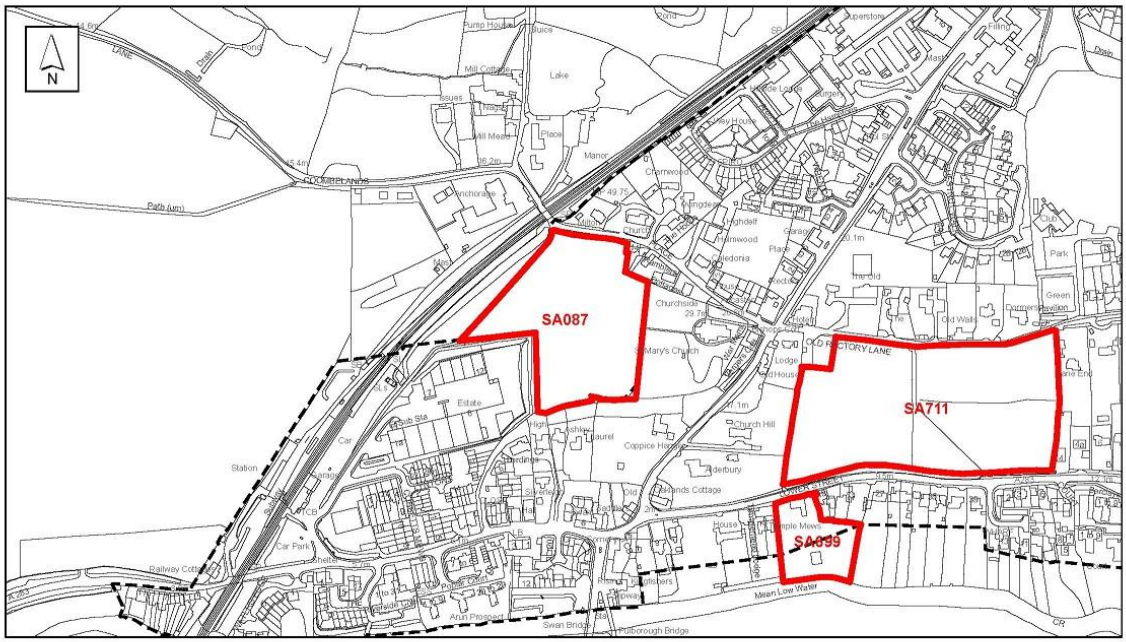
Pulborough

Site Name: Pulborough West Glebe	**SHELAA Ref number:** SA087

Site Map:



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

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Pulborough

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

Parish: Pulborough

Site Area: 2.1 hectares

Site Location: The site is adjacent to St Mary's Church and to the west of the historic village centre.

Site Description: Whilst situated close to the rail station and historic village centre, the site is essentially rural in character, with a strong relationship to the rural lane Church Place / Coombelands Lane which forms the northern boundary of the site. The site is bound by mature hedgerows and trees to the north, east and south, and a tarmac footpath (PRoW) runs along a largely open fenceline on the western boundary. Beyond the footpath to the west lies the main Arun Valley rail line. The site slopes gently down from east to west. Views of the church currently exist across the site from the public footpath. The site is currently open meadow with evidence of occasional grazing.

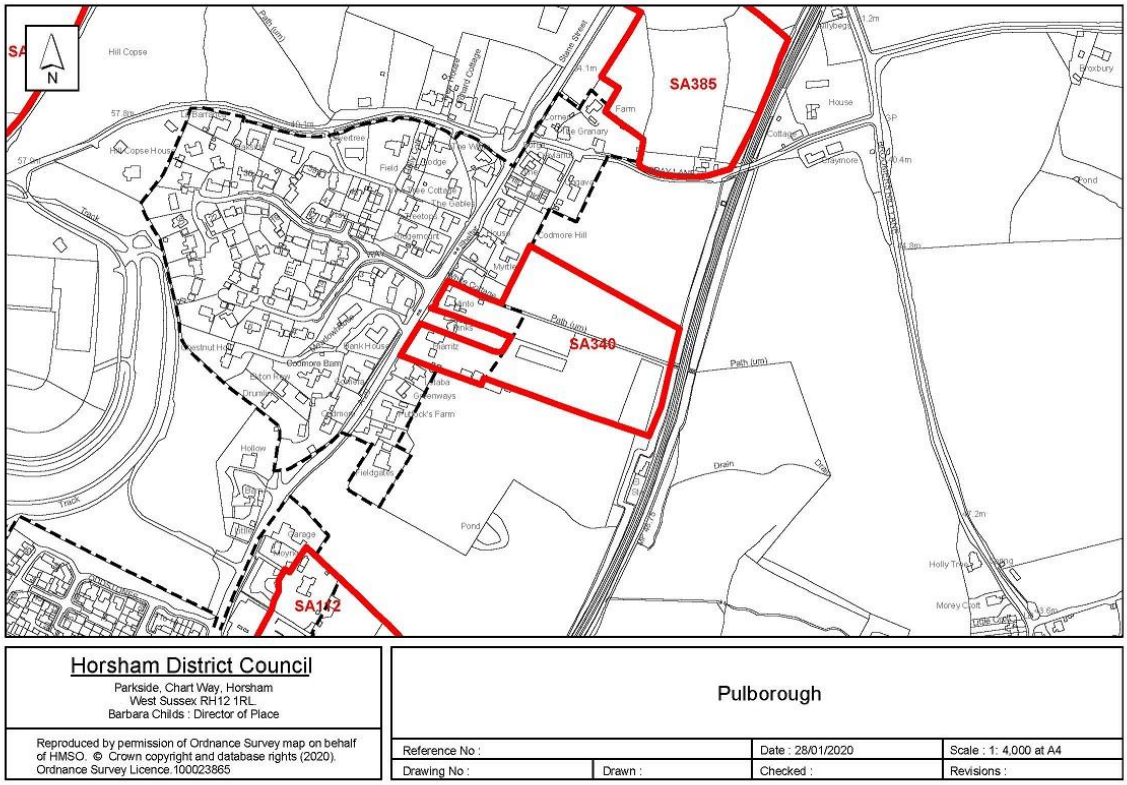
Site Access: The only available site access is from Church Place / Coombelands Lane. This is a single track rural lane with a tranquil character, albeit there are a small number of properties that are accessed already from the lane. A public right of way runs along the west boundary of the site to the station entrance which is approximately 300m from the station entrance, and could provide access by foot to the station from the development.

Proximity to services and facilities:
Pulborough and Codmore Hill are classified as "Smaller Towns/Larger Villages" in the settlement hierarchy of the Horsham District Planning Framework. These services and facilities include a primary school, a medical facility, supermarkets and convenience stores plus other retail facilities including a pharmacy, hair salon, greengrocers and estate agents, there is also a library, public houses, a village hall and sports facilities. There is an hourly bus service that runs Monday to Saturday plus some other less frequent bus

services and there is a peak ½ hourly rail service that runs to Chichester, Horsham and London. The site is within walking distance to Lower Street (1km approx.) which has a limited range of shops including a convenience store. Tesco supermarket and a pharmacy is approximately 700m distant, albeit the route along Church Place is poorly lit in places with no footpath. St Mary's C of E primary school is approx. 1km away.
Environmental Considerations: **Landscape:** The site is relatively well-contained within the wider landscape. However its proximity to the setting of the listed church would have a local landscape impact, especially so given the semi-rural public footpath that runs along its boundary. **Biodiversity:** There are no overriding biodiversity constraints. The existence of mature trees and hedgerows suggests the likelihood of various species being present on the site. If progressed as a development site appropriate ecological assessments will be needed and suitable protection and mitigation and biodiversity enhancement will be required. **Archaeology/Heritage**: The site is within a historically sensitive area within the setting of the listed St Mary's Church. The following constraints are also identified: - Within Pulborough (Church Place) Conservation Area (CONARAPL001) - Inside Archaeological Notification Area (ref DWS8567 - Pulborough Historic Core) - Part of site within Archaeological Site (ARCGEO2341) - There are various other listed buildings in the vicinity e.g. Ramblers The Presbytery **Environmental Quality:** There are no known overriding constraints. This would need further consideration if the site were to be considered further. **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 the site is centrally located within the village, which has a good range of services and facilities, it is considered that it would be challenging to successfully develop the site for housing given the likely impact on the Conservation Area in association with the setting of the listed church. Further detail on the impact on biodiversity would also be necessary prior to any development being achiveable on this site.

Site Name: Land East of A29, Codmore Hill	**SHELAA Ref number:** SA340

Site Map:



Parish: Pulborough

Site Area: 2.7 hectares

Site Location: The site is between the A29 Stane Street at Codmore Hill, and the Arun Valley rail line. This is a predominantly backland site consisting of two residential properties, 'Biarritz' and 'Minto' fronting onto the A29 Stane Street, together with their respective gardens, and two parcels of green field approximately to the rear of these (one parcel is to the rear of 'Myrtle' which does not form part of the site). The Arun Valley rail line runs immediately to the east of the site. The property positioned between 'Biarritz' and 'Minto', Pinks Cottage, and its curtilage are excluded from the site boundary.

Site Description:
There is what appears to be semi mature woodland covering part of the eastern portion of the site. A clearly delineated public right of way, affording open views into the site in places, runs in a west-east direction through the site, linking Codmore Hill to Broomers Lane. The topography is gently sloping.

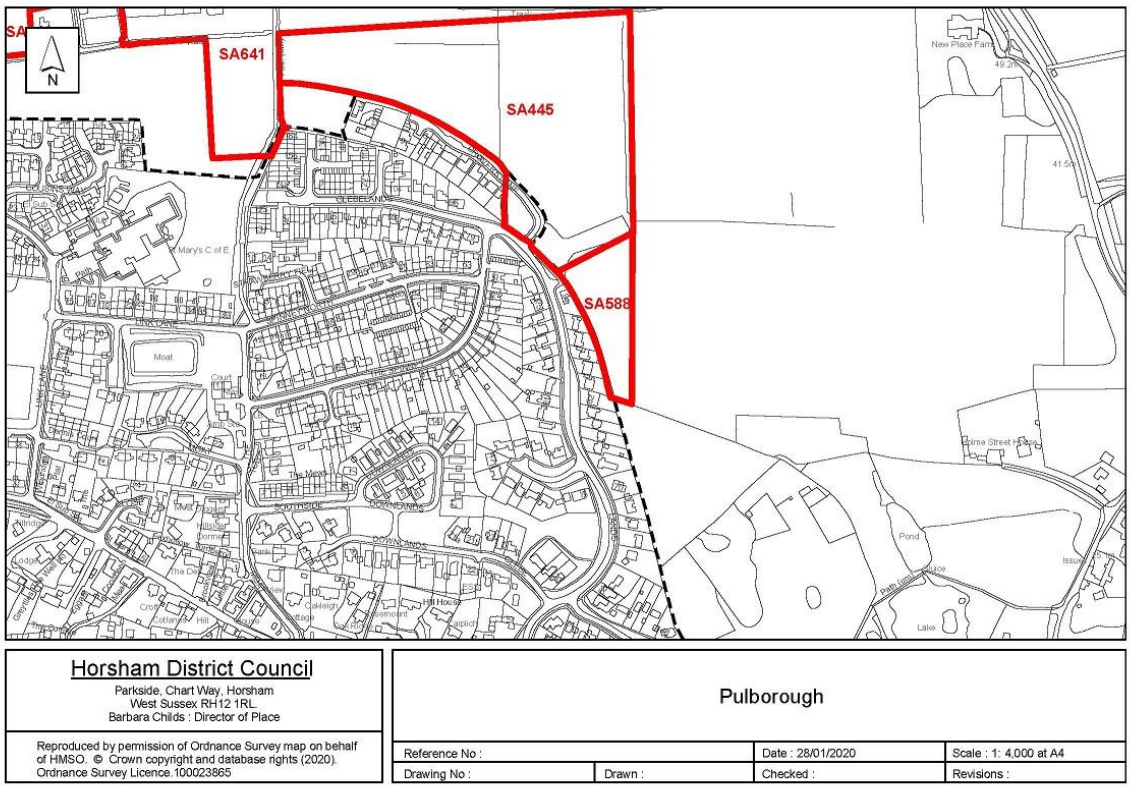
Site Access: Vehicular access to the site would need to be taken from the A29 and would require demolition of one of the two residential properties forming part of the site.
The public footpath would provide a pedestrian route through the development.

Proximity to services and facilities: Pulborough and Codmore Hill are classified as "Smaller Towns/Larger Villages" in the settlement hierarchy of the Horsham District Planning Framework. These services and facilities include a primary school, a medical facility, supermarkets and convenience stores plus other retail facilities including a pharmacy, hair salon, greengrocers and estate agents, there is also a library, public houses, a village hall and sports facilities. There is an hourly bus service that runs Monday to Saturday plus some other less frequent bus services and there is a peak ½ hourly rail service that runs to Chichester, Horsham and London. The site is within easy walking

distance to Sainsbury's supermarket (400m approx). Lower Street provides smaller independent shops and is 2km approx Tesco supermarket and a pharmacy is approximately 1.5km distant. The station is 2.25km and therefore walkable for some, providing good opportunities to access a range of services e.g. in Billingshurst, Horsham or Bognor Regis. St Mary's C of E primary school is approx. 1.5km away.
Environmental Considerations: **Landscape:** The site is relatively well-contained within the wider landscape. However at present the area provides a semi-rural buffer into open countryside. Development of the site would extend the built form well beyond the existing settlement boundary, and a section of rural footpath forming part of the wider public rights of way network would be lost. It is not clear how the 'jutting out' of built development into the countryside, in a way that would jar with the existing settlement pattern, would be addressed/mitigated. **Biodiversity:** There are no overriding biodiversity constraints. The existence of trees and hedgerows suggests the likelihood of various species being present on the site. The site lies within the bat sustenance zone. Ecological impact, mitigation and enhancement would need further consideration if the site were to be considered further. **Archaeology/Heritage**: A Grade II listed building lies adjacent to the site and others lie to the north west of the site. **Environmental Quality:** There are no known overriding constraints. This would need further consideration if the site were to be considered further. **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: It is considered that development of the site would significantly alter the established settlement pattern, and it would be challenging to successfully integrate the development into the existing settlement and achieve a sense of place partly due to the limited access opportunities. Development would infringe upon an area of countryside forming a buffer to the surrounding countryside which is accessible by a public right of way, with no clear means of mitigating these impacts.

Site Name: Land off Glebelands	**SHELAA Ref number:** SA588

Site Map:



Parish: Pulborough

Site Area: 0.70 hectares

Site Location: The site is to the rear of residential properties in Glebelands, on the far eastern boundary of Pulborough.

Site Description: This site adjoins the settlement boundary of Pulborough and forms part of the wider nursery site, albeit the current use is fallow agricultural or grazing land. It is a small portion of a much larger open field, and as such is not bound on its eastern side and reads strongly as open countryside. The site slopes gently form north to south, and there are some longer views across to the South Downs scarp slope further to the south.

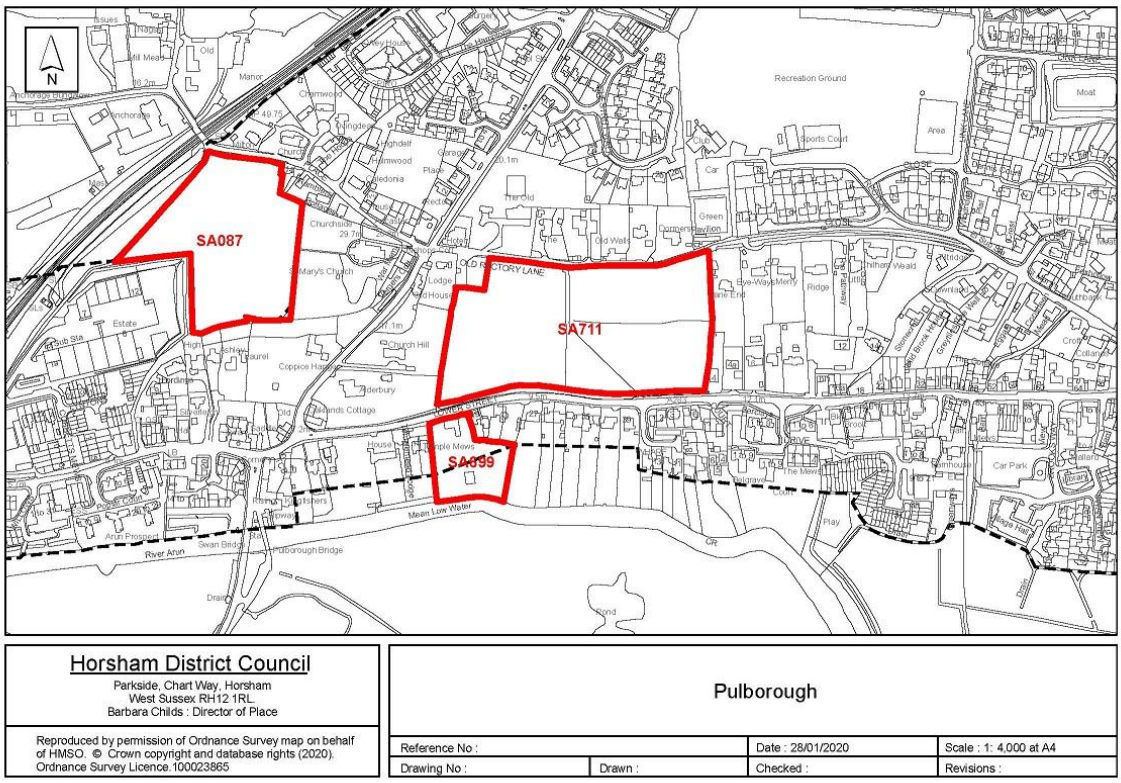
Site Access: A single vehicular access could be achieved via an existing small turning head which adjoins the northwest corner of the site. There seems to be no opportunity for secondary access, so any development would form a dead end, including for pedestrians. Should land to the north of this site be allocted for development there may also be potential to access the land from the north.

Proximity to services and facilities: Pulborough and Codmore Hill are classified as "Smaller Towns/Larger Villages" in the settlement hierarchy of the Horsham District Planning Framework. These services and facilities include a primary school, a medical facility, supermarkets and convenience stores plus other retail facilities including a pharmacy, hair salon, greengrocers and estate agents, there is also a library, public houses, a village hall and sports facilities. There is an hourly bus service that runs Monday to Saturday plus some other less frequent bus services and there is a peak ½ hourly rail service that runs to Chichester, Horsham and London. The site is within walking distance to Lower Street (0.75km approx.) which has a limited range of shops including a convenience store. There are two supermarkets on the other side of the village. The station is 1.75km approx. and provides good opportunities to access a range of services e.g. in Billingshurst, Horsham or Bognor Regis. St Mary's C of E primary school is approx. 0.5km away. It is

noted that there may be potential for this site to come forward for Community Housing, which may help provide low cost housing in perpetuity.
Environmental Considerations: **Landscape:** The site is partially exposed to longer views to/from the South Downs. It has a strong countryside character as there is no significant development around it other than the existing residential area of Glebelands forming the current settlement boundary to the west. In isolation this site would have a negative impact on the surrounding landscape **Biodiversity:** The site is within the bat sustenance zones which would require mitigation should the site come forward for development. The existence of mature trees and hedgerows suggests the likelihood of various species being present on the site. Ecological impact, mitigation and enhancement would need further consideration if the site were to be allocated. **Archaeology/Heritage**: The site lies within an Archaeological Notification Area. This would require further assessment should the site come forward for development. **Environmental Quality:** There are no known overriding constraints. This would need further consideration if the site were to be considered further. **Flooding:** The site does not lie within an area identified as at risk of flooding (Flood zone 1).
Combined RAG Rating: Unfavourable Impacts (with potential for mitigation)
Site Assessment Conclusion: This site is close to a range of services and facilities in Pulborough. However, if developed in isolation there is a risk of creating a small 'island' of development in the wider countryside beyond Pulborough. It is of relatively high landscape value, and it is not clear how this would be addressed / mitigated. It is noted that there may be potential for this site to come forward for Community Housing, which may help provide low cost housing in perpetuity.

Site Name: Pulborough Glebe East	**SHELAA Ref number:** SA711

Site Map:



Parish: Pulborough

Site Area: 3.61 hectares

Site Location: The site is located to the north of the A283 Lower Street in the central Pulborough area.

Site Description: The site is currently open access amenity land with no built development. It is steeply sloping with the highest point in the north of the site. A hard surfaced public footpath crosses the site which provides direct line access between the village commercial centre at Lower Street and the church, and towards Tesco and Codmore Hill. It forms a valuable area of open space within the village.

Site Access: Vehicular access to the site could be achieved from the A283 (albeit there is a sharp gradiend between the road level and the site) and/or from Old Rectory Lane to the north. The latter is a narrow roadway which currently provides access to a small number of existing properties.

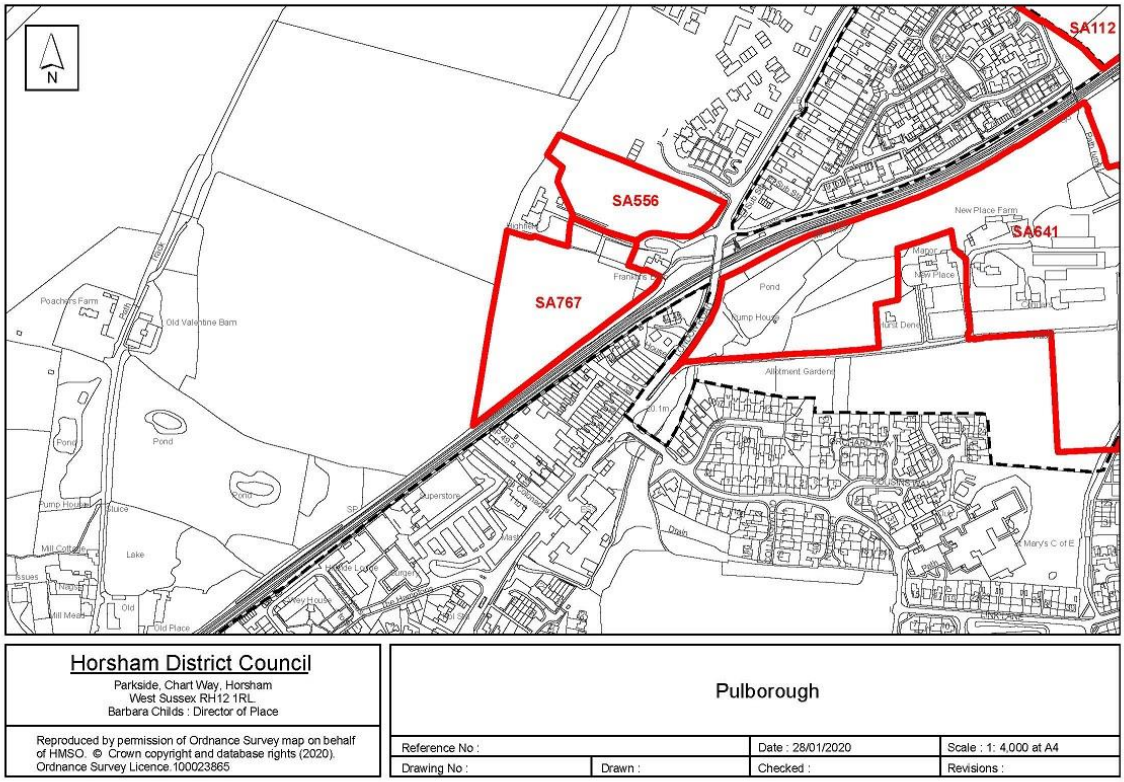
Proximity to services and facilities:
Pulborough and Codmore Hill are classified as "Smaller Towns/Larger Villages" in the settlement hierarchy of the Horsham District Planning Framework. These services and facilities include a primary school, a medical facility, supermarkets and convenience stores plus other retail facilities including a pharmacy, hair salon, greengrocers and estate agents, there is also a library, public houses, a village hall and sports facilities. There is an hourly bus service that runs Monday to Saturday plus some other less frequent bus services and there is a peak ½ hourly rail service that runs to Chichester, Horsham and London. The site is central to the village and therefore provides easy access on foot to all services in the village, and is also very close the the railway station.

Environmental Considerations:
Landscape: The site reads as a vital component in the setting of the historic core of the village, St Mary's Church and the Chequers Hotel. It also affords good views to the South

Downs. As it is currently publicly open land and also visually open, it is considered as high landscape quality and value. **Biodiversity:** The site falls within the Bat Sustenance Zone which would require mitigation should development come forward in this location. Ecological impact, mitigation and enhancement would need further consideration if the site were to be allocated. **Archaeology/Heritage**: The site is within the Church Place conservation area and identified in the Conservation Area Appraisal as a key contributor to local character and relatively unaltered since the medieval period. The land contributes significantly to the setting of Grade 1 listed St Mary's Church. There are a number of other listed buildings in proximity to the site to which the site also forms a setting. The site is also in an Archaeological Notification Area. There is a protected grey poplar tree present on the site. **Environmental Quality:** There are no known overriding constraints. This would need further consideration if the site were to be considered further. **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 is central to the village and therefore provides easy access on foot to all services in the village, and is also very close the the railway station. However it forms a valued local open space, and is an important contributor to the character of the village. It is also highly visible in landscape terms and forms an important part of the Conservation Area and the setting of listed buildings. There would therefore be significant adverse landscape and heritage impacts should the site be allocated for development.

Site Name: Land South of Highfield, Codmore Hill	**SHELAA Ref number:** SA767

Site Map:



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

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Pulborough

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

Parish: Pulborough

Site Area: 1.85 hectares

Site Location: The site is located to the south of existing properties 'Highfield' and 'Franklins Barn', just off the A29 London Road. The site is on the north side of the railway line (which forms the southern boundary).

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

Site Access: Vehicular access could be achieved either from the north (to be shared with the Brookfields development currently under construction and, should it be allocated, in association with site SA556 to the immediate north).Access over the railway line is however known to be a pinch point on the A29.

Proximity to services and facilities: Pulborough and Codmore Hill are classified as "Smaller Towns/Larger Villages" in the settlement hierarchy of the Horsham District Planning Framework. These services and facilities include a primary school, a medical facility, supermarkets and convenience stores plus other retail facilities including a pharmacy, hair salon, greengrocers and estate agents, there is also a library, public houses, a village hall and sports facilities. There is an hourly bus service that runs Monday to Saturday plus some other less frequent bus services and there is a peak ½ hourly rail service that runs to Chichester, Horsham and London. The site is 1.5 km approx. from the rail station along lit paths. Sainsburys supermarket is approx 400m distant. St Mary's prmary school is approx. 700m away.

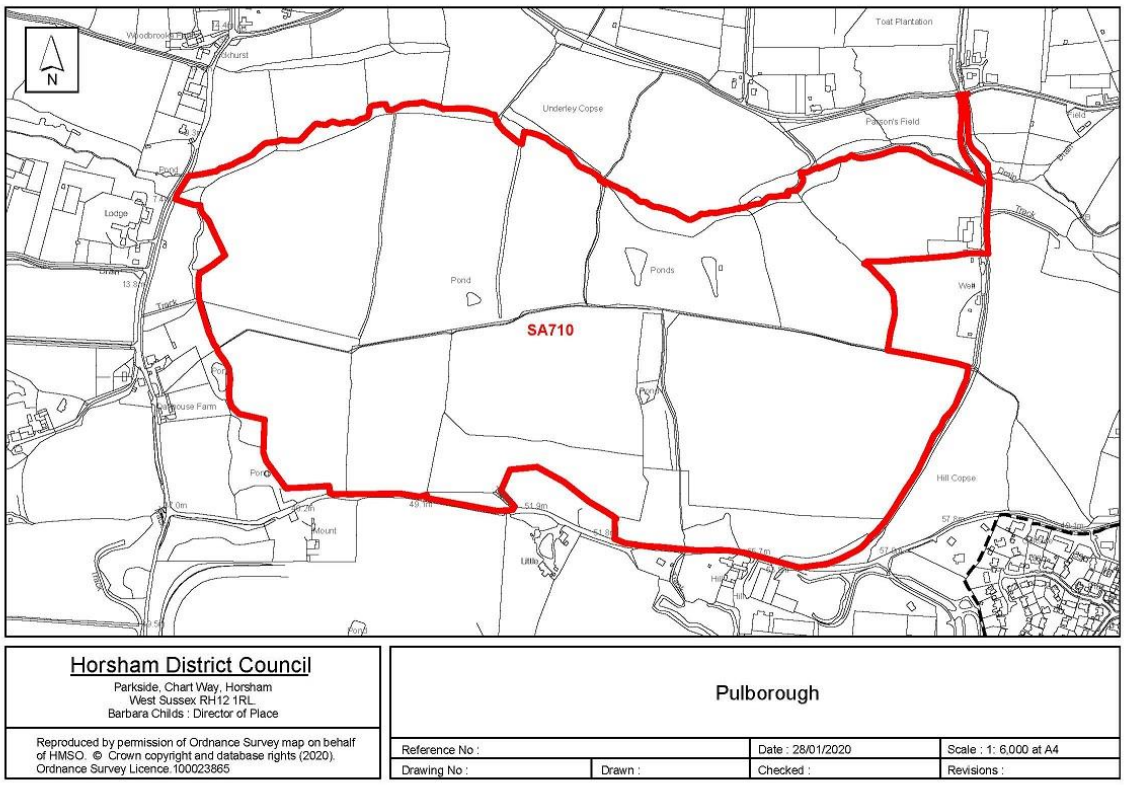
Environmental Considerations:

Landscape: The site is currently open countryside. Further assessment would be required to ascertain the potential impacts of development.

Biodiversity: The site falls within the Bat Sustenance Zone which would require mitigation should development come forward in this location. Ecological impact, mitigation and enhancement would need further consideration if the site were to be allocated. **Archaeology/Heritage**: The site is in an Archaeological Notification Area. Further site assessment work would be necessary to understand the impact of this in more detail. **Environmental Quality:** There are no known overriding constraints. This would need further consideration if the site were to be considered further. **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 position of the site to the north of the railway line, compared with the established village which is predominantly to the south of the rail line, makes it somewhat detached from the village. Development would represent an incursion into the countryside beyond established physical boundaries.

Site Name: Land at Codmore Hill Farm	**SHELAA Ref number:** SA710

Site Map:



Parish: Pulborough

Site Area: 57.5 hectares

Site Location: North of Pulborough (north-west of Codmore Hill), and on the western side of the A29 Stane Street.

Site Description: A large parcel consisting of several agricultural fields – predominatly pasture in the north and more arable in the south. A thick tree belt bounds the site to the north and woodland areas adjoin the site boundary to the south east, on part of the northern boundary and part of the southern boundary. Hedgerows and trees cross the site. A horse gallops bounds the site to the south. Codmore Hill is located on the far south eastern boundary of the site.

Site Access: Vehicular access to the site would need to be taken from Hill Farm Lane or Pickhurst Lane, which are both single track rural roads which ultimately connect to the A29. Public rights of way cross the site in both east-west and north-south directions.

Proximity to services and facilities: Pulborough and Codmore Hill are classified as "Smaller Towns/Larger Villages" in the settlement hierarchy of the Horsham District Planning Framework. These services and facilities include a primary school, a medical facility, supermarkets and convenience stores plus other retail facilities including a pharmacy, hair salon, greengrocers and estate agents, there is also a library, public houses, a village hall and sports facilities. There is an hourly bus service that runs Monday to Saturday plus some other less frequent bus services and there is a peak ½ hourly rail service that runs to Chichester, Horsham and London.

The site is detached from the main settlement with no lit paths; access on foot would be difficult and possibly dangerous due to the unlit rural nature of the access roads. Site distances are such that they would generate additional traffic journeys, or would require significant provision of new services and facilities.

