

3.02 Sites not identified for potential allocation for housing development

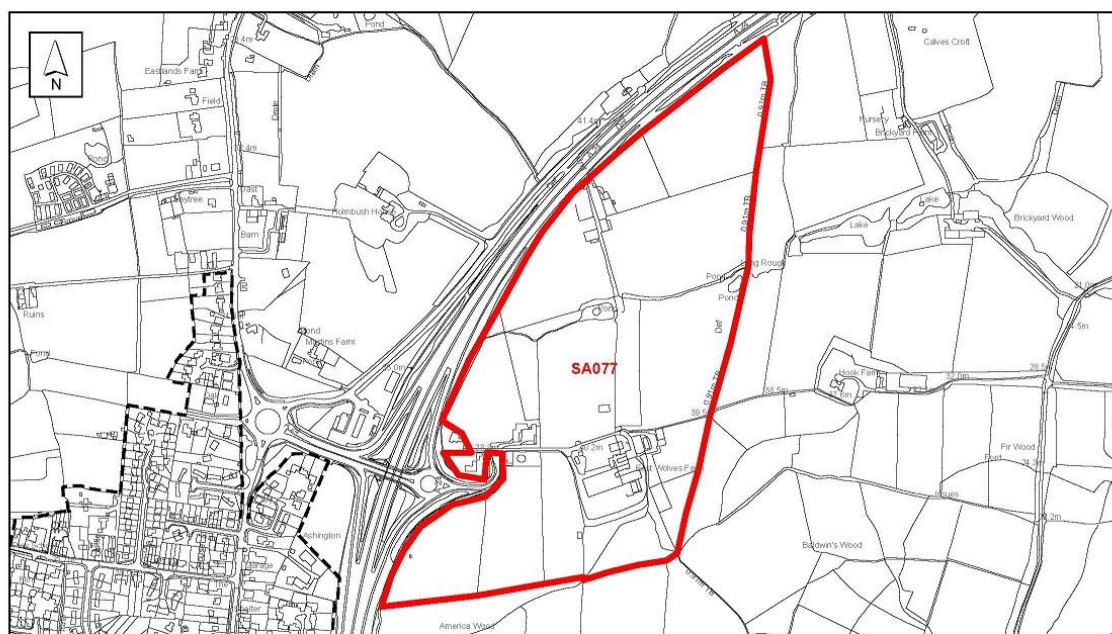
- 3.3 The following sites were found to meet the initial screening criteria identified in Chapter Two of this document (i.e. they are not already identified or permitted for housing, and are outside a built-up area, but not wholly within a designation such as an Area of Outstanding Natural Beauty, and are not in an isolated rural location).
- 3.4 The sites in this section were therefore subject to the detailed site assessment process, but at this stage have not been identified as having potential for allocation as a site for housing development. The detailed summaries of the site assessment process are set out in the following pages. The results are presented in Parish order.

Ashington

Site Name: Land at East Wolves Farm, Ashington

SHELAA Ref number: SA077

Site Map:



Horsham District Council

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

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Ashington

Reference No :	Date : 27/01/2020	Scale : 1: 6,000 at A4
Drawing No :	Drawn :	Checked :
		Revisions :

Parish: Ashington

Site Area: 24.7 hectares

Site Location: The site is in the countryside northeast of Ashington on the eastern side of the A24. It does not directly adjoin the existing built form of Ashington, separated by the A24 and extending north and east.

Site Description: This is a strategic scale site, and is rural in character. The site consists mostly of open fields surrounded by hedgerows with some mature trees. There are seven residential properties on site and a small employment estate in the south eastern portion of the site.

Site Access: The site is accessed via a roadway from the Ashington junction on the A24.

Proximity to services and facilities: At its closest point, the site is 1km by road to Ashington centre, which is classified as a medium village, having a moderate level of services and facilities. The northern section of the site is some 2km distant. There is an unmade public right of way linking the site to Ashington centre south through fields and woods then via a footbridge over the A24. The pedestrian access is not straightforward and this, together with the distance of most of the site from the existing village centre is likely to generate additional car journeys.

Environmental Considerations:

Landscape: The site does not lie within or near a protected landscape. The is gently undulating with views across the site from the rights of way which cross the land. The site is extensive in scale and would lead to urbanisation of an area which is very limited in its

relationship to the existing built form of Ashington, creating an area of what would appear isolated rural development.

Biodiversity: The site and surrounding land is not designated as important for nature conservation. It contains pasture/grassland interspersed with trees and hedgerows between the fields. 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 does not contain or lie within the immediate setting of any designated heritage assets. The Southern part of the site is an Archaeological Notification Areas with a Bronze Age Settlement, Medieval Farmstead and Post-Medieval Iron Working site. It will require archaeological investigation before development.

Environmental Quality: The site lies within the Brick Clay (Weald Clay) Minerals Safeguarding area. Except for some road noise from the A24 the site is considered tranquil.

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

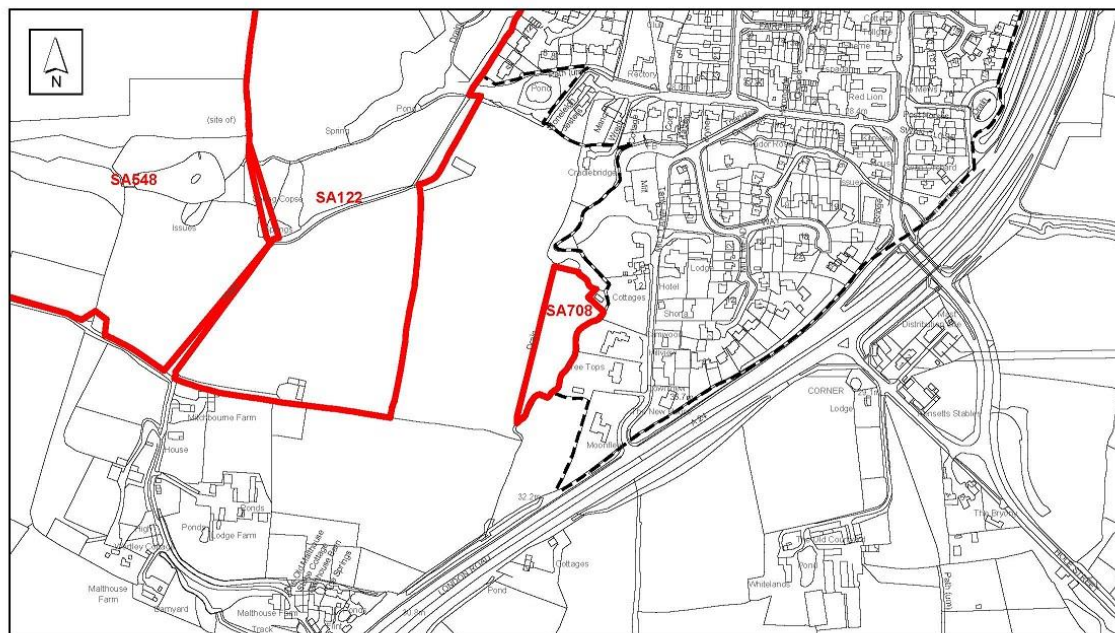
Combined RAG Rating: Very Negative Impacts (impacts unlikely / unable to be mitigated)

Site Assessment Conclusion: It is not considered this site should be allocated for development. The site is in the countryside separated from the Ashington settlement by the A24. Much of the site is distant from the existing services and facilities, which would generate additional vehicle trips to the current facilities of the settlement. The site is unrelated in form and location to the current built form of Ashington and would lead to a significant impact on the rural and undeveloped character of this area.

Site Name: Land West of The White House

SHELAA Ref number: SA708

Site Map:



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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 of Ashington.

Site Description: The site is an 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 west.

Site Access: There is no current vehicular or pedestrian access to the site, any access would have to be made through the residential properties on Mill Lane. This may require agreement with a number of existing landowners, which may limit the speed of delivery in this location.

Proximity to services and facilities: The site is close to the centre of Ashington which is classified as a medium village, having a moderate level of services and facilities including a local primary school, village hall and shops. Without further upgrades or new facilities, development of this scale is likely to increase pressure on existing facilities within the village.

Environmental Considerations:

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. Development in this area is low density in character.

Biodiversity: The site and surrounding land is not designated as important for nature conservation. It contains pasture/grassland interspersed with trees and hedgerows between the fields. 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 lies within an Archaeological Site. This would require further investigation should the site be allocated for development.

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 within Flood Zone 2 and 3 which limits the developable area of this site. A drainage ditch forms the western boundary.

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

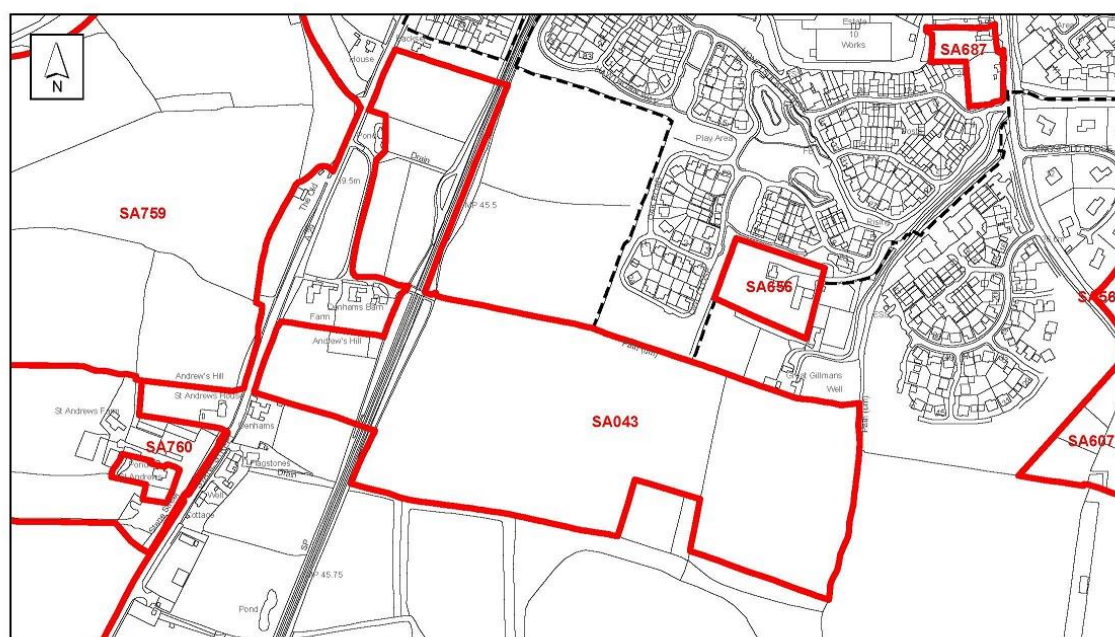
Site Assessment Conclusion: This site adjoins the existing built-up area boundary of Ashington. Although the site is therefore close to the existing services and facilities in the village, the developable area is constrained by the floodplain minimising the developable area of the site, and potentially by the archaeology which may be present. Access to this site would require access across Mill Cottages which could impact the deliverability of this site and would result in the loss of an existing tree line. The site is also has a limited relationship with the existing built form of the village due to the tree boundaries around the site.

Billingshurst

Site Name: Land at Kingslea Farm

SHELAA Ref number: SA043

Site Map:



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Billingshurst

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Parish: Billingshurst

Site Area: 14 hectares

Site Location: The site lies within the countryside south of and partly adjoining the Built Up Area Boundary of Billingshurst

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.

Site Access: The site is accessed via a public right of way from the A29 crossing the railway line via a footbridge. There is no vehicular access to the part of the site east of the railway line. It is unclear where a new access point could be created although this may be possible from the new development to the north. Access over the railway line may be difficult to achieve, and may generate additional safety concerns.

Proximity to services and facilities: The site adjoins the new boundary of Billingshurst which is classified as a large village / small town, having a good range of services and facilities with strong community networks and local employment provision, together with reasonable rail and bus services. It acts as a hub for smaller villages but also has some reliance on larger settlements to meet some of the residents day to day needs. Both primary and secondary schools are located within the village. The train station and secondary school are relatively close. The western fields are 1.5km by road to the centre of Billingshurst. The town centre is not within easy walking distance, which may lead to some reliance on private motor vehicles should the site be allocated.. There is no current made footway or road to the main town.

Environmental Considerations:

Landscape: The site does not lie within or near a protected landscape. Development in this location would extend the built form of development further south, and is less well related to the existing urban form.

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

Archaeology/Heritage: 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.

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

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

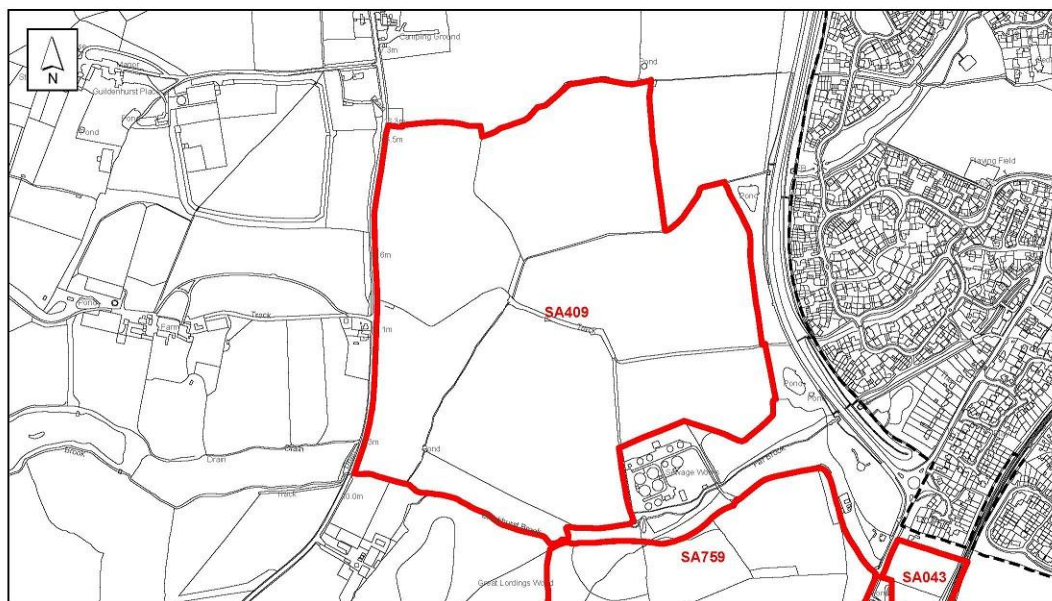
Combined RAG Rating: Unfavourable Impacts (with potential for mitigation)

Site Assessment Conclusion: Development in this location would extend the current built form of Billingshurst to the south. This is not well related to the existing settlement form and would create a sense of "ribbon development" south along the A29/Railway line. Appropriate vehicular access would need to be created to Marringdean Road to the east or over the railway line to the west which may be difficult to achieve. The site is also relatively distant from the main services and facilities in the centre of Billingshurst.

Site Name: Land East of Lordings Road
Billingshurst

SHELAA Ref number: SA409

Site Map:



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Billingshurst

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Date : 27/01/2020

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Drawing No :

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Parish: Billingshurst

Site Area: 36.4 hectares

Site Location: The site lies within the countryside West of Billingshurst. 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), but has not been promoted as part of the wider strategic development west of Billingshurst.

Site Description: It is rural in nature, comprising of agricultural fields, which are bound by hedgerows and gently slope down towards the south. Public Rights of way cross the site. A watercourse within hedgerow runs through the site and to the south.

Site Access: The site is accessed via farm gates on Lordings Road (B2133).

Proximity to services and facilities: The site lies west of the urban boundary of Billingshurst which is classified as a large village / small town, having a good range of services and facilities with strong community networks and local employment provision, together with reasonable rail and bus services. It acts as a hub for smaller villages but also has some reliance on larger settlements to meet some of the residents day to day needs. The site is not easily accessible to these services as there would be a requirement to cross the busy A29 bypass. Without further upgrades or new facilities, development of this scale is likely to increase pressure on existing facilities within the village.

Environmental Considerations:

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 site is however very rural in character and the presence of the A29 limits the relationship of this landscape with the existing built form. Development in this location would therefore have a significant impact on the landscape.

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. An Ancient Woodland, Great Lordings Wood, adjoins the southern boundary 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 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 odours from the sewage works to the south and some traffic noise but is in general considered to be tranquil.

Flooding: The majority of the site does not lie within an area identified as at risk of flooding (Flood zone 1). However there is a watercourse running through the site and along the southern boundary and strips of land either side is at risk of flooding (Flood Zones 2 and 3).

Combined RAG Rating: Very Negative Impacts (unlikely to be mitigated)

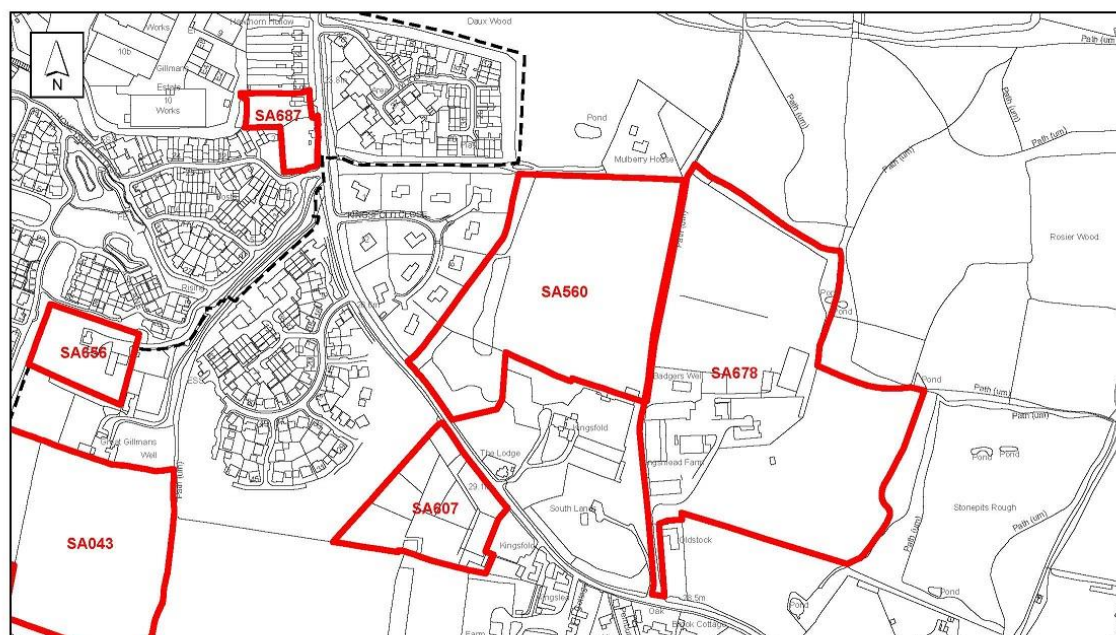
Site Assessment Conclusion: The site lies within the countryside west of, and divided by the A29 and a narrow field strip from, the built up area boundary of Billingshurst which is defined as a Large Village / Small Town, having a good range of services and facilities. It is rural in nature, comprising of agricultural fields which gently slope down towards the south. The site lies within the Bat Sustenance Zone which means feeding habitats for bats need to be retained and has public rights of way running through the site. The southern part and a diagonal strip of the site lies within Flood Zones 2 & 3. Much of the southern boundary adjoins Ancient Woodland, it also wraps around a sewage works.

The site is promoted for c.540 dwellings with a primary school, local centre and open space. The potential of this site for development is considered to be hindered by its separation from the village of Billingshurst by the A29, notwithstanding the public rights of way from the north, middle and south of the site to the village. The site has not been presented as a unified scheme together with other proposals for strategic development in this area, limiting the deliverability of a site. An understanding of the community facilities that could come forward to support new development is also unclear as a result.

