Billingshurst.	
<b>Leisure/Recreation/Community Facilities:</b> The site would deliver some open space, but it would not deliver leisure, recreation or community facilities as required to meet any generated needs. It lies adjacent to the urban settlement boundary which provides such facilities but capacity would have to be explored and they lie some distance from the outer border of the site. The existing road layout would act as a barrier for pedestrians and cyclists accessing the village centre, schools etc.	
<b>Transport:</b> The village centre and its facilities are approximately 2km away and the train station and the corresponding services and facilities, including shops, recreation ground and secondary school lie approximately 1km away. Given the site's location to the village facilities it likely to require a level of reliance on private motor vehicles. A bus service to Horsham is accessible via the village settlement.	
<b>Other Infrastructure:</b> No details have been provided in respect of future communication technology. Due to the site's location adjoining Billingshurst the impact is assessed to be neutral.	
<b>Economic Considerations</b>	<b>Neutral Impacts</b>
<b>Economy:</b> The site is promoted for housing together with new employment space. As detailed in the 'housing' section the site has a limited relationship with the existing built form of Billingshurst. However, the provision of employment within large scale housing proposals is to be promoted and the site has good access onto the A29 / major road network. Other employment opportunities lie within the village, but these are unlikely to meet the full needs of any future residents. A greater range is accessible via bus and train.	
via bus and train. Additional housing in and around Billingshurst may help to support the existing facilities.	

**Site Assessment Conclusion:**

The site does not have potential for allocation at this time. In isolation, the site does not relate well to the existing settlement boundary, is separated from the rest of the village by the A29. There are a number of site proposals to the west of the village, which promoted separately create difficulties in providing a comprehensive scheme with clear infrastructure delivery needs and delivery considerations.

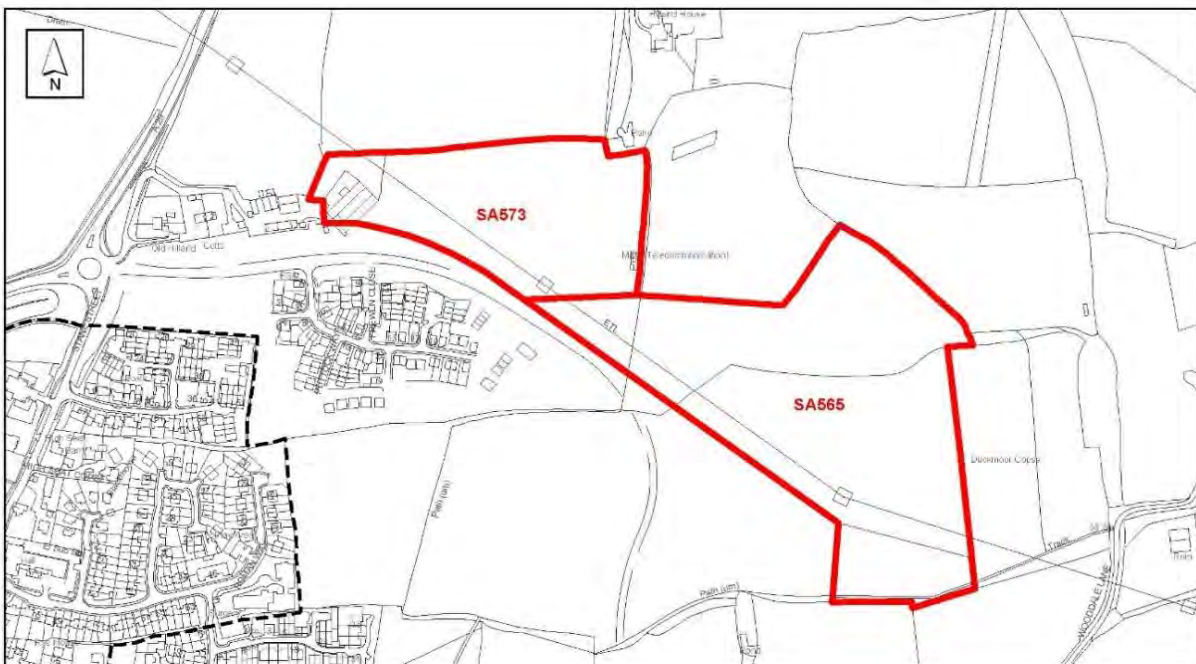
In addition, though Billingshurst is recognised as a large village/small town in the Council's settlement hierarchy and is seen as being able to accommodate reasonable levels of development, it is not considered that such capacity is unlimited. Account has to be taken of recently delivered and ongoing development as well as the outcome of the assessment of proposed strategic allocations, in particular the recommendation to allocate land East of Billingshurst for strategic scale development, with additional development proposed in this location for 1,000 homes. Given the quantum of development planned for Billingshurst, together with the Housing delivery study evidence that the ability of the market to accommodate growth in the western part of the district is not finite, the Council considers it would be inappropriate to allocate further sites for development in the settlement. As such, it is not proposed that the site be allocated.

**Estimated Housing Numbers: 0**

**Site Name:** Land at Hilland Farm

**SA565**

**Site Map:**



**Horsham District Council**

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

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**Billingshurst**

Reference No :	Date : 13/08/2020	Scale : 1: 4,000 at A4
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		Revisions :

**Parish:** Billingshurst

**Site Area:** 8.6 hectares

**Site Location:** The site lies within the countryside adjacent the recently extended urban boundary of Billingshurst to the south-west of the site, which is proposed for inclusion in the Built-Up Area Boundary (BUAB) of Billingshurst.

**Site Description:** The site comprises agricultural fields with a row of pylons crossing the site within the south-western border. The site is gently to moderately undulating. To the south-west lies the village of Billingshurst and a new housing estate extends the urban area up to the boundary of the site.

<b>Environmental Considerations</b>	<b>Very Negative Impacts (impacts unlikely / unable to be mitigated)</b>
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**Landscape:** The site does not lie within or near a protected landscape. The site is open in character. The site undulates with gentle to medium slopes. The pylons in this area detract from the wider landscape, and the site is more visually sensitive than the land promoted under SA573. The Landscape Capacity Study assesses the area to have low to moderate capacity for medium scale housing development, no / low capacity for large scale housing development, and no / low capacity for employment development.

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

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

**Environmental Quality:** The land is believed to fall within a 3b agricultural land classification. It does not lie within a water source protection zone. Pylons cross the site. The site lies within a Brick Clay (Weald Clay) Minerals Safeguarding Area. Any development will need to ensure there is no adverse impact on this resource.

**Flooding/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.

<b>Social Considerations</b>	<b>Unfavourable Impacts (with potential for mitigation)</b>
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**Housing:** The site is promoted for housing but no clear masterplan has been produced to show how the landscape can suitably be developed. The sites location for housing, on the settlement edge of Billingshurst, does however have some potential merit.

**Education:** The site will not deliver a school but it lies adjacent the settlement boundary which has both a primary and secondary school. Any housing development would contribute towards capacity increases as appropriate CIL.

**Health:** The site will not provide health facilities. It would be reliant on the GP practice in Billingshurst.

**Leisure/Recreation/Community Facilities:** The site will not deliver leisure, recreation or community facilities as required to meet any generated needs. It lies adjacent the settlement boundary which provides such facilities.

**Transport:** The site lies within reasonable walking distance to the village centre and local facilities. There is a bus service to Horsham and there is a train station located within the village.

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

<b>Economic Considerations</b>	<b>Neutral Impacts</b>
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**Economy:** The site is promoted for both housing as such it would not result in the loss of employment nor will it deliver employment. The adjacent site, SA573, is promoted for employment and Billingshurst provides various employment opportunities within walking distance but these are unlikely to meet the full needs of any future residents. A greater range 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. Billingshurst has a number of retail outlets in easy walking distance but these are unlikely to meet the full needs of any future residents. A greater range is accessible via bus. Additional housing and employment in and around Billingshurst may help to support the existing facilities.

**Site Assessment Conclusion:** The site does not have potential for allocation for housing because of the Pylons that separate the site from the development to the west and the impact upon the landscape, especially when the cumulative impact and the mitigation provided by the

recent development is taken into account.

In addition, though Billingshurst is recognised as a large village/small town in the Council's settlement hierarchy and is seen as being able to accommodate reasonable levels of development, it is not considered that such capacity is unlimited. Account has to be taken of recently delivered and ongoing development as well as the outcome of the assessment of proposed strategic allocations, in particular the recommendation to allocate land East of Billingshurst for strategic scale development, with additional development proposed in this location for 1,000 homes. Given the quantum of development planned for Billingshurst, together with the Housing delivery study evidence that the ability of the market to accommodate growth in the western part of the district is not finite, the Council considers it would be inappropriate to allocate further sites for development in the settlement. As such, it is not proposed that the site be allocated.

**Estimated Housing Numbers: 0**

## Bramber

**Site Name:** Land at Clays Field

**SA758**

**Site Map:**



**Horsham District Council**

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

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**Bramber**

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**Parish:** Bramber

**Site Area:** 7.9ha

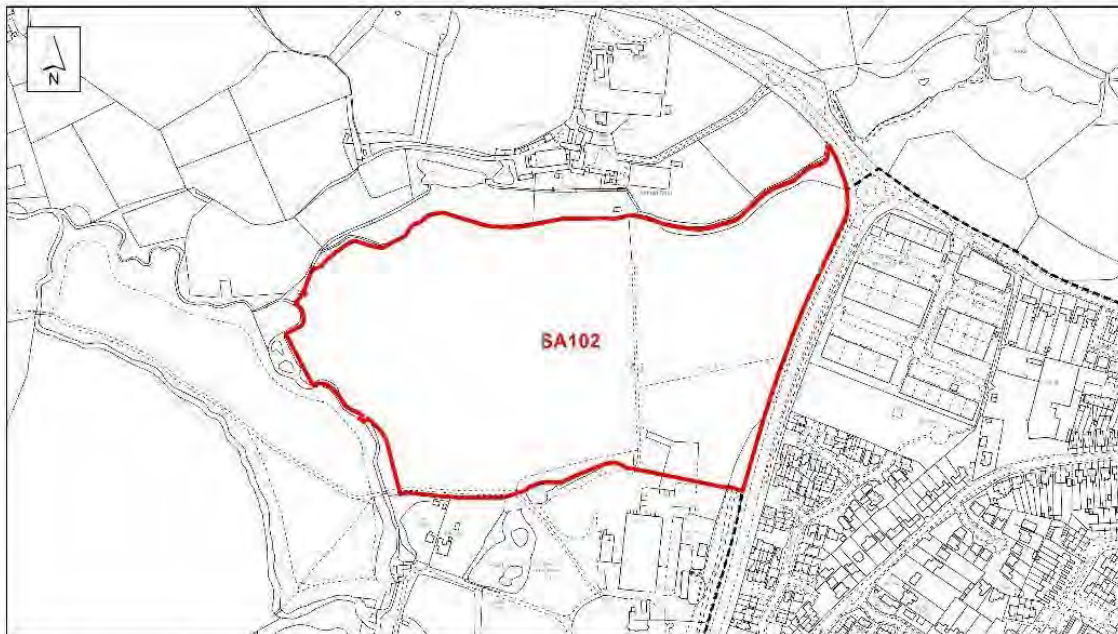
<b>Site Location:</b> The site lies between the village of Bramber and Steyning, west of the A283 Steyning relief road. A mature tree belt is sited in the eastern boundary of the site screening the site from the A283. Castle Lane bounds the northern edge of the site and comprises of a single-track cul-de-sac serving approximately 8 dwellings. Clay Hill and Goring Road bound the southern and western boundary respectively.	
<b>Site Description:</b> The site is a privately owned field, left to grassland, and which has been available to the public for walkers/dog walkers/wildfowl. The site is located within a predominantly low-density residential area. A pond is located in the south-eastern corner of the site and a number of mature trees can be found along the boundaries of the site. The site is popular with local dog walkers' but use is at the discretion of the owner. A public right of way traverses the south-west corner of the site.	
<b>Environmental Considerations</b>	<b>Very Negative Impacts (impacts unlikely / unable to be mitigated)</b>
<b>Landscape:</b> Clays Field has been identified as being important to the setting of Steyning and Bramber and development in this location would contribute to the visual and physical coalescence of the two settlements. Whilst there is some enclosure from tree belts along site boundaries, the landscape is relatively visible from the surrounding roads. Furthermore, the site is in close proximity to the National Park boundary and would be visible to the national park from key public vantage points. The Landscape Capacity study (2021) also identifies this area as having low to no capacity for development. The site is relatively open, and whilst a small parcel of land has been identified for development, this would require mitigation to prevent further pressure on the remainder of the site. Given that no current internal boundaries exist, this is considered challenging.	
<b>Biodiversity:</b> The site does not have any environmental designations attributed to the site. There are a number of Tree Preservation Orders located in the south-west corner of the site. If progressed as a development site appropriate ecological assessment would be needed and suitable protection and mitigation and biodiversity enhancement would be required.	
<b>Archaeology/Heritage:</b> The site has an historical connection to the nearby Bramber Castle (Grade I listed) by way of the Castle Lane track, which was a medieval route, and the field, which would have originally been part of the setting of the castle at the time the castle was constructed. The site also lies within the vicinity of St. Nicholas' Church, built in 1070 is also Grade I listed and a Scheduled Ancient Monument.	
<b>Environmental Quality:</b> There are no significant environmental designations impacting on the site. The site is considered to be tranquil and used as informal open space.	
<b>Flooding/Drainage:</b> There is some risk to flooding located in the southeast corner of the site (flood risk zone 2). No development is proposed in areas where there is flood risk zone 2.	
<b>Climate/Renewables/Energy Efficiency:</b> No further information has been provided in respect of climate change or energy efficiency. Any proposal would be expected to adhere to the Council's climate change policies.	
<b>Social Considerations</b>	<b>Unfavourable Impacts (with potential for mitigation)</b>
<b>Housing:</b> The site is promoted for small scale residential development (1.9ha). Any proposal will be expected to provide the appropriate quantum of affordable housing in line with Council policy.	
<b>Education:</b> There are two primary schools locally within the catchment of the site (Upper Beeding and Steyning Primary Schools) The closest secondary school is Steyning Grammar. There is no further provision promoted by the landowner.	
<b>Health:</b> There are no healthcare facilities within the village. Residents would have to travel to nearby Upper Beeding or Steyning in order to access medical services. Both villages are within reasonable walking distance from the site.	
<b>Leisure/Recreation/Community Facilities:</b> The villages Bramber/Upper Beeding have access recreation ground, sports hall, village hall, MUGA and there are various clubs and societies in the area. The site is well placed for pedestrians to walk to both villages to access	

local facilities.	
<b>Transport:</b> Vehicular access can be delivered off Clay Hill or via Castle Lane which would require upgrading the rural-in-character private lane to adoptable standards which may further urbanise the lane through streetlighting, installation of footways and required lighting. This will change the character of the Castle Lane from a low-density character area to one which is increasingly built-up. There is a local bus service which offers a service connecting the village to the wider locality.	
<b>Other Infrastructure:</b> No further information has been provided on telecommunications infrastructure. Charging infrastructure for electric cars will be expected to be provided in line with national and local policy.	
<b>Economic Considerations</b>	<b>Neutral</b>
<b>Economy:</b> Bramber/Upper Beeding is classified as a large village with some small businesses providing limited local employment including petrol station and newsagent as well as a public house and hotel. There is no employment proposed as part of the site.	
<b>Retail:</b> Steyning High Street or Upper Beeding are both within walking distance of the site. There is no retail element proposed as part of the development proposal.	
<b>Site Assessment Conclusion:</b> The site is not recommended to come forward as an allocation. The site plays an important role in the setting of both Steyning and Bramber villages respectfully and provides valued local amenity provision for residents of both villages. Development at this site will also eroded the visual perception of separation between the two villages and affect the rural character in this location especially on Castle Lane. It is also unclear how landscaping to prevent further pressure for development on the remainder of the site could be accommodated effectively. The landscape capacity study (2021) has identified this location has having limited/no capacity for housing. Long views of the South Downs must also be considered with some parts of the site visible from the National Park.	
<b>Estimated Housing Numbers:</b> 0	

# Broadbridge Heath

**Site Name:** Land North of Lower Broadbridge Farm, Broadbridge Heath **SA102**

**Site Map:**



<p><b>Horsham District Council</b>          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>	<p>Slinfold / Broadbridge Heath</p> <table border="1"> <tr> <td>Reference No :</td> <td>Date : 31 August 2023</td> <td>1:1,000 at A1</td> </tr> <tr> <td>Drawing No :</td> <td>Drawn :</td> <td>Checked :</td> </tr> <tr> <td></td> <td></td> <td>Revisions :</td> </tr> </table>	Reference No :	Date : 31 August 2023	1:1,000 at A1	Drawing No :	Drawn :	Checked :			Revisions :
Reference No :	Date : 31 August 2023	1:1,000 at A1								
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**Parish:** Slinfold

**Site Area:** 12 hectares

**Site Location:** This site lies in the countryside, within Slinfold parish, but adjoins the A281 and the built-up area boundary (BUAB) of Broadbridge Heath, which is classified as a larger village / small town. The Lawson Hunt Industrial Estate, a designated Key Employment Area, and housing lies to the east. To the north and west lie agricultural fields and Horsham Stone & Reclamation lies to the south.

**Site Description:** The site comprises agricultural fields. Trees and hedgerows lie along the eastern and northern boundary and a number of trees lie within the site. A Public Right of Way bisects the site from east to west. There is an existing access off the A281 just north of the Newbridge Roundabout, which also serves Horsham Stone & Reclamation and a small number of residential dwellings.

<b>Environmental Considerations</b>	<b>Unfavourable Impacts (with potential for mitigation)</b>
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**Landscape:** The site does not lie within or near a protected landscape. The site is relatively flat with mature and semi-mature trees sited along most of the boundaries and forming tree belts within the site. Retention of these trees is considered to be an important factor if the site were to be redeveloped. A public right of way crosses the site west to east crossing the A281 towards Lawson Hunt Industrial Park. The Council's Landscape Capacity Assessment (2021) found the area within which the site lies to have low-moderate and moderate capacity for both housing and employment (lower capacity towards the western boundary of the site). The site promoter states that emerging proposals seek to respond to the Landscape Character Study and aim to incorporate key vegetation and locate development adjacent to the established settlement edge.

**Biodiversity:** The site and surrounding land is not designated as important for nature conservation. The site does however lie within a Bat Sustenance Zone and habitats to

<p>maintain feeding habitats for bats would need to be retained. The site is known to be a habitat for geese during their winter migration and the promoters suggest this can be maintained and 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. If progressed as a development site appropriate ecological assessment will be needed and suitable protection, mitigation and biodiversity enhancement would be required with the retention of key ecological features / networks across the site. Regard would need to be given to the advice from Natural England regarding a need to consider the potential impacts from surface water and wastewater on the Arun Site of Special Scientific Interest (SSSI) and the scope for mitigation.</p>	
<p><b>Archaeology/Heritage:</b> The Grade II listed Lower Broadbridge Farmhouse lies to the south of the site and the Grade II listed Mill House and Mill Cottage lies to the south west. However, the Horsham Stone &amp; Reclamation site and its curtilage lies between the two heritage assets.</p>	
<p><b>Environmental Quality:</b> The site is affected by some noise/nuisance from the road and roundabout to the east. Given the proximity of this site to the adjacent Lawson Hunt Industrial Park and the Horsham Stone &amp; Reclamation which directly adjoins the southern boundary, there is a strong likelihood of potential impacts from noise and commercial activity on any residents in this location. A high-pressure gas pipeline runs through the site and its 150m buffer affects much of the western / south-western half of the site, although the promoter suggests that easements greater than the SGN required easements (16m) have been accounted for in their masterplan. The site lies within the Brick Clay (Weald Clay) Minerals Safeguarding area and almost all of the site, except the north-eastern corner, lies within a Permitted Minerals Sites Consultation area.</p>	
<p><b>Flooding/Drainage:</b> The site partially lies within an area identified as at risk of flooding (Flood Zone 1). However, the northern and western boundaries are within Flood Zones 2 and 3 which will need to be taken into account as appropriate. Natural England have raised a need to have regard to any potential impacts from surface water and wastewater on the Arun Site of Special Scientific Interest (SSSI).</p>	
<p><b>Climate/Renewables/Energy Efficiency:</b> No known impacts or clear proposals. Any proposal will be expected to adhere to the Council's climate change policies.</p>	
<p><b>Social Considerations</b></p>	<p><b>Very Negative Impacts (unable / unlikely to be mitigated)</b></p>
<p><b>Housing:</b> The wider mixed use site as put forward by the site promoter is formed of SA102, SA766 and SA386 and is promoted for c.211 residential units (although it should be noted that two separate applications relating to the different parcels have been submitted to the Council for 147 and 133 dwellings respectively). Any proposal will be expected to provide policy-compliant levels of affordable housing. The area of this site promoted for housing is affected by a high-pressure gas pipeline, which will affect the suitability of the site for housing.</p>	
<p><b>Education:</b> Broadbridge Heath has a primary school and is within the catchment area of Tanbridge House Secondary School.</p>	
<p><b>Health:</b> Broadbridge Heath does not currently have a medical facility. Nearby Horsham has a range of medical facilities that are accessible by public transport.</p>	
<p><b>Leisure/Recreation/Community Facilities:</b> 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. These services and facilities include a primary school, public houses, large Tesco supermarket plus a smaller convenience store with Post Office, village hall and church. Sports facilities include a large leisure centre (The Bridge), local playing fields, tennis court, football pitch, games courts and outdoor gym equipment. The indicative landscape masterplan for the wider site includes areas of open space, trim trails and play space.</p>	
<p><b>Transport:</b> The site is considered to be well situated for access to the road network, with direct access on to the A281 and A264 which both form part of the major road network</p>	

within the district. There are also a number of bus stops in close proximity to the site. The Transport Overview submitted by the promoters suggest that there may be opportunities for bus services to route through the site. Given the sites proximity to the settlement there will be some access via foot and bicycle and the promoter indicates, if the wider site is developed, the provision of shared pedestrian/cycle links into Broadbridge Heath and construction of a crossing over the A281. However, employment on this site is likely to have quite high reliance on private motor vehicles.

There is an existing vehicular access from Billingshurst Road, which lies just north of Newbridge Roundabout which currently provides access to the site. The submitted Transport Overview proposes that a fourth arm to the existing roundabout at Lawson Hunt Industrial Park could be created, and subject to the agreement of the Highways Authority, could provide suitable access to the site. Surrey County Council's concern over the transport impacts on Surrey from sites, including those at Broadbridge Heath, is noted and will be subject to the findings of the transport study.

**Other Infrastructure:** 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 including provision for future car charging infrastructure.

**Economic Considerations**

**Neutral Impacts**

**Economy:** The amalgamated site put forward by the promoters is a mixed use scheme containing employment uses. SA102 was identified by the Council as having potential for employment allocation in the Regulation 18 Consultation, although is not now being taken forward. Residential development of this site could also lead to adverse pressure on the operation of neighbouring employment sites due to impact on residential amenity.

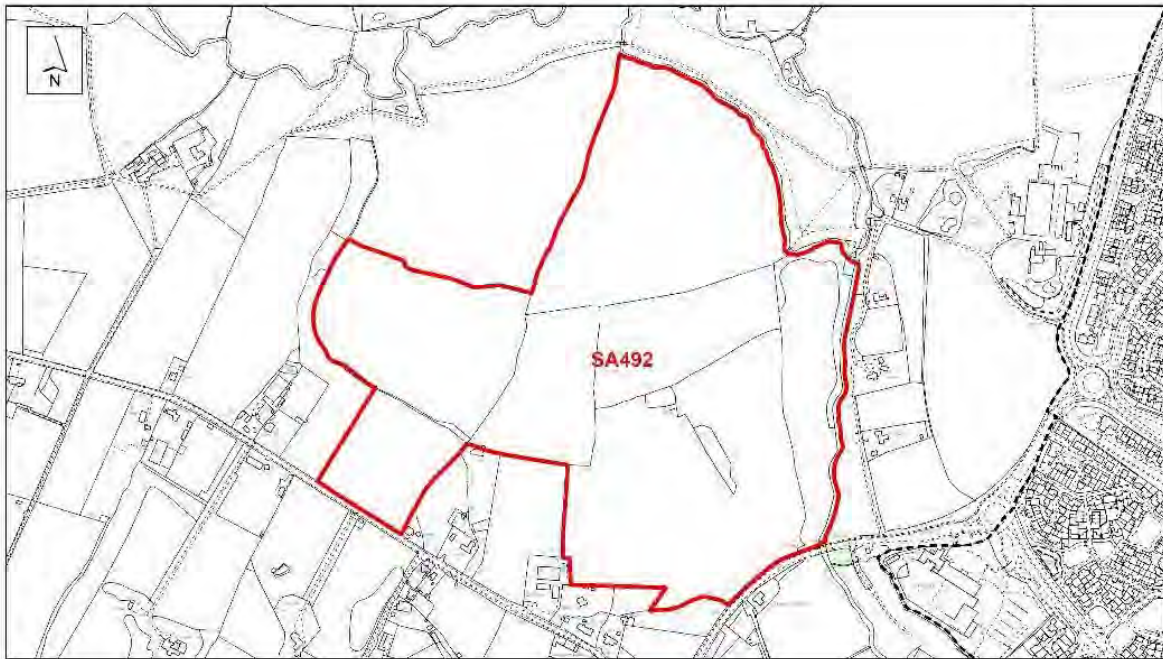
**Retail:** The wider site is promoted as a mixed use site with no retail proposed. Whilst it will not deliver retail, nor would it result in the loss of retail, potential residents would be able to access the retail facilities in the village and those being delivered as part of the West of Horsham strategic allocation.

**Site Assessment Conclusion:** The site is not recommended for a housing allocation. Given the proximity of the site to the existing commercial uses to the east and south it is considered that the potential impact on the amenity of future users (e.g. noise and lighting) means this site is not suitable for residential development. Development for housing could also have a negative impact on the operation of existing employment sites.

**Estimated Housing Numbers: 0**

**Site Name:** Land adjacent to Lyons Farm, near Broadbridge Heath **SA492**

**Site Map:**



<p><b>Horsham District Council</b>          Parkside, Chart Way, Horsham          West Sussex RH12 7RL          Barbara Childs - Director of Place</p>		<p>Slinfold / Broadbridge Heath</p>	
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**Parish:** Slinfold

**Site Area:** 40 hectares

**Site Location:** The site lies in a countryside location to the west of Broadbridge Heath and does not adjoin the village's defined built-up area boundary.

**Site Description:** The site comprises agricultural fields delineated by rows of mature trees and hedgerows. The topography is gently undulating with a gentle incline northwards. The River Arun runs adjacent to the eastern and northern boundaries of the site and, as a consequence, the eastern, northern and parts of the western edges are affected by flood risk (Flood Zone 2 to the north and west and Flood Zones 2 and 3 to the east). Public right of Way SLD/1450/4 traverses the centre of the site.

**Environmental Considerations** **Very Negative Impacts (unlikely / unable to be mitigated)**

**Landscape:** The site lies within an area assessed as having no/low capacity for housing or employment development in the Council's Landscape Capacity Study (2021). The site is open and very rural in nature and does not relate well to the existing built form of Broadbridge Heath, with the River Arun demarcating the more urban setting to the east and the countryside to the west. The proposal for a large scale continuing care retirement community development is considered to result in a perception of urban sprawl. The arable fields are considered to positively contribute to the rural gap between Broadbridge Heath and Slinfold which would erode the rural fringes of Slinfold Parish.

**Biodiversity:** The site lies within a Bat Sustenance Zone and habitats to maintain feeding habitats for bats would need to be retained in the event of development. If progressed as a development site appropriate ecological assessments will be needed and suitable protection and mitigation and biodiversity enhancement would be required. Through consideration of the recent planning application, the Council's Ecologist did not object to the proposals, subject to a number of conditions. As part of the recent planning application the applicant has submitted a Biodiversity Net Gain Calculation, using the DEFRA Biodiversity Metric 2.0

Calculator Tool, showing that the proposals can deliver a net gain in biodiversity post development. This calculation has shown a much greater net gain than the committed 10% (at 63% for net habitat features and 4.91% for net linear features).

**Archaeology/Heritage:** The Grade II listed Lyons Farmhouse lies to the south of the site and to the west of the site lies the Grade II listed Ashlands Farm. To the north-east, beyond the River Arun lies the Grade II listed Mill House and Mill Cottage. The impact on these heritage assets would need to be carefully considered and a suitable mitigation strategy proposed if development were to come forward on this site.

**Environmental Quality:** The agricultural classification of the site is unknown. With the exception of some limited road noise from the adjacent A264, the site is not considered to be limited in terms of its environmental quality.

**Flooding/Drainage:** The eastern, northern and part of the western edges of the site are affected by flood risk (Flood Zones 2 and 3). However, all built development is proposed away from the flood risk areas and sustainable drainage methods have been proposed by the promoter.

**Climate/Renewables/Energy Efficiency:** The proposals put forward for consideration through the recent planning application process included a number of measures to address climate change, including an Energy Strategy that contains a commitment to a Combined Heat and Power (CHP) unit serving the care, home, dementia care home, extra care apartments and village hub, opportunities for biodiversity gain (potentially up to 60% gain), integration of SuDS and green infrastructure to manage flood risk, dedicated refuse and recycling storage capacity, cycle parking facilities, improved pedestrian and cycle links, electric vehicle charging points and water consumption limited to 110 litres per person per day (reflecting that the planning application was prepared before the water neutrality requirement came about).

**Social Considerations**

**Favourable Impacts**

**Housing:** The site is promoted for residential accommodation and care as part of a Continuing Care Retirement Community (CCRC), proposed to deliver 17 extra care bungalows; 82 extra care cottages; 108 extra care apartments; 60 bed care home (nursing and high dependency residential care and a 32-bed specialist dementia care home (C2 use class). The proposals seek to provide specialised housing for older people, meeting a range of care needs. As identified by the West Sussex County Council Extra Care team, there is an ongoing need for Extra Care housing in Horsham District. The proposed affordable offer put forward by the promoter is 30% of the extra care units for shared ownership/affordable rent plus 10% of the care home beds.

**Education:** Given the nature of the proposals for a Continuing Care Retirement Community, the scheme is not anticipated to generate any schooling requirements.

**Health:** The proposals contain 24-hour private nursing care for residents of the development, together with a new clinical consultation/treatment suite that would be made available to both development occupants and the wider community. Through consideration of the recent planning application on the site concern was raised regarding the impact on local health facilities given the number of older residents, although the Clinical Commissioning Group (CCG), now referred to as NHS Sussex Integrated Care Board (ICB), has not raised any objection to the proposals.

**Leisure/Recreation/Community Facilities:** The site is located to the west of the built-up area boundary of Broadbridge Heath village which has a good range of services and facilities which are considered to be within a reasonable walking distance of the site. These services and facilities include a primary school, public houses, large Tesco supermarket plus a smaller convenience store with Post Office, village hall and church. Sports facilities include a large sports and leisure centre (The Bridge), local playing fields, tennis court, football pitch, games courts and outdoor gym equipment. The proposals contain some community facilities including a commercial kitchen, therapy/activity rooms, swimming pool, amenity space and open space which would be publicly accessible.

**Transport:** In support of the recent planning application the site promoters have submitted a transport statement, and a junction modelling technical note. West Sussex County Council

Highways concluded no objection to the proposals, subject to a S106 Agreement and a number of conditions.

The site has an existing access which is via a metal farm gate and dirt track from the A264 Five Oaks Road. Subject to providing appropriate visibility splays, it is considered that this access could be suitably upgraded to provide a formal access to the site. The site does not have good pedestrian or cycle access to Broadbridge Heath, although it is considered that this aspect could be suitably mitigated. There are no bus stops in close proximity to the site but buses serve Broadbridge Heath village.

**Other Infrastructure:** 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**

**Favourable Impacts**

**Economy:** The nature of the proposals mean that the development may have the potential to contribute to the local economy by providing employment opportunities.

**Retail:** The site is promoted for housing and as such it would not result in the loss of retail. Indicative proposals submitted as part of the recent planning application suggest a number of facilities could be provided including a café, essentials shop, hairdressing and nail bar and restaurant, amongst other facilities.

**Site Assessment Conclusion:** The site is not considered to have potential for allocation. Development has been assessed to have a significant negative landscape impact and would result in the creation of urban sprawl into the countryside beyond Broadbridge Heath. The site in isolation does not relate well to the existing urban form of Broadbridge Heath and is not considered to be in a sustainable location to deliver housing.

It should be noted that this site has been submitted by two different site promoters for consideration as a stand-alone site and as a larger site in conjunction with SA386. Whilst SA386 is considered to have potential for development, it is not considered that SA492 provides the same potential for development, either as a stand-alone site or in conjunction with SA386.

**Estimated Housing Numbers: 0**

<b>Site Name:</b> Lower Broadbridge Farm, Broadbridge Heath	<b>SA766</b>
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**Site Map:**



**Horsham District Council**  
 Parkside, Chen Way, Horsham  
 West Sussex RH12 1RL  
 Barbara Childs, Director of Planning

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Slinfold / Broadbridge Heath			
Reference No.:	Date: 31 August 2023	1:1,000 at A4	
Drawing No.:	Drawn:	Checked:	Revisions:

**Parish:** Slinfold

**Site Area:** 4.56 hectares

**Site Location:** The site lies in a countryside location adjoining the western edge of the built-up area boundary of Broadbridge Heath.

**Site Description:** The site largely comprises built form associated with the Horsham Stone & Reclamation business, a residential dwelling, The Bungalow, and two further businesses in a building adjacent to the Horsham Stone site. To the west of the site are some large ponds and a public right of way bounds the south-western boundary.

<b>Environmental Considerations</b>	<b>Very Negative Impacts (unable / unlikely to be mitigated)</b>
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**Landscape:** The site does not lie within a protected landscape, but visually the site is dominated by the Horsham Stone site and the Grade II listed building. The topography is not flat, undulating throughout the site and there is a large oak tree cluster sited to the west of the listed building. The Council's Landscape Capacity Assessment Report (2021) found the site to have a moderate capacity for housing.

**Biodiversity:** The site lies within a Bat Sustenance Zone and habitats to maintain feeding habitats for bats would need to be retained in the event of development. 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. There are two large ponds contained within the site which raises concern in relation to ecological constraints: consideration of any potential aquatic species would be required if the site or surrounding sites were to be developed, although the updated indicative masterplan submitted by the promoters does not show development in this location. 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.

**Archaeology/Heritage:** A Grade II Listed Building currently lies to the south of the site (Lower Broadbridge Farmhouse) and other Listed Buildings lie to the west of the site (Mill House and Mill Cottage)

<b>Environmental Quality:</b> The site is affected by some noise/nuisance from the road and roundabout to the east, and also from the Horsham Stone & Reclamation site. 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. Horsham Stone & Reclamation currently supplies building (roofing) quality Horsham Stone and is connected through an existing permission, to a quarry to the west at Theale Farm. The Horsham Stone & Reclamation site therefore forms part of the Minerals Safeguarding site connected with Theale Farm.	
<b>Flooding/Drainage:</b> The western part of the site is affected by flood risk (Flood Zones 2 and 3). 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.	
<b>Climate/Renewables/Energy Efficiency:</b> No known impacts or clear proposals. Any proposal should adhere to the Council's climate change policies.	
<b>Social Considerations</b>	<b>Very Negative Impacts (unable / unlikely to be mitigated)</b>
<b>Housing:</b> The wider mixed-use site as put forward by the site promoter is formed of SA102, SA766 and SA386 and is promoted for c.211 residential units (although it should be noted that two separate applications relating to the different parcels have been submitted to the Council for 147 and 133 dwellings respectively). Any proposal will be expected to provide Affordable Housing in line with Council Policy. The processing site (Horsham Stone & Reclamation) is connected with the safeguarded Theale Farm site and relocation of these premises could be problematic.	
<b>Education:</b> Broadbridge Heath has a primary school and is within the catchment area of Tanbridge House Secondary School.	
<b>Health:</b> Broadbridge Heath does not currently have a medical facility. Nearby Horsham has a range of medical facilities that are accessible by public transport.	
<b>Leisure/Recreation/Community Facilities:</b> 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. These services and facilities include a primary school, public houses, large Tesco supermarket plus a smaller convenience store with Post Office, village hall and a church. Sports facilities include a large sports and leisure centre (The Bridge), local playing fields, tennis court, football pitch, games courts and outdoor gym equipment. The indicative landscape masterplan for the wider site includes areas of open space, trim trails and play space.	
<b>Transport:</b> The site is considered to be well situated for access to the road network, 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 reasonable. There are also a number of bus stops in close proximity to the site. The Transport Overview submitted by 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 which currently provides access to the site. The submitted Transport Overview proposes that southern access to the site could be via a new arm to the A264/Five Oaks roundabout and, subject to the agreement of the Highways Authority, could provide suitable access to the site.	
<b>Other Infrastructure:</b> 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 in the masterplan.	
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.	
<b>Economic Considerations</b>	<b>Very Negative Impacts (unable / unlikely to be mitigated)</b>

**Economy:** The amalgamated site put forward by the promoters is a mixed use scheme containing employment uses. Whilst no employment is proposed within SA766, development of the site, would result in the loss of employment at the Horsham Stone & Reclamation site. Aside from the safeguarding issues associated with this site, development of this site would mean that Horsham Stone & Reclamation would have to be relocated and finding a suitable site may be challenging.

**Retail:** The wider site is promoted as a mixed use site with no retail proposed. 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 in the village and those being delivered as part of the West of Horsham strategic allocation.

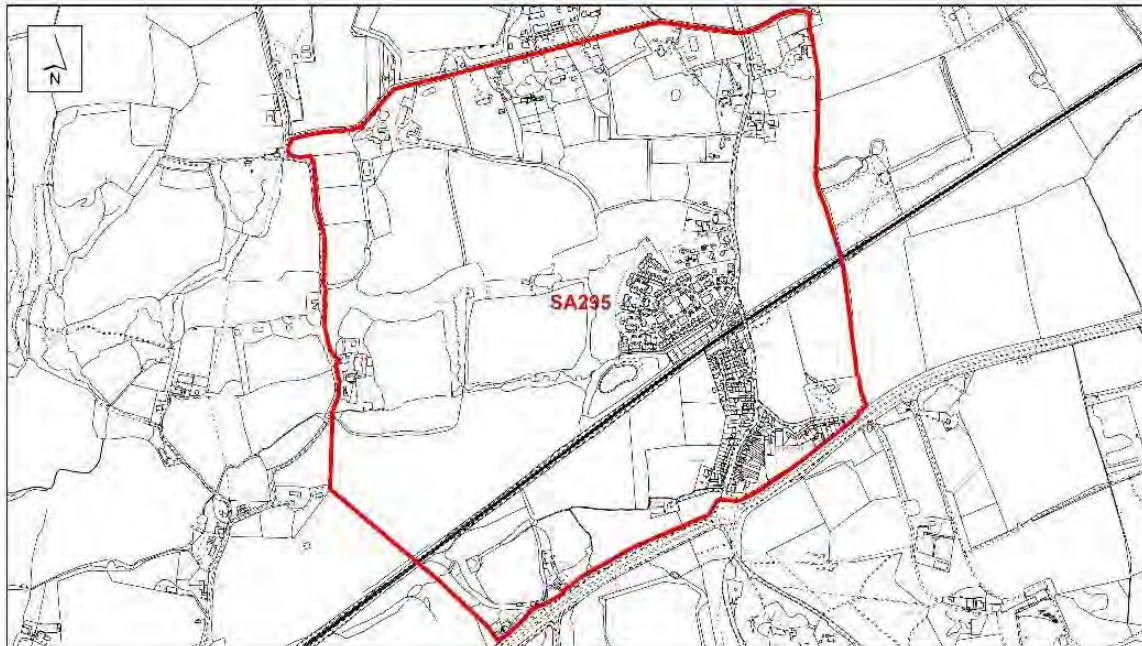
**Site Assessment Conclusion:** The site is not recommended for allocation. It lies within a Building Stone Minerals Safeguarding Area with the access and processing area forming part of the safeguarding associated with Theale Farm. Further, development of this site would be dependent on the relocation of Horsham Stone & Reclamation which could be problematic. There are also significant concerns regarding the heritage impacts on the adjacent Grade II listed building Lower Broadbridge Farm.

**Estimated Housing Numbers:** 0

**Site Name:** Greater Faygate

**SA295**

**Site Map:**



**Horsham District Council**

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

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Colgate / Rusper / Faygate

Reference No.:	Date: 31 August 2023	Scale: 1:10,000 at A4
Drawing No.:	Drawn:	Checked:
		Revisions:

**Parish:** Colgate

**Site Area:** 140 hectares

**Site Location:** The large site surrounds and contains the settlement of Faygate. The site is predominantly in the parish of Colgate but some of the northern and eastern parcels lie within Rusper Parish.

**Site Description:** The site covers a very large area and sits to the north of the A264, which forms part of the major road network. The site is largely formed of open countryside with the exception of the settlement of Faygate plus a number of other rural-based businesses, including isolated farms and dwellings. The sewage works at Faygate sits centrally within the southern parcel. The topography of the land steadily rises from south to north with the northern parcel being rather exposed from public vantage points further south. A number of public rights of way traverse the site and there are also pockets of traditional orchards. There are numerous areas of Ancient Woodland contained within the site and an Archaeological Notification Area covers much of the northern parcel. A group of trees protected by a Tree Preservation Order sits to the south of Faygate, just north of the A264.

**Environmental Considerations**

**Very Negative Impacts (impacts unlikely / unable to be mitigated)**

**Landscape:** The site does not lie within a protected landscape although the High Weald National Landscape is immediately to the south. The site largely appears as open countryside with flatter agricultural land towards the south of the site and more heavily wooded towards the northern parcel, although views through to the site are rather screened by trees and hedgerows from the A264. The land tends to steadily rise from just above the railway line in which, at the most elevated points, there are views across the landscape towards the High Weald Area of Outstanding Natural Beauty. Given the development already underway at Kilnwood Vale and the fact that that development has commenced on the North Horsham strategic site, any further development between these two sites causes significant concerns regarding settlement coalescence between the towns of Horsham and Crawley. settlement coalescence should the site be allocated. The Council's Landscape Capacity Report (2021) assessed the area as having no/low capacity for residential development.

<b>Biodiversity:</b> The site contains the Budds Copse and Durrants Copse Areas of Ancient Woodland. Abutting the site to the east is the Fullers Shaw Area of Ancient Woodland and Copse/Bush Copse Area of Ancient Woodland is close by. A 15m buffer would need to be observed to protect these designated areas. To the south of Faygate, between the village and the A264 there are a number of trees protected by Tree Preservation Order and in the north there are a number of Traditional Orchards. There are also numerous ponds throughout the site. No information has been submitted by the site promoter in relation to evidence of protected species or any mitigation measures for their protection.	
<b>Archaeology/Heritage:</b> The Grade II listed building Wimlands Farmhouse is located in the north-west corner of the site and the Grade II listed Carylls Lea Farmhouse is sited in the north-east. The Grade II listed building Cherry Tree Inn is sited along the southern boundary of the site. No information regarding a suitable mitigation strategy to preserve the setting of these listed building's has been submitted.	
<b>Environmental Quality:</b> The site is affected by noise impacts arising from a number of different sources. These include the A264 and road traffic was noticeably audible during the officer's site visit. The railway line traversing the site is also likely to create a noise impact and given the site's location, which is in relatively close proximity to Gatwick Airport, aircraft may potentially impact residential dwellings. It is considered that some of these impacts could be suitably mitigated however, as has been the case for the strategic scale development at Kilnwood Vale, which is sited further east.	
<b>Flooding/Drainage:</b> The site does not lie within an area identified as at risk of flooding (Flood Zone 1).	
<b>Climate/Renewables/Energy Efficiency:</b> No known impacts or clear proposals.	
<b>Social Considerations</b>	<b>Neutral Impacts</b>
<b>Housing:</b> The site is very large measuring some 140 hectares and given its scale, it would be anticipated that the site is able to deliver housing with a mix of types and tenures, affordable housing and potentially Gypsy and Traveller pitches plus self/custom build. However, no information in this regard has been submitted by the promoters.	
<b>Education:</b> Given the scale of this site, it would be anticipated that new education facilities would be required to serve such a large development, however, no information has been submitted by the promoters.	
<b>Health:</b> There are no health facilities in the village of Faygate which is enclosed by the site. A site of this scale may have the potential to deliver health facilities, although no information has been submitted in this regard. Nearby Horsham has a range of health facilities.	
<b>Leisure/Recreation/Community Facilities:</b> There are very limited services and facilities within the wider site given that it is largely rural. There is a small selection of facilities in Faygate including a train station, a village store, which has recently been delivered as part of the Durrants retirement village scheme, a village hall and a cricket club and playing fields. Other than these facilities residents are highly reliant on services and facilities within neighbouring settlements of Horsham and Crawley. The site is considered large enough to support the provision of some services and facilities, but no information has been submitted in this regard.	
<b>Transport:</b> The train station connects the village with Horsham and Crawley and beyond to London and the South Coast. There are also bus services serving the settlement. The site can be accessed via the roundabout located on the A264. It is also considered possible to create accesses via Wimland Road/Wimland Hill on the western boundary and similarly on Wimland Lane on the northern boundary. This would only be achievable by significantly cutting back the mature hedgerows that border the site which could have landscape and biodiversity impacts. These roads are also very rural, largely single track with no paved areas for pedestrians.	
<b>Other Infrastructure:</b> Development in this location is considered to be of a scale that would likely deliver infrastructure upgrades including the provision of future communications technology, although no information has been submitted in this regard by the site promoter.	

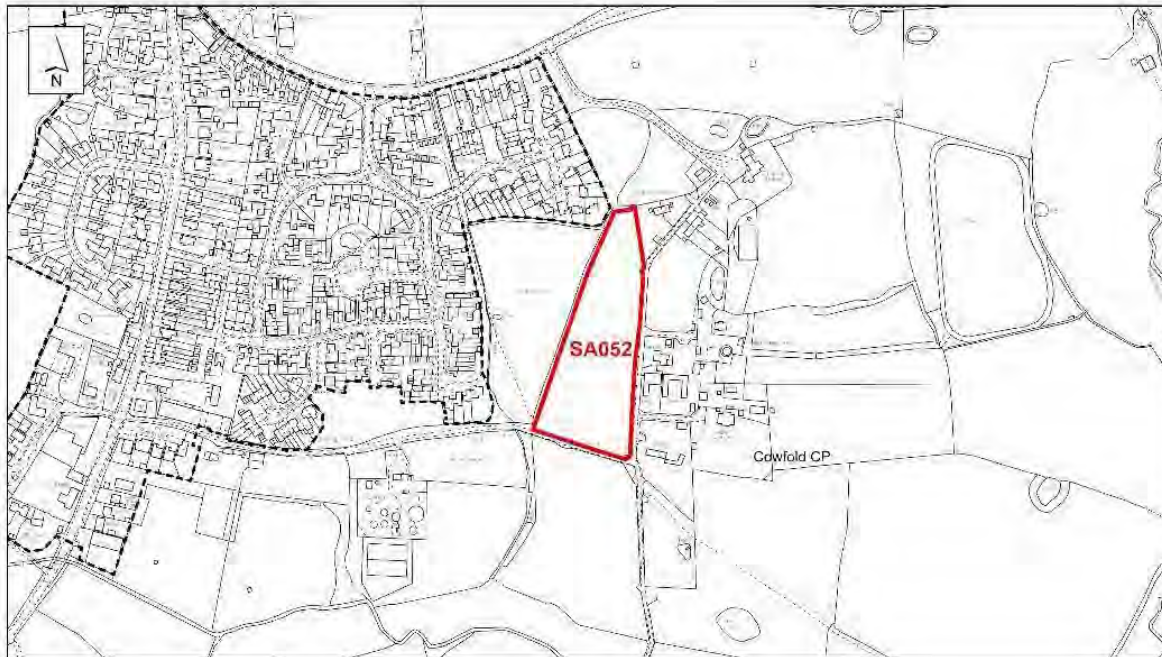
Economic Considerations	Neutral Impacts
<p><b>Economy:</b> There are employment uses contained within the site which could be lost in the event of development, however, a site of this scale has the potential to also deliver employment opportunities. No information has been submitted by the promoter in this regard.</p>	
<p><b>Retail:</b> Development of the site is not considered to result in the loss of retail, although given its scale, new retail facilities would likely be required to serve such a large development. However, no information has been submitted in this regard.</p>	
<p><b>Site Assessment Conclusion:</b> The site is not recommended for allocation because development in this location would give rise to significant concerns regarding settlement coalescence between Horsham and Crawley and would cause landscape harm. No information has been submitted by the promoters as to what form the development would take, raising questions about its deliverability in the plan period. It has also not been satisfactorily demonstrated by the site promoter that the character of Faygate would be preserved, maintaining a sense of its own separate identity. It has not been sufficiently demonstrated that potential harm to the listed buildings contained within the site can be sufficiently mitigated. It is further noted that no information has been submitted in relation to the potential presence of protected species within the site and the biodiversity impacts.</p> <p>It is understood that part of the land associated with this site is seen by Homes England as part of a longer term phased strategic development and therefore this land has been included in the assessment, but development to the west would lead to further coalescence.</p>	
<p><b>Estimated Housing Numbers: 0</b></p>	

# Cowfold

**Site Name:** Land at Eastlands Farm

**SA052**

**Site Map:**



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

**Parish:** Cowfold

**Site Area:** 1.48 hectares

**Site Location:** The site adjoins the southeastern section of the built-up area boundary (BUAB) of Cowfold, defined as a medium village in the Horsham District Planning Framework (HDPF) settlement hierarchy.

**Site Description:** The northwest section of the site, adjoining the built-up area boundary, is densely wooded. A footpath runs the length of the wooded section along a drain/watercourse. The southeast section is grassland which appears to have been used for grazing. The boundary is formed of shrubs, post and wire fencing and some smaller trees. A more mature tree is located within the site close to the southern edge. The south-eastern half of the site is relatively flat, with a gentle slope down from the northern edge. There are views from the southern part of the site of open countryside towards the South Downs and some clusters of low-density development to the east.

<b>Environmental Considerations</b>	<b>Unfavourable Impacts (with potential for mitigation)</b>
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**Landscape:** The site does not lie within or near any protected landscapes. The grassland section of the site is relatively flat, with a gentle slope down towards the south-eastern edge. There is variation in ground levels within the wooded area, with a steep decline in ground levels alongside the ditch. The wooded area is dense and scrubby in nature. It is also protected by a blanket Tree Preservation Order (TPO). This would require a 15m protection zone, which would limit the developable area of the site. The area of woodland within the site provides a boundary between the urban and rural areas but also screens existing development to the northeast. It also limits the relationship of the site with the built form of the village. Development here would give rise to a sense of urbanisation of an area with strong connection with open countryside as an edge of settlement location. The Council's Landscape Capacity Study (2021) identifies that the site lies in an area of no/low capacity to accommodate development.

<b>Biodiversity:</b> No detailed ecological information is available. If progressed as a development site appropriate ecological assessment will be needed and suitable protection and mitigation and biodiversity enhancement would be required.	
<b>Archaeology/Heritage:</b> The site does not comprise any known heritage assets however it does lie within the setting of a number of Grade II Listed Buildings, in particular Eastlands Farm Barn which sits close to the south-eastern corner. The Listed Building is a farmhouse, characterised by its setting in open countryside. The site provides a buffer between the urban development of Cowfold and Eastlands Farm Barn, preventing the perception of the heritage asset being incorporated into the village. Although there is some development directly to the north of the heritage asset this is low density and rural/agricultural in character.	
<b>Environmental Quality:</b> The site lies within the Brick Clay (Weald Clay) Minerals Safeguarding and a Building Stone area and any development will need to ensure there is no adverse impact on this resource. The site was found to be tranquil during the site assessment.	
<b>Flooding/Drainage:</b> The site does not lie within an area identified as being at risk of flooding (Flood zone 1).	
<b>Climate/Renewables/Energy Efficiency:</b> The site is within walking distance of existing bus stops in the village although the pedestrian access involves walking through woodland to the north-west of the site which may make sustainable transport mode less likely. No detailed information is provided otherwise.	
<b>Social Considerations</b>	<b>Unfavourable Impacts (with potential for mitigation)</b>
<b>Housing:</b> The site itself is promoted for 38 homes. The site is being promoted with two other sites and in total around 50 dwellings are proposed. Affordable housing would be expected in a development of this size.	
<b>Education:</b> There is a primary school in the village and one Ofsted registered pre-school provider.	
<b>Health:</b> A GP surgery exists in the village (Located to the south) and is within walking distance of the site.	
<b>Leisure/Recreation/Community Facilities:</b> There is an area of public open space with some community facilities in the village.	
<b>Transport:</b> The site can be accessed on foot via the northwest corner, where a Public Right of Way runs from Holm Oak along the western edge of the site and out onto Eastlands Lane at the south. Another Public Right of Way runs from the northeast to the southwest corner. A gate at the southeast corner of the site, opening onto Eastlands Lane, could provide vehicular access. Eastlands Lane itself is a private road off the A281 and is single track in places which would make access difficult from the A272. The promoter proposes works to widen Eastlands Lane and provide priority traffic signage, however there are a number of Tree Preservation Order's (TPOs) along the lane and widening this would result in their loss. Also proposed is a boardwalk access across the adjoining land to provide pedestrian access to the village, which would require the agreement of the landowner. The No. 17, 74B and 638 bus services connect Cowfold with the wider locality. The No 17 service runs from Horsham to Brighton via Cowfold connecting village to larger settlement centres with greater access to employment and services.	
<b>Other Infrastructure:</b> No detailed information has been provided in relation to infrastructure requirements.	
<b>Economic Considerations</b>	<b>Neutral Impacts</b>
<b>Economy:</b> 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 of employment is accessible via bus or car.	

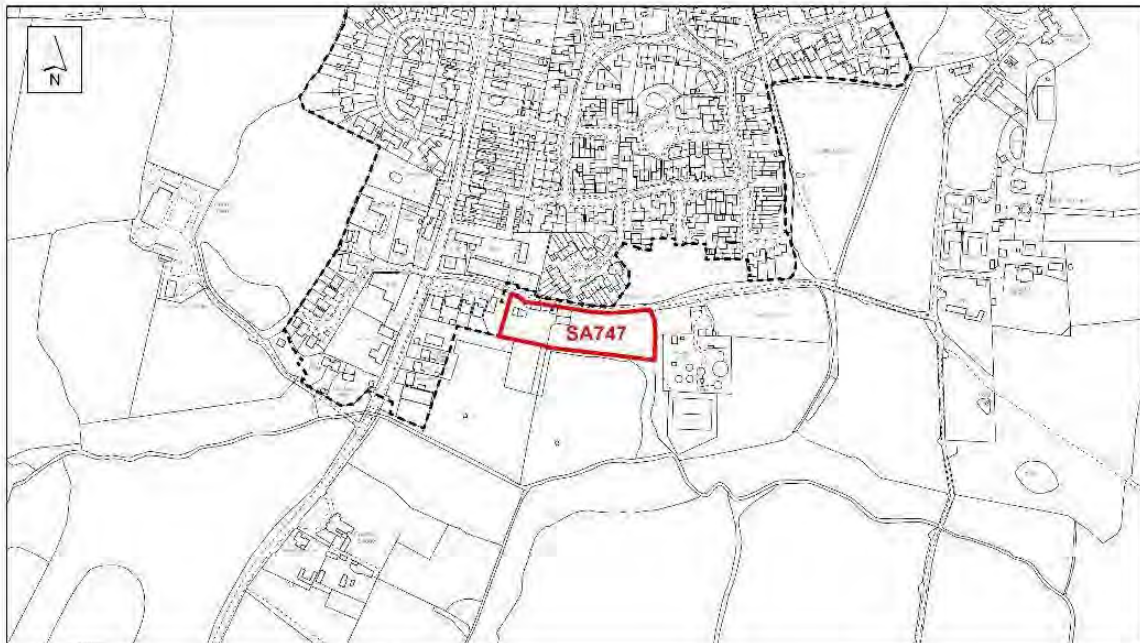
**Retail:** The site will not loss in a net loss or gain of retail. There are convenience retail facilities in the village centre and a larger retail offer in Horsham which can be access by public transport or by car.

**Site Assessment Conclusion:** The site is not well related to the existing built form, separated by an area of woodland. TPO designations may also limit the developable extent of the site due to the need for a buffer zone. Substantial improvements to road access would also be necessary. The site is therefore not proposed for allocation.

**Estimated Housing Numbers: 0**

**Site Name:** Land South of Eastlands Lane **SA747**

**Site Map:**



<p><b>Horsham District Council</b> Parkside, Chart Way, Horsham West Sussex RH12 1RL Barbara Childs - Director of Planning</p> <p>Reproduced by permission of Ordnance Survey map on behalf of HMSO. © Crown copyright and database rights (2023). Ordnance Survey Licence: AC0000592214</p>		<p>Cowfold</p>	
Reference No :	Date : 31 August 2023	1:1,000 at A4	
Drawing No :	Drawn :	Checked :	Revisions :

**Parish:** Cowfold

**Site Area:** 0.6 hectares

**Site Location:** The site is located on the southern built-up area boundary of Cowfold village.

**Site Description:** This site is a small strip of scrub / woodland on the south side of Eastlands Lane. There is an agricultural building within the site. The northern boundary is formed from a row of mature trees.

<b>Environmental Considerations</b>	<b>Unfavourable Impacts (with potential for mitigation)</b>
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**Landscape:** The site does not lie within or near a protected landscape. It is well screened from the wider landscape, but due to the scrub / woodland nature and the tree line along the northern boundary of the site, it will be necessary to remove a number of trees to bring forward development in this location. The site was assessed to be in an area of having low-moderate capacity for small scale development and no/low capacity for medium scale development.

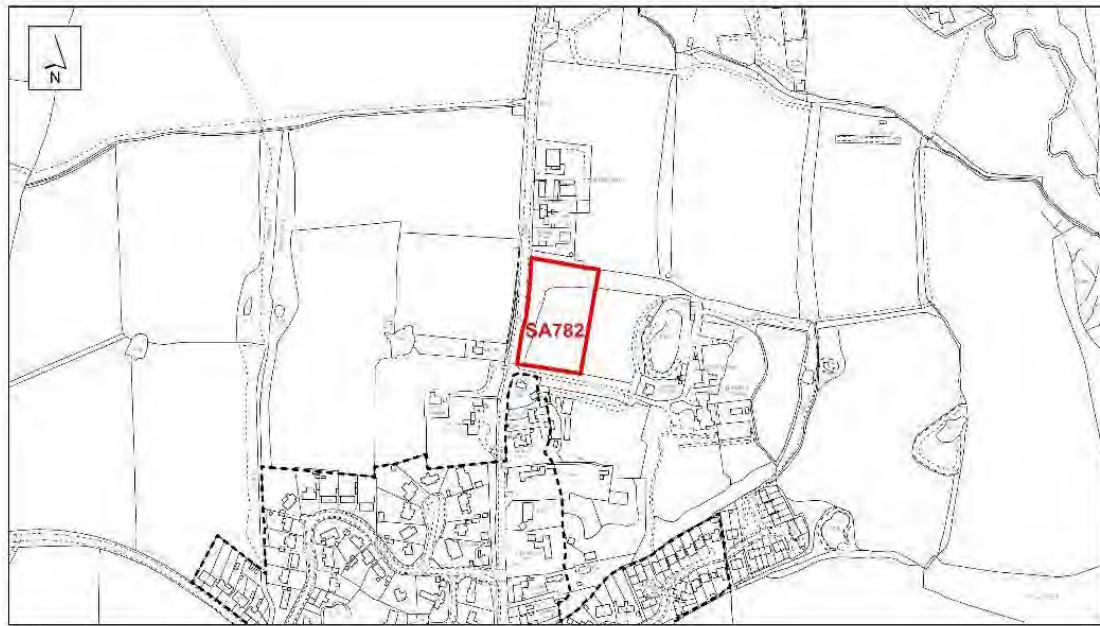
**Biodiversity:** The site and surrounding land is not designated for nature conservation. There are two Oaks protected by a Tree Protection Order on the northern boundary of the site. The site itself contains a number of areas of dense trees and shrubs and further investigation is required to assess the value of these. If progressed as a development site appropriate ecological assessments will be needed and suitable protection and mitigation and biodiversity enhancement would be required.

<b>Archaeology/Heritage:</b> The site does not contain or lie within the setting of any designated heritage assets. It is not considered that the proposal will have any impact on the Cowfold Conservation Area.	
<b>Environmental Quality:</b> The site is sheltered from the traffic noise of the A281 however there is a sewage works directly to the east of the site. There is some noise from this and some odour was noted on site. The promoter proposes additional tree planting along the eastern edge to act as screening between the site and the sewage works..	
<b>Flooding/Drainage:</b> The site does not lie within an area identified as being at risk of flooding (Flood zone 1).	
<b>Climate/Renewables/Energy Efficiency:</b> The site is within walking distance of existing bus stops in the village although the pedestrian access involves walking through woodland to the north-west of the site which may make sustainable transport choices less likely. No detailed information is provided otherwise.	
<b>Social Considerations</b>	<b>Unfavourable Impacts (with potential for mitigation)</b>
<b>Housing:</b> The site is being promoted with two other sites and in total around 50 dwellings are proposed. 8-10 units are proposed for the site itself and development of this size would be unlikely to provide affordable housing.	
<b>Education:</b> There is a primary school in the village and one Ofsted registered pre-school provider. Children would have to travel to other larger villages to access secondary school education such as Steyning.	
<b>Health:</b> A GP surgery exists in the village (Located to the south) and is within walking distance of the site.	
<b>Leisure/Recreation/Community Facilities:</b> There is an area of public open space and community facilities in the village.	
<b>Transport:</b> The site is accessed from Eastlands Lane, a narrow private lane and Public Right of Way joining the A281 to the west. Any development of this site would require the widening of this track which is single lane in places. As part of development of the site and nearby SA052 and SA791, the promoter proposes work to include this vehicular access in the form of priority traffic signage along Eastlands Lane. The No. 17, 74B and 638 bus services connect Cowfold with the wider locality. The No 17 service runs from Horsham to Brighton via Cowfold connecting village to larger settlement centres with greater access to employment and services.	
<b>Other Infrastructure:</b> No detailed information has been provided in relation to infrastructure requirements.	
<b>Economic Considerations</b>	<b>Neutral Impacts</b>
<b>Economy:</b> 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 of employment is accessible via bus or car.	
<b>Retail:</b> 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.	
<b>Site Assessment Conclusion:</b> The site is relatively small and currently well vegetated. The loss of trees and the impact this would have on ecology is uncertain, but mitigation measures may reduce the level of development which can be brought forward on this site. Given the potential small size of this site together with uncertain environmental impacts, and the need for upgraded road access, the site is not recommended for allocation.	
<b>Estimated Housing Numbers:</b> 0	

**Site Name:** Land at Brookhill, Cowfold

**SA782**

**Site Map:**



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

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Cowfold			
Reference No:	Date:	31 August 2023	
Drawing No:	Drawn:	Checked:	Revisions:

**Parish:** Cowfold

**Site Area:** 0.74 hectares

**Site Location:** The site is in the countryside to the northwest of Cowfold, abutting the built-up area boundary along part of the southeastern edge.

**Site Description:** The site is a rectangular grass pasture, wooded on its western and northern boundary. The submitted site forms half of the large grass pasture west of Brookhill Cottage. The site is bounded by the A281 to the west. The road rises up hill to the main village boundary in this location.

**Environmental Considerations**

**Very Negative Impacts (impacts unlikely / unable to be mitigated)**

**Landscape:** The site does not lie within or near a protected landscape. The site is grassland with woodland along the boundaries. Development would extend the settlement form northwards and could give rise to ribbon development linking to the residential development north of the site. Development would also harm the rural approach to the main built form of the village.

**Biodiversity:** The site and surrounding land is not designated as important for nature conservation. However the Avenue of Oak trees leading to Brookhill House are protected by Tree Protection Orders. Development may require the removal of some or all of the woodland bordering the A281 in order to gain access with consequent loss of biodiversity. If progressed as a development site appropriate ecological assessments will be needed and suitable protection and mitigation and biodiversity enhancement will be required.

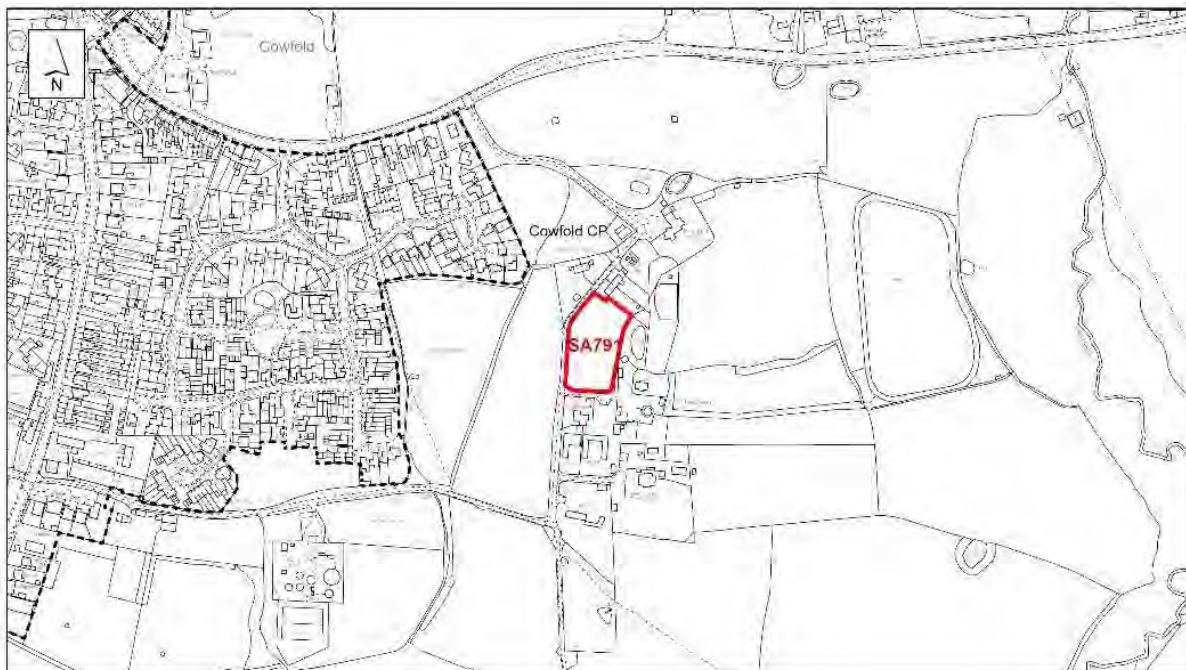
**Archaeology/Heritage:** The site is located next to the avenue of Oak trees leading to Brookhill Cottage and Brookhill House which are Grade II listed buildings. The promoter has indicated that the scheme layout has taken into account the existing built form, particularly of the heritage assets. Any development has the potential to severely impact the setting of the approach to the complex of listed buildings at Brookhill. There is an Archaeological Notification Area to the south of the site and an archaeological survey may be necessary to ascertain if any heritage asset can be found in the ground.