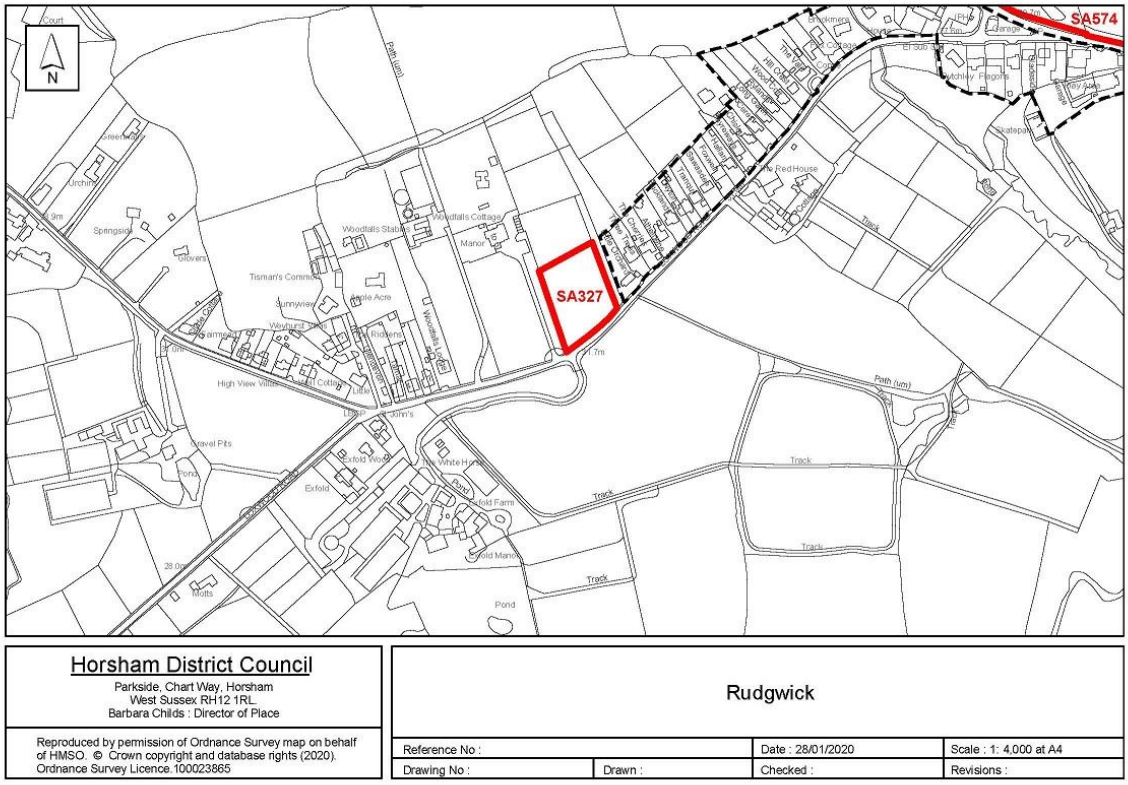
Environmental Considerations:

Landscape: As the site is extensive in size and slightly elevated in the landscape, development in this location would lead to the significant urbanisation of a landscape which has no clear relationship with the existing built form. The South Downs National Park boundary adjoins the site on the northern boundary and runs close to and parallel with the northern and western site boundaries. There would therefore be a significant adverse impact on the setting of this protected landscape. There is an area of ancient woodland close to the site. Further assessment would be required to determine the extent of this and opportunities for mitigation. **Biodiversity:** The site lies within the bat sustenance zone. There is an area of ancient woodland close to the site. Ecological impact would need further consideration if the site were to be considered further. **Archaeology/Heritage**: A number of listed buildings lie close to the site boundary, the setting of which would need to be considered should the site be allocated for development. **Environmental Quality:** There are no known overriding constraints. This would need further consideration if the site were to be considered further. **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: As the site is extensive in size and slightly elevated in the landscape, development in this location would lead to the significant urbanisation of a landscape which has no clear relationship with the existing built form. The South Downs National Park boundary adjoins the site on the northern boundary and runs close to and parallel with the northern and western site boundaries. There would therefore be a significant adverse impact on the setting of this protected landscape. The site is detached from the main settlement with no lit paths; access on foot would be difficult and possibly dangerous due to the unlit rural nature of the access roads. Site distances are such that they would generate additional traffic journeys, or would require significant provision of new services and facilities.

Rudgwick

Site Name: Land East of Woodfalls Manor, Bucks Green, Rudgwick	**SHELAA Ref number:** SA327

Site Map:



Parish: Rudgwick

Site Area: 0.84 hectares

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

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

Site Access: The site is currently not accessible by either foot or vehicle. A new vehicle access is proposed on the southern boundary as part of the proposed scheme.

Proximity to services and facilities: The site adjoins the urban boundary of Bucks Green and Rudgwick which is classified as a medium village, having a moderate level of services and facilities which provide some day to day needs of local residents. Facilities such as the shops and primary school are not within easy walking distance, and would involve crossing the busy A281. This would result in a reliance on a vehicle to access these services and facilities.

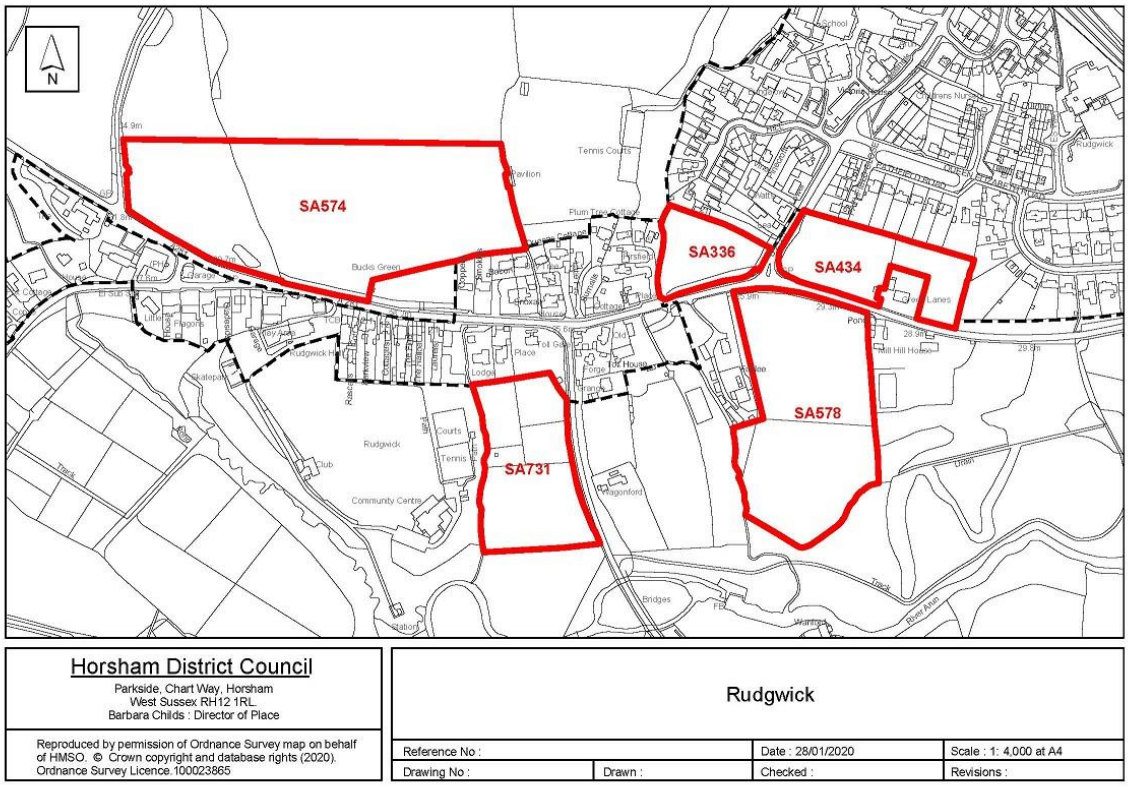
Environmental Considerations:

Landscape: The site consists of one field covered in overgrown grass and shrubs. The site is bounded by well-defined hedgerows which includes a number of trees giving the characteristic of countryside rather than connection with the built form.

Biodiversity: The site and surrounding land is not designated as important for nature conservation. The site does lie within a Bat Sustenance Zone requiring the retention and maintenance of feeding habitats for bats. A Tree Preservation Order, covering a number of trees, is located along the southern boundary of the site and would require a 12m Root Protection Area. Ecological impact, mitigation and enhancement would need further consideration if the site were to be allocated. **Archaeology/Heritage:** There are no heritage assets within or adjoining the site. **Environmental Quality:** The location of the site is relatively quiet with some traffic noise from Loxwood Road. The site lies within Brick Clay Minerals Safeguarding Area, any development would need to ensure there is no adverse impact on this resource. **Flooding:** The site does not lie within an area identified as at risk of flooding (Flood Zone 1)
Combined RAG Rating: Unfavourable Impacts (with potential for mitigation)
Site Assessment Conclusion: This site is located in Bucks Green on Loxwood Road which is a row of ribbon development. There are no key environmental constraints affecting the site but development would extend the ribbon development further along this road towards Tisman's Common. The site is located outside the current defined built-up area boundary of Bucks Green, which together with Rudgwick has a moderate level of services and facilities. The site is relatively close to the village hall and playing fields, but the shops and primary school in Rudgwick are some distance away and require crossing the busy A281.

Site Name: Land North of Guildford Road and West of Church Road, Rudgwick	**SHELAA Ref number:** SA336

Site Map:



Parish: Rudgwick

Site Area: 0.68 hectares

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

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

Site Access: The site is currently not accessible by either foot or vehicle. A new vehicular access is included off of Guildford Road as part of the proposed scheme.

Proximity to services and facilities: The site adjoins the urban boundary of Bucks Green and Rudgwick which is classified as a medium village, having a moderate level of services and facilities which provide some day to day needs of local residents. Facilities such as the shops and primary school are within easy walking distance. It would be necessary to cross the busy A281 (Guildford Road) to access the village hall and playing fields.

Environmental Considerations:

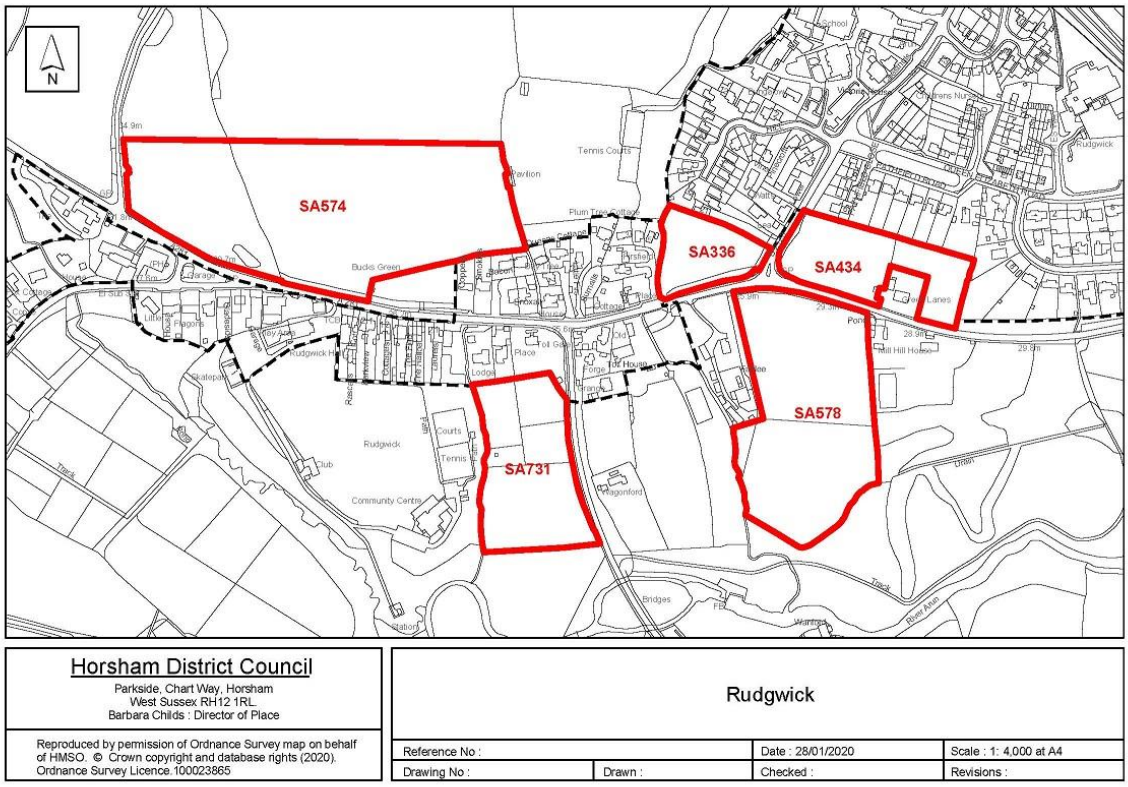
Landscape: The site consists of one heavily vegetated agricultural field. The site is bounded by hedgerows incorporating a number of trees giving the characteristic of countryside rather than having a connection with the built environment located either side.

Biodiversity: The site and surrounding land is not designated as important for nature conservation. The site does lie within a Bat Sustenance Zone requiring the retention and maintenance of feeding habitats for bats. There are a number mature trees located on the

site and would require a 12m Root Protection Area. Ecological impact, mitigation and enhancement would need further consideration if the site were to be allocated. **Archaeology/Heritage:** A Grade II Listed Building (Old Stores Place) is located to the west, with a further five Grade II Listed Buildings beyond. A Heritage Statement would be necessary before any development could come forward. **Environmental Quality:** The site is noisy with consistent level of traffic on the A281 and Church Road. The site lies within Brick Clay Minerals Safeguarding Area, any development would need to ensure there is no adverse impact on this resource. **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 an area of undeveloped land comprising trees and scrub. The site is currently well screened by mature trees / hedgerows. The site is located directly between the built up area boundary of Rudgwick and Bucks Green which has a moderate level of services and facilities. The site is relatively close to the main facilities within the village although it would be necessary to cross the busy A281 to reach the village hall and playing fields. The A281 is a busy road and access to the site would be close to an existing junction. This together with potential road safety issues access requires further investigation.

Site Name: Land at Junction of Church Street / Watts Corner, Rudgwick	**SHELAA Ref number:** SA434

Site Map:



Parish: Rudgwick

Site Area: 1.07 hectares

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

Site Description: The site consists of two distinct areas; to the west is a field used for grazing and to the east part of the curtilage of an existing dwelling (Green Lanes). To the north and east lies the village of Rudgwick. The A281 (Guildford Road) is located to the south followed by agricultural fields and a number of listed buildings. Church Street adjoins the western boundary.

Site Access: The site can be accessed via the driveway of an existing dwelling (Green Lanes) off of Guildford Road. There is also an access point by foot in the top north west corner of the site. Any development would need to have access upgraded.

Proximity to services and facilities: The site adjoins the urban boundary of Rudgwick which is classified as a medium village, having a moderate level of services and facilities which provide some day to day needs of local residents. Facilities such as the shops and primary school are within easy walking distance. It would be necessary to cross the busy A281 (Guildford Road) to access the village hall and playing fields.

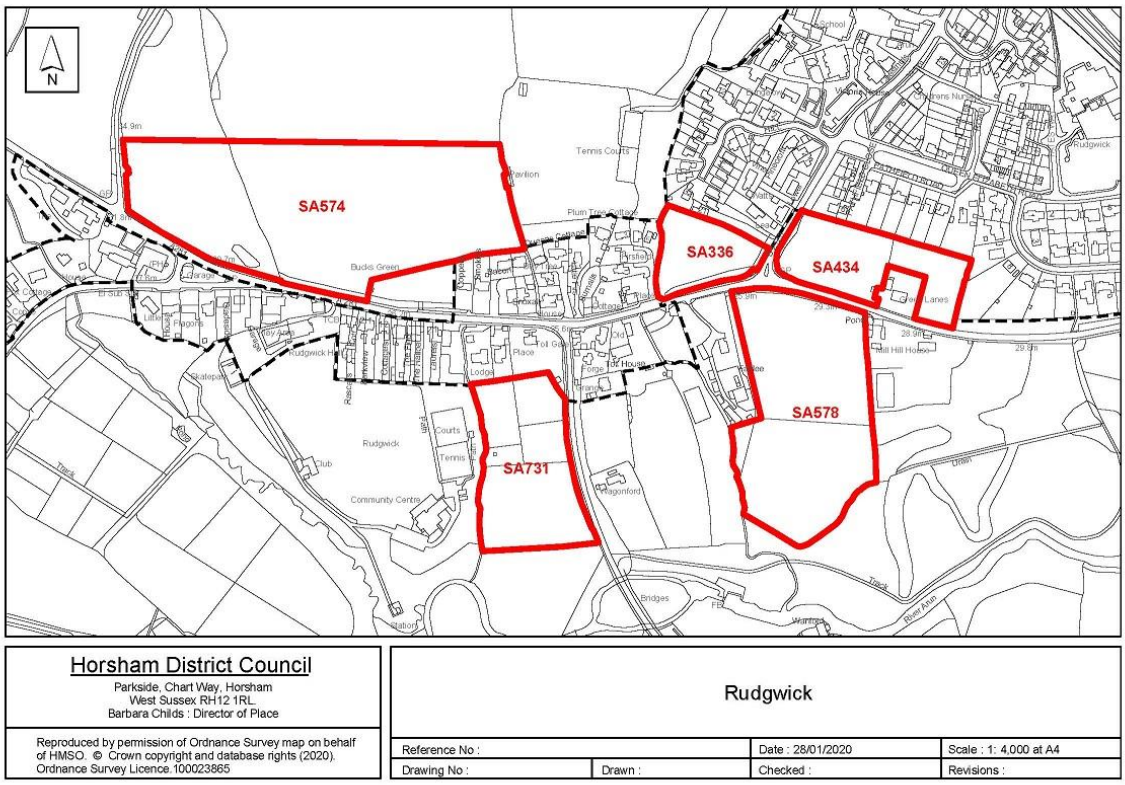
Environmental Considerations:

Landscape: The site consists of one grazing field which is relatively flat and the eastern section comprises part of the curtilage of the existing dwelling. The eastern boundary has a number of large trees. The northern and southern boundary of the grazing field is defined by established hedgerows. The centre of the site is divided by a mix of hedging and trees. There are several trees, some of which are mature bounding and within the boundary of the eastern section of the site.

Biodiversity: The site and surrounding land is not designated as important for nature conservation. The site does lie within a Bat Sustenance Zone requiring the retention and maintenance of feeding habitats for bats. There are a number mature trees located on the site and would require a 12m Root Protection Area. Ecological impact, mitigation and enhancement would need further consideration if the site were to be allocated. **Archaeology/Heritage:** A Grade II Listed Building (Green Lanes) is located in the centre of the site with a further two Grade II Listed Building to the south of the site on the opposite side of the A281. Any development would have a harmful impact on the setting of this heritage asset. A Heritage Statement would be necessary before any development could come forward. **Environmental Quality:** The site is noisy with a consistent level of traffic on the A281 and Church Road, a Noise Assessment would be required before any proposed development could come forward. The site lies within Brick Clay Minerals Safeguarding Area, any development would need to ensure there is no adverse impact on this resource. **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 outside the current built-up area boundary of Rudgwick. Rudgwick has a moderate level of services and facilities which are within walking distance of this site, although access to the village hall would require crossing the busy A281. A Grade II listed building lies within the centre of the site, with a further two listed buildings to the south. There is therefore potential to harm the properties and their settings. It is therefore considered that the impact of development on the listed building limits the suitability of this site for development.

Site Name: Land at Fairlee, Rudgwick	**SHELAA Ref number:** SA578

Site Map:



Parish: Rudgwick

Site Area: 2.17 hectares

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

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

Site Access: Access to the site is limited. There is a farm gate located off of Guildford Road (A281), however, this is currently fenced off. There is also an access point in the form of a farm gate located on the north western boundary off of the driveway of the existing dwellings. Any development would need to have the access to the site upgraded.

Proximity to services and facilities: The site is located to the east of the urban boundary of Bucks Green, separated by two residential dwellings and south of the urban boundary of Rudgwick, separated by the A281. Rudgwick and Bucks Green are classified as a medium village, having a moderate level of services and facilities which provide some day to day needs of local residents. Facilities such as the shops and primary school are within easy walking distance. However, it would be necessary to cross the busy A281 (Guildford Road) to access these services.

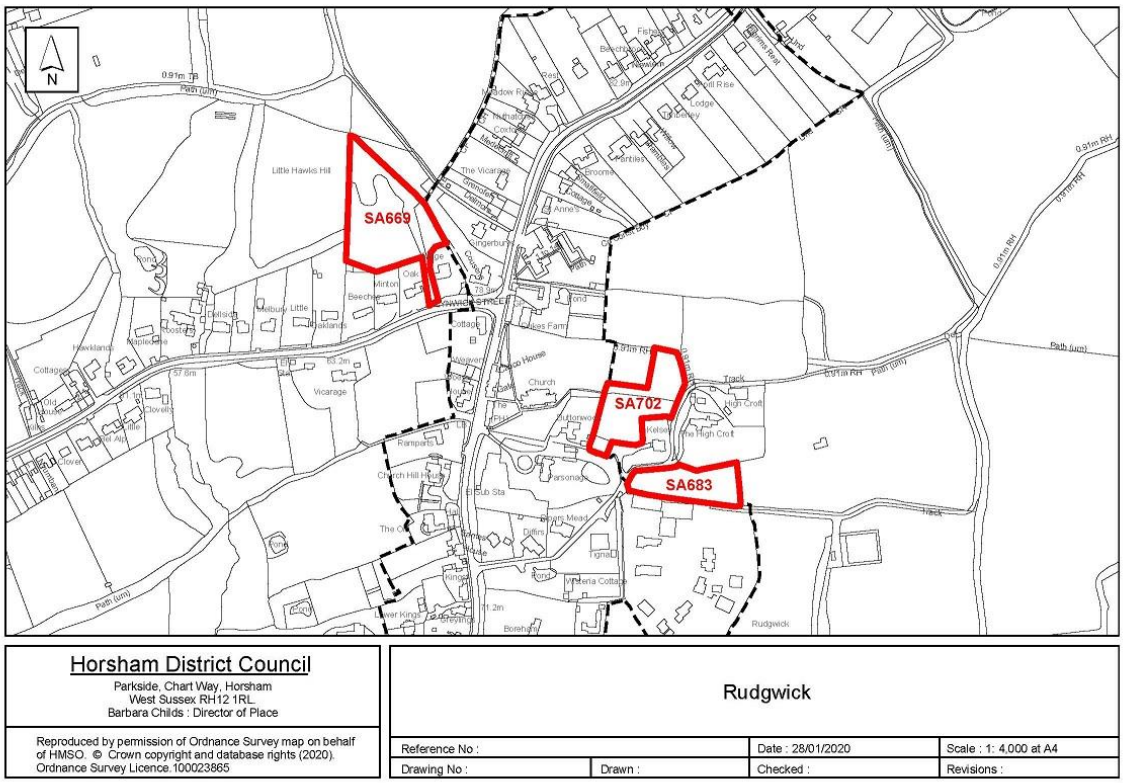
Environmental Considerations:

Landscape: The site comprises of a relatively flat agricultural field which is open in nature giving the characteristic of countryside rather than having a relationship with the built form of either nearby settlements. The majority of the site is bounded by well-established hedgerows, with a number of mature trees throughout the east to west boundary.

Biodiversity: The site and surrounding land is not designated as important for nature conservation. The site does lie within a Bat Sustenance Zone requiring the retention and maintenance of feeding habitats for bats. The southern boundary running east to west is consists of a number of mature trees and would require a 12m Root Protection Area. Ecological impact, mitigation and enhancement would need further consideration if the site were to be allocated. **Archaeology/Heritage:** Two Grade II Listed Buildings (Mill Hill) lie to the east of the site, with a further Grade II Listed Building to the north east. Any development would have a harmful impact on the setting of these heritage assets and a Heritage Statement would be necessary before any development could come forward. **Environmental Quality:** The site is noisy with a consistent level of traffic from Guildford Road (A281) and the junction with Church Street. A Noise Assessment would be required before any proposed development could come forward. The site lies within Brick Clay Minerals Safeguarding Area, any development would need to ensure there is no adverse impact on this resource. **Flooding:** Land to the south of the site, encroaching onto the southern fringe and south west boundary is an area at risk of flooding (Flood Zones 2 and 3). A Flood Risk Assessment would be necessary before any development could come forward.
Combined RAG Rating: Unfavourable Impacts (with potential for mitigation)
Site Assessment Conclusion: The site is located to the east of the current Bucks Green BUAB and to the south of Rudgwick BUAB, which together have a moderate level of services and facilities. This site, although located in close proximity to the settlement edges of Rudgwick and Bucks Green, is not well related to the built form of either settlement. To the south of the site and partially affecting the southern fringe is a large area of flood risk (Flood Zones 2 and 3). The site also has a number of Grade II listed buildings sited to the north east and south of the site. The site is also located at the junction to Rudgwick and the access to this site in terms of road safety are not known at this stage, but given the busy nature of the A281 mitigation is likely to be required which may impact the viability of the site. The site is therefore not considered suitable for development at this stage.

Site Name: Swallow Ridge, Rudgwick	**SHELAA Ref number:** SA669

Site Map:



Parish: Rudgwick

Site Area: 0.85 hectares

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

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

Site Access: It is proposed that the existing driveway of the dwelling would be utilised. Any development would need to have access to the site upgraded.

Proximity to services and facilities: The site is located to the west of the urban boundary of Rudgwick. Rudgwick and Bucks Green are classified as a medium village, having a moderate level of services and facilities which provide some day to day needs of local residents. Facilities such as the shops and primary school are within easy walking distance. Access to the community centre and village hall would require crossing the busy A281.

Environmental Considerations:

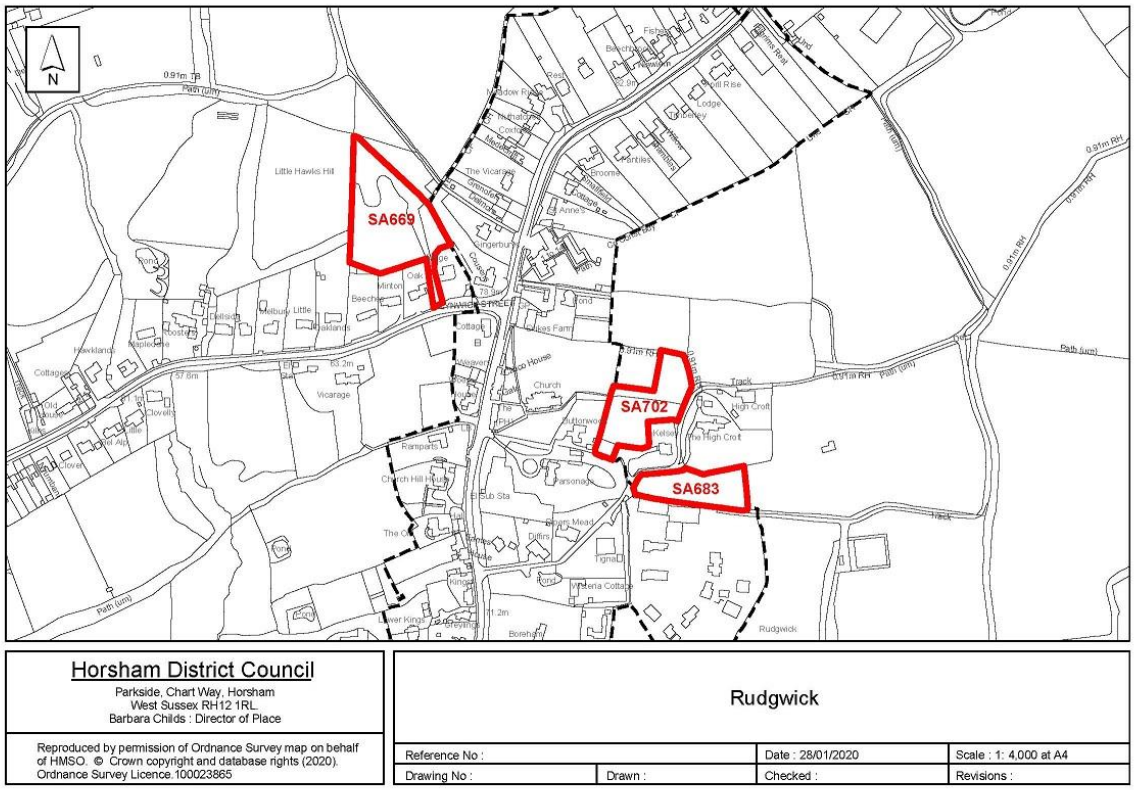
Landscape: The site is located within the residential curtilage of Swallow Ridge. It has a gently slope running southwards north to south. The site is bounded by mature trees which are also included within the southern section, with woodland adjoining the western boundary. Due to the heavily vegetated curtilage the site forms part of the transition to the countryside beyond rather than the built form of Rudgwick.

Biodiversity: The site and surrounding land is not designated as important for nature conservation. The site does lie within a Bat Sustenance Zone requiring the retention and maintenance of feeding habitats for bats. A Tree Preservation Order is located within an adjoining property of the southern boundary site. In addition, a number of mature trees are

located within the southern boundary of the site and adjoining the site boundaries. Any development would require a 12m Root Protection Area. Ecological impact, mitigation and enhancement would need further consideration if the site were to be allocated. **Archaeology/Heritage:** Three Grade II Listed Buildings lie to the south west, as does Rudgwick Conservation Area and an Archaeological Notification Area. A Heritage Statement and Archaeological Survey would be necessary before any development could come forward. **Environmental Quality:** The location of the site is relatively quiet with some traffic noise from the nearby roads. The site lies within Brick Clay Minerals Safeguarding Area, any development would need to ensure there is no adverse impact on this resource. **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: This site lies adjoining the current built up area boundary of Rudgwick and near the Rudgwick Conservation Area and two Grade II Listed Buildings. A tree protected by a Tree Preservation Order lies within the site access point which is considered to limit the deliverability of this site. Bucks Green and Rudgwick together have a moderate level of services and facilities both of which are reasonably close this site, but access to the village hall and playing fields would require crossing the busy A281.

Site Name: Land East of Highcroft Drive, Rudgwick	**SHELAA Ref number:** SA683

Site Map:



Parish: Rudgwick

Site Area: 0.29 hectares

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

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

Site Access: The site is accessed via a farm gate off of Highcroft Drive which connect to Church Street, the main road through Rudgwick. Visibility from the entrance of Highcroft Drive appears to be good as Church Street is fairly straight. However, Church Street is on a hill so evidence that the visibility splays will not be affected by the vertical and horizontal alignment will be required.

Proximity to services and facilities: The site adjoins the urban boundary of Rudgwick which is classified as a medium village, having a moderate level of services and facilities which provide some day to day needs of local residents. Facilities such as the shops and primary school are within easy walking distance. It would be necessary to cross the busy A281 (Guildford Road) to access the village hall and playing fields.

Environmental Considerations:

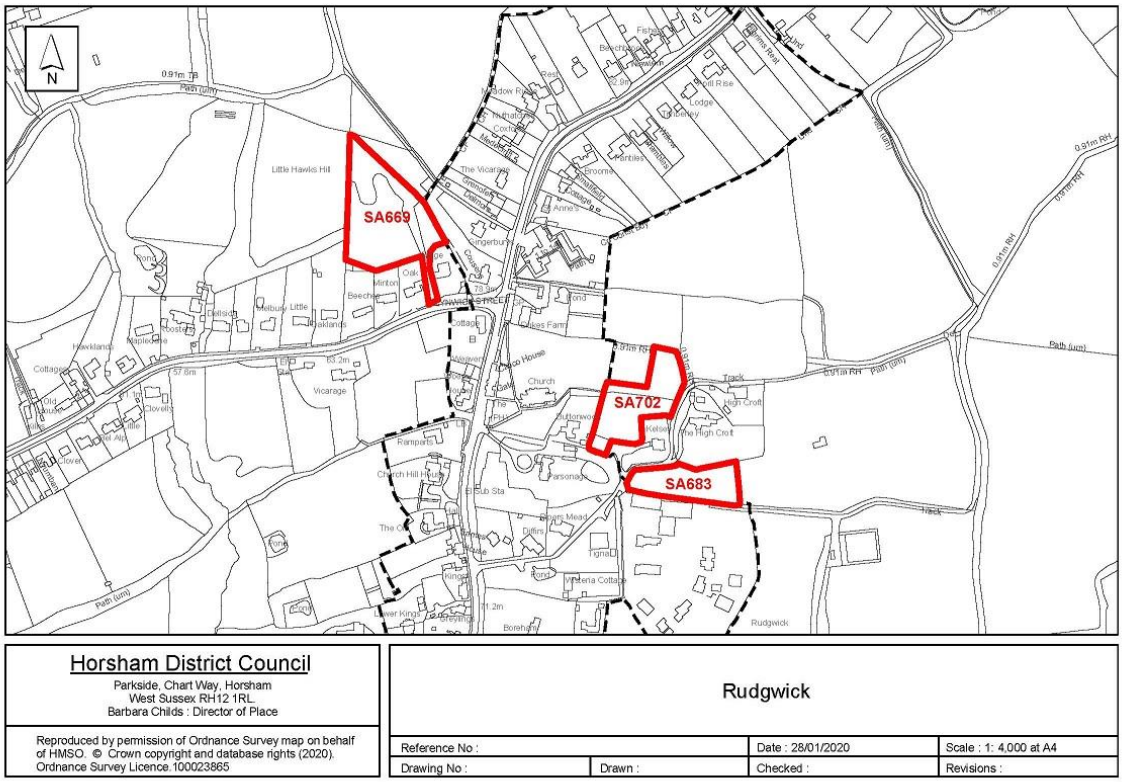
Landscape: The site comprises of a relatively flat grassed field and is bounded by hedgerows which includes a number of trees.