Site Name: Land off Marringdean Road

SHELAA Ref number: SA560

Site Map:



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Billingshurst

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Parish: Billingshurst

Site Area: 4.2 hectares

Site Location: The site lies within the countryside to the south of the settlement of Billingshurst, the north-west corner lies adjacent the existing Built up Area Boundary. To the south-west lies land under development following its allocation for housing in the current adopted local plan (HDPF Policy 15 and SD11). To the west lies housing, to the north lies woodland and a dwelling house. To the east are agricultural fields beyond which lies woodland. Three dwellings set within large grounds lie to the south and to the south-east is an existing employment site.

Site Description: The site comprises grazing land which is largely bounded by hedgerows and mature trees. Daux Wood adjoins the site to the north.

Site Access: The site can be accessed from Marringdean Road to the south west of the site. This would require the loss of some existing trees which border the site.

Proximity to services and facilities: The site adjoins the urban boundary of Billingshurst which is classified as a large village / small town, having a good range of services and facilities with strong community networks and local employment provision, together with reasonable rail and bus services. It acts as a hub for smaller villages but also has some reliance on larger settlements to meet some of the residents day to day needs. Both primary and secondary schools are located within the village. The train station and secondary school are within walking distance. The town centre is not within easy walking distance, which may lead to some reliance on private motor vehicles should the site be allocated.

Environmental Considerations:

Landscape: The site does not lie within or near a protected landscape. The site comprises grazing land which is largely bounded by hedgerow and ancient woodland to the north. It slopes gently down from the south-east to the north-west. A Public Right of Way runs beside the eastern boundary. The site adjoins existing low density development to the north west which currently provides a transition to a more rural landscape. Development in this location would therefore lead to urbanisation and extension of the settlement form to the south east. Together with other development in the area this could contribute to the coalescence with Coneyhurst to the south.

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 northern boundary adjoins an Ancient Woodland (Daux Wood) , which is also protected by a Tree Preservation Order (TPO). This would require the provision of an appropriate buffer such as 15 metres. A Local Wildlife Site (LWS) lies to the north east of the site. The landowner has undertaken ecological appraisals but further updates are likely to be required should the site be allocated for development, with necessary mitigation and biodiversity enhancement put in place.

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.

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

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

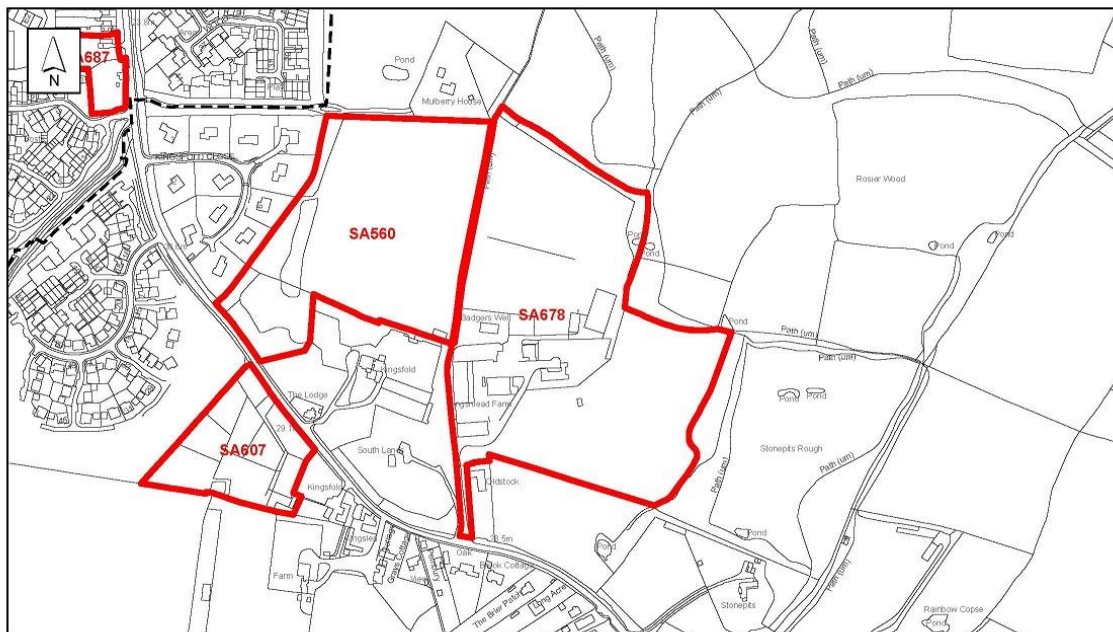
Site Assessment Conclusion: The site is a greenfield site which adjoins the settlement of Billingshurst. Billingshurst is classified as a Small Town / Larger Village, with a good range of services and facilities, strong community networks and local employment provision, together with reasonable rail and bus services. It is within walking distance of some of the services and facilities of Billingshurst but not within easy walking distance of the town centre, which is likely to lead to some reliance on private motor vehicles should the site be allocated.

Although there are relatively few environmental constraints in this location, there would need to be a buffer with Daux Wood to the north, which is designated as ancient woodland. The site currently forms part of the rural / urban transition to the built form of Billingshurst to the north west. At this time it is considered that the site would generate further urbanisation of the landscape southeast towards Coneyhurst in particular.

Site Name: Kingsmead

SHELAA Ref number: SA678

Site Map:



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Billingshurst

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Parish: Billingshurst

Site Area: 8 hectares

Site Location: The site lies within the countryside detached from and to the south east of the Built up Area Boundary of Billingshurst. To the west lies grazing farmland which is also being promoted by the respective landowner for development under SA560. There are three large dwellings within large grounds to the south of the adjacent western field. To the north and east is woodland, much of which is Ancient Woodland. To the south is lies a field.

Site Description: The site comprises grazing land which is largely bounded by hedgerow and an existing employment area and a couple of houses.

Site Access: The site has a drive onto Marringdean Road to which appropriate access may potentially be possible.

Proximity to services and facilities: The site is separated by a field and woodland from the urban boundary of Billingshurst. The settlement is classified as a large village / small town, having a good range of services and facilities with strong community networks and local employment provision, together with reasonable rail and bus services. It acts as a hub for smaller villages but also has some reliance on larger settlements to meet some of the residents day to day needs. Both primary and secondary schools are located within the village. The site is separated from the existing built form and the services are not within easy walking distance, which may lead to some reliance on private motor vehicles should the site be allocated.

Environmental Considerations:

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

only be suitable if brought forward with land to the north west. These sites would cumulatively contribute to the coalescence with Coneyhurst to the south.

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 northern and eastern boundary adjoins a woodland 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 such as 15 metres. 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 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.

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

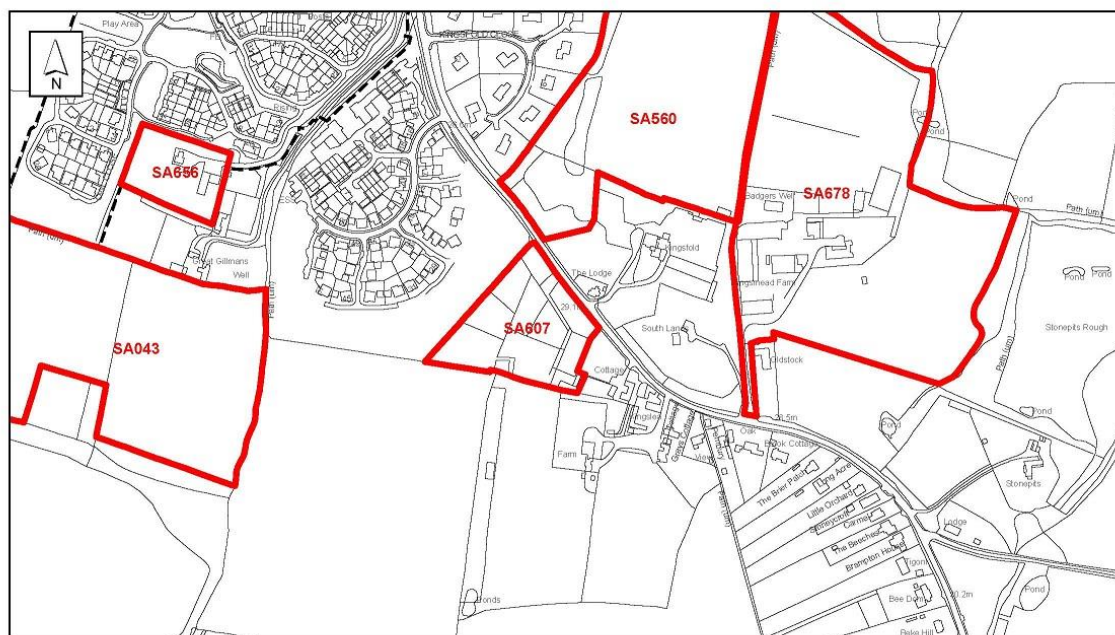
Combined RAG Rating: Very Negative Impacts (unlikely to be mitigated)

Site Assessment Conclusion: The site lies in the countryside, detached from the Built up Area Boundary of Billingshurst. If developed in isolation, development would therefore lead to a small isolated urban development within a predominantly rural area. The site would only be suitable if brought forward with land to the north west. These sites would cumulatively contribute to the coalescence with Coneyhurst to the south. Even if SA560 was allocated, this site is larger in scale and further from the services and facilities within Billingshurst and is likely to lead to additional vehicle journeys.

Site Name: Land at Kingsfold Cottage,
Marringdean Road

SHELAA Ref number: SA607

Site Map:



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Billingshurst

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		Revisions :

Parish: Billingshurst

Site Area: 1.34 hectares

Site Location: The site lies within the countryside beyond the southern Built up Area Boundary of Billingshurst. It adjoins a new residential site, which forms part of an urban extension to Billingshurst allocated in the current adopted local plan (HDPF Policy 15 and SD11). To the south east are scattered residential properties associated with the ribbon development at Conehurst. To the south is open countryside, and to the north is Marringdean Road.

Site Description: The land currently forms gently sloping pasture land with a private equestrian ménage and stable block. A tree line bisects the site north south.

Site Access: The site has frontage onto Marringdean Road to which appropriate access may potentially be possible.

Proximity to services and facilities: The site adjoins the settlement of Billingshurst which is classified as a large village / small town, having a good range of services and facilities with strong community networks and local employment provision, together with reasonable rail and bus services. It acts as a hub for smaller villages but also has some reliance on larger settlements to meet some of the residents day to day needs. Both primary and secondary schools are located within the village. The train station and secondary school are relatively close by. The town centre is not within easy walking distance, which may lead to some reliance on private motor vehicles should the site be allocated.

Environmental Considerations:

Landscape: The site does not lie within or near a protected landscape. The 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, and would lead to the coalescence of the village with Coneyhurst to the south east, along Marringdean Road.

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. 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 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.

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

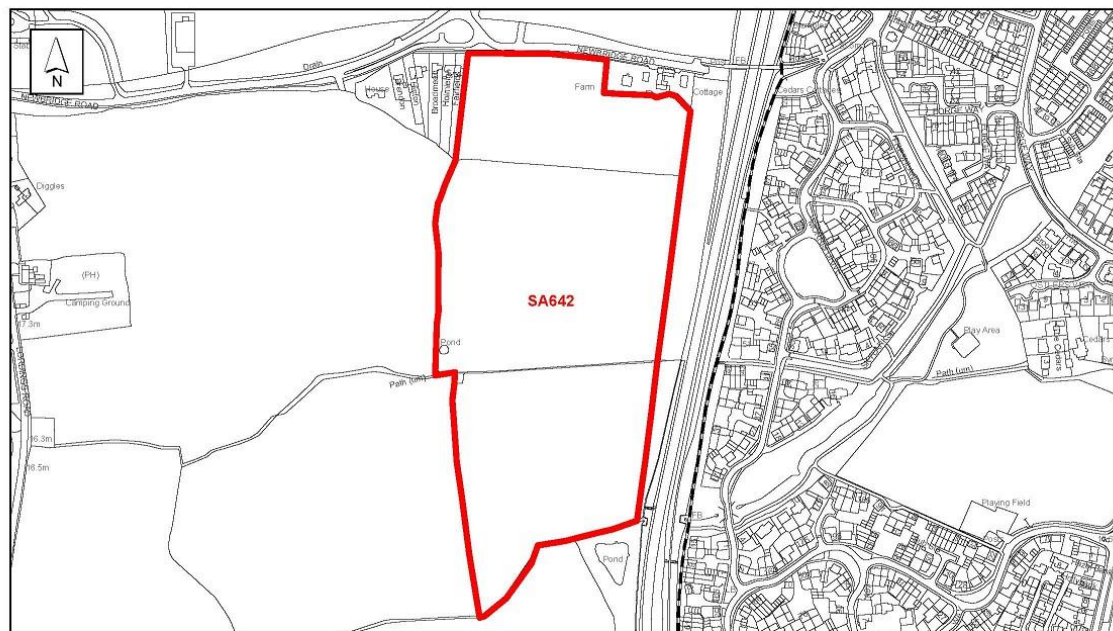
Combined RAG Rating: Unfavourable Impacts (with potential for mitigation)

Site Assessment Conclusion: The site lies in the countryside but adjoining land (SA362) under development following its allocation for housing in the current adopted local plan (HDPF Policy 15 and SD11). This site would extend the built form of Billingshurst to the east and south, creating settlement coalescence with Coneyhurst. A tree line bisects the site north south. Further work to understand the impact of the loss of these in terms of amenity and landscape is required. The site is not within easy walking distance of the town centre, which is likely to lead to some reliance on private motor vehicles should the site be allocated.

Site Name: Land West of A29 at Billingshurst: Broad Location	SHELAA Ref number: SA642
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Site Map:

This site has also been considered with the Land West of Billingshurst strategic site option due to its proximity, although these sites have been submitted separately.



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Billingshurst			
Reference No :	Date : 29/01/2020	Scale : 1: 6,000 at A4	
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Parish: Billingshurst

Site Area: 36.4 hectares

Site Location: The site lies within the countryside West of Billingshurst. It is divided from the Built up Area Boundary of Billingshurst by the A29. It lies adjacent land also promoted for development (SA744 and SA409)

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.

Site Access: The site is accessed via farm gates on the cul de sac on Newbridge Road.

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

Environmental Considerations:

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.

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.

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.

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

Combined RAG Rating: Very Negative Impacts (unlikely to be mitigated)

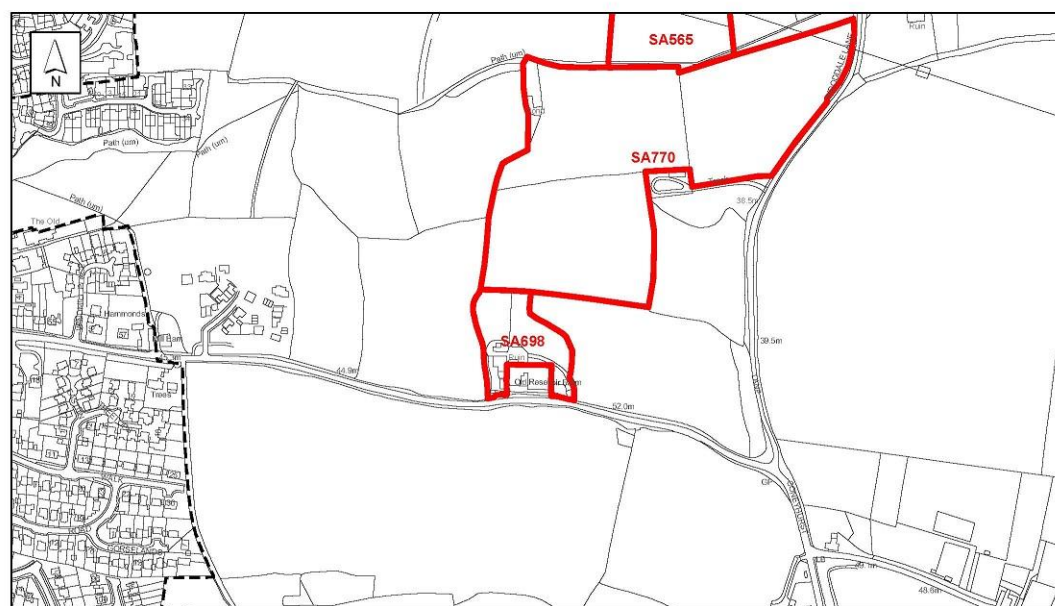
Site Assessment Conclusion: It is considered this site should not be allocated for development in the Local Plan Review. The site lies within the countryside separated by the A29 from the western built up area boundary of Billingshurst which is defined as a Large Village / Small Town, having a good range of services and facilities. It is rural in nature, comprising of three fields under pasture which gently slope down towards the south. The site lies within the Bat Sustenance Zone, which means feeding habitats for bats need to be retained, and has a public right of way running through the site. It also lies within the Brick Clay (Weald Clay) Minerals Safeguarding area. The southern part of the site is at risk of flooding (Flood Zones 2 & 3). The site is promoted for c.250 dwellings with open space. The potential of this site for development is considered to be hindered by its separation from the village of Billingshurst by the A29, notwithstanding the public rights of way from the north and south of the site to the village.

The location of this site approximately 4km from the Mens SAC, and its relationship to the village of Billingshurst, means it is considered less logical than other large strategic sites being promoted, for example SA118. Whilst it is acknowledged additional land west of the village is being separately promoted (see SA744 and SA409) the lack of a joint comprehensive promotion of all this land and the lack of background survey work undermines the delivery of an appropriate extension to the west of Billingshurst. On the basis that strategic sites SA118 East of Billingshurst and / or SA597 Land at Adversane are considered more appropriate development sites for allocation and given the need to have regard to the extent of development that Billingshurst and surrounding can adapt and absorb in a relatively short time period it is not considered this site should be allocated.

Site Name: Old Reservoir Farm

SHELAA Ref number: SA698

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 : 27/01/2020	Scale : 1 : 4,000 at A4
Drawing No :	Drawn :	Checked :
		Revisions :

Parish: Billingshurst

Site Area: 0.75 hectares

Site Location: The site lies in the countryside beyond the eastern Built up Area boundary of Billingshurst. It adjoins land which has planning permission 475 homes, together with associated infrastructure including a new link road. This site is now under construction.

Site Description: The site consists of an existing bungalow and run down outbuildings, positioned to the north of the A272. To the north and east lies countryside and to the west and south land is under construction for housing. The site is bound by mature trees, hedging and hedgerow on the southern, western and northern boundaries. The wider site enclosed by mature trees and hedging to the north, south and west. The eastern boundary is open to an adjacent field.

Site Access: The site has frontage onto the A272. The link road is being constructed close to the western boundary of the site – access from this road is likely to be difficult as it would be close to the A272 junction and would lead to significant loss of trees.

Proximity to services and facilities: Billingshurst which is classified as a large village / small town, having a good range of services and facilities with strong community networks and local employment provision, together with reasonable rail and bus services. It acts as a hub for smaller villages but also has some reliance on larger settlements to meet some of the residents day to day needs. A proposed new primary school is located within walking distance of the site, but this has not yet been built out. All other facilities are within the existing built form of Billingshurst and although within walking distance for some, it is enough away to potentially lead to some reliance on private motor vehicles should the site be allocated.

Environmental Considerations:

Landscape: The site does not lie within or near a protected landscape. The site adjoins an existing area of residential development which is under construction. The design and layout of this scheme aims to secure a clear landscape buffer on the eastern side of the development, to provide a clear boundary with the wider countryside beyond the settlement. The western boundary of the proposed site in particular forms part of this landscape buffer. Development in this location would therefore have an adverse impact on the wider landscape and given the open eastern boundary to the development would give rise to further eastward urbanisation of the settlement and the sense of urban sprawl.

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.

Archaeology/Heritage: The site lies within an Archaeological Notification Area so appropriate surveys would be required in the event of any development taking place.