<b>Environmental Quality:</b> The site lies within the Brick Clay (Weald Clay) Minerals Safeguarding area and any development will need to ensure there is no adverse impact on this resource. Some of the site is impacted by traffic noise from the A281.	
<b>Flooding/Drainage:</b> The site does not lie within an area identified as at risk of flooding (Flood zone 1).	
<b>Climate/Renewables/Energy Efficiency:</b> The site promoter indicates the potential for low carbon development making use of renewable energy. Any proposal will be expected to adhere to the Council's climate change policies.	
<b>Social Considerations</b>	<b>Neutral Impacts</b>
<b>Housing:</b> A recent permission in principle application on the site proposed 4-6 dwellings, which was refused and dismissed at appeal. A site of this size is unlikely to provide affordable housing.	
<b>Education:</b> There is a primary school in the village and one Ofsted registered pre-school provider.	
<b>Health:</b> A GP surgery exists in the village (Located to the south) and is within walking distance of the site.	
<b>Leisure/Recreation/Community Facilities:</b> There is an area of public open space with some community facilities in the centre of the village.	
<b>Transport:</b> The site is accessible via a driveway from the A281. The site benefits from access to bus services with access to railway stations in other settlements possible via public transport or car. The No. 17, 74B and 638 bus services connect Cowfold with the wider locality. The No 17 service runs from Horsham to Brighton via Cowfold connecting village to larger settlement centres with greater access to employment and high level services. The site is within walking distance of the village centre via a footway alongside the A281 albeit this is narrow and improvements may be necessary.	
<b>Other Infrastructure:</b> No further information provided in relation to infrastructure required on site though the promoter has suggested they will consider whether full fibre infrastructure could be implemented.	
<b>Economic Considerations</b>	<b>Neutral Impacts</b>
<b>Economy:</b> 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.	
<b>Retail:</b> The site will not loss in a net loss or gain of retail. There are convenience retail facilities in the village centre and a larger retail offer in Horsham town which can be access by public transport or by car.	
<b>Site Assessment Conclusion:</b> Overall the development of this site would change the character and approach to Cowfold from the north, and would create ribbon development along the A281. There are also potential impacts on the listed buildings close by which would impact the scale and form of development. Development proposals on this site have previously been for 4-6 dwellings which are potentially below the threshold for allocation. As a consequence of these factors the site is not recommended for allocation.	
<b>Estimated Housing Numbers:</b> 0	

**Site Name:** Land East of Eastlands Lane

**SA791**

**Site Map:**



**Horsham District Council**

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

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**Cowfold**

Reference No :	Date : 04 September 2023	1:1,000 at A4
Drawing No :	Drawn :	Checkers :
		Revisions :

**Parish:** Cowfold

**Site Area:** 0.43 hectares

**Site Location:** The site lies within the countryside, separated from the built-up area boundary of Cowfold by fields and woodland.

**Site Description:** The site is a small, agricultural field rural in nature but adjacent to some low density dwellings and agricultural buildings including Grade II Listed Eastlands Farm Barn. It is bounded by fencing to the west and south, by hedging to the north and mature trees to the east. Eastlands Lane, a private road, runs adjacent to the western edge of the site and a small access road for Field House Farm runs against the southern boundary.

**Environmental Considerations**

**Very Negative Impacts (impacts unlikely / unable to be mitigated)**

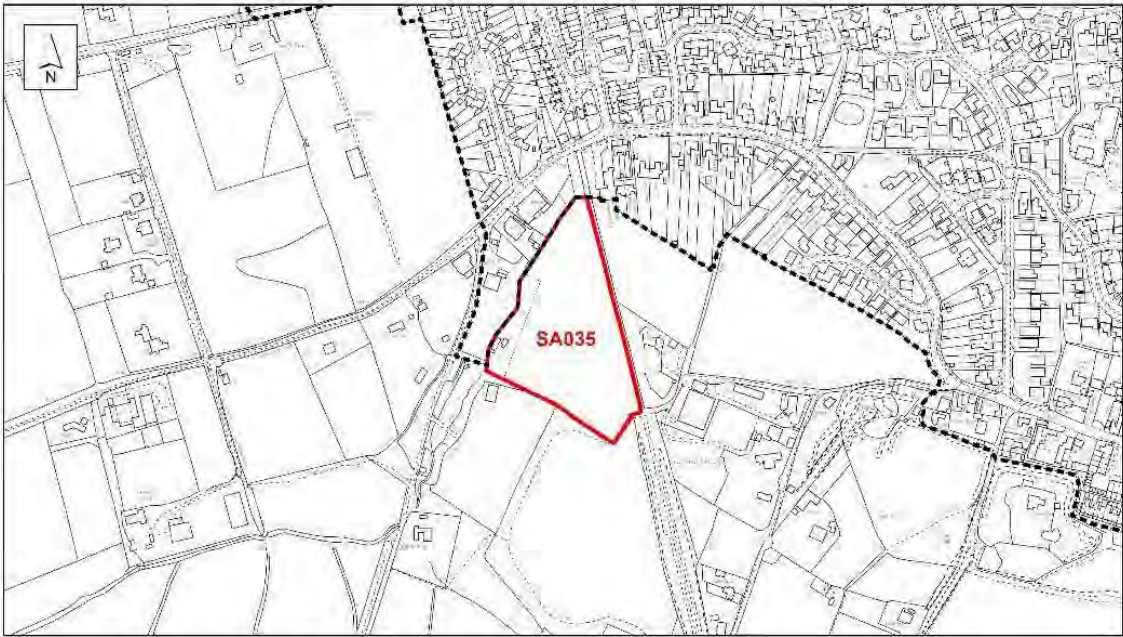
**Landscape:** The site does not lie within or near any protected landscapes, although it is possible that development would be visible from the South Downs National Park. Ground levels on the site are relatively flat. The site is unrelated to the existing settlement form and any development would be perceived as an incursion into open countryside unrelated to settlement boundaries. The Council's Landscape Capacity Study (2021) identifies that the site lies in an area of no/low capacity to accommodate development.

**Biodiversity:** The site and surrounding land is not designated as important for nature conservation. There are Tree Protection Orders along Eastlands Lane, which could impact on the deliverability of the proposed vehicle access. The Council's Arboricultural Officer has advised that changes to access along Eastlands Road would be required to take into account the root protection areas of trees with Tree Preservation Orders. If progressed as a development site appropriate ecological assessments would be needed. Appropriate protection and mitigation would be applied. Net biodiversity gain will need to be demonstrated in order to comply with policy.

**Archaeology/Heritage:** The site does not comprise any known heritage assets however it does lie within the setting of a Grade II Listed Building, Eastlands Farm Barn, which sits to the

<p>south along Eastlands Lane. The Listed Building is a farmhouse and characterised by its setting in open countryside. The site is considered to provide a buffer between the urban development of Cowfold and Eastlands Farm Barn, preventing the perception of the heritage asset being incorporated into the village. Although there is some development directly to the north of the heritage asset this is low density and rural/agricultural in character. The presence of the heritage asset may impact upon the capacity of the site, although some low density development may be acceptable in heritage terms.</p>	
<p><b>Environmental Quality:</b> The site lies within the Brick Clay (Weald Clay) Minerals Safeguarding and a Building Stone area. The site is considered tranquil.</p>	
<p><b>Flooding/Drainage:</b> The site does not lie within an area identified as being at risk of flooding (Flood zone 1).</p>	
<p><b>Climate/Renewables/Energy Efficiency:</b> No further detail is provided on this matter. Any proposal will be expected to adhere to the Council's climate change policies.</p>	
<p><b>Social Considerations</b></p>	<p><b>Unfavourable Impacts (with potential for mitigation)</b></p>
<p><b>Housing:</b> The site is being promoted with two other sites and in total around 50 dwellings are proposed. 8-10 units are proposed for the site itself and development of this size would be unlikely to provide affordable housing.</p>	
<p><b>Education:</b> There is a primary school in the village and one Ofsted registered pre-school provider.</p>	
<p><b>Health:</b> A doctor's surgery exists in the village (Located to the south) and is within walking distance of the site.</p>	
<p><b>Leisure/Recreation/Community Facilities:</b> There is an area of public open space and community facilities in the village.</p>	
<p><b>Transport:</b> The site has the potential for vehicular access via Eastlands Lane, a private road off the A281 which is single track in places making access difficult from the A272. The promoter proposes works to Eastlands Lane including increasing the width, creating a footpath and providing a number of priority traffic signs. A boardwalk and footpath access is proposed across an area of protected woodland to the north as part of a site being promoted alongside this site. This would provide access to the village and its facilities on foot, albeit may not be attractive during hours of darkness. The site benefits from access to bus services with access to railway stations in other settlements possible via public transport or car. The No. 17, 74B and 638 bus services connect Cowfold with the wider locality. The No 17 service runs from Horsham to Brighton via Cowfold connecting village to larger settlement centres with greater access to employment and high level services.</p>	
<p><b>Other Infrastructure:</b> No detailed information has been provided in relation to infrastructure requirements.</p>	
<p><b>Economic Considerations</b></p>	<p><b>Neutral Impact</b></p>
<p><b>Economy:</b> 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 of employment is accessible via bus or car.</p>	
<p><b>Retail:</b> 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.</p>	
<p><b>Site Assessment Conclusion:</b> The site is not recommended for allocation due to its separation from the settlement edge and a number of environmental considerations including landscape, heritage and arboriculture which would negatively impact on the character of the village. This together with the small size of the site and the mitigation measures which would be necessary would also limit the number of homes which could come forward in this location. Substantial improvements to road access would also be necessary.</p>	
<p><b>Estimated Housing Numbers: 0</b></p>	

# Henfield

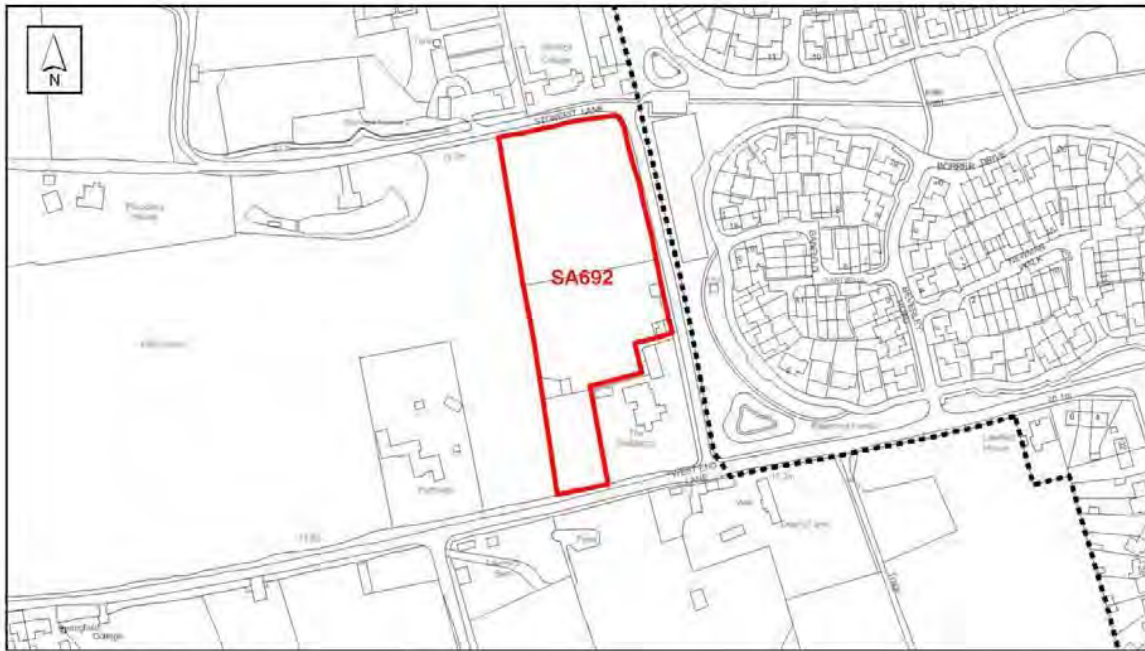
<b>Site Name:</b> Rear of Hollands Lane, Henfield		<b>SA035</b>	
<b>Site Map:</b>			
			
<b>Horsham District Council</b> Parkside, Charl Way, Horsham West Sussex RH12 1RL Barbara Childs - Director of Place		Henfield	
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<b>Parish:</b> Henfield			
<b>Site Area:</b> 2.11 hectares			
<b>Site Location:</b> The site is located on the south-western edge of Henfield Village but outside the existing settlement boundary. The site is being promoted alongside SA487, which lies to the immediate north. It is proposed access into the site would be through SA487 along the northwest boundary.			
<b>Site Description:</b> The site is located in the south-west edge of the village, immediately to the west of the Downs Link. The area to the north is residential, there is a small industrial park to the northwest. The site is has extensive long views to the south. A further parcel of land which is also undeveloped lies to the east. The boundaries of the site hold mature tree belts and vegetation and public footpaths run to the west, south and east (The Downs Link) of the site. A right of way also crosses the southern part of the site.			
<b>Environmental Considerations</b>		<b>Unfavourable Impacts (with potential for mitigation)</b>	
<b>Landscape:</b> The site comprises grazing land which is largely bounded by hedgerows. The site slopes gently down from north to south. There are medium to long views available to the south. The Landscape Capacity Study (2021) concludes that this area has no or very limited capacity for development. Development in this location would be visually intrusive into the wider countryside.			
<b>Biodiversity:</b> The site is not designated for nature conservation. If progressed as a development site appropriate ecological assessments would be needed and suitable protection and mitigation and biodiversity enhancement would be required.			
<b>Archaeology/Heritage:</b> The site does not contain or lie within the immediate setting of any designated heritage assets.			

<b>Environmental Quality:</b> The site lies within the Brick Clay (Weald Clay) Minerals Safeguarding area. The Downs Links is a widely used Public Right of Way and a further footpath located to the south and east. There are a number of existing businesses along Hollands Lane, and these may generate noise or lighting impacts on new residents.	
<b>Flooding/Drainage:</b> The site does not lie within an area identified as at risk of flooding (Flood zone 1).	
<b>Climate/Renewables/Energy Efficiency:</b> No known impacts or clear proposals.	
<b>Social Considerations</b>	<b>Unfavourable Impacts (with potential for mitigation)</b>
<b>Housing:</b> The site is being promoted for around 50 dwellings. Affordable Housing provision would be expected to be delivered at policy compliant levels.	
<b>Education:</b> The village has a primary school, but children must travel to Steyning to access secondary school education.	
<b>Health:</b> The village has a Medical Centre, around a mile away from the site.	
<b>Leisure/Recreation/Community Facilities:</b> Henfield Hall lies approximately a mile away and the village benefits from a Leisure Centre. Henfield Village is well served with community amenities also having a recreation ground, a medical centre and allotments all available to local residents.	
<b>Transport:</b> Access to the site would be delivered from SA487 to the northeast. The high street would be approximately a mile walk away from the site, which may result in trips being made by private vehicle and access to some services would require further travel to other locations. The bus service 106 is within reasonable walking distance from the site although the service is infrequent but connects Henfield with Worthing and presents greater opportunities to access further employment and services. Other bus services operate through Henfield such as the No 17 and 100 services which also connect Henfield with villages along the south coast and into Brighton.	
<b>Other Infrastructure:</b> No details have been provided in respect of future communication technology.	
<b>Economic Considerations</b>	<b>Favourable</b>
<b>Economy:</b> The site promoters indicate that development of this SA035 would also include the redevelopment of SA487 to prove update and provide additional employment units on SA487. There is some employment offer in Henfield, albeit commuting is high in the settlement and therefore residents may travel outside of Henfield for work.	
<b>Retail:</b> The site would yield a relatively small amount of housing and therefore is likely to have a limited impact on local shops that exist in Henfield. A higher range of retail would require travel to larger settlements. No retail provision proposed on site.	
<b>Site Assessment Conclusion:</b> SA035 is promoted for housing with access dependent on SA487 which is currently occupied by employment uses and would impact the amenity of potential residents. Residential vehicular traffic would access with commercial vehicles and potential conflict between these different uses would need to be addressed.	
With medium and long views from SA035 to the south, and a negative landscape impact concluded, development in this location would be visually intrusive into the wider open countryside. Given an alternative site has been assessed more preferably in this assessment, together with cumulative impacts on village infrastructure and wider limits on housing growth in the District as a result of the water neutrality requirement, the site is not recommended for allocation.	
<b>Estimated Housing Numbers:</b> 0	

**Site Name:** The Paddocks

**SA692**

**Site Map:**



**Horsham District Council**

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

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Henfield

Reference No :	Date : 15/02/2023	Scale : 2,000 at A4
Drawing No :	Drawn :	Checked :
		Revisions :

**Parish:** Henfield

**Site Area:** 0.9 hectares

**Site Location:** The site is located on the western edge of Henfield Village.

**Site Description:** The site comprises a small paddock. The site lies north of an existing residential property known as the 'Paddocks.' Stonepit Lane abuts the eastern and northern boundary. The western boundary comprises of a mature hedgerow and beyond that is open countryside. Land to the east has been developed recently as a new area of residential development on the western edge of the village.

**Environmental Considerations**

**Unfavourable Impacts (with potential for mitigation)**

**Landscape:** The site is relatively well contained and is densely vegetated. The site is set back from West End Lane. The topography gently undulates and there is a slight gradual rise in gradient from south to north. Development in this location would extend the built form of development into the wider countryside to the west and visible from the south. The site lies on the western edge of the village and lies outside the settlement boundary – albeit bordering new development to its east. Although close to existing new development the site has retained its rural qualities, and further development would see an urbanisation and intensification that would negatively change the character of the area. While recent development to the east has occurred along West End Lane adjacent to the Paddocks, Stonepit Lane would be a defensible boundary precluding further ribbon development along West End Lane.

**Biodiversity:** The site and surrounding land is not designated for nature conservation. 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:** Dear's Farm is a grade II listed building and lies in close proximity to the site to the southeast. The setting of this property would need to be considered should any development take place in this location.

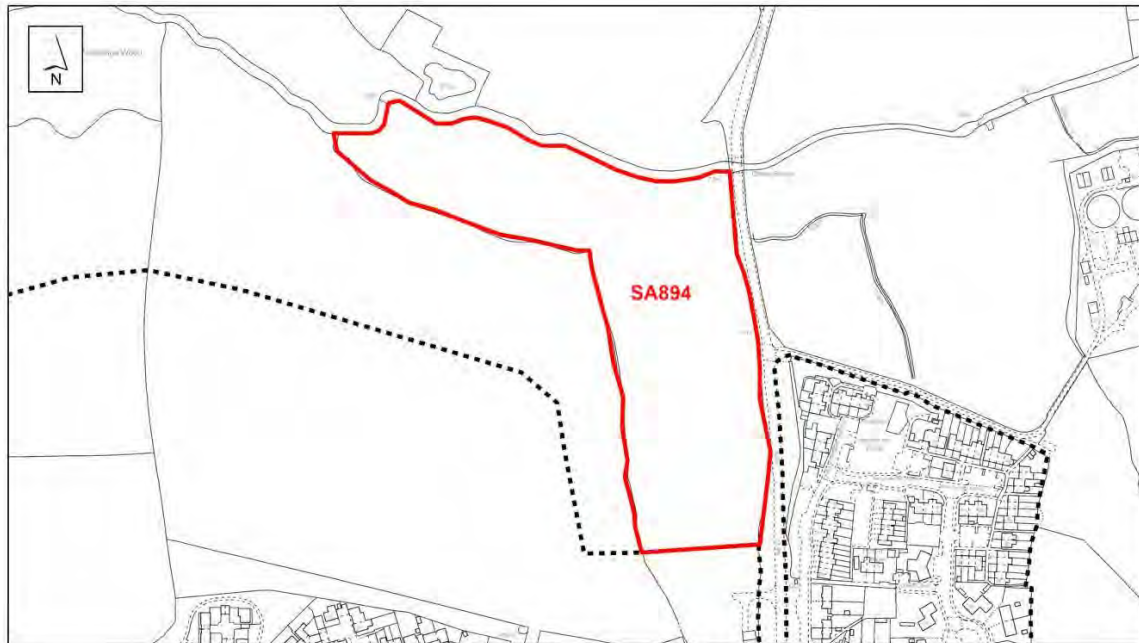
**Environmental Quality:** The site lies within a Brick Clay (Weald Clay). Any development will need to ensure there is no adverse impact on this resource.

<b>Flooding/Drainage:</b> The site does not lie within an area identified as at risk of flooding (Flood zone 1).	
<b>Climate/Renewables/Energy Efficiency:</b> Any proposal would be expected to adhere to the Council's climate change policies including EV charging infrastructure.	
<b>Social Considerations</b>	<b>Unfavourable Impacts (with potential for mitigation)</b>
<b>Housing:</b> The site promoters have indicated that approximately 23 homes could be provided on the site and the site is available within the first 5 years of the plan period. Any proposal would be expected to adhere to the Council's affordable housing policy.	
<b>Education:</b> The village has a primary school, but children must travel to Steyning to access secondary school education.	
<b>Health:</b> The village has a Medical Centre, around a mile away from the site, which may result in trips being made by private vehicle.	
<b>Leisure/Recreation/Community Facilities:</b> Henfield Hall lies approximately a mile away and the village benefits from a Leisure Centre.	
<b>Transport*:</b> Access to the site would be delivered from Stonepit Lane or West End Lane. The village centre is approximately a mile away from the site, which may result in trips being made by private vehicle and access to some services, especially for high level services would require further travel to other larger settlements. A bus stop is within walking distance and there are hourly bus services from Henfield to larger settlements such as Horsham town and further afield to Worthing and Shoreham. The lack of a footway or any cycling infrastructure along sections of West End Lane will need to be addressed by improving connectivity between the site and the village centre. but could possibly lead to increase urbanisation in an otherwise rural and tranquil location.	
<b>Other Infrastructure:</b> No details have been provided in respect of future communication technology. Notwithstanding, any proposal would be expected to install high speed broadband connections and EV charging infrastructure.	
<b>Economic Considerations</b>	<b>Neutral</b>
<b>Economy:</b> There are no proposals to include any retail or employment onsite. There is some employment offer in Henfield and in the wider locality, albeit commuting is high in the settlement and therefore residents may travel outside of Henfield parish for work.	
<b>Retail:</b> The site would yield a relatively small amount of housing and therefore is likely to have a limited impact on local shops that exist in Henfield. A higher range of retail would require travel to larger settlements located Horsham town or on the South Coast such as town like Worthing or Brighton.	
<b>Site Assessment Conclusion:</b>	
<p>Although this site adjoins existing development, the site has retained its rural qualities and currently relates to the wider countryside setting of Henfield. Development of the site would also contribute to the erosion of the rural character in this location and extend ribbon development along West End Lane, with no clear defensible boundaries, which Stone Pit Lane currently provides. Development at the Paddocks would therefore result in a significant urban intrusion into the wider countryside which would be visible from the wider landscape especially where the landform is undulated or elevated.</p> <p>These factors, when considered against other proposals for development in the Henfield area lead to a conclusion not to recommend this site for allocation.</p>	
<b>Estimated Housing Numbers:</b> 0	

**Site Name:** Land West of London Road

**SA894**

**Site Map:**



**Horsham District Council**

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

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Henfield

Reference No :	Date : 26 June 2023	1:3,000 (at A4)
Drawing No :	Drawn :	Checked :
		Revisions :

**Parish:** Henfield

**Site Area:** 4.08 hectares

**Site Location:** The site lies on the north eastern edge of Henfield village adjacent to an area of recent development but is currently outside the existing built up area boundary but abuts the settlement edge. The A281 abuts the eastern boundary as the main northern artery into Henfield village. A Public Right of W (PRoW) (no. 5243) can be found bisecting the immediate parcel of land located to the south of the site and comes off the A281 connecting with Deer Park estate located to the south.

**Site Description:** The site is currently used for agricultural purposes. The northern half of the site lies within flood risk zone 2 and 3 which would prohibit any development in this area in accordance with the sequential test for flood risk. The southern half of the site is not impact by flood risk and it is the location where the site promoter is looking to develop 30 dwellings.

**Environmental Considerations**

**Unfavourable Impacts (with potential for mitigation)**

**Landscape:** There are no specific environmental designations in this location. The landscape capacity study (2022) identifies low - moderate capacity for housing development in this location. To the west of the site are medium to long views into the open countryside and the site is relatively flat. A mature tree and hedgerow belt lies on the eastern boundary of the site. The site shape could, without mitigation extend the form of Henfield in an incongruous form – any development would need to relate to existing permissions or recent development.

**Biodiversity:** There are no identified biodiversity constraints on this site. 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.

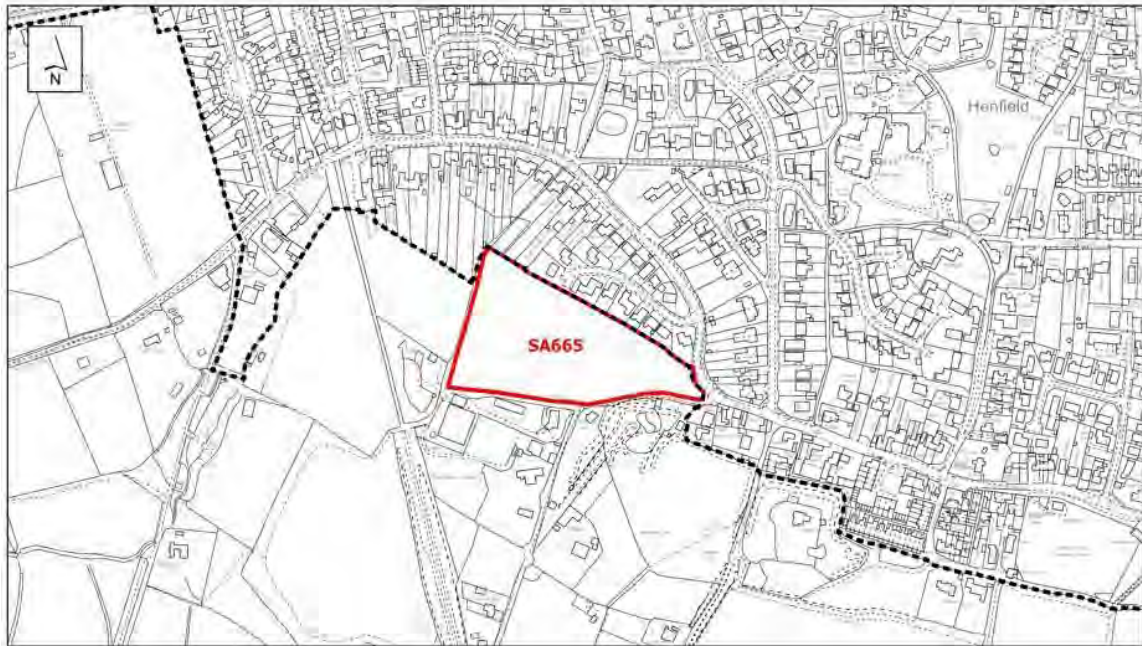
**Archaeology/Heritage:** There are no heritage assets within or adjacent to this site, nor is the site located in an archaeological notification zone.

<b>Environmental Quality:</b> The WSCC Joint Minerals Plan indicates the site lies within the Brick Clay (Weald Clay) Minerals Safeguarding area.	
<b>Flooding/Drainage: Flooding:</b> Part of the site falls within Flood Zone 2&3 (northern half) while the southern half is proposed for housing for approximately 30 dwellings.	
<b>Climate/Renewables/Energy Efficiency:</b> No known impacts or clear proposals. Any allocation of this site would need to adhere to relevant climate change policies and standards.	
<b>Social Considerations</b>	<b>Neutral Impacts</b>
<b>Housing:</b> The site promoters have indicated the southern parcel of land outside the Flood Risk Zone should come forward for approximately 30 dwellings. Any proposal would be required to provide the required percentage of affordable housing to be policy compliant (35%). The land adjoining the western boundary of the site is allocated within the made Henfield neighbourhood plan under policy 2.1 for approximately 205 dwellings.	
<b>Education:</b> The village has a primary school (St Peters C of E Primary School) and is located southeast of the site and is within reasonable walking distance of the site, but children must travel to Steyning to access secondary school education.	
<b>Health:</b> The village has a Medical Centre located to the south of the site and is within reasonable walking distance. The proposal does not include any medical provision within the scheme.	
<b>Leisure/Recreation/Community Facilities:</b> Henfield village is well served with community amenities. The village has a leisure centre in the village with a sports hall and gym which is located within walking distance of the site. The site is also located close to the High Street, which provides a good range of local shops and services. There is a large range of clubs & societies covering all ages & interests and would be open to new residents.	
<b>Transport:</b> Henfield has hourly bus services (no.17) to Brighton, Steyning, Horsham and Burgess Hill, also stopping at a number of smaller settlements. Local services can be access via the High Street. Henfield is also on the A281 trunk road connecting to Brighton and to Horsham and is easily accessible from the site.	
<b>Other Infrastructure:</b> No details have been provided in respect of future communication technology.	
<b>Economic Considerations</b>	<b>Neutral Impacts</b>
<b>Economy:</b> 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 and some residents will likely travel by car to work in larger surrounding settlements.	
<b>Retail:</b> The site is promoted for housing and as such it would not result in the loss of retail, nor will it deliver retail. The high street is also within reasonable walking distance from the site located to the west.	
<b>Site Assessment Conclusion:</b> The site lies adjacent to the boundary of a significant allocation made in the Henfield Neighbourhood Plan for 205 dwellings. The site identified as SA894 as a standalone allocation in the emerging local plan would appear to be removed from the existing settlement edge. At this time development would appear detached from the existing settlement edge. The implementation of Parsonage Farm as a neighbourhood plan allocation would bridge the gap between Land west of London Road site and the existing settlement form and may go some way to addressing the issue of detachment.	
These factors, when considered against other proposals for development in the Henfield area lead to a conclusion not to recommend this site for allocation.	
<b>Estimated Housing Numbers: 0</b>	

**Site Name:** Land South of Chanctonbury View

**SA665**

**Site Map:**



**Horsham District Council**

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

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**Local Plan Review 2023**  
**Henfield**

Reference No.:

Date: 22 November 2023

1:4,000 at A4

Drawing No.:

Drawn:

Checked:

Revisions:

**Parish:** Henfield

**Site Area:** 2.12 hectares

**Site Location:**

The site is located in the south west corner of the Parish and is currently in agricultural use. The site bounds Dropping Holm to the south east and Sandy Lane forms the southern boundary. The area is residential to the north and east, with open countryside to the south. A public footpath runs along the western boundary, with small plots of agricultural land, between the site and the Downs Link to the west.

**Site Description:** The site abuts the village settlement edge, southwest of Henfield Village but is currently located outside the built-up area boundary. Low density residential development can be found on the northern boundary.

**Environmental Considerations**

**Very Negative Impacts  
(unlikely to be mitigated)**

**Landscape:** The site does not lie within a protected landscape. The land falls away steeply and would have significant negative impacts if developed. A recent Planning Appeal on the site (DC/18/2463), the Inspector identified adverse landscape and visual effects would occur if development would occur on the site. Another recent application (DC/20/0427) on this site was refused, including on landscape grounds. The 2020 Landscape Capacity Study concludes that this area has no or very limited capacity for development in this location.

**Biodiversity:** The site is not within or adjacent to a biodiversity designation. Development on greenfield land and the removal of any trees/hedgerows to facilitate development may cause biodiversity impacts. 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:** The site lies to the west of the Henfield Conservation Area and nearby to three Listed Buildings. It is considered there is potential for harm to be caused to these designated heritage assets if the site were to be developed. Notwithstanding the Inspector's appeal findings that the impact of a previous proposal on Old Mill House would have 'less than substantial harm', this an unfavourable impact by which mitigation would be sought.

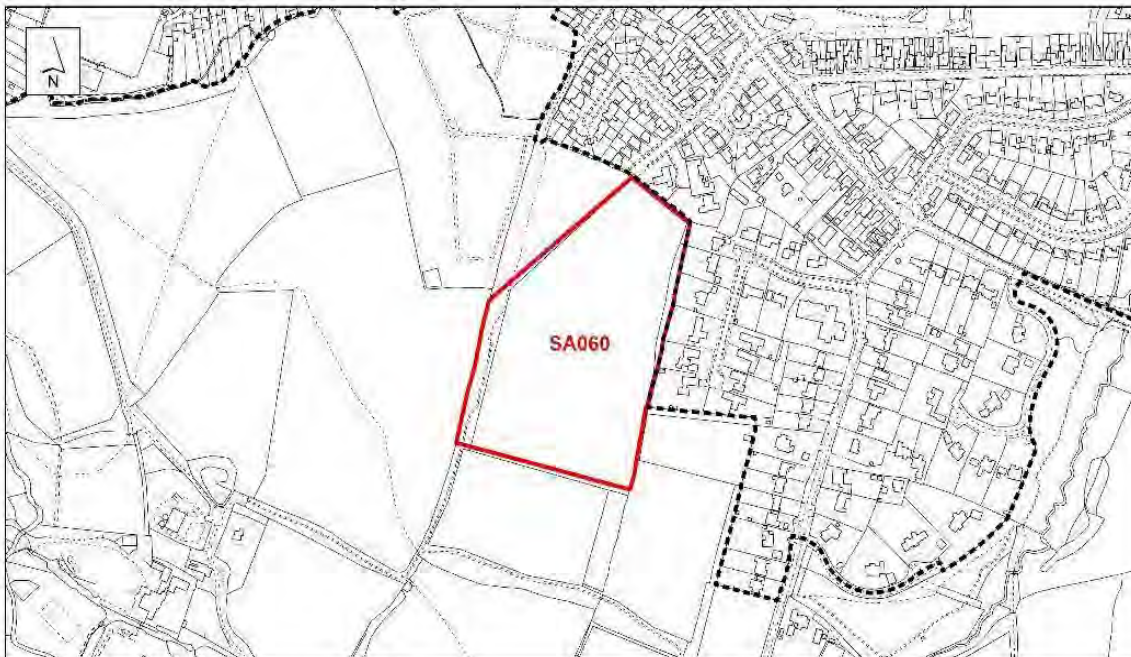
<b>Environmental Quality:</b> The site is bounded by a mixture of hedgerows and mature trees. Some of the trees are protected by Tree Preservation Orders and should be protected if the site were developed.	
<b>Flooding/Drainage:</b> The site does not lie within an area identified as at risk of flooding (Flood Zone 1).	
<b>Climate/Renewables/Energy Efficiency:</b> No known impacts or clear proposals.	
<b>Social Considerations</b>	<b>Neutral</b>
<b>Housing:</b> The site is being promoted for approximately 40 dwellings. Any proposal will be expected to adhere to the Council's affordable housing provision. SA665 has been subject to two previous applications. One application for 42 dwellings and one for 35 dwellings respectively. Both applications were refused and went to appeal. The last appeal was for 35 dwellings was dismissed in 2021 (APP/Z3825/W/20/3261401).	
<b>Education:</b> The village has a primary school, but children must travel to Steyning to access secondary school education.	
<b>Health:</b> The village has a Medical Centre, albeit this is around a mile away from the site, which may result in trips being made by private vehicle.	
<b>Leisure/Recreation/Community Facilities:</b> Henfield Hall lies within walking distance and the village benefits from a Leisure Centre.	
<b>Transport*:</b> The site promoter indicates access can be attained through Dropping Holms. It is considered that the site is in walking distance to the village centre albeit access to some services would require further travel. A bus stop lies in close proximity to the site.	
<b>Other Infrastructure:</b> No details have been provided in respect of future communication technology.	
<b>Economic Considerations</b>	<b>Neutral</b>
<b>Economy:</b> There is some employment offer in Henfield, albeit commuting is high in the settlement and therefore residents may travel outside of Henfield for work.	
<b>Retail:</b> The site would yield a relatively small amount of housing and therefore is likely to have a limited impact on local shops that exist in Henfield. A greater range of retail would require travel.	
<b>Site Assessment Conclusion:</b> The site does not have potential for allocation. Development at this edge of village location would further urbanised the rural character with views into the open countryside. Significant issues associated with landscape and heritage would discount this site coming forward as a housing allocation including visual encroachment into the wider open countryside to the south.	
<b>Estimated Housing Numbers:</b> 0	

# Horsham Town

**Site Name:** Land South of Athelstan Way

SA060

**Site Map:**



<p><b>Horsham District Council</b> Parkside, Chart Way, Horsham West Sussex RH12 1RL Barbara Childs, Director of Place</p>		<p>Horsham Forest</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>		<p>Reference No.:</p>	<p>Date: 04 September 2023</p>
<p>Drawing No.:</p>	<p>Drawn:</p>	<p>Checked:</p>	<p>1:1,000 at A4 Revisions:</p>

**Parish:** Horsham Forest

**Site Area:** 4.1 hectares

**Site Location:** The site is in the countryside south of and connected to the built-up area boundary of Horsham

**Site Description:** The site is a large open grassy pasture field which rises to the south. It adjoins residential development to the south and east. It is bounded by mature trees to the east and west. The southern site boundary is more open and is connected to the land at Chesworth Farm which is used extensively for informal recreation.

**Environmental Considerations** **Very Negative Impacts (unlikely to be mitigated)**

**Landscape:** The site forms part of the wider Land at Chesworth Farm which is used extensively for informal recreation and is an important element of the green infrastructure network around the town. The wider landscape is highly sensitive to development, with sloping topography increasing the visual impact of any development on views from the surrounding area. The parcel of land which abuts the built-up edge is considered more contained visually and development on this part of the site would be less intrusive in landscape terms. Tree Protection Orders covering trees along the northern and eastern boundaries would likely render parts of the site unsuitable for development.

**Biodiversity:** The site and surrounding land has no national or international nature conservation designation. The site however lies within a Local Wildlife Site. 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:** The site is within the Chesworth House Medieval Moated Site Archaeological Notification Area. An archaeological survey and further investigation on the impact on potential heritage assets within the site would need to be considered prior to any development and layout.

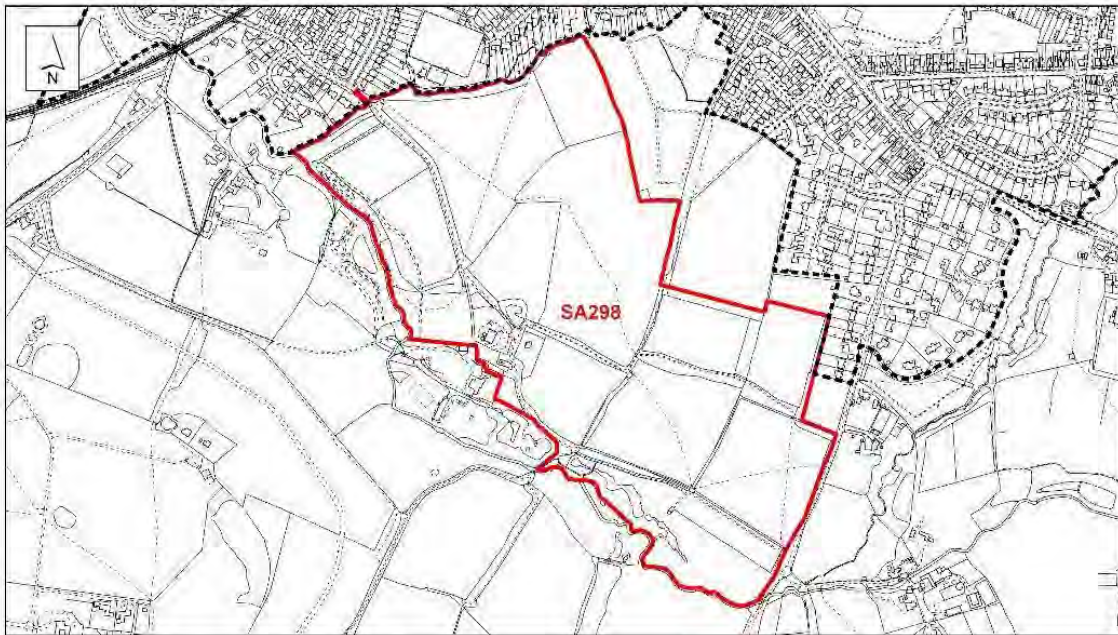
**Environmental Quality:** The site is considered tranquil and is an important recreational and wildlife asset for Horsham Town.

<b>Flooding/Drainage:</b> The site does not lie within an area identified as at risk of flooding (Flood zone 1)	
<b>Climate/Renewables/Energy Efficiency:</b> No further information was available.	
<b>Social Considerations</b>	<b>Neutral</b>
<b>Housing:</b> The promoter advises that approximately 2.6 ha of land is suitable for residential development of approximately 63 dwellings, with the remaining 1.4 being accessible to the general public as open space. Affordable housing would be required in line with policy requirements.	
<b>Education:</b> 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.	
<b>Health:</b> 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.	
<b>Leisure/Recreation/Community Facilities:</b> Development would mean the loss of some of the informal recreational space which is part of the green infrastructure network around the town. Other leisure facilities would be met by provision in Horsham Town.	
<b>Transport:</b> The site is within moderate walking distance of bus stops on the A281 and the transport hub at Horsham town centre. The site would require improved vehicular access to the A281 which at present is via narrow residential roads which have limited capacity.	
<b>Other Infrastructure:</b> Development in this location is not of a scale that would provide significant infrastructure upgrades.	
<b>Economic Considerations</b>	<b>Neutral</b>
<b>Economy:</b> Horsham is the main employment centre in the district. No employment will be provided on the site.	
<b>Retail:</b> Horsham is the main retail centre in the district. No retail will be provided onsite.	
<b>Site Assessment Conclusion:</b> The site is not recommended for allocation. The site abuts the built up area boundary of Horsham to the north and east but lies outside the settlement boundary. The site lies within Chesworth Farm, which is an open area popular with local residents and of high amenity value and is also designated as a Local Wildlife Site. The landscape is highly sensitive to development, particularly in the north of the site, with sloping topography increasing the visual impact of any development on views from Public Rights of Way. Tree Protection Orders covering trees along the northern and eastern boundaries would likely render parts of the site unsuitable for development with the implementation of appropriate buffer areas.	
<b>Estimated Housing Numbers:</b> 0	

**Site Name:** Land at Chesworth Farm

**SA298**

**Site Map:**



<p><b>Horsham District Council</b> Parkside, Chart Way, Horsham West Sussex RH12 1RL Barbara Childs, Director of Planning</p> <p><small>Reproduced by permission of Ordnance Survey map on behalf of HMSO. © Crown copyright and database rights (2023) Ordnance Survey Licence: AC0000320204</small></p>	<p><b>Horsham Forest</b></p> <table border="1"><tr><td>Reference No.:</td><td>Date: 04 September 2023</td><td>1:6,588 at A1</td></tr><tr><td>Drawing No.:</td><td>Drawn:</td><td>Checker:</td></tr><tr><td></td><td></td><td>Revisions:</td></tr></table>	Reference No.:	Date: 04 September 2023	1:6,588 at A1	Drawing No.:	Drawn:	Checker:			Revisions:
Reference No.:	Date: 04 September 2023	1:6,588 at A1								
Drawing No.:	Drawn:	Checker:								
		Revisions:								

**Parish:** Horsham Forest

**Site Area:** 90 hectares

**Site Location:** The site is in the countryside south of the built-up area boundary of Horsham. The site adjoins the built-up area boundary along the northern edge and in part along the eastern edge.

**Site Description:** The site consists of several large open grassy fields bordered by hedgerows with some mature trees. The site is undulating with both steep and gradual inclines. The site is accessed from Chesworth Lane and various Public Rights of Way.

**Environmental Considerations** **Very Negative Impacts (impacts unlikely / unable to be mitigated)**

**Landscape:** The site is within the land at Chesworth Farm which has been designated as a Local Wildlife Site. The landscape is highly sensitive to development, with sloping topography increasing the visual impact of any development on views from the surrounding area. It provides an important rural setting to Horsham town and forms part of the wider green infrastructure network.

**Biodiversity:** The site and surrounding land is not designated as important for nature conservation, however the extensive biodiversity records have been collected for this site, which indicate that it supports and number of rare species. There would therefore be a significant adverse impact on biodiversity in this location.

**Archaeology/Heritage:** The site is within the Chesworth House Medieval Moated Site Archaeological Notification Area and an archaeological survey would be necessary before any development could come forward. Grade II\* Listed Chesworth House is located close to the western boundary of the site and development here is likely to impact the setting of the heritage asset.

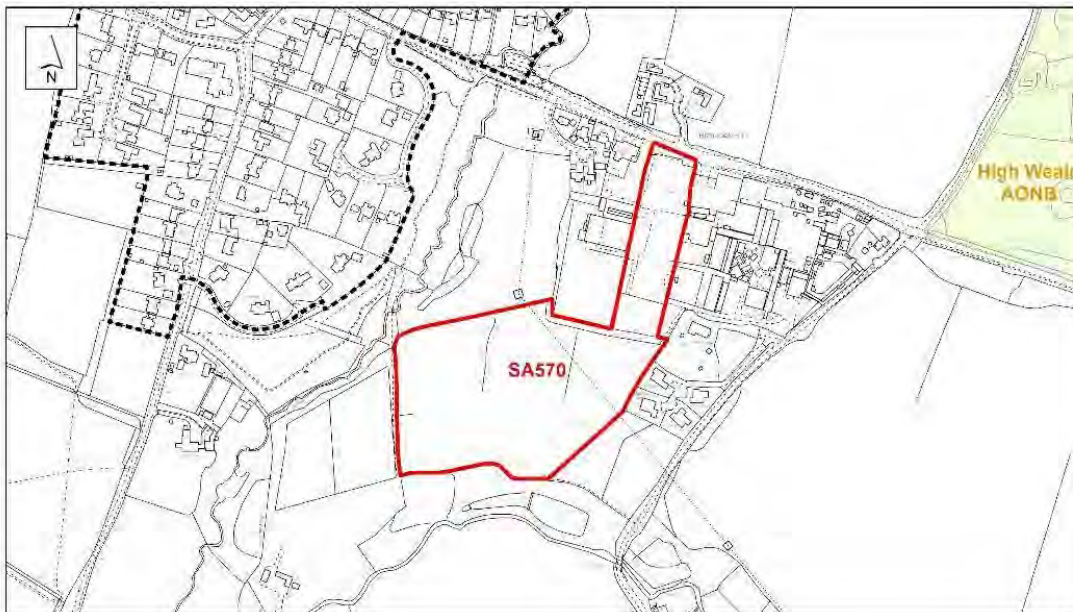
**Environmental Quality:** The site is considered tranquil and is an important recreational and wildlife asset for Horsham Town.

**Flooding/Drainage:** Most of the site does not lie within an area identified as at risk of flooding (Flood zone 1) The southern boundary of the site is the functional flood plain of the River Arun.

<b>Climate/Renewables/Energy Efficiency:</b> No further information was available.	
<b>Social Considerations</b>	<b>Neutral</b>
<b>Housing:</b> This site is not being actively promoted for housing development by the site owner (Horsham District Council Estates) but is being assessed in accordance with government requirement that all publicly owned land should form part of any consideration for new development.	
<b>Education:</b> Development in this location would be of a sufficient scale to require expanded educational facilities provision in Horsham Town.	
<b>Health:</b> Development in this location would be of a sufficient scale to require expanded healthcare facilities provision in Horsham Town.	
<b>Leisure/Recreation/Community Facilities:</b> Development would mean the loss of the local green recreational space which is part of the green infrastructure network around the town. Other leisure facilities would be met by provision in Horsham Town.	
<b>Transport:</b> The site is within easy walking distance of bus stops on the A281 and the transport hub at Horsham town centre. The site would require improved vehicular access to the A281 which at present is via narrow residential roads which have limited capacity.	
<b>Other Infrastructure:</b> Development in this location would be of a sufficient scale to require significant infrastructure upgrades.	
<b>Economic Considerations</b>	<b>Neutral</b>
<b>Economy:</b> Horsham is the main employment centre in the district. No employment development has been promoted.	
<b>Retail:</b> Horsham is the main retail centre in the district. No retail is proposed to be developed on site	
<b>Site Assessment Conclusion:</b> The site is not recommended for allocation and is not available for development in any event. The site adjoins the southern settlement boundary of Horsham and is close to the existing town centre services and facilities. The site lies within Chesworth Farm, which is an open area popular with local residents and of high amenity value and is also designated as a Local Wildlife Site. Development on this site would however have very significant adverse impacts on landscape, together with the loss of a recreational amenity. The site has also been identified as supporting a wide range of biodiversity and would also potentially impact on a significant heritage asset. Development would need to address Flood zones 2 and 3 along the edge of the River Arun and possible impacts on the heritage assets.	
<b>Estimated Housing Numbers:</b> 0	

<b>Site Name:</b> Land South of Hilliers Garden Centre	<b>SA570</b>
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**Site Map:**



<p><b>Horsham District Council</b>          Parkside, Chert Way, Horsham          West Sussex RH12 1RL          Barbara Chilts - Director of Place</p> <p>Reproduced by permission of Ordnance Survey map on behalf of HMSO. © Crown copyright and database rights (2023). Ordnance Survey Licence: AC0000820204</p>	<p><b>Horsham Forest</b></p> <table border="1"> <tr> <td>Reference No :</td> <td>Date : 04 September 2023</td> <td>1:1,000 at A1</td> </tr> <tr> <td>Drawing No :</td> <td>Drawn :</td> <td>Checked :</td> </tr> <tr> <td></td> <td></td> <td>Revisions :</td> </tr> </table>	Reference No :	Date : 04 September 2023	1:1,000 at A1	Drawing No :	Drawn :	Checked :			Revisions :
Reference No :	Date : 04 September 2023	1:1,000 at A1								
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		Revisions :								

**Parish:** Horsham Forest

**Site Area:** 3.73 ha

**Site Location:** The site is in the countryside just beyond the south-eastern built-up area boundary of Horsham. To the north lies a large garden centre, camping retailer and a timber merchant. To the east, there are a small number of dwellings. Other boundaries adjoin fields or woodland, although the site is geographically close to the western boundary of Horsham.

**Site Description:** The site is rural in character and primarily comprises grassland. There are hedgerows with mature trees all around the site which is separated into what used to be four very large fields by further hedgerows with mature trees. The wires of the nearby electricity pylons cross the site. The site is currently only accessible on foot.

<b>Environmental Considerations</b>	<b>Unfavourable Impacts</b>
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**Landscape:** The site is flat and hidden from the surrounding area. There are hedgerows with mature trees all around the site and dividing the site. The site adjoins existing commercial uses, but is not well related to the nearby residential properties and is not a natural extension of the built form of Horsham. The Council's Landscape Capacity Study (2021) found the area within which the site lies to have no / low overall landscape capacity for both medium and large scale housing and also for large scale employment.

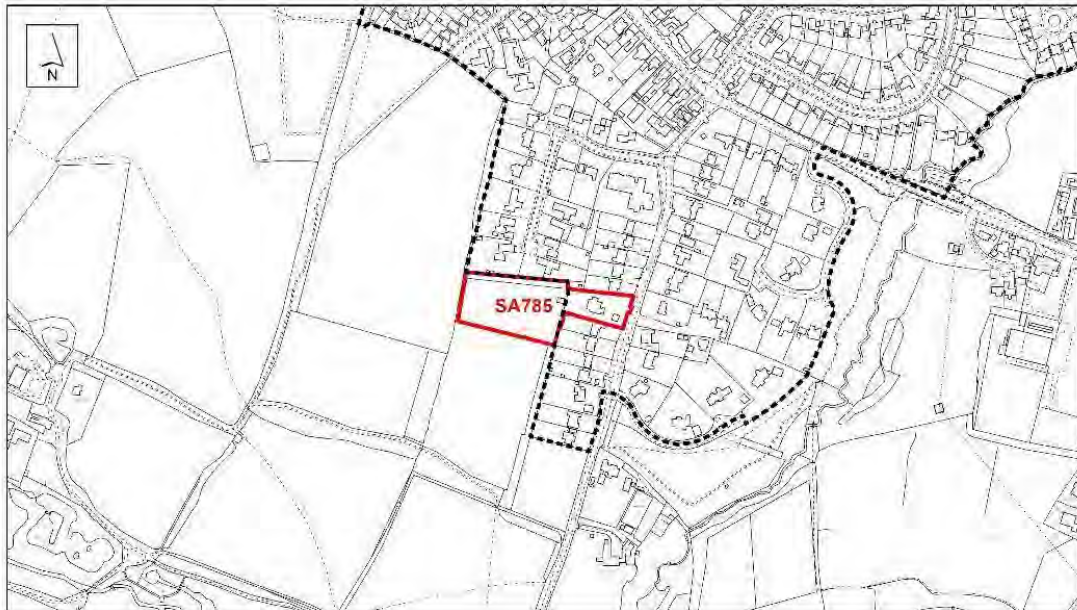
**Biodiversity:** The site is not designated as important for nature conservation. The southern boundary adjoins an Ancient Woodland which would require at least a 15m buffer. If progressed as a development site appropriate ecological assessments will be needed and suitable protection, mitigation and biodiversity enhancement would be required.

**Archaeology/Heritage:** The site does not lie within a Conservation Area or Archaeological Notification Area.

<b>Environmental Quality:</b> The site is considered tranquil as it is sheltered from the traffic noise of the A281. The wires of the nearby electricity pylons cross the site. The site does not lie within a minerals safeguarded area. The site adjoins an existing commercial area – deliveries may generate noise impacts which would adversely impact the amenity of future residents.	
<b>Flooding/Drainage:</b> The site does not lie within an area identified as at risk of flooding (Flood Zone 1).	
<b>Climate/Renewables/Energy Efficiency:</b> No known impacts or clear proposals.	
<b>Social Considerations</b>	<b>Very Negative Impacts (impacts unlikely / unable to be mitigated)</b>
<b>Housing:</b> The site is promoted for housing of approximately 75 dwellings or alternatively mixed-use development but if allocated for employment the landowner has indicated acceptance. The site's lack of relationship to Horsham Town's built form, particularly its residential built form, its access through the commercial / garden centre area and car park or via a country lane, and the pylon lines that cross the site significantly affect the suitability of the site for housing and also for mixed use or employment.	
<b>Education:</b> The site will not provide nor result in the loss of educational facilities. 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.	
<b>Health:</b> 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.	
<b>Leisure/Recreation/Community Facilities:</b> Leisure and other facilities would be met by provision in Horsham Town.	
<b>Transport:</b> The site is currently only accessible on foot. A new access would be needed from the A281 through the commercial site. The commercial site is within easy walking distance of bus stops on the A281 but is 1.5km from at Horsham town centre. There is no made footway directly from the site to the town.	
<b>Other Infrastructure:</b> Development in this location is not of a scale that would provide significant infrastructure upgrades.	
<b>Economic Considerations</b>	<b>Neutral Impacts</b>
<b>Economy:</b> Horsham Town is the main employment centre in the district. There is scope to bring some further employment to this site given the current commercial activity located next to this site, however its availability for this use is uncertain.	
<b>Retail:</b> The site would not result in the loss of retail. Horsham Town 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.	
<b>Site Assessment Conclusion:</b> The site is not recommended for allocation. In terms of residential development, the site does not relate well with the existing settlement pattern, as it would be separated from the built form of the town, and access would be required through the garden centre or other commercial uses, which have the potential to have an adverse impact on the amenity of future residents. In addition, development would be hindered by a number of issues such as those relating to Ancient Woodland, amenity impacts upon the adjacent dwellings, and the public right of way. For the avoidance of doubt, the site is also not considered suitable for employment development.	
<b>Estimated Housing Numbers:</b> 0	

**Site Name: Land to the rear of Hawthorns** **SA785**

**Site Map:**



<b>Horsham District Council</b> Parks: Chert Way, Horsham West Sussex RH12 1RL Barbara Childs - Director of Place		<b>Horsham Forest</b>	
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**Parish:** Horsham Forest

**Site Area:** 0.83 hectares

**Site Location:** The site is in the countryside south of and connected to the built-up area boundary of Horsham via a portion of the site to the east which forms the curtilage of Hawthorns. There is no direct vehicular access to the site.

**Site Description:** The site is a small open grassy field which currently forms part of a strip of land between Chesworth Farm and properties along Kerves Lane.

**Environmental Considerations** **Very Negative Impacts (impacts unlikely / unable to be mitigated)**

**Landscape:** The site is adjacent to Chesworth Farm, which has been designated as a local Green Space and is used extensively for informal recreation and is an important element of the green infrastructure network around the town. The wider landscape is highly sensitive to development, with sloping topography increasing the visual impact of any development on views from the surrounding area. A group Tree Preservation Order exists on the northern boundary of the site.

**Biodiversity:** The site and surrounding land is not designated as important for nature conservation. An ecology assessment has been provided by the site promoter indicating mitigation and enhancement requirements were the site to come forward.

**Archaeology/Heritage:** The site is within the Chesworth House Medieval Moated Site Archaeological Notification Area. An archaeological survey and further impact on the setting of the site would need to be considered prior to any development.

**Environmental Quality:** The site is considered tranquil and is close to an important recreational and wildlife asset for Horsham Town. Trees along the northern edge of the site are protected by a Tree Preservation Order and an appropriate buffer zone would be required to protect the roots and canopies from future pressures associated with adjacent residential uses.

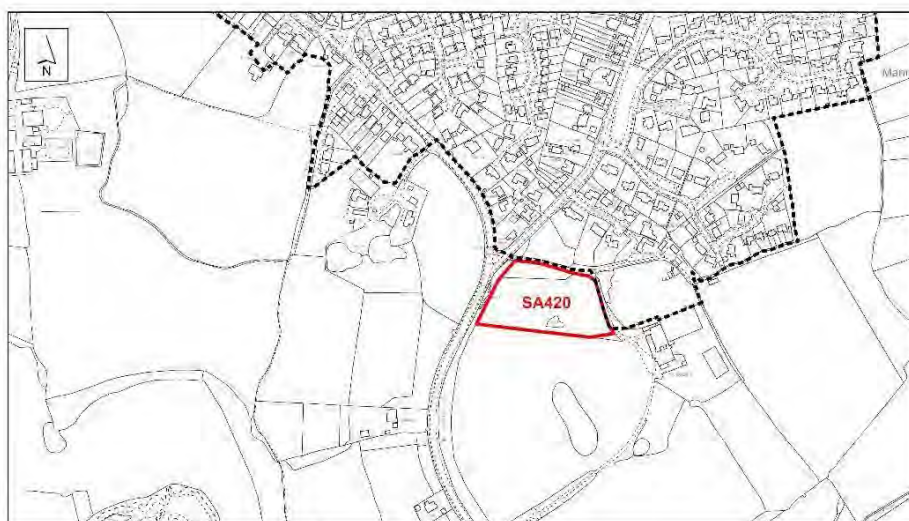
**Flooding/Drainage:** The site does not lie within an area identified as at risk of flooding (Flood zone 1)

<b>Climate/Renewables/Energy Efficiency:</b> No information provided. Any proposal will be expected to adhere to the Council's Climate Change policies.	
<b>Social Considerations</b>	<b>Very Negative Impacts (impacts unlikely / unable to be mitigated)</b>
<b>Housing:</b> The site is promoted for housing, however the number of homes that this site is likely to deliver may fall below the threshold to deliver affordable housing.	
<b>Education:</b> 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.	
<b>Health:</b> 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	
<b>Leisure/Recreation/Community Facilities:</b> Leisure and other facilities would be met by provision in Horsham Town.	
<b>Transport:</b> The site is currently not accessible to vehicular traffic. The site is within moderate walking distance of bus stops on the A281 via Kerves Lane, however, there are sections of Kerves Lane with limited or no footpath, so residents would be largely reliant on private vehicles. A transport assessment submitted indicates a single or two-way track between Hawthorns and the neighbouring dwelling is achievable with some vegetation removal, although comments have not been sought from the highway authority and access would have to be brought up to adoptable standards.	
<b>Other Infrastructure:</b> Development in this location is not of a scale that would provide significant infrastructure upgrades.	
<b>Economic Considerations</b>	<b>Neutral</b>
<b>Economy:</b> Horsham is the main town within the District and is the main centre for a wide range of shops, employment, services and facilities. It is the largest population centre in the District with a highly skilled workforce.	
<b>Retail:</b> The site is within moderate walking distance walk of the supermarket at the junction of St Leonards Road and Brighton Road, via Kerves Lane, however there are sections of Kerves Lane with limited or no footpath, so residents would be largely reliant on private vehicles to access their needs.	
<b>Site Assessment Conclusion:</b> The site is not recommended for allocation. The landscape is highly sensitive to development, with sloping topography increasing the visual impact of any development on views from popular Public Rights of Way. The amount of development on the site may fall below the site allocation threshold and vehicular access into the site requires further clarification before it could be considered capable of accommodating development.	
<b>Estimated Housing Numbers:</b> 0	

# Mannings Heath

**Site Name:** Swallowfield Paddock, **SA420**  
Mannings Heath

**Site Map:**



<b>Horsham District Council</b> Parkside, Chart Way, Horsham West Sussex RH12 7RL Barbara Childs - Director of Place		<b>Nuthurst</b>	
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**Parish:** Nuthurst

**Site Area:** 1.07 hectares

**Site Location:** The site is located on the southern edge of Mannings Heath, which is a 'smaller village' in the settlement hierarchy and has limited services and facilities. It adjoins the built-up area boundary to the north and east, but is located within the countryside.

**Site Description:** The site is greenfield agricultural / paddock which forms part of a rural parkland in connection with Swallowfield (an unlisted large country house). It has open views to the south onto a much larger meadow, and the whole area has the character of rural countryside. The site is separated from the settlement boundary to the north by mature trees / pine plantation and a number of mature trees are located within the site. The A281 (Horsham to Brighton road) forms the western boundary of the site. There is an existing access off Church Road serving Swallowfield Paddock and neighbouring properties including the former Swallowfield Nursery, which has consent for 7 dwellings (DC/20/1840).

**Environmental Considerations** **Very Negative Impacts (impacts unlikely / unable to be mitigated)**

**Landscape:** The site does not lie within a protected landscape, however the High Weald Area National Landscape wraps around the northern settlement boundary of Mannings Heath. The Landscape Capacity Study (2021) shows the site as falling within landscape character area MH2 which is assessed to have no / low capacity for development. Area Tree Protection Orders cover the treeline along the western boundary of the site and a group of trees around a pond in the southern part of the site. Four further Tree Preservation Order 'trees' are distributed across the site, however, two with relatively central locations have been assessed to be dead or structurally unsound and one has already been felled. The net developable area will be reduced because of the requirement to install 15m root protection zones. Any development is likely to a negative landscape impact on the landscape to the south, which is rural parkland in character.

**Biodiversity:** The site and surrounding land is not designated as important for nature conservation. As already noted there are some mature trees within the site subject to Tree Preservation Order's and a pond on-site. If progressed as a development site

appropriate ecological assessments will be needed, and suitable protection, mitigation and biodiversity enhancement will be required.	
<b>Archaeology/Heritage:</b> The site does not contain or lie within the setting of any designated heritage assets.	
<b>Environmental Quality:</b> The site lies within a Brick Clay (Weald Formation) Minerals Safeguarding Area. The site is rural in character and, apart from traffic noise from the busy A281, the site is considered tranquil.	
<b>Flooding/Drainage:</b> The site does not lie within an area identified as at risk of flooding (Flood zone 1). The ponds on site would require appropriate regard to surface water flooding and drainage.	
<b>Climate/Renewables/Energy Efficiency:</b> No known impacts or clear proposals. Any proposals will be expected to adhere to the Council's climate change policies.	
<b>Social Considerations</b>	<b>Unfavourable Impacts (with potential for mitigation)</b>
<b>Housing:</b> The site is promoted for housing. The promoter indicates the site could deliver up to 12 dwellings including affordable homes.	
<b>Education:</b> The site is not large enough to require a school to be delivered. There are no schools in Mannings Heath. There would be a need for school students to travel to Nuthurst village and / or Horsham town for primary and secondary schools respectively.	
<b>Health:</b> The site is not large enough to require delivery of additional healthcare facilities. There are no healthcare facilities in Mannings Heath so residents would have to travel to Horsham or another settlement to access these.	
<b>Leisure/Recreation/Community Facilities:</b> There is a village hall, recreation and Cricket ground, and a golf club at Mannings Heath which has a restaurant open to non-residents.	
<b>Transport:</b> There is a bus stop at Mannings Heath 0.5km away by road which offers up to an hourly bus service to larger settlements including Horsham, and Brighton via Henfield. There is a made footway from the site to the village. The village offers few services and facilities, and pedestrians and cyclist cannot readily and safely access those available further afield. There is likely to be a comparatively high reliance on private motor vehicles.	
<b>Other Infrastructure:</b> No further information was provided. Support will be given to provision of electric charging infrastructure.	
<b>Economic Considerations</b>	<b>Unfavourable Impacts (with potential for mitigation)</b>
<b>Economy:</b> The site is promoted for housing as such it would not result in the loss of employment, nor will it deliver employment. There are limited employment opportunities in Mannings Heath and residents are likely to travel to work by bus or car.	
<b>Retail:</b> The site is promoted for housing as such it would not result in the loss of retail, nor will it deliver retail. The Garage at Mannings Heath has a convenience retail offer and Horsham to the north, accessible by bus and car, has a wider range of convenience and retail services. Additional housing in and around Mannings Heath may help to support the existing facilities, however, these are few so there is a significant reliance on larger settlements to meet the full needs of occupants.	
<b>Site Assessment Conclusion:</b> The site is not recommended for allocation for housing. Development of the site would have a harmful impact upon the open rural 'Parkland' landscape to the south. Even with planting along the southern boundary it would transform the existing treeline sweep into a much harsher straight-line edge which will be less in keeping with the open rural parkland. In addition to this, the potential impacts of access to the site and the lack of a clear vision for the site do not make this a favourable site for development. It is also considered that the small scale of development would not generate sufficient enhancements to local infrastructure locally therefore perpetuating unsustainable travel patterns.	
<b>Estimated Housing Numbers: 0</b>	

<b>Site Name:</b> Land at Woolmers, Mannings Heath	<b>SA684</b>
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**Site Map:**

<p><b>Horsham District Council</b>          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 HMRSO. © Crown copyright and database right (2023). Ordnance Survey Licence: AC1003020204</small></p>	<p style="text-align: center;">Nuthurst</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 25%;">Reference No.:</td> <td style="width: 25%;">Date: 02 September 2023</td> <td style="width: 25%;">T 4,000 at A4</td> <td style="width: 25%;"></td> </tr> <tr> <td>Drawing No.:</td> <td>Drawn:</td> <td>Checked:</td> <td>Revisions:</td> </tr> </table>	Reference No.:	Date: 02 September 2023	T 4,000 at A4		Drawing No.:	Drawn:	Checked:	Revisions:
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**Parish:** Nuthurst

**Site Area:** 6.2 hectares

**Site Location:** The site is located on the southern edge of Mannings Heath, which is a 'smaller village' in the settlement hierarchy and has limited services and facilities. The community benefits from a convenience store and a village hall. It adjoins the built-up area boundary but is located within the countryside.

**Site Description:** The site is part greenfield (mature woodland, agricultural fields and garden land) and part previously developed. The property 'Woolmers' appears to consist of several residential buildings and associated parking, a tennis court and extensive lawns. The A281 (Horsham to Brighton road) forms the eastern boundary of the site but is screened by woodland within the site. There is an existing access off the A281 Brighton Road to the existing property, Woolmers. There also appears to be another overgrown access point off the A281 to the southern section of the site through the tree / woodland belt on the eastern border.

<b>Environmental Considerations</b>	<b>Very Negative Impacts (impacts unlikely/Unable to be mitigated)</b>
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**Landscape:** The site is relatively well contained and does not lie within a protected landscape, though the High Weald National Landscape wraps around the northern settlement boundary of Mannings Heath. The Landscape Capacity Study (2021) shows the site to have no/low capacity for development. A public right of way lies along the western boundary. The north- eastern boundary of the site is heavily wooded. This limits the relationship of the site with the existing built form and could give the appearance of a large urban development in an otherwise rural and semi-rural setting. As such, the site does not relate well to the predominate built form of the existing settlement and this is exacerbated by the A281 Brighton Road, and its projection to the south. Development would therefore either appear isolated in a more rural landscape, or lead to the significant removal of woodland which would adversely impact upon the character and appearance of this rural village and surrounding landscape.