Biodiversity: The site and surrounding land is not designated as important for nature conservation. The site does lie within a Bat Sustenance Zone requiring the retention and maintenance of feeding habitats for bats. Ecological impact, mitigation and enhancement would need further consideration if the site were to be allocated.

Archaeology/Heritage: Rudgwick Conservation Area and an Archaeological Notification Area is located to the west of the site. A Heritage Statement and an Archaeological Survey would be necessary before any development could come forward. **Environmental Quality:** The location of the site is relatively quiet with some noise from low flying aircraft. The site lies within Soft Sand and Building Stone Minerals Safeguarding Area, any development would need to ensure there is no adverse impact on these resources. **Flooding:** The site does not lie within an area identified as at risk of flooding (Flood Zone 1)
Combined RAG Rating: Neutral Impact
Site Assessment Conclusion: The site is in the countryside, east of the built-up area of Rudgwick which has a moderate level of services and facilities. Although this site may be able to accommodate development it is considered that due to the low density character of the surrounding properties it would be small in scale and therefore likely to fall below the Council's own SHLAA threshold of 5 units. It is therefore unlikely to be progressed through allocation of the Local Plan but may be considered through Rudgwick's Neighbourhood Plan or as a part of a small site allocation to meet NPPF requirements.

Site Name: Land Adjacent The Old Parsonage, North of Kelsey, Rudgwick	**SHELAA Ref number:** SA702

Site Map:



Parish: Rudgwick

Site Area: 0.46 hectares

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

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

Site Access: The site can be accessed by foot via a Public Right of Way which crosses the centre of the site west to east, adjoining Church Street. A field gate is also located on the southern boundary which is accessible via the existing residential dwelling (Kelsey House). Any development of this site would require the access to be upgraded.

Proximity to services and facilities: The site is located to the west of the urban boundary of Rudgwick. Rudgwick and Bucks Green are classified as a medium village, having a moderate level of services and facilities which provide some day to day needs of local residents. Facilities such as the shops and primary school are within easy walking distance. Access to the community centre and village hall would require crossing the busy A281.

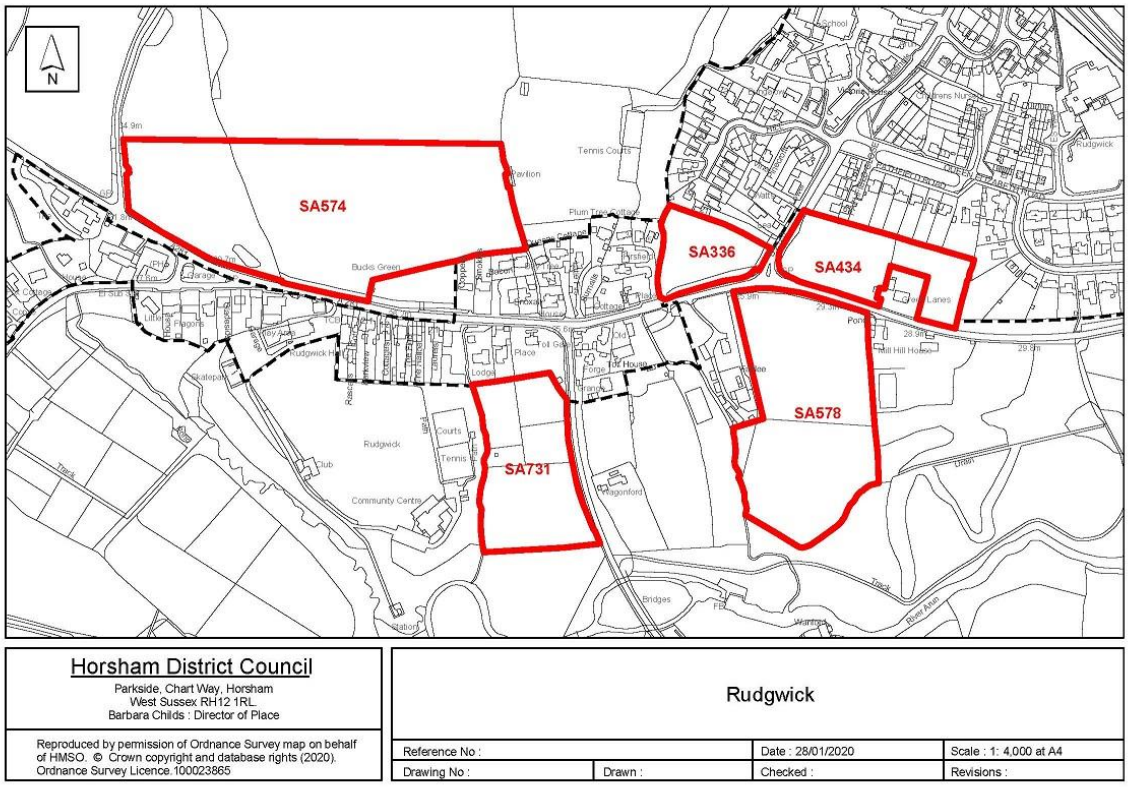
Environmental Considerations:

Landscape: The site consists of vacant grassland which is relatively flat. It is well screened by established hedgerows which also incorporate a number of mature trees giving the characteristic of being rural rather than relating to the built form of Rudgwick.

Biodiversity: The site and surrounding land is not designated as important for nature conservation. The site does lie within a Bat Sustenance Zone requiring the retention and maintenance of feeding habitats for bats. A number of mature trees are located around the settlement boundary requiring a 12m Root Protection Zone. Ecological impact, mitigation and enhancement would need further consideration if the site were to be allocated. **Archaeology/Heritage:** A Grade I Listed Building (Holy Trinity Church) is located to the west of the site, with a further three Grade II Listed Buildings beyond. Any development would have a harmful impact on the setting of the heritage asset. The site also adjoins Rudgwick Conservation Area and an Archaeological Notification Area. A Heritage Statement and an Archaeological Survey would be required before any development could come forward. **Environmental Quality:** The location of the site is relatively quiet. The site lies within Soft Sand and Building Stone Minerals Safeguarding Area, any development would need to ensure there is no adverse impact on these resources. **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 within the countryside outside but adjoining the built-up area boundary and Conservation Area of Rudgwick. A Grade I Listed Building, Holy Trinity Church, lies to the west of the site and development in this location has the potential to harm the setting of this historic building. Rudgwick in conjunction with Bucks Green has a moderate level of services and facilities - the school and shops are relatively close by, but access to the community centre and village hall in Bucks Green requires crossing the busy A281. It is considered that due to the impact on the historic setting of the church the site is not suitable for development at this time.

Site Name: Land South of Bucks Green Place, Rudgwick	**SHELAA Ref number:** SA731

Site Map:



Parish: Rudgwick

Site Area: 1.59 hectares

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

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

Site Access: The site is currently not accessible by either foot or vehicle. A new vehicular access is included off of Haven Road as part of the proposed scheme.

Proximity to services and facilities: The site adjoins the urban boundary of Bucks Green which joined with Rudgwick is classified as a medium village, having a moderate level of services and facilities which provide some day to day needs of local residents. Facilities such as the village hall and playing fields are within easy walking distance. It would be necessary to cross the busy A281 (Guildford Road) to access the shops and primary school located in Rudgwick.

Environmental Considerations:

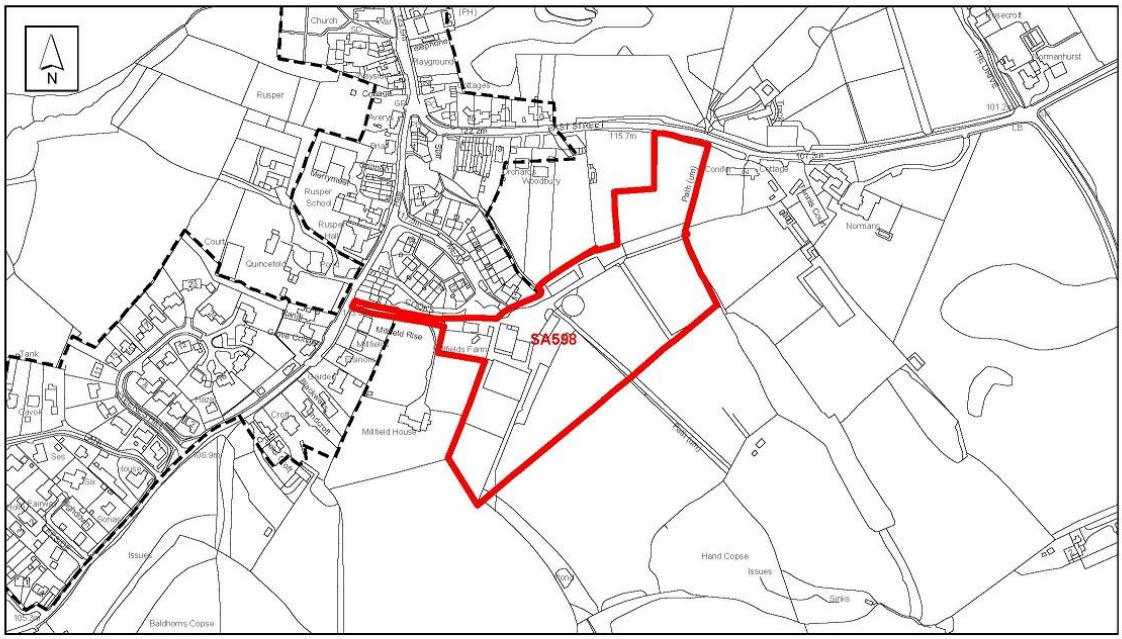
Landscape: The site is divided into two relatively flat grazing fields. Residential properties adjoin the northern boundary and look over the site. It is bounded by established hedgerows to the east and west which incorporate a number of mature trees. The south east boundary also includes a number of mature trees, with the south west boundary open to the countryside, which gives the site the characteristic of rural countryside rather than having a connection to the built environment.

Biodiversity: The site and surrounding land is not designated as important for nature conservation. The site does lie within a Bat Sustenance Zone requiring the retention and maintenance of feeding habitats for bats. A number of mature trees are located throughout the site boundaries which would require a 12m Root Protection Area. Ecological impact, mitigation and enhancement would need further consideration if the site were to be allocated. **Archaeology/Heritage:** A Grade II Listed Building (Bucks Green Place) adjoins the northern boundary. Any development would have a harmful impact on the setting of this heritage asset. A Heritage Statement is necessary before any development could come forward, which has been submitted as part of the proposed scheme. **Environmental Quality:** The site has some noise from the A281 which a consistent level. A Noise Assessment would be required before any proposed development could come forward. The site lies within Brick Clay Minerals Safeguarding Area, any development would need to ensure there is no adverse impact on this resource. **Flooding:** Land to the south of the site, encroaching onto the southern fringe and south west boundary is an area at risk of flooding (Flood Zones 2 and 3). A Flood Risk Assessment would be necessary before any development could come forward.
Combined RAG Rating: Unfavourable Impacts (with potential for mitigation)
Site Assessment Conclusion: The site is in the countryside south of and adjoining the built-up area boundary of Bucks Green which along with Rudgwick has a moderate level of services and facilities. The site directly adjoins the community centre and playing fields but access to the primary schools and shops requires crossing the busy A281. Development in this location would lead to a development which would significantly alter the linear settlement form of both Rudgwick and Bucks Green. The southern border of the site lies within Flood Zone 2 & 3 and a Grade II Listed Building, Bucks Green Place, lies immediately to the north of the site. Mature trees lie on much of the boundary of the site. These issues would need consideration and mitigation prior to any development being achievable in this location.

Rusper

Site Name: Millfield Farm Buildings	**SHELAA Ref number:** SA598

Site Map:



Parish: Rusper

Site Area: 4.42 hectares

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

Site Description: The majority of the western and southern portion of the site is considered to be previously developed land and comprises three residential dwellings and a number of equestrian-related outbuildings, plus a sand school/horse walker. With the exception of the residential dwellings, the previously developed land does not appear to be in regular use with the buildings in a poor condition and surrounded by overgrown vegetation. The eastern and northern portion of the site largely form open fields likely to be used for agricultural grazing land. Public Right of Way 1501 traverses the entire site, past the dwelling, through the farm yard and associated buildings and connects to East Street to the north west. The land is relatively flat across the western and southern portions of the site and further east beyond the area of PDL the land slopes gently south eastwards.

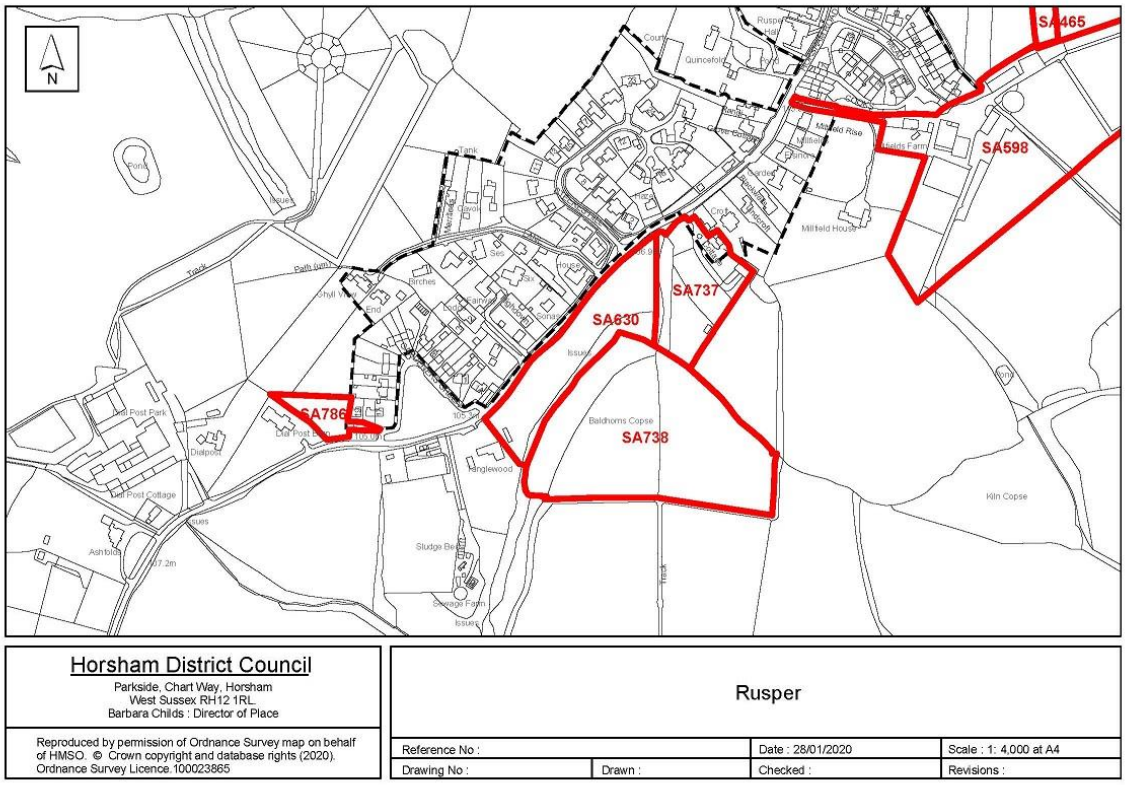
Site Access: The site has two existing vehicular access points. The site can be accessed via Horsham Road although there appears to be some possible conflict with the existing Public Right of Way (RUS/1501/2) and the positioning of the residential dwelling, Millfield Farm Cottage may also restrict access from Horsham Road. There is an existing rudimentary access on East Street which could also serve the site, but this would require significant upgrading to support development and would most likely result in some loss of hedgerows and trees. Consideration would also need to be given to the adjacent Public Right of Way RUS/1501/1.

Proximity to services and facilities: The site is located to the east of the BUAB of Rusper which is classified as a "Smaller Village" according to the settlement hierarchy of the Horsham District Planning Framework. The village has a limited range of services and

facilities which are considered to be within easy walking distance of the site (<300m). These services and facilities include a primary school, public house, convenience store with Post Office, village hall, church and a bi-weekly mobile library service. Sports facilities include a tennis court, football pitch and games courts. There is a limited bus service providing some connectivity to Horsham town centre and the large supermarket in Broadbridge Heath but this service only operates on Mondays and Thursdays.
Environmental Considerations: **Landscape:** The site does not lie within or near a protected landscape. The land is relatively flat along the public right of way but does slope downwards towards the south eastern parts of the site. The Council's Landscape Capacity Assessment Reports (2014) assessed part of the site and found it to have low-moderate capacity for small-scale housing development. **Biodiversity:** The site is not formally designated as important for nature conservation. The northernmost tip of an area of Ancient Woodland lies to the south east of the site and, in the event of development, a suitable 15m semi-natural buffer would be required in accordance with guidance from Natural England. Ecological impact, mitigation and enhancement would need further consideration if the site were to be allocated. **Archaeology/Heritage:** The site does not contain any designated heritage assets, however the northern part of the site is in relatively close proximity to the Rusper Conservation Area. Suitable consideration of the impact of development on the setting of the conservation area would be required if the site were to be developed. **Environmental Quality:** The agricultural classification of the site is unknown. Rusper lies in relatively close proximity to Gatwick Airport and is affected by aircraft noise. Residential development in and around Rusper would lead to further people affected by aircraft noise, although these effects could potentially be addressed by suitable noise mitigation measures. **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 within a countryside location but partially adjoins the built-up area boundary of Rusper. Whilst it is acknowledged that development of the previously developed land would benefit the appearance of the site, it is not considered that the layout of the site relates well to the existing built form of Rusper. Access to the site is an issue and given that the landscape slopes downwards to the south east with little in the way of a defensible boundary, development would be considered prominent. Planning permission for residential development has been granted for the adjoining site to the north (SHELAA reference SA583) and the adjacent site SA465 is considered to have some potential for development. If these sites were to be developed, this may create some capacity for residential development of part of the site in the future, subject to a suitable landscape mitigation strategy, however, it is not considered that the site should be considered for potential development at this time.

Site Name: Land West of Baldhorns Copse, Rusper	**SHELAA Ref number:** SA630

Site Map:



Parish: Rusper

Site Area: 1.21 hectares

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

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

Site Access: The north western boundary of the site sits adjacent to Horsham Road and suitable visibility splays are likely to be achieved given that this section of the road is relatively straight. However, it is likely that a significant number of trees would have to be removed to facilitate sufficient access.

Proximity to services and facilities: The site is located to the south of the BUAB of Rusper which is classified as a "Smaller Village" according to the settlement hierarchy of the Horsham District Planning Framework. The village has a limited selection of services and facilities which are considered to be within a reasonable walking distance of the site (<500m). These services and facilities include a primary school, public house, convenience store with Post Office, village hall, church and a bi-weekly mobile library service. Sports facilities include a tennis court, football pitch and games courts. There is a limited bus service providing some connectivity to Horsham town centre and the large supermarket in Broadbridge Heath but this service only operates on Mondays and Thursdays.

Environmental Considerations:

Landscape: The site does not lie within or near a protected landscape. The site is heavily wooded throughout and adjoins the Baldhorns Copse Area of Ancient Woodland to the south of the site, although both the designated area and the site itself merge visually to

appear as one large wooded area. The land slopes downwards to the north west where there is clear evidence of a watercourse that runs adjacent to Horsham Road. Beyond this watercourse the land slopes upwards again to meet the road. As part of the Council's Landscape Capacity Assessment the area has been assessed as having low-moderate capacity for development. It is further considered that development in this location, which would involve the significant clearing of trees, would be considered to have a negative impact on the semi-rural setting in this location. A suitable mitigation strategy to retain the trees on the north western boundary could possibly be implemented, but this may be affected by facilitating access to the site.

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

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

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

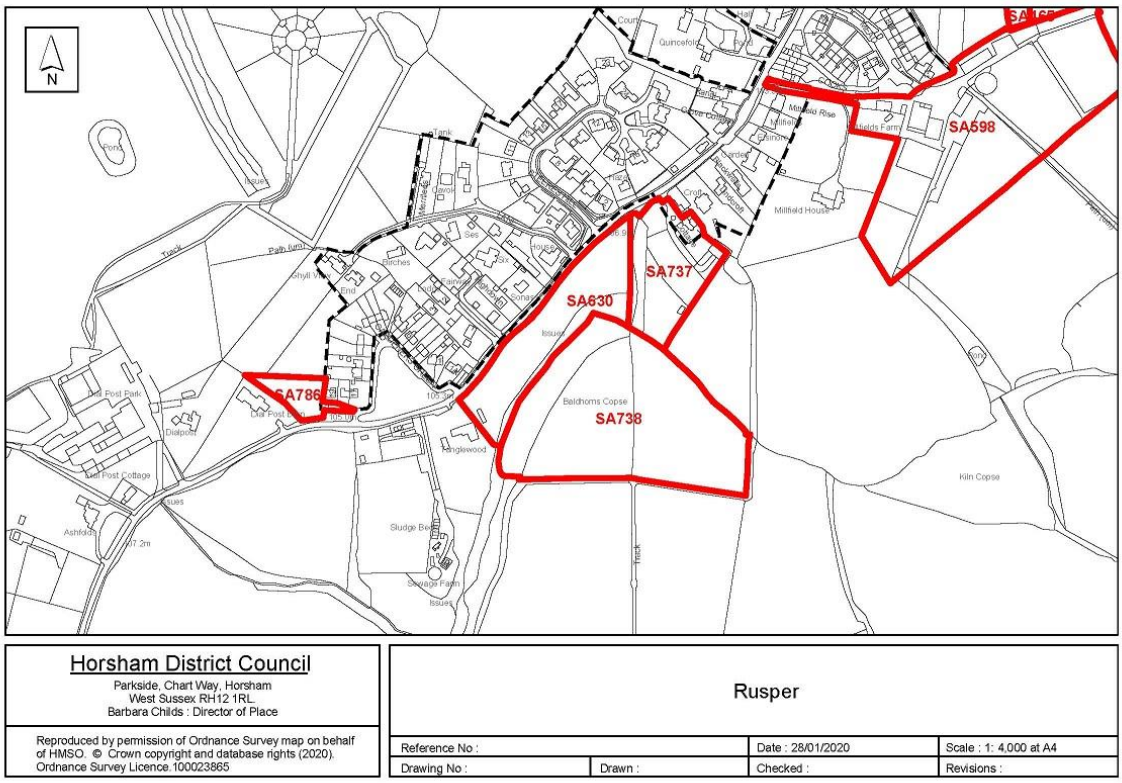
Flooding: The site does not lie within an area identified as at risk of flooding (Flood Zone 1). However, there is a watercourse that runs adjacent to Horsham Road along the north western boundary of the site. A small section of the River Mole is also located in the southern part of the site. The Council's Drainage Engineer has advised that a riparian buffer of 5m either side of any watercourse would be required which would restrict the developable area.

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

Site Assessment Conclusion: Though the site is located next to the built-up area boundary of Rusper, development of the site would involve the significant clearing of trees which would affect the rural setting of the village. Redevelopment would likely result in a negative impact on biodiversity and the developable area would be significantly reduced by the need for buffers from ancient woodland and the watercourses.

Site Name: Land east of Baldhorns Copse	**SHELAA Ref number:** SA738

Site Map:



Parish: Rusper

Site Area: 4.05 hectares

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

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

Site Access: Although a public right of way runs through the site there is no vehicular access from the nearest road (Horsham Road) into the site. It is not apparent as to how a vehicular access could be created without the loss of trees, some of which are classified as Ancient Woodland.

Proximity to services and facilities: The site is located to the south of the BUAB of Rusper which is classified as a "Smaller Village" according to the settlement hierarchy of the Horsham District Planning Framework. The village has a limited selection of services and facilities which are considered to be within a reasonable walking distance of the site (<500m). These services and facilities include a primary school, public house, convenience store with Post Office, village hall, church and a bi-weekly mobile library service. Sports facilities include a tennis court, football pitch and games courts. There is a limited bus service providing some connectivity to Horsham town centre and the large supermarket in Broadbridge Heath but this service only operates on Mondays and Thursdays.

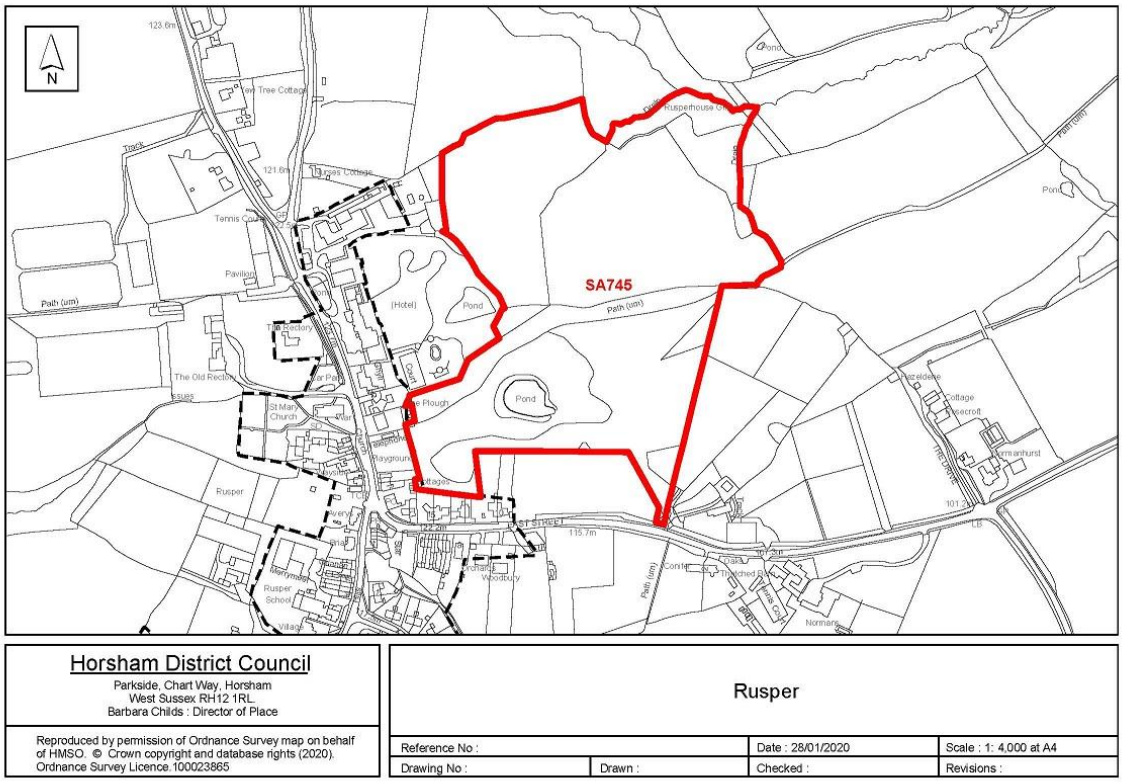
Environmental Considerations:

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

Biodiversity: The western part of the site is part of a larger band of Ancient Woodland. Standing Advice from Natural England and the Forestry Commission also advises a 15m buffer around areas of Ancient Woodland and this would narrow the developable area of the site and make any access to Horsham Road difficult to achieve. No details relating to biodiversity on the site have been submitted by the site promoter, but the Council would seek to minimise any negative impacts on the natural environment and to encourage net gains for biodiversity. It is considered however, that it would likely be difficult to realise net gains in biodiversity given that development would involve the significant clearance of trees. **Archaeology/Heritage:** The site does not comprise any known heritage assets and there are no heritage assets within close enough proximity for development of this site to affect their setting. **Environmental Quality:** The site is heavily wooded and development of the site would include the significant clearance of many trees, which would be considered to have a negative environmental impact. Rusper lies in relatively close proximity to Gatwick Airport and sits under flight paths associated with the airport. Residential development in and around Rusper would lead to further people affected by aircraft noise, although these effects could potentially be addressed by suitable noise mitigation measures. **Flooding:** The site does not lie within an area identified as at risk of flooding (Flood Zone 1).
Combined RAG Rating: Very Negative Impacts (unlikely to be mitigated)
Site Assessment Conclusion: The site lies within the countryside south and unconnected to the built up area boundary of Rusper. The site includes an Area of Ancient Woodland, and regard given to a 15m+ buffer and would reduce the developable area of the site and affect the ability to provide vehicular access. Given that the site is heavily wooded, development would likely result in the loss of biodiversity as well as adversely impacting the character and setting of the local landscape.

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

Site Map:



Parish: Rusper

Site Area: 9.7 hectares

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

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

Site Access: The site has existing access from its south eastern boundary to East Street. Road access to this location is through narrow rural roads which may require significant upgrade to support this scale of development.

Proximity to services and facilities: The site is located to the south of the BUAB of Rusper which is classified as a "Smaller Village" according to the settlement hierarchy of the Horsham District Planning Framework. The village has a limited selection of services and facilities which are considered to be within a reasonable walking distance of the site (<500m). These services and facilities include a primary school, public house, convenience store with Post Office, village hall, church and a bi-weekly mobile library service. Sports facilities include a tennis court, football pitch and games courts. There is a limited bus service providing some connectivity to Horsham town centre and the large supermarket in Broadbridge Heath but this service only operates on Mondays and Thursdays.

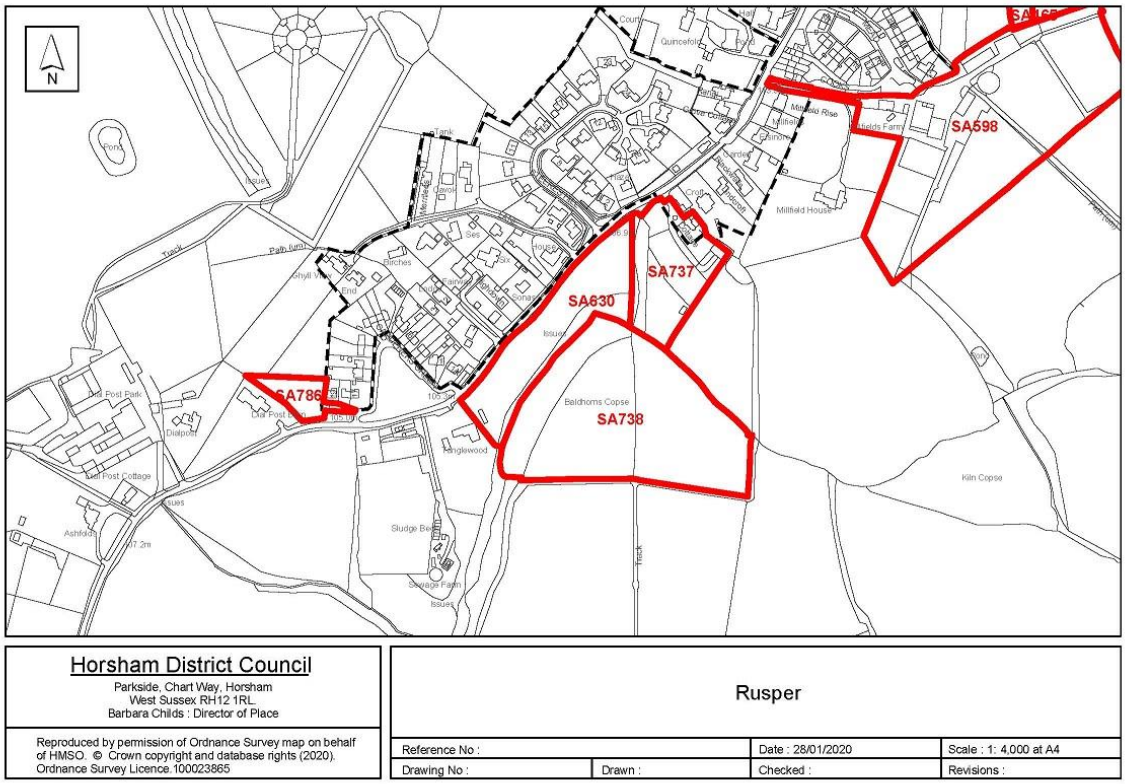
Environmental Considerations:

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

Biodiversity: The south western section of the site includes a number of trees which are protected by a Tree Preservation Order. The north eastern part of the site is identified as Ancient Woodland. Standing Advice from Natural England and the Forestry Commission also advises a 15m buffer around areas of Ancient Woodland and this would reduce the developable area of the site. If progressed as a development site appropriate ecological assessments will be needed and suitable protection and mitigation and biodiversity enhancement would be required. **Archaeology/Heritage:** The site adjoins Rusper Conservation Area and to the west lies a number of listed buildings. These factors would need to be considered in the event of development. **Environmental Quality:** The site contains woodland and development of the site would include the significant clearance of many trees, which would be considered to have a negative environmental impact. The area lies in relatively close proximity to Gatwick Airport and is affected by aircraft noise. Residential development in and around Rusper would lead to further people affected by aircraft noise, although these effects could potentially be addressed by suitable noise mitigation measures. **Flooding:** The site does not lie within an area identified as at risk of flooding (Flood Zone 1).
Combined RAG Rating: Very Negative Impacts (unlikely to be mitigated)
Site Assessment Conclusion: This is a large scale site in the countryside adjoining the north eastern built up area boundary of Rusper. The south western section of the site includes a number of trees protected by Tree Preservation Orders and the north eastern section of the site includes an area of Ancient Woodland. The site also adjoins the Conservation Area of Rusper to the west which contains listed buildings. It does not relate well to the existing built form of Rusper and would create a large scale urbanised intrusion into the landscape, which is not well connected with the existing settlement form. The site is not sufficient in scale to bring forward significant enhancements to existing infrastructure or to provide new infrastructure. This would generate additional unsustainable traffic patterns.