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

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

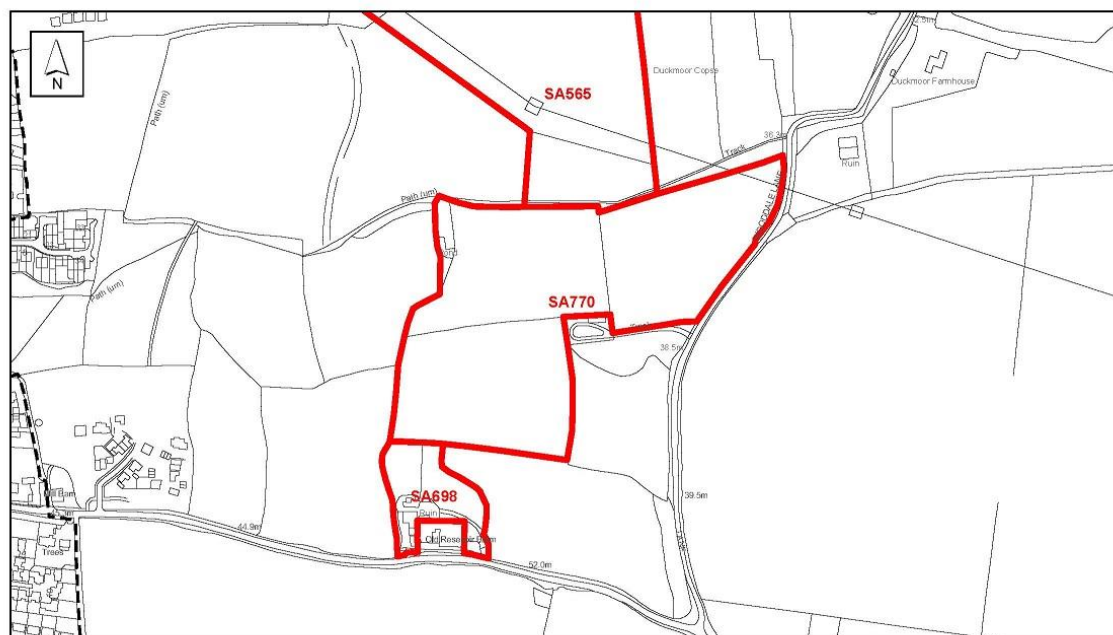
Combined RAG Rating: Unfavourable Impacts (with potential for mitigation)

Site Assessment Conclusion: The site adjoins an existing area of residential development which is under construction. The design and layout of this scheme aims to secure a clear landscape buffer on the eastern side of the development, to provide a clear boundary with the wider countryside beyond the settlement. The western boundary of the proposed site in particular forms part of this landscape buffer. Development in this location would therefore have an adverse impact on the wider landscape and given the open eastern boundary to the development would give rise to further eastward urbanisation of the settlement. The continued eastward expansion of Billingshurst in this location would result in development which is more distant from most services and facilities but is not in isolation of sufficient size to bring new or significantly improved upgrades to those which are already present.

Site Name: Land North of A272 West of Wooddale Lane

SHELAA Ref number: SA770

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 : 27/01/2020	Scale : 1: 4,000 at A4
Drawing No :	Drawn :	Checked :
		Revisions :

Parish: Billingshurst

Site Area: 6.1 hectares

Site Location: The site lies in the countryside beyond the eastern Built up Area boundary of Billingshurst. It adjoins land which has planning permission 475 homes, together with associated infrastructure including a new link road. This site is now under construction.

Site Description: The site comprises agricultural grazing fields bounded by mature trees

Site Access: The site has frontage onto Wooddale Lane to which appropriate access may potentially be possible. Alternatively access may be possible via the housing site under construction to the west. Any access would require the loss of existing trees / hedgerows.

Proximity to services and facilities: Billingshurst which is classified as a large village / small town, having a good range of services and facilities with strong community networks and local employment provision, together with reasonable rail and bus services. It acts as a hub for smaller villages but also has some reliance on larger settlements to meet some of the residents day to day needs. A proposed new primary school is located within walking distance of the site, but this has not yet been built out. All other facilities are within the existing built form of Billingshurst and although within walking distance for some, it is enough away to potentially lead to some reliance on private motor vehicles should the site be allocated. Development in the east of the site is unlikely to be within walking distance of many facilities.

Environmental Considerations:

Landscape: The site does not lie within or near a protected landscape, but the site has a very rural character. The site adjoins an existing area of residential development which is under construction. The design and layout of this scheme aims to secure a clear landscape buffer on the eastern side of the development, to provide a clear boundary with the wider countryside beyond the settlement. The western boundary of the proposed site in particular forms part of this landscape buffer. Development in this location would therefore have an

adverse impact on the wider landscape and given the open eastern boundary to the development would give rise to further eastward urbanisation of the settlement and the sense of urban sprawl.

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. 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 lies within an Archaeological Notification Area so appropriate surveys would be required in the event of any development taking place.

Environmental Quality: The site lies within the Brick Clay (Weald Clay) Minerals Safeguarding area. A Public Right of Way lies along the northern boundary.

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

Combined RAG Rating: Very Negative Impacts (unlikely to be mitigated)

Site Assessment Conclusion: The site lies in the countryside and is rural in nature. It adjoins land to the west, which is a strategic scale urban extension to Billingshurst with planning permission and under construction. The design and layout of this scheme aims to secure a clear landscape buffer on the eastern side of the new development, to provide a clear boundary with the wider countryside beyond the settlement. The western boundary of the proposed site in particular forms part of this landscape buffer. Development in this location would therefore have an adverse impact on the wider landscape and given the open eastern boundary to the development would give rise to further eastward urbanisation of the settlement and a sense of urban sprawl. The continued eastward expansion of Billingshurst in this location would result in development which is more distant from most services and facilities but is not in isolation of sufficient size to bring new or significantly improved upgrades to those which are already present.

section of the site lies another Ancient Woodland (Little Lordings Wood). 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 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.

Environmental Quality: 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).

Flooding: 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).

Combined RAG Rating: Very Negative Impacts (unlikely to be mitigated)

Site Assessment Conclusion: This is a large scale site in the countryside south west of Billingshurst to the west and south west of the A29. It does not adjoin the existing Built up Area Boundary and has a limited relationship with the existing built form. Development at this location would be separate from existing services and facilities in the settlement and the existing road layout would act as a barrier to accessing the village centre, schools. Without further upgrades or new facilities, development of this scale is likely to increase pressure on existing facilities within the village.

Development would extend the settlement further to the south east. It would therefore have a significant impact on the rural landscape, bringing development south along the A29 towards Codmore Hill and Pulborough.

Bramber

Site Name: Clay Field

SHELAA Ref number: SA758

Site Map:



Horsham District Council

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

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Bramber

Reference No :	Date : 27/01/2020	Scale : 1: 4,000 at A4
Drawing No :	Drawn :	Checked :
		Revisions :

Parish: Bramber

Site Area: 8 hectares

Site Location: The site lies between the village of Bramber and Steyning, west of the A283 Steyning bypass. 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.

Site Description: 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 southeastern corner of the site and with a number of mature trees can be found along the boundaries. The site is popular with local dog walkers but use is at discretion of owner. A public right of way traverses the south west corner of the site.

Site Access: Access could be delivered from Castle Lane or Clays Hill. Castle Lane currently has no formal footway and would have to be upgraded to adoptable highways standards. Access by bicycle to The Street (Bramber) is via a staggered crossing over A283 links proposed site to the Downs Link cycleway. This is a fast moving road and road safety upgrades may be necessary should development come forward.

Proximity to services and facilities: Although in Bramber Parish, the site is within walking distance of Steyning, which is classified as a large village/ small town in the settlement hierarchy set out in the Horsham District Planning Framework. It has a range of services and facilities including primary and secondary schools, a leisure centre and high street with a range of shops. Other facilities are also close by in Bramber and Upper Beeding but improved pedestrian access across the A283 may be necessary.

Environmental Considerations:

Landscape: Clays Field is considered important to the setting of Steyning and Bramber and development in this location would contribute to the coalescence of the two settlements. Clays Field whilst there is some enclosure from tree belts, 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 vantage points.

Biodiversity: 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 assessments will be needed and suitable protection and mitigation and biodiversity enhancement would be required.

Archaeology/Heritage: The site has an historical connection to the nearby Bramber Castle (Grade I listed) by way of the Castle Lane track, as 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. Any development would need to consider the impact on the setting of these designations.

Flooding: There is some risk to flooding located in the southeast corner of the site (flood risk zone 2).

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

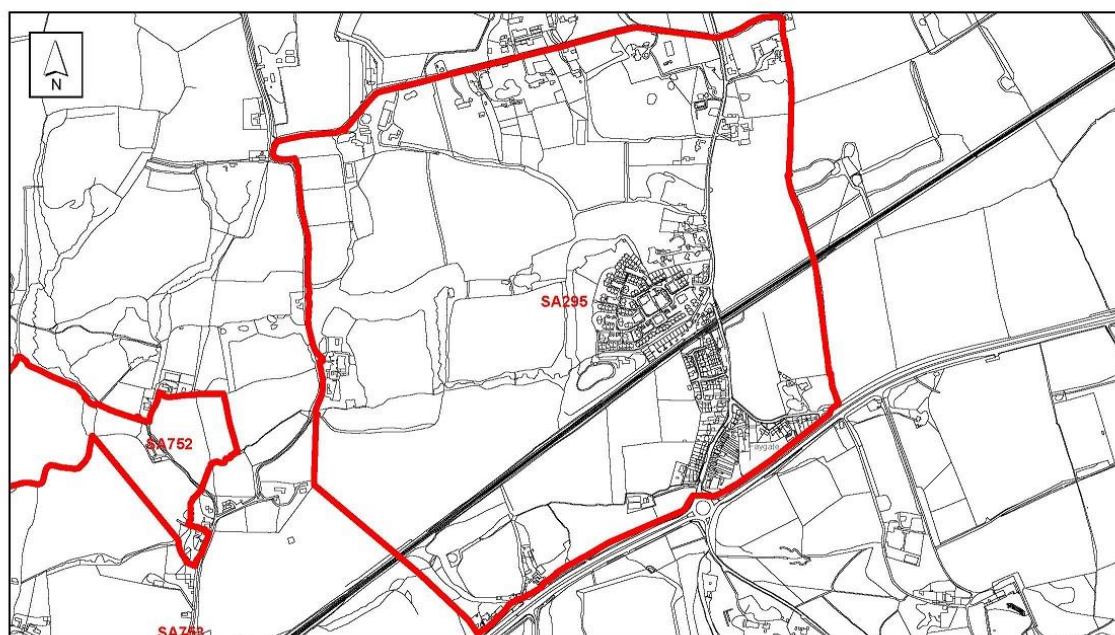
Site Assessment Conclusion: The site plays an important role in the setting of both Steyning and Bramber. Development in this location would generate a loss of the rural entrance to the settlement creating a denser urban form that would contribute to the coalescence of Steyning, Bramber and Upper Beeding. Furthermore, the close proximity of the site to the South Downs National Park and the visibility of Clays Field at some locations within the Park would have an adverse impact on its setting. Bramber Castle is also an important heritage asset and development here may have adverse impacts on character of Bramber Castle. Development in this location would also lead to the loss of an area valued for its local recreational value.

Colgate

Site Name: Greater Faygate

SHELAA Ref number: SA295

Site Map:



Horsham District Council

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

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Greater Faygate

Reference No :	Date : 27/01/2020	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.

Site Access: 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.

Proximity to services and facilities: 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 train station provides a limited service to London in peak time and there is an hourly bus service provided by Metrobus. Other buses serving the settlement but these are less frequent. The site is also considered large enough to support the provision of some services and facilities.

Environmental Considerations:

Landscape: The site does not lie within a protected landscape the High Weald Area of Outstanding Natural Beauty (AONB) 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 which. At the most elevated points there are views across the landscape towards the AONB. Given the development already underway at Kilnwood Vale and that development has commenced on the North Horsham strategic site, any further development between these two sites does cause significant concerns regarding settlement coalescence between the towns of Horsham and Crawley. Most of the site (west of Faygate) is outside the area of search for 10,000 homes and would generate further settlement coalescence should the site be allocated.

Biodiversity: 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.

Archaeology/Heritage: The Grade II listed 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 Cherry Tree Inn is sited along the southern boundary of the site. No details regarding a suitable mitigation strategy to preserve the setting of these buildings have been submitted.

Environmental Quality: 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 they have done for the strategic scale development at Kilnwood Vale, which is sited further east.

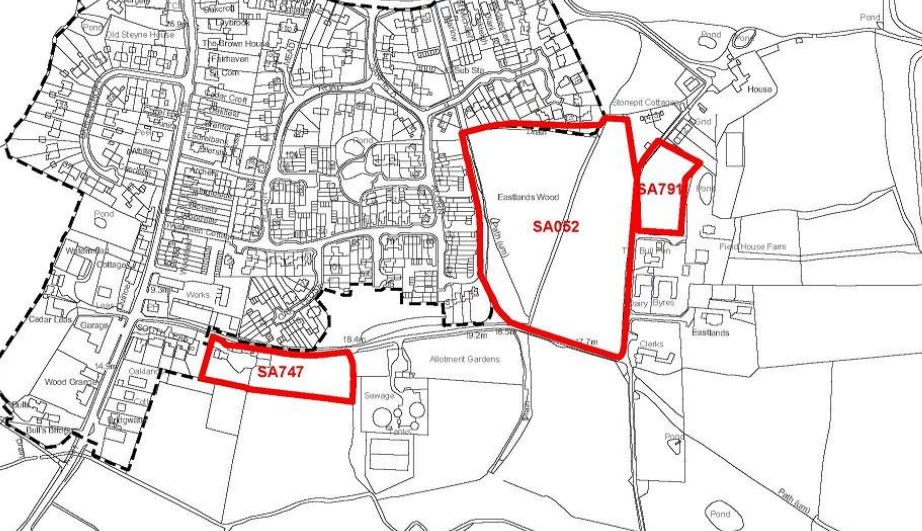
Flooding: The site does not lie within an area identified as at risk of flooding (Flood Zone 1).

Combined RAG Rating: Very Negative Impacts (unlikely to be mitigated)

Site Assessment Conclusion: Development in this location would give rise to significant concerns regarding settlement coalescence between Horsham and Crawley. 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 is understood that part of the land associated with this site is being promoted as part of a longer term phased development by Homes England and has therefore this site has been included in the assessment but development to the west would lead to further coalescence.

The Council's Landscape Capacity Assessment has assessed this location as having no/low capacity for development and development in this location could give rise to harm to the landscape character area. 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.

Cowfold

Site Name: Land at Eastlands Farm	SHELAA Ref number: SA052												
Site Map:													
													
<div style="border: 1px solid black; padding: 5px;">Horsham District Council Parkside, Charl Way, Horsham West Sussex RH12 1RL Barbara Childs : Director of Place</div> <div style="border: 1px solid black; padding: 5px; margin-top: 5px;"><small>Reproduced by permission of Ordnance Survey map on behalf of HMSO. © Crown copyright and database rights (2020). Ordnance Survey Licence 100023865</small></div>	<table style="width: 100%; border-collapse: collapse;"><tr><td colspan="4" style="text-align: center; padding: 5px;">Cowfold</td></tr><tr><td style="width: 33%; padding: 2px;">Reference No :</td><td style="width: 33%; padding: 2px;">Date : 27/01/2020</td><td colspan="2" style="width: 34%; padding: 2px;">Scale : 1: 4,000 at A4</td></tr><tr><td style="padding: 2px;">Drawing No :</td><td style="padding: 2px;">Drawn :</td><td style="padding: 2px;">Checked :</td><td style="padding: 2px;">Revisions :</td></tr></table>	Cowfold				Reference No :	Date : 27/01/2020	Scale : 1: 4,000 at A4		Drawing No :	Drawn :	Checked :	Revisions :
Cowfold													
Reference No :	Date : 27/01/2020	Scale : 1: 4,000 at A4											
Drawing No :	Drawn :	Checked :	Revisions :										

Parish: Cowfold

Site Area: 3.24 hectares

Site Location: The site lies within the countryside adjoining the southeastern edge of the built up area boundary of Cowfold.

Site Description: The northwest section of the site is densely wooded. A footpath runs the length of the wooded section and along a drain/watercourse. The southeast corner 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 southeastern half of the site is relatively flat, with a gentle slope down from the northern edge. There are views from the southern edge to the South Downs. The woodland acts as a buffer between the urban area within the built up area to the north and the open countryside to the south and the east, giving an overall sense of the area being rural and isolated.

Site Access: 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 Eastlands Lane to provide a number of passing points, with associated signage. Also proposed is a boardwalk access across the adjoining land to provide pedestrian access to the village. This would require the agreement of this landowner which is unclear.

Proximity to services and facilities: The site is within easy to moderate walking distance of local facilities and shops in Cowfold, which is classified as a medium village with a moderate level of services and facilities. Access on foot would be most likely to

make use of the Public Right of Way which runs across the site to the southern side of Holm Oaks then along the A272 into the village. Public transport in the village is limited but reasonable, with the Stagecoach number 17 running twice an hour between Horsham and Brighton.

Environmental Considerations:

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 southeastern 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 protected by a blanket TPO. This would require a 15m protection zone, which may 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. Development here would give rise to a sense of urbanisation of an area with the feeling of open countryside.

Biodiversity: No detailed ecological information is available. 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 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 southeastern 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.

Environmental Quality: 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. The site is close to the centre of Cowfold which is designated as an Air Quality Management Area and impacts on this designation would require mitigation should development come forward.

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

Combined RAG Rating: Very Negative Impacts (unlikely to be mitigated)

Site Assessment Conclusion: Development in this location would breach the existing woodland which creates a defensible boundary between the rural and urban areas, would give the perception of the incursion of urban development into open countryside. The scale and density of development proposed is considered to be out of keeping with the surrounding area, which comprises larger, low density dwellings, agricultural buildings and Grade II Listed Eastlands Farm Barn. Access is problematic with all vehicles accessing the development via Eastlands Lane, a narrow, single track lane with trees covered by Tree Protection Orders at points along its length. While passing points may be appropriate, proposals to widen the highway and include a footway is likely to put pressure on protected trees and existing structures adjacent to the lane, particularly towards the junction with the A281. Information submitted so far has not acknowledged or indicated any mitigation measures relating to the Cowfold Air Quality Management Area.

Environmental Considerations:

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.

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 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 TPOs. 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 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 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.

Environmental Quality: The site lies within the Brick Clay (Weald Clay) Minerals Safeguarding and a Building Stone area. The site is considered tranquil. The site is close to the centre of Cowfold which is designated as an Air Quality Management Area and impacts on this designation would require mitigation should development come forward.

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

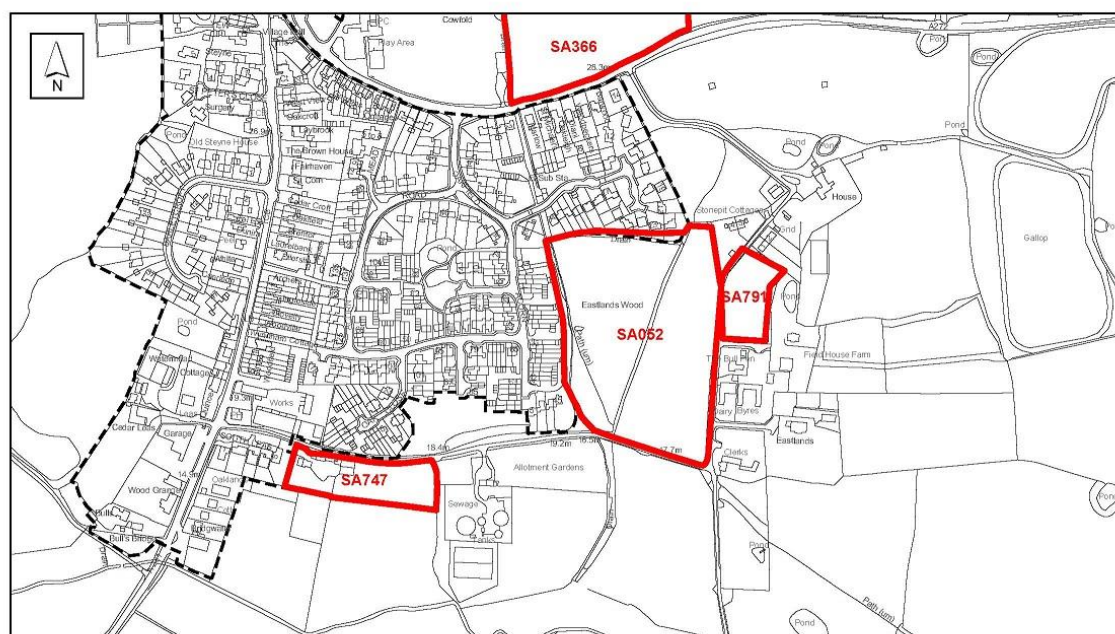
Combined RAG Rating: Unfavourable Impacts (with potential for mitigation)

Site Assessment Conclusion: The site is separated from the settlement boundary, though it adjoins SA052. The site is separated from the village to the west by Eastlands Lane and were development to breach the defensible boundary of Eastlands Wood, Eastlands Lane would provide the next logical defensible boundary in order to prevent sprawl out to the east. Development here would give the perception of the incursion of urban development into open countryside. The scale and density of development proposed is considered to be out of keeping with the surrounding area, which comprises larger, low density dwellings, agricultural buildings and Grade II Listed Eastlands Farm Barn. Access is problematic with all vehicles accessing the development via Eastlands Lane, a narrow, single track lane with TPO trees at points. While passing points may be appropriate, proposals to widen the highway and include a footway is likely to put pressure on protected trees and existing structures adjacent to the lane, particularly towards the junction with the A281. Information submitted so far has not acknowledged or indicated any mitigation measures relating to the Cowfold Air Quality Management Area.