<b>Biodiversity:</b> The site and surrounding land is not designated as important for nature conservation. The south-western corner lies near an Ancient Woodland. Approximately a quarter of the site on the eastern border is woodland and further trees and hedgerow run through the site. There are ponds on-site. If progressed as a development site ecological assessment will be needed and suitable protection, mitigation and biodiversity enhancement will be required. The development could also lead to the loss of a significant area of woodland.	
<b>Archaeology/Heritage:</b> The site does not contain any designated heritage assets. The Grade II listed building 'Chumleigh' lies around 100m to the north of the site.	
<b>Environmental Quality:</b> The site lies within a Brick Clay (Weald Formation) Minerals Safeguarding Area. The site is primarily rural in character and, apart from traffic noise from the busy A281, the site is considered tranquil.	
<b>Flooding/Drainage:</b> The site does not lie within an area identified as at risk of flooding (Flood zone 1). The ponds on site would require appropriate regard to surface water flooding and drainage.	
<b>Climate/Renewables/Energy Efficiency:</b> No known impacts or clear proposals. Any proposal will be expected to adhere to the Council's Climate Change policies.	
<b>Social Considerations</b>	<b>Unfavourable Impacts (with potential for mitigation)</b>
<b>Housing:</b> The site is promoted for housing or mixed use. The promoter does not indicate the number of potential units nor provide an indicative masterplan.	
<b>Education:</b> The site is not large enough to require a school to be delivered. There are no schools in Mannings Heath. There would be a need for school students to travel to Nuthurst village and/or Horsham town for primary and secondary schools respectively.	
<b>Health:</b> The site is not large enough to require delivery of additional healthcare facilities. There are no healthcare facilities in Mannings Heath so residents would have to travel to Horsham or another settlement to access these.	
<b>Leisure/Recreation/Community Facilities:</b> There is a village hall, recreation and Cricket ground, and a golf club at Mannings Heath which has a restaurant open to non-residents.	
<b>Transport:</b> There is a bus stop at Mannings Heath 0.5km away by road which offers up to an hourly bus service to larger settlements including Horsham, and Brighton via Henfield. There is a made footway from the site to the village. The village offers few services and facilities, and pedestrians and cyclist cannot readily and safely access those available further afield. There is likely to be a comparatively high reliance on private motor vehicles.	
<b>Other Infrastructure:</b> No details provided in respect of future communications technology. Due to the site's location adjoining Mannings Heath, which is a 'smaller village' in the settlement hierarchy where residents are reliant on larger settlements to access most of their requirements, the impact is assessed to be unfavourable but with potential for mitigation.	
<b>Economic Considerations</b>	<b>Unfavourable Impacts (with potential for mitigation)</b>
<b>Economy:</b> The site is promoted for housing or mixed use where new village facilities could be provided alongside housing. It would not result in the loss of employment but there is no clear indication in respect of the delivery of employment. There are limited employment opportunities in Mannings Heath and residents are likely to travel to work by bus or car.	
<b>Retail:</b> The site is promoted for housing or mixed use. It would not result in the loss of retail but there is no clear indication in respect of the delivery of retail. The Garage at Mannings Heath has a convenience retail offer and Horsham to the north, accessible by bus and car, has a wider range of convenience and retail services. Additional housing in and around Mannings Heath may help to support the existing facilities, however, these are few so there is a significant reliance on larger settlements to meet the full needs of occupants.	

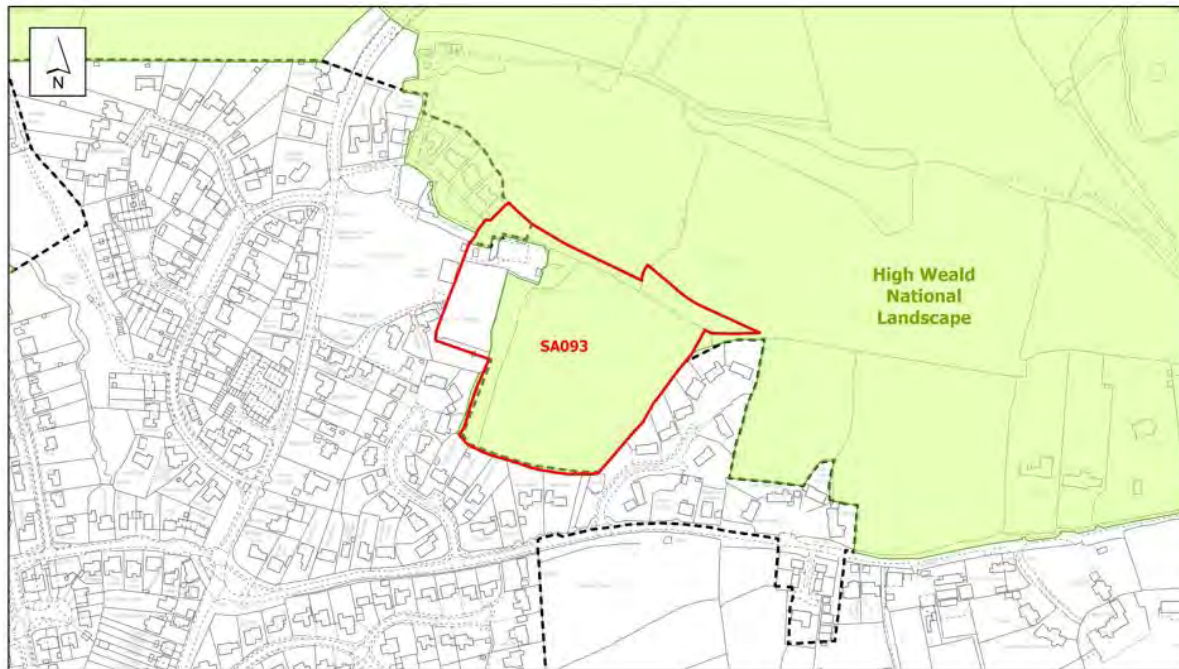
**Site Assessment Conclusion:** The site is not recommended for allocation for housing because of an adverse impact upon the character and appearance of this rural village, the surrounding landscape. It is also considered that the small scale of development would not generate sufficient enhancements to local infrastructure locally therefore perpetuating unsustainable travel patterns.

**Estimated Housing Numbers:** 0

**Site Name:** Land at Saddlers Farm

**SA093**

**Site Map:**



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

**Parish:** Nuthurst

**Site Area:** 3.23Ha

**Site Location:** The site is located on the north-eastern edge of Mannings Heath and lies to the north of 'Winterpit Lane' to the west of 'The Quarries' and to the east of the existing village recreation grounds. To the east of the site are residential properties "The Quarries". To the south of the site are existing low density detached properties which form the southern boundary and front onto Winterpit Lane. A privately run golf course abuts the northern boundary and is separated by mature planting and vegetation.

**Site Description:** Land at Saddlers Farm is located on the north-eastern edge of Manning's Heath, to the north of Winterpit Lane, east of the village centre and west of The Quarries. The site lies immediately adjacent to, but outside, the existing built-up area boundary and is situated within open countryside in the High Weald National Landscape. Extending to approximately 3.23 hectares, the site is relatively well contained by existing vegetation, with limited views available from the surrounding area. The site benefits from close proximity to the village centre, which provides a range of local facilities and services, including a village hall, public house, shop and recreational facilities, as well as bus connections to Horsham and Brighton. Mannings Heath, which is identified as a Small Village within the settlement hierarchy in the Horsham District Planning Framework (HDPF).

**Environmental Considerations**

**Very Negative Impacts (impacts unlikely / unable to be mitigated)**

**Landscape:** The site is significantly constrained by its landscape context, notably its location within the High Weald National Landscape (HWNL) and its position within the sensitive rural-urban fringe of Mannings Heath. As the site lies entirely within the HWNL, any proposed development must carefully consider its potential effects on the area's special landscape qualities. The Council's Landscape Capacity Assessment (LCA) 2021 identifies the site as falling within Area MH1, noting that, despite some localised suburbanising and horsiculture influences, the area retains a predominantly strong rural character. Many of its landscape features and qualities are considered sensitive to housing development. Consequently, combined with its moderate to high landscape value, the area is assessed as having only a

low–moderate capacity for small-scale development and little to no capacity for medium-scale housing. Any development would need to have due regard must be given to the High Weald Management Plan (March 2024), which carries significant weight as a statutory policy and material consideration in planning and land management decisions within the protected landscape.

There are a number of trees and hedges on the boundaries of the site. Many of the trees are the subject of TPOs. There is Tree Preservation Order 639 which is located on the eastern boundary. Any proposal would require the appropriate application of root protection zones of 15m minimum where no development will be permitted within this buffer including gardens.

**Biodiversity:** The site is not designated as being of importance for biodiversity. Any proposal would be required to undertake an ecological assessment and demonstrate biodiversity net gain within national guidelines.

**Archaeology/Heritage:** There are no listed buildings or local listed heritage within or adjacent to the site.

**Environmental Quality:** The scheme is not expected to give rise to adverse effects on environmental quality. The site is not affected by contamination and does not comprise best and most versatile agricultural land.

**Flooding/Drainage:** The site is located within Flood Zone 1 where there is a low probability of flooding.

**Climate/Renewables/Energy Efficiency:** Any proposal will be expected to be aligned with the Council's climate change and sustainability policies.

**Social Considerations**

**Very Negative Impacts (impacts unlikely / unable to be mitigated)**

**Housing:** The proposal comprises a development of 40 dwellings to include affordable housing provision. The proposal is intended to provide a mix of housing types, potentially including self-build plots, market housing and affordable or starter homes. The scheme would also incorporate open space and aim to integrate with the existing village, contributing towards local housing supply while supporting wider social and economic objectives.

**Education:** The site is not large enough to require a school to be delivered. There are no schools in Mannings Heath. There would be a need for school students to travel to Nuthurst village and/or Horsham town for primary and secondary schools respectively.

**Health:** The site is not large enough to require delivery of additional healthcare facilities. There are no healthcare facilities in Mannings Heath so residents would have to travel to Horsham or another settlement to access these.

**Leisure/Recreation/Community Facilities:** Mannings Heath provides only limited services and facilities; the site does not significantly enhance provision. The village does have some recreation facilities with a local cricket ground (with pavilion) located to the west of the site. A village hall is also available for residents and is located on Golding Lane. For high level services, local residents would have to go to Horsham town.

**Transport:** The proposed development would be accessed from the south-eastern corner of the site via The Quarries, with the point of access positioned opposite No. 9. The access route would extend beyond an existing pond located on the western side of the cul-de-sac serving The Quarries. Tree Preservation Order (TPO) 639, which is designated as a group TPO, crosses the proposed access point; accordingly, the design and delivery of the access will need to give full and careful consideration to the protection of these trees. In particular, an appropriate root protection area—typically in the order of 15 metres—will need to be maintained to ensure their long-term retention and health. In terms of accessibility and connectivity, Public Footpath FP1697/3 is located to the north of the site beyond Golding Lane, whilst Public Footpaths FP1694 and FP1711 lie to the south-west of the site on the western side of the village. Any proposal should take the opportunity to improve active travel measures to improve connectivity to and from the site to key village facilities. The nearest bus stops are situated approximately 400 metres to the south-west of the site, adjacent to Mannings Heath Stores at the junction of Church Road and Pound Lane. These stops are served by the Number 17 bus service, which operates daily and provides connections to Horsham, Henfield and Brighton. Additional bus stops are also available along the A281 Brighton Road.

<b>Other Infrastructure:</b> n/a	
<b>Economic Considerations</b>	<b>Unfavourable Impacts (potential for mitigation)</b>
<p><b>Economy:</b> The site is not expected to provide employment onsite. Notwithstanding, Mannings Heath is located relatively close to Horsham town centre (approximately 3m), which functions as a key economic hub in the district with a range of retail, commercial and service-sector jobs. In addition, the site has access to frequent bus services and rail connections to nearby centres such as Crawley and Gatwick Airport—both major employment locations—supporting commuting by public transport. The proximity to established transport corridors and the wider Horsham labour market means the site is well positioned to support sustainable access to a broad range of local and sub-regional employment opportunities.</p>	
<p><b>Retail:</b> The proposal is not providing any retail onsite. There is limited retail provision found in Mannings Heath. Some day to day retail provision can be found at the local garage (Elite Garage) on the edge of Mannings Heath. In order to access higher level services, local residents will be expected to travel to Horsham town which is the main settlement in the district.</p>	
<p><b>Site Assessment Conclusion:</b> Manning’s Heath is identified as a smaller village with a limited range of services and facilities, offering only a modest level of day-to-day provision. Notably, there is no primary school within the village, requiring children to travel to nearby settlements such as Nuthurst, thereby increasing reliance on the private car use and limiting the site’s overall sustainability credentials.</p>	
<p>The site occupies a sensitive position at the rural edge of the settlement, forming part of a transitional landscape between the built form of the village and the open countryside to the north. The land is also wholly within the High Weald National Landscape. Development at the scale proposed would erode this important transition, resulting in the loss of the area’s informal and open character and introducing a distinctly urbanising influence into the landscape. This would give rise to significant harm to landscape character and visual amenity, undermining the rural setting and detracting from the intrinsic character, tranquillity and scenic quality of the national landscape.</p>	
<p>In this context, the scale of development proposed would represent an unsustainable form of growth, poorly aligned with the settlement’s capacity to accommodate additional housing without placing further pressure on limited infrastructure. Furthermore, the proposed development would introduce an uncharacteristically dense and consolidated enclave of approximately 40 dwellings, which would be at odds with the prevailing pattern of dispersed and low-density development in the locality.</p>	
<p>Given the site’s sensitivity and limited capacity to accommodate development without adverse effects, the site is not recommended for allocation.</p>	
<b>Housing Numbers:</b> 0	

**Site Name:** Land north of Mannings Heath

**SA788**

**Site Map:**



**Horsham District Council**

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

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Nuthurst

Reference No :	Date : 05 May 2026	1:3,500 at A4
Drawing No :	Drawn :	Checked :

**Parish:** Nuthurst

**Site Area:**

**Site Location:** The site lies to the north of Mannings Heath village, beyond the existing built-up area boundary, and is located within the countryside and the High Weald National Landscape.

**Site Description:** The site comprises open agricultural land characterised by pasture fields enclosed by mature hedgerows and trees, forming part of the wider rural landscape setting to Mannings Heath. It contributes to the transition between the settlement edge and the open countryside and forms part of the High Weald National Landscape, exhibiting strong rural qualities, including tranquillity and limited built presence.

The site comprises a collection of agricultural fields located on the northern edge of Manning's Heath, adjoining the existing settlement. It extends to approximately 3.9 hectares and consists of one large and two smaller fields, defined by mature hedgerows, trees and areas of woodland, which provide a strong sense of enclosure. The landform is gently undulating, sloping westwards towards the A281 Brighton Road and north-eastwards towards a tributary of the River Arun. The site lies within the parish of Nuthurst. The site is physically well related to the existing built form of Manning's Heath and benefits from access to the A281, which provides connections to Horsham and wider settlements.

**Environmental Considerations**

**Very Negative Impacts (impacts unlikely / unable to be mitigated)**

**Landscape:** The site is significantly constrained by its landscape context, most notably its location wholly within the High Weald National Landscape (HWNL) and its role as part of the sensitive rural-urban fringe of Manning's Heath. The Council's Landscape Capacity Assessment (LCA) 2021 identifies the site as falling within Area MH3 and concludes that, although the area is subject to AONB designation, it exhibits a moderate landscape value. This reflects the presence of distinctive landscape characteristics that are sensitive to housing development and important to conserve, albeit with some limited capacity to accommodate

development where this is sensitively sited and designed. In particular, the LCA emphasises the need to avoid adverse visual impacts from the main road and to protect the village setting.. Due regard must be given to the High Weald Management Plan (March 2024), which carries significant weight as a statutory policy and material consideration in planning and land management decisions within the protected landscape.

Despite localised enclosure provided by hedgerows and woodland, the site remains part of a wider rural landscape that contributes to the area's scenic quality, tranquillity, and distinct settlement pattern. Development of approximately 100 dwellings would represent a substantial and uncharacteristic urbanising incursion into currently open countryside, fundamentally altering the site's role as a transitional landscape between the village and the surrounding rural area. The introduction of built form, domestic paraphernalia, lighting, and associated infrastructure would erode the area's rural qualities and tranquillity and would likely be perceptible in views from nearby Public Rights of Way (ProW 1693) and along the A281 approach to the village.

**Biodiversity:** The site is not designated as being of importance for biodiversity. presence of mature hedgerows and trees on the site indicates the potential for ecological value and an important role in supporting habitat connectivity. Development would be likely to result in the loss and fragmentation of these habitats, with associated adverse effects on biodiversity that may be difficult to fully mitigate. An ecological assessment would therefore be required to establish baseline conditions, and any mitigation and enhancement measures identified should be secured and fully implemented as part of the development.

**Archaeology/Heritage:** There are no listed buildings or local listed heritage within or adjacent to the site.

**Environmental Quality:** Development would result in the loss of open countryside, reducing environmental quality and tranquillity, and introducing noise, activity, and lighting into a currently rural setting.

**Flooding/Drainage:** The site is located within Flood Zone 1 where there is a low probability of flooding. Surface water flooding is evident on western boundary but can be mitigated through sustainable drainage measures.

**Climate/Renewables/Energy Efficiency:** Greenfield development would result in loss of undeveloped land and associated carbon sequestration benefits. The site's location may limit opportunities for sustainable travel, increasing reliance on private vehicles.

**Social Considerations**

**Very Negative Impacts (impacts unlikely / unable to be mitigated)**

**Housing:** The proposal for land north of Mannings's Heath seeks to deliver a landscape-led residential development of approximately 100 dwellings on land adjoining the northern edge of the village. The scheme is intended to provide a mix of housing types, including smaller homes to meet local needs, alongside areas of open space and structural landscaping to integrate the development within its setting. The site would be accessed from the A281 and is promoted as a logical extension to the settlement, with improved pedestrian links, potential enhancements to public transport infrastructure, and retention and enhancement of existing landscape features such as hedgerows and trees.

**Education:** The site is not large enough to require a school to be delivered. There are no schools in Mannings Heath. There would be a need for school students to travel to Nuthurst village and/or Horsham town for primary and secondary schools respectively

**Health:** The site is not large enough to require delivery of additional healthcare facilities. There are no healthcare facilities in Mannings Heath so residents would have to travel to Horsham or another settlement to access these.

**Leisure/Recreation/Community Facilities:** Mannings Heath provides only limited services and facilities; the site does not significantly enhance provision. The village does have some recreation facilities with a local cricket ground (with pavilion) located to the east of the site. A village hall is also available for residents and is located on Golding Lane. For high level services, local residents would have to go to Horsham town.

**Transport:** The site is in a relatively rural location with limited accessibility to services and facilities. Whilst there may be some bus provision, overall the site is not well located to promote sustainable transport modes and would likely result in a high reliance on the private car.

<b>Other Infrastructure:</b>	
<b>Economic Considerations</b>	<b>Unfavourable Impacts (potential for mitigation)</b>
<p><b>Economy:</b> The site is not expected to provide employment onsite. Notwithstanding, Mannings Heath is located relatively close to Horsham town centre (approximately 3m), which functions as a key economic hub in the district with a range of retail, commercial and service-sector jobs. In addition, the site has access to frequent bus services and rail connections to nearby centres such as Crawley and Gatwick Airport—both major employment locations—supporting commuting by public transport. The proximity to established transport corridors and the wider Horsham labour market means the site is well positioned to support sustainable access to a broad range of local and sub-regional employment opportunities.</p>	
<p><b>Retail:</b> Development at this location would see some support to existing facilities but limited impact. There is limited retail provision found in Mannings Heath. Some day-to-day retail provision can be found at the local garage (Elite Garage) on the edge of Mannings Heath. In order to access higher level services, local residents will be expected to travel to Horsham town which is the main settlement in the district.</p>	
<p><b>Site Assessment Conclusion:</b> Overall, the site is not considered suitable for allocation when assessed against the full range of environmental, social and economic considerations. Whilst the site adjoins the built edge of Manning’s Heath and has been promoted as a logical extension to the settlement, these benefits are limited and do not outweigh the site’s fundamental constraints. Manning’s Heath is identified as a small village with a restricted range of services, facilities and employment opportunities, with no primary school or healthcare provision within the settlement. As a result, future residents would be heavily reliant on travel to nearby towns, most notably Horsham, to meet day-to-day needs. Although a bus service is available, the level of provision is not sufficient to support genuinely sustainable travel patterns, and occupiers of the site would be likely to depend predominantly on private car use. This represents a clear conflict with the principles of sustainable development, which seek to locate growth in areas where access to services is maximised and reliance on the private car is minimised. Growth would intensify pressure on limited local infrastructure without delivering equivalent sustainability benefits.</p>	
<p>In addition, the site is subject to significant environmental constraints, most notably its location within the High Weald National Landscape. The site forms part of the rural setting of the village and contributes to the wider landscape character, tranquillity and scenic quality of the area. Development at the scale proposed would introduce a substantial urbanising influence into an open and transitional landscape, eroding its rural qualities and adversely affecting views from surrounding public rights of way and the A281 approach to the village. Whilst mitigation through landscaping is proposed, this would take time to establish and would not fully offset the permanent change in character arising from development of this scale. When considered together, the site performs poorly against the core objectives of sustainable development. Its limited accessibility, reliance on private vehicles, conflict with the settlement hierarchy and the significant and irreversible harm to the character and appearance of the High Weald National Landscape provide a clear and compelling justification for its exclusion from allocation.</p>	
<b>Housing Numbers: 0</b>	

# North Horsham

<b>Site Name:</b> Land north of Forest Road		<b>SA088</b>	
<b>Site Map:</b>			
<b>Horsham District Council</b> Parkside, Chart Way, Horsham West Sussex RH12 1RL Barbara Childs : Director of Place		North Horsham	
<small>Reproduced by permission of Ordnance Survey map on behalf of HMSO. © Crown copyright and database rights (2025). Ordnance Survey Licence. AC0000820204</small>		<small>Reference No :</small> <small>Drawing No :</small>	<small>Date : 05 May 2026</small> <small>Checked :</small>
		<small>1:2,000 at A4</small> <small>Revisions :</small>	
<b>Parish:</b> North Horsham			
<b>Site Area:</b> The site to the east of the defined built-up area boundary of Horsham. It has approximately 160m frontage onto Forest Road to the south. Housing at Wood End and Rowan Way adjoins the site to the west. The site comprises previously developed land measuring 0.86ha in area. The site is currently accessed from the south via a gated vehicular cross over leading onto Forest Road.			
<b>Site Location:</b> The site is located on the eastern boundary of Horsham Town.			
<b>Site Description:</b> The site is a triangular shape and extends 0.86 ha. Part of the site was a former builder's yard containing a storage area plus amenity land. It is rough and semi derelict land, largely overgrown.			
<b>Environmental Considerations</b>		<b>Very Negative Impacts (impacts unlikely / unable to be mitigated)</b>	
<b>Landscape:</b> The site lies entirely within the High Weald National Landscape (HWNL), and as such, any proposed development will need to assess its potential impacts on the special qualities of the High Weald's character. The Council's Landscape Capacity Assessment (LCA) 2021 identifies that this site lies within Area 18. The Assessment concludes that the area provides a ' <i>very important, well defined wooded edge to the existing urban area of Horsham</i> '. Development in this location would therefore adversely impact the rural and well treed approach to the town from this route.			
TPO/0914 lies on the southern boundary of the site abutting Forest Road. Development within the National Landscape would entail a degree of landscape harm. Any development proposals would need to give due regard has been given to the guidance set in the High Weald Management Plan and be informed by a landscape and visual assessment.			
<b>Biodiversity:</b> The site is not designated as being of ecological importance, although the noted woodland and boundary hedgerows have potential to provide ecological value. This would require assessment to support any development proposal in this location. There is an opportunity to support green infrastructure and provide Biodiversity Net Gain (BNG) through a			

landscape-led proposal.	
<b>Archaeology/Heritage:</b> The site is not impacted by any locally listed or Listed Buildings.	
<b>Environmental Quality:</b> Any proposal will be expected to be aligned with the Council's environmental and sustainability policies, alternative measures may include contributions to active travel equipment, commit to sustainable construction practices, investment in public transport and cycling infrastructure and/or renewable energy generation.	
<b>Flooding/Drainage:</b> The site does not lie within an area identified as at risk of flooding (Flood Zone 1). Current surface water mapping shows the site to be at 'Low' risk from surface water flooding, however any proposal should look to maintain existing surface water flow paths across the site and mitigate surface water flooding through the implementation of sustainable drainage measures. The area of the proposed development is shown to be at 'Negligible risk' from ground water flooding on the current ESI maps.	
<b>Climate/Renewables/Energy Efficiency:</b> No known impacts or clear proposals. Any proposal will be expected to adhere to the Council's climate change and sustainability policies.	
<b>Social Considerations</b>	<b>Neutral Impacts</b>
<b>Housing:</b> The capacity of the site would be approximately 20 dwellings with affordable housing provision.	
<b>Education:</b> The site benefits from good access to a range of education facilities in Horsham, including several primary schools within approximately 1km and secondary schools within around 1 mile. St Mary's CoE Primary School is located approximate under a mile from the site. This supports the site's sustainability credentials, although development will be expected to contribute towards education provision where required.	
<b>Health:</b> The site is on the eastern edge of Horsham town with cluster of GP surgeries in and around the town centre. The closest GP surgeries are located at Riverside Medical Practice (Worthing Road) and The Courtyard Surgery (London Road). Horsham Community Hospital (Hurst Road) can also be found within Horsham town but it is located on the western side of the town but can be reached via walking or public transport means.	
<b>Leisure/Recreation/Community Facilities:</b> The site is not proposing additional leisure or recreation measures onsite. Notwithstanding, the site at Land north of Forest Road benefits from good access to a range of leisure facilities within Horsham, particularly Horsham Park, which lies approximately 1 km away (around a 10–15 minute walk) and provides extensive open space, sports facilities, play areas and recreational amenities. The adjoining Pavilions in the Park leisure centre, offering swimming, gym and indoor sports facilities, is also within approximately 1–1.5 km and is readily walkable. Together with additional parks, fitness facilities and countryside routes in the surrounding area, the site has strong opportunities for both formal and informal recreation within walking distance, supporting its overall sustainability.	
<b>Transport:</b> Access would be delivered off Forest Road into the site. The site at Land north of Forest Road benefits from good transport accessibility, with a bus stop located directly on Forest Road, served by several routes including services connecting Horsham, Crawley and wider destinations such as Gatwick Airport. In addition, Horsham town centre and railway station are within walking distances (under 1.5km), providing regular rail services (including Southern and Thameslink) to regional centres. The site is therefore well connected by public transport and is also close enough to support walking and cycling trips to key destinations, with emerging investment in active travel infrastructure across Horsham aimed at improving pedestrian and cycle connectivity. Overall, the site offers good opportunities for sustainable travel, although like much of Horsham, some reliance on the private car is likely for longer-distance journeys.	
<b>Other Infrastructure:</b> Any proposal will be expected to adhere to the Council's sustainability policies and climate change policies. High speed broadband connection to the development is supported as is electric charging points for vehicles.	
<b>Economic Considerations</b>	<b>Neutral Impacts</b>

**Economy:** The site at Land north of Forest Road benefits from good access to employment opportunities, being located close to Horsham town centre (approximately 1–1.5 km), which functions as a key economic hub with a range of retail, commercial and service-sector jobs. In addition, the site has access to frequent bus services and rail connections to nearby centres such as Crawley and Gatwick Airport—both major employment locations—supporting commuting by public transport. The proximity to established transport corridors and the wider Horsham labour market means the site is well positioned to support sustainable access to a broad range of local and sub-regional employment opportunities.

**Retail:** The site at Land north of Forest Road benefits from good access to retail provision, being located approximately 1–1.5 km from Horsham town centre, which functions as the primary shopping destination in the area and provides a wide range of convenience and comparison retail, services, and leisure uses. This distance equates to around 15–20 minutes walking, with additional access by bus from stops adjacent to the site. The proximity to a well-established town centre ensures that future residents would have convenient access to day-to-day shopping needs and a broader retail offer, supporting the site’s sustainability and reducing reliance on longer-distance travel. Crawley town centre, is a larger sub-regional retail destination located approximately 11–15 km (7–9 miles) away. Crawley can be reached quickly by direct rail services from Horsham (around 8–15 minutes) or by bus, providing convenient access to a significantly wider range of retail and commercial facilities.

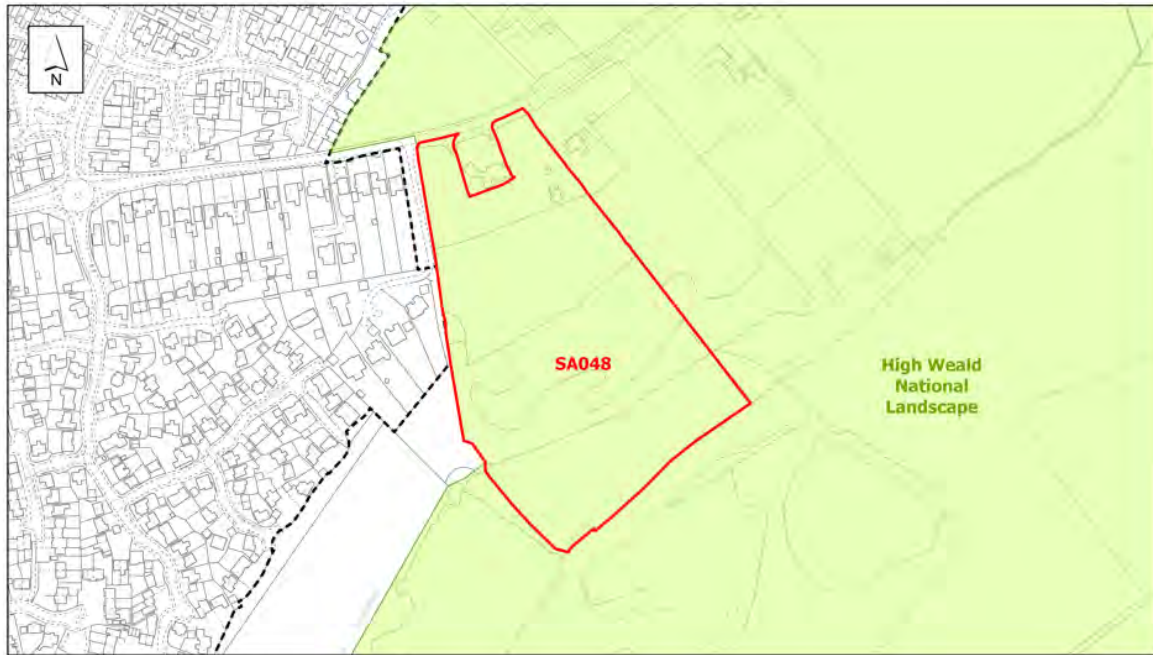
**Site Assessment Conclusion:** On balance, the site should not be allocated for housing, primarily due to its sensitive landscape context within the High Weald National Landscape (HWNL) and the significant policy constraints arising from national planning policy and local evidence. The site lies entirely within the High Weald National Landscape, where the statutory purpose is to conserve and enhance natural beauty. The Council’s Landscape Capacity Assessment (2021) identifies this location (Area 18) as forming a “very important, well-defined wooded edge” to Horsham, with no capacity for medium or large-scale housing development. Development of the site—even at a modest scale—would therefore erode a key landscape feature that contributes to the settlement’s distinct edge and setting, resulting in harm to the character and visual integrity of the National Landscape.

**Housing Numbers:** 0

Site Name: Land south of Forest Road

SA048

Site Map:



<b>Horsham District Council</b> Parkside, Chart Way, Horsham West Sussex RH12 1RL Barbara Childs : Director of Place	North Horsham		
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			Revisions :

Parish: North Horsham

Site Area: 4.1ha

**Site Location:** The site lies at the eastern edge of Horsham, abutting the settlement boundary. Forest Road is located on the northern boundary.. Nearby footpath links provide access to St Leonard’s Forest, Owlbeech and Leechpool Woods, the High Weald Landscape Trail and the countryside to the east of Horsham

**Site Description:** The site currently consists of a single detached dwelling house and gardens (Forest House) located at the northern end of the site, which also includes a private tennis court on the western boundary. A post and rail fence separates the garden from a sloping grassland area in the centre of the site. There are currently two vehicular access points into the site from Forest Road. The northern part of the site slopes gently from east to west, whilst the central part of the site falls more steeply down to the south to the stream within the ancient woodland which runs east to west on the southern boundary. The site is well screened from Forest Road by a large hedgerow and several trees along its northern boundary

**Environmental Considerations**

**Very Negative Impacts (impacts unlikely / unable to be mitigated)**

**Landscape:** The site lies entirely within the High Weald National Landscape (HWNL), and as such, any proposed development will need to assess its potential impacts on the special qualities of the High Weald’s character. The Council’s Landscape Capacity Assessment (LCA) 2021 identifies that this site lies within Area 18. The Assessment concludes that the area provides a ‘*very important, well defined wooded edge to the existing urban area of Horsham*’. Development within the National Landscape would entail a degree of landscape harm. There are three TPO’s on the western boundary of the site abutting Pinetops. Ancient woodland can also be found on the southern boundary of the site

Any proposal would need to be informed by a Landscape Visual Appraisal (LVA) to establish if the level of development proposed is appropriate, consider embedded and additional mitigation measures and finally, identify any residual effects. Further consideration should be given to the High Weald Management Plan (HWMP)

**Biodiversity:** The site has not been identified as being of importance for biodiversity but there is ancient woodland along the southern boundary. Any development would be required to

come forward providing a 15m buffer zone from this designation. No ecological information has been provided for this site and negative impacts cannot be ruled out at this stage.

**Archaeology/Heritage:** It is not within a Conservation Area and there are no Listed Buildings on or near to the Site.

**Environmental Quality:** Any proposal will be expected to be aligned with the Council's environmental and sustainability policies, alternative measures may include contributions to active travel equipment, commit to sustainable construction practices, investment in public transport and cycling infrastructure and/or renewable energy generation.

**Flooding/Drainage:** The site is within Flood Zone 1 (the lowest category) which indicates that there is a less than 1 in 1,000 annual probability of river flooding. In addition, it is also shown to be in a location at a very low risk of surface water flooding.

**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 capacity of the site would be approximately 20 dwellings. It would be expected to deliver policy compliant levels of affordable housing provision.

**Education:** The site benefits from good access to a range of education facilities in Horsham, including several primary schools within approximately 1km and secondary schools within around 1 mile. St Mary's CoE Primary School is located approximate under a mile from the site. This supports the site's sustainability credentials, although development will be expected to contribute towards education provision where required.

**Health:** The site is on the eastern edge of Horsham town with cluster of GP surgeries in and around the town centre. The closest GP surgeries are located at Riverside Medical Practice (Worthing Road) and The Courtyard Surgery (London Road). Horsham Community Hospital (Hurst Road) can also be found within Horsham town but it is located on the western side of the town but can be reached via walking or public transport means.

**Leisure/Recreation/Community Facilities:** The site is not proposing additional leisure or recreation measures onsite. Notwithstanding, the site at Land south of Forest Road benefits from good access to a range of leisure facilities within Horsham, particularly Horsham Park, which lies approximately 1 km away (around a 10–15 minute walk) and provides extensive open space, sports facilities, play areas and recreational amenities. The adjoining Pavilions in the Park leisure centre, offering swimming, gym and indoor sports facilities, is also within approximately 1–1.5 km and is readily walkable. Together with additional parks, fitness facilities and countryside routes in the surrounding area, the site has strong opportunities for both formal and informal recreation within walking distance, supporting its overall sustainability.

**Transport:** Access would be delivered off Forest Road into the site. The site at Land north of Forest Road benefits from good transport accessibility, with a bus stop located directly on Forest Road, served by several routes including services connecting Horsham, Crawley and wider destinations such as Gatwick Airport. In addition, Horsham town centre and railway station are within walking distances (under 1.5km), providing regular rail services (including Southern and Thameslink) to regional centres. The site is therefore well connected by public transport and is also close enough to support walking and cycling trips to key destinations, with emerging investment in active travel infrastructure across Horsham aimed at improving pedestrian and cycle connectivity. Overall, the site offers good opportunities for sustainable travel, although like much of Horsham, some reliance on the private car is likely for longer-distance journeys.

**Other Infrastructure:** Any proposal will be expected to adhere to the Council's sustainability policies and climate change policies. High speed broadband connection to the development is supported as is electric charging points for vehicles.

**Economic Considerations**

**Neutral Impacts**

**Economy:** The site at Land south of Forest Road benefits from good access to employment opportunities, being located close to Horsham town centre (approximately 1–1.5 km), which functions as a key economic hub with a range of retail, commercial and service-sector jobs. In addition, the site has access to frequent bus services and rail connections to nearby centres such as Crawley and Gatwick Airport—both major employment locations—supporting commuting by public transport. The proximity to established transport corridors and the wider

Horsham labour market means the site is well positioned to support sustainable access to a broad range of local and sub-regional employment opportunities.

**Retail:** The site at Land south of Forest Road benefits from good access to retail provision, being located approximately 1–1.5 km from Horsham town centre, which functions as the primary shopping destination in the area and provides a wide range of convenience and comparison retail, services, and leisure uses (a Sainsbury's Local store is positioned within 500m of the Site – Harwood Road). The proximity to a well-established town centre ensures that future residents would have convenient access to day-to-day shopping needs and a broader retail offer, supporting the site's sustainability and reducing reliance on longer-distance travel. Crawley town centre, is a larger sub-regional retail destination located approximately 11–15 km (7–9 miles) away. Crawley can be reached quickly by direct rail services from Horsham (around 8–15 minutes) or by bus, providing convenient access to a significantly wider range of retail and commercial facilities.

**Site Assessment Conclusion:** On balance, the site should not be allocated for housing, primarily due to the significant landscape harm that would arise from development within the High Weald National Landscape (HWNL) and the strong policy protection afforded to this designation.

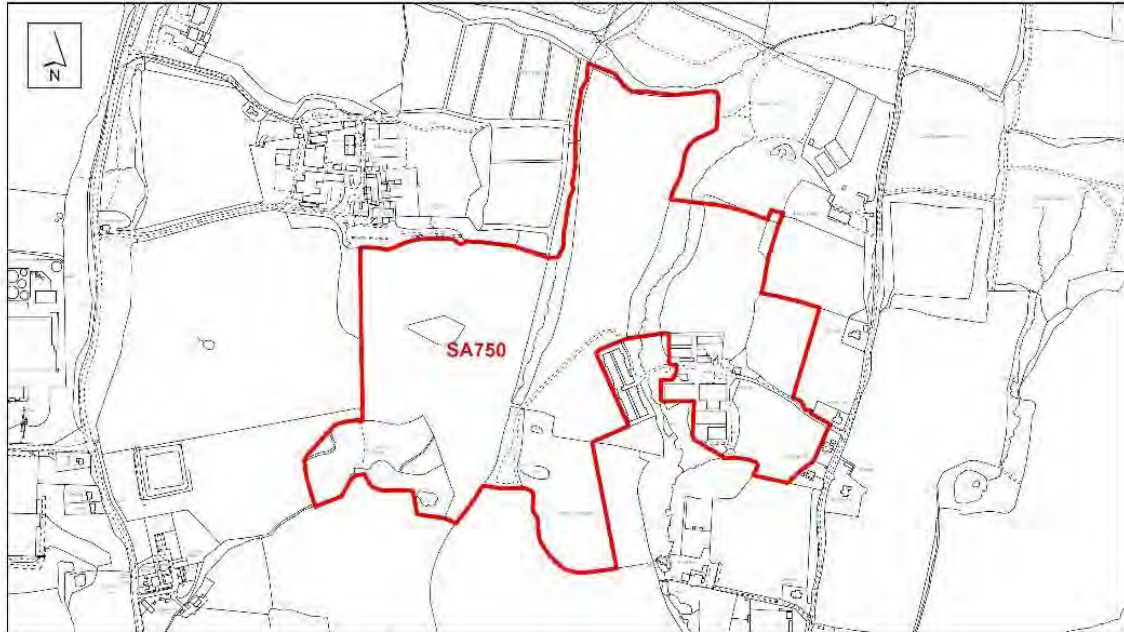
The site lies wholly within the High Weald National Landscape, where the statutory purpose is to conserve and enhance natural beauty, and great weight must be given to this objective in decision-making. The Council's Landscape Capacity Assessment (2021) identifies this location (Area 18) as forming a "very important, well-defined wooded edge" to the settlement, concluding that there is no capacity for medium or large-scale housing development. Development of the site would erode this important transitional landscape, weakening the defensible edge of Horsham and resulting in harm to character, visual containment and settlement form. The presence of ancient woodland along the southern boundary, Tree Preservation Orders, and the site's integration with surrounding green infrastructure further reinforces its sensitivity

. Although the site benefits from strong locational sustainability credentials—including good access to services, transport and employment—these benefits do not outweigh the strategic importance of protecting the High Weald National Landscape. There are likely to be less constrained sites outside the designation or within lower sensitivity areas that can better accommodate housing needs without causing comparable harm.

**Housing Numbers: 0**

**Site Name:** Land at Graylands and Morris Farm | **SA750**

**Site Map:**



<b>Horsham District Council</b> Parkside, Chert Way, Horsham West Sussex RH12 1RL Barbara Childs - Director of Place		<b>North Horsham</b>	
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Drawing No:	Drawn:	Checked:	Revisions:

**Parish:** North Horsham

**Site Area:** 27.94 hectares

**Site Location:** The sites lies north of Horsham and is unconnected with the existing built-up area boundary. Though currently isolated from Horsham, the site adjoins and lies partially within the Land North of Horsham strategic allocation. This site forms one of five parcels of land being promoted by Legal & General as “Additional Land” to the North Horsham site.

**Site Description:** The site is largely greenfield, containing agricultural land and woodland. The site contains industrial/storage floorspace at Morris Farm, with connected residential development.

<b>Environmental Considerations</b>	<b>Very Negative Impacts (impacts unlikely / unable to be mitigated)</b>
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**Landscape:** The site lies to the north/is partly within the Land North of Horsham strategic allocation. Development on this parcel of land, which rises to the north would be visually intrusive and have significant landscape impacts. With the exception of the site area that is sited within the existing allocation, the Council’s Landscape Capacity Study (2021) has found the site to have no/low capacity for residential development, albeit finer grain assessment may identify some limited opportunity for accommodating development.

**Biodiversity:** Ancient Woodland crosses the site from north to south on part of the eastern side. The northern extent of the site is also surrounded by Ancient Woodland and Ancient Woodland lies adjacent to the commercial area and the southern site boundary. In accordance with the Standing Advice from Natural England and the Forestry Commission 15m buffers would need to be observed to protect these designated areas. Part of the ‘Brockhurst Wood & Gill & Morris’s Wood’ Local Wildlife Site is present within a woodland in the western part of the site and this would need to be protected from development. The site promoters advise that appropriate habitat protection and mitigation measures could be provided and there is scope for net biodiversity gain.

**Archaeology/Heritage:** An Archaeological Notification Area adjoins the western boundary of the site. This would need to be considered should the site be developed.

**Environmental Quality:** The agricultural classification of the site is unknown. The site may be affected by noise caused by flights from Gatwick Airport. Development would need to ensure that there is no risk to residents from any current or future noise, smell or vibration which may originate within or near to the site.

**Flooding/Drainage:** The site lies within Flood Zone 1 – the lowest level of flood risk.

**Climate/Renewables/Energy Efficiency:** The site promoter states that their approach is to establish a suite of design and technology options to reduce greenhouse gas emissions and suggest that a greater economy of scale will be achieved by this approach. Approaches within the existing outline planning permission for Land North of Horsham include heat pump technologies, such as heat networks, solar generation and increased public transport provision plus opportunities to sequester CO<sub>2</sub> across the scheme.

**Social Considerations**

**Neutral Impacts**

**Housing:** This site forms one of five parcels of land being promoted by Legal & General as “Additional Land” to the North Horsham site. Land at Graylands Farm and Morris Farm has a total area of 27.94ha (proposed gross developable area of 2.52ha according to the promoter). Given the size of the developable area of the site, a moderate amount of homes could be accommodated. The promoter also suggests that, cumulatively, the parcels could yield an additional 500 units. The site promoter states that the development of the additional land would follow the principles established through the outline planning permission, with a range of housing types and tenures including the provision of self-build/custom-build housing. The promoters have stated that Gypsy & Traveller pitches could not be accommodated within the site but the site would be anticipated to deliver a policy-compliant level of affordable housing.

**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.

**Health:** The North Horsham strategic allocation (which has outline planning permission) includes a healthcare facility, within the local centre. The Council is working with the developers and NHS Sussex Integrated Care Board (ICB), formerly the Clinical Commissioning Group (CCG), regarding the delivery of these facilities.

**Leisure/Recreation/Community Facilities:** The closest services and facilities are currently provided in Horsham – though services are expected to be provided in the North of Horsham strategic site. The proposals do not include provision for additional leisure, recreation or community facilities over and above what is already being provided as part of the strategic allocation.

**Transport:** The site promoters have submitted a Preliminary Transport Review, prepared by Stantec, to provide technical evidence for the proposed additional 500 homes at Land North of Horsham. There is the potential for the additional homes to improve the viability for further bus services in this location and may strengthen the business case for the proposed parkway station in this location. The highway mitigation committed for the existing North Horsham strategic allocation could benefit the additional homes proposed, although this would be subject to further advice from the Local Highways Authority, West Sussex County Council.


Notwithstanding that access would be via the North Horsham strategic site, as stands the site is accessed from the rural lane of Old Holbrook. Road access to this location is through narrow rural roads which would likely require significant upgrade to support this scale of development. A new access could be provided to the south of the site, although this would be subject to further assessment and consultation with West Sussex County Council.

**Other Infrastructure:** The site promoter suggests that their approach will be to identify options for futureproofing new housing stock including fast digital connectivity. No further details have been submitted at this stage to support this statement. It is understood that the site promoters have met with BT Openreach who have confirmed there is strong existing networks in the Horsham area which will likely be upgraded to deliver the Additional Land.

Economic Considerations	Neutral Impacts
<p><b>Economy:</b> Whilst the North Horsham strategic allocation will deliver employment facilities, this site is promoted for housing and is not proposed to deliver employment. There a number of industrial units associated with Morris Farm and therefore development of this site would be likely to result in the loss of employment.</p>	
<p><b>Retail:</b> Whilst the North Horsham strategic allocation will deliver retail facilities, the site is promoted for housing and as such it would not result in the loss of retail, nor will it deliver retail.</p>	
<p><b>Site Assessment Conclusion:</b> The site is not recommended for allocation because there are significant concerns relating to landscape impacts and the deliverability of these additional parcels within the plan period. A finer grained assessment as part of a future plan review may identify smaller land parcels within this area which are suitable for allocation. This land adjoins Land to the North of Horsham which is a strategic allocation with outline planning permission to bring forward around 2,750 homes. The allocation at North Horsham was landscape-led and it is considered that development on this land which rises to the north to the extent envisaged with these proposals would be visually intrusive and have significant landscape impacts.</p>	
<p><b>Estimated Housing Numbers: 0</b></p>	

<b>Site Name:</b> Land at Huntley Farm, Old Holbrook	<b>SA751</b>
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**Site Map:**



<b>Horsham District Council</b> Parkside, Chart Way, Horsham West Sussex RH12 1RL Barbara Childs - Director of Place		North Horsham	
<small>Reproduced by permission of Ordnance Survey map on behalf of HMSO. © Crown copyright and database rights (2023). Ordnance Survey Licence: AC0000092204</small>		<small>Reference No.:</small>	<small>Date: 04 September 2022</small>
<small>Drawing No.</small>	<small>Drawn:</small>	<small>Checked:</small>	<small>1:1,000 at A4</small> <small>Revisions:</small>

**Parish:** North Horsham

**Site Area:** 12.2 hectares

**Site Location:** The sites lies north of Horsham and is unconnected with the existing built-up area boundary. Though currently isolated from Horsham, the site adjoins and lies partially within the Land North of Horsham strategic allocation. This site forms one of five parcels of land being promoted by Legal & General as “Additional Land” to the North Horsham site.

**Site Description:** The site is greenfield, containing agricultural land and woodland. The landform rises to the north.

<b>Environmental Considerations</b>	<b>Very Negative Impacts (impacts unlikely/unable to be mitigated)</b>
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**Landscape:** The site lies to the north/is partly within the Land North of Horsham strategic allocation. Development on this parcel of land, which rises to the north would be visually intrusive and have significant landscape impacts. With the exception of the site area that is sited within the existing allocation, the Council’s Landscape Capacity Study (2021) has found the site to have no/low capacity for residential development, albeit finer grain assessment may identify some limited opportunity for accommodating development.

**Biodiversity:** Ancient woodland lies within the site and lies on the north-eastern boundary of the site. In accordance with the Standing Advice from Natural England and the Forestry Commission 15m buffers would need to be observed to protect these designated areas. If progressed as a development site appropriate ecological assessments will be needed and suitable protection and mitigation required. The site promoters advise that appropriate habitat protection and mitigation measures could be provided and there is scope for net biodiversity.

**Archaeology/Heritage:** The site lies within an Archaeological Notification Area. Hawksbourne Farmhouse (a Grade II Listed Building) is located about 60m from the south easternmost point of the site. Hollywick Farmhouse (Rapelands Farm) (a Grade II Listed Building) is located about 90m from the south-western most point of the site. These factors would need to be considered should the site be developed.

**Environmental Quality:** The agricultural classification of the site is unknown. The site may be affected by noise caused by flights from Gatwick Airport. Development would need to ensure that there is no risk to residents from this site from any current or future noise, smell or vibration which may originate within or near to the site.

**Flooding/Drainage:** The site lies within Flood Zone 1 – the lowest level of flood risk.

**Climate/Renewables/Energy Efficiency:** The site promoter states that their approach is to establish a suite of design and technology options to reduce greenhouse gas emissions and suggest that a greater economy of scale will be achieved by this approach. Approaches within the existing outline planning permission at Land North of Horsham include heat pump technologies, such as heat networks, solar generation and increased public transport provision plus opportunities to sequester CO2 across the scheme.

<b>Social Considerations</b>	<b>Neutral Impacts</b>
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**Housing:** This site forms one of five parcels of land being promoted by Legal & General as “Additional Land” to the North Horsham site. Land at Huntley Farm, Old Holbrook has a total area of 12.2ha (proposed gross developable area of 2.15ha according to the promoter). Given the size of the developable area of the site, a moderate amount of homes could be accommodated. The promoter also suggests that, cumulatively, the parcels could yield an additional 500 units. The site promoters states that the development of the Additional Land would follow the principles established through the Outline Planning Permission, with a range of housing types and tenures including the provision of self-build/custom-build housing. The promoters have confirmed that Gypsy & Traveller pitches could not be accommodated within the site but the site would be anticipated to deliver a policy-compliant level of affordable housing.

**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.

**Health:** The North Horsham strategic allocation (which has outline planning permission) includes a healthcare facility, within the local centre. The Council is working with the developers and NHS Sussex Integrated Care Board (ICB), formerly the Clinical Commissioning Group (CCG), regarding the delivery of these facilities.

**Leisure/Recreation/Community Facilities:** The closest services and facilities are currently provided in Horsham – though services are expected to be provided in the North of Horsham strategic site. The proposals do not include provision for additional leisure, recreation or community facilities over and above what is already being provided as part of the strategic allocation.

**Transport:** The site promoters have submitted a Preliminary Transport Review, prepared by Stantec, to provide technical evidence for the proposed additional 500 homes at Land at North Horsham. There is the potential for the additional homes to improve the viability for further bus services in this location and may strengthen the business case for the proposed parkway station in this location. The highway mitigation committed for the existing North Horsham strategic allocation could benefit the additional homes proposed, although this would be subject to further advice from the Local Highways Authority, West Sussex County Council.

The site is currently accessed from Old Holbrook and Rusper Road. Road access to this location is through narrow rural roads which may require significant upgrade to support this scale of development. According to the illustrative masterplan, submitted by the site promoters, a new access is proposed to the south of the site, although this would be subject to further assessment and consultation with West Sussex County Council.

**Other Infrastructure:** The site promoter suggests that their approach will be to identify options for futureproofing new housing stock including fast digital connectivity. No further details have been submitted at this stage to support this statement. It is understood that the site promoters have met with BT Openreach who have confirmed there is strong existing networks in the Horsham area which will likely be upgraded to deliver the additional land.

<b>Economic Considerations</b>	<b>Neutral Impact</b>
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**Economy:** Whilst the North Horsham strategic allocation will deliver employment facilities, this site is promoted for housing and is not proposed to deliver employment. The proposals will not result in the loss of employment either.

**Retail:** Whilst the North Horsham strategic allocation will deliver retail facilities, the site is promoted for housing and as such it would not result in the loss of retail, nor will it deliver retail.

**Site Assessment Conclusion:** The site is not recommended for allocation because there are significant concerns relating to landscape impacts and the deliverability of these additional parcels within the plan period. This land adjoins Land to the North of Horsham which is a strategic allocation with outline planning permission to bring forward around 2,750 homes. The allocation at North Horsham was landscape-led and it is considered that development on this land which rises to the north to the extent envisaged with these proposals would be visually intrusive and have significant landscape impacts. . A finer grained assessment as part of a future plan review may identify smaller land parcels within this area which are suitable for allocation

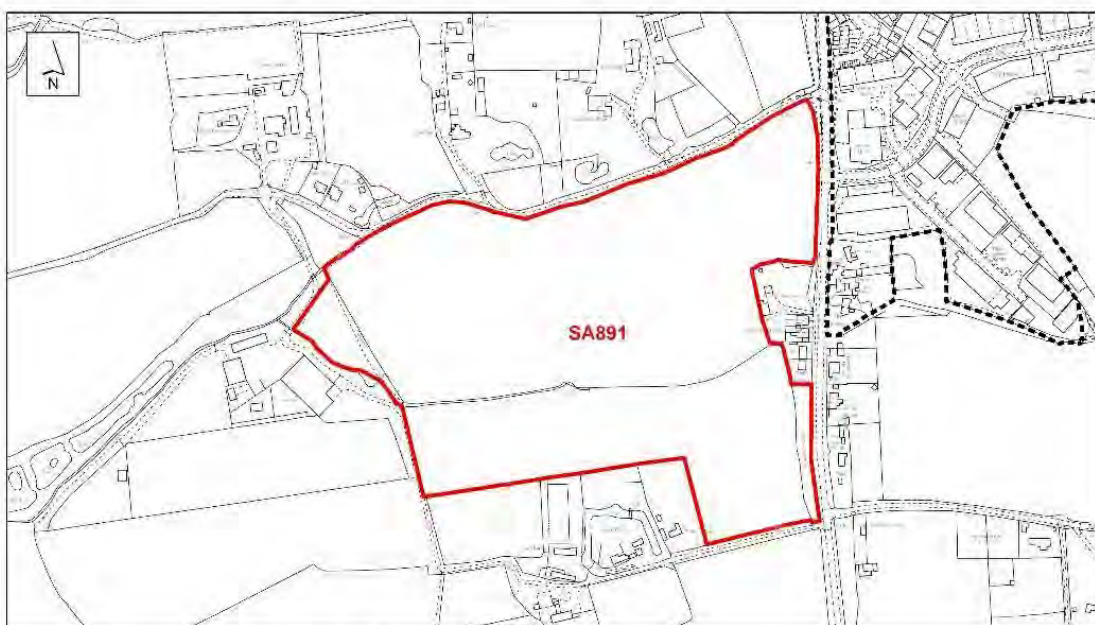
**Estimated Housing Numbers:** 0

# Partridge Green

**Site Name:** Land West of Bines Road

**SA891**

**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: 04 September 2023	1:4,000 at A4
Drawing No.:	Drawn:	Checked:
		Revisions:

**Parish:** West Grinstead

**Site Area:** 13.8ha

**Site Location:** The site lies within the countryside to the south-west of the village of Partridge Green. SA891 lies west of the Bines Road (B2135) and to the south of Lock Lane, which is a rural single-track road leading to a small number of dispersed dwellings and farmsteads located to the west. Partridge Green is classified as a medium village in the settlement hierarchy and 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.

**Site Description:** The site comprises around 14ha of undeveloped land. The site and its immediate surrounds is rural / agricultural in character, and includes examples of several mature Oak trees which demark historic field boundaries.

The Star Trading Estate lies to the east within the built-up area boundary as do a small cluster of dwellings which front onto Bines Road - two of which ('The Forge' and 'The Sheiling') are Grade 2 listed. Other existing dwellings are located directly to the east of the site (also facing Bines Road), including 'Crochers Cottage' which is also Grade 2 listed. An area of private allotments is located to the south-east of the site fronting the B2135.

To the south of the site (beyond the site boundary) is a small cluster of dwellings, including Moat Farm House which dates from the seventeenth century and is grade 2 listed. This area is surrounded by a designated Archaeological Notification Area. A public right of way (FP 2372) runs along the western boundary of the site, and a bridleway (BW 1864) runs along Lock Lane to the north of the site. The Downslink also lies to the east of the site. A small area of Flood Zone 2 is located in the north-west corner of the site, and a High-Pressure Gas Main runs through a section of the north-east corner.

Environmental Considerations	Unfavourable Impacts (with potential for mitigation)
<p><b>Landscape:</b> The site is relatively flat with some undulating areas. It does not sit in any formal landscape designations and is not considered to be a 'valued landscape' in the context of the NPPF. The Landscape Capacity Study (2021) assesses the area to have low-moderate capacity for small scale housing development (up to 60 units) and no/low capacity for medium-scale development (60-250 units). Any proposal should be landscaped and accompanied by a comprehensive landscape appraisal.</p>	
<p><b>Biodiversity:</b> The site and surrounding land is not designated as important for nature conservation. However, part of the site is covered by an area broadly identified as having 'very high potential' for biodiversity / nature improvement in the Draft Horsham District Nature Recovery Network. Support would be given to improving net biodiversity gain in line with Council policy.</p>	
<p><b>Archaeology/Heritage:</b> The site does not contain known heritage assets but it does lie within the setting of several listed buildings and adjacent to an Archaeological Notification Area relating to a Medieval Moated site and 17<sup>th</sup> Century Moat Farm Historic Farmstead with part of the archaeological site extending into the southern boundary to the north of Moat Farm. The Grade II listed Moat Farm lies to the north of the site, and the Grade II listed Crouchers Cottage lies to the east of the site. There are further listed buildings to the east, on the opposite side of Bines Road (B2135). Any proposal will be expected to consider the setting of local heritage assets and any proposal submitted would be accompanied with a heritage assessment as part of the development process.</p>	
<p><b>Environmental Quality:</b> The site lies within the Brick Clay (Weald Clay) Minerals Safeguarding area. A high-pressure gas pipeline and its 150m buffer affects around a quarter of the site in the north-east, it is noted however that, this has not unduly limited development on land adjacent.</p>	
<p><b>Flooding/Drainage:</b> The site is not considered to lie within an area identified as at risk of flooding (Flood Zone 1). However, a very small part of the north-west corner of the site is located within flood zone 2, which will need to be taken into account as appropriate.</p>	
<p><b>Climate/Renewables/Energy Efficiency:</b> Any proposals will be expected to adhere to the Council's climate change policy.</p>	
Social Considerations	Neutral Impacts
<p><b>Housing:</b> The site is promoted for housing with an indicative figure of 207 dwellings on 7.2ha of the 13.8ha site. The indicative proposal suggests the inclusion of 35% affordable homes comprising 130 private 2-5 bedroom dwellings and 7 affordable 1-4 bedroom dwellings.</p>	
<p><b>Education:</b> The site will not deliver a school, nor would it result in the loss of such facilities. It is considered to lie within walking distance of Jolesfield Primary School and within the catchment area of Steyning Grammar School (Secondary School). It is also considered to lie within walking distance of a pre-school / nursery. The capacity of existing facilities to meet generated demand would need to be addressed should the site be allocated.</p>	
<p><b>Health:</b> The site will not provide health facilities, nor would it result in the loss of such facilities. It would be reliant on the GP practice in Partridge Green and/or Henfield (the latter is not within easy walking range but bus is an option).</p>	
<p><b>Leisure/Recreation/Community Facilities:</b> The indicative proposal includes landscaped open space. It is unclear if there is an intent to re-provide private allotments that would be affected by the indicative development. The site is located to the west of the Bines Road and is detached from the main village. Residents would have to cross Bines Road</p>	
<p><b>Transport:</b> The site is accessed from the B2135 which 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. The area has a reasonable bus service linking the village to Horsham and Brighton via Cowfold and Henfield. Stagecoach no.17 connects the village to Horsham and Brighton via Cowfold and Henfield. Southern Transit no.3 connects the village to Horsham and Shoreham. There is pavement access along the B2135 to the</p>	

village centre and a public right of way. The Downlink lies nearby, in part adjoining the eastern border, facilitating pedestrian and cyclist access from villages north and south. There could be potential for the creation of an off-road link to provide a safer route for Downs Link in this location. Public rights of way run along the northern boundary and along and partially within the western border.

**Other Infrastructure:** The promoter gives no clear reference to the provision of future communications technology / high-speed broadband. The sites location enables it to benefit from the infrastructure within the village of Partridge Green. Due to the sites location adjoining Partridge Green the impact is assessed to be neutral.

**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 provides various employment opportunities within walking distance, but these are unlikely to meet the full needs of any future residents. A greater range is accessible via bus.

**Retail:** The site would not result in the loss of retail. The north-western tip of the site is approximately 300m south-west of the local facilities and shops on Partridge Green High Street, however pavement access from the site to the High Street is 1km away.

**Site Assessment Conclusion:** Partridge Green is recognised as a medium village in the Council’s settlement hierarchy and as such is not seen as able to accommodate large amounts of development. Collectively the sites with potential for allocation in Partridge Green could, if all were identified as allocations in the Local Plan, deliver a total that is seen as too great for the village to accommodate at this time, in respect of the capacity of infrastructure to absorb the new development and the impact on the character of the village.

There are a number of sites being promoted in Partridge Green which relate better to the built-up area boundary of Partridge Green and its facilities and have fewer constraints including landscape and heritage. Furthermore, the proposal would result in an unusual extension of the village form as it increases the village footprint west of Bines Road and the Downlink in a somewhat detached extension of the settlement and against the prevailing historic pattern of the village.

Therefore, it is the Council’s view that development at this location and at the quantum proposed is less preferential to some other sites in the village. Therefore, the site is not recommended for allocation.

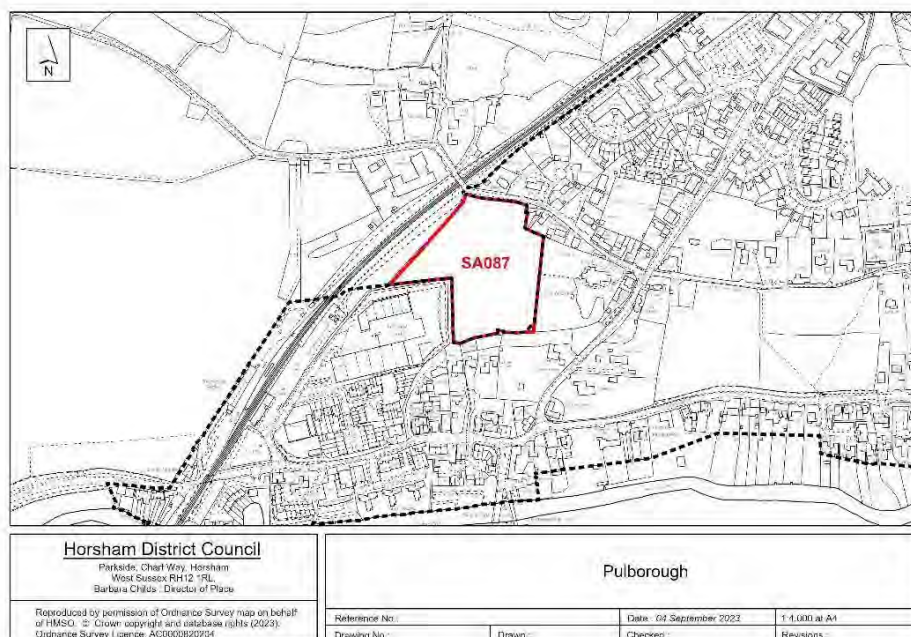
**Estimated Housing Numbers: 0**

# Pulborough

**Site Name: Pulborough West Glebe**

**SA087**

**Site Map:**



**Parish:** Pulborough

**Site Area:** 2.1 Hectares

**Site Location:** The site is adjacent to St Mary's Church and to the west of the historic village centre. It sits outside and contiguous with the Pulborough built-up area boundary (BUAB).

**Site Description:** Situated close to the rail station and historic village centre, the site rural in character, with a strong relationship to the rural lane Church Place / Coombelands Lane which forms the northern boundary of the site. The site is bounded by mature hedgerows and trees to the north, east and south, and a tarmac footpath (Public Right of Way) runs along a largely open fence line on the western boundary. Beyond the footpath to the west lies the main Arun Valley rail line. The site slopes gently down from east to west. Views of the church currently exist across the site from the public footpath. The site is currently open meadow with evidence of occasional grazing. The site is designated as a Local Green Space ("West Glebe Field") in the Made Pulborough Neighbourhood Plan.

**Environmental Considerations**

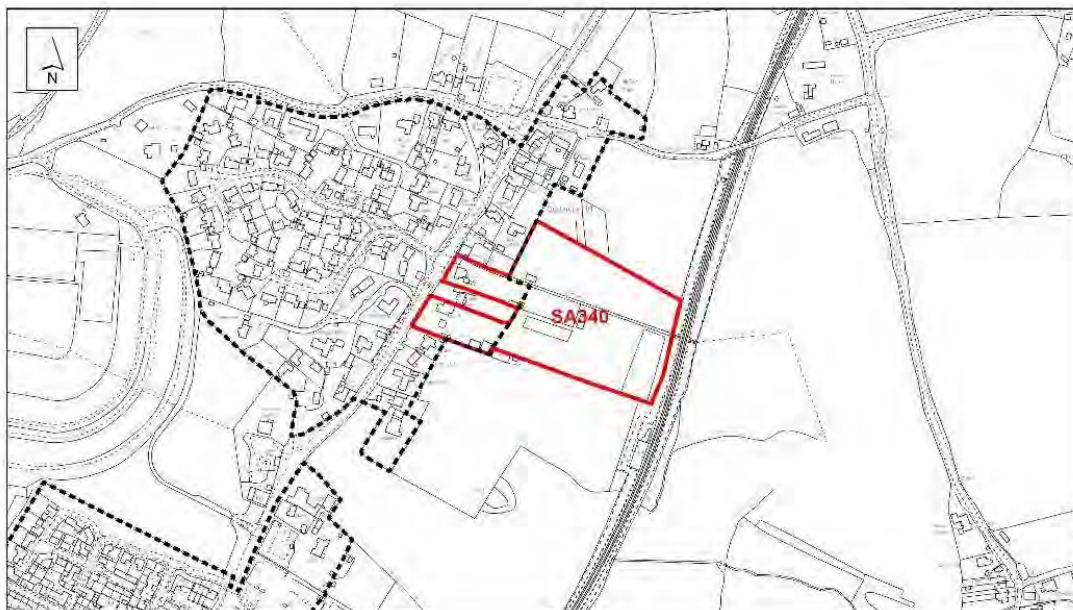
**Very Negative Impacts (impacts unlikely / unable to be mitigated)**

**Landscape:** The site is relatively well-contained within the wider landscape. However, its proximity to the setting of the listed church would have a local landscape impact, especially so given the semi-rural public footpath that runs along its boundary. The site is now allocated as a Local Greenspace in the Pulborough Neighbourhood Plan. This provides a significant level of protection in national policy terms, in order to ensure that key areas of greenspace of value to local communities are retained

**Biodiversity:** The site is within a Bat Sustenance Zone. The existence of mature trees and hedgerows suggests the likelihood of various species being present on the site. If progressed as a development site appropriate ecological assessments would be needed, and suitable protection and mitigation and biodiversity enhancement will be required including enhancements to ensure that bat feeding grounds are not lost.