Site Name: Land rear of 19 Gardeners Green	**SHELAA Ref number:** SA786

Site Map:



Parish: Rusper

Site Area: 0.22 hectares

Site Location: The site borders the most southerly part of the built up area of Rusper and lies off Horsham Road.

Site Description: The site is a large residential garden serving 19 Gardeners Green, triangular in shape, bounded by hedgerows and trees to the south and north west with 19 Gardeners Green lying to the immediate north east of the site.

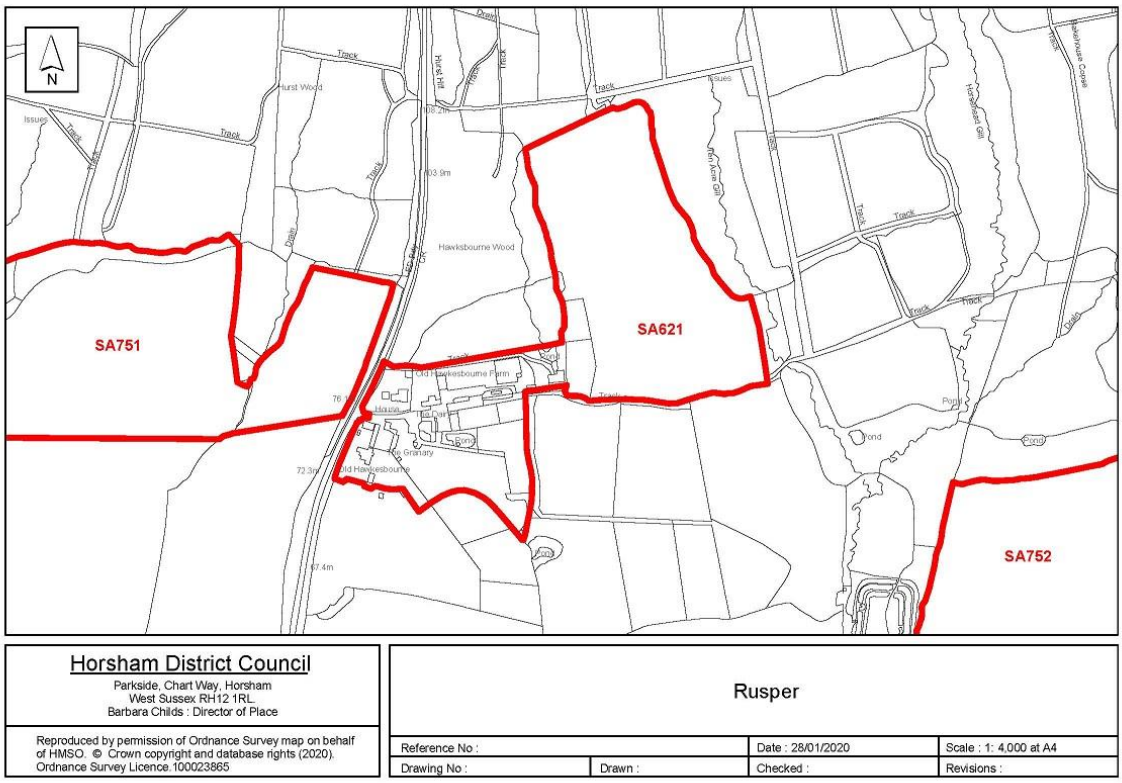
Site Access: Vehicular access is currently from an entrance located on Horsham Road and serves the attached residential property, 19 Gardeners Green. It is considered that access could be provided to the site, subject to the removal of the existing outbuilding which sits to the south of the attached dwelling.

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

Environmental Considerations: **Landscape:** The site does not lie within or near a protected landscape and the Landscape Capacity Study identifies it as an area with low-moderate capacity for small-scale housing 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 would be required. **Archaeology / Heritage:** There is a Grade II Listed Building in proximity to the site (Dial Post Farmhouse) and the impact on this asset would need to be considered should the site be developed. **Environmental Quality:** Rusper lies in relatively close proximity to Gatwick Airport and is affected by aircraft noise. Residential development in and around Rusper would lead to further people affected by aircraft noise, although these effects could potentially be addressed by suitable noise mitigation measures. The site lies within the Brick Clay (Weald Clay) Minerals Safeguarding area. **Flooding:** The site does not lie within an area identifies as at risk of flooding (Flood Zone 1).
Combined RAG Rating: Neutral Impact
Site Assessment Conclusion: The site is in a countryside location adjoining the built-up area boundary of Rusper. Whilst it is acknowledged that the site could deliver residential development (approximately 6 units), the limited quantum of development that could be achieved on the site means that it has not been identified as having potential for allocation in the Horsham District Local Plan. It may be appropriate for the site to come forward via the Rusper Parish Neighbourhood Plan which is now designated as a Neighbourhood Development Plan Area or through identification of small sites.

Site Name: Land at Hawkesbourne Farm Rusper	**SHELAA Ref number:** SA621

Site Map:



Parish: Rusper

Site Area: 1.21 hectares

Site Location: The sites lies north of Horsham and is unconnected with the existing built up area boundary. Though currently isolated from Horsham, the site adjoins and lies partially within the Land North of Horsham strategic allocation.

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

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

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 of 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.

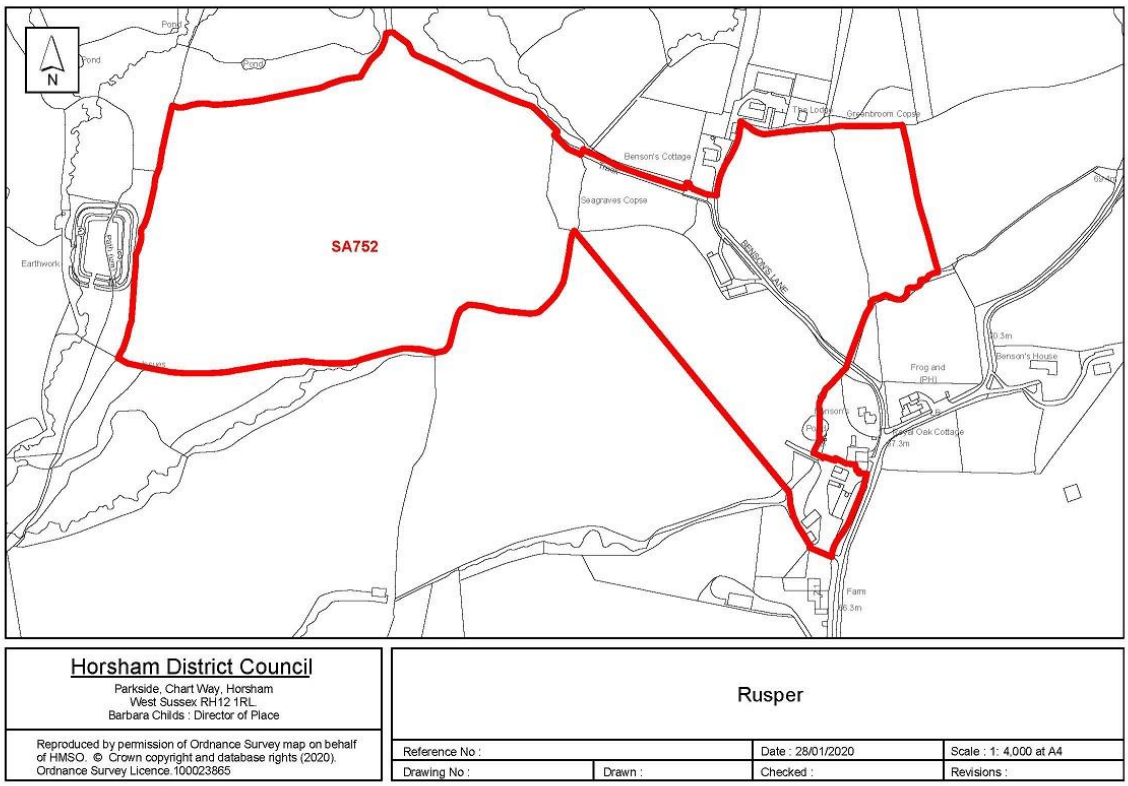
Biodiversity: The site is bounded by Ancient Woodland to the north, east and west of the site and, in the event of development, a suitable 15m semi-natural buffer would be required in accordance with guidance from Natural England. If progressed as a development site appropriate ecological assessments will be needed and suitable protection and mitigation and biodiversity enhancement would be required.

Archaeology/Heritage: The site lies within an Archaeological Notification Area and a Grade II Listed building, Old Hawkesbourne, lies within the south western corner of the site. These designations will need to be considered should the site be 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 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: 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 Bensons Farm	**SHELAA Ref number:** SA752

Site Map:



Parish: Rusper

Site Area: 18.77 hectares

Site Location: The site lies within the countryside outside the built up area boundary of Horsham. Though currently isolated from Horsham, the site adjoins and lies partially within the Land North of Horsham strategic allocation.

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

Site Access: The site has existing access to Benson's Lane and Wimland Road. Road access to this location is through narrow rural roads which may require significant upgrade to support this scale of development.

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. 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.

Environmental Considerations:

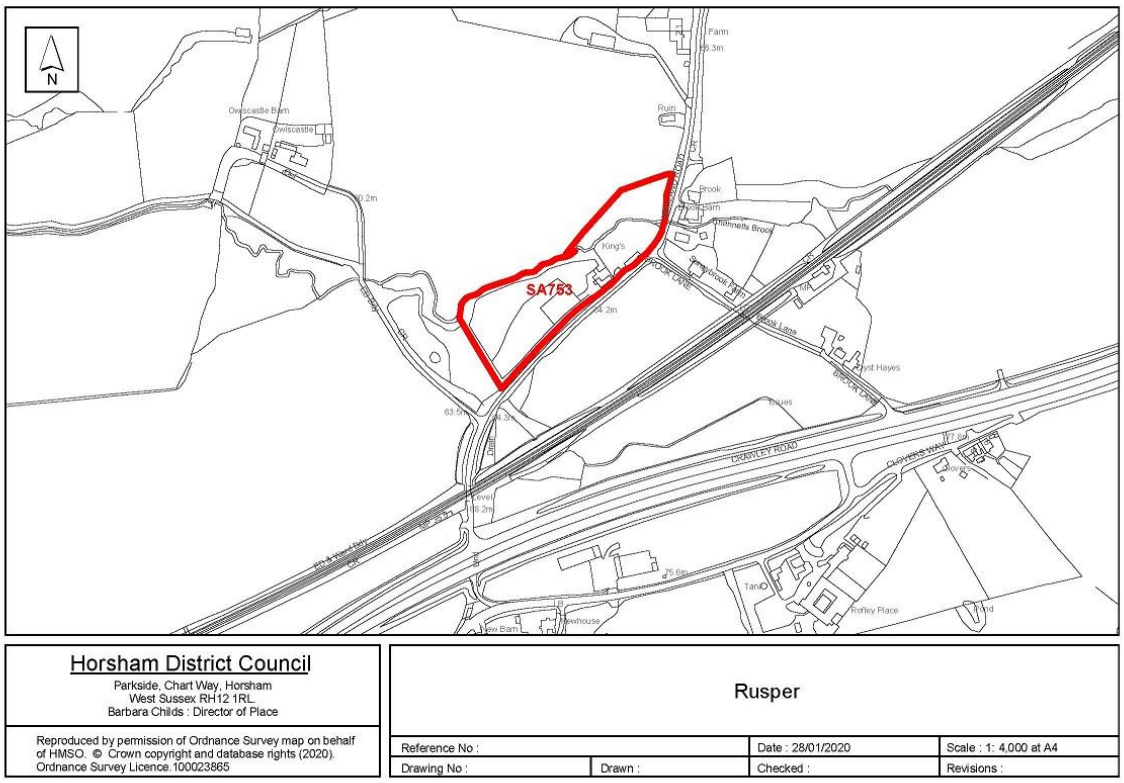
Landscape: The site lies to the north of the Land North of Horsham strategic allocation – an allocation that was landscape-led. Development on this parcel of land would be visually intrusive and have significant landscape impacts.

Biodiversity: Ancient woodland lies within the centre of the site and in abutting land. In accordance with the Standing Advice from Natural England and the Forestry Commission 15m buffers would need to be observed to protect these designated areas and this would reduce the developable area. If progressed as a development site appropriate ecological assessments will be needed and suitable protection and mitigation and biodiversity enhancement would be required.

Archaeology/Heritage: The western half of the site is an Archaeological Notification Area and abuts a Scheduled Monument. These factors would need to be considered in the event of development. **Environmental Quality:** The agricultural classification of the site is unknown. The site may be affected by noise caused by flights from Gatwick Airport. **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: 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. Land to the north and east of this allocation has been proposed to extend this development. 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 Kings Farm	**SHELAA Ref number:** SA753

Site Map:



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

Parish: Rusper

Site Area: 1.56 hectares

Site Location: The site lies within the countryside outside the built up area boundary of Horsham. Though currently isolated from Horsham, the site adjoins and lies partially within the Land North of Horsham strategic allocation.

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

Site Access: The site has existing access on Wimland Road. Road access to this location is through narrow rural roads which may require significant upgrade to support this scale of development.

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. 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.

Environmental Considerations:

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

Biodiversity: The site is not formally designated as important for nature conservation but the loss of greenfield land and woodland to accommodate development may have impacts on biodiversity. If progressed as a development site appropriate ecological assessments will be needed and suitable protection and mitigation and biodiversity enhancement would be required.

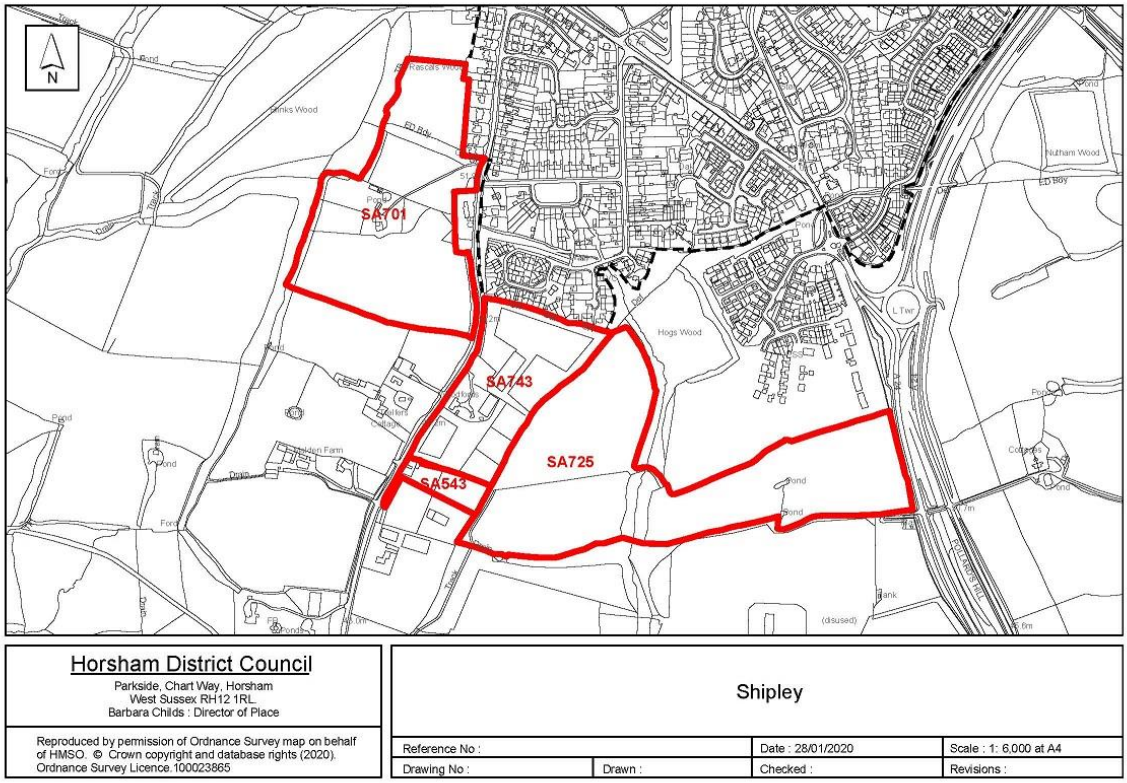
Archaeology/Heritage: The site does contain a Grade II Listed Building and has listed buildings nearby. The site is also located entirely in an Archaeological Notification Area.

The impact on these designations will need to be carefully considered should the site come forward for development. **Environmental Quality:** The area lies in relatively close proximity to Gatwick Airport. Residential development in and around Rusper would lead to further people affected by aircraft noise, although these effects could potentially be addressed by suitable noise mitigation measures. Development may also be affected by trains from the nearby railway line. **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: 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. Land to the north and east of this allocation has been proposed to extend this development. The allocation at North Horsham was landscape-led and it is considered that development on this land 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.

Shipley

Site Name: Land at Rascals Farm, near Southwater	**SHELAA Ref number:** SA701

Site Map:



Parish: Shipley/ Southwater

Site Area: 7 hectares

Site Location: The site is located to the west of Shipley Road, and straddles the parish boundary of Southwater and Shipley.

Site Description: The northern part of the site, which lies in Southwater parish, contains part of Rascals Wood. The southern part of the site is predominantly grassland and is bound by mature trees and hedgerows. Rascals Farm is located within the centre of this part of the site.

Site Access: The vehicular access from the site would be onto Shipley Road.

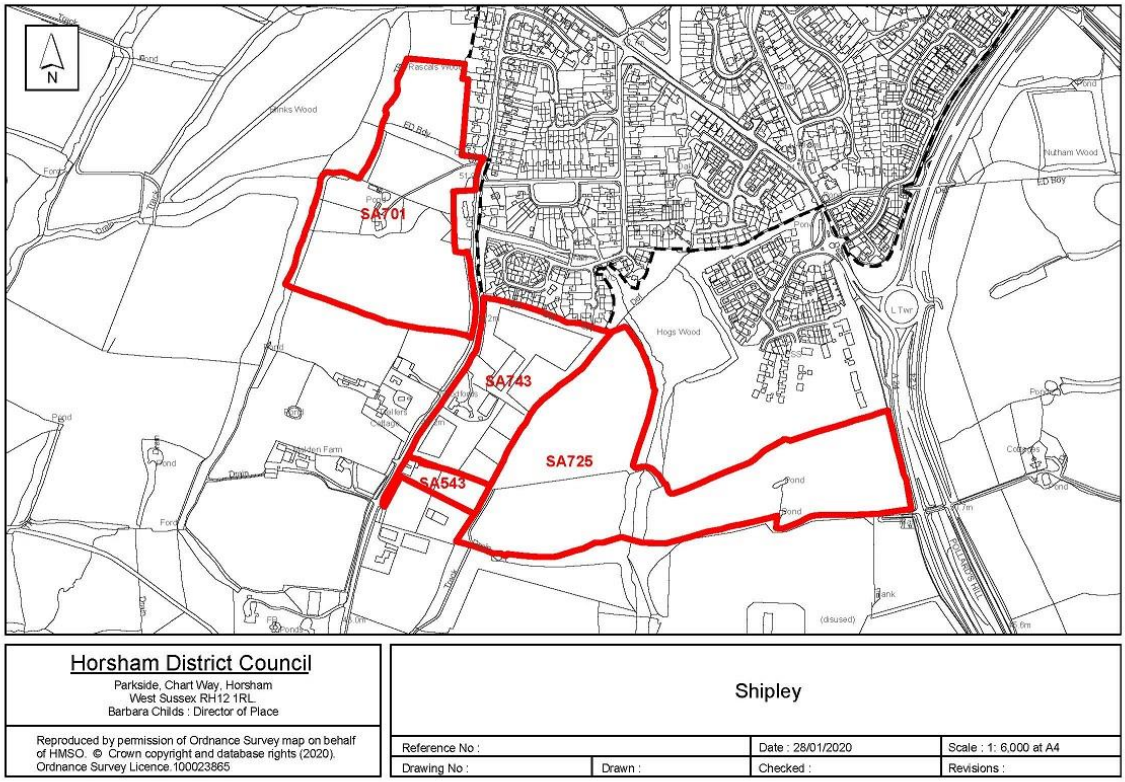
Proximity to services and facilities: Southwater is classified as a large town/ small village and also has a good range of services including primary schools, shops and some employment. Development in this location is not of a sufficient scale to provide new infrastructure to meet the day to day needs of existing residents and there would therefore be a need to travel to Horsham or Southwater to access schools and shops. The site is located approximately 1km south from the centre of Southwater. In recent years, Southwater has seen high levels of strategic growth and additional development in this location may have further transport impacts and infrastructure requirements creating further pressure on the village. Development in this location is not of a scale that would provide significant infrastructure upgrades.

Environmental Considerations:
Landscape: The site is predominantly mature woodland. Land to the south is enclosed grassland, but is separated from the existing settlement form by the woodland to the north.
Biodiversity: The wooded area is designated as Ancient Woodland. This is an irreplaceable habitat and development would have significant adverse biodiversity

impacts. The remainder of the site would need to ensure a 15m buffer is provided to any development. The site and surrounding land is not designated as important for nature conservation. The site lies within a Bat Sustenance Zone, and the feeding habitats of any bats would have to be protected. If progressed as a development site appropriate ecological assessments will be needed and suitable protection and mitigation and biodiversity enhancement would be required. **Archaeology/Heritage** The site does not lie within an Archaeological Notification Area. There are no listed buildings on site, or within the vicinity of the site. **Environmental Quality** The site does not lie within an Air Quality Management Area and there is unlikely to be contamination. There are no two rows of tree preservation orders to the immediate east of the site. The northern portion of the site (Rascals Wood) is ancient woodland. **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 adjoins the built-up area boundary of Southwater which has a good range of services and facilities including employment, primary schools and retail facilities together with sports pitches, GP surgery and a country park. The land proposed for development site lies south of an area of ancient woodland but the site itself is well screened and comprises fields used for pasture. The proximity of the woodland reduces the relationship of this site with the existing built form, and may lead to biodiversity impacts which would need to be resolved. In recent years, Southwater has seen high levels of strategic growth and additional development in this location may have further transport impacts and infrastructure requirements creating further pressure on the village. Development in this location is not of a scale that would provide significant infrastructure upgrades.

Site Name: Land South of Hogs Wood, near Southwater	**SHELAA Ref number:** SA725

Site Map:



Parish: Shipley

Site Area: 10.3 hectares

Site Location: The site is in the countryside south of Southwater.

Site Description: The site is "L" shaped with the southern part mostly a tree plantation bisected by a gulley bordered by a strip of Ancient Woodland. The north western section of the site is pasture grassland.

Site Access: Access to the site is currently via a public footpath from Shipley Road. A farm gate links the site to the Mill Straight development DC/16/0642.

Proximity to services and facilities: Southwater is classified as a large town/ small village and also has a good range of services including primary schools, shops and some employment. Development in this location is not of a sufficient scale to provide new infrastructure to meet the day to day needs of existing residents and there would therefore be a need to travel to Horsham or Southwater to access schools and shops. The site is located approximately 1.5km south from the centre of Southwater. In recent years, Southwater has seen high levels of strategic growth and additional development in this location may have further transport impacts and infrastructure requirements creating further pressure on the village. Development in this location is not of a scale that would provide significant infrastructure upgrades.

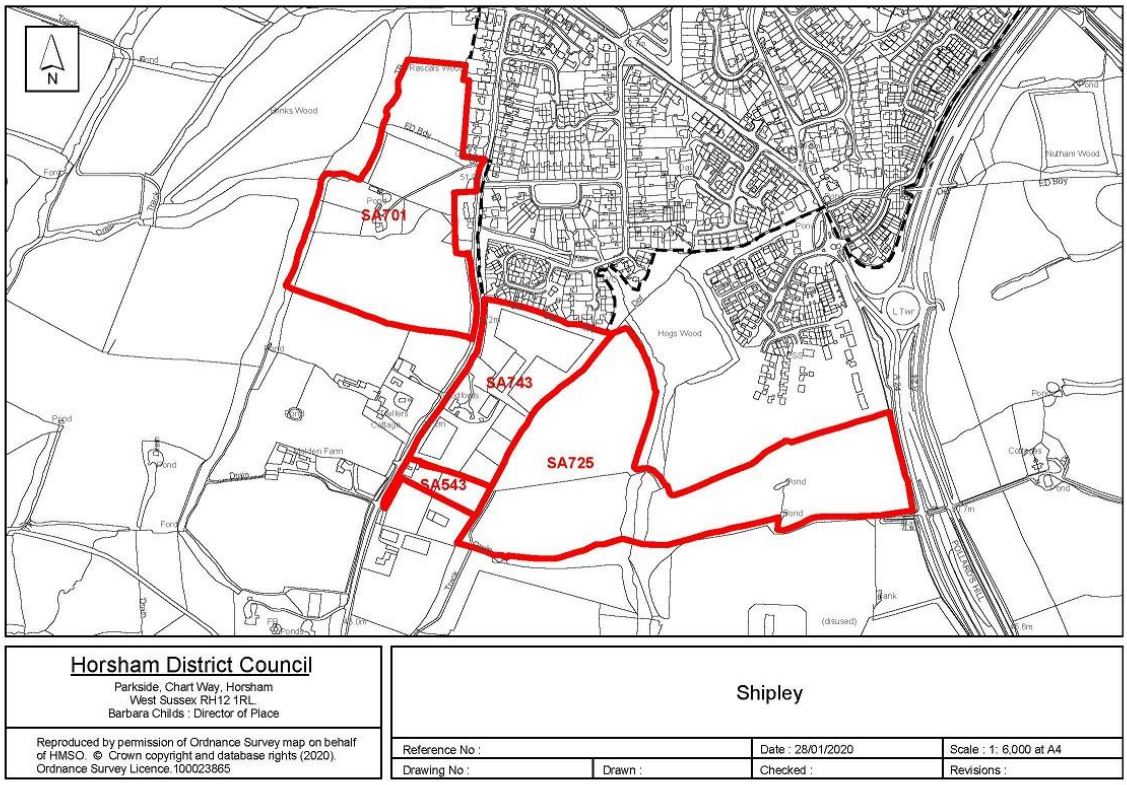
Environmental Considerations:

Landscape: The site does not lie within or near a protected landscape. The topography is mostly flat apart from the steep sided gulley that bisects the site. The site is not visible from the surrounding area. The plantation woodland is elevated above the new development at Mill Straight and forms part of the landscape screening of this

development. Additional development on this site would result in the loss of this landscape buffer. **Biodiversity:** The site is partly within a bat sustenance zone and development would require habitat for these species to be retained and enhanced. The site adjoins and is bisected by Hogs Wood ancient woodland. Development would therefore lead to the loss of an element of this irreplaceable habitat to bring forward development on the western portion of the site creating habitat fragmentation and the loss of wildlife corridors. **Archaeology/Heritage**: The site does not contain or lie within the setting of any designated heritage assets. **Environmental Quality:** The site lies within the Brick Clay (Weald Clay) Minerals Safeguarding area. The site is tranquil apart from the traffic noise from the busy A24 to the 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 is not of a scale that would provide significant infrastructure upgrades. This would increase pressure on existing services in Southwater, and would generate additional vehicle trips to the village centre and beyond. Land to the north of this site at Mill Straight to the north of this site is currently under construction. Development in this site would extend the settlement of Southwater further to the south and which would encroach into plantation woodland which provides a landscape buffer to the site, particularly as the land rises southward in this area. In addition to the landscape harm development in this location would generate, the development would also result in the loss of an area of Ancient Woodland, which would lead to habitat fragmentation and loss of an irreplaceable habitat.. The site is not considered suitable for development.

Site Name: Land at Woodfords, Southwater	**SHELAA Ref number:** SA743

Site Map:



Parish: Shipley

Site Area: 3.8 hectares

Site Location: The site is in the countryside adjoining the southern built up area boundary of Southwater.

Site Description: The site is an open grass field bounded on all sides mostly by hedgerows with some mature trees.

Site Access: Access to the site is currently via the entrance to Woodfords on the Shipley Road. The promoters have submitted data to help show appropriate and safe priority access can be provided to serve the site from Shipley Road, with required visibility splays in both directions and pedestrian link to the wider area and nearest bus stop.

Proximity to services and facilities: Southwater is classified as a large town/ small village and also has a good range of services including primary schools, shops and some employment. Development in this location is not of a sufficient scale to provide new infrastructure to meet the day to day needs of existing residents and there would therefore be a need to travel to Horsham or Southwater to access schools and shops. The site is located approximately 1.5km south from the centre of Southwater. In recent years, Southwater has seen high levels of strategic growth and additional development in this location may have further transport impacts and infrastructure requirements creating further pressure on the village. Development in this location is not of a scale that would provide significant infrastructure upgrades.

Environmental Considerations:

Landscape – The site does not lie within or near a protected landscape. The topography is flat but would extend the settlement form southward into an area that is rural in character and not well related to the more urban landform to the north.