Site Name: Land South of Eastlands Lane
Cowfold

SHELAA Ref number: SA747

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 : 27/01/2020	Scale : 1: 4,000 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 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.

Site Access: 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 passing points along Eastlands Lane.

Proximity to services and facilities: The site is within moderate walking distance of local facilities and shops in Cowfold, which is classified as a medium village with a moderate level of services and facilities. Access on foot would be most likely to make use of one of the Public Rights of Way which runs across the site to the southern side of Holm Oaks then along the A272 into the village - the site promoter has suggested a boardwalk as part of development of the site and SA052 and SA791 to the north in order to facilitate the use of the Public Right of Way running across the site. Public transport in the village is limited but reasonable, with the Stagecoach number 17 running twice an hour between Horsham and Brighton.

Environmental Considerations:

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.

Biodiversity: The site and surrounding land is not designated as important for nature conservation. There are two Oaks protected by a Tree Protection Order on the northern boundary 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 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.

Environmental Quality: The site is sheltered from the traffic noise of the A281 however there is a Sewage Works directly to the east of the site and 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. Any development would have to consider the impact on the nearby Air Quality Management Area in Cowfold.

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

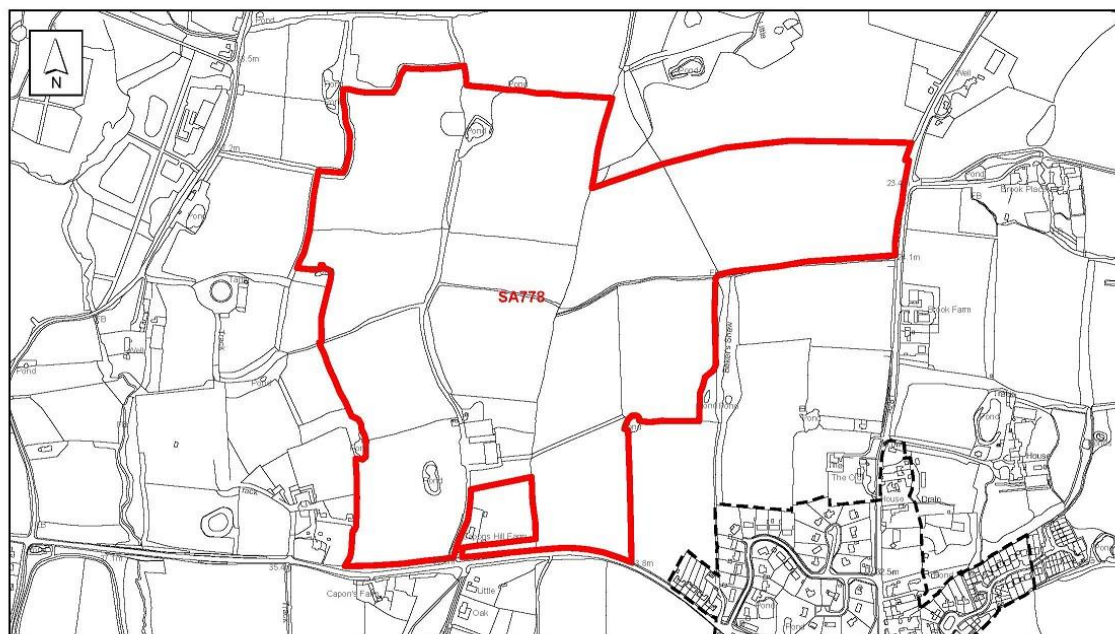
Combined RAG Rating: Unfavourable Impacts (with potential for mitigation)

Site Assessment Conclusion: This is a small strip of scrub with some areas of dense trees and hedges, on the southern edge of Cowfold village, which has a reasonable level of services and facilities. Further work to understand the quality of these trees / woodland would be required to understand whether the developable area may be limited as there are Tree Protection Order designations on and adjoining the site. Access to the site is via a narrow track and on to the A281 which may require upgrades. Appropriate regard would need to be given to a number of issues, such as the impact on Brick Clay (Weald Clay) Minerals Safeguarding, the nearby Cowfold Air Quality Management Area would be necessary.

Site Name: Land at Capons Hill Farm

SHELAA Ref number: SA778

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 : 27/01/2020

Scale : 1: 6,000 at A4

Drawing No :

Drawn :

Checked :

Revisions :

Parish: Cowfold

Site Area: 30 hectares

Site Location: This is a strategic scale site in the countryside 1km north west of Cowfold, outside the Built Up Area Boundary.

Site Description: The site is almost entirely grassland with some arable land in the northeast of the site. The fields are separated by hedgerows and tree lines. There are some small to medium sized copses within and adjoining the site boundaries. There is an existing employment estate site at Capons Hill Farm which lies within the site.

Site Access: The site is accessible via a farm track at Capons Hill Farm from the A272 running north through the centre of the site. A Public Right of Way runs centrally, east to west, through the centre of the site. The only other entrance is from a field entrance from a layby/bellmouth from the A281 at the far northeast corner of the site.

Proximity to services and facilities: The site is spread over a north western arc 0.5m to 1.5km from the centre of Cowfold, which is classified as medium village, having a moderate level of services and facilities. There is a paved footway to the village centre along the A272 from the site entrance at Capons Hill Farm. There is no footway from the field entrance at the north east corner up Brook Hill along the A281 to Cowfold. Development of this scale would be likely to require the provision of additional services and facilities.

Environmental Considerations:

Landscape: The site does not lie within a protected landscape, and is separated from the existing settlement boundary to the east. The area is characterised by fields and hedgerows with trees with pockets of woodland copses throughout. However the South Downs National Park can be seen from the southern half of the site and the High Weald Area of Outstanding Natural Beauty is visible from the northern half of the site. Development would particularly affect the landscape as seen from the northern approach to Cowfold along the A281 up Brook Hill. Any development would, therefore, require a

Landscape Visual Impact Assessment. The scale of development in this location would be very significant and alter the rural character of the area around Cowfold village, particularly as the proposed settlement form is, particularly in isolation not well related to the existing settlement pattern

Biodiversity: The site and surrounding land is not designated as important for nature conservation. With the exception of the largest field that forms the northeastern arm of the site, which has been planted with hay grass, the fields have been given over to wild meadows bordered by hedgerows with many mature trees. A group of beehives were observed. 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 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 and any development will need to ensure there is no adverse impact on this resource. Except for traffic noise from the A272 to the south and the A281 to the east the site is considered relatively tranquil. The site is located close to the Cowfold Air Quality Management Area, but the proposal includes a link road to the north which may help mitigate these effects. This could also be offset by the volume of traffic generated by new development. Further detailed assessment of impacts would therefore be required.

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

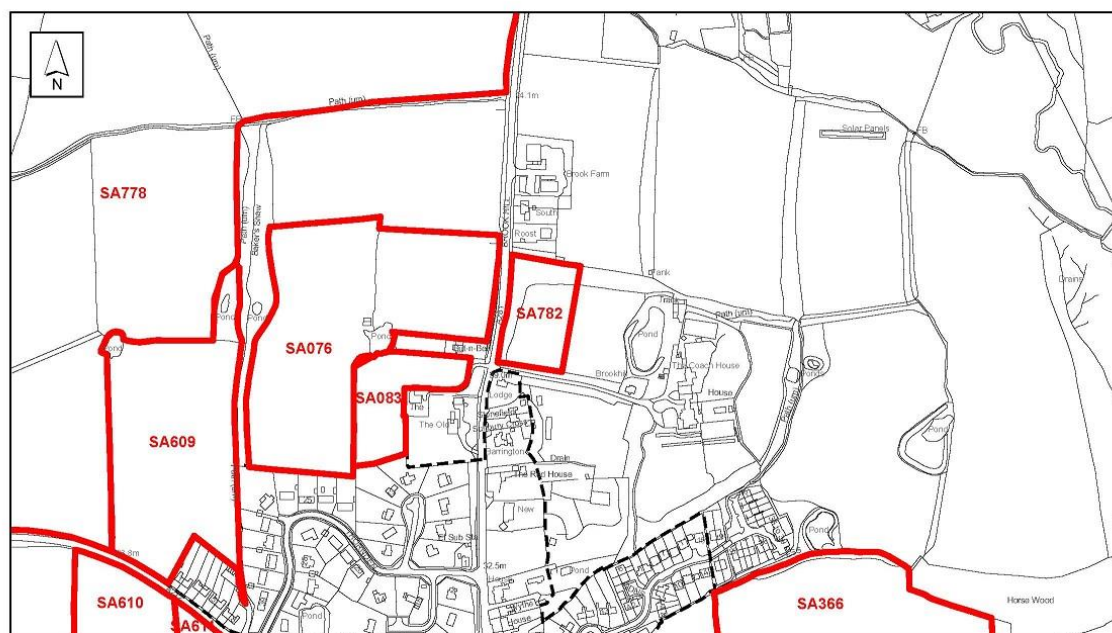
Combined RAG Rating: Unfavourable Impacts (with potential for mitigation)

Site Assessment Conclusion: The scale of development in this location would be very significant and alter the rural character of the area around Cowfold village. In isolation, the site is not particularly close to the existing built form and is unrelated to the existing settlement pattern. Any development would also need to provide new community facilities to meet the needs of such a significant scale of development. It is noted that the proposal includes a link road north from the A272 to the A281. This would have landscape and noise impacts in its own right. In addition, further work is necessary to understand the benefit development could bring in terms of offsetting the current Air Quality issues in the village.

Site Name: Land at Brookhill, Cowfold

SHELAA Ref number: 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 : 27/01/2020	Scale : 1: 4,000 at A4
Drawing No :	Drawn :	Checked :
		Revisions :

Parish: Cowfold

Site Area: 0.74 hectares

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

Site Description: The site is a rectangular grass pasture, 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.

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

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

Environmental Considerations:

Landscape: The site does not lie within or near a protected landscape. The site is grassland with woodland along the boundaries. Development would extend the settlement form northwards and could give the appearance of ribbon development linking to the residential development north of the site.

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. It is likely that any development would 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 before any development could come forward.

Environmental Quality: 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. Any development would have to consider the impact on the nearby Air Quality Management Area in Cowfold.

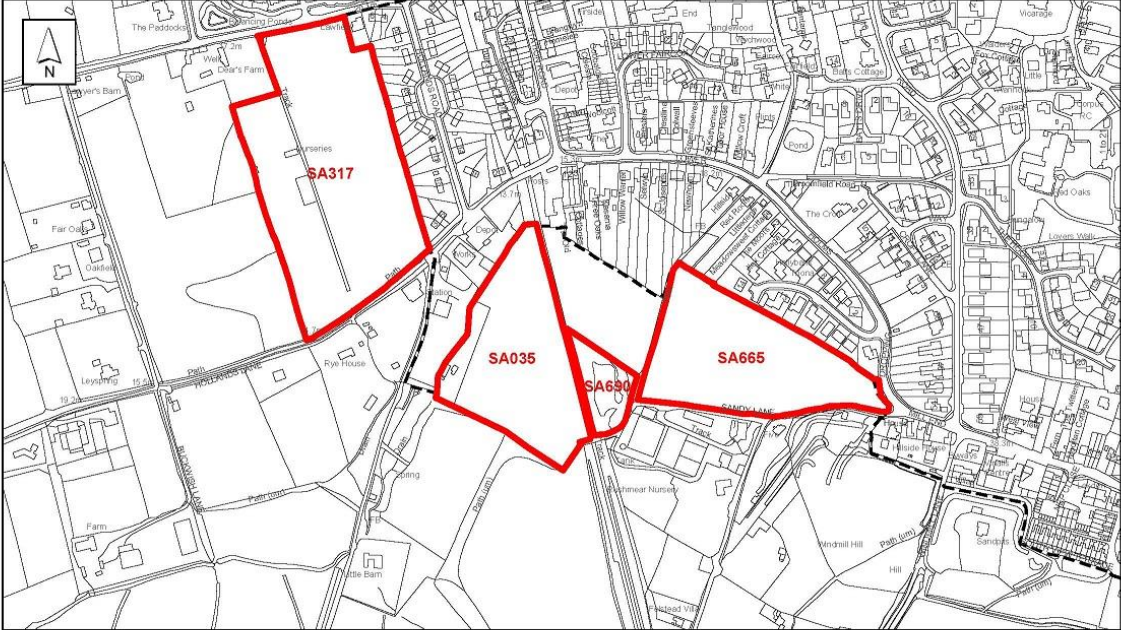
Flooding: The site does not lie within an area identified as at risk of flooding (Flood zone 1)

Combined RAG Rating: Very Negative Impacts (unlikely to be mitigated)

Site Assessment Conclusion: The site lies outside the current built up area boundary. It is separated from the existing settlement form by a driveway to Old Brookhill.

Development would extend the settlement form northwards and could give the appearance of ribbon development linking to the residential development north of the site. Development is also likely to result in very negative impact on the setting and approach to Brookhill Cottage and Brookhill House House Grade II Listed Buildings. Loss of woodland and associated biodiversity is also expected to be an issue should this site be allocated for development.

Henfield

Site Name: Rear of Hollands Lane	SHELAA Ref number: SA035															
Site Map:																
																
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: center; padding: 5px;">Horsham District Council</td> </tr> <tr> <td style="padding: 5px;"> Parkside, Chart Way, Horsham West Sussex RH12 1RL Barbara Childs : Director of Place </td> </tr> <tr> <td style="padding: 5px; font-size: 0.8em;"> Reproduced by permission of Ordnance Survey map on behalf of HMSO. © Crown copyright and database rights (2020). Ordnance Survey Licence: 100023865 </td> </tr> </table>	Horsham District Council	Parkside, Chart Way, Horsham West Sussex RH12 1RL Barbara Childs : Director of Place	Reproduced by permission of Ordnance Survey map on behalf of HMSO. © Crown copyright and database rights (2020). Ordnance Survey Licence: 100023865	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td colspan="4" style="text-align: center; padding: 5px;">Henfield</td> </tr> <tr> <td style="width: 33%; padding: 5px;">Reference No :</td> <td style="width: 33%; padding: 5px;">Date : 27/01/2020</td> <td colspan="2" style="width: 34%; padding: 5px;">Scale : 1: 4,000 at A4</td> </tr> <tr> <td style="padding: 5px;">Drawing No :</td> <td style="padding: 5px;">Drawn :</td> <td style="padding: 5px;">Checked :</td> <td style="padding: 5px;">Revisions :</td> </tr> </table>	Henfield				Reference No :	Date : 27/01/2020	Scale : 1: 4,000 at A4		Drawing No :	Drawn :	Checked :	Revisions :
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Henfield																
Reference No :	Date : 27/01/2020	Scale : 1: 4,000 at A4														
Drawing No :	Drawn :	Checked :	Revisions :													
Parish: Henfield																
Site Area: 2.11 hectares																
Site Location: Land Rear of Holland Lane is located on the south western edge of Henfield Village but outside the existing settlement boundary.																
Site Description: 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, with open countryside to the south with extensive views. 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 there public footpaths run to the west, south and east (The Downs Link recreational route) of the site. A right of way crosses the southern part of the site.																
Site Access: Vehicular and pedestrian access will have to be delivered via another separate parcel of land (SA487) located immediately to the north.																
Proximity to services and facilities: The site lies in close proximity to the urban boundary of Henfield which is classified as a large village, having a good range of services and facilities with strong community networks and local employment provision, together with reasonable rail and bus services. It acts as a hub for smaller villages but also has some reliance on larger settlements to meet some of the residents day to day needs. The village has a primary school, but children must travel to Steyning to access secondary school education.																

Environmental Considerations:

Landscape: 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.

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

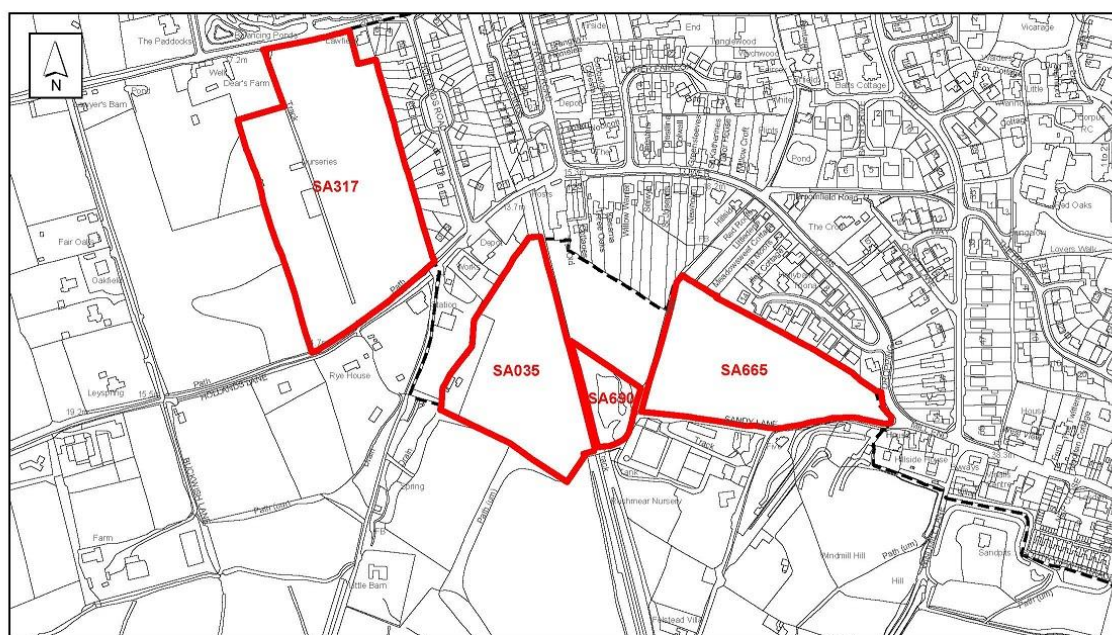
Archaeology/Heritage: The site does not contain or lie within the immediate setting of any designated heritage assets.

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

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

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

Site Assessment Conclusion: Development at this location would impact negatively on the rural character on the edge of village, visually encroach into the wider open countryside beyond the site. Vehicular access has not yet been secured in order to achieve a viable access point to the public highway via Hollands Lane Industrial Estate. The proximity to existing businesses may also lead to noise or lighting impacts on new residents, which would need to be resolved.

Site Name: Land South of Chanctonbury View**SHELAA Ref number:** SA665**Site Map:****Horsham District Council**Parkside, Chart Way, Horsham
West Sussex RH12 1RL
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Ordnance Survey Licence 100023865**Henfield**

Reference No :	Date : 27/01/2020	Scale : 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.