<b>Archaeology/Heritage:</b> The site lies within a historically sensitive area, adjacent to and therefore within the setting of the Grade 1 Listed St Mary's Church. There are various other listed buildings in the vicinity. The site is also within the Pulborough (Church Place) Conservation Area, and within an Archaeological Notification Area with part of the site being within an identified Archaeological Site.	
<b>Environmental Quality:</b> The site lies within the Soft Sand and Building Stone Resource Consultation Areas.	
<b>Flooding/Drainage:</b> The site does not lie within an area identified as at risk of flooding (Flood Zone 1).	
<b>Climate/Renewables/Energy Efficiency:</b> No further information was available. Any proposal would be expected to be compliant with the Council's Climate Change policies.	
<b>Social Considerations</b>	<b>Neutral</b>
<b>Housing:</b> The site is being promoted for 6 to 8 residential units which is a relatively small contribution relative to the size of the settlement and need identified. No affordable housing has been proposed.	
<b>Education:</b> There is a primary school in the village which is accessible on foot. The nearest secondary school is at Billingshurst, approximately 5 miles away.	
<b>Health:</b> There is a modern health centre in the village providing a number of non-emergency services.	
<b>Leisure/Recreation/Community Facilities:</b> 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.	
<b>Transport:</b> The site has the benefit of being a short walk from a mainline railway 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. However vehicular access is via Church Place / Coombelands Lane. This is a single track rural lane with a tranquil character, and therefore poorly suited to additional vehicle movements. Church Place accesses onto the A29 primary road network.	
<b>Other Infrastructure:</b> No further information was made available.	
<b>Economic Considerations</b>	<b>Neutral</b>
<b>Economy:</b> 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.	
<b>Retail:</b> 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.	
<b>Site Assessment Conclusion:</b> The site is not recommended for allocation because development on the site would have an adverse impact on the setting of the Grade 1 Listed St Mary's Church and the Pulborough (Church Place) Conservation Area. Development would also be likely to impact on an Archaeological site and also lies within Archaeological Notification Area which would require preliminary assessment of potential heritage assets located within the site. Allocation of this site would also conflict with the designation of the site as a local greenspace. No evidence is available to show that allocation outweighs the benefits of the retention of this greenspace.	
<b>Estimated Housing Numbers:</b> 0	
<b>Site Name:</b> Land East of A29, Codmore Hill	<b>SA340</b>

**Site Map:**



<p><b>Horsham District Council</b>          Parkside, Chart Way, Horsham          West Sussex RH12 9RL          Barbara Childs, Director of Place</p>		<p>Pulborough / Codmore Hill</p>	
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**Parish:** Pulborough

**Site Area:** 2.7 hectares

**Site Location:** The site is between the A29 Stane Street at Codmore Hill, and the Arun Valley rail line. It consists of two residential properties, 'Biarritz' and 'Minto' fronting onto the A29 Stane Street, together with their respective gardens, and two parcels of green field approximately to the rear of these.

**Site Description:** The site is greenfield (residential gardens/paddocks and woodland). A public right of way runs through the site providing links to the wider countryside and affording open views in places.

<b>Environmental Considerations</b>	<b>Unfavourable Impacts (with potential for mitigation)</b>
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**Landscape:** The site is relatively well-contained within the wider landscape. However, at present the area provides a rural buffer into open countryside and has relatively unspoilt rural character. The Landscape Capacity Study (2021) assesses overall landscape capacity as no or low capacity. Development would however take the form of backland development and would be relatively unrelated to the settlement form if coming forward as an individual land parcel in this location.

**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. There are historic hedgerows on the site which have potential of being species rich.

**Archaeology/Heritage:** A Grade II listed building lies adjacent to the site and others lie to the north-west of the site.

**Environmental Quality:** The site lies within the Building Stone consultation area and within the Brick clay consultation area. There is moderate to high tranquility with some limited urban influences.

**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 adhere to the Council's Climate Change policies.

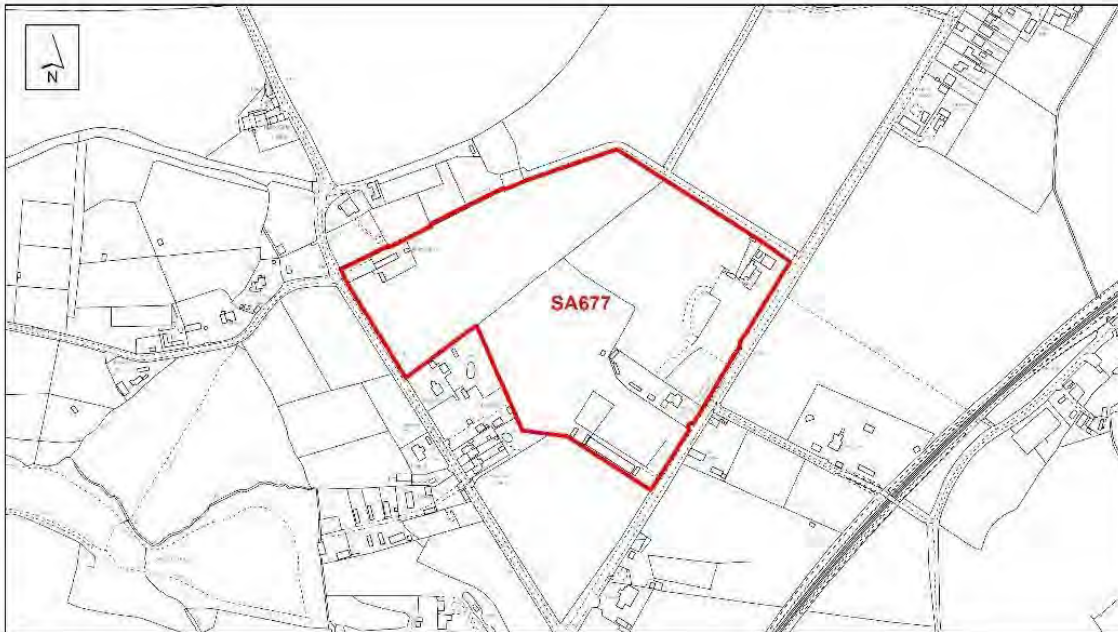
<b>Social Considerations</b>	<b>Neutral</b>
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<b>Housing:</b> If the site were to be developed, the site would make some contribution to the overall housing requirement for the district. Affordable housing provision would be expected to be provided in line with the Council's policies.	
<b>Education:</b> There is a primary school in the village which is accessible on foot. The nearest secondary school is at Billingshurst, approximately 5 miles away.	
<b>Health:</b> There is a modern health centre in the village providing a number of non-emergency services.	
<b>Leisure/Recreation/Community Facilities:</b> 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.	
<b>Transport:</b> 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 (No. 100, 1 and 69) providing regular access to local villages and towns. Vehicular access could be achieved directly onto the A29 within the land parcel being promoted.	
<b>Other Infrastructure:</b> No further information was available	
<b>Economic Considerations</b>	<b>Neutral</b>
<b>Economy:</b> 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.	
<b>Retail:</b> 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 is within walking distance to Sainsbury's supermarket and therefore would have good access to retail facilities.	
<b>Site Assessment Conclusion:</b> The site is not recommended for allocation because it would significantly alter the established settlement pattern, encroach upon countryside with a strong rural character .	
<b>Estimated Housing Numbers:</b> 0	

**Site Name:** Land at Toat Café and Whitelands

**SA677**

**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: 04 September 2023	1:4,000 at A4
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		Revisions:

**Parish:** Pulborough

**Site Area:** 8.2 hectares

**Site Location:** The site is in a countryside location 0.7km north of the built-up area boundary of Codmore Hill. The site directly adjoins the A29.

**Site Description:** This is a part previously developed land and part greenfield site used for a Café, Children's Play Area, Hand Car Wash, overnight lorry park and car boot sales. The north western portion of the site is grassland and is bounded by a mature hedgerow / trees.

**Environmental Considerations**

**Very Negative Impacts (impacts unlikely / unable to be mitigated)**

**Landscape:** The site does not lie within or near a protected landscape. The Council's Landscape Capacity Study (2021) found the site to fall within an area of low-moderate landscape capacity for medium and large scale housing and large scale employment. Much of the site has an unsightly and urban appearance which is at odds with the rural surroundings beyond the site which comprise a network of agricultural land and hedgerows. The site is also detached from the main settlement. The Pulborough Neighbourhood Plan reflects that part of the site is already in partially occupied commercial use. Housing or employment on the remaining wider site is assessed to have very negative landscape impacts with further urbanisation of a rural setting.

**Biodiversity:** The site is within a Bat Sustainance 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 enhancements to ensure that bat feeding grounds are not lost.

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

**Environmental Quality:** There is some traffic noise from the A29. The site lies within the Brick Clay (Weald Clay) Minerals Safeguarding area. Given the site's use, contamination issues may need to be investigated.

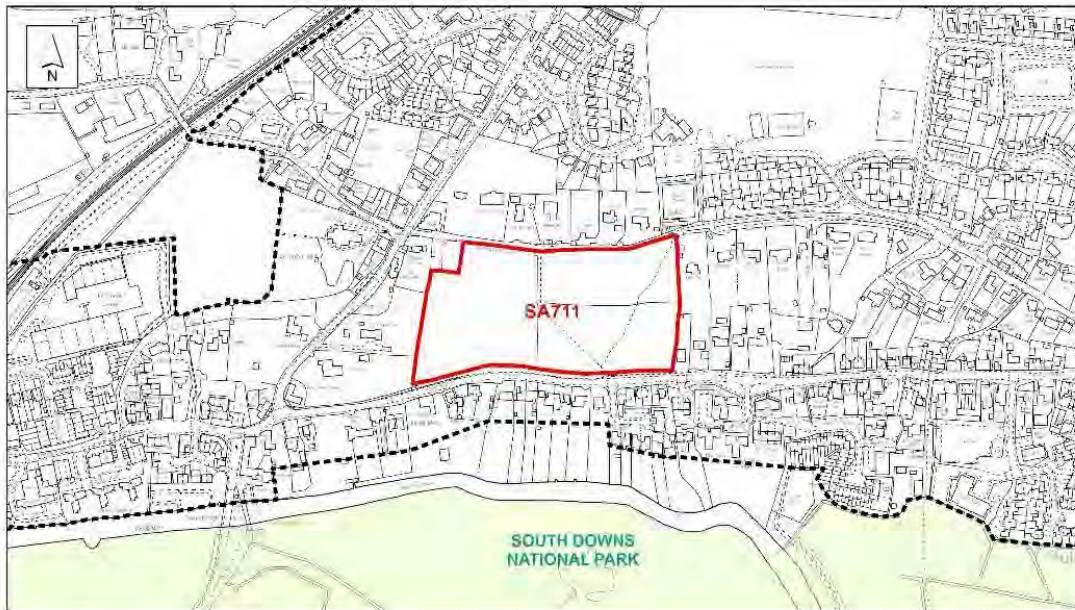
**Flooding/Drainage:** The site does not lie within an area identified as at risk of flooding (Flood Zone 1).

<b>Climate/Renewables/Energy Efficiency:</b> No further information was available. Any proposal will be expected to adhere to the Council's Climate Change policies.	
<b>Social Considerations</b>	<b>Unfavourable Impacts (with potential for mitigation)</b>
<b>Housing:</b> The site is being promoted for mixed uses - 15 dwellings plus commercial, motor trade services, café and a hotel. The site promoter has stated that affordable housing would be provided in line with local plan policy.	
<b>Education:</b> There is a primary school in Pulborough however this is not easily accessible by foot and there are no safe cycle routes. The nearest secondary school is at Billingshurst, approximately 3 miles away along the A29 main road – similarly not easily accessible by foot or bicycle. Appropriate mitigation, which may include CIL, would be required if the site were developed for housing.	
<b>Health:</b> There is a modern health centre in Pulborough, however, this is not easily accessible by foot from the site and there are no safe cycle routes.	
<b>Leisure/Recreation/Community Facilities:</b> The promoted proposal seeks to deliver outdoor leisure space but would not be of a scale to meet all the potential open space needs of any future occupants. 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. However, due to the relative distance of this site to the centre of Pulborough, it is likely that reliance will be required on cars to reach this site or nearby facilities. There is no safe pedestrian access to the nearest settlement. It is 1.4km by car from services and facilities in Codmore Hill.	
<b>Transport:</b> The site directly adjoins the A29 so has excellent access to the major road network. However access to the site is reliant on private vehicles as there is limited public transport and limited pedestrian access. Bus services on the A29 corridor passing the site are hourly between Pulborough and Billingshurst.	
<b>Other Infrastructure:</b> No further information was provided.	
<b>Economic Considerations</b>	<b>Neutral</b>
<b>Economy:</b> The site is promoted for mixed use development including commercial uses and a hotel. The site, in part, is a brownfield site with some existing commercial uses so some small scale employment re-development could make effective use of the site and increase the employment offer in this rural location.	
<b>Retail:</b> The development would not result in the loss of retail, nor will it deliver retail. The site is remote from shops / local centres. There would be a reliance on private motor vehicles to access the facilities available in Codmore Hill and Pulborough. It is 1.4km by car from services and facilities in Codmore Hill.	
<b>Site Assessment Conclusion:</b> The site does not have potential for allocation for housing because it is detached from Codmore Hill and Pulborough village and other nearby settlements, with access to local services more than likely to be reliant on the private car. The proposed level of housing in this rural location would conflict with the development hierarchy in the district and the approach to creating sustainable communities. Furthermore, large scale housing development in this location would affect the tranquility and negatively impact on the wider natural landscape as well as extend ribbon development along the Codmore Hill and A29. Whilst continued commercial development on this site may be acceptable, it is considered to be a highly unsustainable location with regard to proposals for new homes.	
<b>Estimated Housing Numbers:</b> 0	

**Site Name:** East Glebe, Pulborough

**SA711**

**Site Map:**



Horsham District Council

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

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Pulborough

Reference No :

Date : 04 September 2023

1:1,000 at A4

Drawing No :

Drawn :

Checked :

Revisions :

**Parish:** Pulborough

**Site Area:** 3.6 hectares

**Site Location:** The site is located in the centre of the village, on land north of Lower Street. It sits well within the built-up area boundary for the village, notwithstanding it is entirely undeveloped.

**Site Description:** The site is currently green open space, and now designated a Local Green Space in the Made Neighbourhood Plan ('East Glebe Field'). It has a public footpath crossing it which links Lower Street to the church and north part of the village via Old Rectory Lane which runs along the north boundary of the site.

**Environmental Considerations**

**Very Negative Impacts (impacts unlikely / unable to be mitigated)**

**Landscape:** The site is considered to form an integral part of the conservation area and the village as a whole. The site also affords wider views out from the public rights of way towards the South Downs, and establishes links between the historic village core and surrounding rural landscape. The site is now allocated as a Local Greenspace in the Pulborough Neighbourhood Plan. This provides a significant level of protection in national policy terms, in order to ensure that key areas of greenspace of value to local communities are retained

**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:** The site is in an Archaeological Notification Area. The site lies within, and forms a key element of, the Church Place Conservation Area as described in the Pulborough Conservation Area Appraisal and Management Plan (2018).

**Environmental Quality:** There are no known overriding constraints albeit is considered to offer an area of tranquility at the heart of the built-up area of Pulborough. This would need further consideration if the site were to be considered further.

**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.

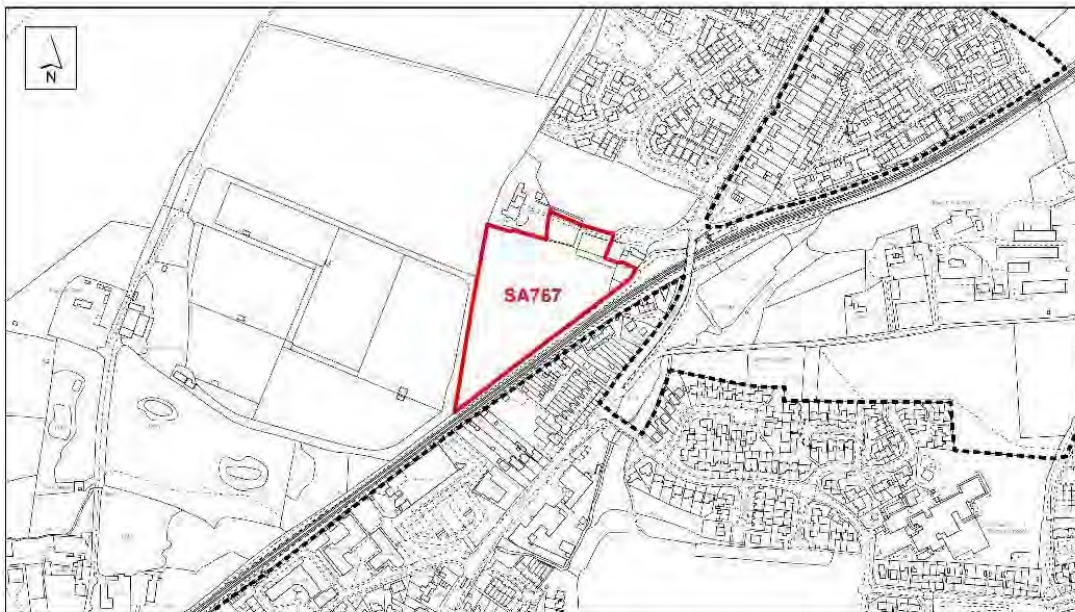
**Social Considerations**

**Neutral**

<b>Housing:</b> If the site were to be developed, the constraints of the site would allow only a modest contribution to the overall housing requirement for the district.	
<b>Education:</b> There is a primary school in the village which is accessible on foot. The nearest secondary school is at Billingshurst, approximately 5 miles away.	
<b>Health:</b> There is a modern health centre in the village providing a number of non-emergency services.	
<b>Leisure/Recreation/Community Facilities:</b> 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. The site is itself publicly accessible and used for informal recreation, with the public footpath crossing the site forming part of the Wild Art Trail opened in July 2019, and has hosted the annual Harvest Fair.	
<b>Transport:</b> 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 (No. 100, 1 and 69). Vehicular access would be from Lower Street (the A283).	
<b>Other Infrastructure:</b> No further information was provided.	
<b>Economic Considerations</b>	<b>Neutral</b>
<b>Economy:</b> 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.	
<b>Retail:</b> The site is promoted for housing and as such it would not result in the loss of retail, nor will it deliver retail.	
<b>Site Assessment Conclusion:</b> The site is not recommended for allocation because it would significantly and adversely impact on the setting of the conservation area, adversely affect the historic and landscape character of this part of the village, and conflict the Pulborough Neighbourhood Plan which protects this site as Local Green Space designation. No evidence is available to show that allocation outweighs the benefits of the retention of this greenspace	
<b>Estimated Housing Numbers:</b> 0	

<b>Site Name:</b> Land South of Highfield, Codmore Hill	<b>SA767</b>
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**Site Map:**



<b>Horsham District Council</b> Parkside, Chard 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: AC20000820204</small>	Pulborough / Codmore Hill		
Reference No:	Date: 04 September 2023	1:1,000 at A4	
Drawing No:	Drawn:	Checked:	Revisions:

**Parish:** Pulborough

**Site Area:** 3.7 hectares

**Site Location:** The site is located to the northeast of Codmore Hill. The majority of the site is located just outside the built-up area boundary (BUAB).

**Site Description:** The site is agricultural land with mature hedgerows on the boundaries. Open countryside lies to the west.

**Environmental Considerations** **Very Negative Impacts (impacts unlikely / unable to be mitigated)**

**Landscape:** The site is in open countryside. It has been assessed in the Landscape Character Capacity Study 2021 as having no or low capacity to accommodate further development, due to high landscape character sensitivity having unspoilt rural character and the historic interest of Old Place and the conservation area to the south.

**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:** The site is in an Archaeological Notification Area and further investigation is required to ascertain if potential heritage assets are located in the ground which may influence site layout and development potential.

**Environmental Quality:** There are no known overriding constraints albeit the site is considered to have moderate-high tranquility. This would need further consideration if the site were to be considered further.

**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 is available.

**Social Considerations** **Neutral**

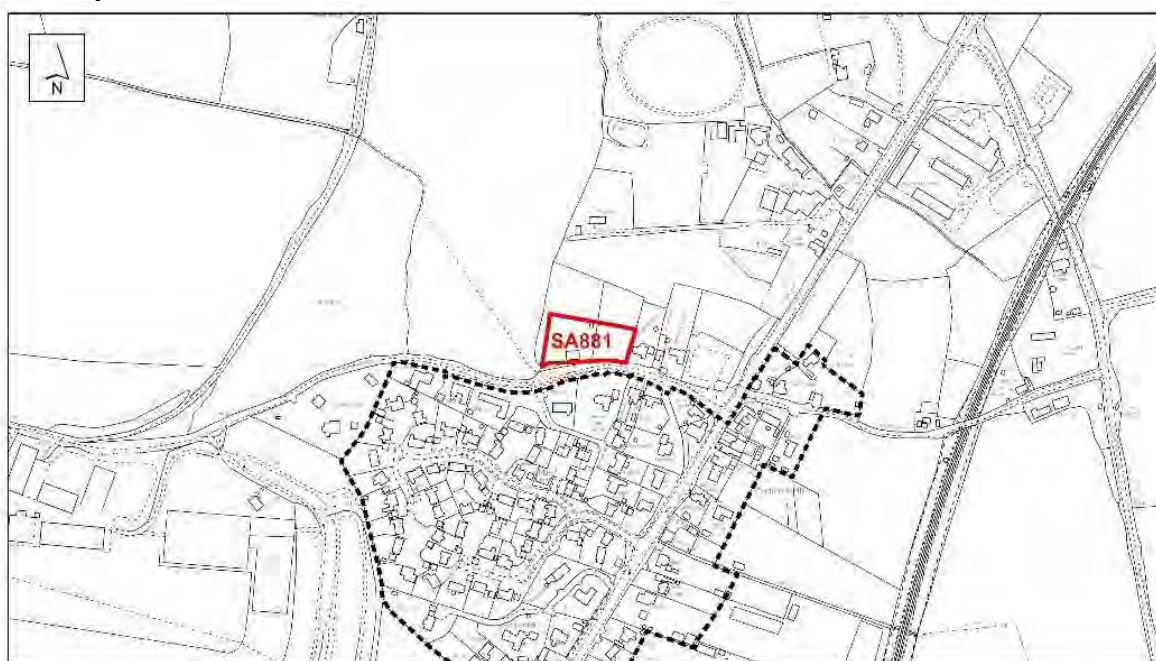
**Housing:** If the site were to be developed, provision of housing at this scale would make a reasonable contribution to the overall housing requirement for the district.

**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.

<b>Health:</b> There is a modern health centre in the village providing a number of non-emergency services.	
<b>Leisure/Recreation/Community Facilities:</b> 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.	
<b>Transport:</b> 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 (No. 100, 1 and 69) providing regular access to local villages and towns. The site has direct vehicular access to the A29 which forms part of the major road network. Vehicular access to the site must be demonstrated to be safe and deliverable, however the railway to the south would make successful integration of pedestrian and cycle movements into the village challenging.	
<b>Other Infrastructure:</b> No further information is available.	
<b>Economic Considerations</b>	<b>Neutral</b>
<b>Economy:</b> 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.	
<b>Retail:</b> 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 is within walking distance to Sainsbury's supermarket and therefore would have good access to retail facilities.	
<b>Site Assessment Conclusion:</b> The site is not recommended for allocation because development would represent an incursion into the countryside beyond established physical boundaries, would significantly alter the settlement pattern, would lack integration with the existing settlement, and would have a considerable negative impact on the landscape and the historic environment.	
<b>Estimated Housing Numbers:</b> 0	

<b>Site Name: North of Codmore Lane, Codmore Hill</b>	<b>SA881</b>
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**Site Map:**



<b>Horsham District Council</b> Parkside, Chart Way, Horsham West Sussex RH12 1RL Barbara Childs - Director of Place		Pulborough / Codmore Hill	
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Drawing No:	Drawn:	Checked:	Revisions:

**Parish:** Pulborough

**Site Area:** 0.3 ha

**Site Location:** The site is located in the countryside, opposite Codmore Hill House, to the north of the built-up area boundary (BUAB) of Codmore Hill.

**Site Description:** The site is greenfield and has extensive tree cover. The site is located on the edge of the village and is rural in character.

**Environmental Considerations** **Very Negative Impacts (impacts unlikely / unable to be mitigated)**

**Landscape:** The site does not lie within a protected landscape. However it falls within the Codmore Hill and Environs Character Area as identified in the Landscape Capacity Study (2021), and is considered to have no to low landscape capacity for new development. It is considered to have an unspoilt rural character.

**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:** No specific constraints.

**Environmental Quality:** The area has moderate-high tranquility.

**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 proposal will be expected to adhere to the Council's Climate Change policy.

**Social Considerations** **Neutral**

**Housing:** The site is small and, if developed, would only be suitable for a very modest number of dwellings. The contribution to the District's strategic housing needs would be minimal.

**Education:** There is a primary school in Pulborough. The nearest secondary school is at Billingshurst, approximately 5 miles away. The proposal is not expected to contribute towards education provision in the village.

<b>Health:</b> There is a modern health centre in the village providing a number of non-emergency services.	
<b>Leisure/Recreation/Community Facilities:</b> 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.	
<b>Transport:</b> 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 and the site is close to a bus stop. Access to the site would be via a single track road albeit a short distance from the A29.	
<b>Other Infrastructure:</b> No further information was provided.	
<b>Economic Considerations</b>	<b>Neutral</b>
<b>Economy:</b> 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.	
<b>Retail:</b> 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.	
<b>Site Assessment Conclusion:</b> The site is not recommended for allocation. The site is small in scale and mitigation measures required would likely reduce the level of development which would come forward to a very limited scale.	
<b>Estimated Housing Numbers:</b> 0	

**Site Name:** Land East of Pulborough

**SA887**

**Site Map:**



**Horsham District Council**

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

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Pulborough

Reference No.:

Drawing No.:

Drawn:

Date: 04 September 2023

Checked:

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Revisions:

**Parish:** Pulborough

**Site Area:** 5.05 hectares

**Site Location:** The site is located on the eastern side of Pulborough and abuts the settlement edge. The site also lies west of Marehill which is a satellite settlement to Pulborough Village and separated by a number of fields including SA887.

**Site Description:** The site is greenfield with a rising topography from south to north. A number of mature tree belts can be found within the site and on the eastern and northern boundary. A public right of way is located on the southern boundary of the site. Residential development lies to the west of the site and a number of detached cottages can be found to the south-east of the site. The A283 also lies to the south of the site with the boundary of the national park located south of that road.

**Environmental Considerations**

**Very Negative Impacts (impacts unlikely / unable to be mitigated)**

**Landscape:** The Landscape Capacity Study 2021 assesses overall landscape capacity as no or low capacity. The boundary of the national park can be found to the south of the A283. There is a strong rural character and development here have an unacceptable impact on landscape character. Development in this location would also erode the visual perception of separation between Pulborough village and Marehill.

**Biodiversity:** The site is within a Bat Sustenance Zone. If progressed as a development site ecological assessments would be required including enhancements to ensure that bat feeding grounds are not lost. There are historic hedgerows on the site which have potential of being species rich.

**Archaeology/Heritage:** There are no heritage assets found within the site curtilage but a significant proportion of the northern half of the site lies within Archaeological Site zone. Any proposal impacting on this area will require further investigation to ascertain if further heritage assets are located in the ground.

**Environmental Quality:** The site lies within the Building Stone consultation area and within the soft sand safeguarding area. There is moderate to high tranquillity with some limited urban influences.

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

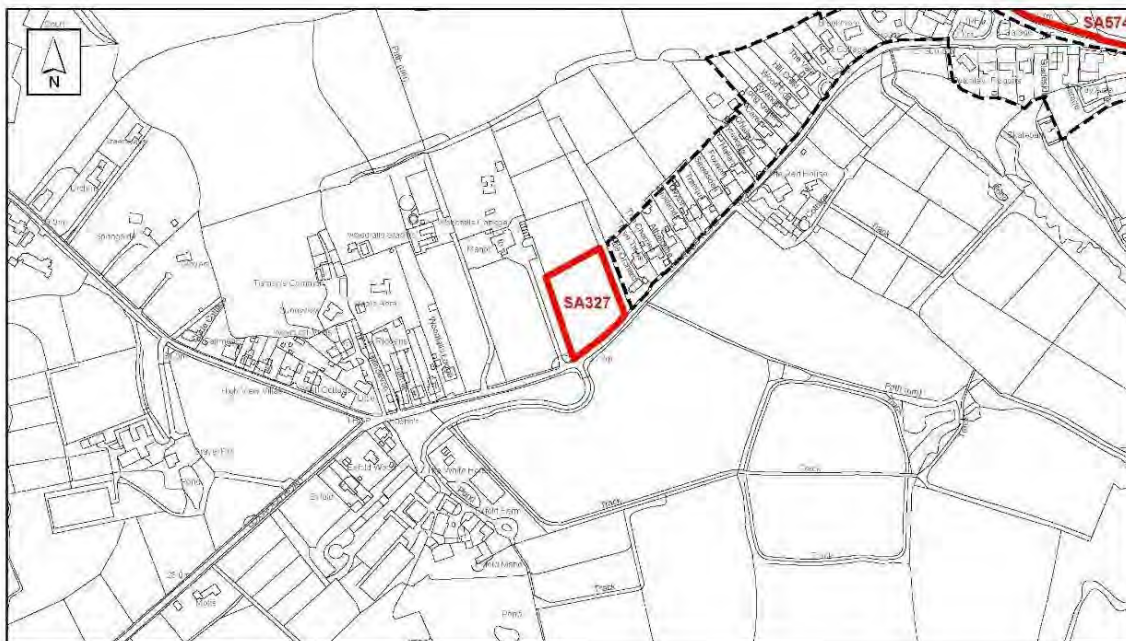
<b>Climate/Renewables/Energy Efficiency:</b> No further information was provided. Any proposal will be expected to provide Affordable Housing in line with the Council's AH policy.	
<b>Social Considerations</b>	<b>Neutral</b>
<b>Housing:</b> If the site were to be developed, the site would make some contribution to the overall housing requirement for the district. Affordable Housing would be provided in line with Council policy	
<b>Education:</b> There is a primary school in the village which is accessible on foot. The nearest secondary school is at Billingshurst, approximately 5 miles away.	
<b>Health:</b> There is a modern health centre in the village providing a number of non-emergency services.	
<b>Leisure/Recreation/Community Facilities:</b> 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.	
<b>Transport:</b> 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 (No. 100, 1 and 69) providing regular access to local villages and towns.	
<b>Other Infrastructure:</b> No further information was available	
<b>Economic Considerations</b>	<b>Neutral</b>
<b>Economy:</b> 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.	
<b>Retail:</b> 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 is within walking distance to Sainsbury's supermarket and therefore would have good access to retail facilities.	
<b>Site Assessment Conclusion:</b> The site is not recommended for allocation because it would significantly affect negatively on the landscape character and on the setting of the national park which is located to the south of the site. Furthermore, the development of the site would reduce the visual separation between Pulborough and Marehill contributing to the coalescence of the two settlements.	
<b>Estimated Housing Numbers:</b> 0	

# Rudgwick

Site Name: Land East of Woodfalls Manor

SA327

Site Map:



<b>Horsham District Council</b> Parkside, Chart Way, Horsham West Sussex RH12 1RL Barbara Childs, Director of Place		<b>Bucks Green</b>	
<small>Reproduced by permission of Ordnance Survey map on behalf of HMSO. © Crown copyright and database rights (2020). Ordnance Survey Licence: 100023865</small>		Reference No:	Date: 28/01/2020
Drawing No:	Drawn:	Checked:	Scale: 1: 4,000 at A4 Revisions:

**Parish:** Rudgwick

**Site Area:** 0.84 hectares

**Site Location:** The site is adjacent to the south-western built-up area boundary of Bucks Green.

**Site Description:** The site consists of one field. It has a gradual slope running north to south. To the east lies the medium village of Bucks Green, and Rudgwick, separated by a gated grass track. A large detached dwelling and gardens lie to the north. A number of flats and the related grounds lie to the west. Loxwood Road runs along the southern boundary with a number of mature trees. The north, east and western boundaries are screened by defined hedgerows which incorporate a number of trees.

<b>Environmental Considerations</b>	<b>Very Negative Impacts (impacts unlikely / unable to be mitigated)</b>
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**Landscape:** The site consists of one field covered in overgrown grass and vegetation. The site is bounded by well-defined hedgerows which includes a number of trees. Though the Council's Landscape Capacity Study (2021) found the site to have low-moderate capacity, it is detached from the current settlement boundary by a gated grassed track, giving the site the characteristic of countryside rather than having a connection with the built form. It contributes to both the visual and physical break between Bucks Green and Tisman's Common and development would spread Bucks Green in a linear, sprawling fashion away from the centre of the settlement.

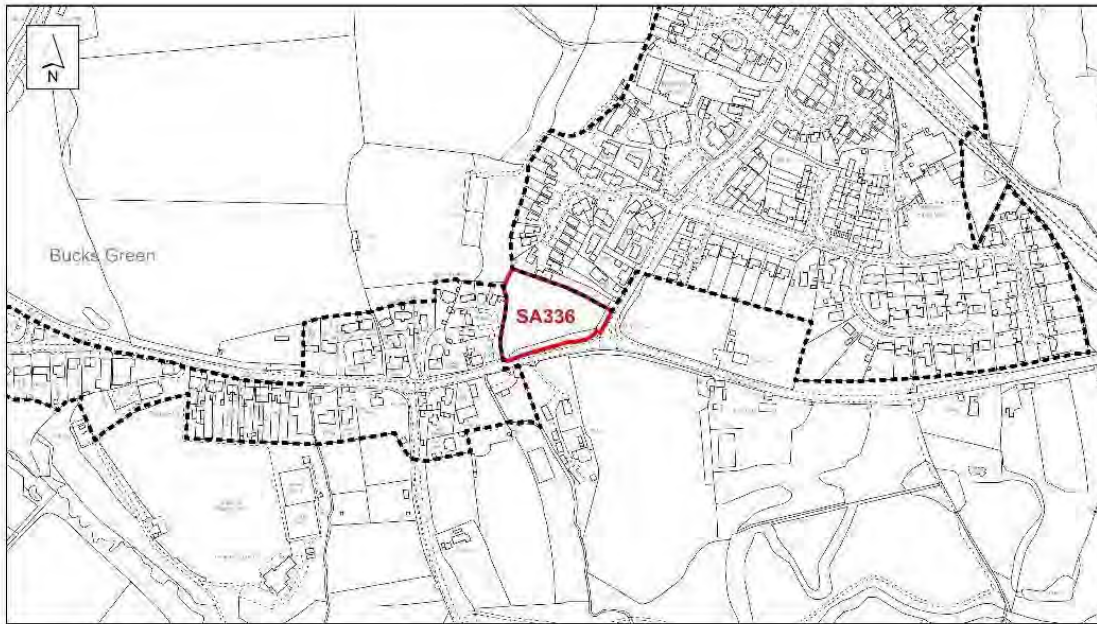
**Biodiversity:** The site and surrounding land is not designated as important for nature conservation. The site does lie within a Bat Sustenance Zone requiring the retention and maintenance of feeding habitats for bats. A Tree Preservation Order, covering a number of trees, is located along the southern boundary of the site and would require a Root Protection Area. Ecological impact, mitigation and enhancement would need further consideration if the site were to be allocated. The site promoter states that there have been two Habitat Survey Reports in relation to previous applications, but it is acknowledged that an updated Ecology Survey will be required for any subsequent application.

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

<b>Environmental Quality:</b> The location of the site is relatively quiet with some traffic noise from Loxwood Road. The site lies within Brick Clay Minerals Safeguarding Area, any development would need to ensure there is no adverse impact on this resource.	
<b>Flooding/Drainage:</b> The site does not lie within an area identified as at risk of flooding (Flood Zone 1).	
<b>Climate/Renewables/Energy Efficiency:</b> No further information provided. Any proposal will be expected to adhere to the Council's Climate Change policies.	
<b>Social Considerations</b>	<b>Neutral Impacts</b>
<b>Housing:</b> The site is being promoted for 6 custom built plots. The Self Build and Custom Housebuilding Act 2015 requires local authorities to meet identified need for this type of housing. Development at this scale would however be unlikely to provide affordable housing as it is below the threshold.	
<b>Education:</b> 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 is some distance from the main facilities in Rudgwick and may lead to a limited increase in car journeys.	
<b>Health:</b> There is a medical centre, dentist and pharmacy located within the village of Rudgwick, albeit this is around a mile away which may mean that private vehicles are used for access.	
<b>Leisure/Recreation/Community Facilities:</b> 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.	
<b>Transport:</b> The site promoter has advised that access can be taken directly from Loxwood Road. There is an hourly bus service Monday – Saturday linking the settlement to Guildford and Horsham. There is no Sunday service. A bus stop is located opposite The Fox Inn public house approximately 0.5km walk away. There is a tarmac footpath along one side of Loxwood Road.	
<b>Other Infrastructure:</b> No further information provided.	
<b>Economic Considerations</b>	<b>Neutral Impacts</b>
<b>Economy:</b> 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.	
<b>Retail:</b> 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 may help to support the existing facilities to remain viable.	
<b>Site Assessment Conclusion:</b> The site is not recommended for allocation as it would result in development creep into open countryside in the manner of ribbon development, spreading away from the settlement, and would negatively impact on the visual and physical break between Bucks Green and Tisman's Common. The site is also relatively distant from many of the services and facilities in Rudgwick and would generate a limited increase in unsustainable travel patterns.	
<b>Estimated Housing Numbers: 0</b>	

<b>Site Name: Land West of Watts Corner, Rudgwick</b>	<b>SA336</b>
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**Site Map:**



<p><b>Horsham District Council</b>          Parkside, Chart Way, Horsham          West Sussex RH12 3RL          Barbara Childs - Director of Place</p>	<p>Rudgwick / Bucks Green</p>		
<p><small>Reproduced by permission of Ordnance Survey map on behalf of HMSO. © Crown copyright and database rights (2023). Ordnance Survey Licence: AG0000820204.</small></p>	<p>Reference No: _____</p>	<p>Date: 04 September 2023</p>	<p>1:1,000 at A1</p>
	<p>Drawing No: _____</p>	<p>Drawn: _____</p>	<p>Checked: _____</p>
			<p>Revisions: _____</p>

**Parish:** Rudgwick

**Site Area:** 0.68 hectares

**Site Location:** The site lies north of Guildford Road (A281) and west of the Church Street junction.

**Site Description:** The site is heavily vegetated agricultural land consisting of shrubs and a number of mature trees. A public right of way abuts the southern boundary. Guildford Road (A281) lies to the south and Church Road lies to the east. To the north lies the village of Rudgwick and to the west lies the hamlet of Bucks Green. Agricultural land lies to the south-east and recreational field to the north-west.

<b>Environmental Considerations</b>	<b>Very Negative Impacts (impacts unlikely / unable to be mitigated)</b>
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**Landscape:** The site consists of one heavily vegetated agricultural field and is bounded by hedgerows incorporating a number of trees giving the characteristic of countryside rather than having a connection with the built environment located either side. The Council's Landscape Capacity Study (2021) found the site to have no-low capacity to accommodate development. It provides both a visual and physical break between the settlements of Rudgwick and Bucks Green and therefore development would have a significant negative impact.

**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. There are a number of mature trees located on the site and each would require a 12m Root Protection Area as minimum. Ecological impact, mitigation and enhancement would need further consideration if the site were to be allocated.

**Archaeology/Heritage:** A Grade II Listed Building (Old Stores Place) is located to the west, with a further five Grade II Listed Buildings beyond. Any development is likely to have a harmful impact on the setting of the adjoining heritage asset. A Heritage Statement would be necessary before any development could come forward.

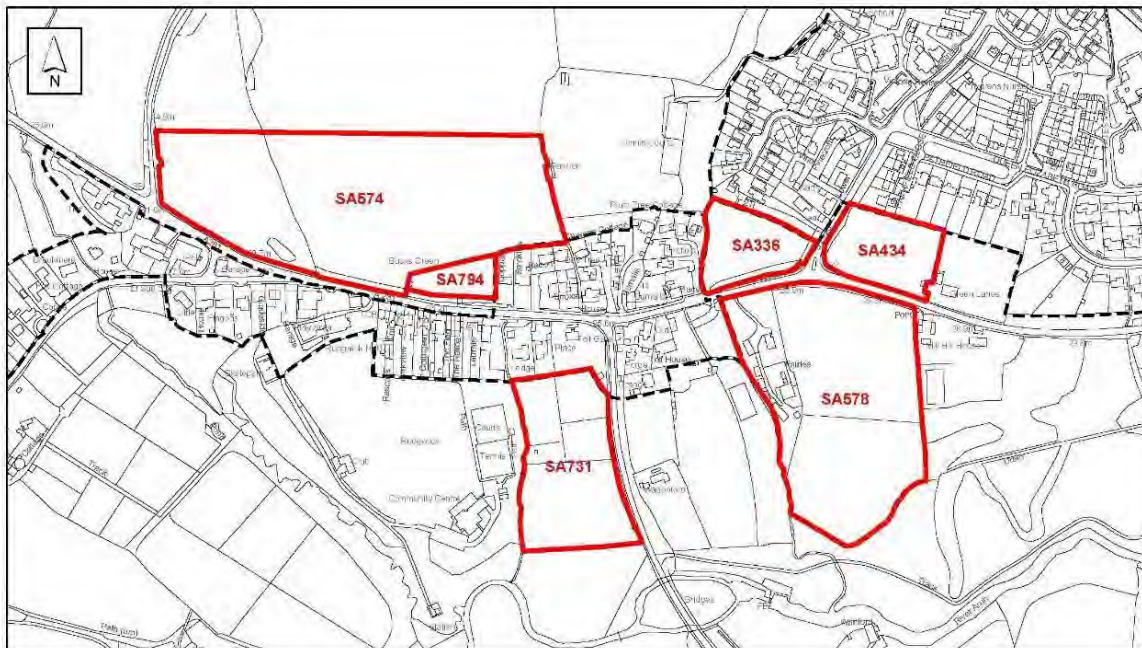
**Environmental Quality:** The site is noisy with consistent level of traffic on the A281 and Church Road. The site lies within Brick Clay Minerals Safeguarding Area, any development would need to ensure there is no adverse impact on this resource.

<b>Flooding/Drainage:</b> The site does not lie within an area identified as at risk of flooding (Flood Zone 1)	
<b>Climate/Renewables/Energy Efficiency:</b> No further information provided.	
<b>Social Considerations</b>	<b>Neutral Impacts</b>
<b>Housing:</b> The site is being promoted for 17 dwellings. Affordable housing will be provided in line with the Council's AH policy.	
<b>Education:</b> There are a number of pre-school / nurseries and a local primary school located within the village of Rudgwick. Bucks Green and Rudgwick are both within the catchment area of The Weald School, Billingshurst for secondary education.	
<b>Health:</b> There is a medical centre, dentist and pharmacy located within the village.	
<b>Leisure/Recreation/Community Facilities:</b> 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.	
<b>Transport:</b> There is an hourly bus service Monday – Saturday linking the settlement to Guildford and Horsham. There is no Sunday service. Vehicular access would be taken from Guildford Road (A281), bisecting the existing Public Right of Way and would also require the removal of existing hedgerow and trees.	
<b>Other Infrastructure:</b> No further information provided.	
<b>Economic Considerations</b>	<b>Neutral Impacts</b>
<b>Economy:</b> 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.	
<b>Retail:</b> 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 may help to support the existing facilities to remain viable.	
<b>Site Assessment Conclusion:</b> The site is not recommended for allocation. The site consists of one heavily vegetated agricultural field and is bounded by hedgerows incorporating a number of trees giving the characteristic of countryside rather than having a connection with the built environment located either side. It provides both a visual and physical break between the settlements of Rudgwick and Bucks Green and therefore development would have a significant negative impact.	
<b>Estimated Housing Numbers:</b> 0	

**Site Name: Land at Junction of Church Street /  
Watts Corner, Rudgwick**

**SA434**

**Site Map:**



<p><b>Horsham District Council</b> Parkside, Chart Way, Horsham West Sussex RH12 1RL Barbara Childs - Director of Place</p>		<p>Rudgwick</p>	
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		<p>Drawn:</p>	<p>Scale: 1:4,000 at A4</p>
		<p>Revisions:</p>	

**Parish:** Rudgwick

**Site Area:** 0.73 hectares

**Site Location:** The site is located north of Guildford Road (A281) and west of the junction with Church Street.

**Site Description:** The site consists of a field used for grazing. To the north lies the village of Rudgwick. The A281 (Guildford Road) is located to the south followed by agricultural fields and a number of listed buildings. Church Street adjoins the western boundary.

**Environmental Considerations**

**Very Negative Impacts (impacts unlikely / unable to be mitigated)**

**Landscape:** The site consists of one grazing field which is relatively flat. The western boundary is defined by Church Street, with a number of mature large trees along the site edge. The northern and southern boundary is defined by established hedgerows and the eastern boundary is defined by a mix of hedging and trees. There are several mature trees bounding the site. Combined, the nature of the site gives the characteristic of countryside rather than relating to the built form of Rudgwick and development would have a significant negative impact on this, impacting on the rural character.

**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. There are a number of mature trees located on the site and would require a Root Protection Area, limiting the developable area of the site. Ecological impact, mitigation and enhancement would need further consideration if the site were to be allocated.

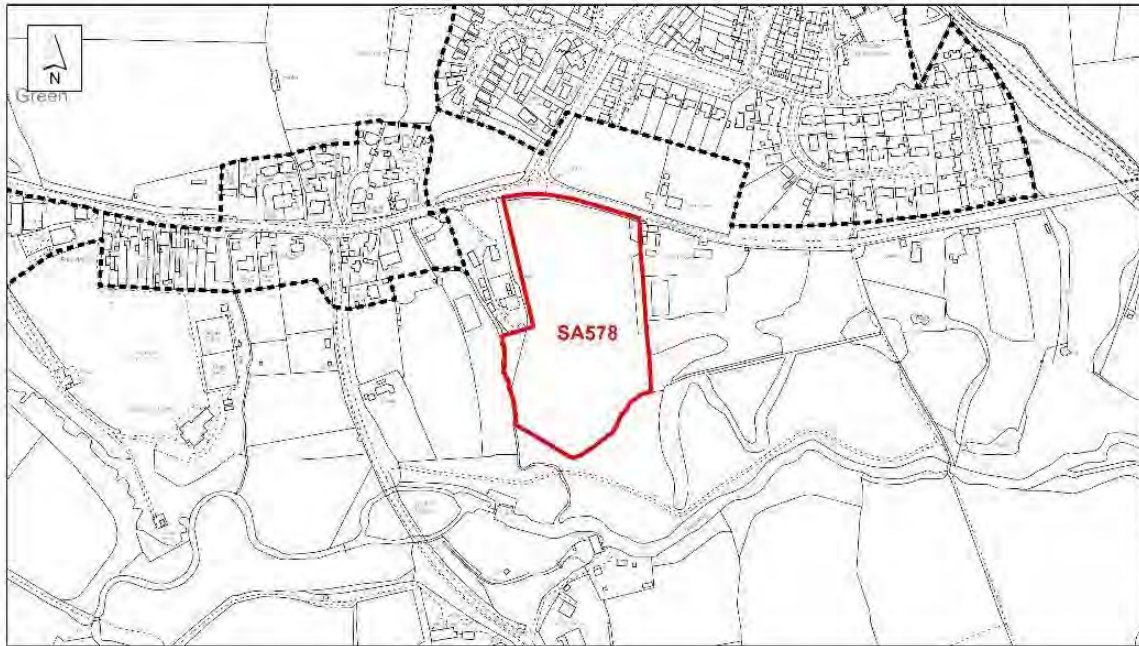
**Archaeology/Heritage:** A Grade II Listed Building (Green Lanes) is located in the adjoining field to the east, with a further two Grade II Listed Building to the south of the site on the opposite side of the A281. Any development is likely to have a harmful impact on the setting of these heritage assets. A Heritage Statement would be necessary before any development could come forward.

<b>Environmental Quality:</b> The site is noisy with a consistent level of traffic on the A281 and Church Road, a Noise Assessment would be required before any proposed development could come forward. The site lies within Brick Clay Minerals Safeguarding Area, any development would need to ensure there is no adverse impact on this resource.	
<b>Flooding/Drainage:</b> The site does not lie within an area identified as at risk of flooding (Flood Zone 1).	
<b>Climate/Renewables/Energy Efficiency:</b> Further information not provided.	
<b>Social Considerations</b>	<b>Neutral Impacts</b>
<b>Housing:</b> The site is being promoted for up to 13 dwellings.	
<b>Education:</b> 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.	
<b>Health:</b> There is a medical centre, dentist and pharmacy located within the village.	
<b>Leisure/Recreation/Community Facilities:</b> 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.	
<b>Transport:</b> There is an hourly bus service Monday – Saturday linking the settlement to Horsham and Guildford. There is no Sunday service. Access could be gained off of Guildford Road. Appropriate assessments would have to be undertaken before any development could come forward.	
<b>Other Infrastructure:</b> Further information not provided.	
<b>Economic Considerations</b>	<b>Neutral Impacts</b>
<b>Economy:</b> 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.	
<b>Retail:</b> 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 may help to support the existing facilities to remain viable.	
<b>Site Assessment Conclusion:</b> The site is not recommended for allocation. Development would have a negative impact on the rural character of the area, and adversely impact the rural setting and approach to Rudgwick.	
<b>Estimated Housing Numbers:</b> 0	

Site Name: Land at Fairlee, Rudgwick

SA578

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 : 04 September 2023

1:1,000 at A4

Drawing No :

Drawn :

Checked :

Revisions :

**Parish:** Rudgwick

**Site Area:** Land ownership 3.49 hectares, developable area 2.17 hectares

**Site Location:** The site is located south of Guildford Road (A281), opposite the junction with Church Street.

**Site Description:** The site consists of an agricultural field bounded by established hedgerows which are comprised with mature trees running east to west. Guildford Road (A281) runs along the northern boundary with a grazing field beyond followed by the built-up area boundary of Rudgwick. Residential dwellings lie to the west and east. Agricultural land and the River Arun are located to the south.

**Environmental Considerations**

**Very Negative Impacts (impacts unlikely / unable to be mitigated)**

**Landscape:** The site comprises of a relatively flat agricultural field which is open in nature giving the characteristic of countryside rather than having a relationship with the built form of either of the nearby settlements. The majority of the site is bounded by well-established hedgerows, with a number of mature trees throughout the east to west boundary. The Council's Landscape Capacity Study (2021) found the site to have no-low capacity and development on the site would have significant negative landscape impacts and impact on the rural character of the settlement.

**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. The southern boundary running east to west consists of a number of mature trees and would require a Root Protection Area, reducing the developable area of the site. Ecological impact, mitigation and enhancement would need further consideration if the site were to be allocated. Surveys undertaken to support DC/21/2482 identified evidence of protected species; the site promoter states that appropriate mitigation measures would be implemented to safeguard during development. Existing mature trees and hedgerows would be retained where possible and opportunity for addition structural planting would result in net increase in green infrastructure.

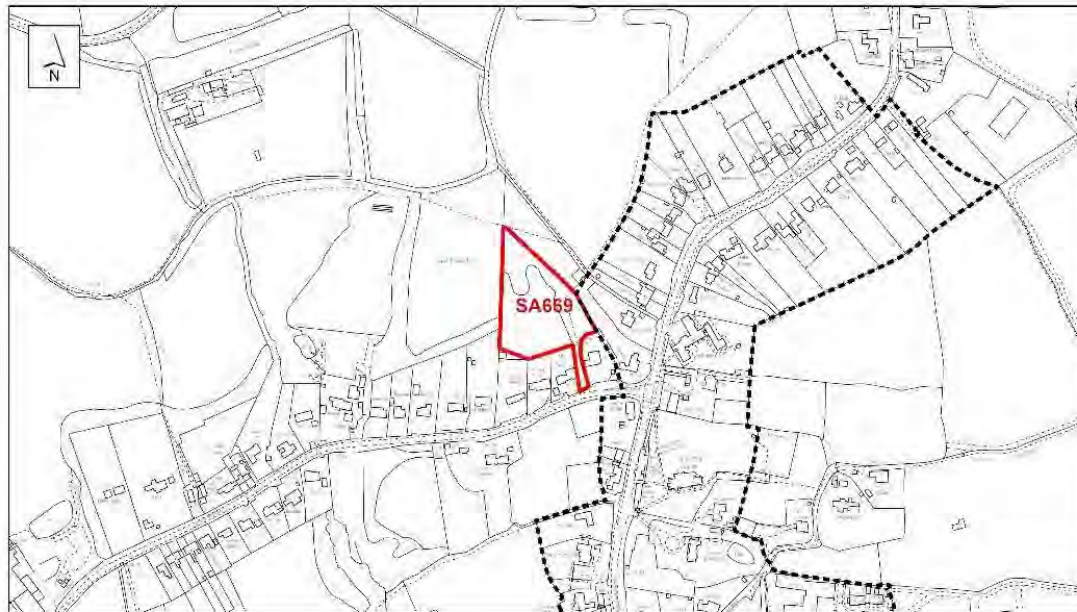
<b>Archaeology/Heritage:</b> Two Grade II Listed Buildings (Mill Hill) lie to the east of the site, with a further Grade II Listed Building to the north-east. Any development is likely to have a harmful impact on the setting of these heritage assets. A Heritage Statement and Archaeological Desk Based Assessment have previously been undertaken and submitted with application DC/21/2482.	
<b>Environmental Quality:</b> The site is noisy with a consistent level of traffic from Guildford Road (A281) and the junction with Church Street. The site lies within Brick Clay Minerals Safeguarding Area, any development would need to ensure there is no adverse impact on this resource. A 'Phase 1' Contaminated Land Assessment was previously undertaken in support of DC/18/2708. An Air Quality Assessment and a Noise Assessment were undertaken in support of DC/21/2482.	
<b>Flooding/Drainage:</b> Land to the south of the site, encroaching onto the southern fringe and south-west boundary is an area at risk of flooding (Flood Zones 2 and 3). A Flood Risk Assessment and Drainage Strategy was submitted with the 2021 planning application. The site promoter advised that the development would incorporate SuDS, including an attenuation pond.	
<b>Climate/Renewables/Energy Efficiency:</b> The Design and Access Statement submitted as part of application DC/21/2482 states a fabric first approach which prioritises passive design principles. Dwellings have been designed to meet the latest energy standards set out in Part L of Building Regulations.	
<b>Social Considerations</b>	<b>Neutral Impacts</b>
<b>Housing:</b> The site is being promoted for up to 65 dwellings albeit an application for a reduced number of dwellings (43) was submitted in 2021 (DC/21/2482). The site promoter has advised that the site will be policy compliant with the level of affordable housing.	
<b>Education:</b> There are a number of pre-school / nurseries and a local primary school located within the village of Rudgwick. Bucks Green and Rudgwick are within the catchment area of The Weald School, Billingshurst for secondary education.	
<b>Health:</b> There is a medical centre, dentist and pharmacy located within the village of Rudgwick.	
<b>Leisure/Recreation/Community Facilities:</b> 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.	
<b>Transport:</b> There is an hourly bus service Monday – Saturday linking the settlement to Guildford and Horsham. There is no Sunday service. Access is proposed to be taken directly from Guildford Road comprising of a priority junction. The proposal will relocate the current bus stops located near the Church Street/Guildford Road junction. A layby will be created for the westbound bus stop. Additional bus stops will also be provided on Church Street. An Access Appraisal and Transport Assessment was submitted with the 2018 application.	
<b>Other Infrastructure:</b> Site promoter has advised that the proposal can accommodate high speed broadband, enabling more sustainable working practices.	
<b>Economic Considerations</b>	<b>Neutral Impacts</b>
<b>Economy:</b> 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. The site promoter advises that an Economic Analysis, submitted with the 2018 application, identified a number of financial benefits.	
<b>Retail:</b> 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 may help to support the existing facilities to remain viable. The site promoter acknowledges that access to the local facilities would necessitate crossing the busy Guildford Road (A281) and therefore proposes to incorporate pedestrian crossing and traffic calming measures.	

**Site Assessment Conclusion:** The nature of the site has the characteristic of countryside rather than relating to the built form of either Bucks Green or Rudgwick. Development would have a significant negative impact on this location, impacting on the rural character. A Grade II Listed Building (Green Lanes) is located in the adjoining field to the east, with a further two Grade II Listed Building to the south of the site on the opposite side of the A281. Any development would have a harmful impact on the setting of these heritage assets. The site is not recommended for allocation.

**Estimated Housing Numbers: 0**

**Site Name: Swallow Ridge, Rudgwick** | **SA669**

**Site Map:**



<b>Horsham District Council</b> Parkside, Chart Way, Horsham West Sussex RH12 7PL Barbara Childs - Director of Place		<b>Rudgwick</b>	
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**Parish:** Rudgwick

**Site Area:** 0.85 hectares

**Site Location:** The site is located north of Lynwick Street and to the west of the B2128, Cox Green.

**Site Description:** The site forms part of the curtilage of Swallow Ridge and consists of grassed land within the northern section and a wooded area within the southern boundary. To the south and east lies the village of Rudgwick and Cox Green. Woodland adjoins to the north and west with a Public Right of Way running past the northern point of the site. Land to the north-east is agricultural.

**Environmental Considerations** **Very Negative Impacts (impacts unlikely / unable to be mitigated)**

**Landscape:** The site is located within the residential curtilage of Swallow Ridge. It has a gentle slope running southwards north to south. The site is bounded by mature trees which are also included within the southern section, with woodland adjoining the western boundary. The Council's Landscape Capacity Study (2021) found the site to have low-moderate capacity. Combined with the undeveloped nature of the site, consisting of a heavily vegetated curtilage, the area of land relates to the countryside rather than the built form of Rudgwick and therefore development would have a significant negative impact.

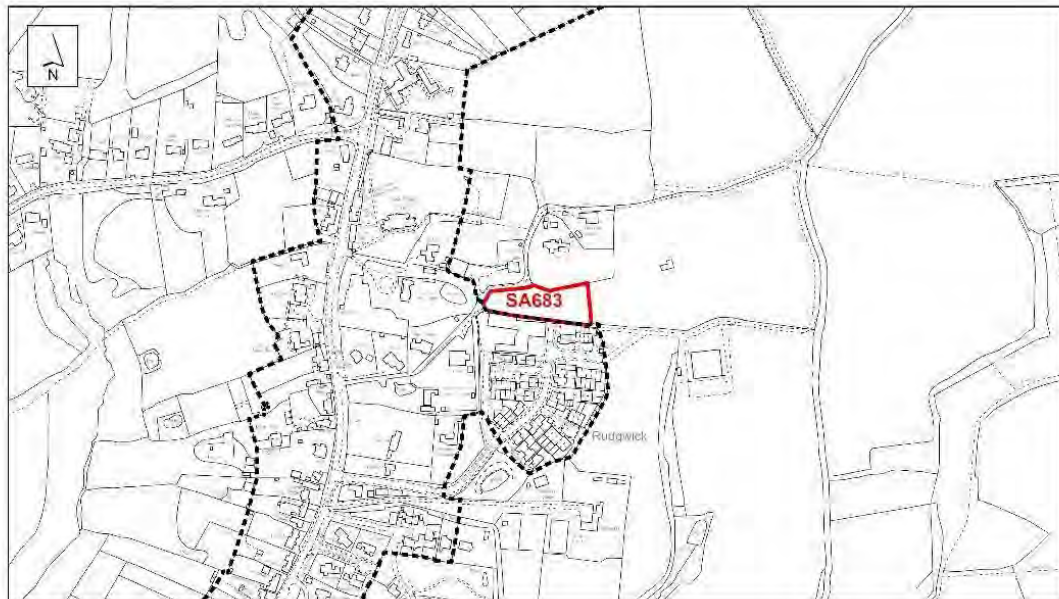
**Biodiversity:** The site and surrounding land is not designated as important for nature conservation. The site lies within a Bat Sustainance Zone requiring the retention and maintenance of feeding habitats for bats. A Tree Preservation Order is located within an adjoining property of the southern boundary site. In addition, a number of mature trees are located within the southern boundary of the site and adjoining the site boundaries. Any development would require a Root Protection Area, limiting the developable area of the site. Ecological impact, mitigation and enhancement would need further consideration if the site were to be allocated. An Arboricultural Report and Ecological Assessment were undertaken in 2017. The Ecological Assessment states that mitigation is not deemed necessary. However, biodiversity enhancements would be explored throughout the development process.

<b>Archaeology/Heritage:</b> Three Grade II Listed Buildings lie to the south-west, as does Rudgwick Conservation Area and an Archaeological Notification Area. A Heritage Statement and Archaeological Survey would be necessary before any development could come forward.	
<b>Environmental Quality:</b> The location of the site is relatively quiet with some traffic noise from the nearby roads. The site lies within Brick Clay Minerals Safeguarding Area, any development would need to ensure there is no adverse impact on this resource.	
<b>Flooding/Drainage:</b> The site does not lie within an area identified as at risk of flooding (Flood Zone 1)	
<b>Climate/Renewables/Energy Efficiency:</b> No further information provided.	
<b>Social Considerations</b>	<b>Neutral Impacts</b>
<b>Housing:</b> The site is being promoted for 6-8 dwellings. Development on this scale would be unlikely to deliver affordable housing.	
<b>Education:</b> There are a number of pre-school / nurseries and a local primary school located within the village of Rudgwick. Rudgwick is within the catchment area of The Weald School, Billingshurst for secondary education.	
<b>Health:</b> There is a medical centre, dentist and pharmacy located within the village of Rudgwick.	
<b>Leisure/Recreation/Community Facilities:</b> 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.	
<b>Transport:</b> There is an hourly bus service Monday – Saturday linking the settlement to Guildford and Horsham. There is no Sunday service. Access can be achieved through modifying the existing residential dwelling (Swallow Ridge) from Lynwick Street. Lynwick Street does not have a segregated footway but is lightly trafficked.	
<b>Other Infrastructure:</b> No further information provided.	
<b>Economic Considerations</b>	<b>Neutral Impacts</b>
<b>Economy:</b> 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.	
<b>Retail:</b> 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 may help to support the existing facilities to remain viable.	
<b>Site Assessment Conclusion:</b> The site is not recommended for allocation. Development at the site would have significant negative impact on the rural character and settlement pattern of the settlement. Further it is considered that mitigation measures that would be necessary to make any development acceptable would reduce the number of homes which could come forward on this site below that of the threshold for allocation.	
<b>Estimated Housing Numbers:</b> 0	

**Site Name:** Land East of Highcroft Drive,  
Rudgwick

**SA683**

**Site Map:**



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

**Site Area:** 0.29Ha

**Site Location:** The site is located towards the end of Highcroft Drive which is east of Church Street.

**Site Description:** The site is an open grassed field bounded by well-established hedgerows incorporating a number of trees. Agricultural land lies to the east and a number of residential dwellings are sited to the north. The site adjoins the built form of Rudgwick to the west and south.

<b>Environmental Considerations</b>	<b>Unfavourable Impacts (with potential for mitigation)</b>
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**Landscape:** The site comprises of a relatively flat grassed field and is bounded by hedgerows, which includes a number of trees, giving the characteristic of relating to the countryside rather than the built form of Rudgwick. The Council's Landscape Capacity Study (2021) found the site to have no-low capacity.

**Biodiversity:** The site and surrounding land is not designated as important for nature conservation. The site lies within a Bat Sustenance Zone requiring the retention and maintenance of feeding habitats for bats. Ecological impact, mitigation and enhancement would need further consideration if the site were to be allocated. The curtilage of the site is heavily covered with trees (no veterans or TPOs trees) but would require root protection zones would apply. This would impact on the net developable area on already constrained site. Furthermore, dwellings may be impact by shading trees which will be located on the garden space as part of the root protection zone. This would reflect

**Archaeology/Heritage:** Rudgwick Conservation Area and an Archaeological Notification Area is located to the west of the site. A Heritage Statement and an Archaeological Survey would be necessary before any development could come forward.

**Environmental Quality:** The location of the site is relatively quiet with some noise from aircraft. 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.

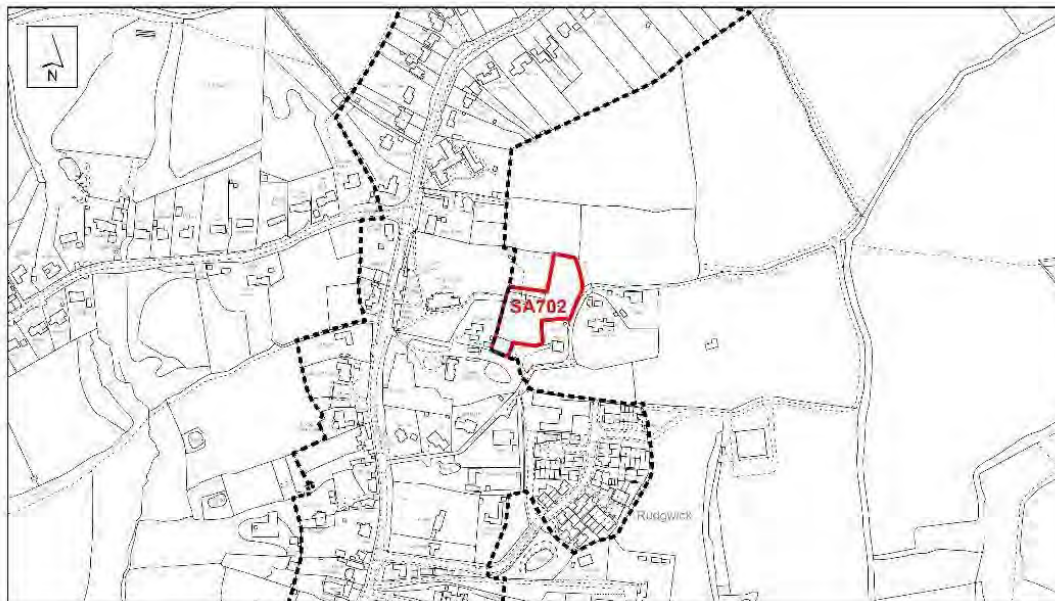
**Flooding/Drainage:** The site does not lie within an area identified as at risk of flooding (Flood Zone 1)

<b>Climate/Renewables/Energy Efficiency:</b> No information provided.	
<b>Social Considerations</b>	<b>Neutral Impacts</b>
<b>Housing:</b> The site could, if in other respects acceptable, accommodate 6 dwellings. No affordable housing would be provided with on this site as it is below the threshold stipulated by policy.	
<b>Education:</b> 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.	
<b>Health:</b> There is a medical centre, dentist and pharmacy located within the village.	
<b>Leisure/Recreation/Community Facilities:</b> 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.	
<b>Transport:</b> There is an hourly bus service Monday – Saturday linking the settlement to Guildford and Horsham. There is no Sunday service. Access could be gained from Highcroft Drive which connects to Church Street, the main road through Rudgwick.	
<b>Other Infrastructure:</b> No information provided.	
<b>Economic Considerations</b>	<b>Neutral Impacts</b>
<b>Economy:</b> 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.	
<b>Retail:</b> 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 may help to support the existing facilities to remain viable.	
<b>Site Assessment Conclusion:</b> The development would impact upon the nearby conservation area. There is a lack of evidence that these issues could be resolved.	
Should any development come forward, Rudgwick benefits from a 'made' Neighbourhood Plan and development would have to have regard to any relevant policies.	
The site is not recommended for allocation given the issues relating to heritage. Further it is considered that mitigation measures that would be necessary to make any development acceptable would reduce the number of homes which could come forward on this site below that of the threshold for allocation	
<b>Estimated Housing Numbers:</b> 0	

**Site Name: Land Adjacent the Old Parsonage,  
North of Kelsey, Rudgwick**

**SA702**

**Site Map:**



<p><b>Horsham District Council</b> Parkside, Charl Way, Horsham West Sussex RH12 1RL Barbara Childs, Director of Place</p>		<p>Rudgwick</p>	
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		<p>1:1,000 at A4</p>	
		<p>Revisions: _____</p>	

**Parish:** Rudgwick

**Site Area:** 0.46 hectares

**Site Location:** The site adjoins the eastern boundary of Holy Trinity Church, Church Street. Highcroft Drive is located to the east of the site.