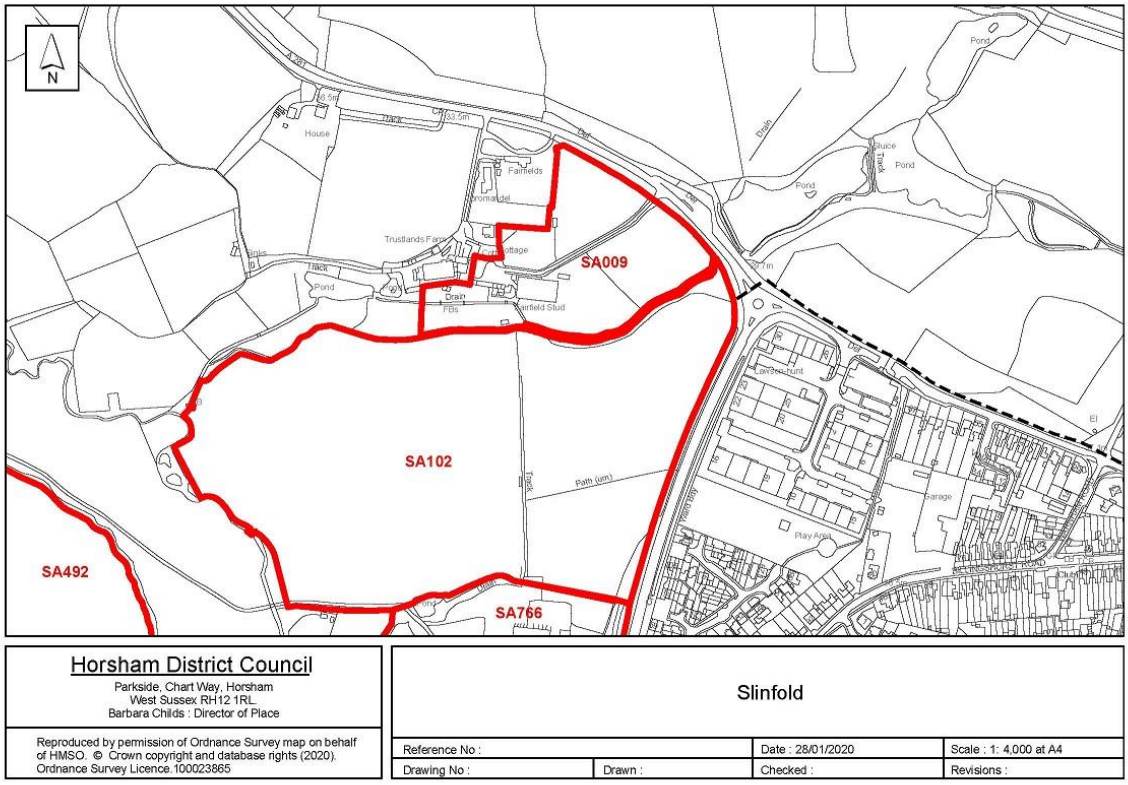
Biodiversity: The site is within a bat sustenance zone. A protected mixed woodland strip forms the northern border. The site and surrounding land is not designated as important for

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 lies within the Brick Clay (Weald Clay) Minerals Safeguarding area. The site is tranquil apart from the traffic noise from the Shipley Road. **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 adjoins the built up area boundary of Southwater which has a good range of services and facilities including employment, primary schools and retail facilities together with sports pitches, GP surgery and a country park. The land proposed for development is generally well screened and comprises fields used for pasture. In recent years Southwater has seen high levels of strategic growth and additional development in this location may have further transport impacts and infrastructure requirements. Development in this location is not of a scale that would provide significant infrastructure upgrades. This would increase pressure on existing services in Southwater, and would generate additional vehicle trips to the village centre and beyond.

Slinfold

Site Name: Fairfield Stud, Broadbridge Heath	**SHELAA Ref number:** SA009

Site Map:



Parish: Slinfold

Site Area: 2.8 hectares

Site Location: The site is located in the countryside but near (not immediately adjoining) the built up area boundary of Broadbridge Heath which lies to the south east of the site.

Site Description: The site is largely greenfield land bounded by trees, though built form and a sand school exists in the south western part of the site, with a vehicular access running through the site from the north east to the south west.

Site Access: The site lies adjacent to the A281/ Guildford Road. The site lacks pedestrian links to the existing built up area.

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

Environmental Considerations:

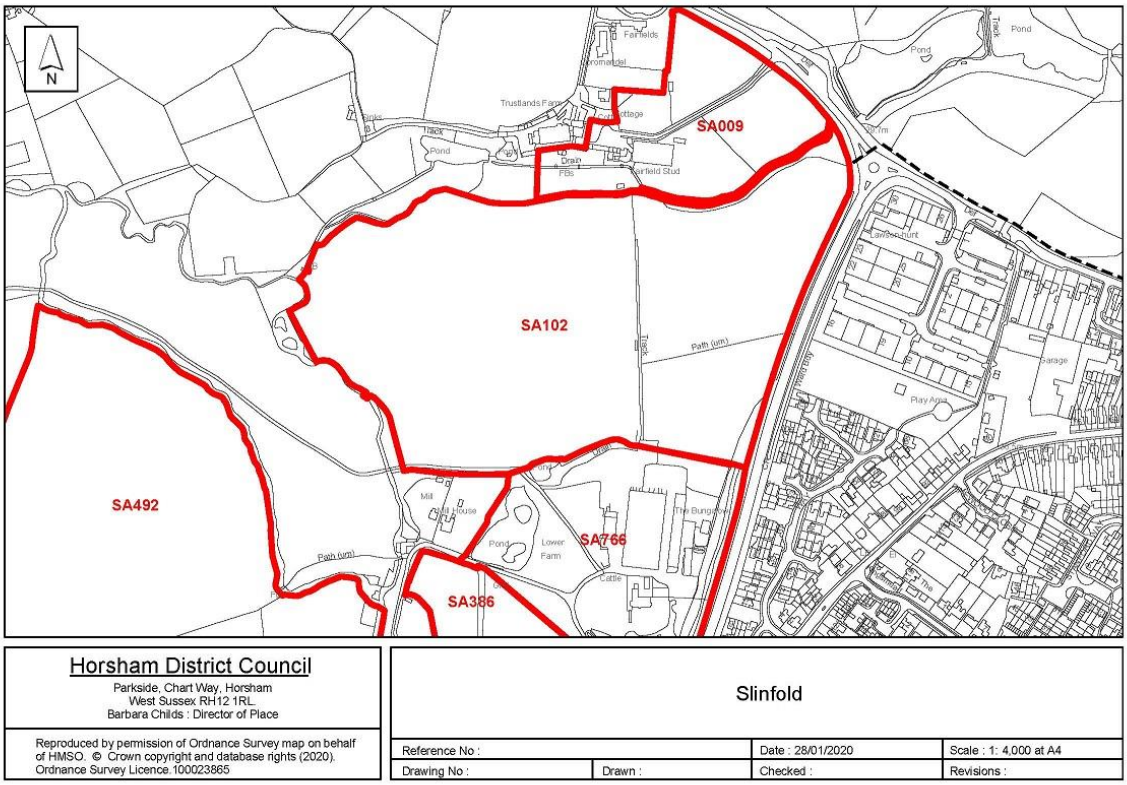
Landscape: The site does not lie within or near a protected landscape. However, the site it is not contiguous with Broadbridge Heath and is in an area which relates to the rural rather

than the urban environment. Development in this location would therefore have an urbanising impact on the wider rural character of the area. **Biodiversity:** 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 would be required. **Archaeology/Heritage:** The site does not comprise any known heritage assets and there are no heritage assets within close enough proximity for development of this site to affect their setting. **Environmental Quality:** 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 from the adjacent commercial uses. **Flooding:** A portion of the south western part of the site lies within Flood Zone 2 and this would need to be carefully considered and mitigated against in the event of development coming forward.
Combined RAG Rating: Very Negative Impacts (unlikely to be mitigated)
Site Assessment Conclusion: The site lies in a countryside location and is not contiguous with the defined built up area boundary of Broadbridge Heath. the site it is not contiguous with Broadbridge Heath and is in an area which relates to the rural rather than the urban environment. Development in this location would therefore have an urbanising impact on the wider rural character of the area. This is further reinforced by the lack of pedestrian footways. It lies to the north west of the Lawson Hunt Industrial Estate and the land to the south - Land North of Lower Broadbridge Farm - was identified as having potential for economic development in the Issues & Options consultation published in April 2018 and is proposed for employment allocation in the Regulation 18 consultation. The existing and potential future employment uses may not be compatible with residential uses.

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

Site Map:

This site is also proposed for employment uses and a separate write up for this site for that purpose is set out in the employment section of this document.



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

Site Description: The site comprises agricultural fields. Trees and hedgerows lie along the eastern and northern boundary and a number of trees lies within the site. A Public Right of Way crosses the site from east to west.

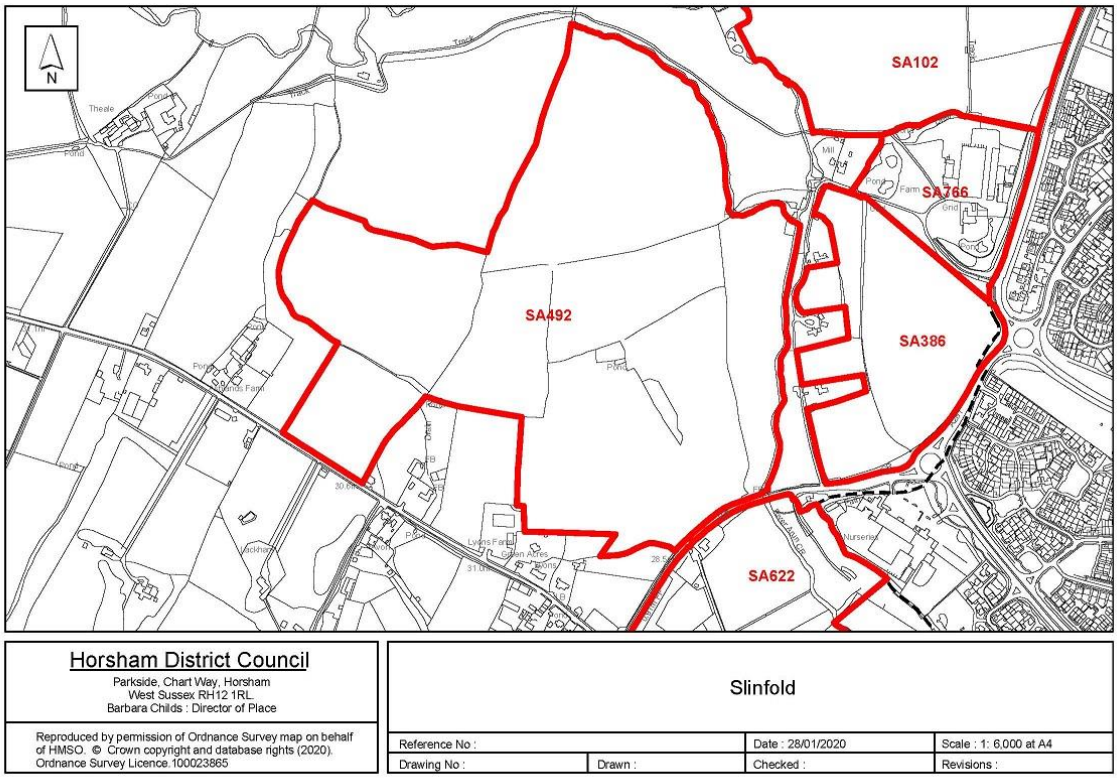
Site Access: There is an existing access from Billingshurst Road which lies just north of the Newbridge Roundabout and provides ready access to the site. This access currently serves the Horsham Stone & Reclamation site and a small number of residential dwellings. The access road is tarmaced but it looks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

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

Environmental Considerations: **Landscape**: The site does not lie within or near a protected landscape. The site is relatively flat with mature and semi-mature trees sited along most of the boundaries and forming tree belts within the site. Retention of these trees is considered to be an important factor if the site were to be redeveloped. The Council's Landscape Capacity Assessment Reports found the site to have low-moderate and moderate capacity for both housing and employment (lower capacity towards the western boundary of the site). The site promoter states that emerging proposals seek to respond to the Landscape Character Study and aim to incorporate key vegetation and locate development adjacent to the established settlement edge. **Biodiversity:** The site and surrounding land is not designated as important for nature conservation. The site does however lie within a Bat Sustenance Zone and habitats to maintain feeding habitats for bats would need to be retained. The site is known to be a habitat for geese during their winter migration. It is understood that a high level Phase 1 habitat survey has been undertakenbut further work will be necessary with the need to retain key ecological features / networks across the site. **Archaeology:** The Grade II listed Lower Broadbridge Farmhouse lies to the south of the site and the Grade II listed Mill House and Mill Cottage lies to the south west of the lie. However Horsham Stone & Reclamation and its curtilage lies between. **Environmental Quality:** The site is affected by some noise/nuisance from the road to the east and roundabout, and also from the Stone & Reclamation site to the south. This stone is an important local building resource and should not be sterilised. **Flooding:** The site does not lie within an area identified as at risk of flooding (Flood Zone 1). However the northern boundary adjoins an area at risk of flooding (Flooding Zone 2) which will need to be taken into account as appropriate.
Combined RAG rating: Unfavourable Impacts (with potential for mitigation)
Overall Summary & Recommendation: The site forms part of a larger site being which includes both the wider site of SA102 and SA386. Only the eastern section of SA102 is considered appropriate for commercial use, but would be less well suited to housing development, given the proximity of existing employment uses. This site comprises greenfield agricultural land, directly adjoining the Built up Area Boundary of Broadbridge Heath, which is classified as a larger village / small town. Lawson Hunt Industrial Estate is located to the east of the site. Land to the south is semi-industrial and used to quarry local Horsham stone. This function should not be sterilised if the site were brought forward for development. There is a public footpath dividing the fields. The site is bounded to the north by a line of mature trees. There are no apparent overriding environmental constraints to development subject to appropriate consideration being given to a number of issues such the public right of way which cross the site, the high pressure gas pipeline buffer area in the south western corner, and the retention and provision of habitats to maintain feeding habitats for bats as appropriate to the Bat Sustenance Area.

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

Site Map:



Parish: Slinfold

Site Area: 40 hectares

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

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

Site Access: The site has an existing access which is via a metal farm gate and dirt track from the A264 Five Oaks Road. Subject to providing appropriate visibility splays, it is considered that this access could be suitably upgraded to provide a formal access to the site. The site does not have good pedestrian access to Broadbridge Heath.

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

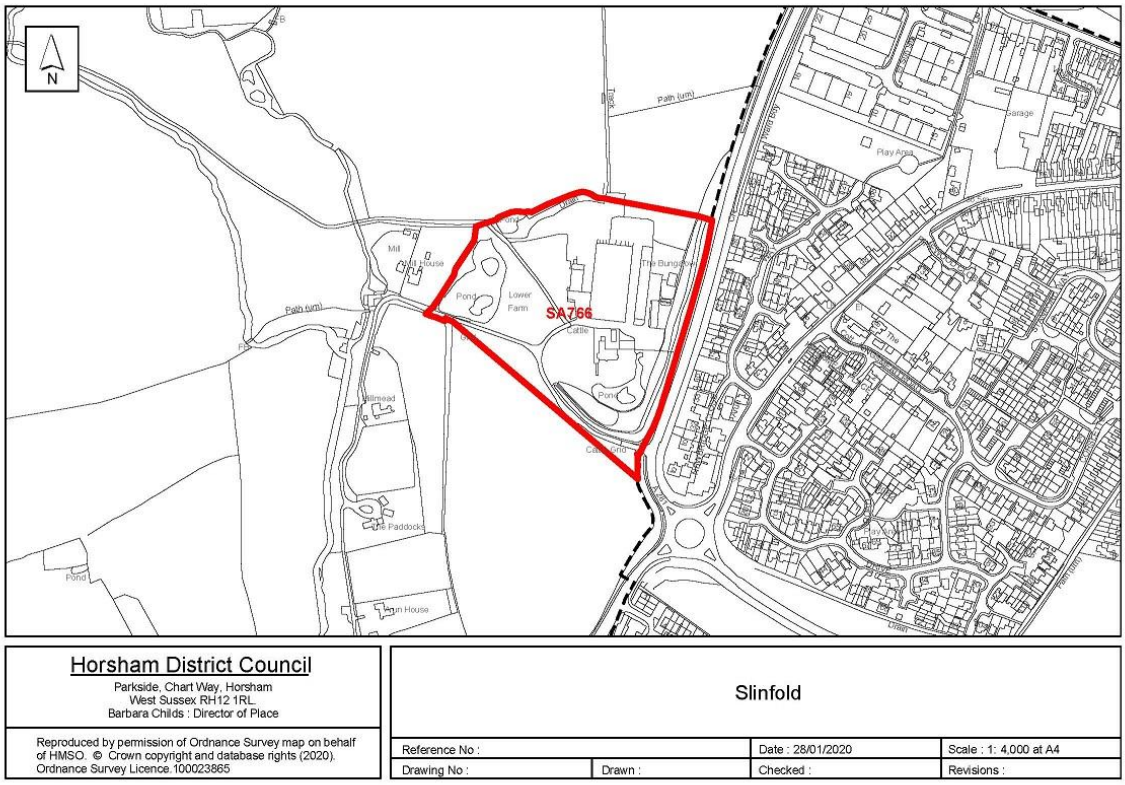
Environmental Considerations:
Landscape: The site lies within an area assessed as having no/low capacity for housing or employment development in the Council's Landscape Capacity Assessments. The site is open and very rural in nature and does not relate well to the existing built form of Broadbridge Heath, with the River Arun demarcating the more urban setting to the east and the countryside to the west.
Biodiversity: The site lies within a Bat Sustenance Zone and habitats to maintain feeding habitats for bats would need to be retained in the event of development. If progressed as a development site appropriate ecological assessments will be needed and suitable protection and mitigation and biodiversity enhancement would be required.
Archaeology/Heritage: The Grade II listed Lyons Farmhouse lies to the south of the site and to the west of the site lies the Grade II listed Ashlands Farm. To the north east, beyond the River Arun lies the Grade II listed Mill House and Mill Cottage. The impact on these heritage assets would need to be carefully considered and a suitable mitigation strategy proposed if development were to come forward on this site.
Environmental Quality: The agricultural classification of the site is unknown. With the exception of some limited road noise from the adjacent A264, the site is not considered to be limited in terms of its environmental quality.
Flooding: The eastern, northern and part of the western edges of the site are affected by flood risk (Flood Zones 2 and 3). This flood risk would need to be carefully considered and mitigated against in the event of development coming forward.

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

Site Assessment Conclusion:
This site has been submitted by two different site promoters for consideration as a stand-alone site and as a larger site in conjunction with SA386. Whilst SA386 is considered to have some potential for development, it is not considered that SA492 provides the same potential for development, either as a stand-alone site or in conjunction with SA386. The site lies in a countryside location, remote from the defined built up area boundary of Broadbridge Heath and is in a location likely to generate additional vehicle journeys and perpetuate unsustainable travel patterns. The site itself is relatively unconstrained, although the western, northern and eastern boundaries are affected by flood risk (Flood Zones 2 & 3) associated with the River Arun. It does not relate well to the existing settlement of Broadbridge Heath and would therefore be considered inappropriate as an 'extension'. The site partially lies within an area of land assessed for the Council's Landscape Capacity work as having no/low capacity for housing or employment development. Whilst it is acknowledged that SA386 has been assessed as having some capacity for development (and also assessed as such in the Landscape Capacity work), development beyond the River Arun would be considered inappropriate in the context of the site and the wider settlement of Broadbridge Heath. Development in this location would also require careful consideration of the setting on the nearby heritage assets.
It is noted that, at the time of writing this assessment, an outline planning application (DC/19/1723) for the erection of a continuing care retirement community has been submitted to the Council for determination.

Site Name: Lower Broadbridge Farm, Broadbridge Heath	**SHELAA Ref number:** SA766

Site Map:



Parish: Slinfold

Site Area: 4.56 hectares

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

Site Description: The site largely comprises built form associated with the Horsham Stone & Reclamation business contained within the site, plus the Grade II listed Lower Broadbridge Farmhouse, a residential dwelling, The Bungalow, and two further business in a building adjacent to the Horsham Stone site.

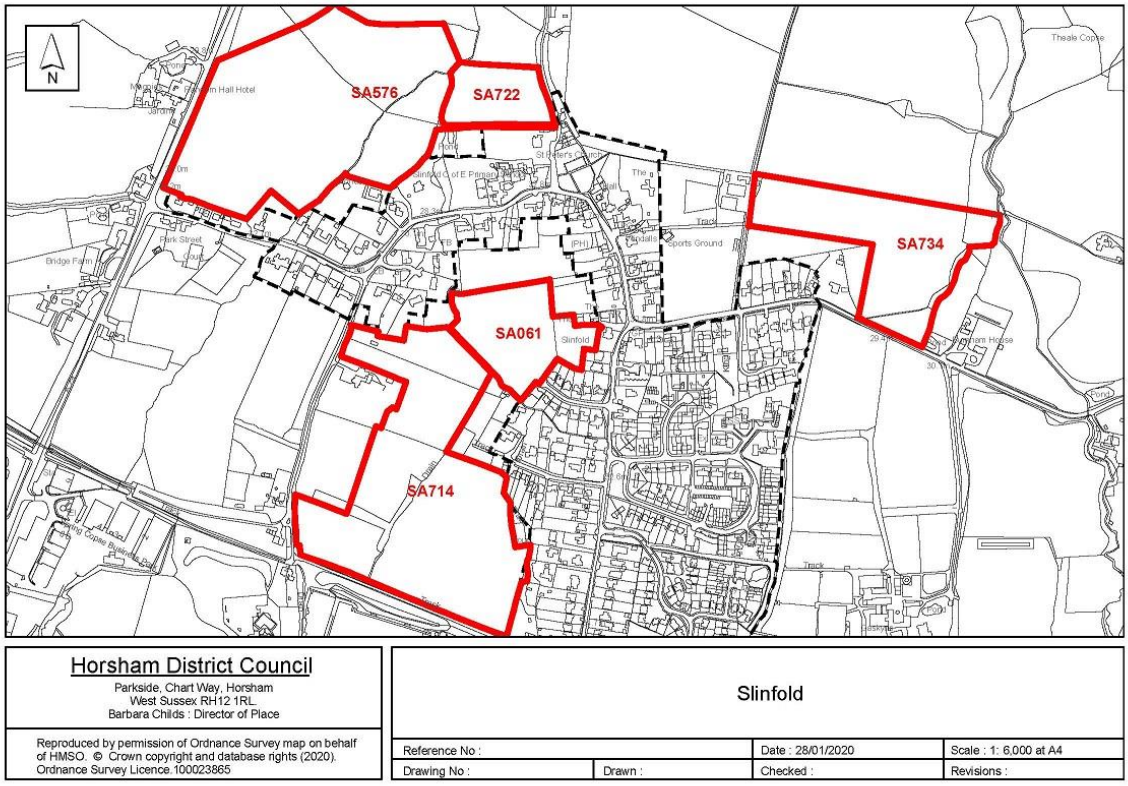
Site Access: There is an existing access from Billingshurst Road which lies just north of the Newbridge Roundabout and provides ready access to the site. This access currently serves the Horsham Stone & Reclamation site and a small number of residential dwellings. The access road is tarmaced but it looks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

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

Environmental Considerations: **Landscape:** The site does not lie within a protected landscape, but visually the site is dominated by the Horsham Stone site and the Grade II listed building. The topography is not flat and undulates throughout the site and there is a large oak tree cluster sites to the west of the listed building. Two large ponds are also contained within the site and consideration of any potential aquatic species would be required if the site or surrounding sites were to be developed. **Biodiversity:** The site lies within a Bat Sustenance Zone and habitats to maintain feeding habitats for bats would need to be retained in the event of development. This location is known to be a habitat for geese during their winter migration. It is understood that a high level Phase 1 habitat survey has been undertakenbut further work will be necessary with the need to retain key ecological features / networks across the site. **Archaeology/Heritage:** A Grade II Listed Building currently lies within the site (Lower Broadbridge Farmhouse) and other Listed Buildings lie to the west of the site (Mill House and Mill Cottage) **Environmental Quality:** The site is affected by some noise/nuisance from the road to the east and roundabout, and also from the Horsham Stone & Reclamation site. This stone is an important local building resource and should not be sterilised. The site currently provides building (roofing) quality Horsham Stone and is connected through an existing permission, to a quarry to the west at Theale Farm. Further detail and guidance on safeguarding of this resource will need to be obtained from West Sussex County Council. **Flooding:** The western part of the site is affected by flood risk (Flood Zones 2 and 3). This flood risk would need to be carefully considered and mitigated against in the event of development coming forward.
Combined RAG Rating: Very Negative Impacts (unlikely to be mitigated)
Site Assessment Conclusion: This site has been submitted in conjunction with SA102 to the north and SA386 to the south. A section of SA102 has previously been identified in the Council's Issues and Options consultation (April 2018) for employment use and is now proposed for employment allocation in the Regulation 18 consultation. The site forming SA386 to the south has also been identified in the housing assessment as having potential for residential development. However, given the constraints of this site, it is not considered that SA766 has the potential to provide any opportunity for residential development, given the significant constraints associated with the minerals site. This includes the safeguarding of the Horsham Stone & Reclamation site, the existing Grade II listed building and a number of biodiversity constraints, specifically the two large ponds contained within the site and the large oak tree cluster which is considered to contribute positively to the setting of the listed building and the wider landscape.

Site Name: Land North West of West Way	**SHELAA Ref number:** SA061

Site Map:



Parish: Slinfold

Site Area: 2.2 hectares

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

Site Description: SA061 comprises of pasture/grazing land and is relatively flat. The site is surrounded by residential development and the local pub to the north, west and east. To the south lies views of the open countryside.

Site Access: Access will be delivered off West Way located to the east.

Proximity to services and facilities: The site adjoins the settlement edge of Slinfold but lies outside the development boundary. The village is classified as a medium village in the settlement hierarchy, having a limited range of services, facilities and local employment provision. Local bus services (no 63 and 100) connect the village to larger settlements such as Horsham which will provide a higher range of services and facilities. The village is also an hub for smaller villages The local Church of England primary school is located within the village.

Environmental Considerations:

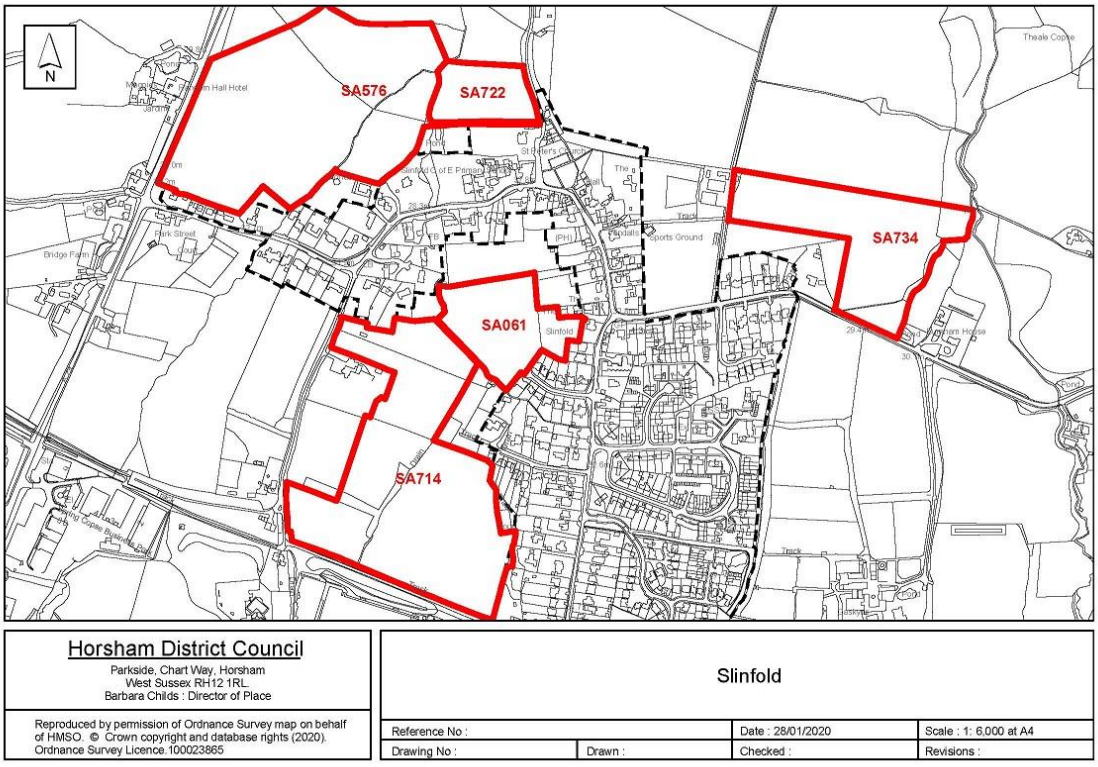
Landscape: The site is relatively flat with small pasture/grazing fields, hedgerows providing an important rural setting for the historic core of the village to the north. Views into the open countryside to the south can be achieved from this location.

Biodiversity: The site and surrounding land is not designated as important for nature conservation. The site does lies within a Bat Sustenance Zone and habitats to maintain feeding habitats for bats would need to be retained. A traditional orchard is sited to the west 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 Slinfold Conservation Area is located to the north and east of the site. A number of heritage assets directly have views into the site area. **Environmental Quality:** The site lies within a Brick Clay (Weald Clay) Minerals Safeguarding Area. Any development will need to ensure there is no adverse impact on this resource. **Flooding:** 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 is located outside the existing settlement boundary. Development proposals in this rural location would harm the setting of the Conservation Area and heritage assets located to the north of the proposal site. Furthermore, any proposal would also inevitably impact on the rural character of the village in this sensitive location which has historically evolved around this space, and would result in the loss of the linear settlement pattern in the village. The adverse impacts on the setting of the conservation area and the harm caused to the wider rural character and appearance of the village with the urbanisation of the area cannot be supported.

Site Name: Land east of Stane Street, A29, and west of Clapgate Lane, Slinfold	**SHELAA Ref number:** SA576 (includes SA722)

Site Map:



Parish: Slinfold

Site Area: 9.2 hectares

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

Site Description: The site is bound to the south by Park Street, to the west by Stane Street (A29), to the north by woodland, and to the east by properties along The Street and Clapgate Lane. The site itself currently comprise entirely of arable land

Site Access: Promoters are propos in access from the A29 in the form of a priority junction with a 'ghost-island' right turn, to slow vehicle speeds and traffic flows along Stane Street (A29). A ghost island right turn would allow vehicles travelling from the south to turn right into the site without blocking northbound through traffic on Stane Street, and would present an improvement on a simple priority junction in terms of both highway capacity and road safety.

Proximity to services and facilities: The site adjoins the settlement edge of Slinfold which is classified as a medium village in the settlement hierarchy, having a limited range of services, facilities and local employment provision. Local bus services (no 63 and 100) connect the village to larger settlements such as Horsham which will provide a higher range of services and facilities. The local Church of England primary school is located within the village. Development in this location would not be of sufficient scale to provide infrastructure upgrades or new services and facilities and would result in additional vehicle journeys, which would perpetuate unsustainable travel patterns.

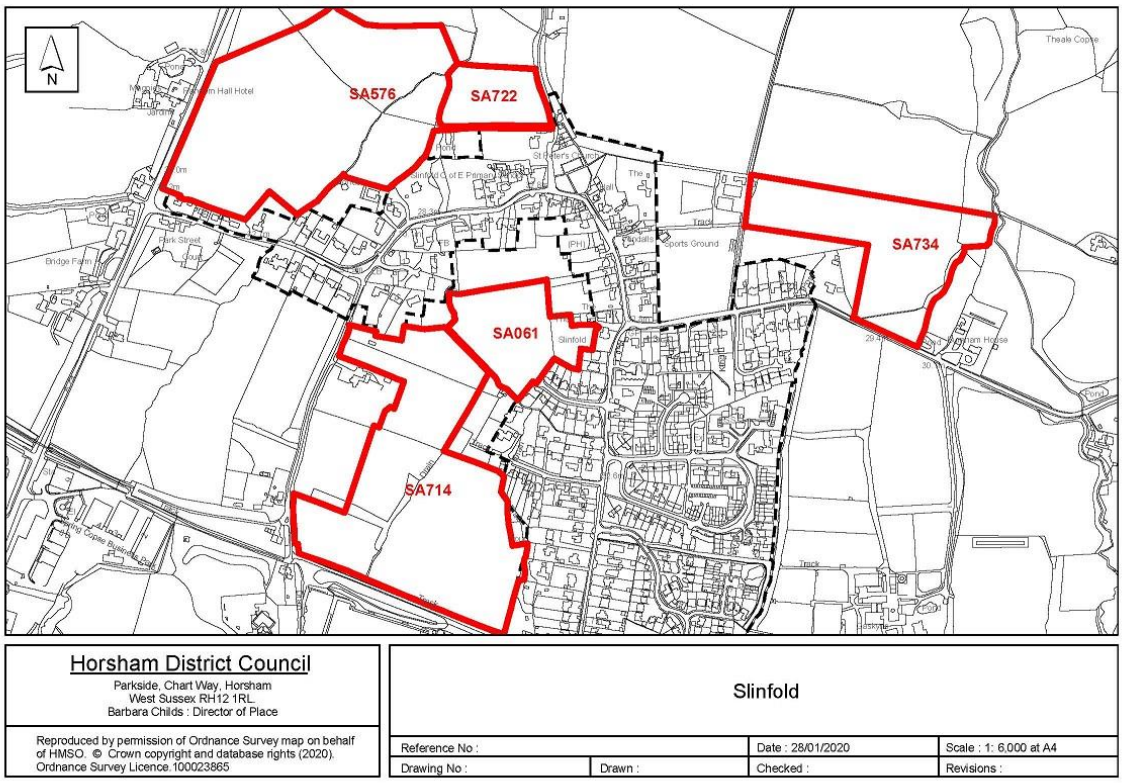
Environmental Considerations:

Landscape: The site is greenfield site with a number of mature trees located within the curtilage and on the boundary of the site. Records state there is one tree with tree preservation order status located within the curtilage of the site. The site is large in scale and would not be in keeping with the generally small scale linear settlement form of the village.