Site Access: The site promoter indicates access can be attained through Dropping Holms.

Proximity to services and facilities: The site lies in close proximity to the urban boundary of Henfield which is classified as a large village, having a good range of services and facilities with strong community networks and local employment provision, together with reasonable rail and bus services. It acts as a hub for smaller villages but also has some reliance on larger settlements to meet some of the residents day to day needs. The village has a primary school, but children must travel to Steyning to access secondary school education. The site is located on the edge of Henfield with the centre of the village located to the east of the site. A bus stop lies adjacent to the site.

Environmental Considerations:

Landscape: The site does not lie within a protected landscape. The land falls away steeply and would have significant negative impacts if developed. In 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.

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.

Environmental Quality: 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.

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

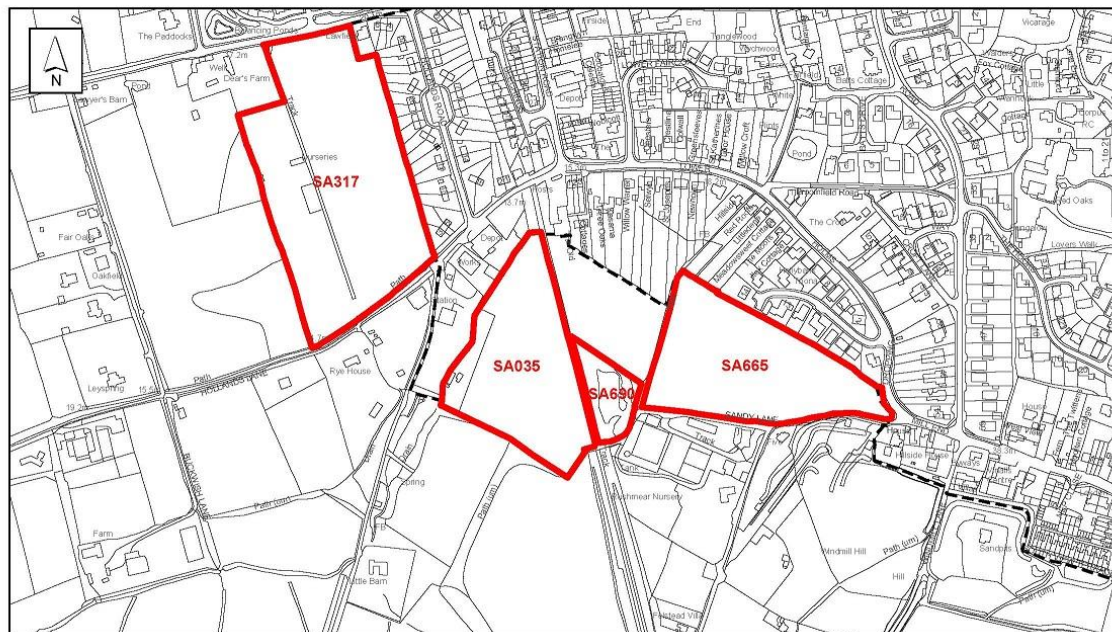
Combined RAG Rating: Very Negative Impacts (unlikely to be mitigated)

Site Assessment Conclusion: Although the site is adjoins built up area boundary of Henfield and is relatively close to existing services and facilities it is considered there are significant landscape and heritage impacts which would arise should development take place in this location. The landscape on this site falls away steeply and development in this location would have significant negative impacts. Adverse impacts on heritage would also arise with development in this location.

Site Name: Land North West of Rushmears Nursery

SHELAA Ref number: SA690

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 : 27/01/2020	Scale : 1: 4,000 at A4
Drawing No :	Drawn :	Checked :
		Revisions :

Parish: Henfield

Site Area: 0.38 hectares

Site Location: The site is located in the south west of the Parish, on the eastern side of the Downs Link strategic recreation route. Access to the site is by way of a single track road (Sandy Lane) that joins the Nep Town Road, or adjacent to the cottage 'Rosemount', which is situated opposite the junction with Broomfield Road. The site does not adjoin the settlement edge and is sited away from the existing settlement boundary.

Site Description: The site is relatively flat in terms of gradient. The site is also considered to be well contained with mature tree belts along the perimeter of the site and the land is currently used for poultry. There is a nursery (Rushmead Nursery) to the east, the western boundary abuts the Downs Links and to the north is greenfield site.

Site Access: Access could be delivered through collaboration with SA691 through a comprehensive proposal or via Sandy Lane which is a narrow track to the east of the site.

Proximity to services and facilities: The site lies in close proximity to the urban boundary of Henfield which is classified as a large village, having a good range of services and facilities with strong community networks and local employment provision, together with reasonable rail and bus services. It acts as a hub for smaller villages but also has some reliance on larger settlements to meet some of the residents day to day needs. The village has a primary school, but children must travel to Steyning to access secondary school education. Henfield business park is located to the south of the village and would offer local employment opportunities.

Environmental Considerations:

Landscape – the site is relatively well contained and is densely vegetated and there is no nature conservation designation within the immediate vicinity of the site. In isolation the site is currently unrelated to the existing settlement form and would lead to a small enclave of residential development close, but unrelated to the existing settlement form.

Biodiversity: The site and surrounding land is not designated as important for nature conservation. A number of mature trees on the eastern boundary and along Sandy Lane have tree preservation order status. 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 Henfield Conservation Area is located to the east of the site at the mouth of Sandy Lane (250 metres to the east).

Environmental Quality: 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.

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

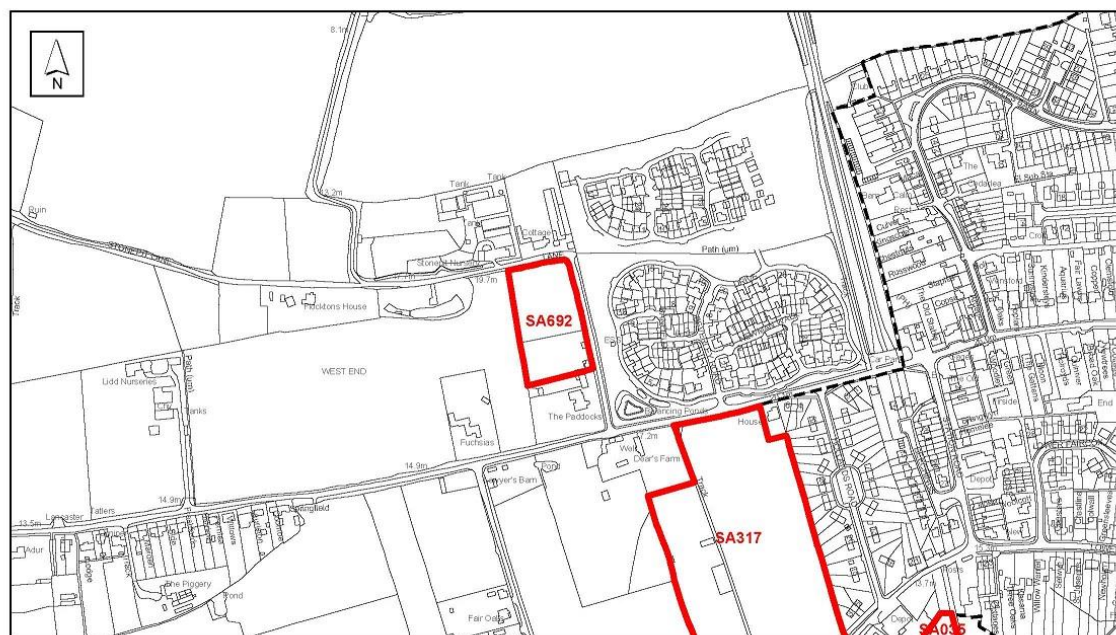
Combined RAG Rating: Very Negative Impacts (unlikely to be mitigated)

Site Assessment Conclusion: The site lies outside the settlement boundary and in isolation remains detached from the settlement edge. Sandy Lane is a single track access would have to be upgraded to adoptable standards in order to provide suitable pedestrian and vehicular access. Sandy Lane is also located next to the Conservation Area and further engineering upgrades may impact negatively on the setting. An upgrade may be prohibitive given the presence of a number of trees with tree preservation order status and would further urbanise the edge of the village. A comprehensive proposal with the adjacent parcel of land to the north of SA690 could achieve access but would impact negatively on the wider open, rural landscape on the edge of the village which would be further urbanised if a comprehensive development was to come forward.

Site Name: The Paddocks

SHELAA Ref number: SA692

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 : 27/01/2020	Scale : 1: 4,000 at A4
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		Revisions :

Parish: Henfield

Site Area: 0.38 hectares

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

Site Description: The site comprises of 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.

Site Access: Access would be delivered via Stonepit Lane

Proximity to services and facilities: The site lies in close proximity to the urban boundary of Henfield which is classified as a large village, having a good range of services and facilities with strong community networks and local employment provision, together with reasonable rail and bus services. It acts as a hub for smaller villages but also has some reliance on larger settlements to meet some of the residents day to day needs. The village has a primary school, but children must travel to Steyning to access secondary school education. Henfield business park is located to the south of the village, and would offer local employment opportunities. The site is located on the edge of Henfield village with the high street located to the east of the site. Some facilities are within walking distance.

Environmental Considerations:

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.

Biodiversity: The site and surrounding land is not designated as important for nature conservation. If progressed as a development site appropriate ecological assessments will be needed and suitable protection and mitigation 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. The setting of this property would need to be considered should any development take place in this location.

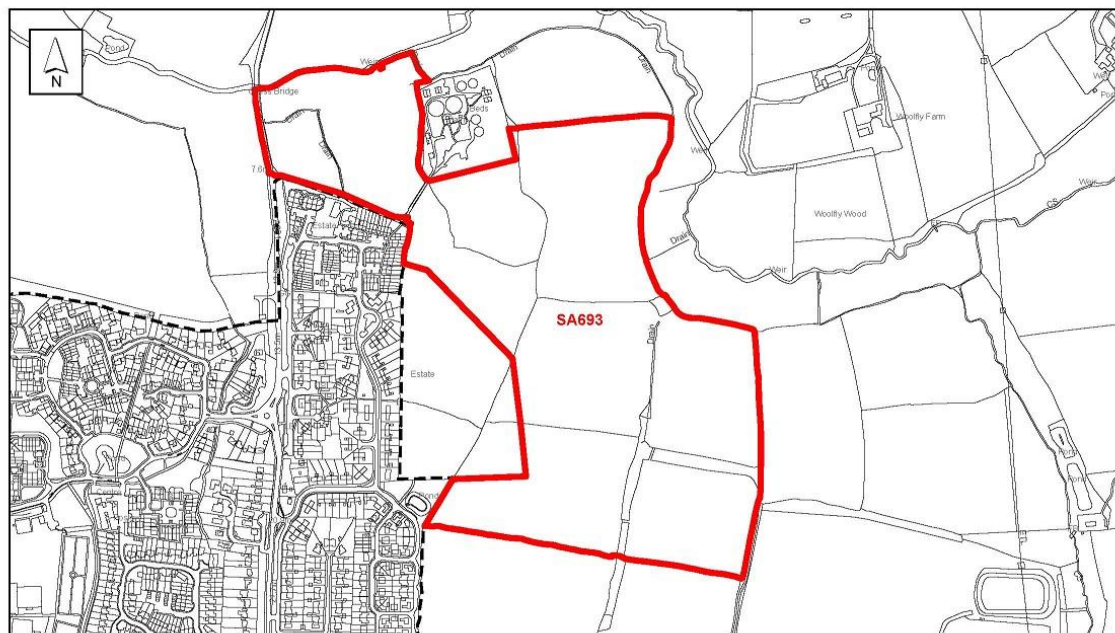
Environmental Quality: The site lies within a Brick Clay (Weald Clay). Any development will need to ensure there is no adverse impact on this resource.

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

Combined RAG Rating: Very Negative Impacts (unlikely to be mitigated)

Site Assessment Conclusion: The site lies on the western edge of the village and lies outside the settlement boundary. The area is predominantly rural in character and further intensification Development would see an urbanisation and intensification resulting from development and 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. It is considered SA692 should not come forward for development.

Site Name: Land North East of Henfield**SHELAA Ref number:** SA693**Site Map:****Horsham District Council**Parkside, Chart Way, Horsham
West Sussex RH12 1RL
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Ordnance Survey Licence 100023865**Henfield**

Reference No :	Date : 27/01/2020	Scale : 1: 6,000 at A4
Drawing No :	Drawn :	Checked :
		Revisions :

Parish: Henfield**Site Area:** 27.5 hectares

Site Location: This strategic scale site is located to the north east of Henfield and comprises of greenfield land currently in agricultural use. The northern part of the site partially abuts the settlement edge but the whole of the SA693 lies outside the existing settlement boundary. The majority of the site is detached from the settlement edge.

Site Description: The site slopes gently rises towards the southwest and comprises of open countryside. A number of hedgerows traverse the site and there are medium to long views to the east. A sewage works is located in close proximity to the site (on the northern boundary) and consideration of odours omitted from the facilities may impact on where residential development will be permitted.

Site Access: Vehicular access is proposed into the site from London Road

Proximity to services and facilities: Henfield which is classified as a large village, having a good range of services and facilities with strong community networks and local employment provision, together with reasonable rail and bus services. It acts as a hub for smaller villages but also has some reliance on larger settlements to meet some of the residents day to day needs. The village has a primary school, but children must travel to Steyning to access secondary school education. Henfield business park is located to the south of the village and would offer local employment opportunities. The site is located on the eastern edge of Henfield village with the high street located to the west of the site. Some facilities are within walking distances.

Environmental Considerations:

Landscape – The site does not lie within a protected landscape but is visible in the open countryside. It is a large scale site, and development in this location, which is slightly separate from the existing settlement, would have a very significant adverse impact on the settlement character and form.

Biodiversity: The site is not within or adjacent to a biodiversity designation. A number of hedgerows traverse the site and should be retained as much as possible. 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 no archaeological notification area nor any heritage assets located within or adjacent to the site.

Environmental Quality: The site is bounded by a mixture of hedgerows and mature trees. The site lies within a Brick Clay (Weald Clay). Any development will need to ensure there is no adverse impact on this resource. The close proximity of the sewerage works may omit noxious odours which will impact on areas which will accommodate residential development.

Flooding: The land abutting the northern boundary of the site is identified as being at risk of flooding (Flood zone 2 and 3). Development should be avoided in these areas.

Combined RAG Rating: Very Negative Impacts (unlikely to be mitigated)

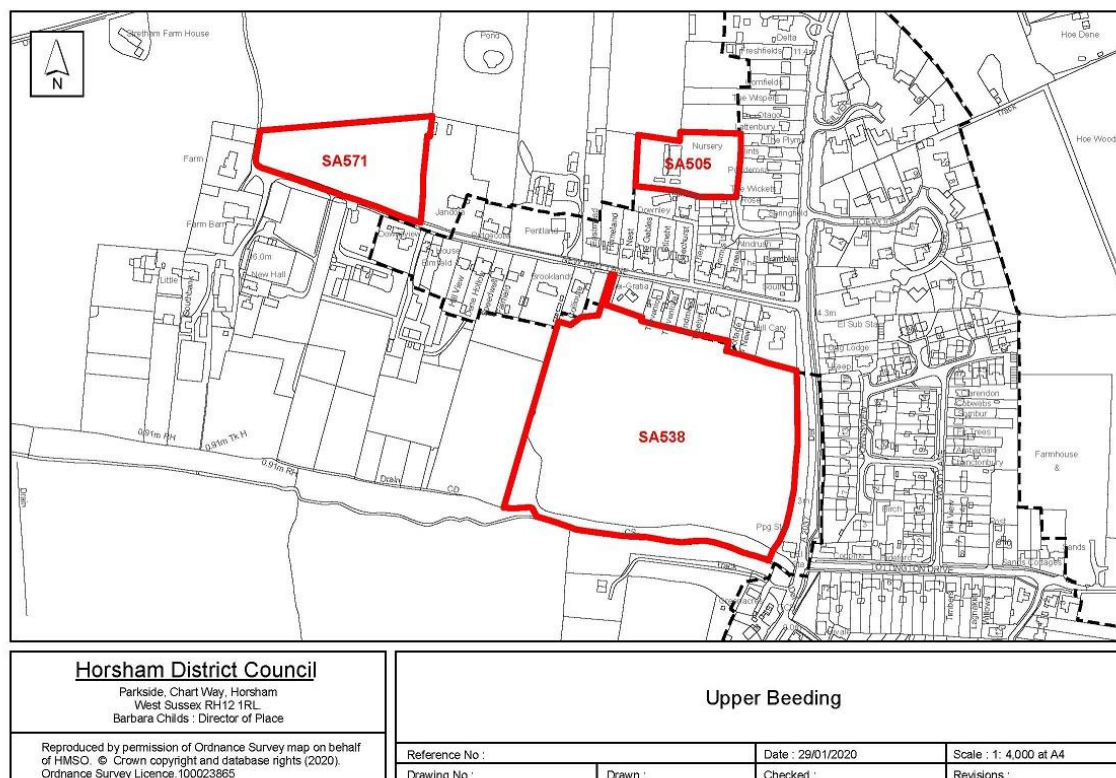
Site Assessment Conclusion: The promoter is currently pursuing 600 dwellings on the site. Developed in isolation, any proposal on the site would lead to a large scale development that is not well related to the existing settlement form, and leads to significant urbanisation of the landscape.

A development of this scale is also likely to significantly increase pressure on existing services and facilities, but may not be of such a scale to provide significant upgrades to current services, or provide new facilities or road upgrades.

Site Name: Land at Stretham Farm, Small Dole

SHELAA Ref number: SA571

Site Map:



Parish: Henfield

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 and divides north and south at the end of the lane.

Site Access: Access will be delivered off a private road New Hall Farm. The lane is rural in character, unlit and is a single lane.

Proximity to services and facilities: Small Dole is classified as a smaller village and is served by post office and shop, pub, a community hall and would be in reasonable walking distance of the site. A small industrial estate (Mackleys) Access to higher level services would require travel to Steyning, Upper Beeding (the catchment primary school) or Henfield, which is approximately 1 mile to the north.

Environmental Considerations:

Landscape: The site 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 slightly separate from most of the development in New Hall Road and would give the impression of ribbon development encroaching in to the wider countryside.

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

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 developed.

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

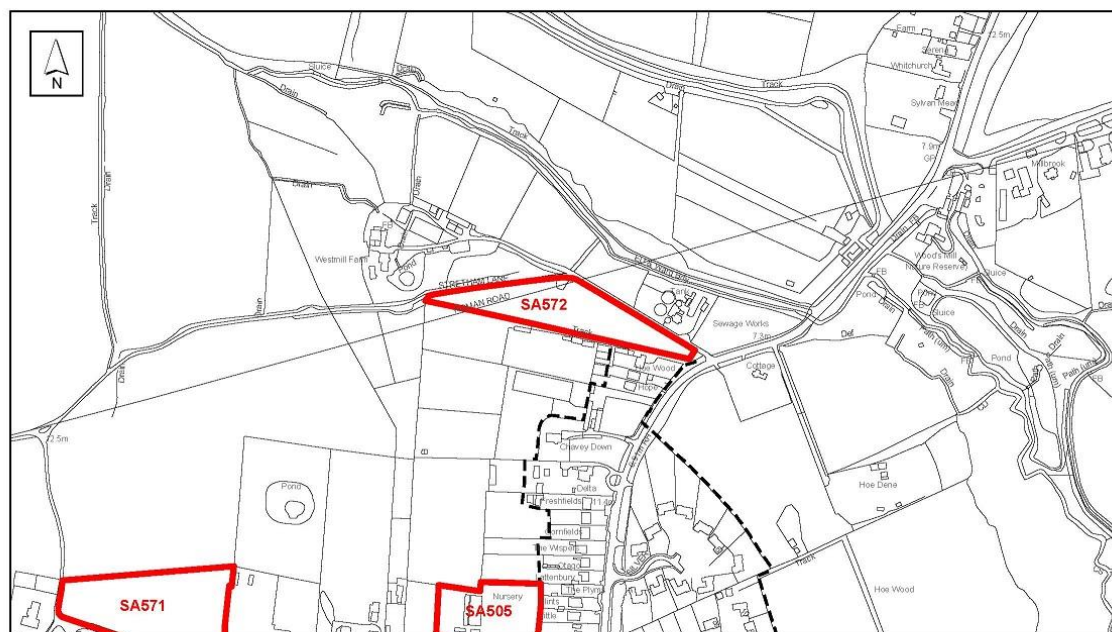
Flooding: The site does not lie within an area identified as at risk of flooding (Flood zone 1).