**Site Description:** The site consists of grassed land. The southern section is bounded by hedgerows. The eastern and northern boundaries are defined by well-established hedging which incorporates mature trees. The north-west boundary divides the northern section of the overall site and does not have any physical features. Agricultural land lies to the north-east. The eastern boundary adjoins the built-up boundary of Rudgwick village with Holy Trinity Church adjoining the site. A number of detached residential dwellings are located to the west, south and east.

**Environmental Considerations**

**Very Negative Impacts  
(impacts unlikely / unable to be mitigated)**

**Landscape:** The site consists of vacant grassland which is relatively flat. The Council's Landscape Capacity Study (2021) found the site to have low-moderate capacity to accommodate development. It is well screened by established hedgerows which also incorporate a number of mature trees, giving the characteristic of being rural countryside rather than relating to the built form of Rudgwick. Development would have a negative impact on this characteristic.

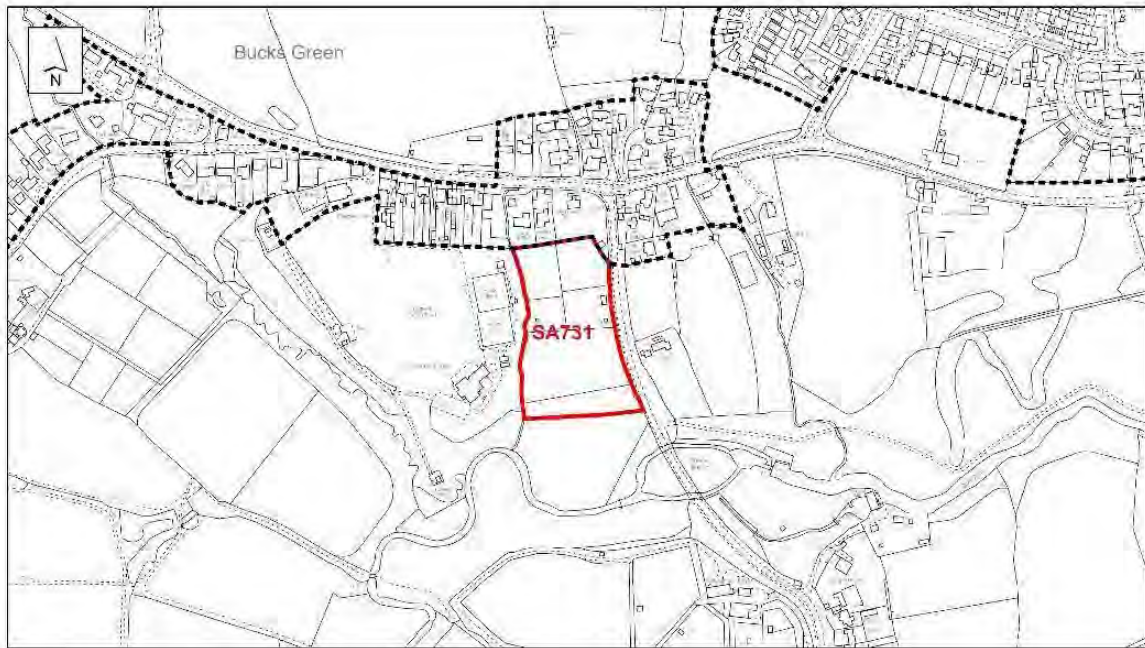
**Biodiversity:** The site and surrounding land is not designated as important for nature conservation. The site lies within a Bat Sustenance Zone requiring the retention and maintenance of feeding habitats for bats. A number of mature trees are located around the settlement boundary requiring a Root Protection Zone, limiting the developable area of the site. Ecological impact, mitigation and enhancement would require further consideration if the site were to be allocated.

**Archaeology/Heritage:** A Grade I Listed Building (Holy Trinity Church) is located to the west of the site, with a further three Grade II Listed Buildings beyond. Any development is likely to have a harmful impact on the setting of this heritage asset. The site also adjoins

Rudgwick Conservation Area and an Archaeological Notification Area. A Heritage Statement and an Archaeological Survey would be required before any development could be considered but at this stage there is concern that development would cause significant harm to heritage assets.	
<b>Environmental Quality:</b> The location of the site is relatively quiet. 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.	
<b>Flooding/Drainage:</b> The site does not lie within an area identified as at risk of flooding (Flood Zone 1)	
<b>Climate/Renewables/Energy Efficiency:</b> Further information not provided. Any proposal will have to adhere to the Council's climate change policies.	
<b>Social Considerations</b>	<b>Neutral Impacts</b>
<b>Housing:</b> The site is constrained and, if acceptable in other respects, would be capable of accommodating around 6 dwellings.	
<b>Education:</b> There are a number of pre-school / nurseries and a local primary school located within the village of Rudgwick. Rudgwick and Bucks Green is within the catchment area of The Weald School, Billingshurst for secondary education.	
<b>Health:</b> There is a medical centre, dentist and pharmacy within the village.	
<b>Leisure/Recreation/Community Facilities:</b> 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.	
<b>Transport:</b> There is an hourly bus service Monday – Saturday linking the settlement to Guildford and Horsham. There is no Sunday service.	
<b>Other Infrastructure:</b> Further information not provided.	
<b>Economic Considerations</b>	<b>Neutral Impacts</b>
<b>Economy:</b> 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.	
<b>Retail:</b> 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 may help to support the existing facilities to remain viable.	
<b>Site Assessment Conclusion:</b> The site is well screened by established hedgerows which also incorporate a number of mature trees, giving the characteristic of being rural countryside rather than relating to the built form of Rudgwick. Development would have a negative impact on this characteristic. A Grade I Listed Building (Holy Trinity Church) is located to the west of the site, with a further three Grade II Listed Buildings beyond. The site also adjoins Rudgwick Conservation Area and an Archaeological Notification Area. Any development is likely to have a harmful impact on the setting of these heritage assets. The site is not recommended for allocation.	
<b>Estimated Housing Numbers: 0</b>	

<b>Site Name: Land South of Bucks Green Place</b>	<b>SA731</b>
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**Site Map:**



<p><b>Horsham District Council</b>          Parkside, Chart Way, Horsham          West Sussex RH12 1RL          Barbara Childs - Director of Place</p>	<p>Rudgwick / Bucks Green</p>		
<p><small>Reproduced by permission of Ordnance Survey map on behalf of HMSO. © Crown copyright and database rights (2023). Ordnance Survey Licence: AC00008202014</small></p>	<p>Reference No : Drawing No :</p>	<p>Date : 04 September 2023 Checked :</p>	<p>1:4,000 at A1 Revisions :</p>

**Parish:** Rudgwick

**Site Area:** 1.59 hectares

**Site Location:** The site is located west of Haven Road which adjoins the A281 (Guildford Road) to the north-east.

**Site Description:** The site consists of two fields primarily used for grazing. There are two sheds / small agricultural buildings located on the eastern side of the site and one towards the western boundary. To the north lies the village of Bucks Green and Haven Road runs along the eastern boundary. Recreational land adjoins the western boundary. Agricultural land lies to the south. Mature trees bound to the east, west and south.

<b>Environmental Considerations</b>	<b>Very Negative Impacts (impacts unlikely / unable to be mitigated)</b>
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**Landscape:** The site is divided into two relatively flat grazing fields. Residential properties adjoin the northern boundary and look over the site. It is bounded by established hedgerows to the east and west which incorporate a number of mature trees. The south-east boundary also includes a number of mature trees, with the south-west boundary open to the countryside, which gives the site the characteristic of rural countryside rather than having a connection to the built environment and development of the type proposed is likely to constitute ribbon development. The Council's Landscape Capacity Study (2021) found the site to have low-moderate capacity. It is considered that the impact of development could therefore be significant notwithstanding the site promoter's suggested landscape and visual mitigation measures.

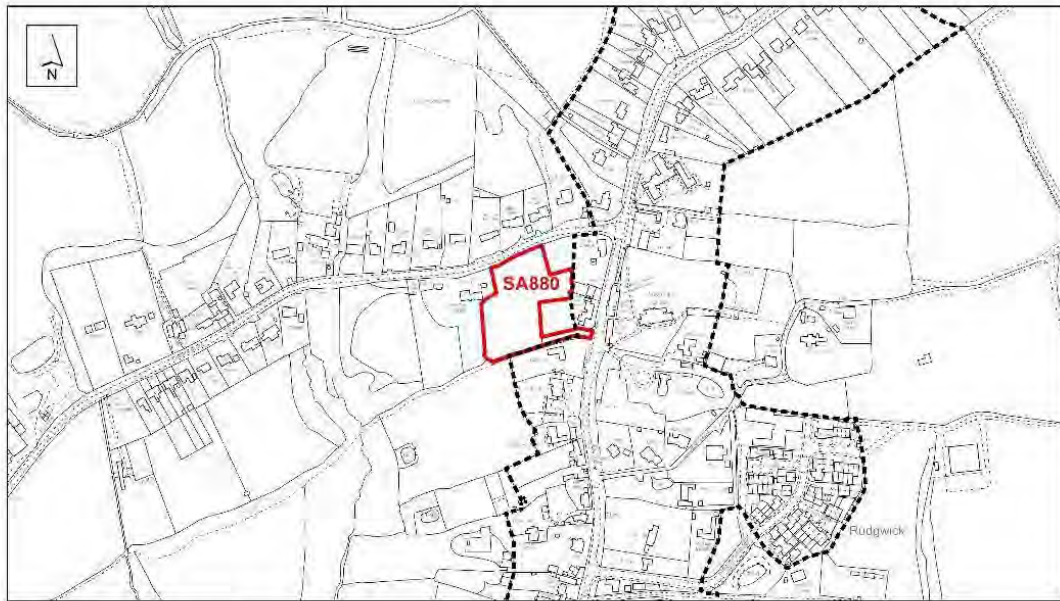
**Biodiversity:** The site and surrounding land is not designated as important for nature conservation. The site lies within a Bat Sustenance Zone requiring the retention and maintenance of feeding habitats for bats. A number of mature trees are located throughout the site boundaries which would require a 12m Root Protection Area. Ecological impact, mitigation and enhancement would need further consideration if the site were to be allocated.

<b>Archaeology/Heritage:</b> A Grade II Listed Building (Bucks Green Place) adjoins the northern boundary. Any development would have a harmful impact on the setting of this heritage asset. A Heritage Assessment has been submitted as part of the proposed scheme. The site promoter has stated that a new landscape buffer to the rear of Bucks Green Place (north site of development site) will mitigate impact from the proposed housing. A full Heritage Statement is necessary before any development could come forward.	
<b>Environmental Quality:</b> The site lies within Brick Clay Minerals Safeguarding Area, any development would need to ensure there is no adverse impact on this resource.	
<b>Flooding/Drainage:</b> Land to the south of the site, encroaching onto the southern fringe and south-west boundary is an area at risk of flooding (Flood Zones 2 and 3). A Flood Risk Assessment would be necessary before any development could come forward. The site promoter has stated that the installation of SuDS to manage surface water runoff, prevent emission of any pollutants into the floodplain and provide biodiversity benefits would be given consideration. It is also stated that design measures such as blue or green roofs could be considered.	
<b>Climate/Renewables/Energy Efficiency:</b> No detailed information provided.	
<b>Social Considerations</b>	<b>Neutral Impacts</b>
<b>Housing:</b> The site is being promoted for a minimum of 6, but less than 10 dwellings. Best use of land is supported as well as the provision of affordable housing. The expectation is that any proposal will be expected to adhere to the Council's affordable housing policies.	
<b>Education:</b> There are a number of pre-school / nurseries and a local primary school located within the village of Rudgwick. Rudgwick and Bucks Green are within the catchment area of The Weald School, Billingshurst for secondary education.	
<b>Health:</b> There is a medical centre, dentist and pharmacy located within the village of Rudgwick.	
<b>Leisure/Recreation/Community Facilities:</b> 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.	
<b>Transport:</b> There is an hourly bus service Monday – Saturday linking the settlement to Guildford and Horsham. There is no Sunday service. The site promoter has advised that access can be taken directly from Haven Road and located to avoid the loss of significant trees. Haven Road does not currently have a segregated footway.	
<b>Other Infrastructure:</b> No detailed information provided.	
<b>Economic Considerations</b>	<b>Neutral Impacts</b>
<b>Economy:</b> 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.	
<b>Retail:</b> 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 may help to support the existing facilities to remain viable.	
<b>Site Assessment Conclusion:</b> The site is not recommended for allocation. Development at the site would lead to a development that is at odds with the distinctive linear form of development at Buck's Green and would have an adverse impact on the rural character of the settlement.	
<b>Estimated Housing Numbers:</b> 0	

**Site Name:** Land West of King's Head

**SA880**

**Site Map:**



**Horsham District Council**

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

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Rudgwick

Reference No :

Date : 04 September 2023

1:1,000 at A4

Drawing No :

Drawn :

Checked :

Revisions

**Parish:** Rudgwick

**Site Area:** 0.74 hectares

**Site Location:** The site abuts the built-up area boundary of Rudgwick to the east and south. It adjoins the Kings Head car park (the pub itself being on the opposite site of the road to the car park).

**Site Description:** The site slopes from the east down to the west. The site is heavily wooded, particularly on its boundaries and is otherwise covered by vegetation.

**Environmental Considerations**

**Very Negative Impacts (impacts unlikely / unable to be mitigated)**

**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. Notwithstanding this, the nature of the site together with the separation from existing development caused by differing land levels and mature tree buffering gives the characteristic of the site being in the countryside and development would significantly impact upon the rural character of the area.

**Biodiversity:** The site is heavily wooded and though there is no record of any Tree Preservation Order's, development would likely impact negatively on the mature trees. 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 abuts and is partially within the Rudgwick Conservation Area. The site lies close to a number of listed buildings. The far eastern part of the site is also within an Archaeological Notification Area and would require further assessment to ascertain if development would potentially impact on heritage assets in the ground. The impact on these assets would need to be taken into account

**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.

**Social Considerations**

**Neutral Impacts**

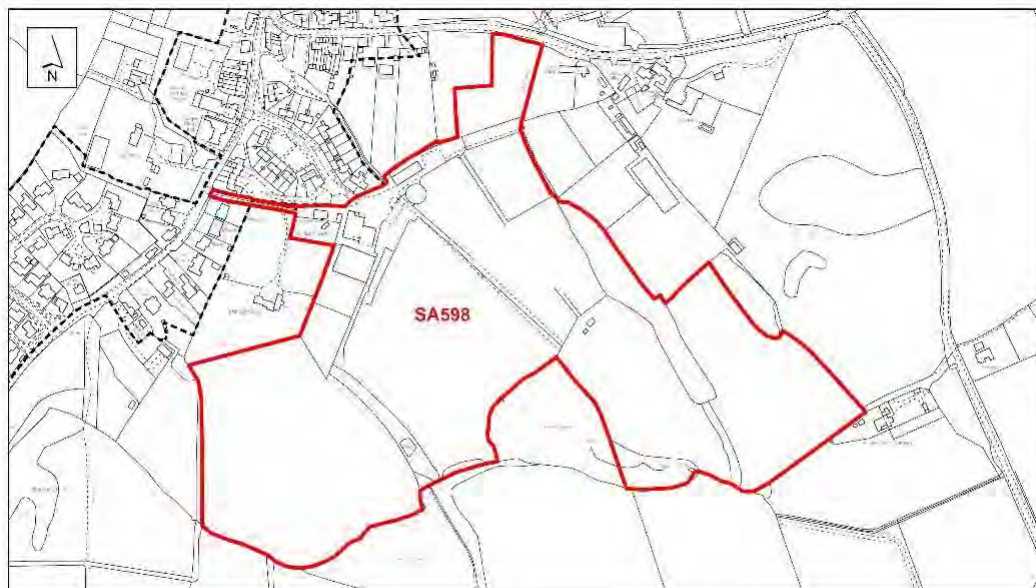
<b>Housing:</b> The site is promoted for 16 (2-5 bedroom) homes adjoining the existing built-up area boundary. Affordable housing would be expected in line with relevant policies.	
<b>Education:</b> There are a number of pre-school / nurseries and a local primary school located within the village of Rudgwick. Rudgwick and Bucks Green are within the catchment area of The Weald School, Billingshurst for secondary education.	
<b>Health:</b> There is a medical centre, dentist and pharmacy located within the village of Rudgwick.	
<b>Leisure/Recreation/Community Facilities:</b> 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.	
<b>Transport:</b> The proposed access would be shared with the current car park and may impact on the current public right of way, which would need to be secured. There is an hourly bus service Monday – Saturday linking the settlement to Guildford and Horsham. There is no Sunday service.	
<b>Other Infrastructure:</b> No details have been provided in respect of future communication technology.	
<b>Economic Considerations</b>	<b>Neutral Impacts</b>
<b>Economy:</b> There is some economic activity in Rudgwick but further opportunities would require travel.	
<b>Retail:</b> 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.	
<b>Site Assessment Conclusion:</b> The site is not recommended for allocation. Development at the site would negatively impact on the rural character of the settlement, result in the potential significant loss of woodland and would adversely impact upon the setting of the Conservation Area.	
<b>Estimated Housing Numbers: 0</b>	

# Rusper

**Site Name:** Millfield Farm Buildings

**SA598**

**Site Map:**



<p><b>Horsham District Council</b>          Parkside, Chest 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>	<p>Rusper</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 25%;">Reference No:</td> <td style="width: 25%;">Date: 31 August 2023</td> <td style="width: 25%;">1:1,000 at A4</td> <td style="width: 25%;"></td> </tr> <tr> <td>Drawing No:</td> <td>Drawn:</td> <td>Checked:</td> <td>Revisions:</td> </tr> </table>	Reference No:	Date: 31 August 2023	1:1,000 at A4		Drawing No:	Drawn:	Checked:	Revisions:
Reference No:	Date: 31 August 2023	1:1,000 at A4							
Drawing No:	Drawn:	Checked:	Revisions:						

**Parish:** Rusper

**Site Area:** 17.89 hectares (with 2.11 hectares promoted for development)

**Site Location:** The site is located in the countryside partially adjoining the western edge of Rusper’s built-up area boundary.

**Site Description:** The western portion of the site is considered to be previously developed land and comprises three residential dwellings and a number of equestrian-related outbuildings, plus a sand school/horse walker. With the exception of the residential dwellings, the previously developed land does not appear to be in regular use with the buildings in a poor condition and surrounded by overgrown vegetation. Public Right of Way 1501 traverses the entire site, past the dwelling, through the farm yard and associated buildings and connects to East Street to the north-west. The land is relatively flat across the western and southern portions of the site and further east beyond the area of PDL the land slopes south eastwards. The westernmost extent of this site has planning permission for 43 dwellings (DC/24/6099). This assessment therefore considers the remaining extent of the land.

<b>Environmental Considerations</b>	<b>Very Negative Impacts (unable / unlikely to be mitigated)</b>
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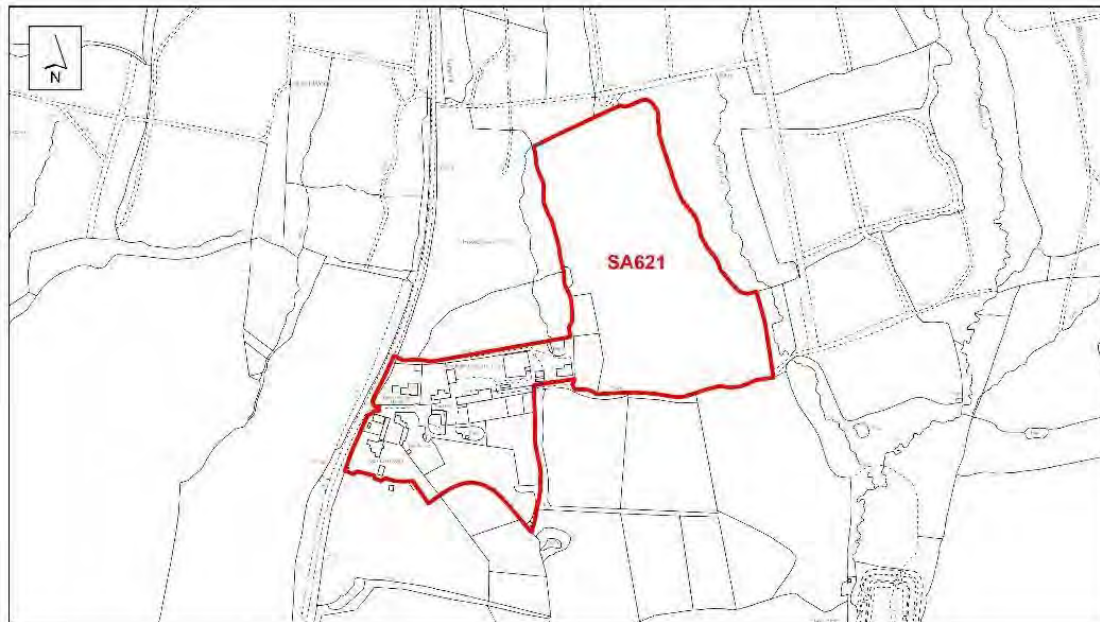
**Landscape:** The site does not lie within or near a protected landscape. The land is relatively flat along the public right of way but does slope downwards towards the south-eastern parts of the site. The Council’s Landscape Capacity Assessment Report (2021) assessed part of the site and found it to have low-moderate capacity for small-scale housing development.

**Biodiversity:** The site is not formally designated as important for nature conservation. The northernmost tip of an area of Ancient Woodland lies to the south-east of the site and, in the event of development, a suitable 15m semi-natural buffer would be required in accordance with guidance from Natural England. Ecological impact, mitigation and enhancement would need further consideration if the site were to be allocated and biodiversity net gain would be required.

<b>Archaeology/Heritage:</b> The site does not contain any designated heritage assets, however, the northern part of the site is in relatively close proximity to the Rusper Conservation Area. Suitable consideration of the impact of development on the setting of the conservation area would be required if the site were to be developed.	
<b>Environmental Quality:</b> The agricultural classification of the site is unknown. Rusper lies in relatively close proximity to Gatwick Airport and is affected by aircraft noise. 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.	
<b>Flooding/Drainage:</b> The site does not lie within an area identified as at risk of flooding (Flood Zone 1)	
<b>Climate/Renewables/Energy Efficiency:</b> No known impacts or clear proposals	
<b>Social Considerations</b>	<b>Neutral</b>
<b>Housing:</b> The site is promoted for residential development on a large area of land totaling, around 18 hectares, although the promoter is suggesting that an area measuring 2.11 hectares to the west and north is suitable for development. This land now has planning permission (DC/24/6099).	
<b>Education:</b> The site lies within walking distance of Rusper Primary School and is within the catchment for Millais and The Forest secondary schools.	
<b>Health:</b> 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.	
<b>Leisure/Recreation/Community Facilities:</b> 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, a church and some sports facilities.	
<b>Transport:</b> 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 two existing vehicular access points. The site can be accessed via Horsham Road. There is an existing access on East Street which could also serve the site, but this would require significant upgrading to support development and would most likely result in some loss of hedgerows and trees. Consideration would also need to be given to the adjacent Public Right of Way RUS/1501/1.	
<b>Other Infrastructure:</b> No details have been provided regarding future communication technology, however, the proximity to the built-up area of Rusper suggests suitable services could be sufficiently provided.	
<b>Economic Considerations</b>	<b>Neutral</b>
<b>Economy:</b> 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.	
<b>Retail:</b> 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.	
<b>Site Assessment Conclusion:</b> Outside the land with planning permission, the site is not recommended for allocation. Rusper has a linear settlement form. Although a small portion of the site adjoins the settlement boundary, the site is not well related to the built form and would lead to development that relates poorly to the existing settlement. There is little in the way of a defensible landscape boundary, which would be visually intrusive with long views into the open, wider countryside.	
<b>Estimated Housing Numbers:</b> 0	

**Site Name:** Land at Hawkesbourne Farm, Rusper **SA621**

**Site Map:**



<b>Horsham District Council</b> Parkside, Chart Way, Horsham West Sussex RH12 1RL Barbara Childs - Director of Place		<b>Rusper</b>	
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**Parish:** Rusper

**Site Area:** 7.08 hectares

**Site Location:** The site lies north of Horsham and is unconnected with the existing built-up area boundary. Though currently isolated from Horsham, the site adjoins and lies partially within the Land North of Horsham strategic allocation. This site forms one of five parcels of land being promoted by Legal & General as “Additional Land” to the North Horsham site.

**Site Description:** The site is rural in character containing buildings related to Old Hawkesbourne Farm and an agricultural field.

**Environmental Considerations** **Very Negative Impacts (unable / unlikely to be mitigated)**

**Landscape:** The site lies to the north of the Land North of Horsham strategic allocation. Development on this parcel of land, which rises to the north would be visually intrusive and have significant landscape impacts. The Council’s Landscape Capacity Study (2021) has found the site to have no/low capacity for residential development, albeit finer grain assessment may identify some limited opportunity for accommodating development.

**Biodiversity:** The site is bounded by Ancient Woodland to the north, east and west of the site and, in the event of development, a suitable 15m semi-natural buffer would be required in accordance with guidance from Natural England. If progressed as a development site appropriate ecological assessments will be needed and suitable protection and mitigation and biodiversity enhancement would be required. The site promoters advise that appropriate habitat protection and mitigation measures could be provided and there is scope for net biodiversity gain.

**Archaeology/Heritage:** The site lies within an Archaeological Notification Area and a Grade II Listed building, Old Hawkesbourne, lies within the south-western corner of the site. These designations will need to be considered should the site be progressed.

<b>Environmental Quality:</b> The agricultural classification of the site is unknown. The site may be affected by noise caused by flights from Gatwick Airport. Gatwick Airport Ltd (GAL) highlight that if any small sites in Rusper are taken forward for allocation, they must be compatible with the future development of Gatwick Airport and that exposure to aircraft noise would mean that noise mitigation measures may be necessary.	
<b>Flooding/Drainage:</b> The site does not lie within an area identified as at risk of flooding (Flood Zone 1)	
<b>Climate/Renewables/Energy Efficiency:</b> The site promoter states that their approach is to establish a suite of design and technology options to reduce greenhouse gas emissions and suggest that a greater economy of scale will be achieved by this approach. Approaches within the existing outline planning permission for Land North of Horsham include heat pump technologies, such as heat networks, solar generation and increased public transport provision plus opportunities to sequester CO <sub>2</sub> have been put forward.	
<b>Social Considerations</b>	<b>Neutral</b>
<b>Housing:</b> This site forms one of five parcels of land being promoted by Legal & General as “Additional Land” to the North Horsham site. Land at Hawkesbourne Farm has a total area of 7.08ha (proposed gross developable area of 2.75ha according to the promoter). The promoter also suggests that, cumulatively, the parcels could yield an additional 500 units. The site promoter states that the development of the Additional Land would follow the principles established through the Outline Planning Permission, with a range of housing types and tenures including the provision of self-build/custom-build housing. The promoters have confirmed that Gypsy & Traveller pitches could not be accommodated within the site but would be anticipated to deliver a policy-compliant level of affordable housing.	
<b>Education:</b> 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.	
<b>Health:</b> The North Horsham strategic allocation (which has outline planning permission) includes a healthcare facility, within the local centre. The Council is working with the developers and NHS Sussex Integrated Care Board (ICB), formerly the Clinical Care Commission (CCG), regarding the delivery of these facilities.	
<b>Leisure/Recreation/Community Facilities:</b> The closest services and facilities are currently provided in Horsham – though services are expected to be provided in the North of Horsham strategic site. The proposals do not include provision for additional leisure, recreation or community facilities over and above what is already being provided as part of the strategic allocation.	
<b>Transport:</b> The site promoters have submitted a Preliminary Transport Review, prepared by Stantec, to provide technical evidence for the proposed additional 500 homes at Land at North Horsham. There is the potential for the additional homes to improve the viability for further bus services in this location and may strengthen the business case for the proposed parkway station in this location. The highway mitigation committed for the existing North Horsham strategic allocation could benefit the additional homes proposed, although this would be subject to further advice from the Local Highways Authority, West Sussex County Council. The site is accessed from Rusper Road. Road access to this location is through narrow rural roads which may require significant upgrade to support this scale of development. According to the illustrative masterplan submitted by the site promoters a new access is proposed to the south of the site, although this would be subject to further assessment and consultation with West Sussex County Council.	
<b>Other Infrastructure:</b> The site promoter suggests that their approach will be to identify options for futureproofing new housing stock including fast digital connectivity. No further details have been submitted at this stage to support this statement. It is understood that the site promoters have met with BT Openreach who have confirmed there is strong existing networks in the Horsham area which will likely be upgraded to deliver the Additional Land.	
<b>Economic Considerations</b>	<b>Neutral</b>

**Economy:** Whilst the North Horsham strategic allocation will deliver employment facilities, this site is promoted for housing and is not proposed to deliver employment. There a number of farm buildings associated with Old Hawkesbourne Farm.

**Retail:** Whilst the North Horsham strategic allocation will deliver retail facilities, the site is promoted for housing and as such it would not result in the loss of retail, nor will it deliver retail.

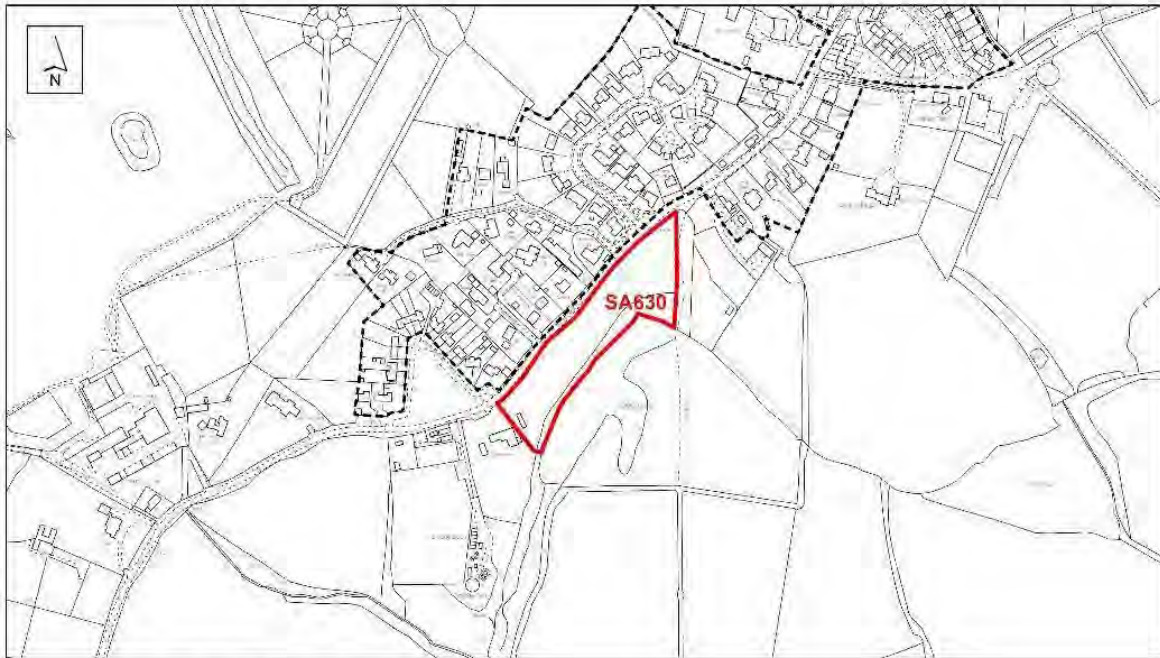
**Site Assessment Conclusion:** This land adjoins Land to the North of Horsham which is a strategic allocation with outline planning permission to bring forward around 2,750 homes. The allocation at North Horsham was landscape-led and it is considered that development on this land has the potential to have additional landscape impacts given the scale of the land parcel . A finer grained assessment as part of a future plan review may identify smaller land parcels within this area which are suitable for allocation

**Estimated Housing Numbers:** 0

**Site Name:** Land West of Baldhorns Copse, Rusper

**SA630**

**Site Map:**



**Horsham District Council**

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

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Rusper

Reference No:	Date: 31 August 2023	1:1,000 at A1
Drawing No:	Drawn:	Checked:
		Revisions:

**Parish:** Rusper

**Site Area:** 1.21 hectares

**Site Location:** The site is located within the countryside but adjacent to the built-up area boundary of Rusper, separated from the village by Horsham Road.

**Site Description:** The site is heavily wooded with numerous mature trees. A public right of way sits on the eastern boundary of the site and to the south-east of the site lies the Baldhorns Copse area of Ancient Woodland, although when on site the designated area of Ancient Woodland is indistinguishable from the wooded area forming the proposed site.

**Environmental Considerations**

**Very Negative Impacts  
(unable / unlikely to be  
mitigated)**

**Landscape:** The site does not lie within or near a protected landscape. The site is heavily wooded throughout and adjoins the Baldhorns Copse Area of Ancient Woodland to the south of the site, although both the designated area and the site itself merge visually to appear as one large wooded area. The land slopes downwards to the north-west where there is clear evidence of a watercourse that runs adjacent to Horsham Road. Beyond this watercourse the land slopes upwards again to meet the road. As part of the Council's Landscape Capacity Assessment the area has been assessed as having low-moderate capacity for development. Development in this location, which would involve the significant clearing of trees, would be considered to have a negative impact on the semi-rural setting in this location.

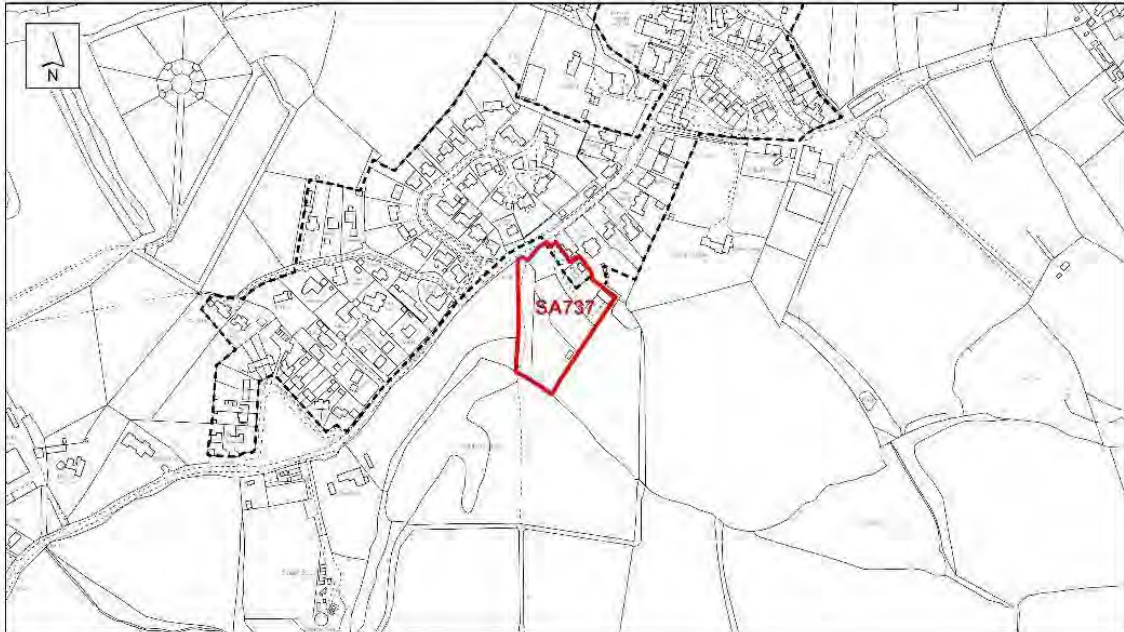
**Biodiversity:** The site itself is not formally designated however the adjoining land to the south-east is an Area of Ancient Woodland. Standing Advice from Natural England and the Forestry Commission also advises a 15m buffer around areas of Ancient Woodland and this would narrow the developable area of the site to the north of Baldhorns Copse. No details relating to biodiversity on the site have been submitted by the site promoter, but the Council would seek to minimise any negative impacts on the natural environment and to encourage net gains for biodiversity.

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

<b>Environmental Quality:</b> The site is heavily wooded, and development of the site would include the significant clearance of many trees. Rusper lies in relatively close proximity to Gatwick Airport and sits in close proximity to 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.	
<b>Flooding/Drainage:</b> The site does not lie within an area identified as at risk of flooding (Flood Zone 1). However, there is a watercourse that runs adjacent to Horsham Road along the north-western boundary of the site. A small section of the River Mole is also located in the southern part of the site. The Council's Drainage Engineer has advised that a riparian buffer of 5m either side of any watercourse would be required which would restrict the developable area.	
<b>Climate/Renewables/Energy Efficiency:</b> No known impacts or clear proposals.	
<b>Social Considerations</b>	<b>Neutral Impact</b>
<b>Housing:</b> An indicative site plan proposes residential development for approximately 29 dwellings and on an area of 1.21ha. This is considered to be at the upper end of an appropriate density in this edge of village location. Development of this scale is likely to deliver affordable units.	
<b>Education:</b> Given the small scale of the site, it will not deliver a school. The site lies within walking distance of Rusper Primary School and is within the catchment for Millais and The Forest secondary schools.	
<b>Health:</b> 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.	
<b>Leisure/Recreation/Community Facilities:</b> The village has a limited selection of services and facilities which are considered to be within a reasonable 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.	
<b>Transport:</b> The site lies within easy walking distance of a range of services and facilities within the village. The roads around the village are very rural with paved walking areas only available within the built-up area itself. Road traffic within the village can suffer from congestion. The rural roads do provide access to the A264 which forms part of the District's major road network. A public right of way runs along the eastern boundary 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 railway stations. Development in and around Rusper may help to boost the existing bus services. The north-western boundary of the site sits adjacent to Horsham Road and suitable visibility splays are likely to be achieved given that this section of the road is relatively straight. However, it is likely that a significant number of trees would have to be removed to facilitate sufficient access.	
<b>Other Infrastructure:</b> No details have been provided regarding future communication technology, however the proximity to the built-up area of Rusper suggests suitable services could be sufficiently provided.	
<b>Economic Considerations</b>	<b>Neutral</b>
<b>Economy:</b> 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.	
<b>Retail:</b> 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.	
<b>Site Assessment Conclusion:</b> The site is not recommended for allocation. Although it is located next to the built-up area boundary of Rusper, development of the site would involve the significant clearing of trees which would affect the rural setting of the village ty. Redevelopment would likely result in a negative impact on biodiversity and the developable area would be significantly reduced by the need for buffers from ancient woodland and the watercourses.	
<b>Estimated Housing Numbers:</b> 0	

**Site Name:** Pucks Croft Cottage and Land South, Rusper **SA737**

**Site Map:**



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

**Parish:** Rusper

**Site Area:** 0.51 hectares

**Site Location:** The proposed site forms part of the land associated with Pucks Croft Cottage. This dwelling lies within the built-up area boundary of Rusper with the remainder of the site lying outside but adjoining the built-up area boundary.

**Site Description:** Pucks Croft Cottage is sited to the north east of the site and there are a number of outbuildings sited along the eastern boundary of the site. Public Right of Way 1567 is located along the western boundary of the site. The remainder of the site appears to be overgrown and not in use.

<b>Environmental Considerations</b>	<b>Unfavourable impacts (with potential for mitigation)</b>
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**Landscape:** There is little screening along the northern boundary. Tall trees flank the western and southern boundaries and along the eastern boundary is Pucks Croft Cottage and associated outbuildings. The Council's Landscape Capacity Study (2021) found the site to have low-moderate landscape capacity for housing. If this site is progressed a landscape-led approach would be appropriate and should be sympathetic to the edge of settlement location.

**Biodiversity:** The site itself is not formally designated as important for nature conservation, however the north easternmost corner of Baldhorns Copse Area of Ancient Woodland adjoins the south western corner of the site and therefore a small area of the site would need to provide an appropriate buffer area. Sussex Biodiversity Records show evidence of some rare and legally protected species and some notable birds but the extent of their presence is unknown and would require further investigation and possible mitigation. If progressed the site would require appropriate ecological assessment and biodiversity protection, mitigation and enhancement.

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

<b>Environmental Quality:</b> Rusper lies in relatively close proximity to Gatwick Airport and sits under flight paths associated with the airport. Residential development in and around Rusper would lead to further people affected by aircraft noise, although these effects could potentially be addressed by suitable noise mitigation measures. The site lies within the Brick Clay (Weald Clay) and Building Stone Minerals Safeguarding area. The site is not within a Source Protection Zone.	
<b>Flooding/Drainage:</b> The site does not lie within an area identified as at risk of flooding (Flood Zone 1). There is a small wooden footbridge adjacent to the public right of way which crosses a small ditch, suggesting evidence of a watercourse, which may require further consideration as part of any SuDs proposals should development come forward in this location.	
<b>Climate/Renewables/Energy Efficiency:</b> No known impacts or clear proposals.	
<b>Social Considerations</b>	<b>Neutral Impacts</b>
<b>Housing:</b> The site is promoted for residential development for 6 dwellings. Should this site be progressed a sympathetic design and layout would be appropriate in this edge of settlement location. A development of this scale would not deliver affordable housing.	
<b>Education:</b> Given the small scale of the site, it will not deliver a school. The site lies within walking distance of Rusper Primary School and is within the catchment for Millais and The Forest secondary schools.	
<b>Health:</b> 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.	
<b>Leisure/Recreation/Community Facilities:</b> 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. There is the potential opportunity for the area to the south of the site to be made available for public open space.	
<b>Transport:</b> The site lies within walking distance of a range of services and facilities within the village. A public right of way lies to the west 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. There is an existing access from Horsham Road serving Pucks Croft Cottage which could potentially provide suitable access to the site. It is also considered it may be possible to widen this access if necessary, though further investigation with WSCC is required.	
<b>Other Infrastructure:</b> No details have been provided regarding future communication technology, however the proximity to the built-up area of Rusper suggests suitable services could be sufficiently provided.	
<b>Economic Considerations</b>	<b>Neutral Impacts</b>
<b>Economy:</b> 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.	
<b>Retail:</b> 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.	
<b>Site Assessment Conclusion:</b> The site is not recommended for allocation in the emerging Local Plan. Constraints relating to the impact of development on the wider landscape, the presence of ancient woodland and mature tree belts potentially impacting on the net developable area available and the requirement to investigate into the possible presence of protected species would negate this site coming forward as an allocation for the 6 units as proposed.	
<b>Estimated Housing Numbers: 0</b>	

**Site Name:** Land east of Baldhorns Copse      **SA738**

**Site Map:**



<b>Horsham District Council</b> Parkside, Chart Way, Horsham West Sussex RH12 1RL Barbara Childs - Director of Place		Rusper	
<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 : 31 August 2023 Checked :	1:1,000 at A4 Revisions :

**Parish:** Rusper

**Site Area:** 4.05 hectares

**Site Location:** The site is located within the countryside, lying to the south-west of the built-up area of Rusper.

**Site Description:** The site is undeveloped greenfield land which contains Ancient Woodland on the western part of the site and other trees within and bounding the site. A public right of way runs in a north/south direction directly through the centre of the site.

**Environmental Considerations**      **Very Negative Impacts (unable / unlikely to be mitigated)**

**Landscape:** The site does not lie within or near a protected landscape. The site is wooded and includes part of the Baldhorns Copse Area of Ancient Woodland on the western part of the site. As part of the Council's Landscape Capacity Assessment the area has been assessed as having low-moderate capacity for development. It is further considered that development in this location, which would involve the significant clearing of trees, would be considered to have a negative impact on the semi-rural setting in this location.

**Biodiversity:** The western part of the site is part of a larger band of Ancient Woodland. Standing Advice from Natural England and the Forestry Commission also advise a buffer around areas of Ancient Woodland and this would narrow the developable area of the site and possibly any access to Horsham Road difficult to achieve. No details relating to biodiversity on the site have been submitted by the site promoter, but the Council would seek to minimise any negative impacts on the natural environment and to encourage net gains for biodiversity, which may be difficult given the heavily wooded nature of the site.

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

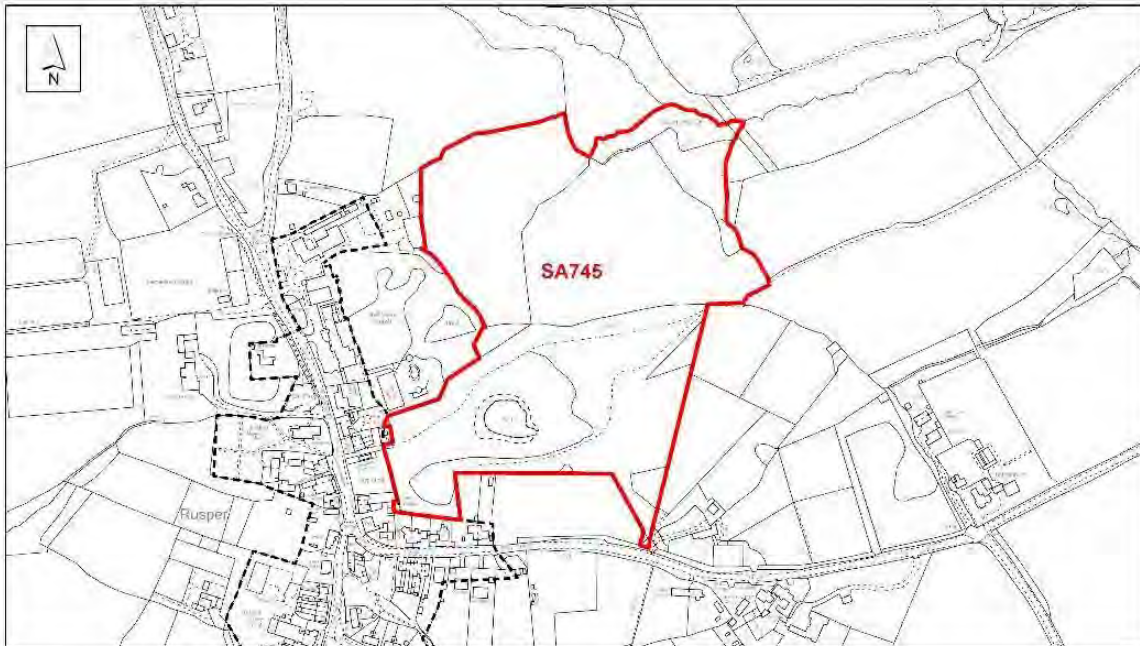
**Environmental Quality:** The site is heavily wooded and development of the site would include the significant clearance of many trees, which would be considered to have a negative environmental impact. Rusper lies in relatively close proximity to Gatwick Airport and sits under flight paths associated with the airport.

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

<b>Climate/Renewables/Energy Efficiency:</b> No known impacts or clear proposals.	
<b>Social Considerations</b>	<b>Neutral</b>
<b>Housing:</b> The site is promoted for residential development for 30-50 dwellings and on a site area of 4.05ha which would, if development came forward, be considered appropriate for this location given landscape and environmental considerations. A development of this scale is likely to deliver affordable units.	
<b>Education:</b> Given the small scale of the site, it will not deliver a school. The site lies within walking distance of Rusper Primary School and is within the catchment for Millais and The Forest secondary school.	
<b>Health:</b> 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.	
<b>Leisure/Recreation/Community Facilities:</b> The village has a limited selection of services and facilities which are considered to be within a reasonable walking distance of the site. These services and facilities include a primary school, public house, convenience store with Post Office, village hall, a church and some sports facilities.	
<b>Transport:</b> The site lies within easy walking distance of a range of services and facilities within the village. A public right of way runs north-south through the centre 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 railway stations. Development in and around Rusper may help to boost the existing bus services. Although a public right of way runs through the site there is no vehicular access from the nearest road (Horsham Road) into the site. It is not apparent as to how a vehicular access could be created without the loss of trees, some of which are classified as Ancient Woodland.	
<b>Other Infrastructure:</b> No details have been provided regarding future communication technology, however the proximity to the built-up area of Rusper suggests suitable services could be sufficiently provided.	
<b>Economic Considerations</b>	<b>Neutral</b>
<b>Economy:</b> 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.	
<b>Retail:</b> 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.	
<b>Site Assessment Conclusion:</b> The site is not recommended for allocation as the site lies within the countryside and is detached from the edge of the settlement and in isolation should not come forward as a potential development site. The site also includes an Area of Ancient Woodland and the necessity for a buffer would reduce the developable area of the site and affect the ability to provide vehicular access. Given that the site is heavily wooded, development would likely result in the loss of biodiversity as well as adversely impacting the character and setting of the local landscape. It is not appropriate to allocate this site at this time.	
<b>Estimated Housing Numbers:</b> 0	

**Site Name:** Land east of Ghyll Manor, Rusper **SA745**

**Site Map:**



**Horsham District Council**

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

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**Rusper**

Reference No.:	Date: 31 August 2023	1:1,000 at A4
Drawing No.:	Drawn:	Checked:
		Revisions:

**Parish:** Rusper

**Site Area:** 9.7 hectares (7ha developable area)

**Site Location:** The site is within the countryside partially adjoining the built-up area boundary of Rusper at the south-west corner of the site.

**Site Description:** The site is a large greenfield site, made up of parcels of agricultural land bounded by trees and woodland. A public right of way runs through the centre in an east/west direction.

**Environmental Considerations**

**Very Negative Impacts (unable / unlikely to be mitigated)**

**Landscape:** The site does not lie within or near a protected landscape. The Council's 2021 Landscape Capacity Assessment has assessed the area as having no/low capacity for development. It is further considered that development in this location, which would involve the significant clearing of trees, would be considered to have a negative impact on the semi-rural setting in this location.

**Biodiversity:** The south-western section of the site includes a number of trees which are protected by a Tree Preservation Order. The north-eastern part of the site is identified as Ancient Woodland. Standing Advice from Natural England and the Forestry Commission also advises a 15m buffer around areas of Ancient Woodland and this would reduce the developable area of the site. If progressed as a development site appropriate ecological assessments will be needed and suitable protection and mitigation and biodiversity enhancement would be required.

**Archaeology/Heritage:** The site adjoins Rusper Conservation Area and to the west lies a number of listed buildings. These factors would need to be considered in the event of development.

**Environmental Quality:** The site contains woodland and development of the site would include the significant clearance of many trees, which would be considered to have a negative environmental impact. The area lies in relatively close proximity to Gatwick Airport and is affected by aircraft noise.

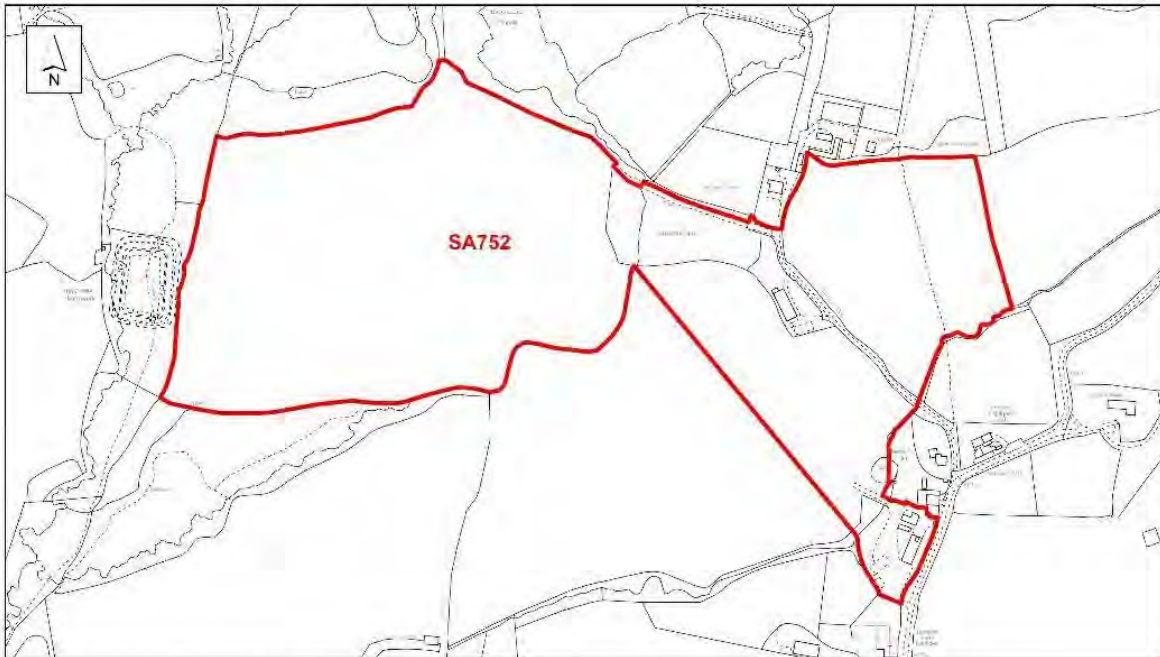
**Flooding/Drainage:** The site does not lie within an area identified as at risk of flooding (Flood Zone 1).

<b>Climate/Renewables/Energy Efficiency:</b> No known impacts or clear proposals.	
<b>Social Considerations</b>	<b>Neutral</b>
<b>Housing:</b> The site is promoted for residential development for circa 200 dwellings on a site area of 9.7ha, which would, if development came forward, be considered appropriate in this village location. Any proposal would expect to be compliant with affordable housing provision.	
<b>Education:</b> The site lies within walking distance of Rusper Primary School and is within the catchment for Millais and The Forest secondary schools. The site would generate a significant number of new pupils that would probably have to be accommodated at the existing primary school.	
<b>Health:</b> 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.	
<b>Leisure/Recreation/Community Facilities:</b> The village has a limited range of services and facilities. These services and facilities include a primary school, public house, convenience store with Post Office, village hall, a church and some sports facilities. The site promoter highlights that the pond, public footpath and woodland areas would be retained as part of detailed proposals.	
<b>Transport:</b> The site lies within easy walking distance of a range of services and facilities within the village. Access to the A264 which forms part of the District's major road network. There is a public right of way that traverses the site. There is a limited bus service providing some connectivity to the larger towns of Horsham and Crawley. Development in and around Rusper may help to boost the existing bus services. The site has existing access from its south-eastern boundary to East Street. Road access to this location is through narrow rural roads which may require significant upgrade to support this scale of development.	
<b>Other Infrastructure:</b> No details have been provided regarding future communication technology.	
<b>Economic Considerations</b>	<b>Neutral</b>
<b>Economy:</b> 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.	
<b>Retail:</b> 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.	
<b>Site Assessment Conclusion:</b> The site is not recommended for allocation because it does not relate well to the existing built form of Rusper and would create a large scale urbanised intrusion into the wider open landscape, far in excess of the existing scale of the village which is not well connected with the existing settlement form.	

**Site Name:** Land at Bensons Farm

**SA752**

**Site Map:**



**Horsham District Council**

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

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Rusper

Reference No.:

Date: 31 August 2023

1:1,000 at A4

Drawing No.:

Drawn:

Checked:

Revisions:

**Parish:** Rusper

**Site Area:** 18.77 hectares

**Site Location:** The site lies within the countryside outside the built-up area boundary of Horsham. Though currently isolated from Horsham, the site adjoins and lies partially within the Land North of Horsham strategic allocation. This site forms one of five parcels of land being promoted by Legal & General as “Additional Land” to the North Horsham site.

**Site Description:** The site is predominantly agricultural fields bounded by trees and woodland, though there is some built form in the south-east part of the site off Wimland Road.

**Environmental Considerations**

**Very Negative Impacts (impacts unlikely / unable to be mitigated)**

**Landscape:** The site lies to the north of the Land North of Horsham strategic allocation – an allocation that was landscape-led. Development on this parcel of land would be visually intrusive and have significant landscape impacts. With the exception of the site area that is sited within the existing allocation, the Council’s Landscape Capacity Study (2021) has found the site to have no/low capacity for residential development, albeit finer grain assessment may identify some limited opportunity for accommodating development.

**Biodiversity:** Ancient woodland lies within the centre of the site and in abutting land. In accordance with the Standing Advice from Natural England and the Forestry Commission 15m buffers would need to be observed to protect these designated areas and this would reduce the developable area. If progressed as a development site ecological assessments will be needed and suitable protection and mitigation and biodiversity enhancement would be required. The site promoters advise that appropriate habitat protection and mitigation measures could be provided and there is scope for net biodiversity gain.

**Archaeology/Heritage:** The western half of the site is an Archaeological Notification Area and abuts a Scheduled Monument. These factors would need to be considered in the event of development.

**Environmental Quality:** The agricultural classification of the site is unknown. The site may be affected by noise caused by flights from Gatwick Airport. Development would need to ensure that there is no risk to residents from any current or future noise, smell or vibration which may originate within or near to the site.

<b>Flooding/Drainage:</b> The site does not lie within an area identified as at risk of flooding (Flood Zone 1).	
<b>Climate/Renewables/Energy Efficiency:</b> The site promoter states that their approach is to establish a suite of design and technology options to reduce greenhouse gas emissions and suggest that a greater economy of scale will be achieved by this approach. Approaches within the existing outline planning permission at Land North of Horsham include heat pump technologies, such as heat networks, solar generation and increased public transport provision plus opportunities to sequester CO <sub>2</sub> across the scheme.	
<b>Social Considerations</b>	<b>Neutral Impacts</b>
<b>Housing:</b> This site forms one of five parcels of land being promoted by Legal & General as “Additional Land” to the North Horsham site. Land at Bensons Farm has a total area of 18.77ha (proposed gross developable area of 11.86ha according to the promoter). Given the size of the site, a large number of homes could come forward on it by itself. The promoter also suggests that, cumulatively, the parcels could yield an additional 500 units. The site promoters states that the development of the Additional Land would follow the principles established through the Outline Planning Permission, with a range of housing types and tenures including the provision of self-build/custom-build housing. The promoters have confirmed that Gypsy & Traveller pitches could not be accommodated within the site but the site would be anticipated to deliver a policy-compliant level of affordable housing.	
<b>Education:</b> 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.	
<b>Health:</b> The North Horsham strategic allocation (which has outline planning permission) includes a healthcare facility, within the local centre. The Council is working with the developers and NHS Sussex Integrated Care Board (ICB), formerly the Clinical Commissioning Group (CCG), regarding the delivery of these facilities.	
<b>Leisure/Recreation/Community Facilities:</b> The closest services and facilities are currently provided in Horsham – though services are expected to be provided in the North of Horsham strategic site. The proposals do not include provision for additional leisure, recreation or community facilities over and above what is already being provided as part of the strategic allocation.	
<b>Transport:</b> The site promoters have submitted a Preliminary Transport Review, prepared by Stantec, to provide technical evidence for the proposed additional 500 homes at Land at North Horsham. There is the potential for the additional homes to improve the viability for further bus services in this location and may strengthen the business case for the proposed parkway station in this location. The highway mitigation committed for the existing North Horsham strategic allocation could benefit the additional homes proposed, although this would be subject to further advice from the Local Highways Authority, West Sussex County Council.	
The site has existing access to Benson’s Lane and Wimland Road. Road access to this location is through narrow rural roads which may require significant upgrade to support this scale of development. According to the illustrative masterplan submitted by the site promoters two new accesses are proposed to the south of the site, although this would be subject to further assessment and consultation with West Sussex County Council.	
<b>Other Infrastructure:</b> The site promoter suggests that their approach will be to identify options for futureproofing new housing stock including fast digital connectivity. No further details have been submitted at this stage to support this statement. It is understood that the site promoters have met with BT Openreach who have confirmed there is strong existing networks in the Horsham area which will likely be upgraded to deliver the Additional Land.	
<b>Economic Considerations</b>	<b>Neutral Impacts</b>
<b>Economy:</b> Whilst the North Horsham strategic allocation will deliver employment facilities, this site is promoted for housing and is not proposed to deliver employment. The proposals will not result in the loss of employment either.	

**Retail:** Whilst the North Horsham strategic allocation will deliver retail facilities, the site is promoted for housing and as such it would not result in the loss of retail, nor will it deliver retail.

**Site Assessment Conclusion:** This land adjoins Land to the North of Horsham which is a strategic allocation with outline planning permission to bring forward around 2,750 homes. The allocation at North Horsham was landscape-led and it is considered that development on this land has the potential to have additional landscape impacts given the scale of the land parcel . A finer grained assessment as part of a future plan review may identify smaller land parcels within this area which are suitable for allocation.

**Estimated Housing Numbers: 0**

**Site Name:** Land at Kings Farm

**SA753**

**Site Map:**



**Horsham District Council**

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

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Rusper

Reference No.:

Date: 31 August 2023

1:1,000 at A4

Drawing No.:

Drawn:

Checked:

Revisions:

**Parish:** Rusper

**Site Area:** 1.56 hectares

**Site Location:** The site lies within the countryside outside the built-up area boundary of Horsham. Though currently isolated from Horsham, the site adjoins and lies partially within the Land North of Horsham strategic allocation. This site forms one of five parcels of land being promoted by Legal & General as “Additional Land” to the North Horsham site.

**Site Description:** The site is largely greenfield land bounded by trees though built form is evident within the site on the boundary with Wimland Road. A sand school forms part of the south-western tranche of the site.

**Environmental Considerations**

**Very Negative Impacts (unable / unlikely to be mitigated)**

**Landscape:** The site lies to the north of the Land North of Horsham strategic allocation – an allocation that was landscape-led. Development on this parcel of land would be visually intrusive and have significant landscape impacts. With the exception of the site area that is sited within the existing allocation, the Council’s Landscape Capacity Study (2021) has found the site to have no/low capacity for residential development.

**Biodiversity:** The site is not formally designated as important for nature conservation but the loss of greenfield land and woodland to accommodate development may have impacts on biodiversity. If progressed as a development site ecological assessments will be needed and suitable protection and mitigation and biodiversity enhancement would be required. The site promoters advise that appropriate habitat protection and mitigation measures could be provided and there is scope for net biodiversity gain.

**Archaeology/Heritage:** The site does contain a Grade II Listed Building and has listed buildings nearby. The site is also located entirely in an Archaeological Notification Area. The impact on these designations will need to be carefully considered should the site come forward for development.

**Environmental Quality:** The area lies in relatively close proximity to Gatwick 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. Development may also be affected by trains from the nearby railway line. Development would need to ensure that there is no risk to residents from any current or future noise, smell or vibration which may originate within or near to the site.

**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 states that their approach is to establish a suite of design and technology options to reduce greenhouse gas emissions and suggest that a greater economy of scale will be achieved by this approach. Approaches within the existing outline planning permission include heat pump technologies, such as heat networks, solar generation and increased public transport provision plus opportunities to sequester CO2 across the scheme.

**Social Considerations**

**Neutral Impacts**

**Housing:** This site forms one of five parcels of land being promoted by Legal & General as “Additional Land” to the North Horsham site. Land at Kings Farm has a total area of 1.56ha (proposed gross developable area of 0.73ha according to the promoter). Given the size of this particular parcel only a small amount of development could come forward on it by itself. The promoter also suggests that, cumulatively, the parcels could yield an additional 500 units. The site promoters states that the development of the Additional Land would follow the principles established through the Outline Planning Permission, with a range of housing types and tenures including the provision of self-build/custom-build housing. The promoters have confirmed that Gypsy & Traveller pitches could not be accommodated within the site but the site would be anticipated to deliver a policy-compliant level of affordable housing.

**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.

**Health:** The North Horsham strategic allocation (which has outline planning permission) includes a healthcare facility, within the local centre. The Council is working with the developers and NHS Sussex Integrated Care Board (ICB), formerly the Clinical Commissioning Group (CCG), regarding the delivery of these facilities.

**Leisure/Recreation/Community Facilities:** The closest services and facilities are currently provided in Horsham – though services are expected to be provided in the North of Horsham strategic site. The proposals do not include provision for additional leisure, recreation or community facilities over and above what is already being provided as part of the strategic allocation.

**Transport:** The site promoters have submitted a Preliminary Transport Review, prepared by Stantec, to provide technical evidence for the proposed additional 500 homes at Land at North Horsham. There is the potential for the additional homes to improve the viability for further bus services in this location and may strengthen the business case for the proposed parkway station in this location. The highway mitigation committed for the existing North Horsham strategic allocation could benefit the additional homes proposed, although this would be subject to further advice from the Local Highways Authority, West Sussex County Council.

The site has existing access on Wimland Road. Road access to this location is through narrow rural roads which may require significant upgrade to support this scale of development. According to the illustrative masterplan submitted by the site promoters a new access is proposed to the north-west of the site, although this would be subject to further assessment and consultation with West Sussex County Council.

**Other Infrastructure:** The site promoter suggests that their approach will be to identify options for futureproofing new housing stock including fast digital connectivity. No further details have been submitted at this stage to support this statement. It is understood that the site promoters have met with BT Openreach who have confirmed there is strong existing networks in the Horsham area which will likely be upgraded to deliver the Additional Land.

**Economic Considerations**

**Neutral Impacts**

**Economy:** Whilst the North Horsham strategic allocation will deliver employment facilities, this site is promoted for housing and is not proposed to deliver employment. The proposals will not result in the loss of employment either.

**Retail:** Whilst the North Horsham strategic allocation will deliver retail facilities, the site is promoted for housing and as such it would not result in the loss of retail, nor will it deliver retail.