Biodiversity: The site and surrounding land is not designated as important for nature conservation. The site does lies within a Bat Sustenance Zone and habitats to maintain feeding habitats for bats would need to be retained. If progressed as a development site appropriate ecological assessments will be needed and suitable protection and mitigation and biodiversity enhancement would be required. **Archaeology/Heritage**: The Slinfold Conservation Area is located to the west of the site and a number of listed buildings are located on the boundary 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. **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 is located outside the settlement boundary. The area comprises of arable farm land on the edge of the village in a rural setting. The prominence of the A29 and short medium and long sight lines available to passengers and drivers of vehicular traffic along this road artery would see any proposed development result in an urbanisation and intensification in this location and would negatively change the character of the area and landscape. Furthermore, the close proximity of the conservation area to the appraisal site and a number of listed buildings abutting the site would be impacted negatively. It is advised the landscape fringe next to the conservation area boundary has a high sensitivity to change and therefore a proposal for a significant housing development in this location would not be appropriate. It follows SA576 is not recommended to come forward in the local plan review.

Site Name: Land West of Farthings	**SHELAA Ref number:** SA714

Site Map:



Parish: Slinfold

Site Area: 8.8 hectares

Site Location: The site is centrally located within Slinfold Village

Site Description: Land West of the Farthings comprises a number of greenfield parcels of land promoted for mixed use development. The site lies north of the Slinfold Business Park and the Down Links which abuts the southern edge of the site. Residential dwellings lie to the east of the site. Spring Lane and a property 'Amber Field' is located on the western boundary of the site.

Site Access: Access could be achieved at several points (Park Road or the site promoter has control a number of the properties fronting onto Hayes Lane allowing highways control into the site.

Proximity to services and facilities: The site adjoins the settlement edge of Slinfold which is classified as a medium village in the settlement hierarchy, having a limited range of services, facilities and local employment provision. Local bus services (no 63 and 100) connect the village to larger settlements such as Horsham which will provide a higher range of services and facilities. The local Church of England primary school is located within the village. Development in this location would not be of sufficient scale to provide infrastructure upgrades or new services and facilities and would result in additional vehicle journeys, which would perpetuate unsustainable travel patterns

Environmental Considerations:

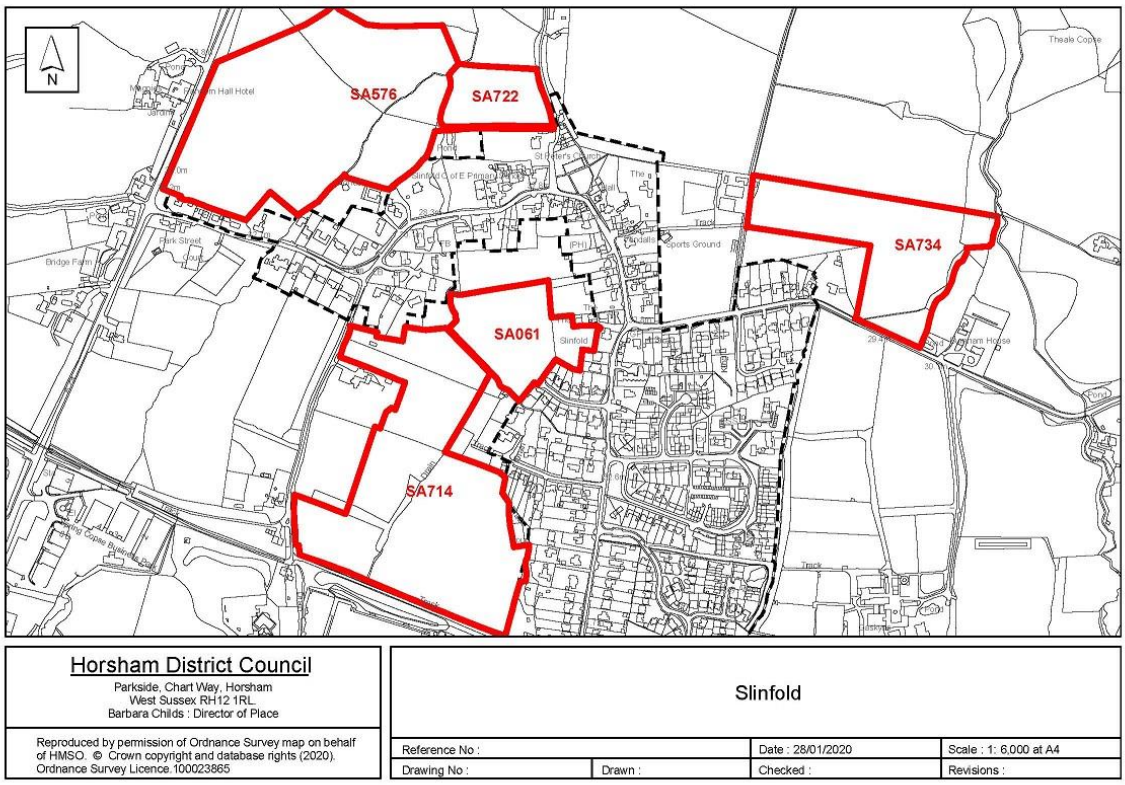
Landscape: The site is greenfield site with a number of mature trees located within the curtilage and on the boundary of the site. Records state there is one tree with tree preservation order status located within the curtilage of the site. The forms a key part of the landscape setting of the village, and development in this location would result in the loss of the rural setting of the village and the historic linear settlement form.

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

feeding habitats for bats would need to be retained. If progressed as a development site appropriate ecological assessments will be needed and suitable protection and mitigation and biodiversity enhancement would be required. **Archaeology/Heritage**: The Slinfold Conservation Area is located to the north of the site and a number of listed buildings are located on the boundary 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. A number of mature trees are located within the curtilage of the site, some of which have tree preservation order status. **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 is located outside the existing settlement boundary. The area makes a significant contribution towards the setting of the Conservation Area and development in this location would irreparably change the rural character of the village damaging the linear and historic settlement pattern. The area has a high sensitively to change in both landscape and heritage terms. There is historic value on the understanding of the evolution and development of the village which has developed over time around this area. In addition, development in this location would be of a scale that would increase pressure on existing services and facilities in the village, but would provide limited new facilities or enhancements. This is likely to result in additional vehicle journeys outside the village, and perpetuating unsustainable travel patterns.

Site Name: Land East of Crosby Farm	**SHELAA Ref number:** SA734

Site Map:



Parish: Slinfold

Site Area: 4.2 hectares

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

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

Site Access: A new access on to Lyons Road will be necessary in order to access the site. There are existing Public Rights of Way to the north.

Proximity to services and facilities: The site adjoins the settlement edge of Slinfold which is classified as a medium village in the settlement hierarchy, having a limited range of services, facilities and local employment provision. Local bus services (no 63 and 100) connect the village to larger settlements such as Horsham which will provide a higher range of services and facilities. The local Church of England primary school is located within the village. Development in this location would not be of sufficient scale to provide infrastructure upgrades or new services and facilities and would result in additional vehicle journeys, which would perpetuate unsustainable travel patterns.

Environmental Considerations:

Landscape: The site is open in nature and is not well related to the existing settlement form. Development in this location would lead to urbanisation that is incongruous with the surrounding landscape and unrelated to the existing settlement character and form.

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

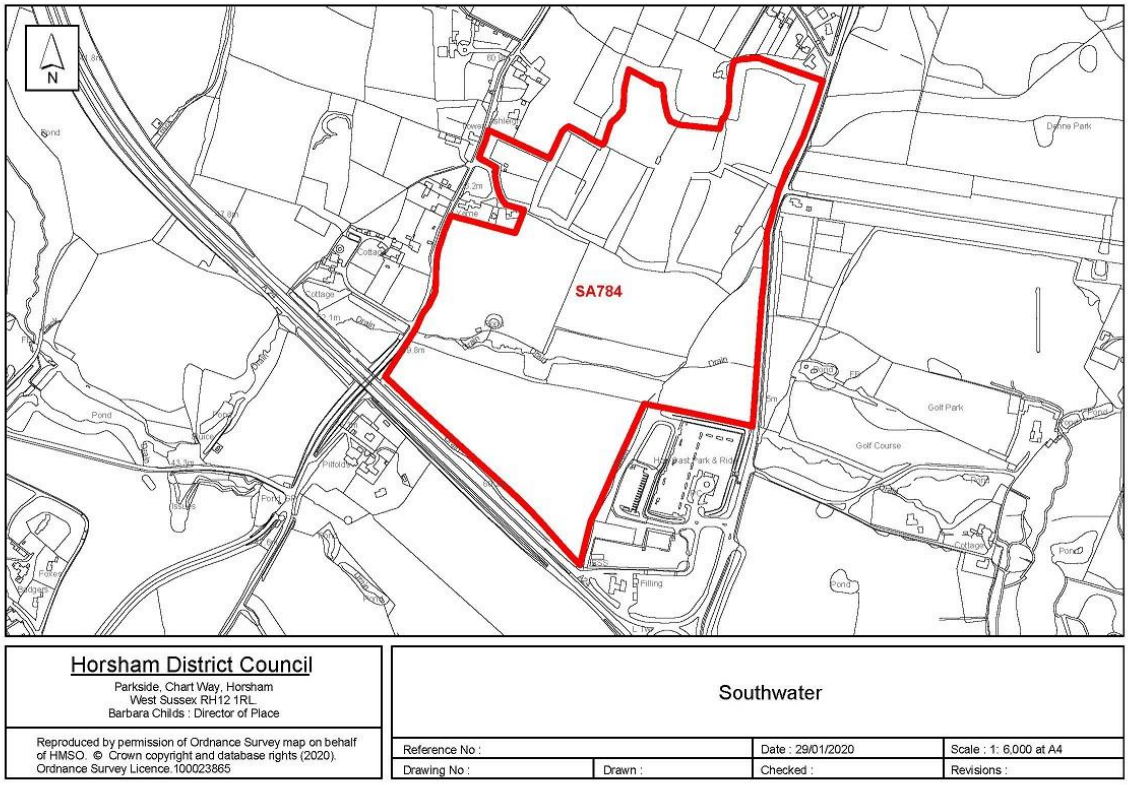
Archaeology/Heritage: The Slinfold Conservation Area is located to the west of the site.

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. **Flooding:** A proportion of the eastern part of the site does lie within an area identified as at risk of flooding (Flood zone 2).
Combined RAG Rating: Very Negative Impacts (unlikely to be mitigated)
Site Assessment Conclusion: Development in this location would not be of sufficient scale to provide infrastructure upgrades or new services and facilities and would result in additional vehicle journeys, which would perpetuate unsustainable travel patterns. The site is located outside the existing settlement boundary. The site extends out into the open countryside and would be detached from the main body of the village. The high visual sensitivity of this landscape area, together with its limited contribution to settlement setting means it would have damaging landscape impacts. The development area is also limited by the presence of land which is at risk of flooding and the proximity of the village Conservation Area to the west.

Southwater

Site Name: Land South of Tower Hill	**SHELAA Ref number:** SA784, (SA040, SA765 and SA626.) SA784 comprises SA040, SA765 and SA626. The employment merits of SA626 are considered in the employment chapter, but there are no separate site assessments for SA040 or SA765.

Site Map:



Parish: Southwater

Site Area: 25.8 hectares.

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

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

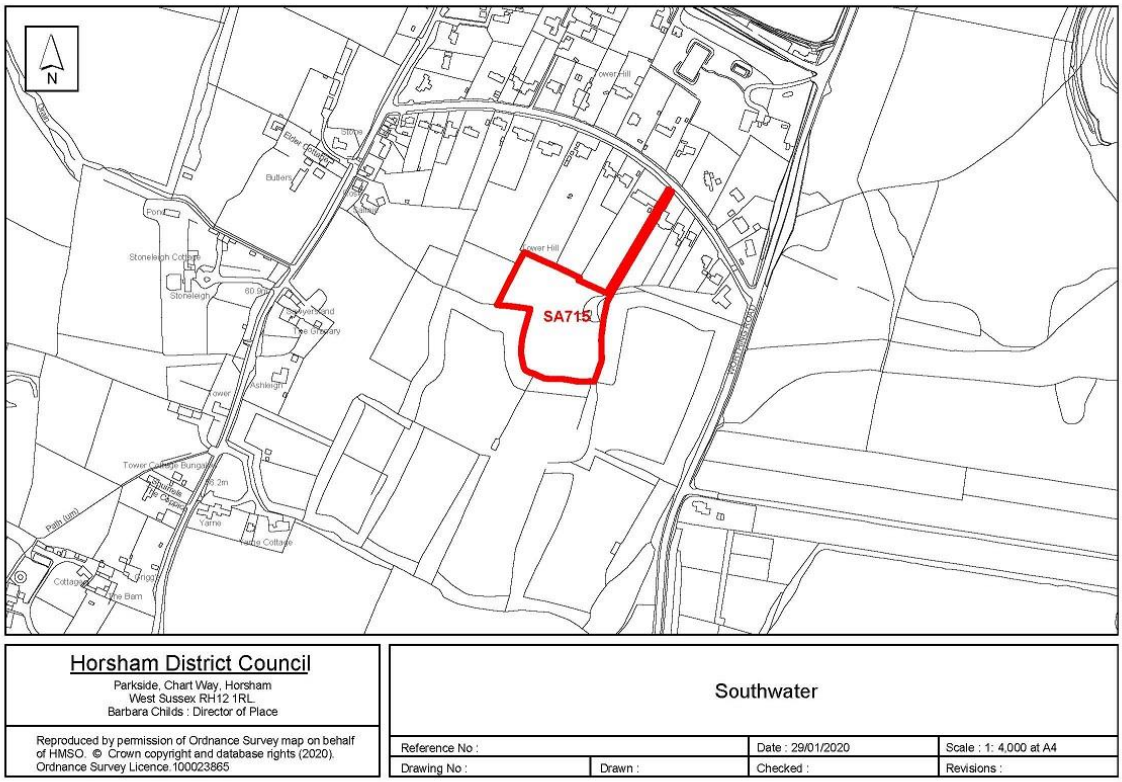
Site Access: The site can be accessed from the B2237 Worthing Road. An access is proposed about 50m north of the access to Denne Park via a “Ghost Island Junction”. A new footway and pedestrian refuge are proposed on the B2237 Worthing Road. An

additional pedestrian/cyclist/emergency is proposed onto Two Mile Ash road along the western boundary of the site.
Proximity to services and facilities: The site is located between Horsham and Southwater. Horsham is the main settlement in the District, which has a large range of employment opportunities, services and facilities including a number of schools and railway stations. Southwater is classified as a large town/ small village and also has a good range of services including primary schools, shops and some employment. The area has a good bus services to Horsham and to Henfield, Brighton and Crawley. The northern section of the site is 1.5km by road north to Horsham Town Centre and 3km by road south to Southwater Village Centre. There is currently no safe pedestrian footway to the site. At the southern extent the site is 2.5km by road north to Horsham Town Centre and 2.8km by road south to Southwater Village Centre. It is likely that development in this location would generate additional vehicle trips to either Horsham or Southwater to reach services and facilities. Collectively whilst some affordable housing or employment needs are proposed, no new infrastructure is proposed to meet the day to day needs of existing residents and there would therefore be a need to travel to Horsham or Southwater to access schools and shops. The site is accessible via public transport given the close proximity of this site to the Park and Ride facility
Environmental Considerations: **Landscape:** The site does not lie within or near a protected landscape. There are a number of overhead power lines on the northern section of the site site. Although there are some urban influences around the Hop Oast junction, the site is overall very rural in character, and forms an important part of the visual separation between Horsham and Southwater. Some sections of the site adjoining the Worthing Road are bounded by low hedgerows. The site is therefore highly visible in these sections. New development would therefore lead to the coalescence of the two separate and distinct settlements and significant adverse landscape impacts. A section of the western boundary is protected by a row of Tree Preservation Orders. **Biodiversity:** The site and surrounding land is not designated as important for nature conservation. The site does not lie within a Bat Sustenance Zone. The site does however contain a number of mature trees and hedgerows and trees which are likely to be of some biodiversity interest. If progressed as a development site appropriate ecological assessments will be needed and suitable protection and mitigation and biodiversity enhancement would be required. **Archaeology/Heritage** The site does not lie within an Archaeological Notification Area. There are 3 listed buildings adjacent to the site (one to the east and two to the west). The site is opposite Denne Park which is a Listed Building and is set within an Archaeological notification area. The setting of this building would be a consideration should development come forward in this location. **Environmental Quality** The site lies within the Brick Clay (Weald Clay Formation) and Building Stone (Horsham Stone) Mineral Safeguarding Areas. A high pressure gas pipeline passes directly through the site from NW to SE in the southern section of the site which may limit the amount of development which can take place in the easements along these pipelines. **Flooding** The site does not lie within an area identified as at risk of flooding (Flood zone 1). Worthing Road is undulating in nature and is subject to localised flooding and occasional closure after severe weather events.
Combined RAG Rating: Very Negative Impacts (unlikely to be mitigated)
Site Assessment Conclusion: The site is located between Horsham and Southwater. Horsham is the main settlement in the District, which has a large range of employment opportunities, services and facilities including a number of schools and railway stations. Southwater is classified as a large town/ small village and also has a good range of services including primary schools, shops and some employment. Whilst some affordable housing or employment needs are

proposed, no new infrastructure is proposed to meet the day to day needs of existing residents and there would therefore be a need to travel to Horsham or Southwater to access schools and shops. Development in this location would therefore generate additional transport impacts. Although there are some urban influences around the Hop Oast junction, the site is overall very rural in character, and forms an important part of the visual separation between Horsham and Southwater. Some sections of the site adjoining the Worthing Road are bounded by low hedgerows. The site is therefore highly visible in these sections. New development would therefore lead to the coalescence of the two separate and distinct settlements and significant adverse landscape impacts. Development in this location would also need to address local drainage issues that arise on Worthing Road.

Site Name: Land at Paddock House, Tower Hill	**SHELAA Ref number:** SA715

Site Map:



Parish: Southwater

Site Area: 1 hectare

Site Location: The site lies away from the Horsham built-up area boundary and in-between Horsham and Southwater. It adjoins a small area of low density housing south of Salisbury Road in Tower Hill.

Site Description: The site is proposed backland garden development, to the south of dwellings in Tower Hill. It is surrounded by mature trees around all site boundaries.

Site Access: Access to this site is difficult, as it is down a narrow drive, on a narrow residential road. This may not be sufficient to support development that is proposed, and further highway work will be necessary to demonstrate safe access can be secured.

Proximity to services and facilities: The site is located between Horsham and Southwater. Horsham is the main settlement in the District, which has a large range of employment opportunities, services and facilities including a number of schools and railway stations. Southwater is classified as a large town/ small village and also has a good range of services including primary schools, shops and some employment. The area has a good bus services to Horsham and to Henfield, Brighton and Crawley. The northern section of the site is 1.5km by road north to Horsham Town Centre and 3km by road south to Southwater Village Centre. development in this location would generate additional vehicle trips to either Horsham or Southwater to reach services and facilities.

Environmental Considerations:

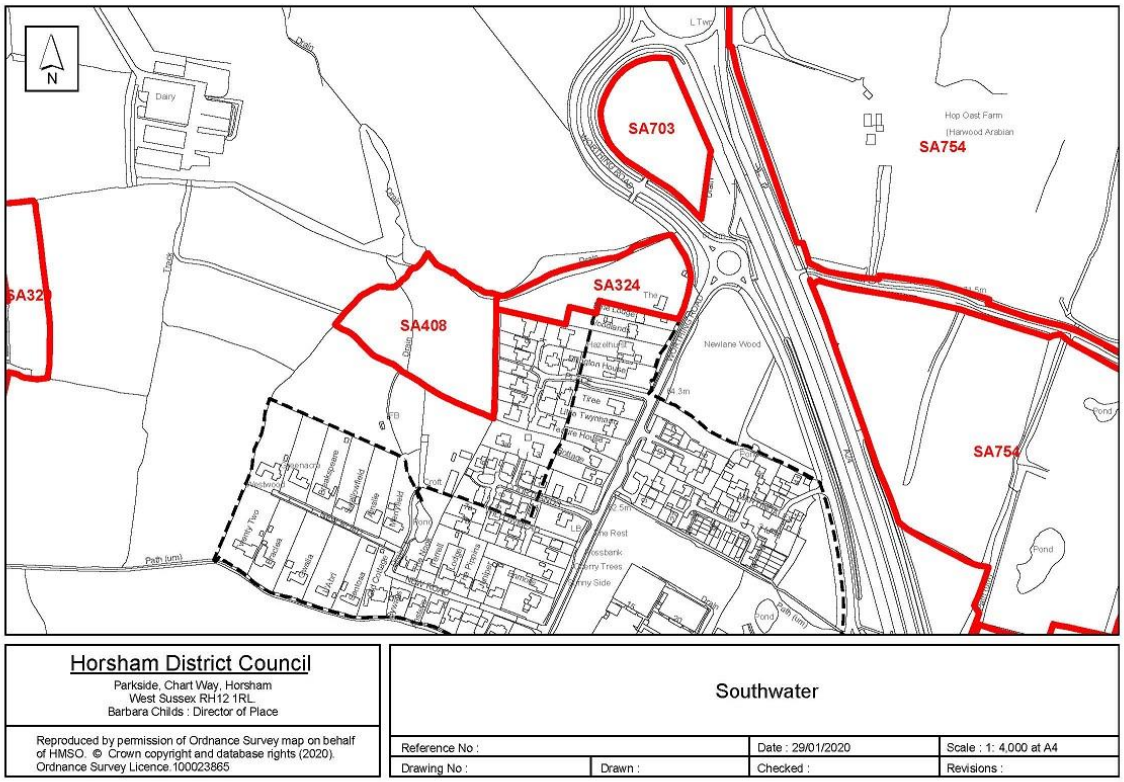
Landscape: The site does not lie within or near a protected landscape. The site very rural in character, and forms an important part of the visual separation between Horsham and Southwater. New development would therefore lead to the coalescence of the two separate and distinct settlements and significant adverse landscape impacts.

Biodiversity: The site and surrounding land is not designated as important for nature conservation. The site does however contain a number of mature trees and hedgerows and

trees which are likely to be of some biodiversity interest. If progressed as a development site appropriate ecological assessments will be needed and suitable protection and mitigation and biodiversity enhancement would be required. The site does not lie within a Bat Sustenance Zone. **Archaeology/Heritage** The site does not lie within an Archaeological Notification Area. There are no listed buildings either within or adjacent to the site. **Environmental Quality** The site does not lie within an Air Quality Management Area and there is unlikely to be contamination. **Flooding** The site does not lie within an area identified as at risk of flooding (Flood zone 1). Worthing Road is undulating in nature and is subject to localised flooding and occasional closure after severe weather events.
Combined RAG Rating: Unfavourable Impacts (with potential for mitigation)
Site Assessment Conclusion: The site is located between Horsham and Southwater. Horsham is the main settlement in the District, which has a large range of employment opportunities, services and facilities including a number of schools and railway stations. Southwater is classified as a large town/ small village and also has a good range of services including primary schools, shops and some employment. Development in this location is not of a sufficient scale to provide new infrastructure to meet the day to day needs of existing residents and there would therefore be a need to travel to Horsham or Southwater to access schools and shops. Development in this location would therefore generate additional transport impacts. The site is rural in character, and forms an important part of the visual separation between Horsham and Southwater. New development would therefore lead to the coalescence of the two separate and distinct settlements and lead to adverse landscape impacts. Development in this location would also need to address local drainage issues that arise on Worthing Road.

Site Name: The Copse Worthing Road	**SHELAA Ref number:** SA324

Site Map:



Parish: Southwater

Site Area: 0.9 hectares

Site Location: The site is located on the northern edge of Southwater, outside of (although adjacent to) Southwater's built-up area boundary.

Site Description: The majority of the site comprises a garden to a single residential property with some small outbuildings.

Site Access: There is direct vehicular and pedestrian access to Worthing Road.

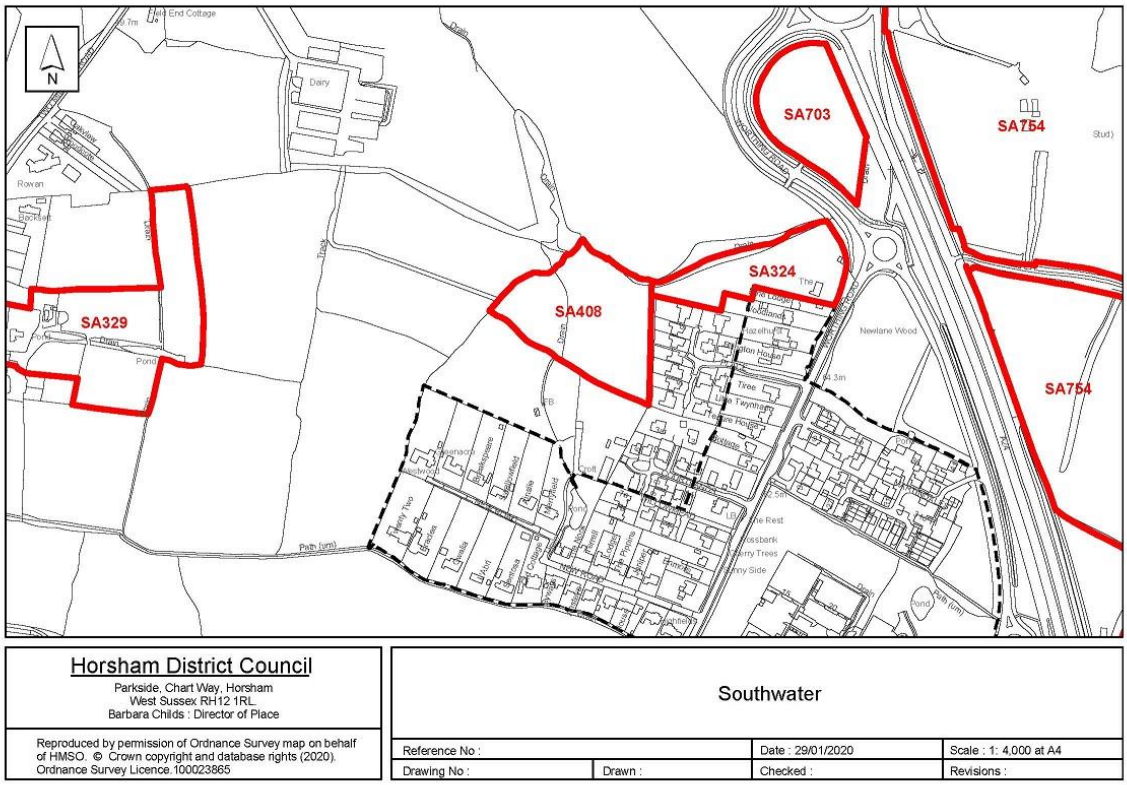
Proximity to services and facilities: Southwater is classified as a large town/ small village and also has a good range of services including primary schools, shops and some employment. Development in this location is not of a sufficient scale to provide new infrastructure to meet the day to day needs of existing residents and there would therefore be a need to travel to Horsham or Southwater to access schools and shops. Development in this location would therefore generate additional transport impacts.
The site is located approximately 2km north from the centre of Southwater, which includes a range of local services and facilities.

Environmental Considerations:
Landscape: The site does not lie within or near a protected landscape. The site is bound by a mature tree line to the north which is covered by a Tree Protection order. This may limit the extent of development which could take place on the site to ensure that there is no future pressure placed on the trees from shading of gardens, concerns about falling branches and so on. There is also ancient woodland to the immediate east of the site, but this is the other side of Worthing Road and is not likely to be directly affected by development in this location.
Biodiversity: The site and surrounding land is not designated as important for nature conservation. The site does not lie within a Bat Sustenance Zone. If progressed as a development site appropriate ecological assessments will be needed and suitable protection and mitigation and biodiversity enhancement would be required.

Archaeology/Heritage The site does not lie within an Archaeological Notification Area. There are no listed buildings within or adjacent to the site. **Environmental Quality** The site does not lie within an Air Quality Management Area and there is unlikely to be contamination. The site is close to the A24 and there may be noise impacts that impact residents in this location. It is considered that these are likely to have potential for mitigation. **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 the amount of development proposed in this location is small, the site is located approximately 2km north from the centre of Southwater. Although the settlement has a range of local services and facilities Development in this location would therefore generate additional transport impacts. The site is bound by a mature tree line to the north which is covered by a Tree Protection order. This may limit the extent of development which could take place on the site to ensure that there is no future pressure placed on the trees from shading of gardens, concerns about falling branches and so on. Any development in this location is likely to be low in number and is unlikely to lead to an allocation in the local plan, except potentially to meet the NPPF small site requirement.

Site Name: Land West of The Copse	**SHELAA Ref number:** SA408

Site Map:



Parish: Southwater

Site Area: 1.4 hectares

Site Location: The site is located on the northern edge of Southwater, outside of (although adjacent to) Southwater's built-up area boundary.

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

Site Access: There is no direct access to the site from a road- the landowner owns the adjacent land to the east (The Copse SA324) and site access would have to be provided through that site to the Worthing Road.

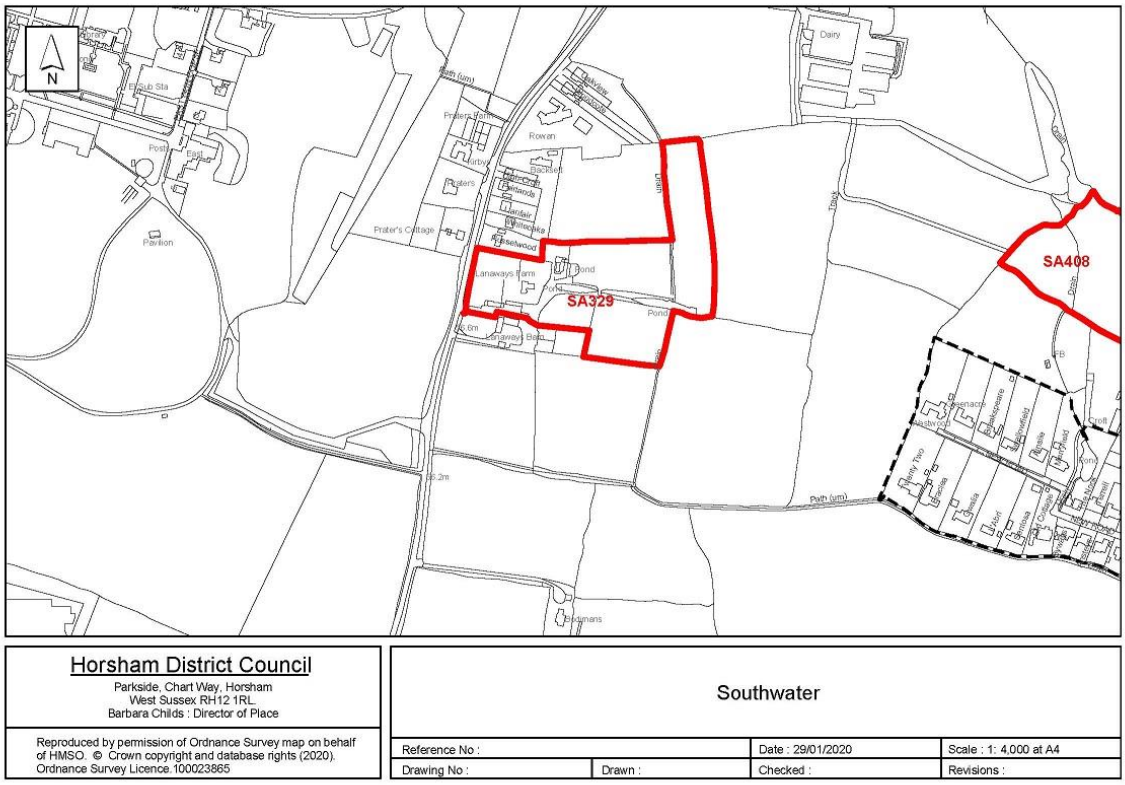
Proximity to services and facilities: Southwater is classified as a large town/ small village and also has a good range of services including primary schools, shops and some employment. Development in this location is not of a sufficient scale to provide new infrastructure to meet the day to day needs of existing residents and there would therefore be a need to travel to Horsham or Southwater to access schools and shops. Development in this location would therefore generate additional transport impacts.
The site is located approximately 2km north from the centre of Southwater, which includes a range of local services and facilities.