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

Site Assessment Conclusion: Land at Stretham Farm is not considered appropriate for development and is currently located outside the settlement boundary. Development in this location would result in further urbanisation on the edge of the settlement extending into the open countryside. New Hall Lane is currently a private road would have to be upgraded to adoptable standards to increase potential capacity to service the site.

Site Name: Land South of West Mill Lane	SHELAA Ref number: SA572
--	---------------------------------

Site Map:



Horsham District Council Parkside, Chart Way, Horsham West Sussex RH12 1RL Barbara Childs - Director of Place Reproduced by permission of Ordnance Survey map on behalf of HMSO. © Crown copyright and database rights (2020). Ordnance Survey Licence 100023865	Henfield Reference No : Drawing No : Date : 27/01/2020 Checked : Scale : 1: 4,000 at A4 Revisions :
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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.

Site Access: Access will be delivered off West Mill Lane which abuts the northern edge of site. West Mill Lane connects directly onto A2037.

Proximity to services and facilities: The site is located on the northern edge of the village. Small Dole is classified as a smaller village and is served by post office and shop, pub, a community hall. An industrial estate (Mackleys) is located to the southern end of the village and would provide employment opportunities. Access to higher level services would require travel to Steyning, Upper Beeding (the catchment primary school) or Henfield, which is approximately 1 mile to the north.

Environmental Considerations:

Landscape: The site is 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 including on the National Park. The development site is an unusual shape and would result in a development that is not well related 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. In accordance with the Standing Advice from Natural England and the Forestry Commission 15m buffers would need to be observed to protect the ancient woodland and this may reduce the developable area slightly. If progressed as a development site appropriate ecological assessments will be needed and suitable protection and mitigation and biodiversity enhancement will be required.

Archaeology / Heritage: An Archaeological Notification Area runs through the over half of the site. There are no listed buildings in the vicinity of the site.

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

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

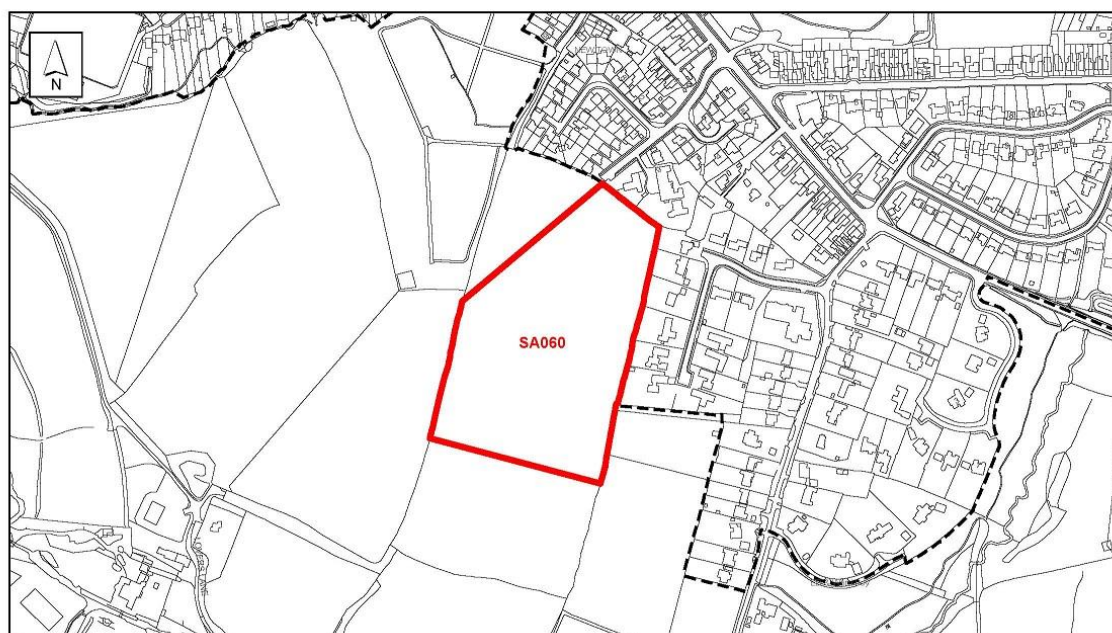
Site Assessment Conclusion: Land at South of West Mill Lane is not considered appropriate for development and is currently located outside the settlement boundary. Development in this location would impact negatively on the rural character and contribute towards urbanisation on the edge of the settlement. The close proximity of the sewerage works would also negatively impact on any potential proposal through odour emissions.

Horsham Forest

Site Name: Land south of Athelstan Way

SHELAA Ref number: SA060

Site Map:



Horsham District Council

Parkside, Chart Way, Horsham
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Horsham Forest

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

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 field which rises to the south. It adjoins residential development to the south and east, and 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.

Site Access: There is no direct vehicular access to the site. Any development would require a new access from Athelstan Way to the north.

Proximity to services and facilities: The land adjoins the settlement boundary of Horsham, the main settlement in the District, which has a large range of employment opportunities, services and facilities including a number of schools and railway stations. The area has a good bus services to Horsham and to Henfield, Brighton and Crawley. The site is within walking distance of the supermarket at the junction of St Leonards Road and Brighton Road, and of the facilities of Horsham Town Centre.

Environmental Considerations:

Landscape: The site is within the 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 land nearest to Horsham town is more contained and development on this portion 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 is not designated as important for nature conservation. If progressed as a development site appropriate ecological assessments will be needed and suitable protection and mitigation and biodiversity enhancement will be required.

Archaeology/Heritage: The site is within the Chesworth House Medieval Moated Site Archaeological Notification Area. 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 an important recreational and wildlife asset for Horsham Town.

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

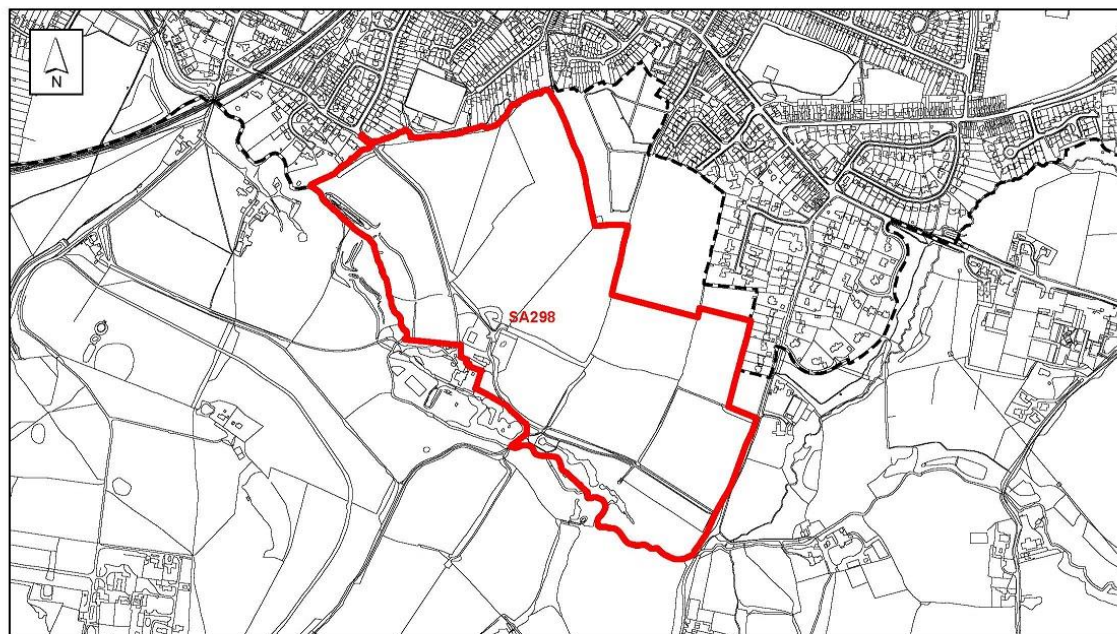
Combined RAG Rating: Unfavourable Impacts (with potential for mitigation)

Site Assessment Conclusion: Although it abuts the built up area boundary of Horsham to the north and east, the western and southern boundaries abut the boundary of Chestworth Farm, which is an open area popular with local residents and of high amenity value as a result of its semi-rural character. 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 popular Public Rights of Way, in particular one which runs along the western edge. Tree Protection Orders covering trees along the northern and eastern boundaries would likely render parts of the site unsuitable for development. Access to the site is likely to be via Athelstan Way, an existing cul de sac which forms one of the areas of Tree Protection Orders.

Site Name: Land at Chesworth Farm

SHELAA Ref number: SA298

Site Map:



Horsham District Council

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Horsham Forest

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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 on part of the eastern edge. It also adjoins via two sites SA060 and SA785.

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.

Site Access: The site is accessed from Chestworth Lane and various Public Rights of Way.

Proximity to services and facilities: The land adjoins the settlement boundary of Horsham, the main settlement in the District, which has a large range of employment opportunities, services and facilities including a number of schools and railway stations. The area has a good bus services to Horsham and to Henfield, Brighton and Crawley. The site is within walking distance of the facilities in Horsham Town centre. Horsham is the main settlement in the district with good access to public transport, including a railway station, employment and other services.

Environmental Considerations:

Landscape: The site is within the land at Chesworth Farm which has been designated as a local Green Space. 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: The southern boundary of the site is the functional flood plain of the River Arun.

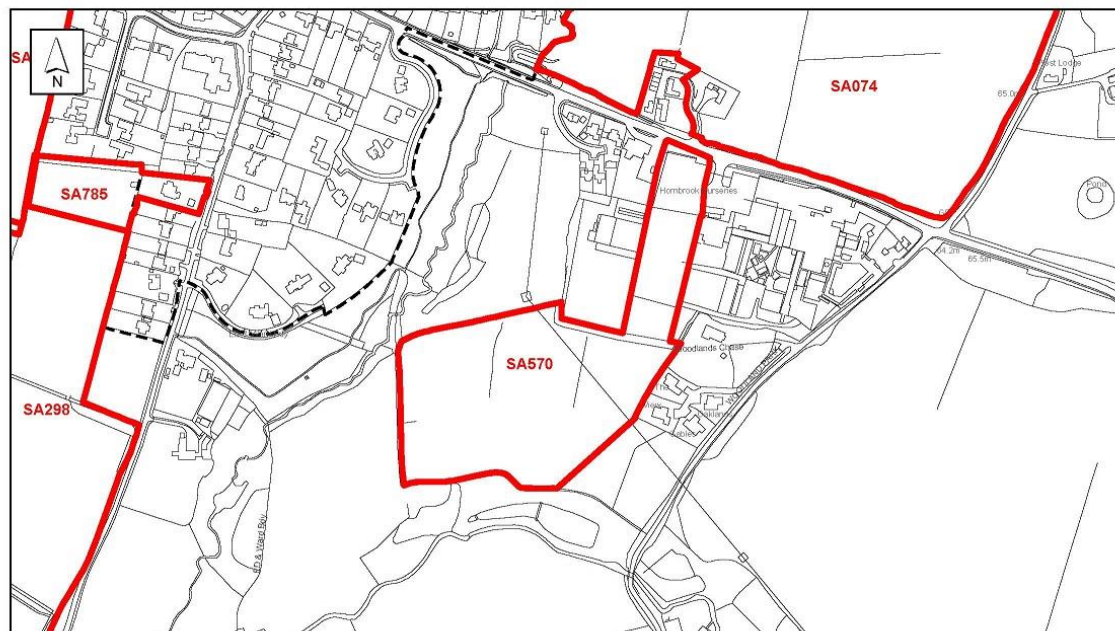
Combined RAG Rating: Very Negative Impacts (unlikely to be mitigated)

Site Assessment Conclusion: The site adjoins the southern settlement boundary of Horsham and is close to the existing town centre services and facilities. Development on this site would however have very significant adverse impacts on landscape, together with the loss of an recreational resource. The site has also been identified as supporting a wide range of biodiversity and also contains 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. The site would need access to the A281 via more narrow residential roads which have more limited capacity.

Site Name: Land South of Hilliers Garden Centre	SHELAA Ref number: SA570
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This site has been identified for both housing or employment uses and is therefore written up in both chapters of this document.

Site Map:



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

Site Area: 3.73 hectares

Site Location: The site is in the countryside just beyond the south east built-up area boundary of Horsham. To the north lies a large garden centre, camping retailer and a timber merchants. To the east, 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.

Site Access: The site is currently only accessible on foot. Any future access would have to come either via an entrance from the Hilliers Garden centre or a new entrance on Sedgewick Lane.

Proximity to services and facilities: 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. The site is 1.5km by road from Horsham Town centre. The Hilliers Garden Centre has a range of shops and cafés. There is a Tesco Express within 1km along the A281 towards Horsham and there is also a café in the garden centre. Although the town has two railway stations these are not close to the site and there would be some reliance on the car. There is however reasonable public transport in the town.

Environmental Considerations:

Landscape: The site is flat and hidden from the surrounding area. 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 site adjoins existing employment uses, but is not well related to the existing residential properties in Horsham. Residents would also need to access the A281 through the commercial site.

Biodiversity: The site is not designated as important for nature conservation. The southern boundary adjoins an Ancient Woodland and an appropriate buffer would need to be provided to protect this designation should development come forward in this location. If progressed as a development site appropriate ecological assessments will be needed and suitable protection and mitigation required.

Archaeology/Heritage: The site is considered tranquil as it is sheltered from the traffic noise of the A281. A public right of way adjoins the western and southern boundaries. It does not lie within a Minerals Safeguarding area.

Environmental Quality: The site is considered tranquil as it is sheltered from the traffic noise of the A281.

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

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

Site Assessment Conclusion: It is considered that this site does have some relationship with existing built development which is commercial in nature. There may therefore be some potential for employment growth in this location given the relative proximity to roads and the main town of Horsham. However the site is not considered suitable for residential development as it does not have a good relationship with the existing residential form and would require access through the commercial site. Any development in this location would need to undertake further landscape and ecological studies given the greenfield and well treed nature of the site. The area has a good bus service to Horsham and to Henfield, Brighton and Haywards Heath. Appropriate regard would need to be given to a number of issues such as the Ancient Woodland, amenity impacts upon the adjacent dwellings, and the public right of way. The site is in single ownership, but further information on the delivery of this site is required. It is recommended the site be allocated for employment.

Site Name: Land at Ben's Acre

SHELAA Ref number: SA728

Site Map:



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Horsham Forest

Reference No :

Date : 28/01/2020

Scale : 1: 4,000 at A4

Drawing No :

Drawn :

Checked :

Revisions :

Parish: Horsham Forest

Site Area: 0.7 hectares

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

Site Description: The site is grassland bordered by hedgerows with mature trees to the south north and west and woodland to the east. There are several mature trees within the site.

Site Access: The site is accessed via footpath from Hampers Lane to the north and from Ben's Acre to the south. Creating vehicular access to the site would be problematic. Hampers Lane is a very narrow private road east of Smithbarn, with residential walls and fencing on the north side and Tree Protection Order woodland in the south. Access from the south would involve extending Ben's Acre roadway into the site.

Proximity to services and facilities: 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. The site is 1.5km by road from Horsham Town centre. The site adjoins the built-up area boundary of Horsham Town and is close to a number of the key services and facilities in the town.

Environmental Considerations:

Landscape: The site lies within 50m of the High Weald Area of Outstanding Natural Beauty to the east. Any development would require a sufficient buffer zone between the present edge of the wood and the Area of Outstanding Natural Beauty boundary. The trees on the northern boundary are subject to TPOs which may limit the developable area of the site.

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

Archaeology/Heritage: The site does not contain or lie within the setting of any designated heritage assets
Environmental Quality: The site is screened from any main road noise and is considered tranquil.
Flooding: The site does not lie within an area identified at risk of flooding (Flood Zone 1).

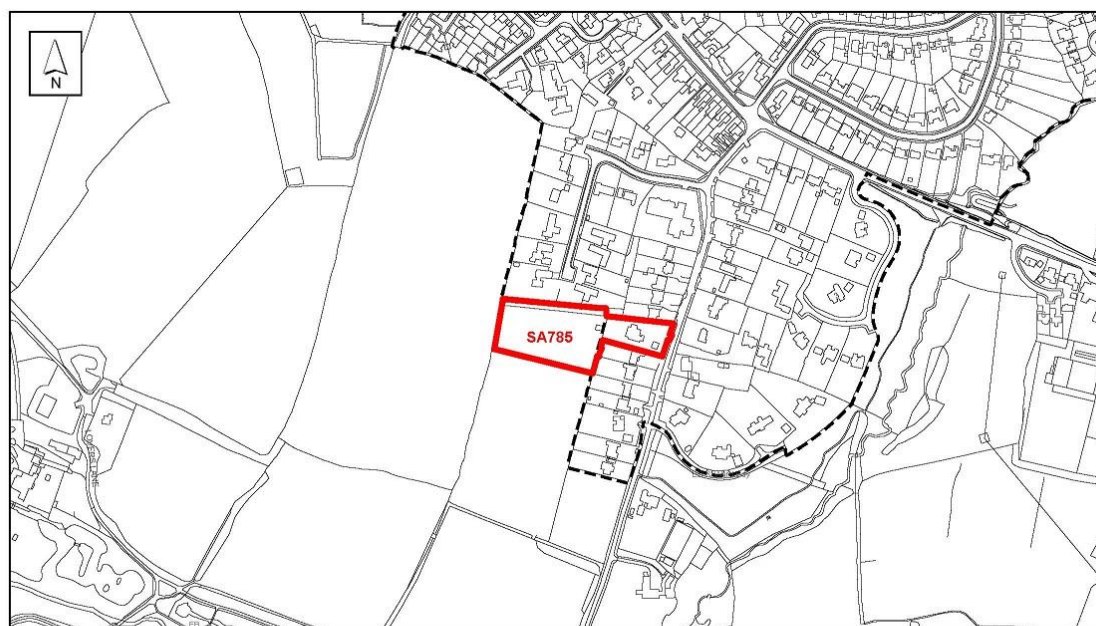
Combined RAG Rating: Neutral Impact

Site Assessment Conclusion: The site is understood to be in single ownership and adjoins the settlement boundary of the “Main Town” of Horsham having a large range of employment opportunities, services and facilities. The area has good bus services to Horsham town centre and beyond and the site is considered to be in a sustainable location. Whilst the site is considered to have some potential for development, the number of homes that this site are likely to deliver may fall below the threshold of five dwellings. There may be potential for the site to come forward to meet the small site requirement set out in the NPPF.

Site Name: Land to the rear of Hawthorns

SHELAA Ref number: SA785

Site Map:



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Horsham Forest

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Drawing No :	Drawn :	Checked :
		Revisions :

Parish: Horsham Forest

Site Area: 0.63 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.

Site Description: The site is a small open grassy field which currently forms part of a strip of land between Chestworth Farm and properties within the Horsham Built Up Area Boundary along Kerves Lane.

Site Access: There is no direct vehicular access to the site. Any development would require a new access from Kerves Lane. The promoter indicates access to the site would be past the existing property, Hawthorns, with the existing property to remain. 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.

Proximity to services and facilities: 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. The site is 1.5km by road from Horsham Town centre. 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.

Environmental Considerations:

Landscape: The site is adjacent to Chesworth Farm, a publicly accessible green space on the edge of Horsham town. The wider landscape is highly sensitive to development, with sloping topography increasing the visual impact of any development on views towards 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 the possible presence of badgers, with a sett within the boundary of the site, which would require mitigation and enhancement were the site to come forward.