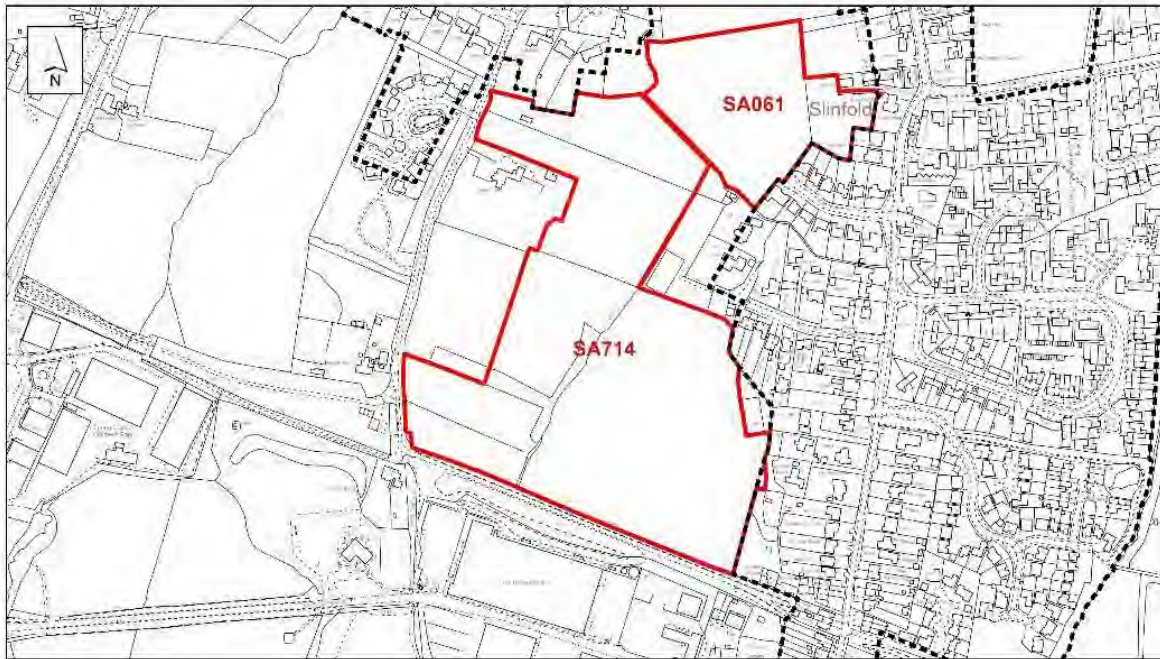
**Site Assessment Conclusion:** This land adjoins Land to the North of Horsham which is a strategic allocation with outline planning permission to bring forward around 2,750 homes. The allocation at North Horsham was landscape-led and it is considered that development on this land has the potential to have additional landscape impacts given the scale of the land parcel . A finer grained assessment as part of a future plan review may identify smaller land parcels within this area which are suitable for allocation

**Estimated Housing Numbers: 0**

# Slinfold

**Site Name:** Land to the West of Farthings | SA714

**Site Map:**



<p><b>Horsham District Council</b>          Parkside, Chart Way, Horsham          West Sussex RH12 7RL          Barbara Childs - Director of Place</p>		<p>Slinfold</p>	
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<p>Drawing No.:</p>	<p>Drawn:</p>	<p>Checked:</p>	<p>Revisions:</p>

**Parish:** Slinfold

**Site Area:** 8.7Ha

**Site Location:** The site is centrally located in the village and is located south of the Slinfold Conservation Area but outside the existing settlement boundary.

**Site Description:** The site lies to the west of the residential development on Hayes Lane and Park Road. The Downs Link and Slinfold Business park are located to the south of the site. To the north, the site abuts the Land to the Rear of Niblets (SA061) which is also promoted by Elivia Homes. SA714 is approximately 9 Ha in size and comprises of pasture/grazing land and is relatively flat with views into the open countryside to the south and south west. The central fields form an important backdrop to the village and is an important factor to the rural character of Slinfold.

**Environmental Considerations** **Very Negative Impacts (impacts unlikely / unable to be mitigated)**

**Landscape:** The site is relatively flat with small pasture/grazing fields, hedgerows providing an important rural setting for the historic core of the village to the north. Views into the open countryside to the south and southwest can be achieved from this location. The 2021 Landscape Capacity Assessment stipulates this area is highly sensitive to development. The 'central fields' location contribute to the rural character and rural setting of Slinfold and in particular the development and historic evolution of the village over many years. While the developer has indicated SA714 and SA061 are separate entities and would primarily consist of low density development with the aim of preserving the sense of openness, it is considered the cumulative impact of both SA714 and SA061 would erode the rural landscape character and setting of the village.

**Biodiversity:** The site and surrounding land is not designated as important for nature conservation. The site does lie within a Bat Sustenance Zone and habitats to maintain

<p>feeding habitats for bats would need to be retained. If progressed as a development site appropriate ecological assessment will be needed and suitable protection and mitigation and biodiversity enhancement would be required. Any proposal would be expected to demonstrate a net biodiversity gain in line with government guidance as a minimum.</p>	
<p><b>Archaeology/Heritage:</b> The Slinfold Conservation Area is located to the north and east of the site. A number of listed buildings can be found to the north of the site. The historic plan form of Slinfold supports the understanding of the development of this historic settlement, and the 'central fields' playing an important role in the historic development of Slinfold. The promoter has indicated any proposal would maintain important views and the sense of openness which would not cause significant harm to the integrity of local heritage assets and the setting of the conservation area. Notwithstanding, the location of the central fields provides a key backdrop to the countryside setting of the village and contributes to the rural and historic character of Slinfold.</p>	
<p><b>Environmental Quality:</b> The site lies within a Brick Clay (Weald Clay) Minerals Safeguarding Area. Any development will need to ensure there is no adverse impact on this resource.</p>	
<p><b>Flooding/Drainage:</b> The site does not lie within an area identified as at risk of flooding (Flood Zone 1).</p>	
<p><b>Climate/Renewables/Energy Efficiency:</b> The site promoter is seeking to provide a sensitive and carbon neutral extension to Slinfold on the Land at Niblets Farm and East of Spring Lane.</p>	
<p><b>Social Considerations</b></p>	<p><b>Very Negative Impacts (impacts unlikely / unable to be mitigated)</b></p>
<p><b>Housing:</b> The proposal comprises the erection of 50 dwellings across two main development parcels. Access will be provided from the site directly north (also under the control of the same promoters), SA061. The proposed scheme is low density and would retain large amounts of open landscaped space. Any proposal will have to comply with Affordable Housing policies.</p>	
<p><b>Education:</b> Slinfold village has CE Primary School and is within the catchment area of the Weald school.</p>	
<p><b>Health:</b> There are no healthcare facilities within the village. Residents would have to travel to other villages to access these services resulting in possible additional private vehicular journeys if trips by public transport cannot be achieved.</p>	
<p><b>Leisure/Recreation/Community Facilities:</b> The site adjoins the settlement edge of Slinfold which is classified as a medium village in the settlement hierarchy, having a limited range of services, facilities and local employment provision. The local Church of England primary school is located within the village. Development in this location would not be of sufficient scale to provide significant infrastructure upgrades or new services and facilities. This could result in potential additional vehicle journeys, which would perpetuate unsustainable travel patterns.</p>	
<p><b>Transport:</b> The developer has indicated access will be dependent on the implementation of SA061 which is located to the north of SA714 which creates uncertainty for deliverability and implementation if SA061 cannot come forward. Local bus services (no 63 and 100) connect the village to larger settlements such as Horsham which will provide a higher range of services and facilities. Opportunities to increase cycling and pedestrian infrastructure locally is supported and encouraged.</p>	
<p><b>Other Infrastructure:</b> No further information was provided.</p>	
<p><b>Economic Considerations</b></p>	<p><b>Neutral</b></p>
<p><b>Economy:</b> Local employment is limited. Spring Copse Business Park and The Business Park, Maydwell Avenue are both designated Key Employment Areas (KEAs) providing the main local employment opportunities. A greater range of employment is accessible via bus or car.</p>	
<p><b>Retail:</b> There is a convenience store and a post office (limited opening times) located within the village. Residents will have to travel to other settlements to access higher level services.</p>	

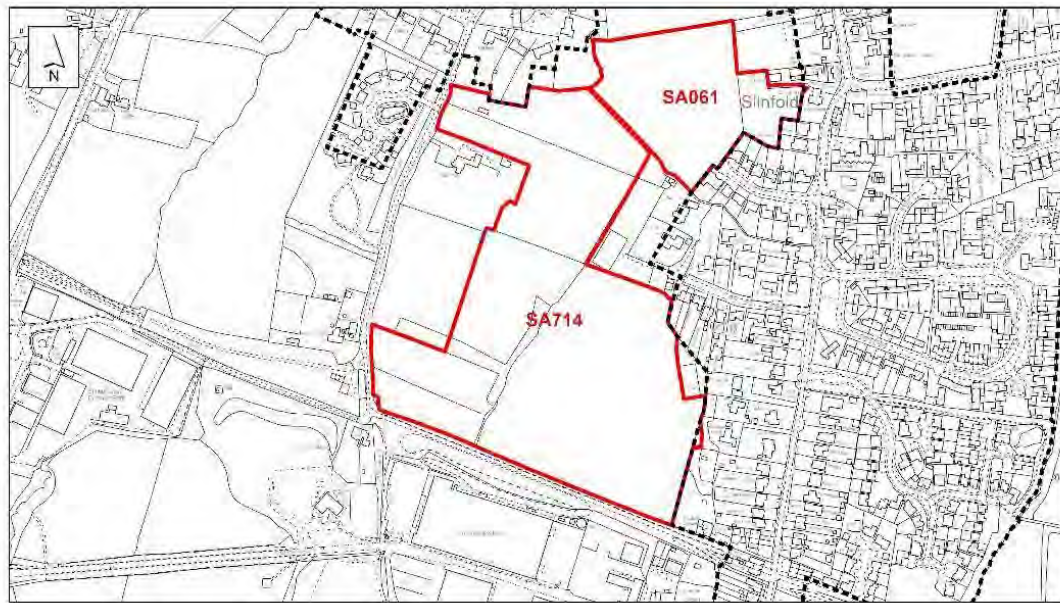
**Site Assessment Conclusion:** The site is not recommended to come forward as an allocation in the Local Plan Review due primarily to issues relating to landscape and rural character. The developer has indicated both sites (SA714 and SA061) are separate entities, the common access arrangement would suggest a comprehensive scheme may work better functionally subject to other criteria. Notwithstanding, the implementation of SA714 is dependent on adjacent SA061 coming forward to provide appropriate access which creates some uncertainty of deliverability.

Notwithstanding the issues concerning access, SA714 comprises of 'central' open fields and are instrumental in creating the linear form of Slinfold's historic core and contribute towards the tranquil rural character of the village. The main viewpoints into these 'central fields' from within the Conservation Area form an important buffer and rural setting for the village of Slinfold. The historic plan form of Slinfold supports the understanding of the development of this historic settlement, and the 'central fields' open and rural form are an important aspect of this settlement pattern and continues to provide a key backdrop to the conservation area, countryside setting and rural character. As such the landscape character and rural setting of this location is deemed to be highly sensitive to development

**Estimated Housing Numbers: 0**

**Site Name:** Land North West of West Way | SA061

**Site Map:**



**Horsham District Council**

Parkside, Chart Way, Horsham  
West Sussex RH12 1PL  
Barbara Childs, Director of Planning

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Slinfold

Reference No:

Date: 04 September 2023

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Drawing No:

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Checked:

Revisions:

**Parish:** Slinfold

**Site Area:** 2.2 Ha

**Site Location:** The site is centrally located in the village and is located south of the Slinfold Conservation Area but outside the existing settlement boundary.

**Site Description:** The site occupies an area centrally located in the Slinfold village and was pivotal to the historic development pattern of the village. The site comprises of flat open space and pasture land. To the north lies the Slinfold Conservation Area with a number of heritage assets overlooking the site. The site is bounded by residential development to the west and east with a proposed access into the site to be achieved from Hayes Lane.

**Environmental Considerations**

**Very Negative Impacts (impacts unlikely / unable to be mitigated)**

**Landscape:** is relatively flat with small pasture/grazing fields, hedgerows providing an important rural setting for the historic core of the village to the north. Views into the open countryside to the south and southwest can be achieved from this location. The 2021 Landscape Capacity Assessment stipulates this area is highly sensitive to development. The 'central fields' location contribute to the rural character and rural setting of Slinfold and in particular the development and historic evolution of the village over many years. Development in this location would contribute to the gradual erosion the rural character and tranquility of this location.

**Biodiversity:** The site and surrounding land is not designated as important for nature conservation. The site lies 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 assessment will be needed and suitable protection and mitigation and biodiversity enhancement would be required. Any proposal would be expected to demonstrate a net biodiversity gain.

**Archaeology/Heritage:** The Slinfold Conservation Area is located to the north and east of the site. A number of heritage assets also directly have views into the site area. The rural open character of this location provides an important setting to the village. Development in

<p>this location would also inevitably impact on the rural character of the village in this sensitive historic and landscape location which has historically evolved around this space and would result in undermining the settlement pattern of the village as it has evolved over the years. Recent illustrative schemes and Vision Statements provided by the site promoter has acknowledged the sensitivity of this location with the developer advocating low density development with large tracts of open space to mitigate the impact on local heritage assets. Nonetheless, any development proposal formally submitted to the Council would be assessed on its own merits. The erosion to wider rural character and appearance of the village with the urbanisation of the sensitive area cannot be supported.</p>	
<p><b>Environmental Quality:</b> The site lies within a Brick Clay (Weald Clay) Minerals Safeguarding Area. Any development will need to ensure there is no adverse impact on this resource.</p>	
<p><b>Flooding/Drainage:</b> The site does not lie within an area identified as at risk of flooding (Flood Zone 1).</p>	
<p><b>Climate/Renewables/Energy Efficiency:</b> There will be an expectation any proposal will be required to adhere to the Council's climate change policies. The developer has indicated electric car charging infrastructure will be integral to the scheme.</p>	
<p><b>Social Considerations</b></p>	<p><b>Neutral</b></p>
<p><b>Housing:</b> The proposals comprise low density residential development to provide between 25 - 35 units made up of 2 and 3 bedroom houses and a number of flats. The developer has indicated shows a proposed access from Hayes Lane between Padora, Niblett and Woodlands. Any proposal will have to compliant with Affordable Housing policies.</p>	
<p><b>Education:</b> Slinfold village has CE Primary School and is within the catchment area of the Weald school.</p>	
<p><b>Health:</b> There are no healthcare facilities within the village. Residents would have to travel to other villages to access these services resulting in possible additional private vehicular journeys if trips by public transport cannot be achieved.</p>	
<p><b>Leisure/Recreation/Community Facilities:</b> The site adjoins the settlement edge of Slinfold which is classified as a medium village in the settlement hierarchy, having a limited range of services, facilities and local employment provision. The local Church of England primary school is located within the village. Development in this location would not be of sufficient scale to provide significant infrastructure upgrades or new services and facilities. This could result in potential additional vehicle journeys, which would perpetuate unsustainable travel patterns.</p>	
<p><b>Transport:</b> Vehicular and pedestrian access to the scheme would be achieved from Hayes Lane, via a new simple priority T-junction. The developer has indicated active travel will also be a priority as part of any proposal. It is noted Land North West of West Way will also provide access to the adjacent site to the south SA714 Land west of the Farthings which is also under the control of the same promoter. Local bus services (no 63 and 100) connect the village to larger settlements such as Horsham which will provide a higher range of services and facilities. Opportunities to increase cycling and pedestrian infrastructure is supported and encouraged.</p>	
<p><b>Other Infrastructure:</b> No further information was provided.</p>	
<p><b>Economic Considerations</b></p>	<p><b>Neutral</b></p>
<p><b>Economy:</b> Local employment is limited. Spring Copse Business Park and The Business Park, Maydwell Avenue are both designated Key Employment Areas (KEAs) providing the main local employment opportunities. A greater range of employment is accessible via bus or car to other larger settlement centres.</p>	
<p><b>Retail:</b> There is a convenience store and a post office (limited opening times) located within the village. Residents will have to travel to other settlements to access higher level services.</p>	
<p><b>Site Assessment Conclusion:</b> The site is not recommended to come forward as an allocation in the Local Plan Review due primarily to issues relating to landscape and rural character. The site was previously promoted through the Slinfold Neighbourhood Plan for</p>	

residential development. The examiner considered development of the site would not be sustainable and would impact negatively on the rural character of this location.

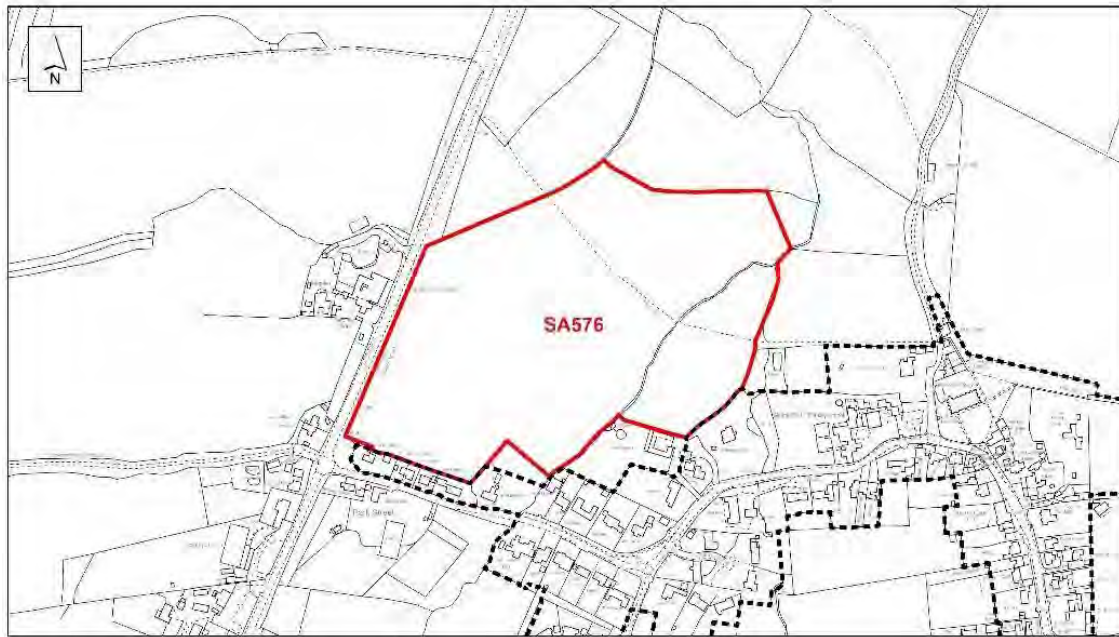
Notwithstanding the issues concerning heritage and the impact on the Conservation Area, the 'central' open fields are instrumental in creating the linear settlement pattern of Slinfold's historic core. The main viewpoints into these 'central fields' from within the Conservation Area form an important buffer and rural setting for the village of Slinfold. As such the landscape character and rural setting of this location is deemed to be highly sensitive to development and as such the Council cannot support the allocation of SA061 in the emerging Local Plan

**Estimated Housing Numbers: 0**

Site Name: Land at Stane Street

SA576

Site Map:



**Horsham District Council**

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

Slinfold

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Reference No :

Date : 04 September 2023

1:1,000 at A1

Drawing No :

Drawn :

Checked :

Revisions :

**Parish:** Slinfold

**Site Area:** 9.2 Ha

**Site Location:** The site is located to the northwest edge of Slinfold Village and borders in part the settlement edge of the village.

**Site Description:** The site is bound to the south by Park Street, to the west by Stane Street (A29), to the north by woodland, and to the east by properties along The Street and built-up edge of Slinfold village. The site itself currently use for arable purposes.

**Environmental Considerations**

**Very Negative Impacts (impacts unlikely / unable to be mitigated)**

**Landscape:** The 2021 Landscape Capacity Assessment has identified this site as being located within SF2 and concludes with the following: '*Some landscape features and qualities are sensitive to housing development. The high visual sensitivity, together with the rural character and its proximity to the Conservation Area, gives the area a no/low capacity for housing development*' Furthermore the site also is highly visible from the A29 and from public vantage points (Public Right of Way: 1438). Proposed mitigation would not negate the landscape impact of development at this location on the wider open countryside which is an important rural backdrop to the setting of the village. Development would also significantly alter the settlement form.

**Biodiversity:** The site and surrounding land is not designated as important for nature conservation. The site lies within a Bat Sustenance Zone. There is an expectation to maintain feeding habitats for bats with appropriate mitigation measures.

<b>Archaeology/Heritage:</b> The Slinfold Conservation Area is located to the west of the site and a number of listed buildings can also be found adjacent to the site located to the west. The edge of Slinfold village has a high sensitivity to change associated with development with this area is identified in the Slinfold Conservation Area Management Plan as being <i>'Attractive. Mostly well integrated built edge set back behind groups of mature vegetation'</i> and <i>'medium range views towards the conservation area and church tower (Grade II - St Peters Church, filtering through the intervening vegetation from the public footpath 1438)</i> . The rural fringe in this location forms an important rural setting to the village and assists in the understanding of the historic evolution of the village	
<b>Environmental Quality:</b> The site lies within a Brick Clay (Weald Clay) Minerals Safeguarding Area. Any development will need to ensure there is no adverse impact on this resource.	
<b>Flooding/Drainage:</b> The site does not lie within an area identified as at risk of flooding (Flood zone 1).	
<b>Climate/Renewables/Energy Efficiency:</b> No further information offered on this issue.	
<b>Social Considerations</b>	<b>Neutral</b>
<b>Housing:</b> The site is promoted for medium scale residential development with the developer indicated the site could accommodate approximately 230 dwellings which would be a significant extension to the village. No masterplan has been submitted but the site promoters have indicated they are amenable to providing a mixed use scheme and potential public open space. Any proposal would be expected to adhere to the Council's affordable housing policies.	
<b>Education:</b> Slinfold village has CE Primary School and is within the catchment area of the Weald school. There are no plans to provide onsite education as part of any proposal.	
<b>Health:</b> There are no healthcare facilities within the village. Residents would have to travel to other villages to access these services resulting in possible additional vehicular journeys if trips by public transport cannot be achieved.	
<b>Leisure/Recreation/Community Facilities:</b> The site adjoins the settlement edge of Slinfold which is classified as a medium village in the settlement hierarchy, having a limited range of services, facilities and local employment provision. Local bus services (no 63 and 100) connect the village to larger settlements such as Horsham which will provide a higher range of services and facilities. The local Church of England primary school is located within the village. Development in this location would not be of sufficient scale to provide significant infrastructure upgrades or new services and facilities. This could result in potential additional vehicle journeys, which would perpetuate unsustainable travel patterns. The site promoter has provided further indication of possible community infrastructure but with no further details offered.	
<b>Transport:</b> Promoters are proposing access from the A29 in the form of a priority junction with a 'ghost-island' right turn, to slow vehicle speeds and traffic flows. A ghost island right turn would allow vehicles travelling from the south to turn right into the site without blocking northbound through traffic on Stane Street and would present an improvement on a simple priority junction in terms of both highway capacity and road safety. There are no designated footways on Stane Street, with walking facilities limited to a grass verge, approximately 5m wide, which runs between the carriageway and the site boundary. Any proposal will have to improve connectivity for pedestrian and cyclists between the site and the village centre as active travel will be encouraged and supported. There is a limited bus service available in the village to allow connectivity to other settlements which offer a higher-level of services.	
<b>Other Infrastructure:</b> No further information has been provided on telecommunication infrastructure or details over possible community infrastructure provision.	
<b>Economic Considerations</b>	<b>Neutral</b>

**Economy:** There is some limited local employment. Spring Copse Business Park and The Business Park, Maydwell Avenue are both designated Key Employment Areas (KEAs) which should provide local employment opportunities.

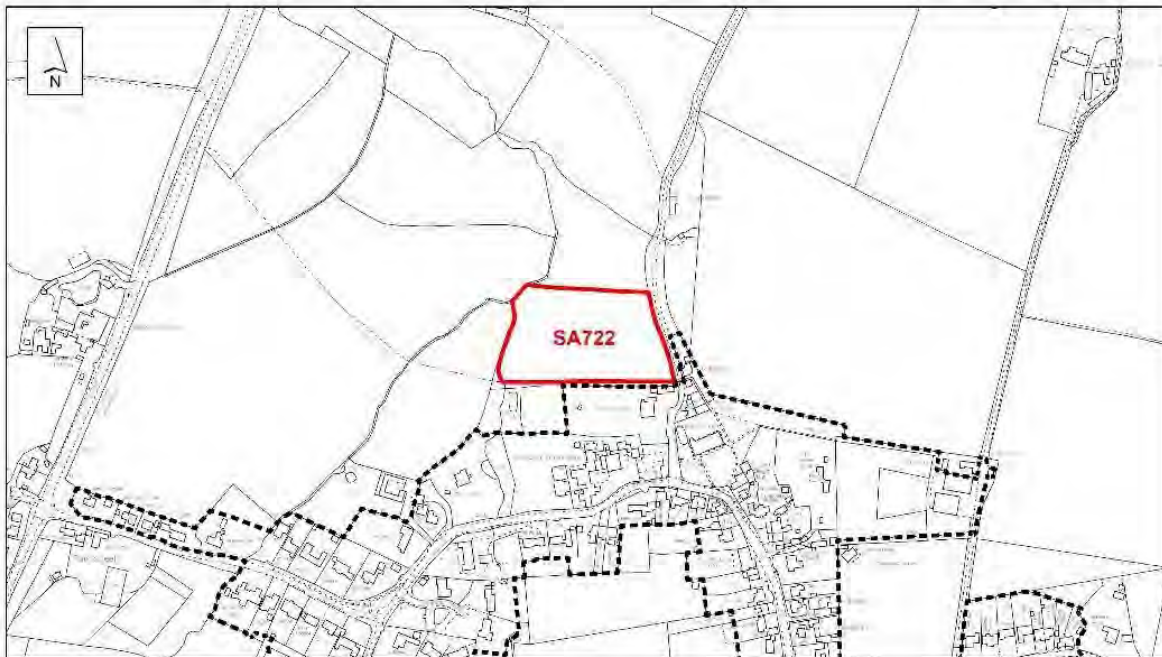
**Retail:** There is a convenience store and a post office (limited opening times) located within the village. Residents will have to travel to other settlements to access higher level services.

**Site Assessment Conclusion:** SA722 is not recommended to come forward as an allocation in the local plan review. This part of the village fringe is highly sensitive to change with particular reference to landscape and heritage issues. The rural setting in this part of the village plays an important role in the character and historic evolution of the village.

**Estimated Housing Numbers:** 0

**Site Name:** Land west of Clapgate Lane, Slinfold | **SA722**

**Site Map:**



**Horsham District Council**

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

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Slinfold

Reference No :	Date : 04 September 2023	1:1,000 at A4
Drawing No :	Drawn :	Checked :
		Revisions :

**Parish:** Slinfold

**Site Area:** 1.4Ha

**Site Location:** The site is located to the north of the village and abuts the Conservation Area and several heritage assets.

**Site Description:** The existing settlement abuts the site's southern boundary, with Ironwood House being located immediately to the south of the site. Clapgate Lane forms the site's eastern boundary and leads to the village centre. To the north is an area of woodland within the same ownership and to the west are further agricultural fields.

**Environmental Considerations**

**Very Negative Impacts (impacts unlikely / unable to be mitigated)**

**Landscape:** The 2021 Landscape Capacity Assessment identifies 'low/no capacity' for housing development in this location with gentle undulating landform with the area highly visible from the A29 and public vantage points. The area also contributes to the setting of the village. There is a strong rural perception and character as you enter into the village from the west.

**Biodiversity:** The site and surrounding land is not designated as important for nature conservation. The site lies within a Bat Sustenance Zone. There is an expectation to maintain feeding habitats for bats with appropriate mitigation measures.

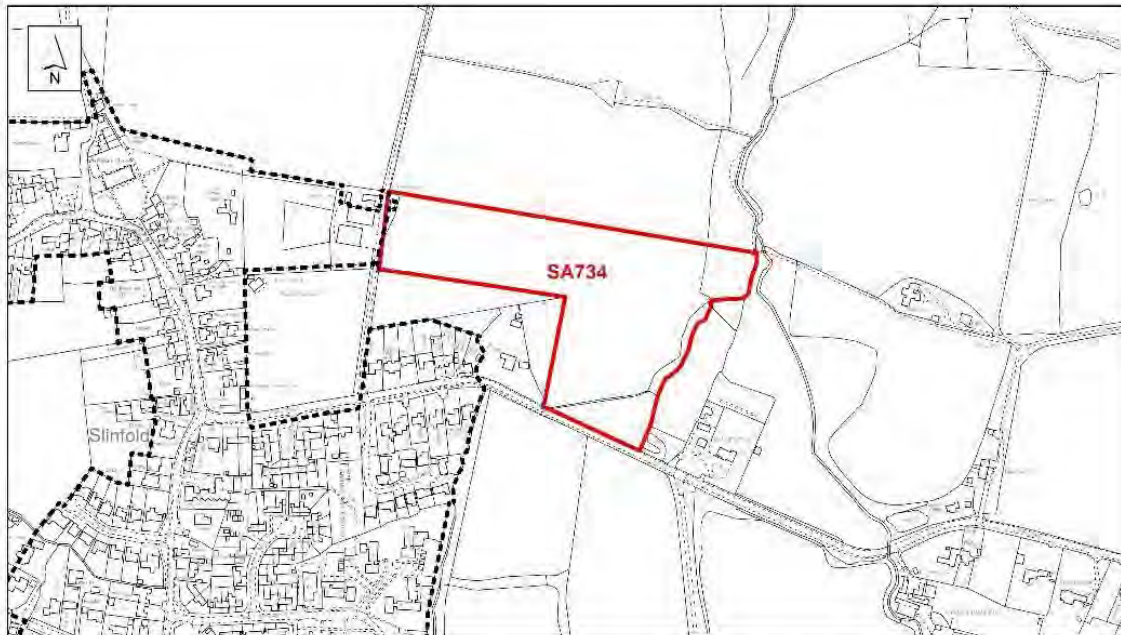
**Archaeology/Heritage:** The Slinfold Conservation Area abuts the southern edge of SA722 and is located to the south of the site. The site promoter supports a 'buffer' between the edge of the Conservation Area and the listed heritage assets and any development. Nevertheless, this particular part of Slinfold village has a high sensitivity to change associated with development given the visual prominence of this area. This location is identified in the Slinfold Conservation Area Management Plan as being '*Attractive. Mostly well integrated built edge set back behind groups of mature vegetation*' and '*medium range views towards the conservation area and church tower (Grade II - St Peters Church, filtering through the intervening vegetation from the public footpath 1438)*'. The rural fringe in this location forms an important rural setting to the village and assists in the understanding of the historic evolution of the village.

<b>Environmental Quality:</b> The site lies within a Brick Clay (Weald Clay) Minerals Safeguarding Area. Any development will need to ensure there is no adverse impact on this resource.	
<b>Flooding/Drainage:</b> The site does not lie within an area identified as at risk of flooding (Flood zone 1). The site promoter will incorporate sustainable drainage to mitigate against surface water flooding. No further details have been provided.	
<b>Climate/Renewables/Energy Efficiency:</b> No further information offered on this issue. Any proposal should adhere to the Council's climate change policies.	
<b>Social Considerations</b>	<b>Neutral</b>
<b>Housing:</b> The site is promoted for approximately 25 dwellings. The developer will look to proposed a landscape-led scheme. Any proposal will be expected to adhere the Council's	
<b>Education:</b> Slinfold village has a CE Primary School and is within the catchment area of the Weald school. The site is located to the north of the school and can be reached via a short walk along Clapgate Lane. Access to higher level education would involve travelling to larger settlements such as Horsham or Southwater.	
<b>Health:</b> There are no healthcare facilities within the village. Residents would have to travel to other villages to access these services resulting in possible additional private vehicular journeys if trips by public transport cannot be achieved.	
<b>Leisure/Recreation/Community Facilities:</b> The site adjoins the settlement edge of Slinfold which is classified as a medium village in the settlement hierarchy, having a limited range of services, facilities and local employment provision. The local Church of England primary school is located within the village. Development in this location would not be of sufficient scale to provide significant infrastructure upgrades or new services and facilities. The site promoter has provided further indication of possible community infrastructure with no further details offered.	
<b>Transport:</b> Access is proposed to be delivered off Clapgate Lane. The lane is rural in character with no formal footway in parts and narrow enough for a single car to pass in places. Any proposal should also seek to improve connectivity between the site and the village centre through improved cycling and pedestrian infrastructure. There is a limited bus service in the village to allow connectivity to other settlements which offer a higher-level of services (The number 100 bus is every hour and travels to Horsham in approx. 30 minutes).	
<b>Other Infrastructure:</b> No details have been provided in respect of future communication technology.	
<b>Economic Considerations</b>	<b>Neutral</b>
<b>Economy:</b> Local employment opportunities are limited. Spring Copse Business Park and The Business Park, Maydwell Avenue are both designated Key Employment Areas (KEAs). Employment opportunities will be expected to be available at both employment hubs.	
<b>Retail:</b> There is a convenience store and a post office (limited opening times) located within the village. Residents will have to travel to other settlements to access higher level services.	
<b>Site Assessment Conclusion:</b> SA722 is not recommended to come forward as an allocation in the local plan review. This part of the village fringe is highly sensitive to change with particular reference to landscape and heritage issues. The rural setting in this part of the village plays an important role in the character and historic evolution of the village.	
<b>Estimated Housing Numbers:</b> 0	

Site Name: Land East of Crosby Farm

SA734

Site Map:



Horsham District Council

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

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Slinfold

Reference No :

Date : 04 September 2023

1:1,000 at A4

Drawing No :

Checked :

Revisions :

Parish: Slinfold

Site Area: 4.2Ha

Site Location: The site is located the east of Slinfold Village and north of Lyons Road

Site Description: Land east of Crosby Farm lies east of the village and only partially abuts the settlement edge (western edge) but outside the existing settlement boundary.

Environmental Considerations

**Very Negative Impacts (impacts unlikely / unable to be mitigated)**

**Landscape:** The site is open in nature and is not well related to the existing settlement form. Development in this location would lead to further urbanisation in this location that would be incongruous with the surrounding landscape and unrelated to the existing settlement character and form. The proposal puts forward between 80-90 dwellings which would put this proposal in the 'medium' size in an area identified as being assessed as having a 'high' combined landscape sensitivity with no/low overall landscape capacity. The high visual sensitivity of this landscape area, together with further urbanisation of the edge of settlement location would impact on the rural character and setting of the village.

**Biodiversity:** The site and surrounding area are not designated as important for nature conservation. The site does however lie within a Bat Sustenance Zone and habitats to maintain feeding habitats for bats would need to be retained. The habitats within the site have the potential to support several protected species, including species protected under both national and European legislation warranting further investigation.

**Archaeology/Heritage:** The Slinfold Conservation Area is located to the west of the site with a number of listed buildings in the local vicinity.

**Environmental Quality:** The site lies within a Brick Clay (Weald Clay) Minerals Safeguarding Area. Any development will need to ensure there is no adverse impact on this resource.

**Flooding/Drainage:** A proportion of the eastern part of the site does lie within an area identified as at risk of flooding (Flood zone 2). It is proposed this area will be carried forward as open space with sustainable drainage mitigation included as part of the proposal.

**Climate/Renewables/Energy Efficiency:** The site promoter has not provided any further information on this particular issue.

Social Considerations

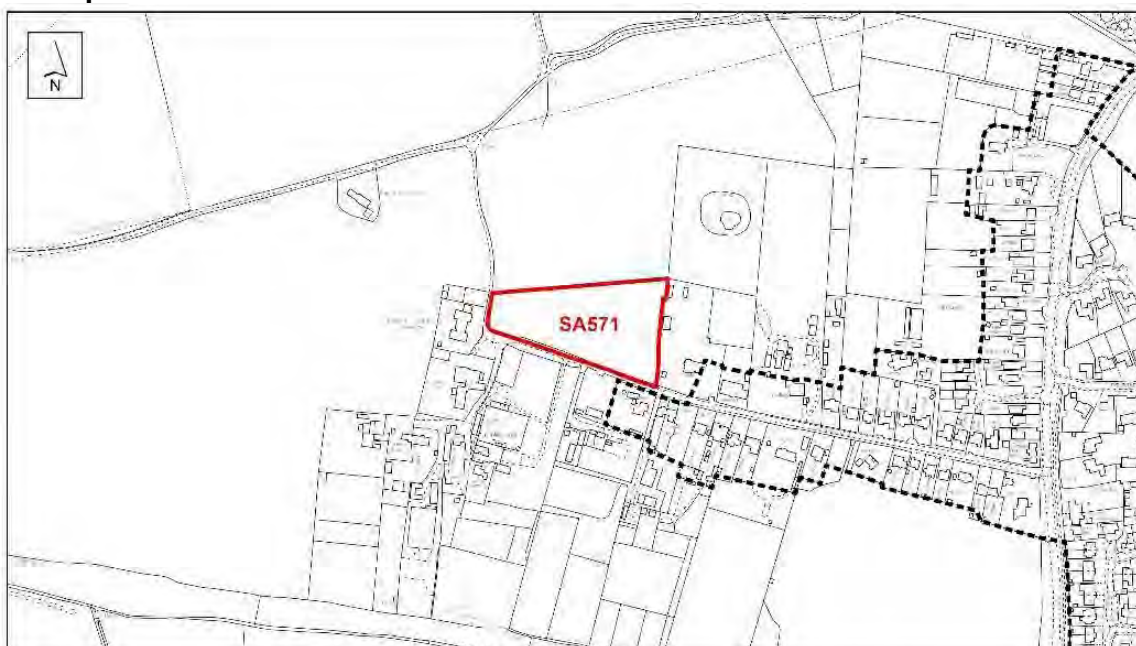
Neutral

<b>Housing:</b> The site is promoted for medium scale residential development (80-90 dwellings) on an edge of settlement location. The proposals include a 1.7ha public open space for recreation and additional landscape.	
<b>Education:</b> Slinfold village has CE Primary School and is within the catchment area of the Weald school.	
<b>Health:</b> There are no healthcare facilities within the village. Residents would have to travel to other villages to access these services resulting in possible additional vehicular journeys if trips by public transport cannot be achieved.	
<b>Leisure/Recreation/Community Facilities:</b> The site adjoins the settlement edge of Slinfold which is classified as a medium village in the settlement hierarchy, having a limited range of services, facilities and local employment provision. The local Church of England primary school is located within the village. Development in this location would not be of sufficient scale to provide significant infrastructure upgrades or new services and facilities and would result in additional vehicle journeys, which would perpetuate unsustainable travel patterns.	
<b>Transport:</b> The promoter has confirmed preliminary assessments have demonstrated vehicular access could be provided from Lyons Road. There is a limited bus service available in the village to allow connectivity to other settlements which offer a higher-level of services.	
<b>Other Infrastructure:</b>	
<b>Economic Considerations</b>	<b>Neutral</b>
<b>Economy:</b> There are limited local employment opportunities. Spring Copse Business Park and The Business Park, Maydwell Avenue are both designated Key Employment Areas (KEAs).	
<b>Retail:</b> There is a convenience store and a post office (limited opening times) located within the village. Development in this location would not be of sufficient scale to provide infrastructure upgrades or new services and facilities but growth may consolidate the economic viability of some local services and retailers in the area.	
<b>Site Assessment Conclusion:</b> The site is not recommended to come forward as an allocation in the Local Plan Review. The site extends out into the open countryside and would be detached from the main body of the village and would impact on the rural character and setting of the village. It is noted that a proposal for 45 dwellings was refused (DC/21/2481) in July 2022. An appeal against this decision was subsequently dismissed.	
<b>Estimated Housing Numbers:</b> 0	

# Small Dole

**Site Name:** Land at Streatham Farm, Small Dole **SA571**

**Site Map:**



<p><b>Horsham District Council</b>          Parkside, Charl Way, Horsham          West Sussex RH12 1RL          Barbara Childs - Director of Planning</p> <p><small>Reproduced by permission of Ordnance Survey map on behalf of HMSO. © Crown copyright and database rights (2023). Ordnance Survey Licence: AC0000820294</small></p>	Henfield / Small Dole		
	Reference No :	Date : 05 September 2023	1:1,000 at A4
Drawing No :	Drawn :	Checked :	Revisions :

**Parish:** Henfield (site is located within Small Dole village)

**Site Area:** 6.5 hectares

**Site Location:** The site is located on the north-western edge of Small Dole along the settlement edge but outside the settlement boundary.

**Site Description:** The site is currently greenfield and used for agricultural purposes. The topography is predominantly flat with a strong mature hedgerow along the southern boundary. The site abuts low density residential development to the east and south. Open countryside with long range views extends to the north and west. A Public Right of Way exists along New Hall Lane.

**Environmental Considerations** **Very Negative Impacts (impacts unlikely / unable to be mitigated)**

**Landscape:** The site does not lie within a protected landscape. The location is rural in character with the topography is generally flat and currently used for arable farming. Development in this location would be detached from most of the development in New Hall Road and would give the impression of ribbon development encroaching into the wider countryside.

**Biodiversity:** The site is not designated for nature conservation.

**Archaeology/Heritage:** There is a grade II listed building (New Hall Cottage) located to the south of the site and within the immediate vicinity of the listed building is an Archaeological Notification Area. The impact on these designations would need to be considered if any proposal is progressed and in particular the Archaeological Notification Area which may require further investigation.

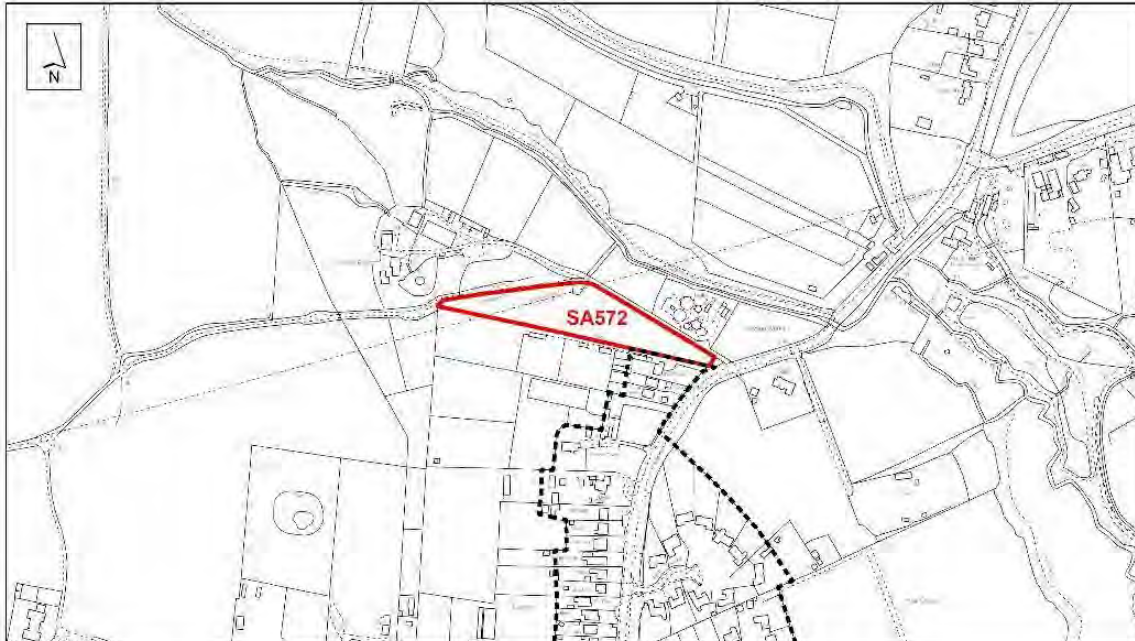
**Environmental Quality:** The site lies within a Brick Clay (Weald Clay) Minerals Safeguarding Area. Any development will need to ensure there is no adverse impact on this resource.

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

<b>Climate/Renewables/Energy Efficiency:</b> No further information available. It would be expected any proposal would adhere to the Council's climate change policies.	
<b>Social Considerations</b>	<b>Unfavourable Impacts (with potential for mitigation)</b>
<b>Housing:</b> The proposal is for development of around 15-20 homes. Affordable Housing should be provided in line with the Council's affordable housing policies.	
<b>Education:</b> The site is located within Upper Beeding Primary School catchment area. Steyning Grammar School is the local secondary school in the area.	
<b>Health:</b> The two nearest primary health care centres are in Steyning and Henfield.	
<b>Leisure/Recreation/Community Facilities:</b> Small Dole is identified as being a 'smaller' village in the settlement hierarchy. Whilst some services are available to the local population such as pub, a shop/post office and a village hall, access to higher levels of services will require to travel further afield to other larger villages such as Steyning or Henfield. The site is located on the northern edge of the village.	
<b>Transport:</b> Access will be delivered off a private road New Hall Farm. The lane is rural in character and single lane. An upgrade would be required in order to accommodate development at this site. This would change the character of the locality and would negatively affect the rural character of the location.	
<b>Other Infrastructure:</b> No further information was available.	
<b>Economic Considerations</b>	<b>Neutral</b>
<b>Economy:</b> The site is promoted for housing. Small Dole provides some local employment opportunities, the Mackley Industrial Estate is a designated Key Employment Area (KEA) and provides local jobs and is within reasonable walking distance north of the site. Some residents are likely to travel by car to work in larger surrounding settlements and in particular those large urban centres on the coast.	
<b>Retail:</b> There is a village convenience store, Post Office and pub available in the village. Residents would have to travel to nearby Steyning or Henfield to access higher level services. 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.	
<b>Site Assessment Conclusion:</b> Land at Streatham Farm is not recommended for allocation. Development in this location would inappropriately extend urbanised form beyond the edge of the settlement encroaching into the open countryside and impacting negatively on the rural character of the area. Development in this location would contribute to ribbon development along New Hall Lane which is also a private road and arrangements for upgrading to adoptable standards to increase potential capacity to the site are not suitably evidenced.	
<b>Estimated Housing Numbers: 0</b>	

**Site Name: Land South of West Mill Lane, SA572**  
**Small Dole**

**Site Map:**



<b>Horsham District Council</b> Parkside, Chart Way, Horsham West Sussex RH12 1RL Barbara Childs - Director of Place		Henfield / Small Dole	
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**Parish:** Henfield

**Site Area:** 1.2 hectares

**Site Location:** Land South of West Mill Lane is located on the northern edge of Small Dole village and located outside the settlement boundary.

**Site Description:** The site extends is currently used for agriculture and is rural in character. A mature tree belt occupies the southern boundary.

**Environmental Considerations** **Very Negative Impacts (impacts unlikely / unable to be mitigated)**

**Landscape:** The site is located in the open countryside outside the existing settlement boundary. The boundary of the South Downs National Park is located to the east of the site (west of the A2037). Development proposals could impact negatively on the wider landscape character and the setting of the National Park. The development site does not relate well to the existing settlement pattern.

**Biodiversity:** The site is not designated as important for nature conservation. Ancient woodland lies to the south-east of the site.

**Archaeology/Heritage:** An Archaeological Notification Area (ANA) runs through the western half of the site. There are no listed buildings in the vicinity of the site. There is a possibility further investigation is required to ascertain if potential heritage assets would be at risk from development in the ANA.

**Environmental Quality:** The site lies within a Brick Clay (Weald Clay) Minerals Safeguarding Area. Any development will need to ensure there is no adverse impact on this resource. The site lies in close proximity to a sewage works and any odours and noise caused by the works would need to be mitigated against.

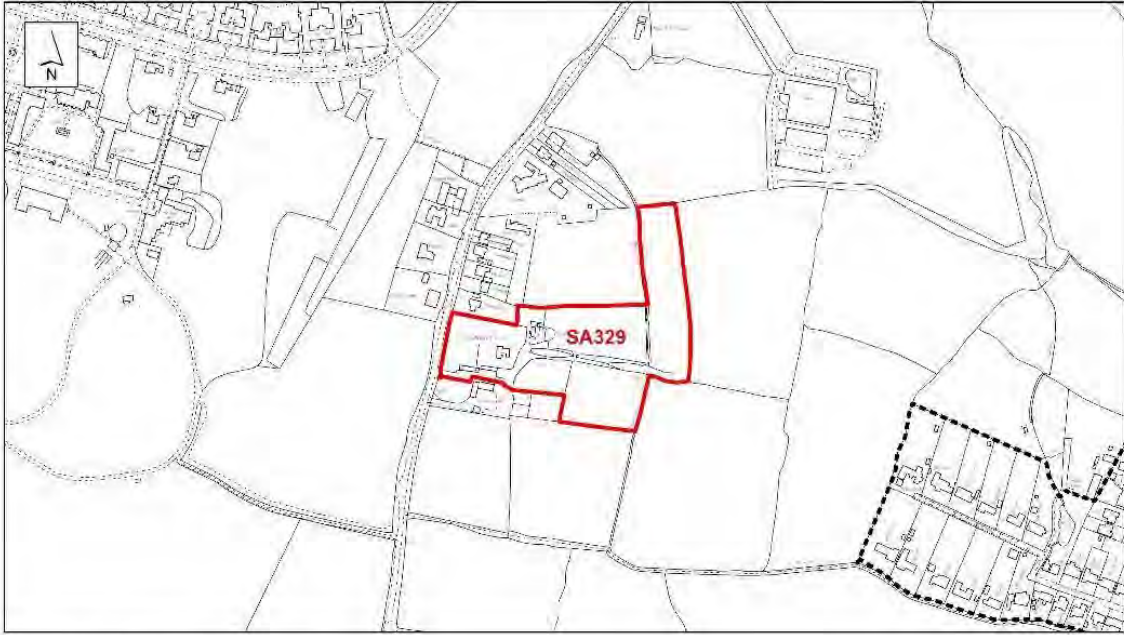
**Flooding/Drainage:** The site does not lie within an area identified as at risk of flooding (Flood Zone 1).

**Climate/Renewables/Energy Efficiency:** No further information has been provided. It would be expected any proposal would adhere to the Council's climate change policies.

**Social Considerations** **Neutral**

<b>Housing:</b> The proposal is for development of around 15-20 homes. Affordable Housing should be provided in line with the Council's affordable housing policies.	
<b>Education:</b> The site is located within Upper Beeding Primary School catchment area. Steyning Grammar School is the local secondary school in the area.	
<b>Health:</b> The two nearest primary health care centres are in Steyning and Henfield	
<b>Leisure/Recreation/Community Facilities:</b> Small Dole is identified as being a 'smaller' village in the settlement hierarchy. Whilst some services are available to the local population such as pub, a shop/post office and a village hall, access to higher levels of services will require to travel further afield to other larger villages such as Steyning or Henfield. The site is located on the northern edge of the village.	
<b>Transport:</b> Access will be delivered off West Mill Lane which abuts the northern edge of site. West Mill Lane connects directly onto A2037.	
<b>Other Infrastructure:</b> No further information.	
<b>Economic Considerations</b>	<b>Neutral</b>
<b>Economy:</b> The site is promoted for housing. Small Dole provides some local employment opportunities, the Mackley Industrial Estate is a designated Key Employment Area (KEA) and provides local jobs and is within reasonable walking distance north of the site. Residents will likely travel by car to work in larger surrounding settlements.	
<b>Retail:</b> There is a village convenience store, Post Office and pub available in the village. Residents would have to travel to nearby Steyning or Henfield to access higher level services. 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.	
<b>Site Assessment Conclusion:</b> This site is not recommended for allocation. The site is on the northern edge of the village and does not relate well to the existing settlement fabric. Development in this location would impact negatively on the rural character, and contribute towards piecemeal urbanisation on the edge of the settlement. The close proximity of the sewerage works would also negatively impact on any potential proposal through odour emissions.	
<b>Estimated Housing Numbers:</b> 0	

# Southwater

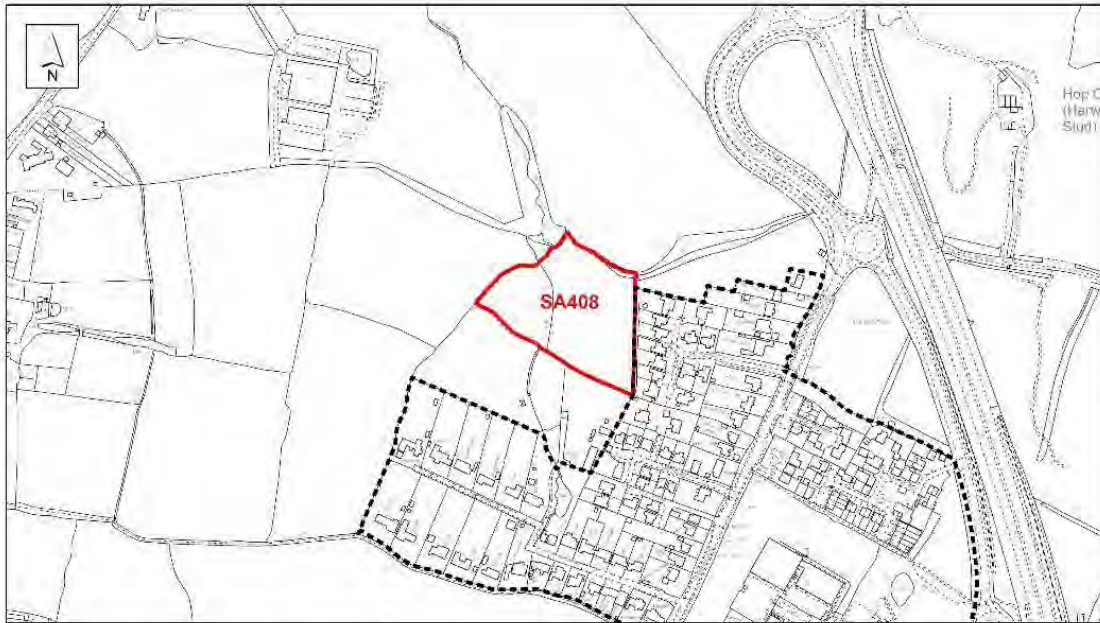
<b>Site Name:</b> Lanaways Farm		<b>SA329</b>										
<b>Site Map:</b>												
												
<p><b>Horsham District Council</b>          Parkside, Chart Way, Horsham          West Sussex RH12 1RL          Barbara Childs - Director of Place</p> <p><small>Reproduced by permission of Ordnance Survey map on behalf of HMSO. © Crown copyright and database rights (2023).          Ordnance Survey Licence: AG0000820204</small></p>		<p>Southwater</p> <table border="1"> <tr> <td>Reference No.:</td> <td>Date: 05 September 2023</td> <td>1:1,000 at A4</td> </tr> <tr> <td>Drawing No.:</td> <td>Drawn:</td> <td>Checked:</td> </tr> <tr> <td></td> <td></td> <td>Revisions:</td> </tr> </table>		Reference No.:	Date: 05 September 2023	1:1,000 at A4	Drawing No.:	Drawn:	Checked:			Revisions:
Reference No.:	Date: 05 September 2023	1:1,000 at A4										
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<b>Parish:</b> Southwater												
<b>Site Area:</b> 2 hectares												
<b>Site Location:</b> The site is located to the rear of Lanaways Farm on Two Mile Ash Road in Southwater. The site is in an isolated rural location away from an existing built-up area boundary. The site does, however, adjoin land proposed as a strategic scale extension to Southwater, and the site has therefore been assessed taking account of this matter.												
<b>Site Description:</b> The site comprises a farm at the front, with a number of fields at the rear, enclosed by hedgerows.												
<b>Environmental Considerations</b>		<b>Unfavourable Impacts (with potential for mitigation)</b>										
<b>Landscape:</b> The Landscape Capacity Assessment (2021) has identified this site as having no/low capacity for medium-scale housing. The site is currently very rural and is not well related to the existing built form of Southwater. Even in the event that the strategic site were to come forward, the site may still have a rural character and may not relate well to landscaping introduced by the strategic development.												
<b>Biodiversity:</b> The site and surrounding land is not designated as important for nature conservation. The site lies within a Bat Sustenance Zone, and the feeding habitats of any bats would have to be protected. If progressed as a development site, appropriate ecological assessments will be needed and suitable protection and mitigation and biodiversity enhancement would be required. There are no tree preservation orders on site.												
<b>Archaeology/Heritage:</b> The site does not lie within an Archaeological Notification Area. There is a listed building on site (Lanaways Farmhouse Grade II) and a listed building to the immediate south (Lanaways Barn, Grade II). Any development would need to consider the setting of these buildings, which may impact on the developable area.												
<b>Environmental Quality:</b> The site does not lie within an Air Quality Management Area and there is unlikely to be contamination.												
<b>Flooding/Drainage:</b> The site does not lie within an area identified as at risk of flooding (Flood zone 1).												
<b>Climate/Renewables/Energy Efficiency:</b> No further information offered on this issue.												

<b>Social Considerations</b>	<b>Neutral Impacts</b>
<b>Housing:</b> The site is being promoted for allocation for residential development.	
<b>Education:</b> There are 4 Ofsted-registered pre-school's / nurseries in Southwater. Primary school provision is provided through Castlewood Primary School, Southwater Infant Academy and Southwater Junior Academy. The catchment school for secondary education is Tanbridge House School in Horsham.	
<b>Health:</b> There is a village surgery, dentist and pharmacy located in Southwater.	
<b>Leisure/Recreation/Community Facilities:</b> Southwater is classified as a 'small town/large village' in the settlement hierarchy, having a good range of services including shops, sports and community facilities. There is also a good variety of clubs and societies for all interests and ages. Development in this location is not of a sufficient scale to provide new facilities to meet the day to day needs of existing residents and there would therefore be a need to travel to Southwater village centre or Horsham.	
<b>Transport:</b> The site is located approximately 3km north from the centre of Southwater (Lintot Square), which includes a range of local services and facilities. Development in this location is likely to have transport impacts. Southwater has a good bus service Monday – Saturday, linking the village to Horsham, Crawley and Worthing, however bus stops are not conveniently accessed from this site therefore the development would be largely reliant on the private car.	
<b>Other Infrastructure:</b> No information provided	
<b>Economic Considerations</b>	<b>Neutral Impacts</b>
<b>Economy:</b> The site is promoted for housing and as such it would not result in the loss of employment, nor will it deliver employment. Southwater provides various employment opportunities, however, these are unlikely to meet the full needs of any future residents, who would need to commute to larger surrounding settlements.	
<b>Retail:</b> The site is not well located for accessing Southwater village centre shops (Lintot Square) by foot or by bicycle. The proposal will not result in the loss of retail, nor will it deliver retail. Additional housing may help to support the existing facilities of the village centre to remain viable.	
<b>Site Assessment Conclusion:</b> The site is not recommended for allocation. The site is located in the countryside and would result in an isolated rural development, notwithstanding that strategic development is proposed on an adjacent site. The proposed strategic development, should it come forward, is not expected to complete until after the end of the Local Plan period.	
The site is likely to have a stronger relationship to the settlement boundary once the strategic development is completed (after the end of the Plan period). However, should this be the case, it is expected that landscaping would be introduced to mitigate the impacts of the strategic site and provide a suitable transition into the countryside beyond. At this point in time, it is not known how this site would relate to such landscaping.	
<b>Estimated Housing Numbers:</b> 0	

**Site Name:** Land West of the Copse

**SA408**

**Site Map:**



**Horsham District Council**

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

Southwater

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**Parish:** Southwater

**Site Area:** 1.4 hectares

**Site Location:** The site is located on the northern edge of Southwater, outside of (although adjacent to) the settlements built-up area boundary. It is located to the immediate north-east (and within the same ownership) as proposed development site SA324.

**Site Description:** The site comprises of an area of woodland and scrub, adjoining a number of residential properties to the east.

**Environmental Considerations**

**Unfavourable Impacts (with potential for mitigation)**

**Landscape:** The Landscape Capacity Study (2021) identifies a moderate-high capacity for accommodating medium-scale housing development. The site does not lie within or near a protected landscape.

**Biodiversity:** The site and surrounding land is not designated as important for nature conservation, although as a small area of woodland or scrub it is likely to provide valuable wildlife habitat. The site does not lie within a Bat Sustenance Zone. A Tree Preservation Order (TPO) has existed on the site since 23 September 2020 (TPO/1543), covering nearly the full perimeter of the site. That Tree Preservation Order was revised in January 2021 and now covers 3 trees along the western boundary, 2 trees on the eastern boundary and seven trees plus defined areas along the northern/ north western boundary of the site. Indeed, given that the site only has access to the road network (in this case Worthing Road) through the adjoining site SA324 to the immediate north east of the site, it appears that the protected trees W2 and T12 in the north eastern corner of the site would make access to the site very difficult to achieve. A Root Protection Zone would be required for areas covered by Tree Preservation Order(s).

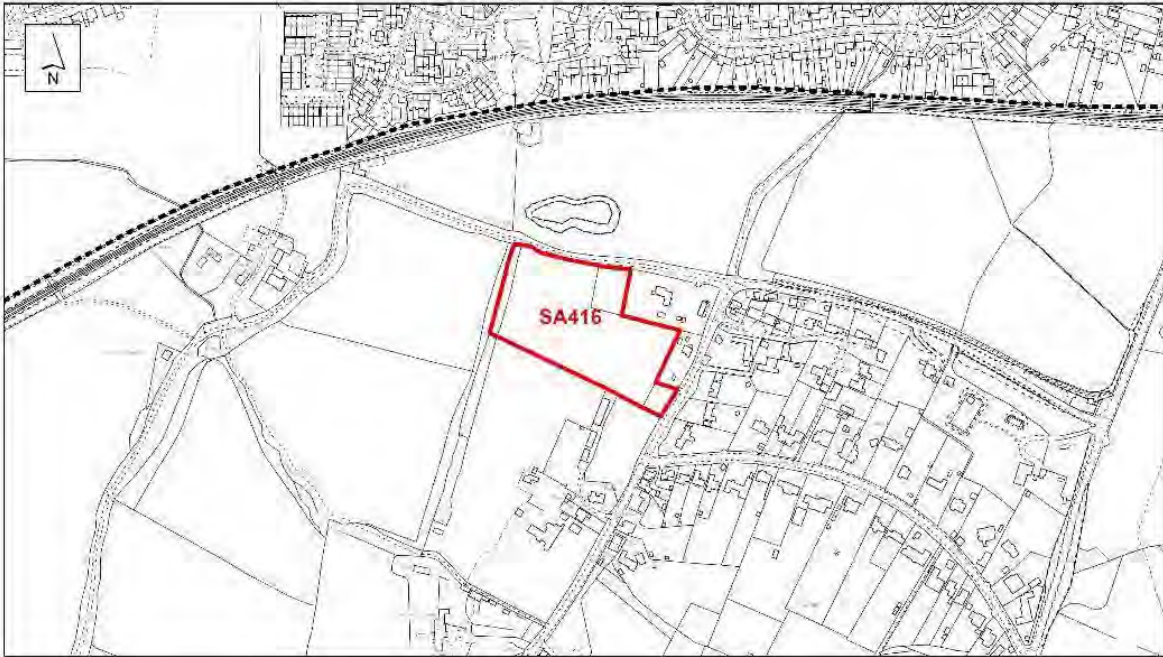
**Archaeology/Heritage:** The site does not lie within an Archaeological Notification Area. There are no listed buildings within or adjacent to the site.

<b>Environmental Quality:</b> The site does not lie within an Air Quality Management Area and there is unlikely to be contamination.	
<b>Flooding/Drainage:</b> The site does not lie within an area identified as at risk of flooding (It is within flood zone 1)	
<b>Climate/Renewables/Energy Efficiency:</b> No further information offered on these issues.	
<b>Social Considerations</b>	<b>Unfavourable Impacts (with potential for mitigation)</b>
<b>Housing:</b> The site is being promoted for residential development. A live planning application for 23 homes including 9 affordable homes has been submitted, but has not yet been determined. (DC/26/0355).	
<b>Education:</b> There are 4 Ofsted-registered pre-school's / nurseries in Southwater. Primary school provision is provided through Castlewood Primary School, Southwater Infant Academy and Southwater Junior Academy. There is no secondary school provision in Southwater; the catchment school for secondary education is Tanbridge House School in Horsham.	
<b>Health:</b> There is a village surgery, pharmacy and dentist located in Southwater.	
<b>Leisure/Recreation/Community Facilities:</b> Southwater is classified as a 'large town/small village' in the settlement hierarchy, having a good range of services including shops, sports and community facilities. There is also a good variety of clubs and societies for all interests and ages.	
<b>Transport:</b> The site is located approximately 2km north from the centre of Southwater, which includes a range of local services and facilities. The distance would likely result in some residents using private vehicles to access such services. Southwater has a good bus service Monday – Saturday, linking the village to Horsham, Crawley and Worthing. Bus stops are available a short walk away on Worthing Road.	
At the time of this assessment, concerns were raised with access to this site. Entry through the site would impact several Tree Preservation Orders in place on trees on the boundary between this proposed development site (SA408) and Site SA32. Until these issues are addressed, it is considered that the site is inaccessible to the wider road network.	
<b>Other Infrastructure:</b> No further details have been provided.	
<b>Economic Considerations</b>	<b>Neutral Impacts</b>
<b>Economy:</b> The site is promoted for housing and as such would not result in the loss of employment, nor will it deliver employment. Southwater provides various employment opportunities, however, these are unlikely to meet the full needs of any future residents, who would need to commute to larger surrounding settlements such as Horsham and Crawley.	
<b>Retail:</b> The site is located approximately 20 minutes' walking distance north of Lintot Square (Southwater Village Centre). The site is being 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 existing facilities to remain viable.	
<b>Site Assessment Conclusion:</b> Account has to be taken of recently delivered and ongoing development in Southwater, including the proposed strategic allocations, in particular the recommendation to the west of the village. Given the quantum of development planned for Southwater together with the Housing delivery study evidence that the ability of the market to accommodate growth is not finite, the Council considers it would be inappropriate to allocate further sites for development in the settlement. As such, it is not proposed that the site be allocated.	
<b>Estimated Housing Numbers:</b> 0	

**Site Name:** The Hermitage, Tower Hill

**SA416**

**Site Map:**



**Horsham District Council**

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

Southwater / Tower Hill

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**Parish:** Southwater

**Site Area:** 1.54

**Site Location:** The site lies in the countryside, to the south of the Horsham built-up area boundary and in-between Horsham and Southwater. The site adjoins the western boundary of Tower Hill, which is a small area of low density development primarily accessed from Worthing Road.

**Site Description:** The site is a small field bound by mature trees and hedgerows. Surrounding uses are residential (to the east) and farmland in the wider area to the north, west and south.

**Environmental Considerations**

**Very Negative Impacts (impacts unlikely / unable to be mitigated)**

**Landscape:** The site does not lie within or near a protected landscape. The site is rural in character and forms an important part of the separation between Horsham and Southwater. New development would extend development of Tower Hill to the west creating further pressure for development on the west of the road. Proposals on this site are not in keeping with the low-density appearance of the surroundings and would have a significant urbanising impact within an area which has a rural character. This would therefore lead to the coalescence of the two separate and distinct settlements and significant adverse landscape impacts.