Environmental Considerations:
Landscape: The site does not lie within or near a protected landscape. The site appears to be wooded in character and the loss of this land would create a significant change in the setting of Southwater.
Biodiversity: The site and surrounding land is not designated as important for nature conservation, although as a small area of woodland or scrub it is likely to provide valuable wildlife habitat. The site does not lie within a Bat Sustenance Zone. 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 lie within an Archaeological Notification Area. There are no listed buildings within or adjacent to the site. **Environmental Quality** The site does not lie within an Air Quality Management Area and there is unlikely to be contamination. There is a tree preservation order on a line of trees to the immediate north east of the site. Loss of woodland in this location could impact on the ability of the area to absorb carbon emissions and would exacerbate climate change. **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 comprises an area of woodland and scrub, and the loss of this would lead to a significant change in the landscape character of this area, and is also likely to contribute to biodiversity loss. Although the amount of development proposed in this location is small, the site is located approximately 2km north from the centre of Southwater. Although the settlement has a range of local services and facilities Development in this location would therefore generate additional transport impacts. In addition, the site has no direct access to the road network. The deliverability of this site is therefore particularly difficult to demonstrate at this time

Site Name: Lanaways Farm	**SHELAA Ref number:** SA329

Site Map:



Parish: Southwater

Site Area: 2 hectares

Site Location: The site is located to the rear of Lanaways Farm on Two Mile Ash road in Southwater. The site is in an isolated rural location away from an existing Built Up Area boundary. The site does however adjoin land proposed as a strategic scale extension to Southwater, and the site has therefore been assessed taking account of this matter.

Site Description: The site comprises a farm at the front, with a number of fields at the rear, enclosed by hedgerows. The site is currently very rural and is not well related to the existing built form of Southwater. Should the wider strategic site be allocated for development, the site would have a closer relationship to the settlement boundary. However, the site has not been allocated for development and the precise extent of any landscaping, design or layout cannot be known. Even in the event that this strategic site were to come forward the site may still have a rural character.

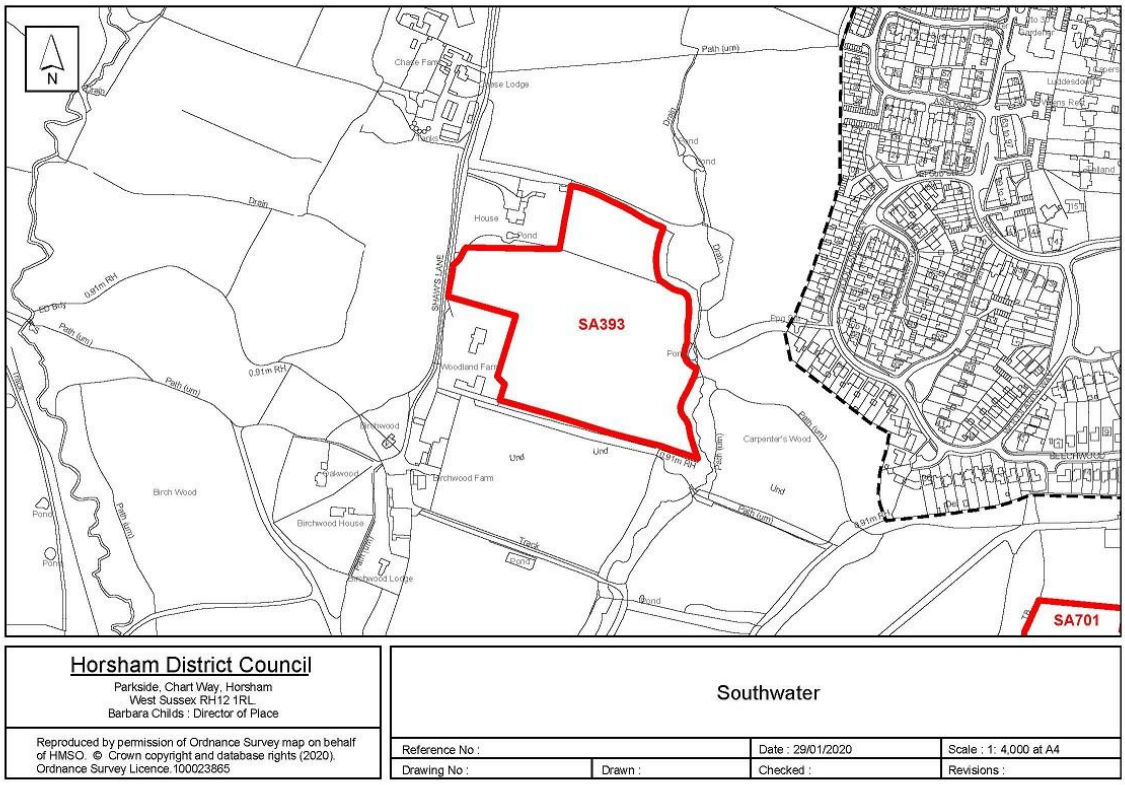
Site Access: There is vehicular and pedestrian access to Two Mile Ash road.

Proximity to services and facilities: The site is approximately 3000m from the centre of Southwater by road. Southwater is classified as a large town/ small village and also has a good range of services including primary schools, shops and some employment. Development in this location is not of a sufficient scale to provide new infrastructure to meet the day to day needs of existing residents and there would therefore be a need to travel to Horsham or Southwater to access schools and shops. Development in this location would therefore generate additional transport impacts.

Environmental Considerations: **Landscape:** The site does not lie within or near a protected landscape. The site is currently very rural and is not well related to the existing built form of Southwater and is not suitable development as it would lead to isolated rural development. In the event that the wider strategic site to the south is allocated for development, the site would potentially have a closer relationship to the settlement boundary. However, no decisions have been made and it is not possible to know what relationship the land would have with this site in terms of landscaping, design or layout cannot be known. It is therefore not possible to determine the wider impact of development together with a larger strategic scale proposal at this time. **Biodiversity:** The site and surrounding land is not designated as important for nature conservation. The site lies within a Bat Sustenance Zone, and the feeding habitats of any bats would have to be protected. If progressed as a development site appropriate ecological assessments will be needed and suitable protection and mitigation and biodiversity enhancement would be required. **Archaeology/Heritage:** The site does not lie within an Archaeological Notification Area. There is a listed building on site (Lanaways Farmhouse Grade II) and a listed building to the immediate south (Lanaways Barn, Grade II). Any development would need to consider the setting of these buildings, which may impact on the developable area. **Environmental Quality:** The site does not lie within an Air Quality Management Area and there is unlikely to be contamination. There are no tree preservation orders on site. **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: This site is not considered suitable for development, as the site is located outside the built-up area boundary in the countryside and will result in an isolated rural development, which may have significant negative impacts on the setting of nearby listed buildings. In the event that the wider strategic site to the south is allocated for development, the site would potentially have a closer relationship to the settlement boundary. However, no decisions have been made and it is not possible to know what relationship the land would have with this site in terms of landscaping, design or layout cannot be known. It is therefore not possible to determine the wider impact of development together with a larger strategic scale proposal at this time. This would need to be reviewed in the event that the strategic site were identified for development.

Site Name: Woodlands Farm	**SHELAA Ref number:** SA393

Site Map:



Parish: Southwater

Site Area: 4 hectares

Site Location: The site is located at the southernmost boundary of Southwater Parish, to the west of the built-up area boundary of Southwater. It is close to, but does not directly adjoins land to the north west which has been allocated for a development of around 600 homes in the Horsham District Planning Framework. This development has now commenced.

Site Description: The site is a greenfield site, comprising 2 fields. The boundaries are formed of mature trees, except the western boundary where it sits adjacent the rear garden of Woodland Farm. Land to the east of the site is heavily wooded and provides a clear break with the existing settlement form.

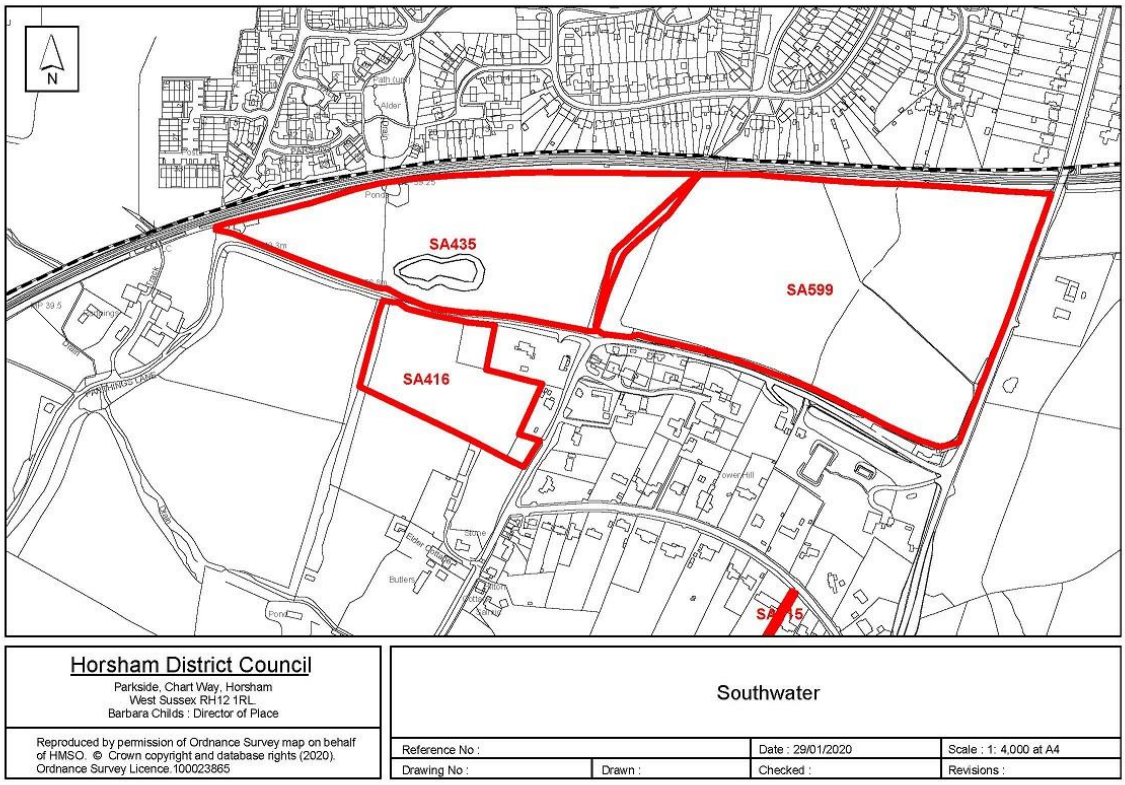
Site Access: Existing access to the site is from Shaw's Lane. This is a narrow rural lane which does not directly connect with the existing built form of Southwater. There is a public footpath to the south of the site which is around 700m walk through woodland to the current settlement boundary.

Proximity to services and facilities: Southwater is classified as a large town/ small village and also has a good range of services including primary schools, shops and some employment. Development in this location is not of a sufficient scale to provide new infrastructure to meet the day to day needs of existing residents and there would therefore be a need to travel to Horsham or Southwater to access schools and shops. Development in this location would therefore generate additional transport impacts. The site is located approximately 1km north from the centre of Southwater, which includes a range of local services and facilities. This is however only accessible by foot on public rights of way which pass through and along existing woodland. Access to the village centre and beyond by road is considerably more convoluted and development in this location is likely to generate additional vehicle journeys.

Environmental Considerations: **Landscape:** The site does not lie within a protected landscape. There is ancient woodland to the immediate east of the site. It would be necessary to provide a landscape buffer to this designation should development come forward in this location. The site is separated from Southwater by the mature woodland, and development would not be well related to the existing settlement pattern. It would give rise to a development which is isolated in character. **Biodiversity:** The site and surrounding land is not designated as important for nature conservation. The site does lies within a Bat Sustenance Zone and the feeding habitats of any bats would need to be protected. If progressed as a development site appropriate ecological assessments will be needed and suitable protection and mitigation and biodiversity enhancement would be required. **Archaeology/Heritage:** The site lies within an Archaeological Notification Area, and an archaeological study would need to be submitted to demonstrate there were no archaeological impacts. There are no listed buildings within or adjacent to the site. **Environmental Quality:** The site does not lie within an Air Quality Management Area and there is unlikely to be contamination. There are no tree preservation orders on the site or adjacent to it. **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: This site is not considered suitable for development, as the site is located outside the built-up area boundary in the countryside and will result in an isolated rural development which is not well related to the existing settlement form. Southwater is classified as a large town/ small village and also has a good range of services including primary schools, shops and some employment. Development in this location is not of a sufficient scale to provide new infrastructure to meet the day to day needs of existing residents and there would therefore be a need to travel to Horsham or Southwater to access schools and shops. Although geographically relatively close to Southwater, the road access to the site from Southwater is not direct and would generate addition, relatively lengthy car journeys even to reach local services and facilities.

Site Name: The Hermitage, Tower Hill	**SHELAA Ref number:** SA416

Site Map:



Parish: Southwater

Site Area: 1.54 hectares

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

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

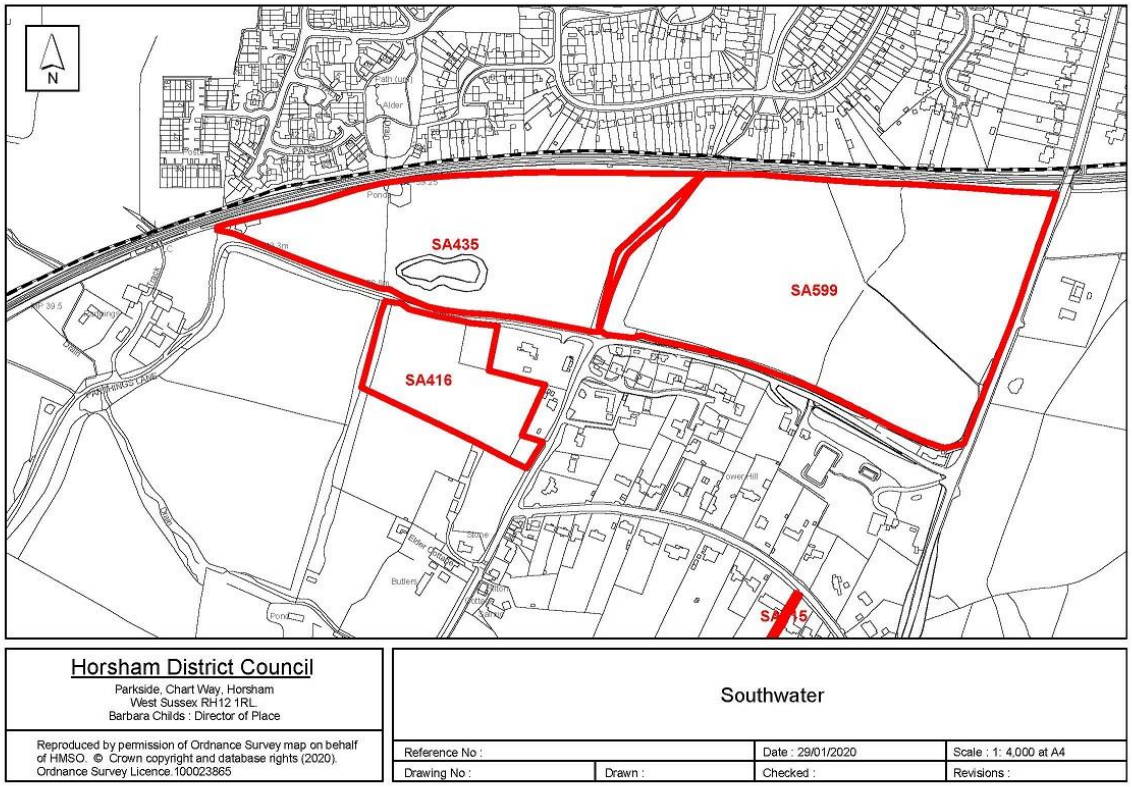
Site Access: The site would be accessed from the existing residential roads in Tower Hill. These access the wider road network to the east, via a junction with Worthing Road.

Proximity to services and facilities: The site is located between Horsham and Southwater. Horsham is the main settlement in the District, which has a large range of employment opportunities, services and facilities including a number of schools and railway stations. Southwater is classified as a large town/ small village and also has a good range of services including primary schools, shops and some employment. The area has a good bus services to Horsham and to Henfield, Brighton and Crawley. The site is 1.5km by road north to Horsham Town Centre and 3km by road south to Southwater Village Centre. Thre is no safe pedestrian footway to the site. Development in this location is not of a sufficient scale to provide new infrastructure to meet the day to day needs of existing residents and there would therefore be a need to travel to Horsham or Southwater to access schools and shops.

Environmental Considerations: **Landscape:** The site does not lie within or near a protected landscape. The site rural in character, and forms an important part of the separation between Horsham and Southwater. New development would extend development of Tower Hill to the west creating further pressure for development on the west of the road. Proposals on this site are not in keeping with the low density appearance of the surroundings and would have a significant urbanising impact within an area which has a rural character. This would therefore lead to the coalescence of the two separate and distinct settlements and significant adverse landscape impacts. **Biodiversity:** The site and surrounding land is not designated as important for nature conservation. The site does not lie within a Bat Sustenance Zone. If progressed as a development site appropriate ecological assessments will be needed and suitable protection and mitigation and biodiversity enhancement would be required. **Archaeology/Heritage** The site does not lie within an Archaeological Notification Area. There is a Grade II listed building (Butlers Cottage) to the immediate east of the proposed development site. The developer has proposed a buffer between the development and the listed building. **Environmental Quality** – The site does not lie within an Air Quality Management Area and there is unlikely to be contamination. **Flooding** The site does not lie within an area identified as at risk of flooding (Flood zone 1). Worthing Road is undulating in nature and is subject to localised flooding and occasional closure after severe weather events.
Combined RAG Rating: Unfavourable Impacts (with potential for mitigation)
Site Assessment Conclusion: The site is located between Horsham and Southwater. Horsham is the main settlement in the District, which has a large range of employment opportunities, services and facilities including a number of schools and railway stations. Southwater is classified as a large town/ small village and also has a good range of services including primary schools, shops and some employment. Development in this location is not of a sufficient scale to provide new infrastructure to meet the day to day needs of existing residents and there would therefore be a need to travel to Horsham or Southwater to access schools and shops. Development in this location would therefore generate additional transport impacts. The site is rural in character, and forms an important part of the visual separation between Horsham and Southwater. New development would therefore lead to the coalescence of the two separate and distinct settlements and lead to adverse landscape impacts.

Site Name: Land north of Parthings Lane, Tower Hill	**SHELAA Ref number:** SA435

Site Map:



Parish: Southwater

Site Area: 3.45 hectares

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

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

Site Access: The site can be accessed from Parthings Lane, which is a narrow country lane that is a designated footpath.

Proximity to services and facilities: The site is located between Horsham and Southwater. Horsham is the main settlement in the District, which has a large range of employment opportunities, services and facilities including a number of schools and railway stations. Southwater is classified as a large town/ small village and also has a good range of services including primary schools, shops and some employment. The area has a good bus services to Horsham and to Henfield, Brighton and Crawley. The site is 1.5km by road to Horsham Town Centre and 3.5km by road south to Southwater Village Centre. Development in this location is not of a sufficient scale to provide new infrastructure to meet the day to day needs of existing residents and there would therefore be a need to travel to Horsham or Southwater to access schools and shops. Development in this location would therefore generate additional transport impacts.

Environmental Considerations:
Landscape: The site does not lie within or near a protected landscape. The site is rural in character, and although it is physically close to the built form of Horsham, the existing railway line forms a firm and defensible boundary of the town. The landscape south forms an important part of the visual separation between Horsham and Southwater. New development would therefore lead to the coalescence of the two separate and distinct settlements and significant adverse landscape impacts.
Biodiversity: The site and surrounding land are not designated as important for nature conservation. The site does not lie within a Bat Sustenance Zone. If progressed as a development site appropriate ecological assessments will be needed and suitable protection and mitigation and biodiversity enhancement would be required.
Archaeology/Heritage The site does not lie within a Conservation Area or Archaeological Notification Area. There are no listed buildings on the site, although there are 2 listed buildings within 100m of the southern boundary of the site.
Environmental Quality The site does not lie within an Air Quality Management Area and there is unlikely to be contamination. A railway line runs along the northern side of the site, so it would be necessary to locate development to the southern part of the site, on the higher ground.
Flooding The site does not lie within an area identified as at risk of flooding (Flood zone 1). Worthing Road is undulating in nature and is subject to localised flooding and occasional closure after severe weather events.

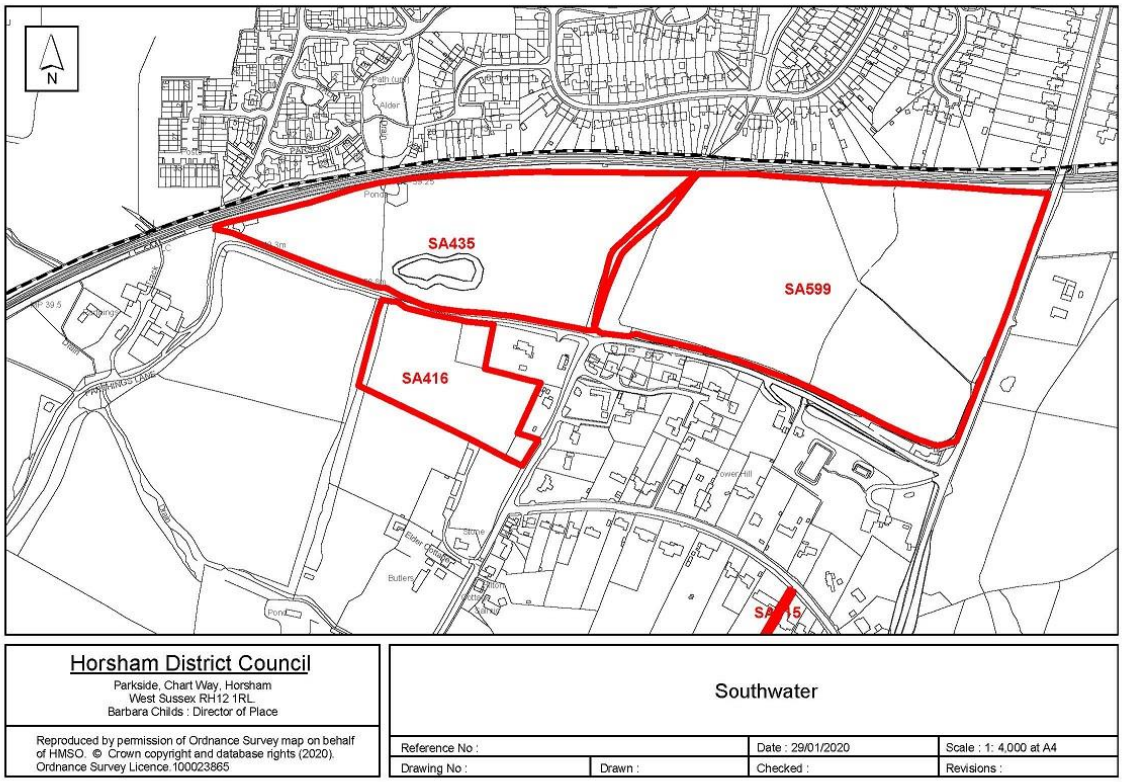
Combined RAG Rating: Very Negative Impacts (unlikely to be mitigated)

Site Assessment Conclusion:

The site is located between Horsham and Southwater. Horsham is the main settlement in the District, which has a large range of employment opportunities, services and facilities including a number of schools and railway stations. Southwater is classified as a large town/ small village and also has a good range of services including primary schools, shops and some employment. Development in this location is not of a sufficient scale to provide new infrastructure to meet the day to day needs of existing residents and there would therefore be a need to travel to Horsham or Southwater to access schools and shops. Development in this location would therefore generate additional transport impacts.
Although close to the boundary with Horsham, the site is rural in character, and is related to the wider countyside rather than the built form, as a result of the railway line which forms a clear and defensible settlement boundary. The site forms an important part of the visual separation between Horsham and Southwater. New development would therefore lead to the coalescence of the two separate and distinct settlements and lead to adverse landscape impacts. Development in this location would also need to address local drainage issues that arise on Worthing Road.

Site Name: Land at Worthing Road and Tower Hill	**SHELAA Ref number:** SA599

Site Map:



Parish: Southwater

Site Area: 7.8 hectares

Site Location: The site lies in the countryside, to the south of the Horsham built-up area boundary and in-between Horsham and Southwater.

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

Site Access: Two new vehicular accesses from Worthing Road to the site are proposed.

Proximity to services and facilities: The site is located between Horsham and Southwater. Horsham is the main settlement in the District, which has a large range of employment opportunities, services and facilities including a number of schools and railway stations. Southwater is classified as a large town/ small village and also has a good range of services including primary schools, shops and some employment. The area has a good bus services to Horsham and to Henfield, Brighton and Crawley. The site is 1 km by road to Horsham Town Centre and 3.5km by road south to Southwater Village Centre. Development in this location is not of a sufficient scale to provide new infrastructure to meet the day to day needs of existing residents and there would therefore be a need to travel to Horsham or Southwater to access schools and shops. Development in this location would therefore generate additional transport impacts.

Environmental Considerations:

Landscape: The site does not lie within or near a protected landscape. The site is rural in character, and although it is physically close to the built form of Horsham, the existing railway line forms a firm and defensible boundary of the town. The landscape south forms an important part of the visual separation between Horsham and Southwater. New

development would therefore lead to the coalescence of the two separate and distinct settlements and significant adverse landscape impacts. The southern part of the site is particularly elevated, and affords views south to Horsham.

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

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

Environmental Quality There are no known water quality, or issues. The Worthing Road to the immediate east of the site is very busy, so there would potentially be noise issues along the eastern side of the site.

Flooding The site does not lie within an area identified as at risk of flooding (Flood zone 1). Worthing Road is undulating in nature and is subject to localised flooding and occasional closure after severe weather events.

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

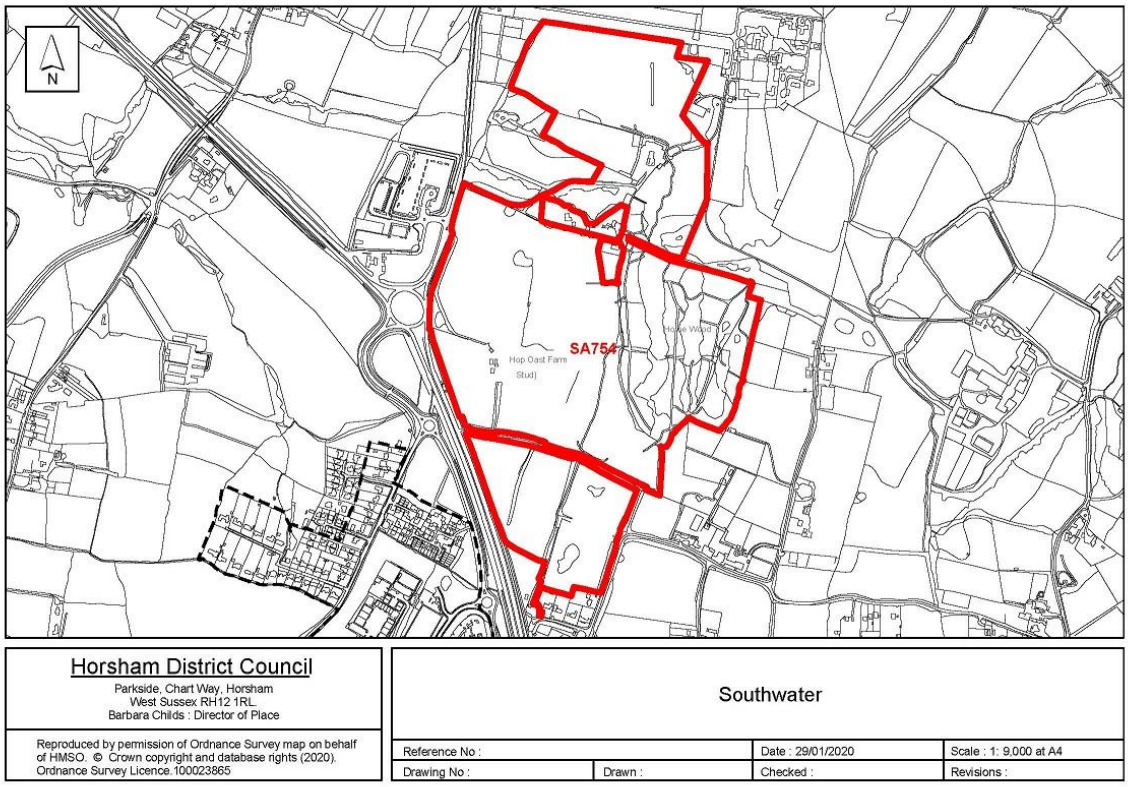
Site Assessment Conclusion:

The site is located between Horsham and Southwater. Horsham is the main settlement in the District, which has a large range of employment opportunities, services and facilities including a number of schools and railway stations. Southwater is classified as a large town/ small village and also has a good range of services including primary schools, shops and some employment. Development in this location is not of a sufficient scale to provide new infrastructure to meet the day to day needs of existing residents and there would therefore be a need to travel to Horsham or Southwater to access schools and shops. Development in this location would therefore generate additional transport impacts.

Although close to the boundary with Horsham, the site is rural in character, and is related to the wider countyside rather than the built form, as a result of the railway line which forms a clear and defensible settlement boundary. The site forms an important part of the visual separation between Horsham and Southwater. New development would therefore lead to the coalescence of the two separate and distinct settlements and lead to adverse landscape impacts. Development in this location would also need to consider impacts on the nearby listed building. Development in this location would also need to address local drainage issues that arise on Worthing Road.

Site Name: Horsham Golf and Fitness Club	**SHELAA Ref number:** SA754

Site Map:



Parish: Southwater

Site Area: 55 hectares

Site Location: The site lies in the countryside, to the south of the Horsham built-up area boundary and in-between Horsham and Southwater, on the northern side of the A24.

Site Description: The site is currently used as a golf and fitness club with ancillary restaurant and club shop. Adjacent uses include football club, park and ride, waste recycling, and agricultural. The site is rural in character and has a wooded character, particularly around the site boundaries.

Site Access: There is an existing vehicular access onto Worthing Road, which is opposite Horsham Park and Ride. It is proposed to add an additional entrance approximately 400m to the south of the existing entrance.

Proximity to services and facilities: The site is located between Horsham and Southwater. Horsham is the main settlement in the District, which has a large range of employment opportunities, services and facilities including a number of schools and railway stations. Southwater is classified as a large town/ small village and also has a good range of services including primary schools, shops and some employment. The area has a good bus services to Horsham and to Henfield, Brighton and Crawley. The site is 2 km by road north to Horsham Town Centre and 2.5 km by road south to Southwater Village Centre. 500 dwellings are proposed in this location, which may provide some additional community facilities, but these would not be sufficient in scale to prevent additional journeys to either Horsham or Southwater. The proximity of the site to the Park and Ride does enable some potential journeys to be made via public transport. Development of this site could also lead to some reduction in recreational facilities with the partial loss of golf course land. Further studies would be required to understand the impact of such a loss.