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.

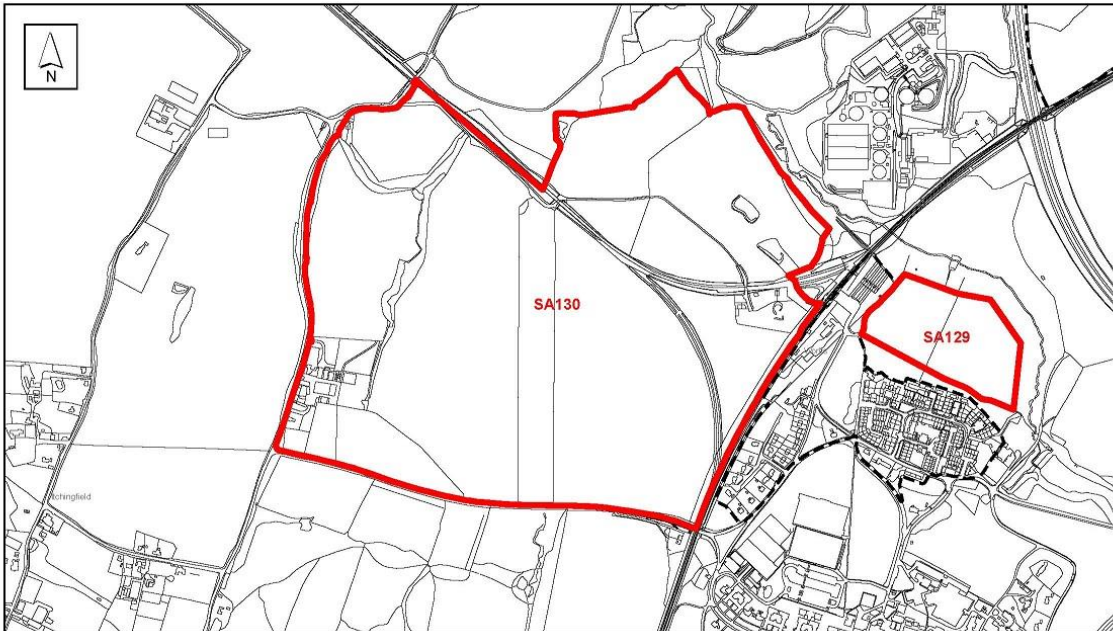
Environmental Quality: The site is considered tranquil and is close to an important recreational and wildlife asset for Horsham Town. Trees along the northern edge of the site are protected by a Tree Preservation Order and an appropriate buffer zone would be required to protect the roots and canopies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

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

Combined RAG Rating: Very Negative Impacts (unlikely to be mitigated)

Site Assessment Conclusion: The site abuts the built up area boundary of Horsham to the north and east, the western and southern boundaries abut the boundary of Chestworth Farm an area popular with local residents and of high amenity value as a result of its semi-rural character. 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 housing that the site could be accommodated may fall below the Strategic Housing Land Availability Assessment threshold of five dwellings due to the surrounding density and the presence of trees protected by Tree Protection Orders.

Itchingfield

Site Name: West of the Arun Valley Railway		SHELAA Ref number: SA130	
Site Map:			
			
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Parish: Itchingfield			
Site Area: 73.1 hectares			
Site Location: The strategic scale site lies immediately to the west of Christ's Hospital and within the Parish of Itchingfield. Though it lies adjacent to the built up area boundary of Christ's Hospital, it is physically separated from it by a railway line.			
Site Description: The site is a large predominantly greenfield site that is largely in agricultural (arable) use. There are a number of mature tree lines within and around the site. A sewage treatment works abuts the north eastern site boundary.			
Site Access: There is easy road access to this location, which is through narrow rural roads which would require significant upgrade to support this scale of development. Access from Christ's Hospital would likely require additional access over the railway line, which is likely to be costly and would require the agreement of Network Rail. This may impact site delivery.			
Proximity to services and facilities: Christ's Hospital is defined as a "smaller village" in the Draft Local Plan: "Villages with limited services, facilities, social networks but with good accessibility to larger settlements (e.g. road or rail) or settlements with some employment but limited services, facilities or accessibility. Residents are reliant on larger settlements to access most of their requirements" The site is however close to a railway station and there are leisure facilities nearby which are available to the wider public, at Christ's Hospital. Development of this scale would need to provide significant infrastructure upgrades including new primary schools, shops and transport upgrades. This may conflict with those already present, or impact on the vitality of Horsham to the north.			

Environmental Considerations:

Landscape: The site does not lie within or near a protected landscape. Though adjacent to the built-up area boundary of Christ's Hospital, this would spread development beyond a defensible border (the railway line) into open countryside and owing to the size and location would impact upon the setting and character of Christ's Hospital. This would give the appearance of a large isolated development in the countryside.

Biodiversity: Part of the northern and southern boundaries border ancient woodland but there is no coverage within the site. The site lies within a Bat Sustenance Zone and therefore their feeding habitats would need to be retained if the site were developed. 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: Part of the site includes an Archaeological Notification Area – Westons Farm Medieval Historic Farmstead - and regard would be required in the event of development of the site.

Environmental Quality: The majority of the site carries a Grade 3b Agricultural Land Classification, although there are some small parts that have not been surveyed. A small portion is Grade 3a – and this would need to be considered. The site lies adjacent to the railway line and this would have a noise impact. The north eastern site boundary abuts a sewage treatment works which may lead to impacts with odour.

Flooding: The northern part of the site borders the River Arun and part of this area is in Flood Risk Zone 2. Appropriate regard would be required in the event of development of the site.

Combined RAG Rating: Very Negative Impacts (unlikely to be mitigated)

Site Assessment Conclusion:

Christ's Hospital is a relatively small settlement with relatively few services and facilities, most of which are connected to the nearby school. The site is however close to Christ's Hospital station. Development of this scale would need to provide significant infrastructure upgrades including new primary schools, shops and transport upgrades. This may conflict with those already present, or impact on the vitality of Horsham to the north.

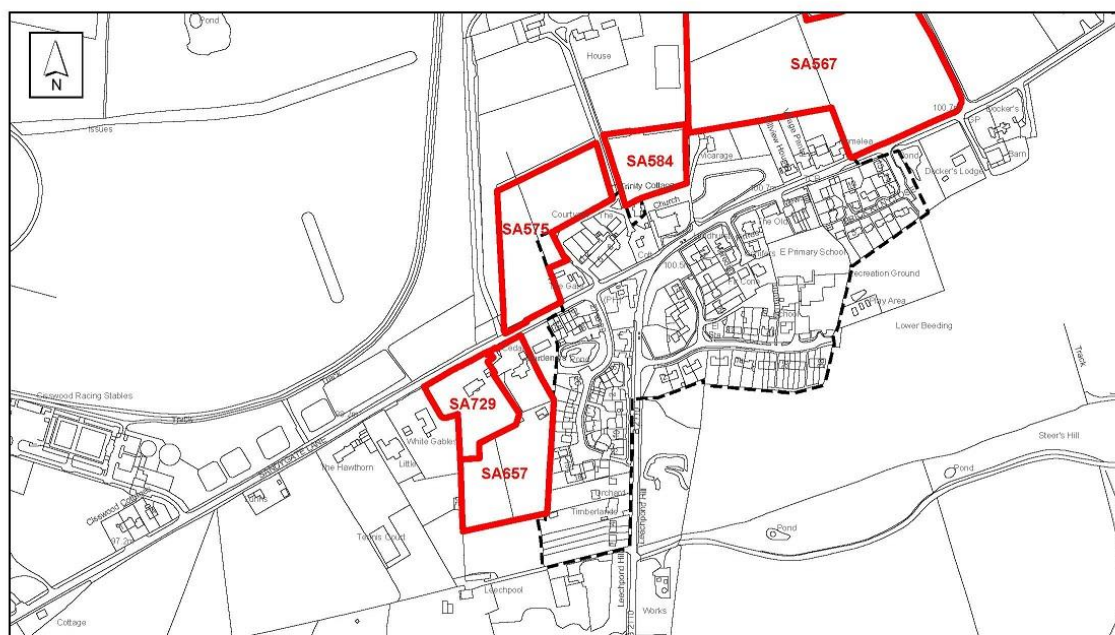
Development in this location would be significant in scale. It is separated from the current settlement form by the railway line and is of a significant scale compared with the existing small scale of development at Christ's Hospital. Development in this location would have significant negative impacts on the landscape and settlement form. Road access to this location is through narrow rural roads which may require significant upgrade to support this scale of development.

Lower Beeding

Site Name: Land at Cedar Cottage

SHELAA Ref number: SA657

Site Map:



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Lower Beeding

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Drawing No :	Drawn :	Checked :
		Revisions :

Parish: Lower Beeding

Site Area: 1.1 hectares

Site Location: The site is in the countryside adjacent to the western built-up area boundary of Lower Beeding village

Site Description: The site is rural in character and is used as two grazing paddocks for alpacas and hens. The curtilage of Cedar Cottage is included in the site boundary.

Site Access: There is no public access to the site. It can only be accessed via a short driveway from the B2115, then a gate and track between the dwellings of Cedar Cottage and Sandygate.

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

Environmental Considerations:

Landscape: The site does not lie within or near a protected landscape. The site is flat and not visible from the surrounding area apart from the rear gardens of Trinity Field to the east. Development in this location would alter the settlement form, extending development along the B2115 to the west.

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

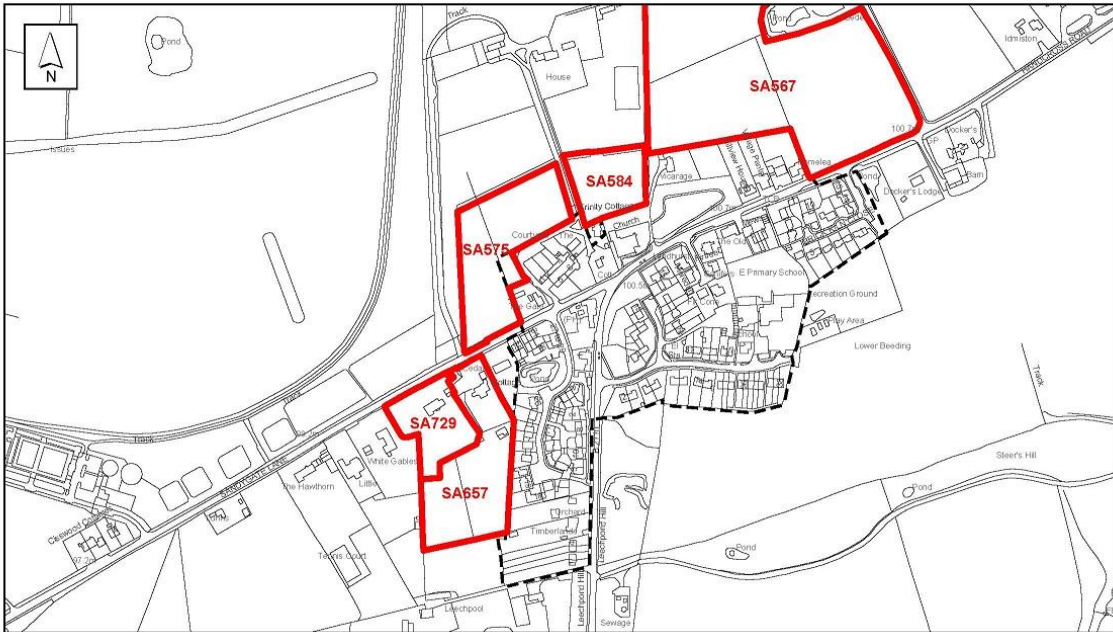
Archaeology/Heritage: The site does not contain or lie within the setting of any designated heritage assets.

Environmental Quality: The site does not lie within any mineral safeguarding sites. The site is tranquil being shielded from the road noise from the A281 and B2110.

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

Combined RAG Rating: Neutral Impact

Site Assessment Conclusion: The site lies within easy walking distance of Lower Beeding which is classified as a small village, meaning it has limited services and facilities but has good accessibility to larger settlements. Whilst there are relatively few constraints on this site, the land has not been identified by the Parish as part of the neighbourhood plan preparation work which seeks to focus development around the existing community hub at the church and to which this location is less well related. If the site were to come forward for allocation alongside SA729 vehicular access could be addressed. There is a reasonable bus service linking the site to larger villages and towns in the settlement and good access from the site to the A281, A272 and A23. Climate change adaptation and mitigation, including SuDS should be addressed where possible. The site alone could accommodate up to 20 dwellings. The site is in single ownership.

Site Name: Land at Sandygate Lower Beeding	SHELAA Ref number: SA729									
Site Map: <div style="border: 1px solid black; padding: 10px; height: 300px; position: relative;"><div style="position: absolute; top: 10px; left: 10px;">N</div></div>										
<div style="border: 1px solid black; padding: 5px;">Horsham District Council Parkside, Chart Way, Horsham West Sussex RH12 1RL Barbara Childs : Director of Place</div> <div style="border: 1px solid black; padding: 5px; margin-top: 5px;">Reproduced by permission of Ordnance Survey map on behalf of HMSO. © Crown copyright and database rights (2020). Ordnance Survey Licence: 100023865</div>	<div style="border: 1px solid black; padding: 10px; text-align: center;">Lower Beeding</div> <table style="width: 100%; border-collapse: collapse; margin-top: 5px;"><tr><td style="width: 33%;">Reference No :</td><td style="width: 33%;">Date : 28/01/2020</td><td style="width: 33%;">Scale : 1: 4,000 at A4</td></tr><tr><td>Drawing No :</td><td>Drawn :</td><td>Checked :</td></tr><tr><td colspan="3">Revisions :</td></tr></table>	Reference No :	Date : 28/01/2020	Scale : 1: 4,000 at A4	Drawing No :	Drawn :	Checked :	Revisions :		
Reference No :	Date : 28/01/2020	Scale : 1: 4,000 at A4								
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Revisions :										

Parish: Lower Beeding

Site Area: 0.54 hectares

Site Location: The site is in the countryside west of Lower Beeding

Site Description: The site is rural in character and contains Sandygate dwelling and gardens plus a tennis court.

Site Access: Access to the site is via a short driveway from the B2115.

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

Environmental Considerations:

Landscape: The site does not lie within or near a protected landscape. The site is flat and not visible from the surrounding area apart from the rear gardens of Trinity Field to the east. Development in this location would alter the settlement form, extending development along the B2115 to the west.

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

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

Environmental Quality: The site does not lie within any mineral safeguarding sites. The site is tranquil being shielded from the road noise from the A281 and B2110.

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

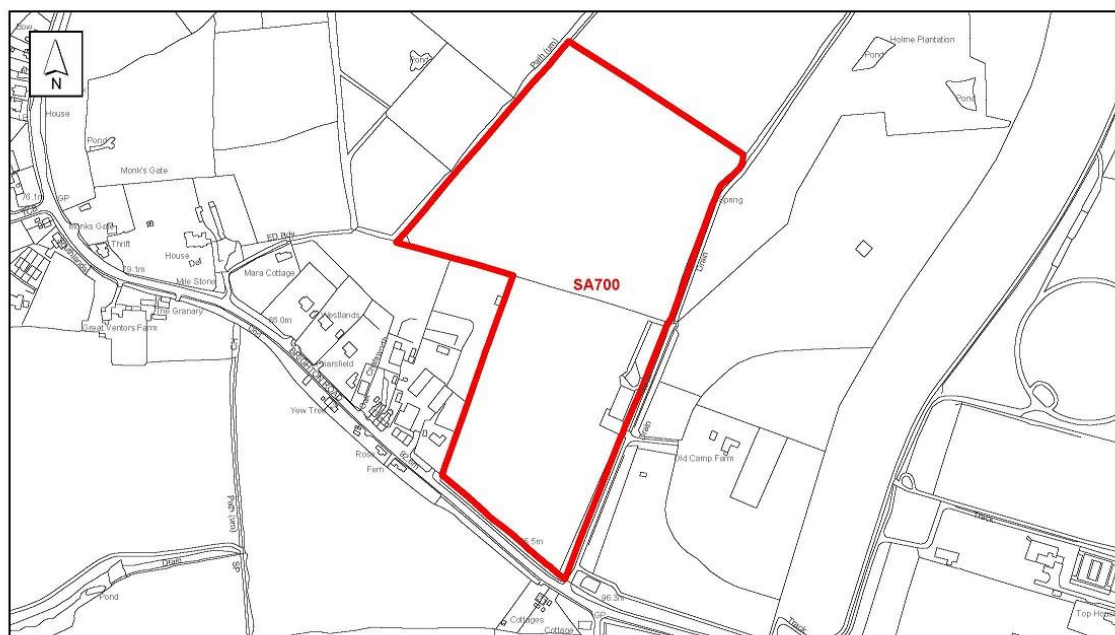
Combined RAG Rating: Neutral Impact

Site Assessment Conclusion: The site lies within easy walking distance of Lower Beeding which is classified as a small village, meaning it has limited services and facilities but has good accessibility to larger settlements. Whilst there are relatively few constraints on this site, the land has not been identified by the Parish as part of the neighbourhood plan preparation work which seeks to focus development around the existing community hub at the church and to which this location is less well related. If the site were to come forward for allocation alongside SA729 vehicular access could be addressed. There is a reasonable bus service linking the site to larger villages and towns in the settlement and good access from the site to the A281, A272 and A23. Climate change adaptation and mitigation, including SuDS should be addressed where possible. The site alone could accommodate up to 10 dwellings. The site is in single ownership.

Site Name: Land North of Brighton Road
Monk's Gate

SHELAA Ref number: SA700

Site Map:



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Lower Beeding

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Parish: Lower Beeding

Site Area: 9.2 hectares

Site Location: The site is in the countryside south east of Monks Gate which is a small linear hamlet south of Mannings Heath in Nuthurst Parish. The site is in Lower Beeding but adjoins Nuthurst Parish.

Site Description: The site comprises two medium to large sized fields bounded by mature trees / hedgerows.

Site Access: The site is accessed via a farm gate and track from the A281

Proximity to services and facilities: The settlement at Monks Gate no services and facilities and residents are wholly reliant on accessing day to day needs in other settlements. These include a primary school in Nuthurst, local store in Mannings Heath and a wider range of services in Horsham to the north. Development in this location would therefore require a reliance on the private car as public transport services are relatively limited. Development in this location would not be at a scale to provide new services and facilities (eg schools / shops) that would increase the sustainability of this settlement.

Environmental Considerations:

Landscape: The site does not lie within or near a protected landscape. The proposed site is very large in scale when compared with the existing settlement and is also wholly unrelated to the existing linear settlement pattern. Development in this location would therefore have a significant negative impact on the landscape and settlement character.

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

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

Environmental Quality: Apart from traffic noise from the busy A281 the site is considered tranquil

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

Combined RAG Rating: Very Negative Impacts (unlikely to be mitigated)

Site Assessment Conclusion: Monks Gate has no services and facilities and residents are wholly reliant on accessing day to day needs in other settlements. Nuthurst Neighbourhood Plan which covers the built form Monks Gate of has identified a small amount of land to support the ongoing vitality of this hamlet. This land has now come forward for development. Further limited infill of the settlement may be appropriate through designation of secondary settlement boundaries being proposed as part of the Local Plan review. However, it is considered that the proposed additional scale of development in this location would have significant adverse impacts on the surrounding landscape and character of Monks Gate and would exacerbate unsustainable travel patterns.