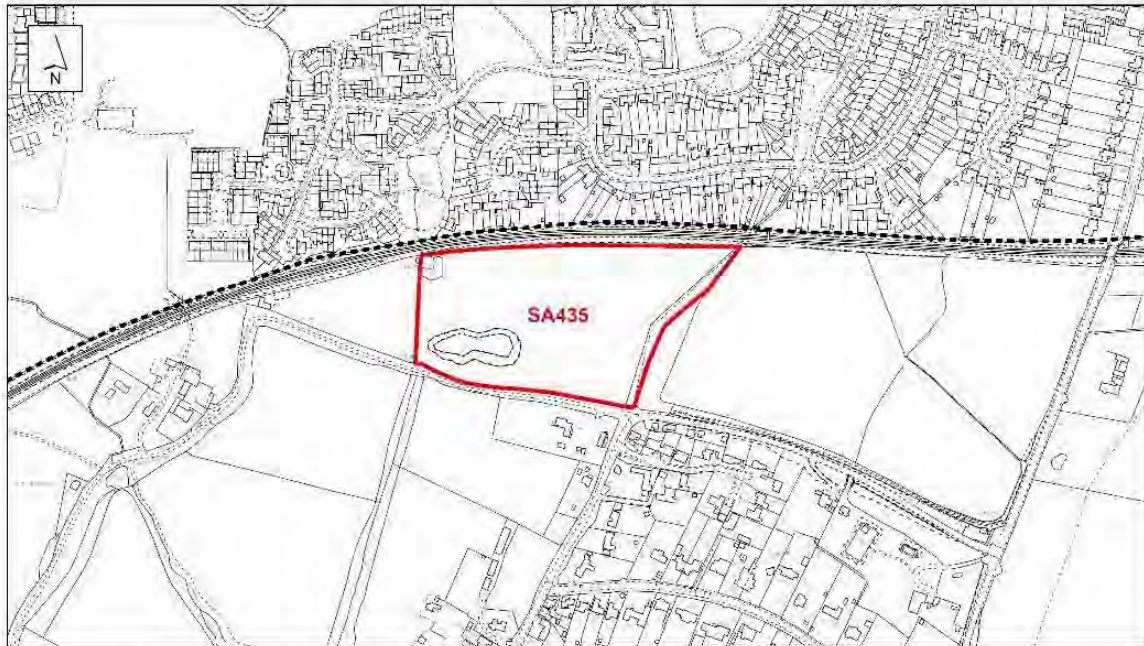
**Biodiversity:** The site and surrounding land are not designated as important for nature conservation. The site does not lie within a Bat Sustenance Zone. If progressed as a development site appropriate ecological assessments will be needed and suitable protection and mitigation and biodiversity enhancement would be required as appropriate.

<b>Archaeology/Heritage:</b> The site does not lie within an Archaeological Notification Area. There is a Grade II listed building (Butlers Cottage) to the immediate east of the proposed development site. Should development come forward, this would need to be mitigated. The developer has proposed a buffer between the development and the listed building.	
<b>Environmental Quality:</b> The site does not lie within an Air Quality Management Area and there is unlikely to be contamination.	
<b>Flooding/Drainage:</b> The site does not lie within an area identified as at risk of flooding (Flood zone 1). Worthing Road is undulating in nature and is subject to localised flooding and occasional closure after severe weather events.	
<b>Climate/Renewables/Energy Efficiency:</b> No further information offered on this issue.	
<b>Social Considerations</b>	<b>Neutral Impacts</b>
<b>Housing:</b> The site is being put forward for residential development for around 34 dwellings. Development at this scale is likely to deliver affordable housing	
<b>Education:</b> Arunside School (approx. 1 mile) is the catchment primary school and the site is within the catchment area of Tanbridge House for secondary education.	
<b>Health:</b> There is a village surgery, dentist and pharmacy located within Southwater. A number of GP surgeries and other health facilities are also located in Horsham town centre.	
<b>Leisure/Recreation/Community Facilities:</b> The site is located between Horsham and Southwater, approximately 2.5 miles south of Horsham Leisure Centre "Pavilions" and 2 miles north of Southwater's leisure centre. Both settlements have a good range of services and facilities and a good variety of clubs and societies for all interests and ages.	
<b>Transport:</b> The site is approximately 1 mile by road to Horsham Town Centre and 2 miles by road south to Southwater Village Centre. Development in this location is not of a sufficient scale to provide new infrastructure to meet the day to day needs of existing residents and there would therefore be a need to travel to Horsham or Southwater, therefore generating additional transport impacts. Tower Hill area has good bus services to Horsham, Henfield, Brighton and Crawley running along Worthing Road which is a short walk via Salisbury Road.	
<b>Other Infrastructure:</b> No further information offered on this issue.	
<b>Economic Considerations</b>	<b>Neutral Impacts</b>
<b>Economy:</b> The site is promoted for housing and as such it will not result in the loss of employment, nor will it deliver employment. Residents will be required to commute to nearby settlements such as Horsham and Southwater which have a range of employment opportunities.	
<b>Retail:</b> The site is being promoted for housing and as such will not result in the loss of retail, nor will it deliver retail. Horsham town centre (the main settlement of the District in the settlement hierarchy) has a large range of shops and is located to the north of Tower Hill.	
<b>Site Assessment Conclusion:</b> The site is not recommended for allocation. Development at this rural location would close the gap between Tower Hill and Horsham, leading to coalescence of the two settlements.	
<b>Estimated Housing Numbers:</b> 0	

**Site Name:** Land North of Parthings Lane, Tower Hill

**SA435**

**Site Map:**



<b>Horsham District Council</b> Parkside, Chart Way, Horsham West Sussex RH12 1RL Barbara Childs - Director of Place		Southwater / Tower Hill	
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**Parish:** Southwater

**Site Area:** 3.6 hectares

**Site Location:** The site is located adjacent to Tower Hill, to the south of Horsham's built-up area boundary. It is separated from the town by the Arun Valley railway line.

**Site Description:** The site is pasture land, which is currently used for equestrian pursuits. It is bordered by trees and hedgerows and features a pond, which was largely dry during the site visit. The southern-most part of the site slopes steeply downwards from the pond towards the railway line, which runs along the northern boundary. Pylons run across the site.

**Environmental Considerations**

**Very Negative Impacts (impacts unlikely / unable to be mitigated)**

**Landscape:** The site does not lie within protected landscapes. The Landscape Capacity Study (2021) assesses the capacity of the landscape for medium scale housing as "no to low". The site is rural in character, and although it is physically close to the built form of Horsham, the existing railway line forms a firm and defensible boundary of Horsham town. The landscape south forms an important part of the visual separation between Horsham and both Tower Hill and Southwater. New development would therefore lead to the coalescence of Horsham with Tower Hill and significant adverse landscape impacts.

**Biodiversity:** The site and surrounding land are not designated as important for nature conservation. The site does not lie within a Bat Sustenance Zone. If progressed as a development site ecological assessments will be needed and suitable protection and mitigation and biodiversity enhancement would be required as appropriate.

**Archaeology/Heritage:** The site does not lie within a Conservation Area or Archaeological Notification Area. There are no listed buildings on the site, although there are 2 listed buildings to the south of the site.

**Environmental Quality:** The site does not lie within an Air Quality Management Area and there is unlikely to be contamination. A railway line runs along the northern side of the site; if progressed, it would be necessary to locate development to the southern part of the site, on the higher ground.

<b>Flooding/Drainage:</b> The site does not lie within an area identified as at risk of flooding (Flood zone 1). Worthing Road is undulating in nature and is subject to localised flooding and occasional closure after severe weather events.	
<b>Climate/Renewables/Energy Efficiency:</b> No further information offered on this issue.	
<b>Social Considerations</b>	<b>Neutral Impacts</b>
<b>Housing:</b> The site is being put forward for residential development for either 68 dwellings, or up to 100 dwellings. Development on such a scale would likely provide affordable housing and a mix of housing types.	
<b>Education:</b> Arunside School (approx. 1 mile) is the catchment primary school and the site is within the catchment area of Tanbridge House for secondary education.	
<b>Health:</b> There is a village surgery, dentist and pharmacy located within Southwater. A number of GP surgeries and other health facilities are also located in Horsham town centre.	
<b>Leisure/Recreation/Community Facilities:</b> The site is located between Horsham and Southwater, approximately 2.5 miles south of Horsham Leisure Centre "Pavilions" and 2 miles north of Southwater's leisure centre. Both settlements have a good range of services and facilities and a good variety of clubs and societies for all interests and ages.	
<b>Transport:</b> The site is approx 1 mile by road to Horsham Town Centre and 2 miles by road south to Southwater Village Centre. Development in this location is not of a sufficient scale to provide new infrastructure to meet the day to day needs of existing residents and there would therefore be a need to travel to Horsham or Southwater, generating additional transport impacts. Tower Hill has good bus services to Horsham, Henfield, Brighton and Crawley running along Worthing Road which is a short walk via Salisbury Road.	
<b>Other Infrastructure:</b> No further information offered on this issue.	
<b>Economic Considerations</b>	<b>Neutral Impacts</b>
<b>Economy:</b> The site is promoted for housing and as such it will not result in the loss of employment, nor will it deliver employment. Residents will be required to commute to nearby settlements such as Horsham and Southwater which have a range of employment opportunities.	
<b>Retail:</b> The site is being promoted for housing and as such will not result in the loss of retail, nor will it deliver retail. Horsham town centre (the main settlement of the District in the settlement hierarchy) has a large range of shops and is located to the north of Tower Hill.	
<b>Site Assessment Conclusion:</b> The site is not recommended for allocation. Although this site adjoins the built-up area of Horsham, it is south of the railway line which provides a clear boundary to the town and limiting the relationship of the land with the wider town. The landscape south forms an important part of the visual separation between Horsham and both Tower Hill and Southwater and is rural in character. New development would therefore lead to the coalescence of Horsham with Tower Hill and significant adverse landscape impacts.	
<b>Estimated Housing Numbers:</b> 0	

<b>Site Name:</b> Land at Worthing Road and Tower Hill	<b>SA599</b>
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**Site Map:**

<p><b>Horsham District Council</b>          Parkside, Chart Wily, Horsham          West Sussex RH12 1RL          Barbara Chilus - Director of Planning</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>	<p>Southwater / Tower Hill</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%;">Reference No.:</td> <td style="width: 30%;">Date: 05 September 2023</td> <td style="width: 40%;">1:1,000 at A4</td> </tr> <tr> <td>Drawing No.:</td> <td>Drawn:</td> <td>Checked: Revisions:</td> </tr> </table>	Reference No.:	Date: 05 September 2023	1:1,000 at A4	Drawing No.:	Drawn:	Checked: Revisions:
Reference No.:	Date: 05 September 2023	1:1,000 at A4					
Drawing No.:	Drawn:	Checked: Revisions:					

**Parish:** Southwater

**Site Area:** 7.8 hectares

**Site Location:** The site lies in the countryside, to the south of the Horsham built-up area boundary and adjacent to Tower Hill, a small settlement in-between Horsham and Southwater.

**Site Description:** The site is a field, which is currently used for grazing. It is relatively open, with views across the site from Worthing Road (B2237) on the eastern boundary. There is a public footpath on the western boundary and pedestrian crossing over the railway line and footpath along Tower Hill Road to the south. The site slopes down towards the north and railway line.

<b>Environmental Considerations</b>	<b>Very negative impacts (impacts unlikely/unable to be mitigated)</b>
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**Landscape:** The site does not lie within protected landscapes. The Landscape Capacity Study (2021) assesses the capacity of the landscape for medium scale housing as “no to low”. The site is rural in character, and although it is physically close to the built form of Horsham, the existing railway line forms a firm and defensible boundary of Horsham town. The landscape south forms an important part of the visual separation between Horsham and both Tower Hill and Southwater. New development would therefore lead to the coalescence of Horsham with Tower Hill and Southwater and significant adverse landscape impacts.

**Biodiversity:** The site and surrounding land is not designated as important for nature conservation. The site does not lie within a Bat Sustenance Zone. If progressed as a development site ecological assessments would be needed and suitable protection and mitigation and biodiversity enhancement would be required.

**Archaeology/Heritage:** The site does not lie within an Archaeological Notification Area. There is a listed building (Boars Head public house) adjacent to the south-east corner of the site. The setting of this building needs to be considered as part of any development proposals on the site.

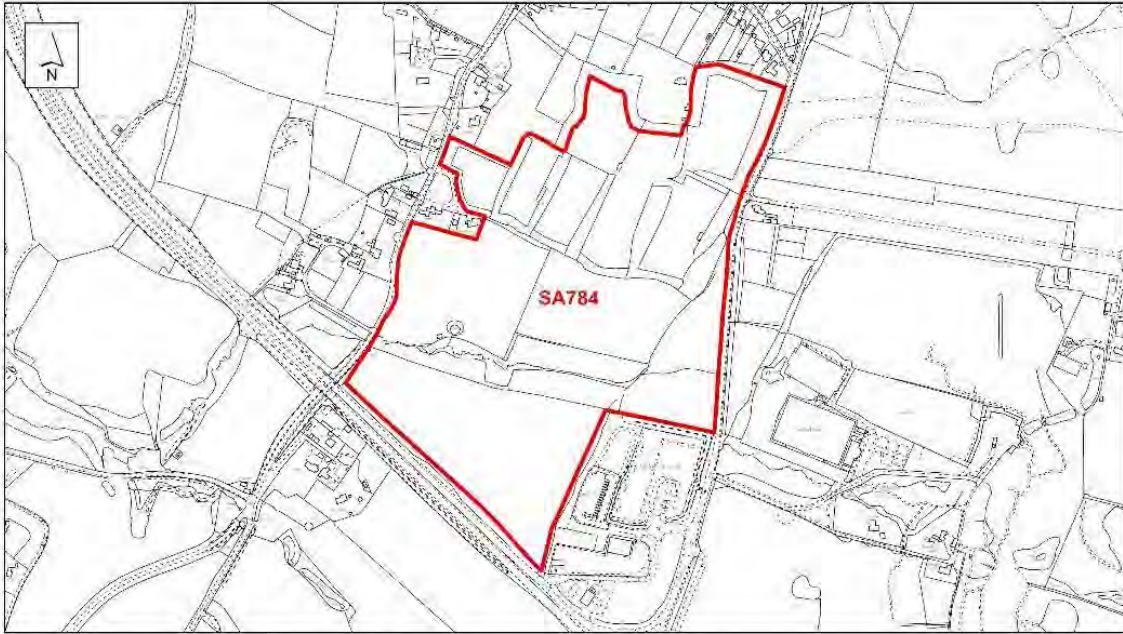
**Environmental Quality:** The Worthing Road to the immediate east of the site is very busy, so there would potentially be noise issues along the eastern side of the site.

<b>Flooding/Drainage:</b> The site does not lie within an area identified as at risk of flooding (Flood zone 1). Worthing Road is undulating in nature and is subject to localised flooding and occasional closure after severe weather events.	
<b>Climate/Renewables/Energy Efficiency:</b> No further information offered on this issue.	
<b>Social Considerations</b>	<b>Neutral Impacts</b>
<b>Housing:</b> The site is being put forward for residential development for 90 dwellings. Development of such a scale would be expected to provide affordable housing and a mix of unit types.	
<b>Education:</b> Arunside School (approx. 1 mile) is the catchment primary school and the site is within the catchment area of Tanbridge House for secondary education.	
<b>Health:</b> There is a village surgery, dentist and pharmacy located within Southwater. A number of GP surgeries and other health facilities are also located in Horsham town centre.	
<b>Leisure/Recreation/Community Facilities:</b> The site is located between Horsham and Southwater, approximately 2.5 miles south of Horsham Leisure Centre “Pavilions” and 2 miles north of Southwater’s leisure centre. Both settlements have a good range of services and facilities and a good variety of clubs and societies for all interests and ages.	
<b>Transport:</b> Development in this location is not of a sufficient scale to provide new infrastructure to meet the day to day needs of existing residents and there would therefore be a need to travel to Horsham or Southwater, generating additional transport impacts. Tower Hill has good bus services to Horsham, Henfield, Brighton and Crawley.	
<b>Other Infrastructure:</b> No further information offered on this issue.	
<b>Economic Considerations</b>	<b>Neutral Impacts</b>
<b>Economy:</b> The site is being promoted for housing and as such it will not result in the loss of employment, nor will it deliver employment. Residents will be required to commute to nearby settlements such as Horsham and Southwater which have a range of employment opportunities.	
<b>Retail:</b> The site is being promoted for housing and as such will not result in the loss of retail, nor will it deliver retail. Horsham town centre (the main settlement of the District in the settlement hierarchy) has a large range of shops and is located to the north of Tower Hill.	
<b>Site Assessment Conclusion:</b> The site is not recommended for allocation because the site is located outside of the built-up area boundary of Horsham, in the countryside and would extend built form beyond the railway line, a defensible boundary and create coalescence between Horsham and Tower Hill causing settlement coalescence between Horsham and Southwater.	
<b>Estimated Housing Numbers:</b> 0	

**Site Name:** Land South of Tower Hill

**SA784**

**Site Map:**



**Horsham District Council**

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

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Southwater

Reference No :

Date : 05 September 2023

1:6,000 at A4

Drawing No :

Drawn :

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Revisions :

**Parish:** Southwater

**Site Area:** 25.8 hectares

**Site Location:** The site lies in the countryside, located away from the Horsham built-up area boundary and in-between Horsham and Southwater. It adjoins a small area of low density housing, known as Tower Hill, to the north and extends southwards along the Worthing Road to the Hop Oast junction.

**Site Description:** The northern section of the site slopes upward in a north easterly direction. It is enclosed by hedgerows and tree planting, and comprises seven rectangular field parcels, with the western part of the site being used for horse grazing and the eastern part being grassland. There is a dry pond in the north of the site during the site visit. The central section of the site comprises pasture land interspersed with small areas of woodland and hedgerows. It lies to the immediate north of Horsham Park and Ride and waste recycling centre. The southern section of the site to the west of the Hop Oast Depot currently used as agricultural / pasture land bounded by trees and hedgerows. There are some urban influences as a result of the proximity of the site to the A24 to the south and the various urban uses at the Hop Oast site accessed from the Worthing Road.

**Environmental Considerations**

**Very Negative Impacts (impacts unlikely / unable to be mitigated)**

<b>Landscape:</b> The site does not lie within protected landscapes. The Landscape Capacity Study (2021) assesses that the site lies within areas with no/low capacity to accommodate medium scale housing. Although there are some urban influences around the Hop Oast junction, the site is overall very rural in character, and forms an important part of the visual separation between Horsham and Southwater. Some sections of the site adjoining the Worthing Road are bounded by low hedgerows. The site is therefore highly visible in these sections. New development would therefore lead to the coalescence of the two separate and distinct settlements and significant adverse landscape impacts.	
<b>Biodiversity:</b> The site and surrounding land is not designated as important for nature conservation. The site does not lie within a Bat Sustainance Zone. The site does however contain a number of mature trees and hedgerows and trees which are likely to be of some biodiversity interest. If progressed as a development site, appropriate ecological assessments would be needed and suitable protection and mitigation and biodiversity enhancement would be required.	
<b>Archaeology/Heritage:</b> The site does not lie within an Archaeological Notification Area. There are three listed buildings adjacent to the site (one to the east and two to the west). The site is close to Denne Park House which is a Listed Building and is set within an Archaeological notification area. The setting of this building would be a consideration should development come forward in this location.	
<b>Environmental Quality:</b> The site lies within the Brick Clay (Weald Clay Formation) and Building Stone (Horsham Stone) Mineral Safeguarding Areas. A high-pressure gas pipeline passes directly through the site from north-west to south-east in the southern section of the site which may limit the amount of development which can take place in the easements along these pipelines.	
<b>Flooding/Drainage:</b> The site does not lie within an area identified as at risk of flooding (Flood zone 1). Worthing Road is undulating in nature and is subject to localised flooding and occasional closure after severe weather events.	
<b>Climate/Renewables/Energy Efficiency:</b> No further information offered on this issue.	
<b>Social Considerations</b>	<b>Neutral Impacts</b>
<b>Housing:</b> The scheme being promoted is a joint mixed use promotion for individual sites SA040, SA765 and SA626. Two different options are being promoted: option 1 for 156 retirement and care home units, 150 private and affordable homes, 15,000 sqm of employment floorspace and highways works and contributions towards infrastructure improvements. Option 2 involves a minimum of 265 private and affordable homes, circa 15,000 sqm of employment floorspace and highways works and financial contributions towards infrastructure.	
<b>Education:</b> The site is within the primary catchment area of Arunside School in Horsham and within the catchment area of Tanbridge House for secondary education.	
<b>Health:</b> There is a health surgery at Station Road in Southwater, and a number of GP surgeries in Horsham town centre.	
<b>Leisure/Recreation/Community Facilities:</b> The site is located between Horsham and Southwater and located approximately 2.5 miles south of Horsham Leisure Centre "Pavilions" and 2 miles north of Southwater's leisure centre.	
<b>Transport:</b> The site can be accessed from the B2237 Worthing Road. An access is proposed about 50m north of the access to Denne Park via a "Ghost Island Junction". A new footway and pedestrian refuge are proposed on the B2237 Worthing Road. An additional pedestrian/cyclist/emergency is proposed onto Two Mile Ash Road along the western boundary of the site.	
<b>Other Infrastructure:</b> No further information offered on this issue.	
<b>Economic Considerations</b>	<b>Neutral Impacts</b>

**Economy:** Horsham is the main settlement in the District, which has a large range of employment opportunities, services and facilities including a number of schools and railway stations. Southwater is classified as a large town/ small village and also has a good range of services including primary schools, shops and some employment.

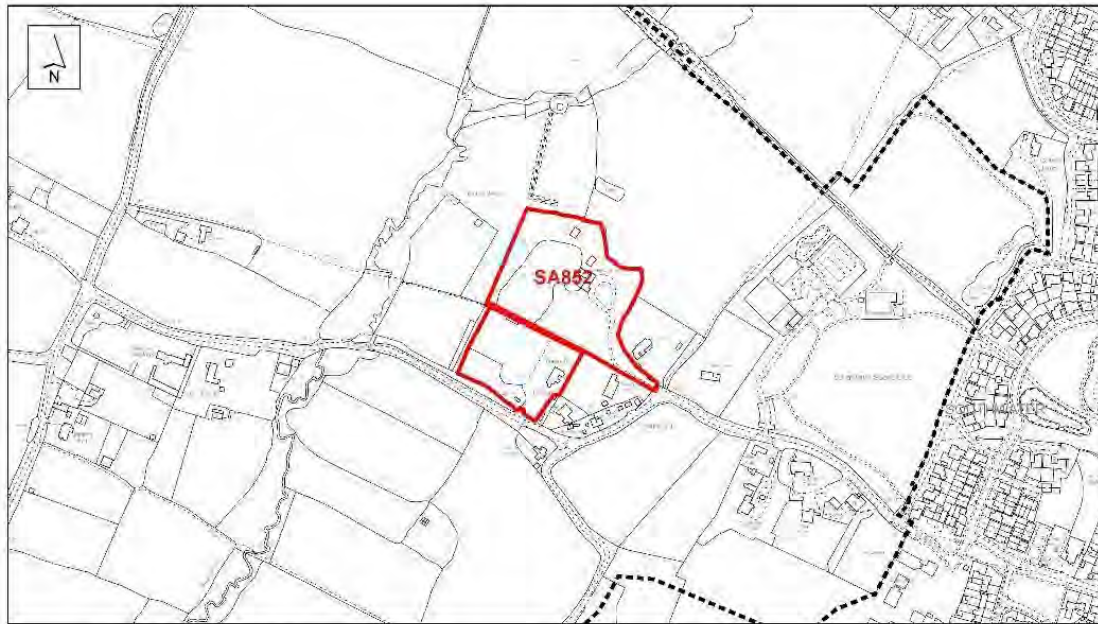
**Retail:** Horsham is the main settlement in the District, which has a large range of shops. Southwater is classified as a large town/ small village and also has a good range of shops.

**Site Assessment Conclusion:** The site is not recommended for allocation as development of the site would cause landscape harm by reducing the physical and visual separation between Horsham and Southwater and impact upon the character of each settlement.

**Estimated Housing Numbers:** 0

<b>Site Name:</b> The Fords/Oakwood House, Bonfire Hill	<b>SA852</b>
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**Site Map:**



<p><b>Horsham District Council</b>          Parkside, Chert Way, Horsham          West Sussex RH12 7PL          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: AC0000820201</small></p>	<p><b>Southwater</b></p> <table border="1"> <tr> <td>Reference No.:</td> <td>Date: 05 September 2023</td> <td>1:1,000 at A1</td> </tr> <tr> <td>Drawing No.:</td> <td>Drawn:</td> <td>Checked:</td> </tr> <tr> <td></td> <td></td> <td>Revisions:</td> </tr> </table>	Reference No.:	Date: 05 September 2023	1:1,000 at A1	Drawing No.:	Drawn:	Checked:			Revisions:
Reference No.:	Date: 05 September 2023	1:1,000 at A1								
Drawing No.:	Drawn:	Checked:								
		Revisions:								

**Parish:** Southwater

**Site Area:** 2.1 hectares

**Site Location:** The site is located on the northern side of Bonfire Hill to the south-west of Southwater. It is in the countryside, approximately 500m west of Southwater’s built-up area boundary. It is noted that the northern part of this proposed development site adjoins the south-western corner of the strategic site “Land North West of Southwater” (SA119), which is currently being promoted for development by Berkeley Homes, hence a full assessment is included in this report.

**Site Description:** The site comprises 2 detached residential dwellings to the north of Bonfire Hill (one in each part of the site- the “Fords” to the south of the site and “Oakwood House” in the northern part of the site). The site is heavily wooded, particularly around the perimeter of the 2 individual fields comprising the site. The surrounding area is characterised by detached dwellings set in generous plots within the countryside, with narrow roads and plots bordered by thick hedgerows and mature trees.

<b>Environmental Considerations</b>	<b>Very Negative Impacts (unlikely / unable to be mitigated)</b>
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**Landscape:** The Landscape Capacity Study (2021) identifies a zero-low capacity for accommodating medium-scale housing development. Development of this site would be isolated from Southwater should strategic development not occur around the site, meaning that it could have a negative landscape impact.

**Biodiversity:** The site and surrounding land is not designated as important for nature conservation, although considering the extensive area of woodland on site, it is likely to provide valuable wildlife habitat. The site lies within a Bat Sustenance Zone. There are no Tree Preservation Orders currently on site. While the northern part of the site adjoins the southern boundary of the proposed Strategic Site (SA199) “Land North West of Southwater”, it is the case that this part of the strategic development is being proposed as a buffer zone to the south of housing development that is proposed for north of the Downs Link. Even medium sized development located at this proposed site SA852 (the site

<p>promoter has not indicated how many units should be provided on site, or where on site they would go) would therefore be isolated development in the countryside, served by a very rural road (Bonfire Hill) and wholly inappropriate in the context of the character of the surrounding area of detached properties located in spacious plots.</p>	
<p><b>Archaeology/Heritage:</b> The site lies within an Archaeological Notification Area. There are 3 listed buildings located approximately 200m east of the site. These are: Holy Innocents Church (Grade II); Vicarage Cottage (Grade II); and Southwater House Grade II.</p>	
<p><b>Environmental Quality:</b> The site does not lie within an Air Quality Management Area and there is unlikely to be contamination.</p>	
<p><b>Flooding/Drainage:</b> The site does not lie within an area identified as at risk of flooding (It is within flood zone 1)</p>	
<p><b>Climate/Renewables/Energy Efficiency:</b> No further information offered on these issues.</p>	
<p><b>Social Considerations</b></p>	<p><b>Very Negative Impacts (unlikely / unable to be mitigated)</b></p>
<p><b>Housing:</b> The site is being promoted for residential development. No indicative total has been given by the site promoter nor is it known if affordable housing would be delivered.</p>	
<p><b>Education:</b> There are 4 Ofsted-registered pre-school's / nurseries in Southwater. Primary school provision is provided through Castlewood Primary School, Southwater Infant Academy and Southwater Junior Academy. There is no secondary school provision in Southwater; the catchment school for secondary education is Tanbridge House School in Horsham.</p>	
<p><b>Health:</b> There is a village surgery, dentist and pharmacy located in Southwater.</p>	
<p><b>Leisure/Recreation/Community Facilities:</b> Southwater is classified as a 'small town/ large village' in the settlement hierarchy, having a good range of services including shops, sports and community facilities. There is also a good variety of clubs and societies for all interests and ages.</p>	
<p><b>Transport:</b>  The site is located approximately 500m west from the centre of Southwater (Lintot Square), which includes a range of local services and facilities. The distance would likely result in some residents using private vehicles to access such services. Southwater has a good bus service Monday – Saturday, linking the village to Horsham, Crawley and Worthing. Bus stops are available a short walk away to the east on Worthing Road, however Bonfire Hill is an unlit rural lane hence walking to local services and bus stops would not be a safe or attractive option.</p> <p>There is an issue with how this site would be accessed for development. The only way for vehicles to enter the site would be along Bonfire Hill which is accessed from Worthing Road to the east or Marlpost Road to the west. Bonfire Hill is a very narrow, windy country lane. It is not suited to taking substantial volumes of traffic from even medium (20+ unit) developments. The site promoter has provided no evidence that any additional development could be located on SA852 in terms of site access. Until these issues are addressed, it is considered that the site is inaccessible to the wider road network.</p>	
<p><b>Other Infrastructure:</b> No further details have been provided.</p>	
<p><b>Economic Considerations</b></p>	<p><b>Neutral</b></p>
<p><b>Economy:</b> The site is promoted for housing and as such it would not result in the loss of employment, nor would it deliver employment. Southwater provides various employment opportunities, however these are unlikely to meet the full needs of any future residents, who would need to commute to larger surrounding settlements.</p>	
<p><b>Retail:</b> The site is located approximately 10 minutes' walking distance west of Lintot Square (Southwater Village Centre). It is being promoted for housing and as such it would not result in the loss of retail, nor would it deliver retail. Additional housing in and around the village may help support the existing facilities to remain viable.</p>	

**Site Assessment Conclusion:** The site is not recommended for allocation. While the site lies adjacent to the southern parcel of a potential strategic allocation, this area of land is proposed as a green buffer to development north of the Downs Link and development at SA852 would be left in isolation in the countryside. Further, the practicalities of how development on site would be accessed has not been evidenced, given that the only vehicular access to the site is Bonfire Hill, which is a windy, unlit rural road, entirely unsuited for medium- large scale development in the countryside.

**Estimated Housing Numbers: 0**

**Site Name:** Land at Christ's Hospital, The Warren

**SA129**

**Site Map:**



**Horsham District Council**

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

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**Christ's Hospital**

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

**Parish:** Southwater

**Site Area:** 5.7 hectares

**Site Location:** The site is in the countryside, outside the built-up area boundary of Christ's Hospital and adjacent to Christ's Hospital station.

**Site Description:** The site is in agricultural use and comprises grassland. A number of mature trees are dotted across the site

**Environmental Considerations**

**Unfavourable impacts (with potential for mitigation)**

**Landscape:** The 2020 landscape capacity assessment has identified this site as being located within Local Landscape Character Area 30: Christ's Hospital. The Study states: "the parkland landscape, historic buildings and their distinctive setting, together with its wider importance within the District results in a landscape which is highly sensitive to large-scale development". There is an assessment of low-moderate capacity for medium scale housing.

**Biodiversity:** The land to the immediate north of the site is designated as a Local Wildlife Site and Ancient Woodland, which would require a 15m buffer to any new development. Measures would have to be taken to protect the nature conservation interest of this land. The site lies within a Bat Sustenance Zone and the feeding habitats of any bats would have to be protected. Further detailed ecological assessment work would be necessary should any development come forward.

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

<b>Environmental Quality:</b> The site does not lie within an Air Quality Management Area and there is unlikely to be contamination. There are eight protected trees on site. Any development would require careful siting, so as to not to impact upon the root protection areas of these trees. There is a public right of way running across the site (west to east) and one to the immediate west of the site.	
<b>Flooding/Drainage:</b> The site does not lie within an area identified as at risk of flooding (It is in Flood zone 1).	
<b>Climate/Renewables/Energy Efficiency:</b> No further information offered on this issue.	
<b>Social Considerations</b>	<b>Very Negative Impacts (impacts unlikely / unable to be mitigated)</b>
<b>Housing:</b> The site is being promoted for 172 dwellings, together with a car park at Christ's Hospital station for 100 cars. It is considered the cumulative impact of such a large development on Christ's Hospital is unsustainable with significant pressure on community cohesion, physical infrastructure and local services.	
<b>Education:</b> Christ's Hospital has no state primary or secondary school. The site lies within the catchment of Barns Green primary school and Tanbridge House secondary school.	
<b>Health:</b> There are no healthcare facilities within Christ's Hospital. Residents would have to travel to Horsham or Southwater.	
<b>Leisure/Recreation/Community Facilities:</b> The site lies in the countryside near and to the north of the current Built-up Area Boundary (BUAB) of Christ's Hospital, which has a limited range of services, facilities and local employment provision. Local bus services connect the village to larger settlements such as Horsham which will provide a higher range of services and facilities. Development in this location would not be of sufficient scale to provide significant infrastructure upgrades or new services and facilities.	
<b>Transport:</b> Local bus services (no 64, 74 and 74A) connect the village to larger settlements such as Horsham. The site is located approximately 80m to the east of Christ's Hospital station, which provides regular services to Horsham town, Crawley, London and the south coast, and is therefore considered to be a sustainable location with regards to public transport.	
<b>Economic Considerations</b>	<b>Neutral Impacts</b>
<b>Economy:</b> There are limited opportunities for local employment, with the majority of residents having to travel to Horsham, Southwater or further afield for work. The biggest local employer is the private school Christ's Hospital.	
<b>Retail:</b> There are no convenience facilities in Christ's Hospital. Residents will have to travel to other settlements to access higher level services.	
<b>Site Assessment Conclusion:</b> The site is not recommended for allocation. It is not considered that there is potential on site for a substantial new housing scheme of 172 dwellings, given the potential impacts on the trees on site (there are 8 Tree Preservation Orders on trees on the western half of the site) and their root protection areas. In addition, there is a public right of way (Right of Way 1628_3) traversing the site from east to west. This follows the southern site boundary on the eastern side of the site and cuts through the middle of the western side of the site. The overall impact of such a scheme on Christ's Hospital, which is classified as a 'smaller village' with limited local services (lacks local education, health, leisure, recreation and community facilities) would be an unsustainable level of growth.	
<b>Estimated Housing Numbers:</b> 0 dwellings.	

# Steyning

Site Name: Land at Kings Barn Farm

SA608

## Site Map:



### Horsham District Council

Parkside, Chart Way, Horsham  
West Sussex RH12 1RL  
Barbara Chilios - Director of Planning

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Steyning

Reference No :

Date : 04 September 2023

1:1,000 at A1

Drawing No :

Drawn :

Checked :

Revisions :

**Parish:** Steyning

**Site Area:** 4.5 hectares

**Site Location:** The site is located to the east of Steyning Village and abuts the settlement edge but is sited outside the existing settlement boundary.

**Site Description:** Land at Kings Barn Farm is an elongated parcel of land which extends north to south and comprises of farm buildings and open countryside. To the east of the site lies the River Adur and separates Steyning from Bramber. The northern half of the site comprises a number of farm buildings with open countryside beyond the farm complex. The northern edge of the site is also bisected by a row of pylons which traverses the site from north to south. The southern half of the site is greenfield and abuts residential gardens from dwellings backing onto Kings Stone Avenue. The site and the wider area are used extensively for local recreation.

### Environmental Considerations

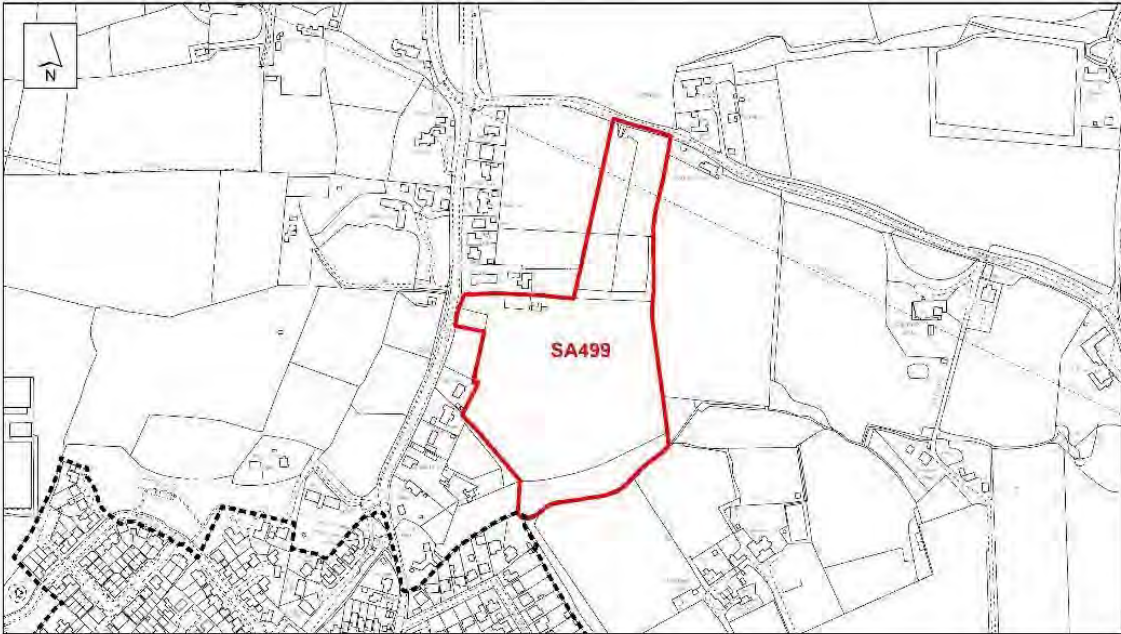
**Very Negative Impacts (impacts unlikely / unable to be mitigated)**

**Landscape:** This site is visually very open and sits within an area which forms part of the landscape setting of the existing built form of Steyning, and the South Downs National Park, with wide open views across the Adur valley north and to the South Downs. The site is slightly elevated from the surrounding land to the west, increasing the visual prominence of any development in this location. The site is used extensively for local recreation and forms part of the wider green infrastructure network.

**Biodiversity:** Part of the site falls within the River Adur Water Meadows and Wyckham Wood Local Wildlife Site with notable ornithological and botanical interest. A group of trees located to the north of Kings Barn Farm have been designated with a Tree Preservation Order. If progressed as a development site, appropriate ecological assessments will be required, and suitable protection and mitigation and biodiversity enhancement will be required.

<b>Archaeology/Heritage:</b> Grade II listed Kings Barn Old Cottages lies within the farm complex and outside the built-up area boundary (BUAB) but is listed as a heritage asset. Protection to the setting of the listed buildings must be considered as part of any proposal.	
<b>Environmental Quality:</b> A set of pylons bisect the site which may have to be mitigated to improve amenity.	
<b>Flooding/Drainage:</b> The site lies on the River Adur flood plain and while the site is not designated as being at risk of flooding the site abuts an area identified as at risk of flooding (Flood zone 2 and 3)	
<b>Climate/Renewables/Energy Efficiency:</b> No further information was available. Any proposal will be expected to adhere to the Council's climate change policies.	
<b>Social Considerations</b>	<b>Neutral</b>
<b>Housing:</b> The site is promoted for housing with the expectation any proposal should be compliant with affordable housing provision.	
<b>Health:</b> There is a medical practice located in the village. There is no proposal to supplement this provision at this site.	
<b>Leisure/Recreation/Community Facilities:</b> The village is well served with local community amenities including a leisure centre, local sports pitches, allotments, community centre and a large number of clubs and societies.	
<b>Transport:</b> Access could potentially be achieved via Kings Farm Road although further work is required to ascertain deliverability without impacting negatively on local heritage assets. A public footpath linking Steyning and Bramber is widely used and bisects the site.	
<b>Other Infrastructure:</b> No further information was available.	
<b>Economic Considerations</b>	<b>Neutral</b>
<b>Economy:</b> 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'.	
<b>Retail:</b> No retail provision provided onsite. Steyning Village is classified as a 'small town/larger village' in the settlement hierarchy set out in the Horsham District Planning Framework. It has a range of services and facilities including primary and secondary schools, a leisure centre and high street with a range of shops. The site is located on the eastern edge of village and reaching the high street would involve travelling along King Barn Lane and over the Steyning Relief Road using the road and foot bridge.	
<b>Site Assessment Conclusion:</b> The site is not recommended to come forward as an allocation in the local plan review due to concerns regarding heritage, flood risk, biodiversity and landscape and in particular the impact on the setting of the National Park.	
<b>Estimated Housing Numbers:</b> 0	

# Storrington, Sullington and Washington

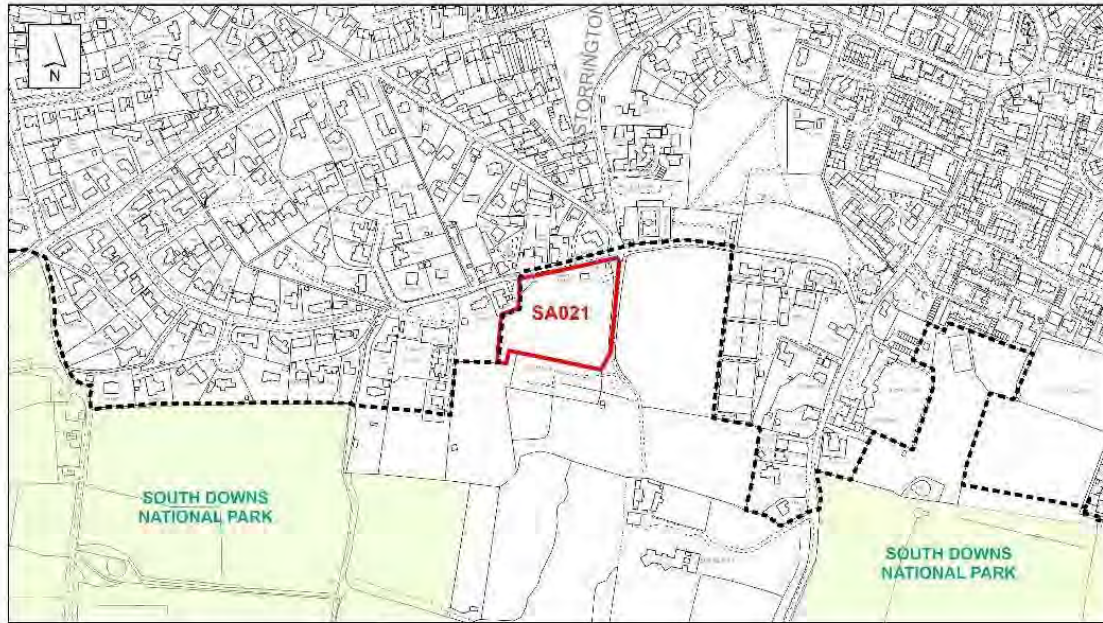
<b>Site Name:</b> Land to the Rear of Fairlands, Storrington		<b>SA499</b>	
<b>Site Map:</b>			
			
<b>Horsham District Council</b> Parkside, Chart Way, Horsham West Sussex RH12 1RL Barbara Childs - Director of Place		<b>Thakeham / Storrington &amp; Sullington</b>	
<small>Reproduced by permission of Ordnance Survey map on behalf of HMSO. © Crown copyright and database rights (2023). Ordnance Survey Licence: AC000020224</small>		Reference No:	Date: 05 September 2023
		Drawing No:	Revisions:
<b>Parish:</b> Thakeham			
<b>Site Area:</b> 4.06 Ha			
<b>Site Location:</b> Although in Thakeham Parish, the site is located north of the built-up area boundary of Storrington and Sullington, to the east of Storrington Road.			
<b>Site Description:</b> The site comprises of agricultural fields. Storrington Road lies to the west of the site, along with a number of large detached dwellings and agricultural land. To the north is Merrywood Lane, with agricultural fields beyond. Land running east to south-east comprises of agricultural fields. Dwellings lies to the north-east and south-west corners of the site.			
<b>Environmental Considerations</b>		<b>Very Negative Impacts (impacts unlikely / unable to be mitigated)</b>	
<b>Landscape:</b> The site consists of a number of agricultural fields which are relatively flat, it is also visible in part from the South Downs National Park. The majority of the site is bounded by well-defined hedgerows incorporating a large number of mature trees. There are also two additional lines of trees running east to west across the centre and southern portion of the site giving the characteristics of countryside rather than connection to the built environment. The Councils Landscape Capacity Study (2021) found the site to have low-moderate capacity.			
<b>Biodiversity:</b> The site and surrounding land is not designated as important for nature conservation. The site lies within a Bat Sustenance Zone requiring the retention and maintenance of feeding habitats for bats. Tree Preservation Orders, covering a number of trees, adjoins the northern boundary and would require a 12m 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.			

<b>Archaeology/Heritage:</b> An Archaeological Notification Area bisects the northern portion of the site. There are no Listed Buildings within the site or adjacent to the site. A Heritage Statement and an Archaeological Survey would be necessary before any development could come forward to ascertain potential heritage assets located within the grounds of the site.	
<b>Environmental Quality:</b> The Storrington Air Quality Management Area is located to the south-west and any proposal would require an Air Quality Assessment. The site lies within Brick Clay and Building Stone Minerals Safeguarding Area, any development would need to ensure there is no adverse impact on this resource.	
<b>Flooding/Drainage:</b> The site does not lie within an area identified as at risk of flooding (Flood Zone 1).	
<b>Climate/Renewables/Energy Efficiency:</b> Further information has not been provided. Any proposal would be expected to adhere to the Council's Climate Change policies.	
<b>Social Considerations</b>	<b>Neutral</b>
<b>Housing:</b> The site is being promoted for housing. Details in relation to housing numbers have not been provided.	
<b>Education:</b> 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.	
<b>Health:</b> Storrington and Sullington have The Glebe Surgery, as well as a number of dentists and pharmacies operating within the village.	
<b>Leisure/Recreation/Community Facilities:</b> Storrington and Sullington is classified as a 'small town / larger village' in the settlement hierarchy, having a good range of services and facilities including a primary school, doctors' surgery and library. There are a range of sporting facilities and a large variety of clubs and societies for all interests and ages.	
<b>Transport:</b> There is an hourly (weekdays/Saturdays) bus service linking parts of Storrington to Worthing and other settlements however the bus stop is some 1.5 - 2 km walk distant; an infrequent bus service however serves nearby bus stops on Storrington Road. A number of community transport schemes are also in place. The site can be accessed via a farm gate onto Storrington Road, located south of Fairlands. Any development would need to have access upgraded.	
<b>Other Infrastructure:</b> Further information has not been provided.	
<b>Economic Considerations</b>	<b>Neutral</b>
<b>Economy:</b> 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.	
<b>Retail:</b> 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.	
<b>Site Assessment Conclusion:</b> The site is not recommended for allocation as the site does not relate well to the existing built form of either Storrington or Thakeham and would impact on the rural character and visually encroach into the wider countryside in this location. Further issues relating to heritage and biodiversity may also impact on the site coming forward. It is also not convenient to access local village services by sustainable means. The Storrington Sullington and Washington Neighbourhood Plan was 'made' in 2019 and delivers approx. 146 dwellings in and adjoining the village edge. The collective impact of allocating this site given issues concerning landscape in particular and all the sites under consideration in and adjoining Storrington would be considered inappropriate in terms of the cumulative burden on local infrastructure, local air quality and impacts on the social and environmental fabric of the village.	
<b>Estimated Housing Numbers:</b> 0	

Site Name: Land South of Kithurst Lane

SA021

Site Map:



Horsham District Council

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

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Storrington & Sullington

Reference No:

Date: 05 September 2023

1:1,000 at A4

Drawing No:

Drawn:

Checked:

Revisions:

Parish: Storrington and Sullington

Site Area: 1.1 ha

**Site Location:** The site abuts the built-up area boundary and is in a semi-rural location with open land to the east and south. The site comprises of two linked parcels of land; one adjoins Kithurst Lane and the other is further south with open views to the South Downs. There are residential properties to the north and west of the site and a cemetery to the south of the main proposed development site which is surrounded by a mature tree belt on all of its boundaries.

**Site Description:** The site is in close proximity to the range of facilities in the village centre. Kithurst Lane is narrow without a footpath. Two access points are available. One would be directly off of Kithurst Lane and the other would be off of the junction between Kithurst Lane, School Lane, Fern Road and Monastery Lane. The northern part of the development site is in an elevated position, sitting higher than Kithurst Lane behind an established hedgerow and higher than the properties to the west. The southern parcel of land is open to the countryside and the South Downs and slopes gently to the south. Both parcels of land are used as paddocks.

**Environmental Considerations**


**Very Negative Impacts (impacts unlikely / unable to be mitigated)**

**Landscape:** The northern section of the site is enclosed by mature tree belts, but the southern section of the site is more open with no firm site boundary. This part of site contributes to the rural setting of the village and provides a buffer between the South Downs National Park, the boundary of which is to the south of this site and the established urban form of the village. The Landscape Capacity Assessment (2021) stipulates low/no capacity for residential development.

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

**Archaeology/Heritage:** No Listed Buildings lie within or adjacent to the site. However, the site is sited adjacent to the Conservation Area (Storrington Conservation Area lies to the

east of the site). The impact on the setting of the Conservation Area is an important consideration in respect to the principle of development, and potentially in mitigation terms should this site come forward for development. The Storrington Conservation Area Appraisal and Management Plan 2018 identifies the landscape fringe of this part of the Conservation Area with a high sensitivity to change associated with new development.	
<b>Environmental Quality:</b> The site lies within a Brick Clay (Weald Clay) and Soft Sand Minerals Safeguarding Area. Any development will need to ensure there is no adverse impact on this resource. Storrington centre is designated as an Air Quality Management Area and any proposal should seek not to exacerbate a further deterioration in air quality.	
<b>Flooding/Drainage:</b> The site does not lie within an area identified as at risk of flooding (Flood zone 1)	
<b>Climate/Renewables/Energy Efficiency:</b> No information was available. Any proposal would be expected to adhere to the Council's Climate Change policies.	
<b>Social Considerations</b>	<b>Neutral</b>
<b>Housing:</b> The site is promoted for small scale development of approximately 10 dwellings. If 10 or more dwellings were considered appropriate, on-site affordable housing would be sought in line with local plan and national policy.	
<b>Education:</b> Storrington village has Primary School and is within the catchment area of the Steyning Grammar School.	
<b>Health:</b> There is a doctor's surgery operating within the village and is a hub for many satellite villages in wider locality. The surgery is located to the northeast of the site.	
<b>Leisure/Recreation/Community Facilities:</b> The site adjoins the urban boundary of Storrington which is classified as a large village in the settlement hierarchy, having a good range of services, facilities and local employment provision including a leisure centre, village hall, doctors' surgery, dentist and a number of local community societies. Local bus services connect Storrington to the wider locality with regular bus services available to larger urban centres such including Worthing. The village is also a hub for smaller villages but also has some reliance on larger settlements to meet some of the resident's day to day needs.	
<b>Transport:</b> Access would need to be delivered off Kithurst Lane. The site is elevated from the road and would lead to the loss of existing trees. Kithurst Lane is narrow, rural in character and may require upgrading to acceptable standards to accommodate development albeit it already provides access for a number of residential properties. Upgrades would further urbanise the edge of settlement location with the requirement for appropriate lighting and signage to be implemented.	
<b>Other Infrastructure:</b> No further information was available.	
<b>Economic Considerations</b>	<b>Neutral</b>
<b>Economy:</b> 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.	
<b>Retail:</b> 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.	
<b>Site Assessment Conclusion:</b> The site is not recommended for allocation as part of the Local Plan Review. Issues concerning heritage, landscape and impact on the setting of the National Park effectively prohibit the site from coming forward for development.. The collective impact of allocating this site given issues concerning landscape and the national park in particular and all the sites under consideration in and adjoining Storrington would be considered inappropriate in terms of the cumulative burden on local infrastructure, local air quality and impacts on the social and environmental fabric of the village.	
<b>Estimated Housing Numbers:</b> 0	

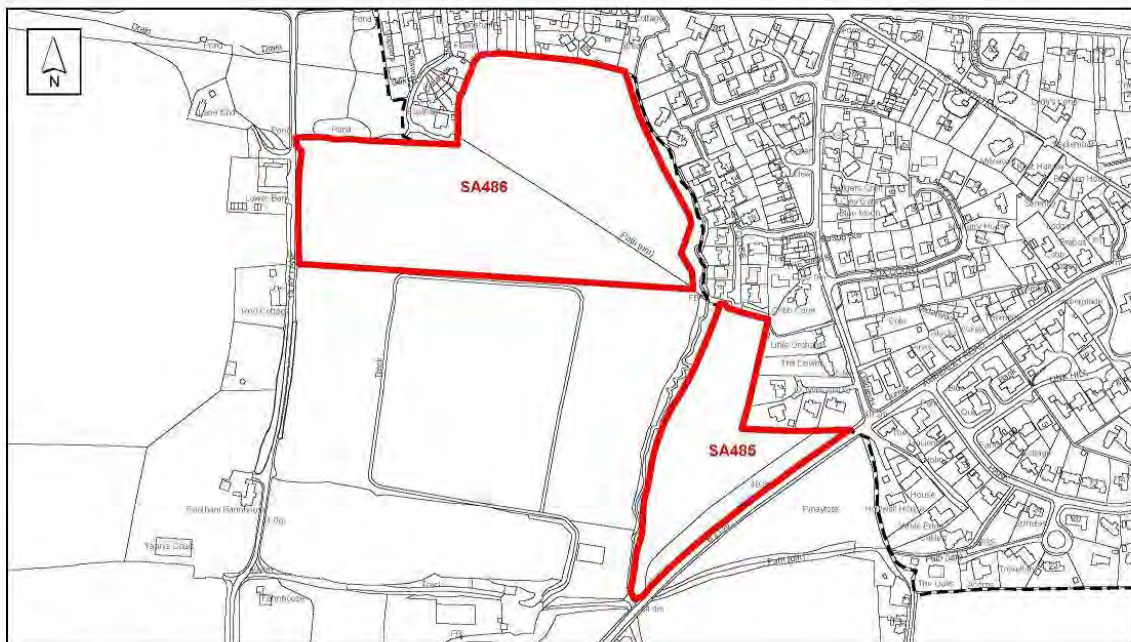
<b>Site Name:</b> Land West of Hurston Grove		<b>SA316</b>	
<b>Site Map:</b>			
			
<b>Horsham District Council</b> Perkside, Chard Way, Horsham West Sussex RH12 1RL Barbara Childs - Director of Place		<b>Storrington &amp; Sullington</b>	
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		<small>Revisions :</small>	
<b>Parish:</b> Storrington and Sullington			
<b>Site Area:</b> 3.5 Ha			
<b>Site Location:</b> The site is located on the western edge of Storrington and is comprised of the backland relating to several properties on Hurston Grove. The area is primarily a low density residential area on the edge of Storrington.			
<b>Site Description:</b> The site comprises of several adjoining properties to include extended land to the west behind the suburban row of houses. The eastern end of site is located within the existing built-up area boundary with the majority of site extending westwards and cited outside the built up area boundary. The western boundary abuts a small stream, and a mature tree belt also aligns the western boundary of the site.			
<b>Environmental Considerations</b>		<b>Unfavourable impacts (with potential for mitigation)</b>	
<b>Landscape:</b> The Landscape Capacity Assessment (2021) indicates moderate capacity but indicates the urban edge is sensitive to change. There are a number of mature trees located within the site but there is a single tree with Tree Preservation Order status located within the curtilage of the site.			
<b>Biodiversity:</b> The site and surrounding land is not designated as important for nature conservation. The site lies within a Bat Sustenance Zone and habitats to maintain feeding habitats for bats would need to be retained.			
<b>Archaeology/Heritage:</b> There is no direct impact on any heritage asset within the site or adjacent to the site.			
<b>Environmental Quality:</b> The site lies within a Brick Clay (Weald Clay) and Soft Sand Minerals Safeguarding Area. Any development will need to ensure there is no adverse impact on this resource. Storrington centre is designated as an Air Quality Management Area and any proposal should seek not to exacerbate a further deterioration in air quality.			
<b>Flooding/Drainage:</b> The majority of the site lies in Flood Zone 1. However, the western boundary of the site is located within Flood Zone 3. No development should be proposed within Flood Zone 3.			

<b>Climate/Renewables/Energy Efficiency:</b> No further information was available. Any proposal will be expected to adhere to the Council's Climate Change policies.	
<b>Social Considerations</b>	<b>Neutral</b>
<b>Housing:</b> The site is being promoted for housing with the expectation that any proposal would be in conformity with the Council's Affordable Housing provision. The boundary of the site includes existing dwellings. It is assumed that some of the existing dwellings would need to be demolished to make way for access.	
<b>Education:</b> There are a number of pre-school/nurseries located within the village. Storrington has a primary school which is within reasonable walking distance of the site. Storrington & Sullington are within the catchment area of Steyning Grammar School for secondary education.	
<b>Health:</b> Storrington and Sullington have The Glebe Surgery, as well as a number of dentists and pharmacies operating within the village. The surgery is located on the edge of the village centre and is within reasonable walking distance.	
<b>Leisure/Recreation/Community Facilities:</b> Storrington and Sullington is classified as a 'small town / larger village' in the settlement hierarchy, having a good range of services and facilities including a primary school, doctor's surgery and library. There are a range of sporting facilities and a large variety of clubs and societies for all interests and ages.	
<b>Transport:</b> There is an hourly (weekdays/Saturdays) bus service linking the village to nearby settlements including Worthing. The nearest bus stop (approximately 500m walk along an unlit lane) is served by bus 100 which stops at Pulborough Station. A number of community transport schemes are also in place. It is assumed access would be achieved from Hurston Grove and would conform to County Highways Standard. It is unclear how the site would be accessed.	
<b>Other Infrastructure:</b> No further information was provided on the provision of potential high capacity broadband or electric charging point infrastructure.	
<b>Economic Considerations</b>	<b>Neutral</b>
<b>Economy:</b> 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.	
<b>Retail:</b> 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.	
<b>Site Assessment Conclusion:</b> The site is not recommended for allocation. Any residential scheme would extend into the backland of a number of existing residential properties located on the edge of the village which would bring intensification to the area fundamentally altering the character of the area which is predominantly low density and, in the landscape context, sensitive to change. It is also unclear at this stage how the site would be accessed. The collective impact of allocating this site given issues concerning landscape in particular and all the sites under consideration in and adjoining Storrington would be considered inappropriate in terms of the cumulative burden on local infrastructure, local air quality and impacts on the social and environmental fabric of the village.	
<b>Estimated Housing Numbers:</b> 0	

**Site Name:** Land adjacent to Clay Lane

**SA486**

**Site Map:**



**Horsham District Council**

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

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		Revisions :

**Parish:** Storrington

**Site Area:** 6.2 Ha

**Site Location:** Land adjacent to Clay Lane abuts the southwest edge of Storrington village but lies outside the existing settlement boundary. The site is also in close proximity of the South Downs National Park boundary which extends right up to edge of Amberley Road (B2139).

**Site Description:** SA485 comprises approximately 6.2 hectares (Ha) of flat, agricultural land to the east of Clay Lane, the south of Bax Close and north of Amberley Road. (SA486) land is accessible via Clay Lane to the west and includes a wooded area in the north western corner. The remaining north boundary abuts the garden land of residential properties on Chapel Lane and the Crescent and the eastern boundary is formed by a stream and an established hedgerow. A Public Right of Way (Ref: 2972 - PRow) bisects the centre of the site from the end of Chapel Lane to the south eastern corner of the site and passes across the north of the south eastern parcel.

**Environmental Considerations**

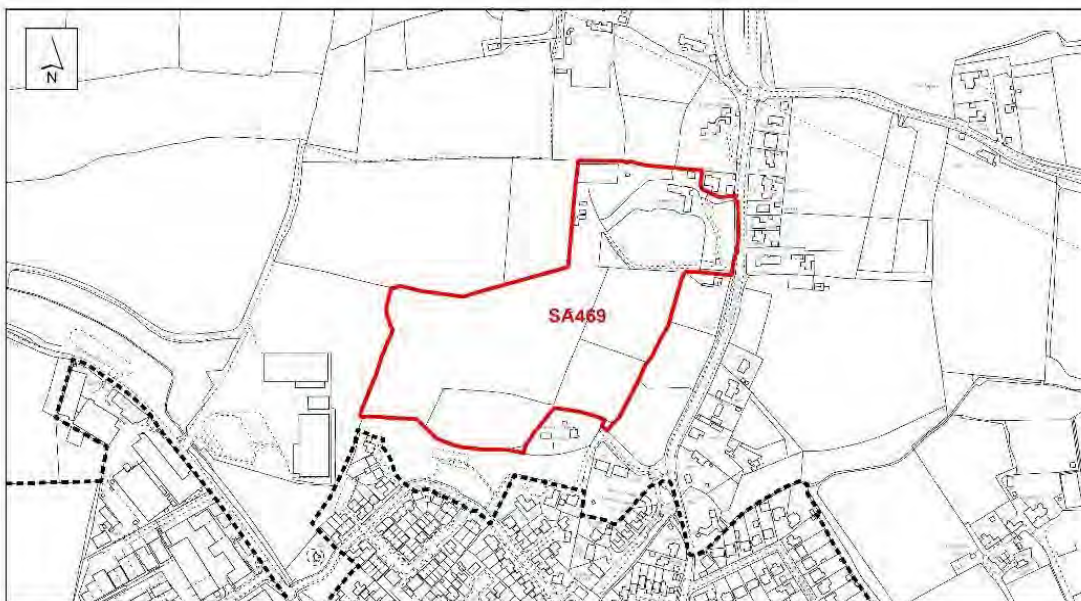
**Very Negative Impacts**

**Landscape:** The site is greenfield with mature tree belts prominent on the eastern boundary of the site. Development in this location would have a significant adverse impact on the setting of the South Downs National Park which adjoins the site to the south east and the south of this site. The prominent southern edge of Storrington hold attractive views of the South Downs and the intervisibility between the urban edge of Storrington and the national park is an important characteristic in this location. The 2020 Landscape Capacity Assessment stipulates the following: *'Due to the areas high landscape character sensitivity, its mostly good condition and its moderate to high landscape value, it is considered that there is no or very limited capacity for development'*. Development in this location would significantly impact and change the overall landscape context of the setting of the National Park, by further expanding the urban conurbation of Storrington closer to the National Park. With PRow 2972 bisecting the site, would make the site visually prominent in the wider setting of the Storrington especially to the south of the site where there is less containment of the site and a weak defensible boundary. Development as proposed would necessitate significant lighting infrastructure, including street and domestic lighting which, notwithstanding existing urban lighting from

Storrington, would detrimentally exacerbate the urbanising illumination with its resultant impact on the dark night skies in this rural location close to the setting of the National Park contributing towards the further visual perception of urban encroachment into the national park.	
<b>Biodiversity:</b> Any proposal will be expected to provide 10% Biodiversity Net Gain in accordance with national guidelines.	
<b>Archaeology/Heritage:</b> The site lies adjacent to Cobb Court (grade II) and is a listed building. Development in this location has the potential to significantly impact on the setting of this building, and any proposal would need to take this into account.	
<b>Environmental Quality:</b> The site lies within a Building Stone Minerals Safeguarding area and much of the site lies within the Brick Clay (Weald Clay) Minerals Safeguarding area. Whilst the site does not lie near it should be noted that Storrington's High Street/ West Street is an Air Quality Management Area (AQMA). Any proposal should not exacerbate a further deterioration in local air quality. No further clarification has been offered in reducing potential emissions.	
<b>Flooding/Drainage:</b> The site does not lie within an area identified as at risk of flooding (Flood zone 1). There is evidence of minor surface water flooding on the western and eastern perimeter of the site. Appropriate mitigation would be required to control excessive run off.	
<b>Climate/Renewables/Energy Efficiency:</b> No further details have been provided.	
<b>Social Considerations</b>	<b>Neutral</b>
<b>Housing:</b> The site capacity would accommodate approximately 180 dwellings and associated infrastructure. Any proposal will be expected to be provide affordable housing as part of the proposal (35%).	
<b>Education:</b> Storrington village has Primary School and is within the catchment area of the Steyning Grammar School. Should additional capacity be required this can be addressed through suitable contributions.	
<b>Health:</b> There is a doctor's surgery operating within the village and is a hub for many satellite villages in wider locality. The Glebe surgery is located to the southwest of the site (approximately 1 mile).	
<b>Leisure/Recreation/Community Facilities:</b> The site adjoins the settlement edge of Storrington which is classified as a large village in the settlement hierarchy, having a good range of services, facilities and local employment provision. Local bus services connect Storrington to the wider locality with regular bus services available to larger urban centres such as Worthing or Brighton. The village is also a hub for smaller villages in the surrounding hinterland which are reliance on larger settlements such as Storrington to meet some of the residents day to day needs. The village high street is located to the west of the site but a community bus service is available along Amberley Road.	
<b>Transport*:</b> Access can be achieved from a number of points including Chapel Lane or Clays Lane. Improvement to local cycling and pedestrian infrastructure is supported with stronger connections to the village centre.	
<b>Other Infrastructure:</b> No further information provided.	
<b>Economic Considerations</b>	<b>Neutral</b>
<b>Economy:</b> There is no provision for employment onsite. Storrington is well serviced with employment with a number of local employment hubs located within reasonable travel distance of the village.	
<b>Retail:</b> 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. There is no provision onsite for retail.	
<b>Site Assessment Conclusion:</b> The site is not recommended for allocation for housing. Issues concerning visual encroachment into countryside in this sensitive location and the wider landscape as well as the impact on the setting of the National Park is considered to be prohibitive for this site to come forward as an allocation in the Local Plan review. The site lacks strong physical containment particular to the south and is closely associated with the surrounding agricultural landscape, resulting in a clear and functional relationship with the countryside beyond the built-up area. In visual terms, any proposed development would be prominent in views from public vantage points, and approaches to the settlement, appearing as a projection into open countryside.	
<b>Estimated Housing Numbers:</b> 0	

<b>Site Name:</b> Land West of Storrington Road, Thakeham	<b>SA469</b>
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**Site Map:**



<p><b>Horsham District Council</b>          Parkside, Chart Way, Horsham          West Sussex RH12 1RL          Barbara Childs - Director of Planning</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>	<p>Thakeham / Storrington &amp; Sullington</p> <table border="1"> <tr> <td>Reference No.:</td> <td>Date: 05 September 2023</td> <td>1:4,000 at A4</td> </tr> <tr> <td>Drawing No.:</td> <td>Drawn:</td> <td>Checked:</td> </tr> <tr> <td></td> <td></td> <td>Revisions:</td> </tr> </table>	Reference No.:	Date: 05 September 2023	1:4,000 at A4	Drawing No.:	Drawn:	Checked:			Revisions:
Reference No.:	Date: 05 September 2023	1:4,000 at A4								
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**Parish:** Thakeham

**Site Area:** 6.7 Ha

**Site Location:** Located within Thakeham Parish, the site is located north of the built-up area boundary of Storrington and Sullington, to the east of Storrington Road.

**Site Description:** The site comprises of a number of grazing fields. Storrington Road lies to the west of the site and agricultural fields lie to the east. The small town / village of Storrington and Sullington lies to the south. There is an area of hardstanding and a ménage in the top north-west corner of the site. One dwelling (Littlebury House) is included within the north-east site boundary with an additional dwelling directly adjoined. Three dwellings, including one Grade II Listed Building adjoin the south-east corner. Telsa Engineering is located to the south-west.

**Environmental Considerations** **Very Negative Impacts (impacts unlikely / unable to be mitigated)**

**Landscape:** The site consists of a number of grazing fields which have a gentle slope south to north, it is also visible in part from the South Downs National Park. The site boundaries are defined by mature hedgerows and trees. Beyond the southern boundary the site is divided from the defined built-up area bound by an area of open space, including a play area, which gives the site the characteristic of countryside rather than having a connection to the built environment. The Council's Landscape Capacity Study (2021) found the site to have low-moderate capacity.