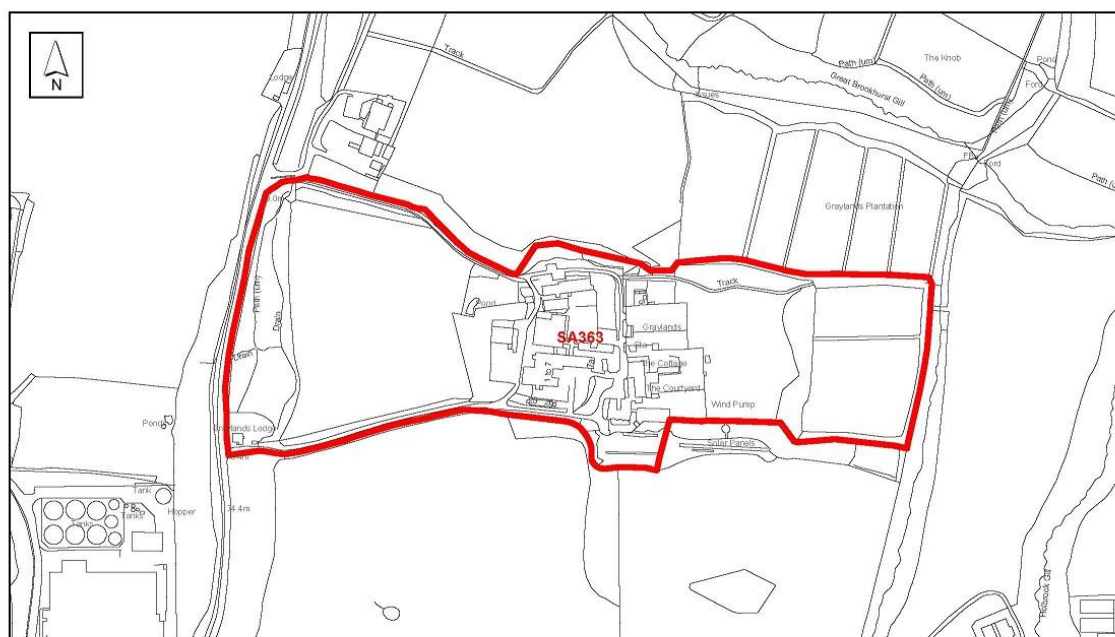
North Horsham

Site Name: Graylands Estate

SHELAA Ref number: SA363

This site has been identified for both housing or employment uses and is therefore written up in both chapters of this document.

Site Map:



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North Horsham

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Parish: North Horsham

Site Area: 13.2 hectares

Site Location: The site is located outside the Built-up Area boundary of Horsham. This split site lies in an elevated countryside location either side of an employment area. The western section adjoins the North Horsham strategic development allocation, but at present agricultural fields lie to the south. To the north is a field/woodland then clay quarry, to the west is a landfill site, and to the east is woodland.

Site Description: The site comprises two agricultural fields divided by Graylands Estate, a recently refurbished employment focussed mixed use area which has a dedicated car park and on site Café. It particularly appeals to the micro enterprise business sector and Small to Medium sized businesses. The 1.2ha field to the east is well screened by trees to the north, east and south. The 3.2ha field to the west is also screened by trees along the southern boundary there are far reaching views out over Horsham and towards the South Downs.

Site Access: The site has good access via a private tarmac driveway which is a one way loop via a separate entrance and exit on to Langhurstwood Road, which connects to the A264 to the south.

Proximity to services and facilities: 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. The site is detached

from the main settlement of Horsham but is adjacent to the North Horsham strategic development allocation which, once built, will offer some services and facilities. Graylands Estate has a café and Warnham Station lies c.1.5km away. The site is an important area of employment and will provide local employment opportunities for residents of North Horsham as this site is progressed. The central portion of the site has been identified as a Key Employment Area in the Regulation 18 consultation documentation.

Environmental Considerations:

Landscape: The site does not lie within or near a protected landscape. Though currently isolated from Horsham's built up area boundary, the site is adjacent to the North of Horsham strategic site.

Biodiversity: Ancient woodland lies to the north east and west 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. A Local Wildlife site adjoins the northern boundary of the site and a Site of Special Scientific Interest (Warnham SSSI) is located to the north of site. The impact of development on these features would need to be mitigated.

Archaeology/Heritage: An Archaeological Notification Area (Medieval Moated Site & Warnham Brickworks) adjoins the southern boundary and a Scheduled Monument lies across a field to the south west. These would need to be considered should the site be developed.

Environmental Quality: The site is relatively tranquil. It lies within the Brick Clay (Weald Clay) Minerals Safeguarding area and half to the west field forms part of Warnham Brickworks Mineral Site. Much of the site lies within a Heat Priority Area. About a third of the western field lies with a Major Hazard 390m consultation buffer zone (Warnham Brickworks). The existing employment uses have the potential to generate noise / lighting impacts on new residents.

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

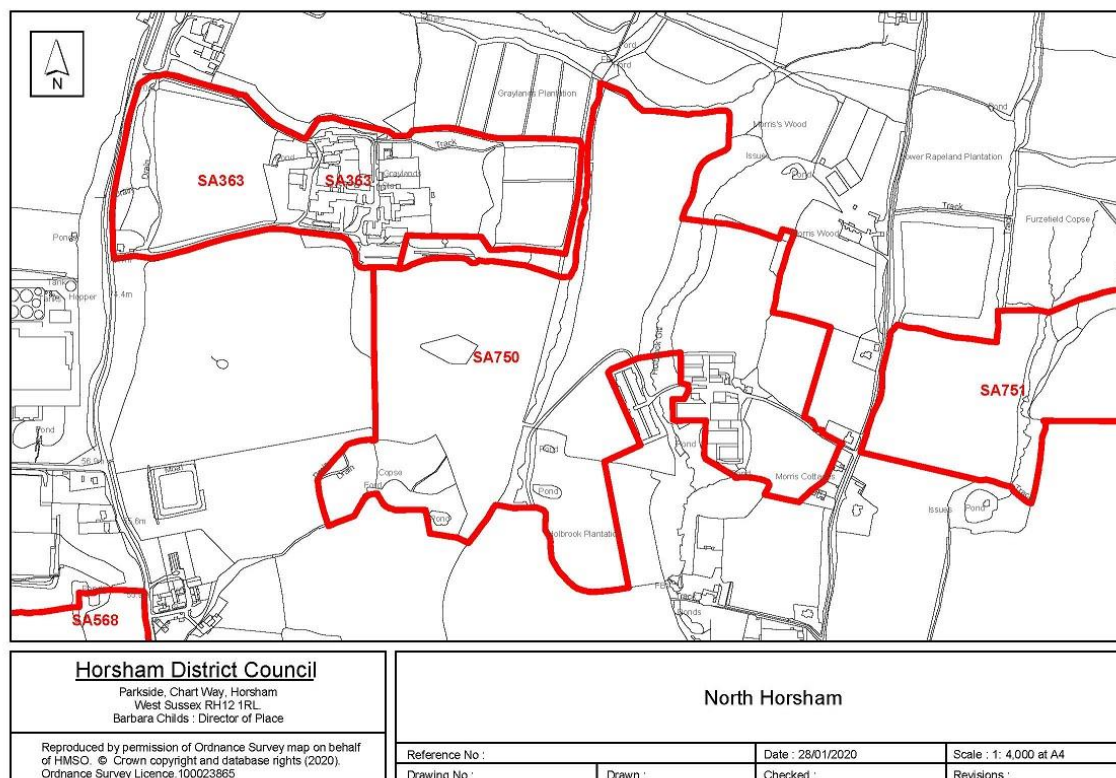
Combined RAG Rating: Unfavourable Impacts (with potential for mitigation)

Site Assessment Conclusion: The site lies within the countryside but is adjacent the North Horsham allocation (SA296). The central area of the site is currently employment use and the landowner is seeking housing and/or employment to the east and west. The Local Plan Review Issues & Options (April 2018) proposed the central area of the site (Graylands Estate) as a Key Employment Area and as a potential location for additional employment growth and the site has been proposed for allocation in the Regulation 18 consultation. The site relates well to the existing employment uses and would provide valuable employment opportunities for residents in the North Horsham development. Given the existing employment use on the site, residential development around this site could lead to noise or lighting impacts from the current uses from new residents.

Site Name: Land at Graylands and Morris Farm

SHELAA Ref number: SA750

Site Map:



Parish: North Horsham

Site Area: 27.94 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.

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

Site Access: The site is accessed from the rural lane of Old Holbrook. Road access to this location is through narrow rural roads which may require significant upgrade to support this scale of development.

Proximity to services and facilities: 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. The closest services and facilities are currently provided in Horsham – though services are expected to be provided in the North of Horsham strategic site.

Environmental Considerations:

Landscape: The site lies to the north/is partly within the Land North of Horsham strategic allocation – an allocation that was landscape-led. Development on this parcel of land, which rises to the north would be visually intrusive and have significant landscape impacts.

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 there. 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.

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 this site from any current or future noise, smell or vibration which may originate within or near to the site.

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

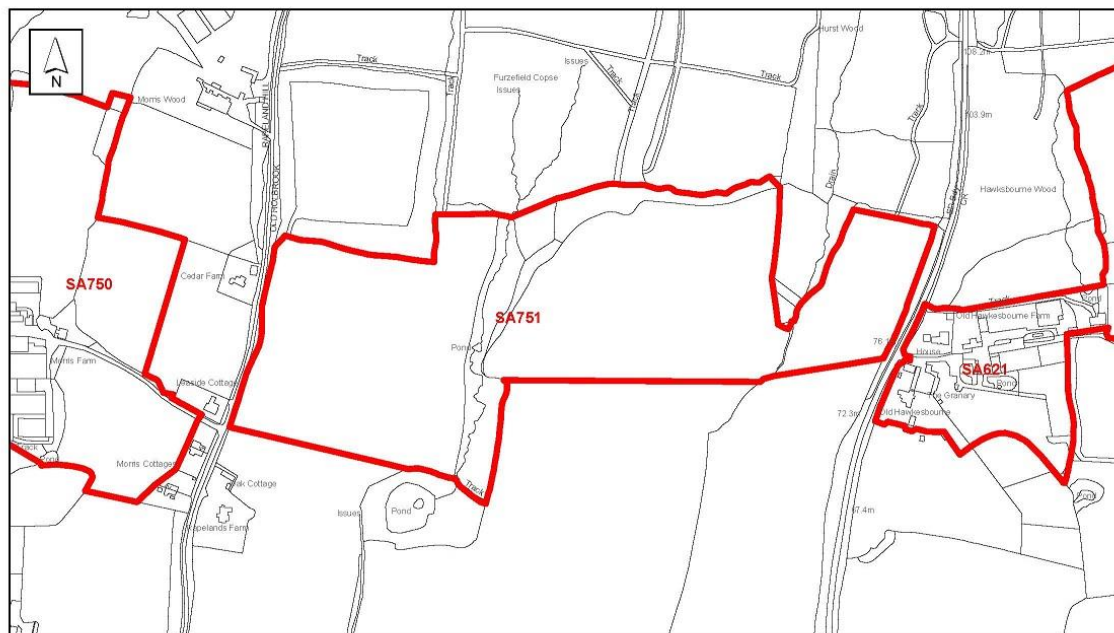
Combined RAG Rating: Very Negative Impacts (unlikely to be mitigated)

Site Assessment Conclusion: This land adjoins the 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 would be visually intrusive and have significant landscape impacts. There may, however, be potential to utilise this land as informal recreation land, but further detailed work would be required to understand how this could be brought forward.

Site Name: Land at Huntley Farm Old
Holbrook

SHELAA Ref number: SA751

Site Map:



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North Horsham

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		Revisions :

Parish: North Horsham

Site Area: 12.2 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.

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

Site Access: The site is 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.

Proximity to services and 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.

Environmental Considerations:

Landscape: The site lies to the north/is partly within the Land North of Horsham strategic allocation – an allocation that was landscape-led. Development on this parcel of land, which rises to the north would be visually intrusive and have significant landscape impacts.

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.

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.

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

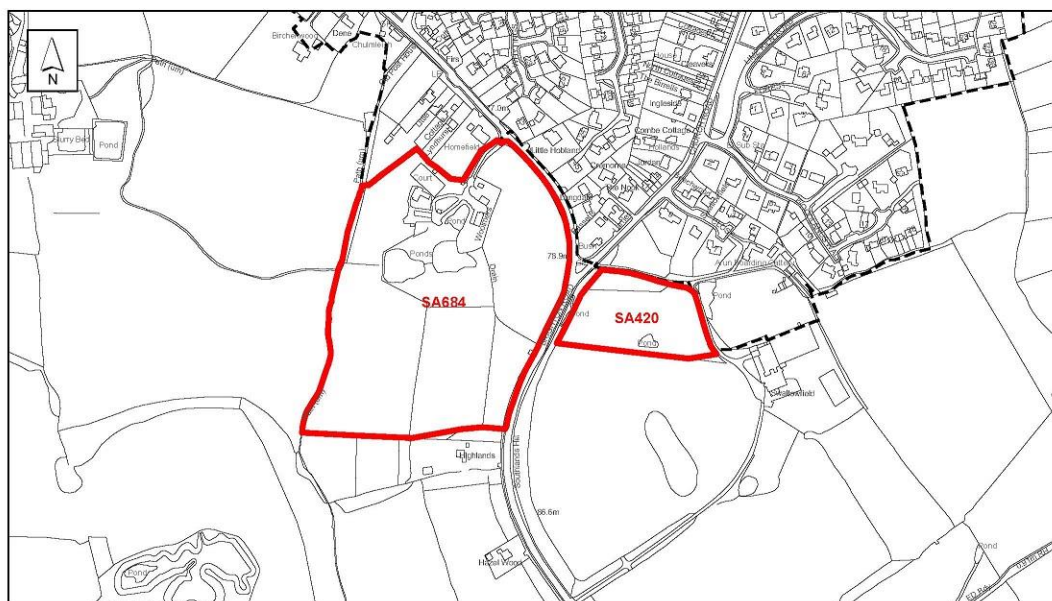
Combined RAG Rating: Very Negative Impacts (unlikely to be mitigated)

Site Assessment Conclusion: This land adjoins the 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 would be visually intrusive and have significant landscape impacts. There may, however, be potential to utilise this land as informal recreation land, but further detailed work would be required to understand how this could be brought forward.

Nuthurst

Site Name: Swallowfield Paddock,
Mannings Heath

SHELAA Ref number: SA420



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Nuthurst

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Drawing No :

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Parish: Nuthurst

Site Area: 1.1 hectares

Site Location: The site is located on the southern edge of Mannings Heath, which is a 'smaller village' in the settlement hierarchy.

Site Description: The site is greenfield agricultural land. 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 and a number of mature trees are located within. The A281 Horsham to Brighton road forms the western boundary of the site.

Site Access: There is the possibility of access via the existing private access road to Swallow Farm, however this is narrow single track with poor visibility. A vehicular access could be direct from the A281, however this would result in the bisection of a belt of mature trees and hedgerow currently subject to a Tree Protection Order.

Proximity to services and facilities: Mannings Heath is classified as a Small Village in the Horsham District Planning Framework settlement hierarchy and has limited services and facilities. The community benefits from a convenience store and a village hall. There is a regular half hourly bus service through the village to Horsham town centre and, further afield, to Brighton.

Environmental Considerations:

Landscape: Area Tree Protection Orders cover the treeline along the western boundary of the site and an area of woodland in the southern part of the site. Three further protected trees are distributed in the northern portion of the site. This is likely to significantly impact the developable area of the site. Any development will have a negative landscape impact on the open landscape to the south which is very rural in character and screened by the site from the built form of Mannings Heath to the north.

Biodiversity: There is a pond on-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 does not contain or lie within the setting of any designated heritage assets.

Environmental Quality: Apart from traffic noise from the busy A281 the site is considered tranquil.

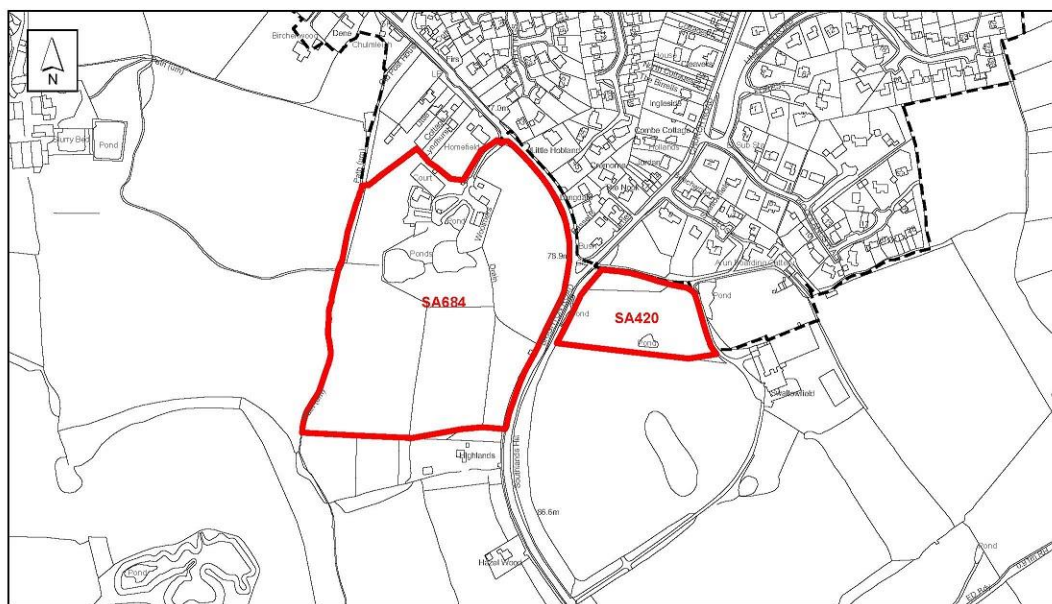
Flooding: The site does not lie within an area identified as at risk of flooding (Flood zone 1) The ponds on site may present surface water flooding or drainage risks.

Combined RAG Rating: Very Negative Impacts (unlikely to be mitigated)

Site Assessment Conclusion: The site is available and adjoins the settlement edge. It is separated from the southern edge of Mannings Heath by a mature tree line, limiting the relationship of this site with the existing built form of the village. The land to the north has been subject to a number of planning applications but these have been refused, and there is no development directly adjoining the site boundary. There are a number of TPOs on the site limiting the developable area of this site. In addition the southern boundary of the site is open and development would be visible in the landscape to the south.

Site Name: Land at Woolmers

SHELAA Ref number: SA684



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Nuthurst

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Revisions :

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.

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.

Site Access: Access could be achieved direct from the A281. There is an existing access to the existing property.

Proximity to services and facilities: Mannings Heath is classified as a Small Village in the Horsham District Planning Framework settlement hierarchy and has limited services and facilities. The community benefits from a convenience store and a village hall. There is a regular half hourly bus service through the village to Horsham town centre and, further afield, to Brighton. Development on this site is relatively large in scale which may create additional pressure on existing services but not be sufficient in scale to provide significant new or upgraded facilities. Children living in the new development would need to travel to Nuthurst village or Horsham for primary and secondary schools respectively.

Environmental Considerations:

Landscape: The site is relatively well contained and has no specific landscape designations. The north eastern boundary of the site is heavily wooded, and 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. Further work would be needed to establish the precise landscape sensitivity to development.

Biodiversity: There are ponds on-site. If progressed as a development site appropriate ecological assessments will be needed and suitable protection and mitigation and biodiversity enhancement will be required. The development could also lead to the loss of a significant area of woodland.

Archaeology/Heritage: The site does not contain any designated heritage assets. The listed building 'Chumleigh' lies around 100m to the north of the site.

Environmental Quality: Apart from traffic noise from the busy A281 the site is considered tranquil

Flooding: The site does not lie within an area identified as at risk of flooding (Flood zone 1). The ponds on site may present surface water flooding or drainage risks.

Combined RAG Rating: Very Negative Impacts (unlikely to be mitigated)

Site Assessment Conclusion: The site is available but in a countryside location. The site is rural in nature and may lead to the loss of woodland habitat which comprises a large element of the site along the A281. If this is retained, which would be expected to maintain and enhance biodiversity, this would result in a development with an urban form that is unrelated to the current settlement pattern and appears as an isolated development in a more rural landscape setting. and from where access to the site would need to be attained. Mannings Heath has some services and facilities but these are relatively limited. The site is not of sufficient scale to provide significant new facilities which would increase reliance by any new residents on other surrounding villages and towns.