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

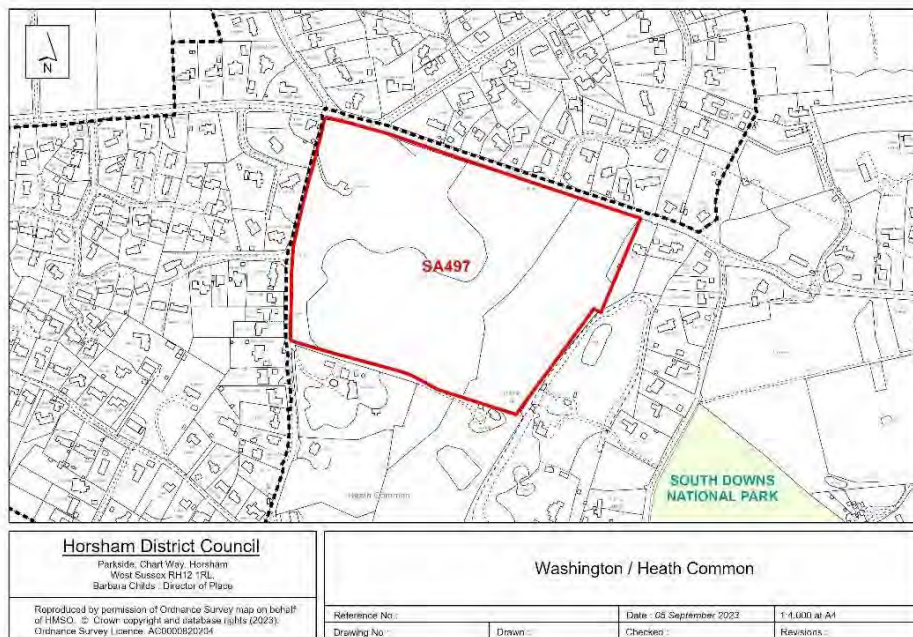
**Archaeology/Heritage:** A Grade II Listed Building (Snapes Cottage) adjoins the south-east corner of the site. Any development would have a harmful impact on the setting of this heritage asset. A Heritage Statement would be necessary before any development could come forward.

<b>Environmental Quality:</b> The Storrington Air Quality Management Area is located to the south-west and any proposal would require an Air Quality Assessment which would need to demonstrate that development would not further harm air quality in the centre of the village. The site lies within Brick Clay and Building Stone Minerals Safeguarding Area, any development would need to ensure there is no adverse impact on this resource.	
<b>Flooding:</b> The site does not lie within an area identified as at risk of flooding (Flood Zone 1)	
<b>Climate/Renewables/Energy Efficiency:</b> No further information was available. Any proposal will be expected to adhere to the Council's Climate Change policies.	
<b>Social Considerations</b>	<b>Neutral</b>
<b>Housing:</b> The site is being promoted for housing with the expectation that any proposal would be compliant with Affordable Housing provision.	
<b>Education:</b> 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.	
<b>Health:</b> Storrington and Sullington have The Glebe Surgery, as well as a number of dentists and pharmacies operating within the village.	
<b>Leisure/Recreation/Community Facilities:</b> Storrington and Sullington is classified as a 'small town / larger village' in the settlement hierarchy, having a good range of services and facilities including a primary school, doctor's surgery and library. There are a range of sporting facilities and a large variety of clubs and societies for all interests and ages.	
<b>Transport:</b> There is an hourly (weekdays/Saturdays) bus service linking parts of Storrington to Worthing and other settlements however the bus stop is some 1.5 - 2 km walk distant; an infrequent bus service however serves nearby bus stops on Storrington Road. A number of community transport schemes are also in place. The site can be accessed via a farm gate onto Storrington Road, located south of Fairlands. Any development would need to have access upgraded.	
<b>Other Infrastructure:</b> No further information was available.	
<b>Economic Considerations</b>	<b>Neutral</b>
<b>Economy:</b> 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.	
<b>Retail:</b> 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.	
<b>Site Assessment Conclusion:</b> This site is not recommended to progress as an allocation in the local plan review. The site is considered to be detached from the existing settlement pattern of the village and development at this location would impact negatively on the rural character and landscape. The collective impact of allocating this site given issues concerning landscape in particular and all the sites under consideration in and adjoining Storrington would be considered inappropriate in terms of the cumulative burden on local infrastructure, local air quality and impacts on the social and environmental fabric of the village.	
<b>Estimated Housing Numbers:</b> 0	

**Site Name:** Land at Longbury Hill

**SA497**

**Site Map:**



**Parish:** Washington Parish

**Site Area:** 10 Ha

**Site Location:** Although in Washington Parish, the site is within an area known as Heath Common, consisting of very low-density housing interspersed with areas of open land and woodland, which adjoins the built-up area boundary of Storrington & Sullington to the west and north.

**Site Description:** The entire site was originally occupied by dense woodland grown for forestry purposes. However, a large 4.3ha swathe of Scots Pine Plantation have in recent years been felled in the centre of the site. The site is bounded by the residential curtilages of several very large dwellings to the south and to Rock Road (north), Georges Lane (East) and Hampers Lane (West).

**Environmental Considerations**

**Unfavourable impacts (with potential for mitigation)**

**Landscape:** The site does not lie within or near a protected landscape. However, the site is within the area covered by the Heath Common Design Statement adopted by Horsham District Council in July 2018 and contributes to the character, setting and tranquility of the area. A large area of Longbury Hill woodland that existed on this site has already been partly felled and left vacant severely degrading the landscape. As the land is used for forestry purposes, the landscape would become more wooded again over time, as the result of any replanting but the change to the landscape would be cyclical in nature as the trees become mature enough to harvest.

**Biodiversity:** The site and surrounding land is not designated as important for nature conservation. The woodland that existed on this site has already been partly removed and impacting on the setting of Heath Common and Longbury Hill. The site is within a Bat Sustainance 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, and suitable protection and mitigation and biodiversity enhancement will be required. The site promoter has outlined active management of the site supporting public access, additional planting to minimise visual intrusion into the wider local landscape, biodiversity net gain and provide new public open spaces.

**Archaeology/Heritage:** The site does not contain any archaeological/heritage designations or assets. An archaeological site lies nearby to the south and any impact would need to be investigated.

<b>Environmental Quality:</b> The site lies within the Brick Clay (Weald Clay) Minerals Safeguarding area. It contains a large amount of mature woodland on the uncleared part of the site and is considered tranquil. Storrington's High Street/ West Street is subject to Air Quality Management Area (AQMA). The cumulative impact of development in and around the village will need to be subject to assessment so as not to further impact of air quality in the centre of the village. The site promoter has submitted further representations to potentially address this issue and is discussed elsewhere in this appraisal.	
<b>Flooding/Drainage:</b> The site does not lie within an area identified as at risk of flooding (Flood zone 1).	
<b>Climate/Renewables/Energy Efficiency:</b> Support is given to electric car charging, provision of electric minibus and homeworking infrastructure.	
<b>Social Considerations</b>	<b>Unfavourable impacts (with potential for mitigation)</b>
<b>Housing:</b> The developer is promoting 120 residential dwellings and ancillary uses. Any proposal would adhere to the Council's affordable housing policy.	
<b>Education:</b> Storrington village has Primary School and is within the catchment area of the Steyning Grammar School.	
<b>Health:</b> There is a doctor's surgery operating within the village and is a hub for many satellite villages in wider locality. The Glebe surgery is located to the west of the site (approximately 3 km). Rock Road, onto which the development would access, is unlit and currently lacks any footway for much of its length.	
<b>Leisure/Recreation/Community Facilities:</b> The site is approximately 3km by road from the centre of Storrington and Sullington which is classified, as a Large Village / Small Town, having a good range of services and facilities with strong community networks and local employment provision, together with reasonable bus services. It acts as a hub for smaller villages but also has some reliance on larger settlements to meet some of the resident's day to day needs. The site is not in easy walking distance of the main services and facilities given that Rock Road, onto which the development would access, is unlit and currently lacks any footway for much of its length.	
<b>Transport:</b> The site is accessed from gates at Rock Road to the north of the site. To improve linkages back into the centre of the village potential support is given to a possible new footway for 600 metres from Rock Road to Bracken Lane to provide footway access for pedestrians and facilitate active non-vehicular travel. The developer is also proposing a number of measures which do not exacerbate a further reduction in air quality and is proposing measures such as the implementation of a Travel Plan, support for home working and citing the implementation of the A27 Arundel Bypass will possibly reduce rat running in Storrington and consequently reduce nitrogen dioxide levels in local village diverting traffic away from places like Storrington. The provision of electric shuttle or mini-buses to train stations in Pulborough or Billingshurst has also been suggested. No specific technical details have been provided on duration of the provision or financial viability of such provision. The nearest bus stops are in the village centre, some 3 km away via Rock Road, albeit an alternative option may be bus stops on the A283 via a 1 km walk along Hampers Lane (which is narrow and unlit).	
<b>Other Infrastructure:</b> Promotion and support of homeworking as well as the provision of electric charging as part of the proposal.	
<b>Economic Considerations</b>	<b>Neutral</b>
<b>Economy:</b> The proposal is not providing employment onsite. Nevertheless, there is opportunity for local residents to access employment within the village or near the village. Chantry Lane Industrial Estate, Gerston Business Park and Water Lane Trading Estate are all designated as Key Employment Areas (KEAs). A number of small businesses and retail located within village centre.	
<b>Retail:</b> 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 detached from the main high street of the village and pedestrian infrastructure is fragmented	

which would require further investment in delivering a clear, unobstructed route into the village.

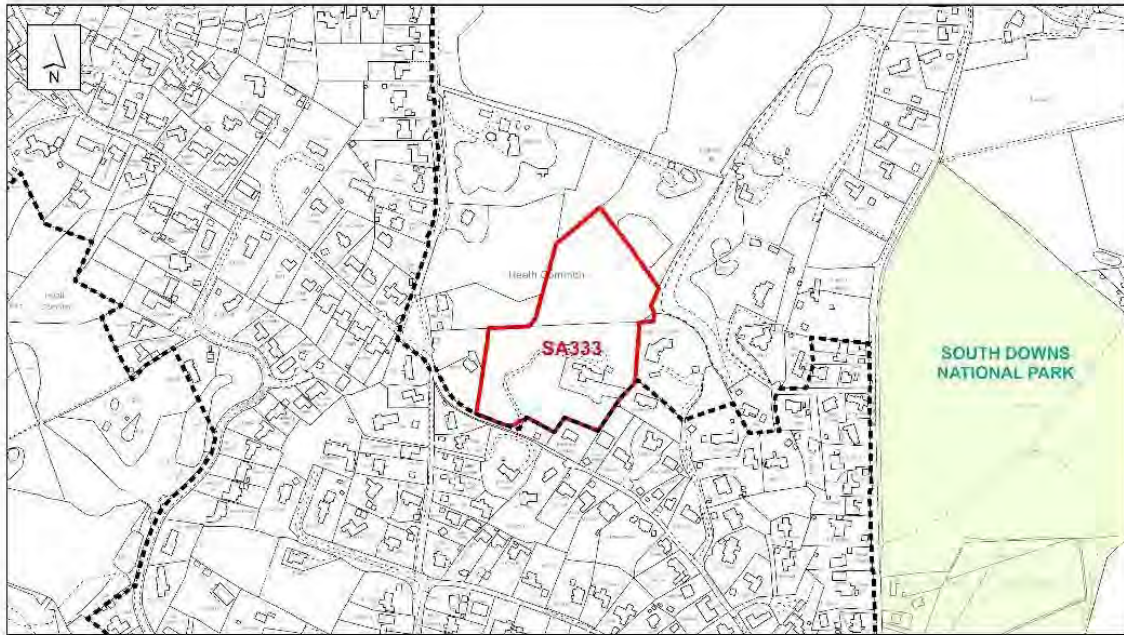
**Site Assessment Conclusion:** The site is not currently recommended for allocation. Whilst the site adjoins the built-up area boundary of Storrington, the site is not an easy or attractive walk to the main services and facilities in the centre of the village and is likely to encourage vehicle use through narrow private lanes. The potential provision of a footway from the site to Bracken Lane is noted but further investment in pedestrian and cycling infrastructure in the area would most likely be required. The proposal to provide 120 dwellings would contribute to the further urbanisation of this area negatively affecting the distinct tranquility and rural character of the area. The collective impact of allocating this site given issues concerning landscape in particular and all the sites under consideration in and adjoining Storrington would be considered inappropriate in terms of the cumulative burden on local infrastructure, local air quality and impacts on the social and environmental fabric of the village.

**Estimated Housing Numbers: 0**

**Site Name:** Land at Heath Barn

**SA333**

**Site Map:**



**Horsham District Council**

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

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Washington / Heath Common

Reference No.:	Date: 06 September 2023	1:4,000 at A1
Drawing No.:	Drawn:	Checked:
		Revisions:

**Parish:** Washington Parish

**Site Area:** 10 Ha

**Site Location:** Although in Washington Parish, the site is within an area known as Heath Common, consisting of very low-density housing interspersed with areas of open land and woodland, which adjoins the built-up area boundary of Storrington & Sullington to the west and north. The site lies adjacent to SA479 which is also being promoted for housing.

**Site Description:** The site is backland to Heath Barn, a residential property located within Heath Common. Several detached low-density dwellings are located within the vicinity of the site to the east.

**Environmental Considerations**

**Unfavourable Impacts (with potential for mitigation)**

**Landscape:** The site does not lie within or near a protected landscape. However, the site is within the area covered by the Heath Common Design Statement adopted by Horsham District Council in July 2018. The site is heavily wooded and is considered tranquil.

**Biodiversity:** No environmental designation can be found in this location. The site is 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 and suitable protection, mitigation and enhancement of biodiversity will be required.

**Archaeology/Heritage:** The site does not contain any archaeological/heritage designations or assets.

**Environmental Quality:** The site lies within the Soft Sand Safeguarding area. The site lies in a heavily wooded area and is considered tranquil. Storrington's High Street/ West Street is subject to Air Quality Management Area (AQMA). The cumulative impact of development in and around the village will need to be subject to assessment so as not to further impact of air quality in the centre of the village..

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

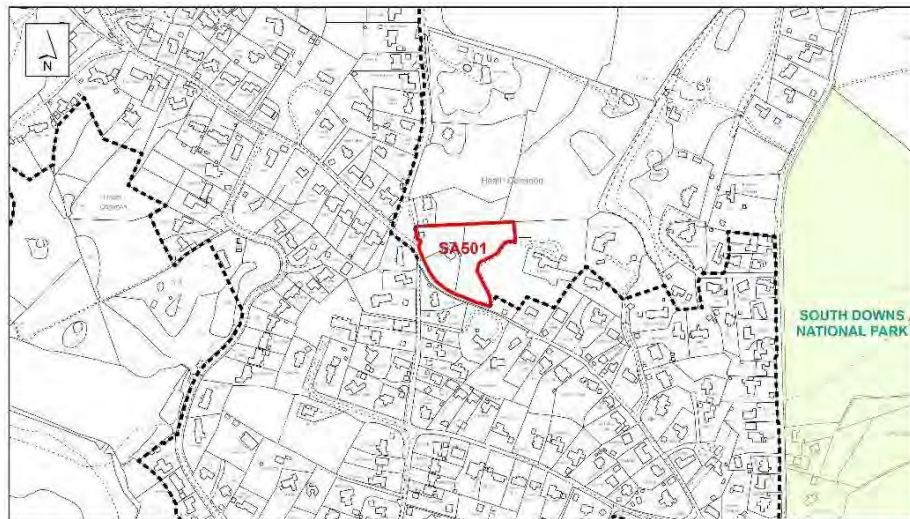
**Climate/Renewables/Energy Efficiency:** No information is given but any proposal will be expected to adhere to the Council's Climate Change policies.

<b>Social Considerations</b>	<b>Neutral</b>
<b>Housing:</b> The site is promoted for housing, but no quantum is given. Best use of land would be supported. Any proposal would have to adhere to the Council's affordable housing policy.	
<b>Education:</b> Storrington village has a Primary School and is within the catchment area of the Steyning Grammar School.	
<b>Health:</b> There is a doctor's surgery operating within the village and is a hub for many satellite villages in wider locality. The Glebe surgery is located to the west of the site (approximately 2 miles).	
<b>Leisure/Recreation/Community Facilities:</b> Storrington and Sullington is classified, as a Large Village / Small Town, having a good range of services and facilities with strong community networks and local employment provision, together with reasonable bus services. However these are some 2.5 km walk/cycle distance from the site and this option is not likely to be attractive to most. It acts as a hub for smaller villages but also has some reliance on larger settlements to meet residents' day to day needs.	
<b>Transport:</b> Further information is required to demonstrate safe access can be achieved onto the wider road network. Investment to improve connections between the site and high street especially for local pedestrian and cycling infrastructure is required. Local village services are some 2.5 km walk/cycle distance from the site on routes lacking footways and/or lighting, and this option is not likely to be attractive to most. The nearest bus stops are in the village centre, some 3 km away via Rock Road, albeit an alternative option may be bus stops on the A283 via a 1 km walk along Hampers Lane (which is narrow and unlit).	
<b>Other Infrastructure:</b> No further detail is provided.	
<b>Economic Considerations</b>	<b>Neutral</b>
<b>Economy:</b> The proposal is not providing employment onsite. Nevertheless, there is opportunity for local residents to access employment within the village or near the village. Chantry Lane Industrial Estate, Gerston Business Park and Water Lane Trading Estate are all designated as Key Employment Areas (KEAs).	
<b>Retail:</b> 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.	
<b>Site Assessment Conclusion:</b> The site is not recommended for allocation because the site is not in easy or safe walking distance of the main services and facilities and is likely to encourage vehicle use through narrow private lanes. Development in this area would negatively affecting the distinct tranquility and rural character. The collective impact of allocating this site given issues concerning landscape in particular and all the sites under consideration in and adjoining Storrington would be considered inappropriate in terms of the cumulative burden on local infrastructure, local air quality and impacts on the social and environmental fabric of the village.	
<b>Estimated Housing Numbers: 0</b>	

**Site Name:** Highcroft, Hampers Lane

**SA501**

**Site Map:**



<b>Horsham District Council</b> Parkside, Chart Way, Horsham West Sussex RH12 1RL Barbara Childs - Director of Planning		Washington / Heath Common	
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Drawing No.:	Drawn:	Checked:	Revisions:

**Parish:** Washington Parish

**Site Area:** 0.7 Ha

**Site Location:** Although in Washington Parish, the site is within an area known as Heath Common, consisting of very low-density housing interspersed with areas of open land and woodland, which adjoins the built-up area boundary of Storrington & Sullington to the west and north.

**Site Description:** The site serves as backland to a residential dwelling and is located in an area known Heath Common in Washington. The area is made up of private lanes and large low density dwellings. The site is currently outside the existing settlement boundary.

**Environmental Considerations**

**Unfavourable Impacts (with potential for mitigation)**

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

**Biodiversity:** The site and surrounding land is not designated as important for nature conservation. The location is heavily wooded. The site also lies 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, and suitable protection and mitigation and biodiversity enhancement will be required. The site promoter has advocated active management of the site supporting public access, additional planting to minimise visual intrusion into the wider local landscape, biodiversity net gain and provide new public open spaces.

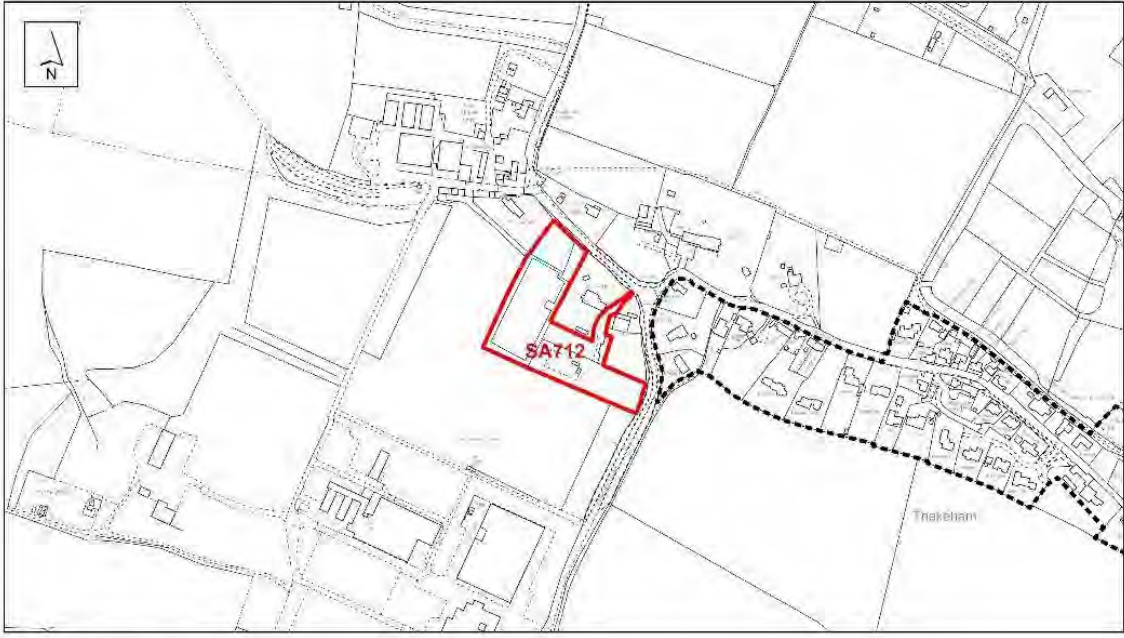
**Archaeology/Heritage:** The site does not contain any archaeological/heritage designations or assets.

**Environmental Quality:** The site lies within the Soft Sand Safeguarding area. The site also lies within a heavily wooded area and is considered tranquil. Storrington's High Street/ West Street is subject to Air Quality Management Area (AQMA). The cumulative impact of development in and around the village will need to be subject to assessment so as not to further impact of air quality in the centre of the village. The site promoter has submitted further representations to potentially address this issue and is discussed elsewhere in this appraisal.

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

<b>Climate/Renewables/Energy Efficiency:</b> Support is given to electric car charging, provision of electric minibus and homeworking infrastructure.	
<b>Social Considerations</b>	<b>Neutral</b>
<b>Housing:</b> The developer is promoting between 5-6 dwellings on the site. Affordable housing would not be expected on a site of this size.	
<b>Education:</b> Storrington village has Primary School and is within the catchment area of the Steyning Grammar School and the site.	
<b>Health:</b> There is a doctor's surgery operating within the village and is a hub for many satellite villages in wider locality. The Glebe surgery is located to the west of the site (approximately 2 miles) but is not conveniently accessed on foot.	
<b>Leisure/Recreation/Community Facilities:</b> Storrington and Sullington which is classified, as a Large Village / Small Town, has 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 residents' day to day needs. The site is not considered to have convenient and safe access to village services for pedestrians or cyclists being some 2.5 km walk/cycle distance from the site and this option is not likely to be attractive to most.	
<b>Transport:</b> Any proposal will be expected to deliver safe access onto the wider strategic road network. Notwithstanding, the site is not considered to have convenient and safe access to village services for pedestrians and cyclists, being some 2.5 km walk/cycle distance from the site on routes lacking footways and/or lighting, and this option is not likely to be attractive to most. The nearest bus stops are in the village centre, some 3 km away via Rock Road, albeit an alternative option may be bus stops on the A283 via a 1 km walk along Hampers Lane (which is narrow and unlit).	
<b>Other Infrastructure:</b> Promotion and support of homeworking as well as the provision of electric charging as part of the proposal.	
<b>Economic Considerations</b>	<b>Neutral</b>
<b>Economy:</b> The proposal is not providing employment onsite. Nevertheless, there is opportunity for local residents to access employment within the village or near the village. Chantry Lane Industrial Estate, Gerston Business Park and Water Lane Trading Estate are all designated as Key Employment Areas (KEAs).	
<b>Retail:</b> 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.	
<b>Site Assessment Conclusion:</b> This site is not recommended for allocation. The development of High Croft and associated grounds would negatively affect the character and tranquility of this low density area and would be contrary to the aims and objectives of the Heath Common SPD.	
Further to allocations under consideration as part of the Local Plan Review, the Storrington Sullington and Washington Neighbourhood Plan was 'made' in 2019 and delivers approx. 146 dwellings in and adjoining the village edge. The collective impact of allocating this site given issues concerning landscape in particular and all the sites under consideration in and adjoining Storrington would be considered inappropriate in terms of the cumulative burden on local infrastructure, local air quality and impacts on the social and environmental fabric of the village.	
<b>Estimated Housing Numbers:</b> 0	

# Thakeham

<b>Site Name: Land at South Hill Farm, Thakeham</b>	<b>SA712</b>						
<b>Site Map:</b>							
							
<p><b>Horsham District Council</b>          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>	<p style="text-align: center;">Thakeham / Abingworth</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%;">Reference No :</td> <td style="width: 30%;">Date : 05 September 2023</td> <td style="width: 40%;">1:1,000 at A1</td> </tr> <tr> <td>Drawing No :</td> <td>Drawn :</td> <td>Checked : Revisions :</td> </tr> </table>	Reference No :	Date : 05 September 2023	1:1,000 at A1	Drawing No :	Drawn :	Checked : Revisions :
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Drawing No :	Drawn :	Checked : Revisions :					
<b>Parish: Thakeham</b>							
<b>Site Area: 1.18 hectares</b>							
<b>Site Location:</b> The site lies south-west of the built-up area boundary of Thakeham (The Street).							
<b>Site Description:</b> The site includes a mix of garden and horticultural land. Storrington Road lies to the east and north of the site, with a number of large, detached dwellings located beyond. Agricultural land lies to the south and west with a dwelling located to the north-west of the site. Three dwellings directly adjoin the northern site boundary.							
<b>Environmental Considerations</b>	<b>Very Negative Impacts (impacts unlikely / unable to be mitigated)</b>						
<b>Landscape:</b> The site comprises of a mix of garden and horticultural land which is relatively flat. The western boundary is defined by a well-established hedgerow. The southern, north-west and eastern boundaries are formed by mature trees. Hedgerows bound the northern boundaries adjacent to the existing dwellings. A number of mature trees are also located within the site boundary giving the characteristic of countryside rather than relating to the built environment. Development in this location would therefore extend development into a rural area and lead to ribbon development that is not in keeping with the existing settlement pattern.							
<b>Biodiversity:</b> The site and surrounding land is not designated as important for nature conservation. The site lies within a Bat Sustenance Zone requiring the retention and maintenance of feeding habitats for bats. There are a large number of mature trees which would require a Root Protection Area, limiting the developable area of the site. If progressed as a development site appropriate ecological assessments will be needed and suitable protection and mitigation and biodiversity enhancement will be required.							

<b>Archaeology/Heritage:</b> The site is fully located within an Archaeological Notification Area. Two Grade II Listed Buildings (Mansion House, The Street and Martins, The Street) lie north-east of the site. A Heritage Statement and Archaeological Survey would be necessary before any development could come forward.	
<b>Environmental Quality:</b> The site lies within a Building Stone Minerals Safeguarding Area; any development would need to ensure there is no adverse impact on this resource.	
<b>Flooding/Drainage:</b> The site does not lie within an area identified as at risk of flooding (Flood zone 1).	
<b>Climate/Renewables/Energy Efficiency:</b> No details provided.	
<b>Social Considerations</b>	<b>Unfavourable Impacts (with potential for mitigation)</b>
<b>Housing:</b> The site is being promoted for 5-6 dwellings. Development at this scale is unlikely to deliver affordable housing on site.	
<b>Education:</b> 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, and both would require travel.	
<b>Health:</b> There are no health facilities within the village and given the scale of the site it will not be able to provide health facilities.	
<b>Leisure/Recreation/Community Facilities:</b> Thakeham is currently classified as a 'medium village' in the settlement hierarchy, having 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.	
<b>Transport:</b> There is a reasonable bus service Monday to Friday linking the village to Horsham, Storrington and Chichester. The site is currently accessed via the driveway of some existing dwellings off of Storrington Road near the junction with The Street. Any development of the site would require the access to be upgraded.	
<b>Other Infrastructure:</b> No details provided.	
<b>Economic Considerations</b>	<b>Neutral Impacts</b>
<b>Economy:</b> 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.	
<b>Retail:</b> 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.	
<b>Site Assessment Conclusion:</b> The site is not recommended for allocation as it would result in development extending into a rural area and would not be in keeping with the existing settlement pattern. Development of this scale is likely to require mitigation which would limit the level of development below the threshold for allocation.	
<b>Estimated Housing Numbers:</b> 0	

# Upper Beeding

**Site Name:** Land north of Church Farm Walk,  
Upper Beeding

**SA629**

**Site Map:**



<p><b>Horsham District Council</b> Parkside, Charl Way, Horsham West Sussex RH12 1RL Barbara Childs - Director of Place</p>		<p>Upper Beeding</p>	
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**Parish:** Upper Beeding

**Site Area:** 0.45 hectares

**Site Location:** The site lies on the northwest fringe of Upper Beeding village on the settlement edge but outside the existing settlement boundary.

**Site Description:** The site is currently a paddock. To the east lies a static caravan park site and existing residential properties can be found to the south. The northern boundary is formed by a field. The grade II\* listed St. Peter's Church (and its grounds) is located to the west.

**Environmental Considerations**

**Very Negative Impacts (impacts unlikely / unable to be mitigated)**

**Landscape:** The site is located on the edge of settlement with views extending to the north of the village of the open countryside.

**Biodiversity:** The site is located within the River Adur Water Meadows and Wyckham Woods Site of Nature Conservation Importance and development in this location would impact negatively on biodiversity. A number of mature trees also lie on the eastern and southern boundary, some of which have tree preservation status. With encroachment into the SSSI, development is therefore likely to have significant impacts to biodiversity. Further assessment is required. Any proposal would be expected to demonstrate a net gain in biodiversity in line with the Council's policies. The loss of nature conversation designations may make this more difficult to achieve.

**Archaeology/Heritage:** The site lies within an Archaeological Notification Area and an archaeological survey would be necessary before any development could come forward. The setting of the Grade II\* St Peters Church would be negatively impacted should affect the character and setting of the heritage asset

**Environmental Quality:** There is no environmental designation which would impact on the site.

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

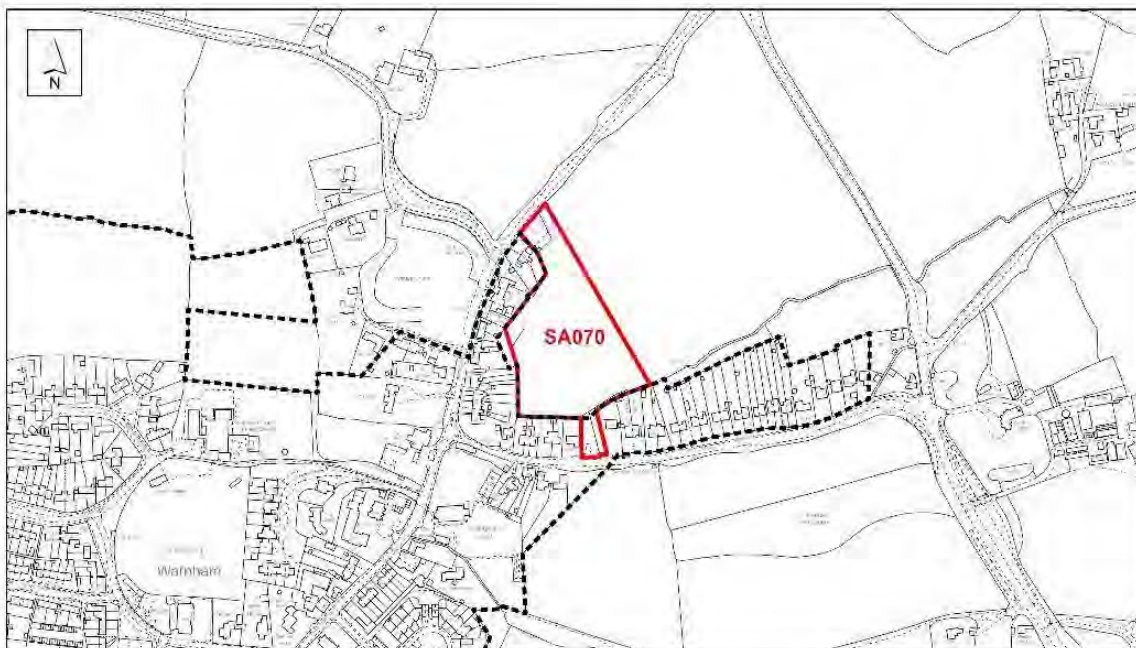
<b>Climate/Renewables/Energy Efficiency:</b> The site promoter has not provided any details on this issue. Any proposal will be expected to conform to climate change policies in the NPPF and the emerging Local Plan.	
<b>Social Considerations</b>	<b>Neutral</b>
<b>Housing:</b> The site promoter is promoting 60 dwellings. There would be policy compliant affordable housing provision as part of the proposal.	
<b>Education:</b> Upper Beeding Primary School and Steyning Primary School are both within the catchment area of the site. Steyning Grammar School is the local secondary school in the area.	
<b>Health:</b> The nearest GP practice is Steyning Health Centre, around 2miles from the site.	
<b>Leisure/Recreation/Community Facilities:</b> Upper Beeding is relatively well served by community facilities with a pharmacy, pub, church, a community centre, village hall all readily available to local residents. Nearby villages such as Henfield and Steyning can provide higher order services to residents of Upper Beeding.	
<b>Transport:</b> Further information is required regarding potential access to the site as it would currently be taken from the end of Church Farm Walk. Church Farm Walk is a narrow winding road, and it is unclear whether it could accommodate large vehicles that would be required during construction (low loaders/HGV) and operation (refuse vehicles).	
<b>Other Infrastructure:</b> No further information provided on telecommunication infrastructure or details over possible community infrastructure provision.	
<b>Economic Considerations</b>	<b>Neutral</b>
<b>Economy:</b> The site promoter is not providing any employment in the village. There is limited employment provision within the village with the majority of residents required to commute outside the village for employment.	
<b>Retail:</b> There is a village convenience store available in the village. Residents would have to travel to nearby Steyning or Shoreham-by-Sea to access higher level services.	
<b>Site Assessment Conclusion:</b> The site is not recommended for allocation because the site is highly sensitive to development in terms of heritage and biodiversity which cannot be easily mitigated against significant harm. The setting of the Grade II* church and direct impact of the Local Wildlife site would be negatively affected by a housing development proposal. The edge of village location would be further urbanised with the proposed housing in this location and would impact negatively on the rural character in this place. Upper Beeding has a 'made' neighbourhood plan, and any development would have to have regard to any relevant policies.	
<b>Estimated Housing Numbers:</b> 0	

# Warnham

**Site Name:** Land north of Bell Road

**SA070**

**Site Map:**



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Reference No.:	Date: 05 September 2023	1:1,000 at A4								
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		Revisions:								

**Parish:** Warnham

**Site Area:** 1.8 hectares

**Site Location:** The sites lies to the north east of Warnham, with the majority of the site outside of but adjoining the existing built-up area boundary (BUAB).

**Site Description:** The site comprises agricultural land. It forms a section of a much larger field that lies to the north east of Warnham. The site lies outside of but adjoining the BUAB of Warnham. To the north east of the site is the remainder of the larger agricultural field which is bound by the A24 to the north east.

**Environmental Considerations** **Very Negative Impacts (unable / unlikely to be mitigated)**

**Landscape:** The land to the east of this site is open in nature and there is a moderate-high visual sensitivity. If there were to be any development it would need to be restricted to the lower land and closely related to the settlement edge. The Council's Landscape Capacity Assessment (2021) found the site to have no/low capacity for residential development.

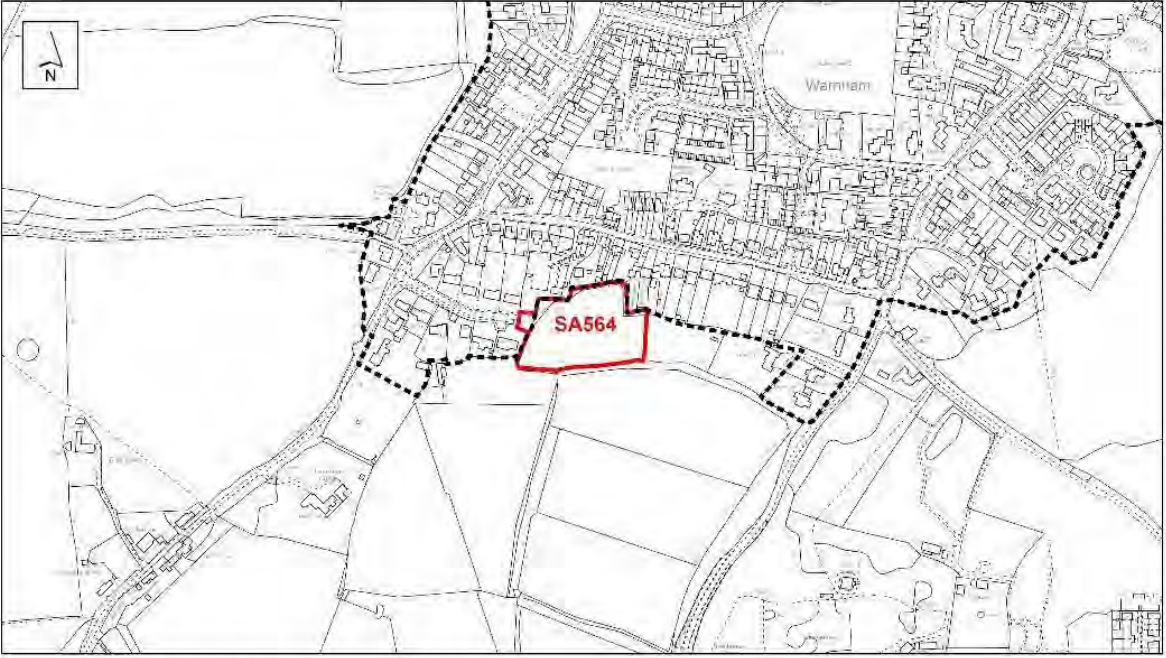
**Biodiversity:** The site and surrounding land is not designated as important for nature conservation with the exception of two large protected oak trees that sit in the southern portion of the site.

**Archaeology/Heritage:** The site abuts the Warnham Conservation Area which is to the west and south of the site. There are a number of Grade II Listed Buildings which lie to the west of the site. The Grade I Parish Church of St Margaret is also approximately 100m to the south west. The landscape fringe is considered to play a key role in the rural setting of the Conservation Area. Development is considered likely to significantly impact the setting of the heritage assets.

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

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

<b>Climate/Renewables/Energy Efficiency:</b> No known impacts or clear proposals. Any proposal will be expected to adhere to the Council's AH Policy.	
<b>Social Considerations</b>	<b>Neutral</b>
<b>Housing:</b> The site is promoted for residential development on a parcel of land measuring approximately 1.8ha. The density of any development should take into consideration the edge of settlement location but would likely be able to accommodate enough homes to deliver affordable housing.	
<b>Education:</b> Given the small scale nature of the site, it will not deliver a school. The site lies within walking distance of Warnham CE primary school and is within the catchment of Tanbridge House secondary school. Nursery provision is available within the area.	
<b>Health:</b> The site will not provide health facilities. 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.	
<b>Leisure/Recreation/Community Facilities:</b> 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 a small range of shops, public houses, a village hall and some leisure facilities.	
<b>Transport:</b> 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, but it is some distance from the village. The adopted Horsham Local Cycle Walking Infrastructure Plan advocates improved walking infrastructure between Warnham and Horsham, and a safe cycle route, the Shelley Way, has recently opened which links the village to Horsham via Bell Lane. Access to the was site originally considered possible from Bell Road which lies to the south, between residential dwellings 11a Bell Road and 13 Bell Road. This section of the site contains two large protected oak trees and therefore advice has been sought from the Council's Arboricultural Team. The Tree Officer has advised that an alternative access would have to be sought as providing a roadway to 'highway adoptable standards' would likely cause terminal harm to the trees. Access could potentially be provided to the north of the site, from School Hill, although this would involve the removal of the existing trees and hedgerows.	
<b>Other Infrastructure:</b> 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.	
<b>Economic Considerations</b>	<b>Neutral</b>
<b>Economy:</b> 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.	
<b>Retail:</b> 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.	
<b>Site Assessment Conclusion:</b> The site is not recommended for allocation given the potential for significant harm to the setting of the numerous listed buildings and the Warnham Conservation Area to the west of the site.	
<b>Estimated Housing Numbers:</b> 0	

<b>Site Name:</b> Land to the east of Tuggles Plat, Warnham		<b>SA564</b>	
<b>Site Map:</b>			
			
<b>Horsham District Council</b> Parkside, Chart Way, Horsham West Sussex RH12 1RL Barbara Childs, Director of Place		<b>Warnham</b>	
<small>Reproduced by permission of Ordnance Survey map on behalf of HMSO. © Crown copyright and database rights (2023). Ordnance Survey Licence: AC0009820214</small>		Reference No.: Drawing No.:	Date: 05 September 2023 Checked: Revisions:
<b>Parish:</b> Warnham			
<b>Site Area:</b> 0.85 hectares			
<b>Site Location:</b> The site abuts and has a small part within the southern built-up area boundary of Warnham.			
<b>Site Description:</b> The site comprises a grass paddock, partly bounded by trees and residential gardens.			
<b>Environmental Considerations</b>		<b>Very Negative Impacts (unable / unlikely to be mitigated)</b>	
<b>Landscape:</b> The site does not lie within or near a protected landscape. As part of the Council's Landscape Capacity Assessment (2021) work, the area has been assessed as having low to moderate capacity for residential development.			
<b>Biodiversity:</b> The site is not formally designated as important for nature conservation but the loss of greenfield land and woodland to accommodate development may have impacts on biodiversity. If progressed as a development site appropriate ecological assessments will be needed and suitable protection and mitigation and biodiversity enhancement will be required.			
<b>Archaeology/Heritage:</b> The site contributes to the open rural character of the setting of Warnham Conservation Area. There are also a number of Grade II Listed Buildings on Friday Street abutting the site and the impact of development would need to be considered. The potential harm to these buildings is considered to be significant.			
<b>Environmental Quality:</b> The agricultural land classification is not known. The site is not considered to be limited in terms of its environmental quality.			
<b>Flooding/Drainage:</b> The site does not lie within an area identified as at risk of flooding (Flood Zone 1).			
<b>Climate/Renewables/Energy Efficiency:</b> No known impacts or clear proposals presented. Any proposal will be expected to adhere to the Council's Climate Change policy.			
<b>Social Considerations</b>		<b>Neutral</b>	

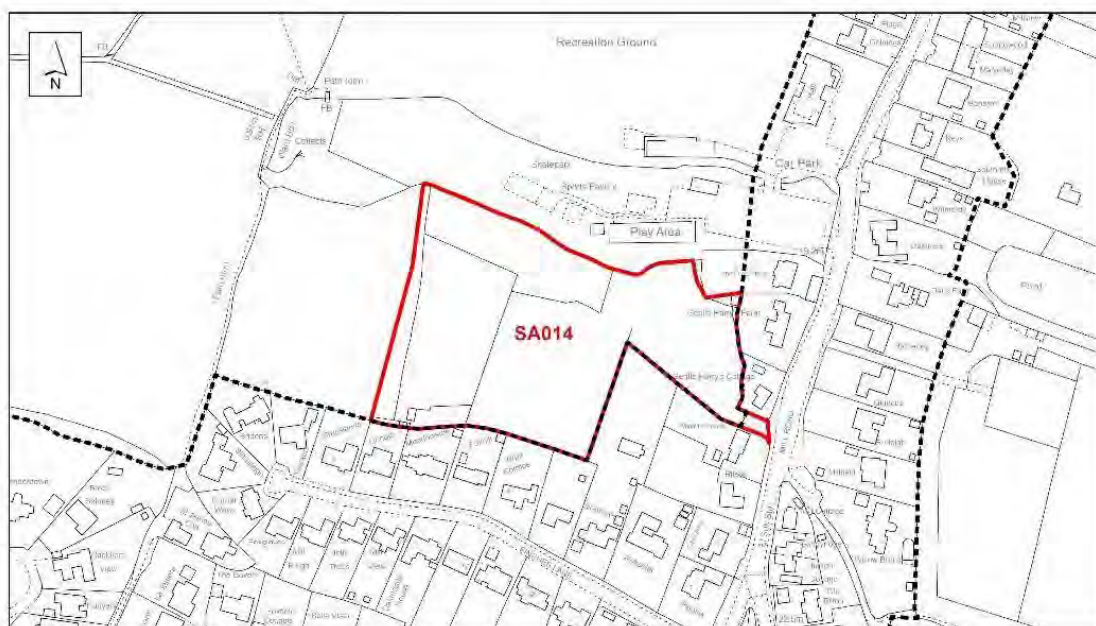
<b>Housing:</b> The site is promoted for residential development on a parcel of land measuring approximately 0.85ha. The density of any development should take into consideration the edge of settlement location but would likely be able to accommodate enough homes to deliver affordable housing.	
<b>Education:</b> Given the small scale nature of the site, it will not deliver a school. The site lies within walking distance of Warnham CE primary school and is within the catchment of Tanbridge House secondary school. Nursery provision is available within the area.	
<b>Health:</b> The site will not provide health facilities. 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.	
<b>Leisure/Recreation/Community Facilities:</b> 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.	
<b>Transport:</b> The site is close to the village centre where bus stops provide services to larger settlements including Horsham and Dorking. Warnham does have a train station, but it is some distance from the village and is not easily accessible. A safe cycle route, the Shelley Way, has recently opened which links the village to Horsham via Bell Lane. The site is accessed from Tuggles Plat to the west and from Friday Street to the north, but trees would need to be removed for vehicular access to the whole site.	
<b>Other Infrastructure:</b> 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.	
<b>Economic Considerations</b>	<b>Neutral</b>
<b>Economy:</b> 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.	
<b>Retail:</b> 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.	
<b>Site Assessment Conclusion:</b> The is not recommended for allocation due to potential significant harm to local heritage assets.	
<b>Estimated Housing Numbers:</b> 0	

# West Chiltington

**Site Name: Land North of Finches Lane and West of Mill Road, West Chiltington**

**SA014**

**Site Map:**



<p><b>Horsham District Council</b>                  Parkside, Chart Way, Horsham                  West Sussex RH12 1RL                  Barbara Childs - Director of Place</p> <p>Reproduced by permission of Ordnance Survey map on behalf of HMSO. © Crown copyright and database rights (2023).                  Ordnance Survey Licence: AC0000820254</p>		<p><b>West Chiltington</b></p>	
Reference No.:	Date: 17 October 2023	1:2,000 at A4	
Drawing No.:	Drawn:	Checked:	Revisions:

**Parish:** West Chiltington

**Site Area:** 1.5 hectares

**Site Location:** The site is located to the north of West Chiltington Common. Mill Road lies to the east of the site and Finches Lane is located to the south.

**Site Description:** The site is heavily vegetated comprising of scrub and woodland. The majority of the site is bounded by trees, some of which are mature. The southern section of the eastern boundary is defined by an established hedgerow of the adjoining property. To the south and east lies the village of West Chiltington Common. Agricultural land is located to the west. Recreational land, including a play area and the village hall lie to the north. Mill Road is located to the east of the site.

**Environmental Considerations**

**Very Negative Impacts (unable / unlikely to be mitigated)**

**Landscape:** The land is raised adjoining the properties on Mill Road with a gentle slope downwards in a northerly direction. It is heavily vegetated throughout. Woodland covers the northern sections of the site with a number of trees located in the south-eastern section of the site giving the characteristic of being countryside rather than relating to the built form of West Chiltington Common. A Tree Preservation Order covers the north and the western and southern boundaries of the site, with only the central section of the site not being included within the designated area. A Root Protection Zone would be required for these areas, limiting the developable area. The site promoter has stated that the area of woodland would be retained. The Council's Landscape Capacity Study (2021) found the site to have no-low capacity to accommodate development.

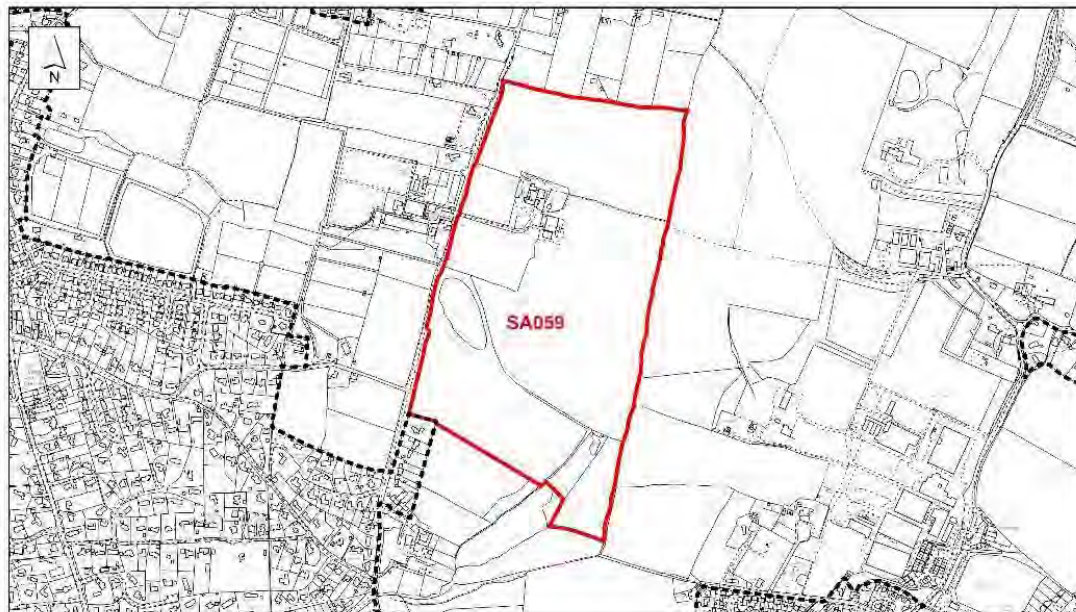
**Biodiversity:** The site and surrounding land is not designated as important for nature conservation. The site lies within a Bat Sustenance Zone requiring the retention and

<p>maintenance of feeding habitats for bats. As described above, woodland is likely to be lost and/or impacted by development if the site were to be allocated. If progressed as a development site appropriate ecological assessments will be needed and suitable protection and mitigation and biodiversity enhancement will be required.</p>	
<p><b>Archaeology/Heritage:</b> A Grade II Listed Building (Gentle Harrys Farm) lies to the east of the site. Any development would have a harmful impact on the setting of this heritage asset. A Heritage Statement would be necessary before any development could come forward.</p>	
<p><b>Environmental Quality:</b> The site is quiet with some noise from the traffic of Mill Road. The site lies within a Building Stone Minerals Safeguarding Area, any development would need to ensure there is no adverse impact on this resource.</p>	
<p><b>Flooding/Drainage:</b> The site does not lie within an area identified as at risk of flooding (Flood zone 1).</p>	
<p><b>Climate/Renewables/Energy Efficiency:</b> No detailed information provided. Any proposal will be expected to adhere to the Council's climate change policies.</p>	
<b>Social Considerations</b>	<b>Unfavourable Impacts (with potential for mitigation)</b>
<p><b>Housing:</b> The site is being promoted for 13 dwellings. The site promoter states that the proposal would incorporate a mix of housing sizes ranging from 2 bed units through to 4 or 5 bed properties. The site owners are favourable to an allocation of self-build / custom build dwellings.</p>	
<p><b>Education:</b> There is a pre-school and primary school located within the village. West Chiltington Common is within the catchment area of Steyning Grammar School for secondary education.</p>	
<p><b>Health:</b> There are no health facilities within the village and given the scale of the site it will not be able to provide health facilities. There are health centres in the neighbouring villages of Storrington and Pulborough which are accessible by car or bus.</p>	
<p><b>Leisure/Recreation/Community Facilities:</b> West Chiltington &amp; 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.</p>	
<p><b>Transport:</b> There is a limited bus service on Tuesdays and Wednesdays linking West Chiltington 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. A number of community transport schemes are also in place. There is an existing site access from Mill Road to the east, any development of the site would require access to be upgraded.</p>	
<p><b>Other Infrastructure:</b> No detailed information provided.</p>	
<b>Economic Considerations</b>	<b>Neutral Impacts</b>
<p><b>Economy:</b> 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 &amp; West Chiltington Common provides some limited local employment opportunities and residents will likely travel by car to work in larger surrounding settlements.</p>	
<p><b>Retail:</b> 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.</p>	
<p><b>Site Assessment Conclusion:</b> The site is not recommended for allocation due to its negative landscape impacts, the impact that development would have on rural character and concerns of the effect of development on woodland, including that which is protected by Tree Preservation Orders.</p>	
<p><b>Estimated Housing Numbers:</b> 0</p>	

**Site Name: Land at Southlands,  
Southlands Lane, West Chiltington**

**SA059**

**Site Map:**



**Horsham District Council**

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

West Chiltington

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Reference No:

Date: 05 September 2022

1:8,000 at A1

Drawing No:

Drawn:

Checked:

Revisions:

**Parish:** West Chiltington

**Site Area:** 34.2 hectares

**Site Location:** The site is located to the east of Southlands Lane, adjoining the eastern boundary of West Chiltington Common.

**Site Description:** The site consists of a working farm with an existing barn being used as a wedding venue. A ménage is located to the south of the farm buildings. The land surrounding the north, east and west of the site is used for agriculture. A small business estate lies west of the farm lane which leads to Southlands Farm. The village of West Chiltington Common is lies to the south-east.

**Environmental Considerations**

**Very Negative Impacts (unable / unlikely to be mitigated)**

**Landscape:** The site consists of a working farm in the centre of the northern section of the site and is surrounded by open agricultural land to the north, east and south. In a north to south direction the site has a raised slope in the top north-west section which levels out surrounding the farm and then forms a gentler slope there onwards in the direction of the South Downs National Park, to which it is fully visible. The Council's Landscape Capacity Study (2021) found the site to have no-low capacity to accommodate development.

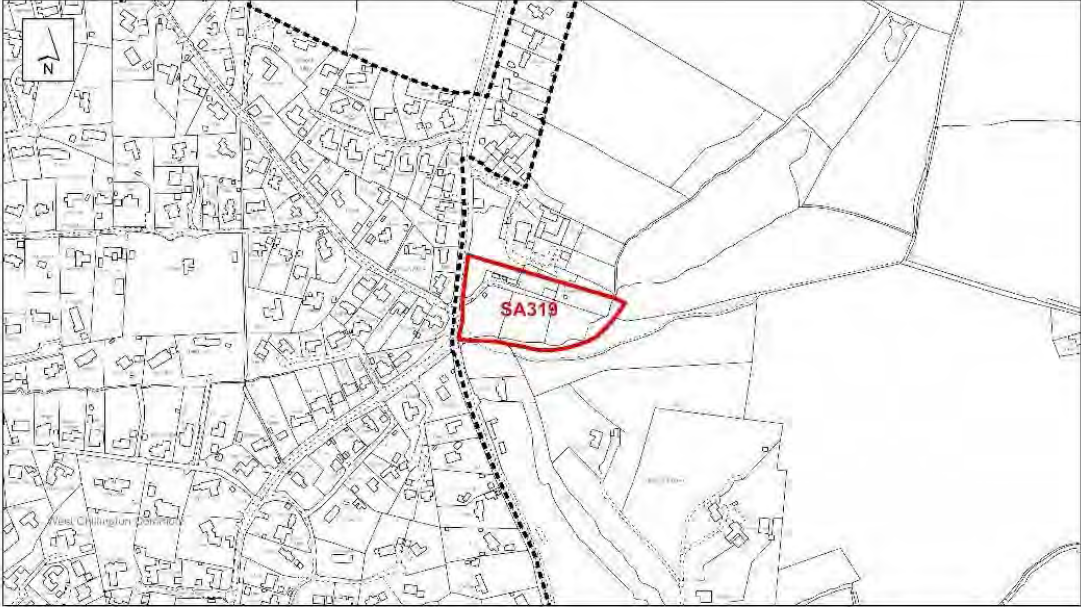
**Biodiversity:** The site and surrounding land is not designated as important for nature conservation. The site does lie within a Bat Sustenance Zone requiring the retention and maintenance of feeding habitats for bats. If progressed as a development site appropriate ecological assessments will be needed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

**Archaeology/Heritage:** A Grade II Listed Building (Southlands Farm) is located in the centre of the northern section of the site. Any development would have a harmful impact on the setting of this heritage asset. A Heritage Statement would be necessary before any development could come forward.

<b>Environmental Quality:</b> The site is tranquil. The site lies within a Building Stone Minerals Safeguarding Area, any development would need to ensure there is no adverse impact on this resource.	
<b>Flooding/Drainage:</b> The site does not lie within an area identified as at risk of flooding (Flood zone 1).	
<b>Climate/Renewables/Energy Efficiency:</b> No further details provided.	
<b>Social Considerations</b>	<b>Unfavourable Impacts (with potential for mitigation)</b>
<b>Housing:</b> The site is being promoted for housing. No information in relation to the proposal has been received by the Council.	
<b>Education:</b> There is a pre-school and primary school located within the village. West Chiltington and West Chiltington Common are within the catchment area of Steyning Grammar School for secondary education.	
<b>Health:</b> There are no health facilities within the village and given the scale of the site it will not be able to provide health facilities. There are health centres in the neighbouring villages of Storrington and Pulborough which are accessible by car or bus.	
<b>Leisure/Recreation/Community Facilities:</b> 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.	
<b>Transport:</b> There is a limited bus service on Tuesdays and Wednesdays linking the village to Horsham, Storrington and Chichester. There is no weekend service. A number of community transport schemes are also in place. The site is currently accessible via an existing lane which leads to Southlands Farm. There is also an access gate towards the south-western boundary. A Public Right of Way crosses the northern section of the site west to east, running through Southlands Farm. Any development would require access to be upgraded.	
<b>Other Infrastructure:</b> No further details provided.	
<b>Economic Considerations</b>	<b>Neutral Impacts</b>
<b>Economy:</b> 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.	
<b>Retail:</b> 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.	
<b>Site Assessment Conclusion:</b> The site is not recommended for allocation. Development of the site would likely result in its very negative landscape impacts, including on the setting of the South Downs National Park. Further, the site is unrelated to the prevailing settlement form and would give the appearance of sporadic development in the countryside. Furthermore limited details have been provided by the site promoter raising questions as to the deliverability of this site in the plan period.	
<b>Estimated Housing Numbers:</b> 0	

**Site Name: Land at Smock Alley, West Chilmington Common**      **SA319**

**Site Map:**



<b>Horsham District Council</b> Parkside, Chart Way, Horsham West Sussex RH12 1RL Barbara Childs - Director of Place	<b>West Chilmington</b>		
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<small>Drawing No.:</small>	<small>Drawn:</small>	<small>Checked:</small>	<small>Revisions:</small>

**Parish:** West Chilmington

**Site Area:** 1.0 hectares

**Site Location:** The site is located east of Threals Lane, opposite the junction with Lordings Lane, West Chilmington Common.

**Site Description:** The site is separated into a number of parcels of land used for grazing. A number of sheds / small agricultural buildings are located in the north-west corner of the site. To the west lies the medium village of West Chilmington Common. The north, east and southern boundaries are defined by mature trees, with woodland surrounding the site from to the south to the north-east. A Public Right of Way is located beyond the southern boundary. Threals Lane, runs along the western boundary of the site.

**Environmental Considerations**      **Very Negative Impacts (unable / unlikely to be mitigated)**

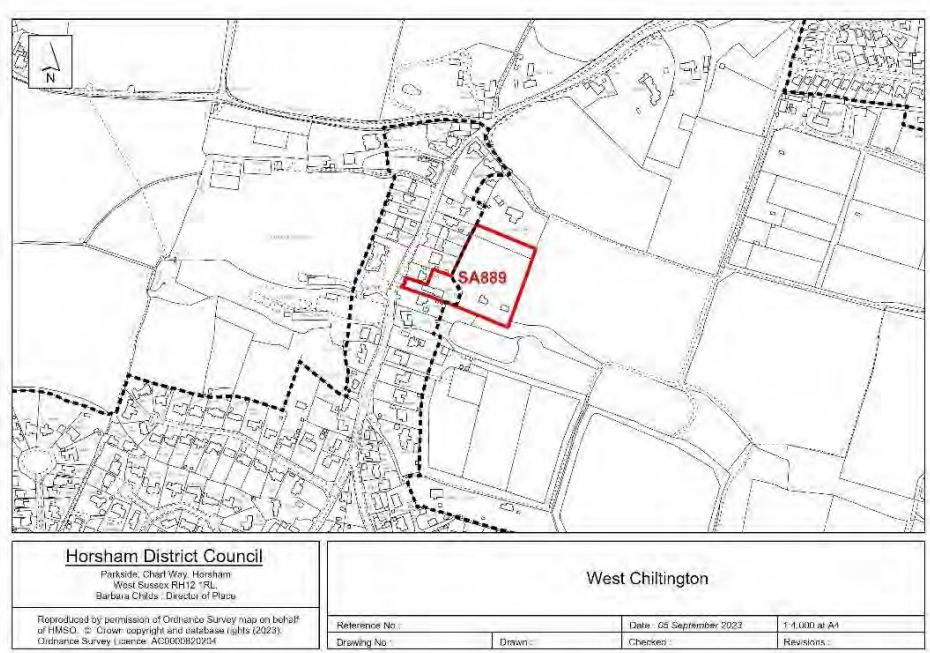
**Landscape:** The field is divided into parcels of land used for grazing and is relatively flat in nature. The site is bounded by mature trees to the north, west and south with a fence running along the western boundary. Woodland surrounds the site on the north-eastern boundary through to the south giving the characteristic of being countryside rather than relating to the built form of West Chilmington Common. The Council's Landscape Capacity Study (2021) found the site to have no-low capacity to accommodate development.

**Biodiversity:** The site and surrounding land is not designated as important for nature conservation. The site lies within a Bat Sustenance Zone requiring the retention and maintenance of feeding habitats for bats. Woodland adjoining the southern boundary is covered by a Tree Preservation Order and would require a Root Protection Area, limiting the developable area of the site. If progressed as a development site appropriate ecological assessments will be needed and suitable protection and mitigation and biodiversity enhancement will be required.

<b>Archaeology/Heritage:</b> There are no heritage assets located within or adjoining the site.	
<b>Environmental Quality:</b> The site is tranquil with some noise due to traffic from Threals Lane. The site lies within a Soft Sand Minerals Safeguarding Area, any development would need to ensure that there is no adverse impact on this resource.	
<b>Flooding/Drainage:</b> Land to the west of the site, encroaching onto the western fringe and south-west boundary is an area at risk of flooding (Flood Zones 2 and 3). A Flood Risk Assessment would be necessary before any development could come forward.	
<b>Climate/Renewables/Energy Efficiency:</b> No details provided.	
<b>Social Considerations</b>	<b>Unfavourable Impacts (with potential for mitigation)</b>
<b>Housing:</b> The site is being promoted for housing. Whilst no information has been submitted in relation to this proposal an application was made for 5 dwellings (DC/17/1692), the appeal was dismissed.	
<b>Education:</b> There is a pre-school and primary school located within the village. West Chiltington Common is within the catchment area of Steyning Grammar School for secondary education.	
<b>Health:</b> There are no health facilities within the village and given the scale of the site it will not be able to provide health facilities. There are health centres in the neighbouring villages of Storrington and Pulborough which are accessible by car or bus.	
<b>Leisure/Recreation/Community Facilities:</b> 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.	
<b>Transport:</b> There is a limited bus service on Tuesdays and Wednesdays linking the village to Horsham, Storrington and Chichester. There is no weekend service. A number of community transport schemes are also in place. The site can be accessed via an existing farm gate off of Threals Lane. Any development would require the access to be upgraded.	
<b>Other Infrastructure:</b> No details provided.	
<b>Economic Considerations</b>	<b>Neutral Impacts</b>
<b>Economy:</b> 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.	
<b>Retail:</b> 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.	
<b>Site Assessment Conclusion:</b> The site is not recommended for allocation. The site is not considered to have potential for allocation due to its negative landscape impacts. In addition, the scale of development, such as that proposed in the historic application DC/17/1692, is likely to be limited in capacity to 5 dwellings, which falls below the site assessment and allocation threshold.	
<b>Estimated Housing Numbers:</b> 0	

<b>Site Name: Land at Southmill House, Mill Road, West Chiltington</b>	<b>SA889</b>
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**Site Map:**



**Parish:** West Chiltington

**Site Area:** 0.95 Ha

**Site Location:** The site is located to the east of West Chiltington Common, adjoining the eastern boundary of the built-up area of Mill Road.

**Site Description:** The site comprises of a single property (Southmill House), its curtilage and a paddock to the rear. The property itself, driveway and front and rear gardens are located within the south-western corner of the site. There are two out-buildings located in the southern section of the paddock and a row of Leylandii trees in the northern section. Residential properties align the south-western, western and northern boundaries. Open countryside adjoins the eastern boundary, with a large pond surrounded by trees running along the southern boundary.

<b>Environmental Considerations</b>	<b>Very Negative Impacts (unable / unlikely to be mitigated)</b>
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**Landscape:** The site is relatively flat, consisting of one dwelling, its surrounding curtilage and a paddock to the rear. The northern boundary is defined by a high wooden boarded fence. The western boundary is a mixture of fencing and defined hedgerows and trees. The southern and eastern boundaries are defined by large mature trees, giving the characteristic of relating to the countryside beyond rather than the built form of the settlement itself. There are two Tree Preservation Order's protecting 12 Oak trees. A Root Protection Zone would be required for these areas, limiting the developable area of the site. The Councils Landscape Capacity Study (2021) found the site to have no-low capacity.

**Biodiversity:** The site and surrounding land is not designated as important for nature conservation. The site lies 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:** There is a cluster of six Grade II Listed Building's to the north-west of the site, all of which are located within the West Chiltington Conservation Area. An additional two Grade II Listed Building's are located to the south-west of the site. Furthermore, the site lies within an area of archaeological interest and any proposal should

be supported by a Heritage Statement to indicate if heritage assets are impacted. Any mitigation should be applied in accordance with best practice and guidance.	
<b>Environmental Quality:</b> There is some traffic noise from the nearby road located to the west. The site lies within Building Stone Minerals Safeguarding Area, any development would need to ensure there is no adverse impact on this resource.	
<b>Flooding/Drainage:</b> The site does not lie within an area identified as at risk of flooding (Flood Zone 1). If development were to come forward a Drainage Statement would be required.	
<b>Climate/Renewables/Energy Efficiency:</b> No further information was available.	
<b>Social Considerations</b>	<b>Unfavourable Impacts (with potential for mitigation)</b>
<b>Housing:</b> The site is being promoted for between 15 and 18 dwellings. A planning application for 18 dwellings was withdrawn in April 2022 (DC/21/2429).	
<b>Education:</b> There is a pre-school and primary school located within the village. West Chiltington and West Chiltington Common is within the catchment area of Steyning Grammar School for secondary education.	
<b>Health:</b> There are no health facilities within the village and given the scale of the site it will not be able to provide health facilities. There are health centres in the neighbouring villages of Storrington and Pulborough which are accessible by car or bus.	
<b>Leisure/Recreation/Community Facilities:</b> 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.	
<b>Transport:</b> There is a limited bus service on Tuesdays and Wednesdays linking the village to Horsham, Storrington and Chichester. There is no weekend service. A number of community transport schemes are also in place. The proposed access is off of Mill Road, opposite the village hall and its public car park. A Transport Statement was submitted in support of withdrawn application DC/21/2429 (18 dwellings).	
<b>Other Infrastructure:</b> No Information was provided.	
<b>Economic Considerations</b>	<b>Neutral Impacts</b>
<b>Economy:</b> 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.	
<b>Retail:</b> 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.	
<b>Site Assessment Conclusion:</b> The site is not recommended for allocation due to negative local landscape impacts, the negative impact development would have on the rural character and concerns of the effect of development on trees including those protected by Tree Preservation Orders.	
<b>Estimated Housing Numbers:</b> 0	