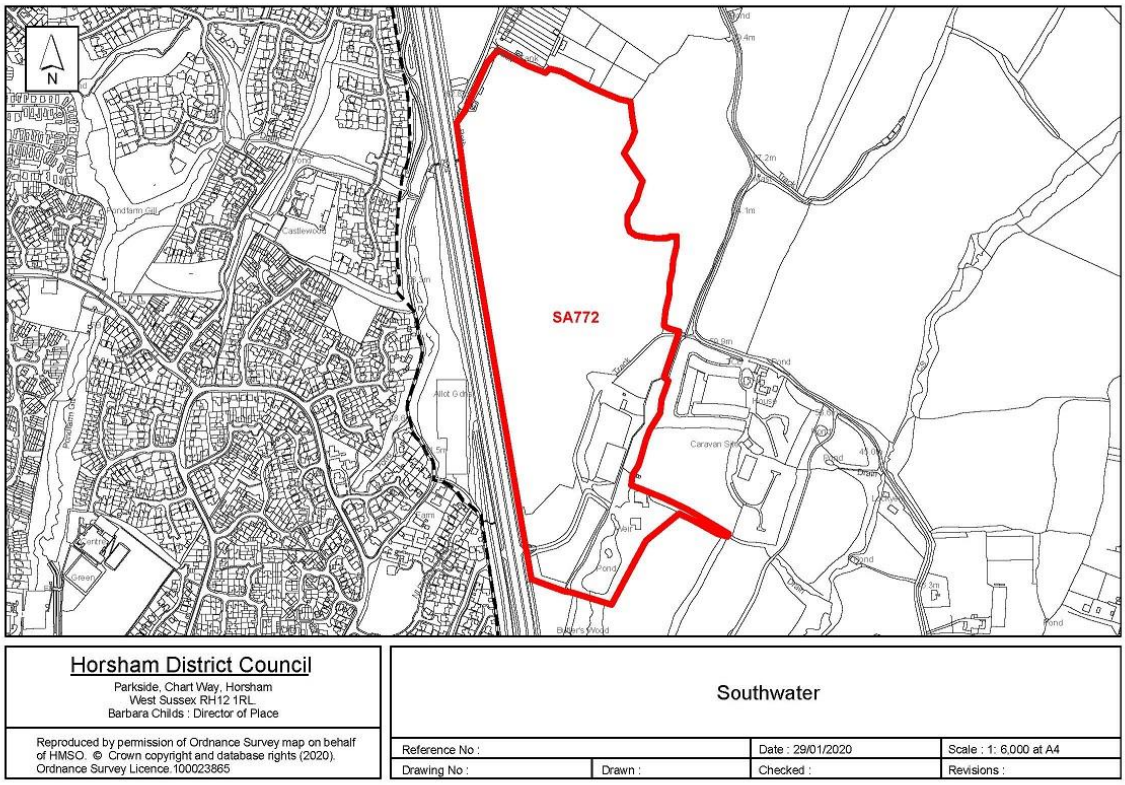
Environmental Considerations:
Landscape: The site does not lie within or near a protected landscape.
Although the site has some urban influences around the Hop Oast junction, and football pitches, the character of the golf course remains rural in character. The site forms an important part of the visual separation between Horsham and Southwater. New development would therefore lead to the coalescence of the two separate and distinct settlements and significant adverse landscape impacts. A number of Tree Preservation Orders are located within the site.
Biodiversity: The site and surrounding land is not designated as important for nature conservation. The site does not lie within a Bat Sustenance Zone. If progressed as a development site appropriate ecological assessments will be needed and suitable protection and mitigation and biodiversity enhancement would be required. Ancient woodland is located to the south east of the site, and there are a number of woodland corridors which link to this designation. The loss of this woodland could lead to a loss of important wildlife habitat.
Archaeology/Heritage The northern section of the site lies within an Archaeological Notification Area. Surveys would have to be undertaken to ensure that there would be no impact on any archaeological objects. There are 2 listed buildings adjacent to the north east corner of the site (Denne Park House, Grade II and Pineapple Cottage, Grade II).
Environmental Quality The site does not lie within an Air Quality Management Area and there is unlikely to be contamination. A high pressure gas pipeline passes directly through the site from NW to SE. which can limit the amount of development which can take place in the easements along these pipelines.
Flooding The site does not lie within an area identified as at risk of flooding (Flood zone 1). Worthing Road is undulating in nature and is subject to localised flooding and occasional closure after severe weather events.

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

Site Assessment Conclusion:
The site is located between Horsham and Southwater. Horsham is the main settlement in the District, which has a large range of employment opportunities, services and facilities including a number of schools and railway stations. Southwater is classified as a large town/ small village and also has a good range of services including primary schools, shops and some employment. Whilst some affordable housing or employment needs are proposed, no new infrastructure is proposed to meet the day to day needs of existing residents and there would therefore be a need to travel to Horsham or Southwater to access schools and shops. Development in this location would therefore generate additional transport impacts.
Although there are some urban influences around the Hop Oast junction, the site is overall very rural in character, and forms an important part of the visual separation between Horsham and Southwater. Some sections of the site adjoining the Worthing Road are bounded by low hedgerows. The site is therefore highly visible in these sections. New development would therefore lead to the coalescence of the two separate and distinct settlements and significant adverse landscape impacts. Development in this location would need to address the local drainage issues on Worthing Road and would also need to take account of the High pressure gas pipeline which runs through a significant proportion of the site.

Site Name: Butlers Ghyll, Southwater	**SHELAA Ref number:** SA772

Site Map:



Parish: Southwater

Site Area: 13.9 hectares

Site Location: The site lies in the countryside, east of the A24. Southwater lies to the west of the road.

Site Description: The site comprises a large area of grassland bounded by mature trees. The south of the site contains a small area of residential and commercial uses. East of the site is a caravan park.

Site Access: There is vehicular access from the A24. This is however in the south bound direction only and traffic on this road is fast moving, and is very busy particularly in peak hours. There may therefore be significant safety concerns with access to any new development in its current form.

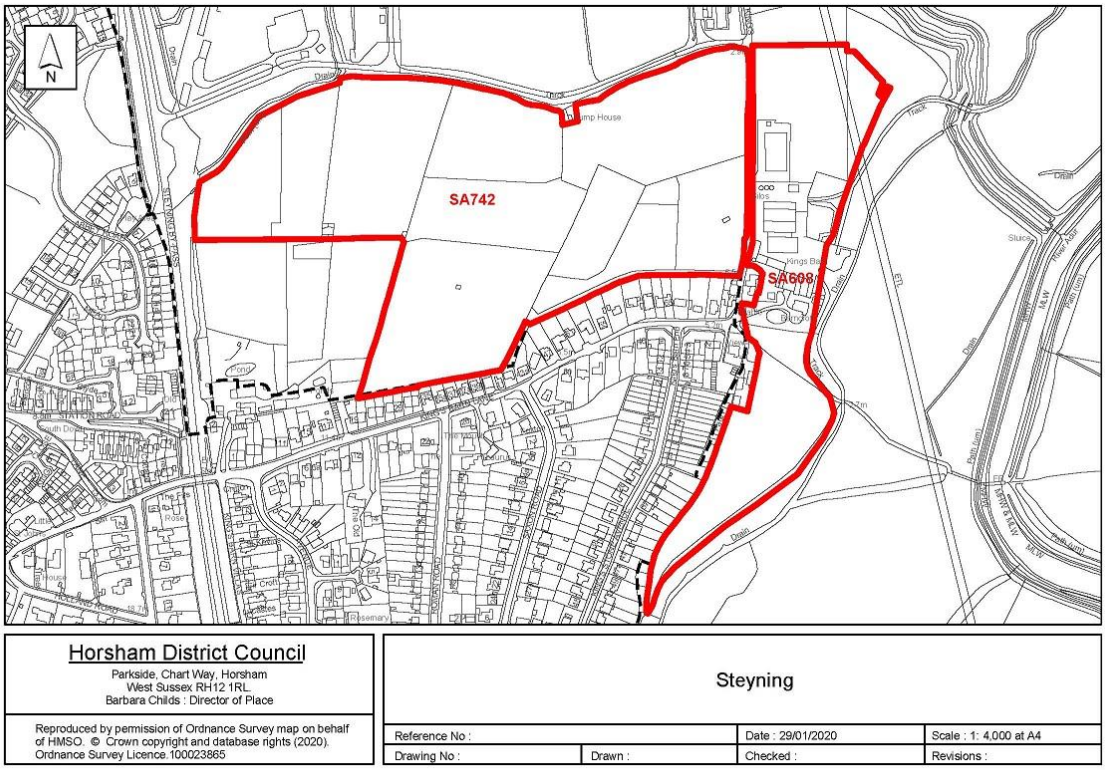
Proximity to services and facilities: Southwater is classified as a large town/ small village and also has a good range of services including primary schools, shops and some employment. Development in this location is not of a sufficient scale to provide new infrastructure to meet the day to day needs of existing residents and there would therefore be a need to travel to Horsham or Southwater to access schools and shops. Development in this location would therefore generate additional transport impacts. The site is located approximately 1km east from the centre of Southwater, which includes a range of local services and facilities. There is no direct access by road or foot to these facilities. This would necessitate a car journey south on the A24 and in to the village from the roundabout at the southern edge of the village. The return trip would require travel up to the Hop Oast roundabout before returning southward on the A24.

Environmental Considerations: **Landscape:** The site does not lie within or near a protected landscape. The site is rural in character, and the A24 provides a firm boundary to the existing built form of Southwater. Any development in this location would be entirely unrelated to the existing settlement pattern. It would appear as an isolated rural development. **Biodiversity:** The site and surrounding land is not designated as important for nature conservation. The site does not lie within a Bat Sustenance Zone. If progressed as a development site appropriate ecological assessments will be needed and suitable protection and mitigation and biodiversity enhancement would be required. **Archaeology/Heritage** The site does not lie within an archaeological notification area. There are no listed buildings either on or within the vicinity of the site. **Environmental Quality** The site does not lie within an Air Quality Management Area and there is unlikely to be contamination. There are no protected trees either on or in the vicinity of the site. **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 is rural in character. The A24 on the western boundary of the site provides a firm boundary to the existing built form of Southwater. Any development in this location would be entirely unrelated to the existing settlement pattern. It would appear as an isolated rural development in the countryside. The site has no existing linkages by road or foot to Southwater village. The development is unlikely to be of sufficient scale to bring forward sufficient new services and facilities to create a new community. Development in this location would therefore generate additional transport impacts. As there is direct access by road or foot to these facilities, this would entail a convoluted round trip of some distance. The journey to Southwater would be a journey southbound on the A24 and in to the village from the roundabout at the southern edge of the Southwater. The return trip would require travel north through Southwater to the Hop Oast roundabout at the north end of the village before returning southward on the A24. This would result in very unsustainable travel patterns.

Steyning

Site Name: Land at Kings Barn Farm	**SHELAA Ref number:** SA608

Site Map:



Parish: Steyning

Site Area: 4.5 hectares

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

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

Site Access: Access could potentially be achieved via Kings Farm Road**.** The entrance is a gateway which also doubles as a public footpath.

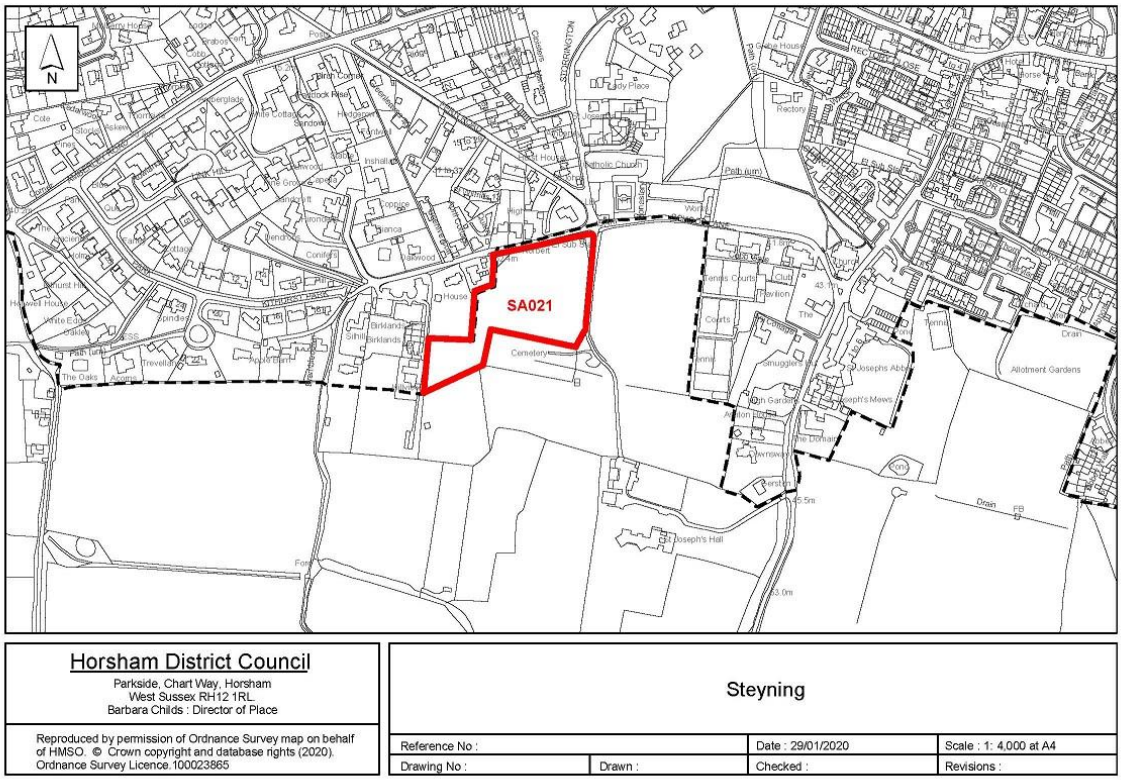
Proximity to services and facilities: Steyning Village is classified as a large village./ small town in the settlement hierarchy set out in the Horsham District Planning Framework. It has a range of services and facilities including primary and secondary schools, a leisure centre and high street with a range of shops. The site is located on the eastern edge of village and reaching the high street would involve travelling along King Barn Lane and over the Steyning Relief Road using the road and foot bridge.

Environmental Considerations: **Landscape:** This site is very open and sits within an area which forms part of the landscape setting of the existing built form of Steyning, with wide open views across the Adur valley north and to the South Downs National Park. The site is slightly elevated from the surrounding land to the west, increasing the visual prominence of any development in this location. The site is used extensively for local recreation and forms part of the wider green infrastructure network. **Biodiversity:** Part of the site falls within the River Adur Water Meadows and Wyckham Wood Local Wildlife Site with notable ornothological and botanical interest. A group of trees located to the north of Kings Barn Farm have been designated with a preservation order. If progressed as a development site appropriate ecological assessments will be needed and suitable protection and mitigation and biodiversity enhancement will be required, but is likely to be damaging to the existing biodiversity network. **Archaeology/Heritage**: No Listed Buildings lie within or adjacent the site. A group of Salterns lies to the east of the site and are afforded designation as a Scheduled Ancient Monument. **Environmental Quality:** The area is considered to be tranquil. **Flooding:** The site lies on the River Adur flood plain and while the site is not designated as being at risk of flooding the site abuts an area identified as at risk of flooding (Flood zone 2 and 3)
Combined RAG Rating: Very Negative Impacts (unlikely to be mitigated)
Site Assessment Conclusion: This site is very open and sits within an area which forms part of the landscape setting of the existing built form of Steyning, with wide open views across the Adur valley north and to the South Downs National Park. The visual impact resulting from development would urbanise the eastern edge of Steyning extending development into the wider open countryside. It would also lead to the loss of existing recreational land. Development in the northernmost section of the site would be most damaging, particularly if developed in isolation as it is unrelated to the existing settlement form. The site also abuts an area of significant flood risk and would require significant mitigation to protect any proposal from the risk of flooding in the future or the effects of climate change. There are likely to be impacts on biodiversity given the designation of some of this land for biodiversity importance.

Storrington and Sullington

Site Name: Land South of Kithurst Lane	**SHELAA Ref number:** SA021

Site Map:



Parish: Storrington

Site Area: approximately 1 hectare

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

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

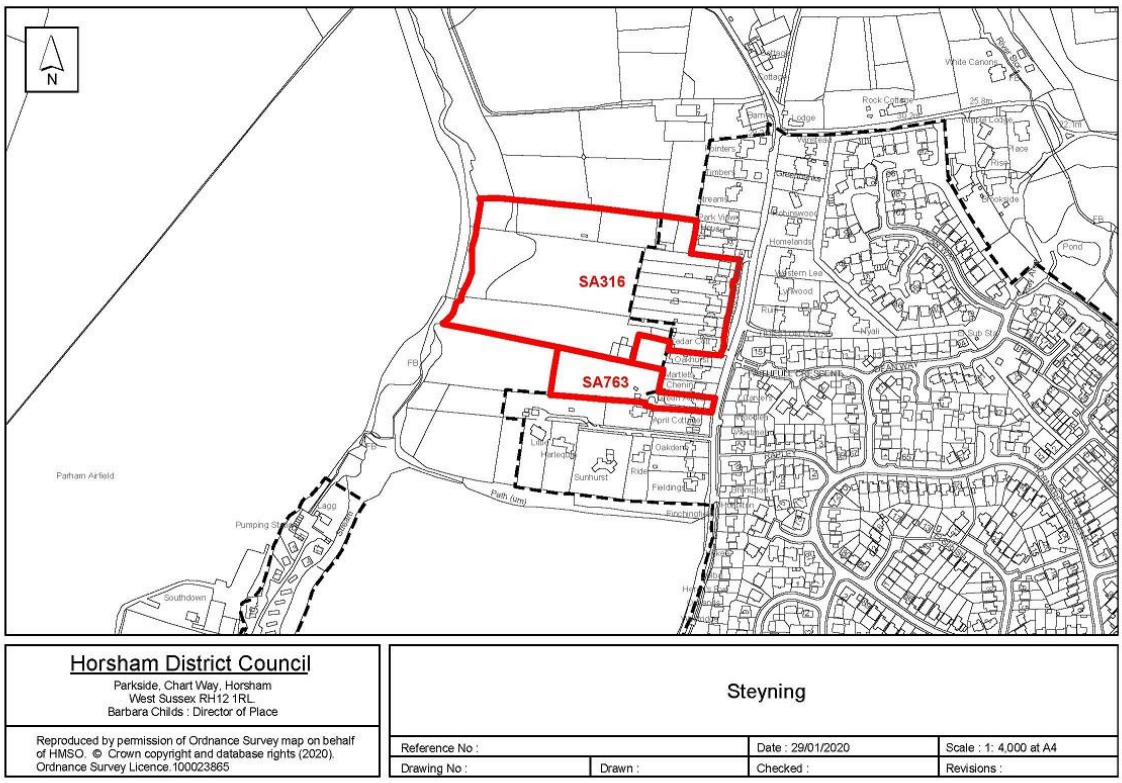
Site Access: Access would need to be delivered off Kithurst Lane. The site is elevated from the road and would lead to the loss of existing trees. The Lane is narrow and not easily able to accommodate high volumes of traffic.

Proximity to services and facilities: The site adjoins the urban boundary of Storrington which is classified as a large village in the settlement hierarchy, having a good range of services, facilities and local employment provision. Local bus services connect Storrington to the wider locality with regular bus services available to larger urban centres such as Worthing or Brighton. The village is also an 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 reasonable walking distance and both primary and secondary schools (year 7 and 8 only) are located within the village.
Environmental Considerations: **Landscape:** The northern section of the site is enclosed by mature tree belts, but the southern section of the site is more open with no firm site boundary. The land contributes to the rural setting of the village and provides a buffer with the South Downs National Park, the boundary of which is to the south of this site. **Biodiversity:** The site and surrounding land is not designated as important for nature conservation. The site does lies within a Bat Sustenance Zone and habitats to maintain feeding habitats for bats would need to be retained. If progressed as a development site appropriate ecological assessments will be needed and suitable protection and mitigation and biodiversity enhancement will be required. **Archaeology/Heritage**: No Listed Buildings lie within or adjacent to the site. The site is also adjacent to the Conservation Area (Storrington Conservation Area lies to the east of the site). The impact on the setting of the Conservation Area would be an important consideration should this site come forward for development **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. Storrington centre is designated as a Air Quality Management Area and any development should seek not to exacerbate a further deterioration in air quality. **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 close to services and facilities in Storrington, This site would result in the loss of an area which forms part of the landscape setting to the south of Storrington. The site is elevated from Kithurst Lane and access is likely to lead to the loss of existing trees on the northern boundary. Furthermore, the close proximity of the national park to the site would impact on the setting of the South Downs National Park. The setting of the Conservation Area would also be adversely impacted if development was permitted in this location. There may also be difficulties in achieving suitable access to the site. Access would need to be delivered off Kithurst Lane. The Lane is narrow and not easily able to accommodate high volumes of traffic. Any development in this location also has the potential to add to the issues of poor air quality, as a result of new traffic generated from new residents accessing services or employment within or beyond the village.

Site Name: Land behind Hurston Grove	**SHELAA Ref number:** SA316

Site Map:



Parish: Storrington

Site Area: 2.4 hectares

Site Location: The site is located to the northwest edge of Storrington Village and borders the settlement edge of the village. Part of the site comprises of existing properties fronting onto Hurston Grove and lies within the existing settlement boundary. The majority of the site extends west existing outside the current settlement boundary. The site lies directly behind a property 'Greenacres' which fronts onto Hurston Lane and comprises of large low density houses with extended gardens.

Site Description: The site is greenfield comprises of the extensive backland of several properties fronting onto Hurston Grove. A stream and a mature tree belt borders the western boundary of the site. Records indicate the tree belt is ancient woodland and the area is at risk from flooding (Flood zone 2). A number of mature trees can also be found within the curtilage and on the boundary of the site.

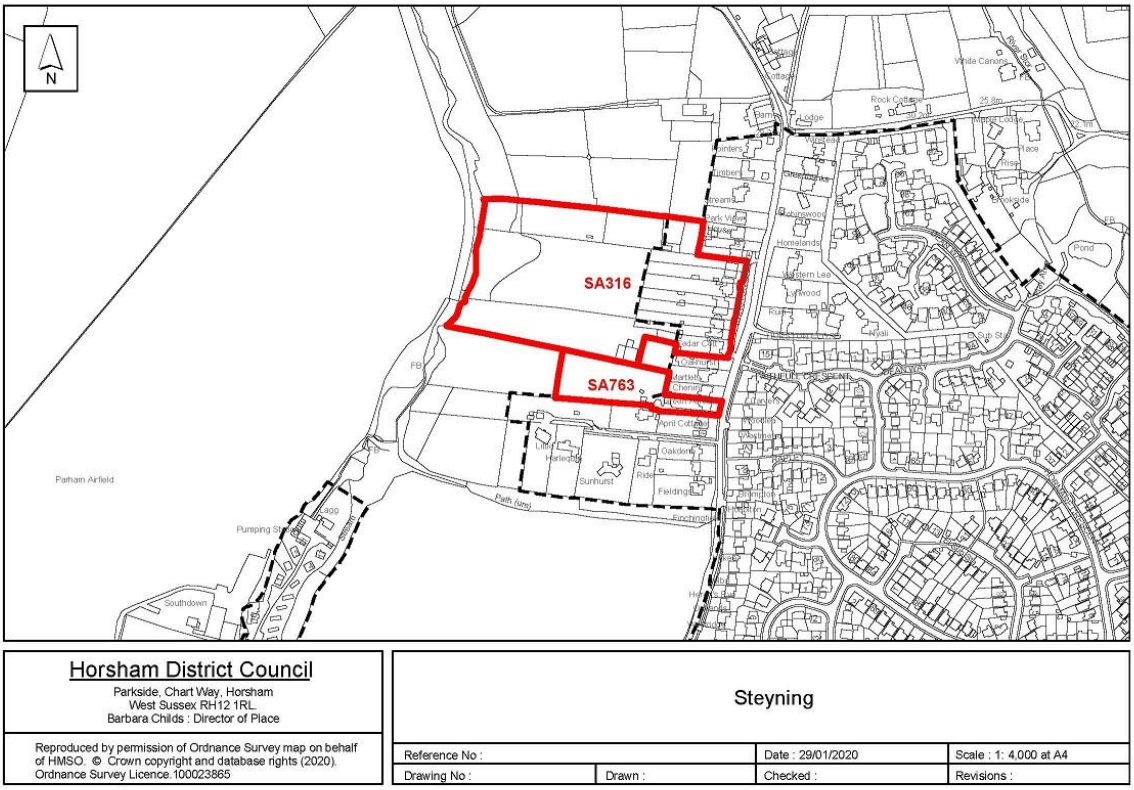
Site Access: Access would involve demolition of anyone of several properties fronting onto Hurston Grove which would provide a viable access to the site subject to highways approval. It would also require the agreement of a number of landowners which may impact on site delivery. If progressed as a development site appropriate ecological assessments will be needed and suitable protection and mitigation and biodiversity enhancement will be required.

Proximity to services and facilities: Although close to services and facilities in Storrington The site adjoins the settlement edge of Storrington which is classified as a large village in the settlement hierarchy, having a good range of services, facilities and local employment provision. Local bus services connect Storrington to the wider locality with regular bus services available to larger urban centres such as Worthing or Brighton. The village is also an hub for smaller villages but also has some reliance on larger settlements to meet some of the residents day to day needs. The western end of the high street is located approximately 1 mile via public footpaths. Both primary and secondary schools are located within the village.

Environmental Considerations: **Landscape:** The site is well contained within the wider landscape due to the mature trees which surround the site. It contains a number of mature trees located within the curtilage and on the boundary of the site. Records state there is one tree with tree preservation order status located within the curtilage of the site. **Biodiversity:** The site and surrounding land is not designated as important for nature conservation. The site does lies within a Bat Sustenance Zone and habitats to maintain feeding habitats for bats would need to be retained. If progressed as a development site appropriate ecological assessments will be needed and suitable protection and mitigation and biodiversity enhancement will be required. **Archaeology/Heritage**: There are no heritage assets or any archaeological areas of note in this location. **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. Storrington centre is designated as a Air Quality Management Area and any development should seek not to exacerbate a further deterioration in air quality. **Flooding:** The site does not lie within an area identified at risk of flooding (Flood zone 1).
Combined RAG Rating: Unfavourable Impacts (With potential for mitigation)
Site Assessment Conclusion: Although close to services and facilities in Storrington and some of the site is within the existing settlement boundary the site is rural in character. Development in this location and would lead to the incursion of the built form westward in a form that is unrelated to the existing settlement form. This would negatively change the character of the area and would possible set a precedent for further backland from properties fronting onto Hurston Grove and Hurston Lane to be release for development. Access to this site may be difficult to achieve as it would require the agreement of a number of landowners, including the loss of an existing property to gain access to the site. This may impact on the rate of delivery. Any development in this location also has the potential to add to the issues of poor air quality, as a result of new traffic generated from new residents accessing services or employment within or beyond the village.

Site Name: Land West of Greenacres	**SHELAA Ref number:** SA763

Site Map:



Parish: Storrington

Site Area: 0.5 hectares

Site Location: The site is located to the northwest edge of Storrington Village and borders the settlement edge of the village but outside the settlement boundary. The site lies directly behind a property 'Greenacres' which fronts onto Hurston Lane and comprises of large low density houses with extended backland. These are promoted for development and considered in a separate write up.

Site Description: The site is greenfield comprises of a self-contained 'paddock' and is located directly behind the property 'Greenacres'. A number of mature trees can be found within the curtilage and on the boundary of the site.

Site Access: Access would involve demolition of Greenacres property which would provide an access to the site subject to highways approval.

Proximity to services and facilities: The site adjoins the settlement edge of Storrington which is classified as a large village in the settlement hierarchy, having a good range of services, facilities and local employment provision. Local bus services connect Storrington to the wider locality with regular bus services available to larger urban centres such as Worthing or Brighton. The village is also an hub for smaller villages but also has some reliance on larger settlements to meet some of the residents day to day needs. The high street is located southwest of the site but a community bus service is available along the Pulborough Road and both primary and secondary schools are located within the village.

Environmental Considerations:

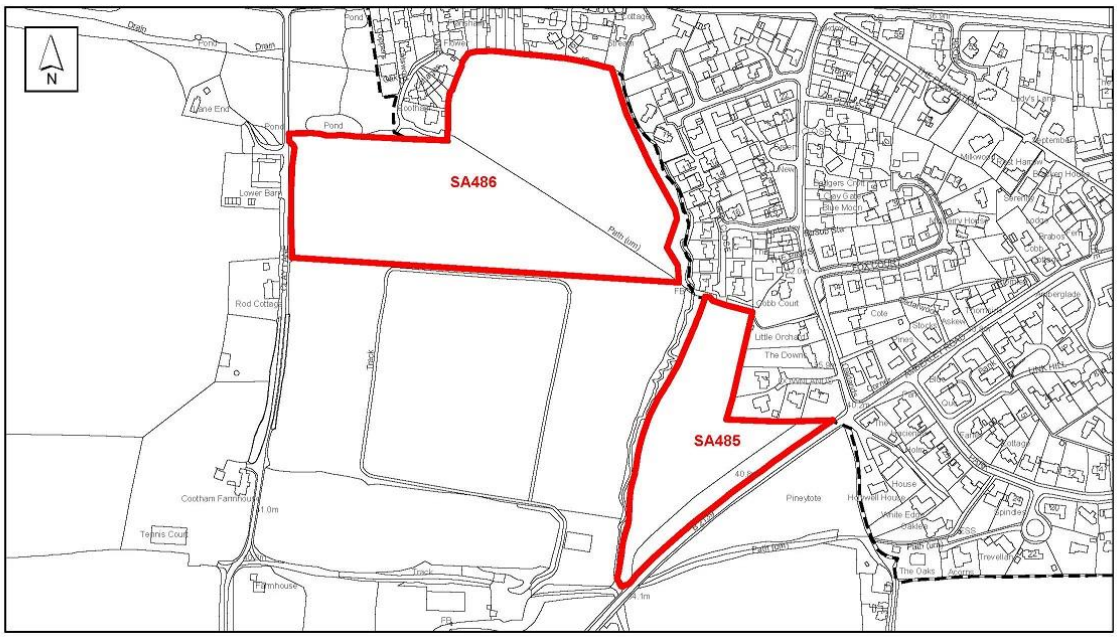
Landscape: The site is greenfield site with a number of mature trees located within and on the boundary of the site. Records state there is one tree with tree preservation order status located within the curtilage of the site.

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

appropriate ecological assessments will be needed and suitable protection and mitigation and biodiversity enhancement will be required. **Archaeology/Heritage**: There are no heritage assets or any archaeological areas of note in this location. **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. Storrington centre is designated as a Air Quality Management Area and any development should seek not to exacerbate a further deterioration in air quality. **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 close to services and facilities in Storrington and some of the site is within the existing settlement boundary the site is rural in character. Development in this location and would lead to the incursion of the built form westward in a form that is unrelated to the existing settlement form. This would negatively change the character of the area and would possible set a precedent for further backland from properties fronting onto Hurston Grove and Hurston Lane to be release for development. Given that land to the north has been promoted for development, this pressure is already evident. Any development in this location also has the potential to add to the issues of poor air quality, as a result of new traffic generated from new residents accessing services or employment within or beyond the village.

Site Name: Land South of Bax Close	**SHELAA Ref number:** SA485

Site Map:



Horsham District Council Parkside, Chart Way, Horsham West Sussex RH12 1RL Barbara Childs : Director of Place	Steyning			
Reproduced by permission of Ordnance Survey map on behalf of HMSO. © Crown copyright and database rights (2020). Ordnance Survey Licence.100023865	Reference No :		Date : 29/01/2020	Scale : 1: 4,000 at A4
	Drawing No :	Drawn :	Checked :	Revisions :

Parish: Storrington

Site Area: 2.4 hectares

Site Location: Land South of Bax Close abuts the southwest edge of Storrington village but lies outside the existing settlement boundary. The site is also in close proximity of the South Downs National Park boundary which is extends right up to edge of Amberley Road (B2139) to the south east.

Site Description: The site is a greenfield site with mature belt trees along the western boundary. Amberley Road abuts the eastern boundary and low density residential development lies to the north and northeast of the site.

Site Access: Access would need to be secured off Bax Close or Amberley Road. This would be subject to highways approval. Access from Amberley road would result in the loss of a number of mature trees and would impact on the boundary of the National Park.

Proximity to services and facilities: The site adjoins the settlement edge of Storrington which is classified as a large village in the settlement hierarchy, having a good range of services, facilities and local employment provision. Local bus services connect Storrington to the wider locality with regular bus services available to larger urban centres such as Worthing or Brighton. The village is also an hub for smaller villages but also has some reliance on larger settlements to meet some of the residents day to day needs. The village high street is located to the west of the site but a community bus service is available along Amberley Road. Both primary and secondary schools are located within the village.

Environmental Considerations:

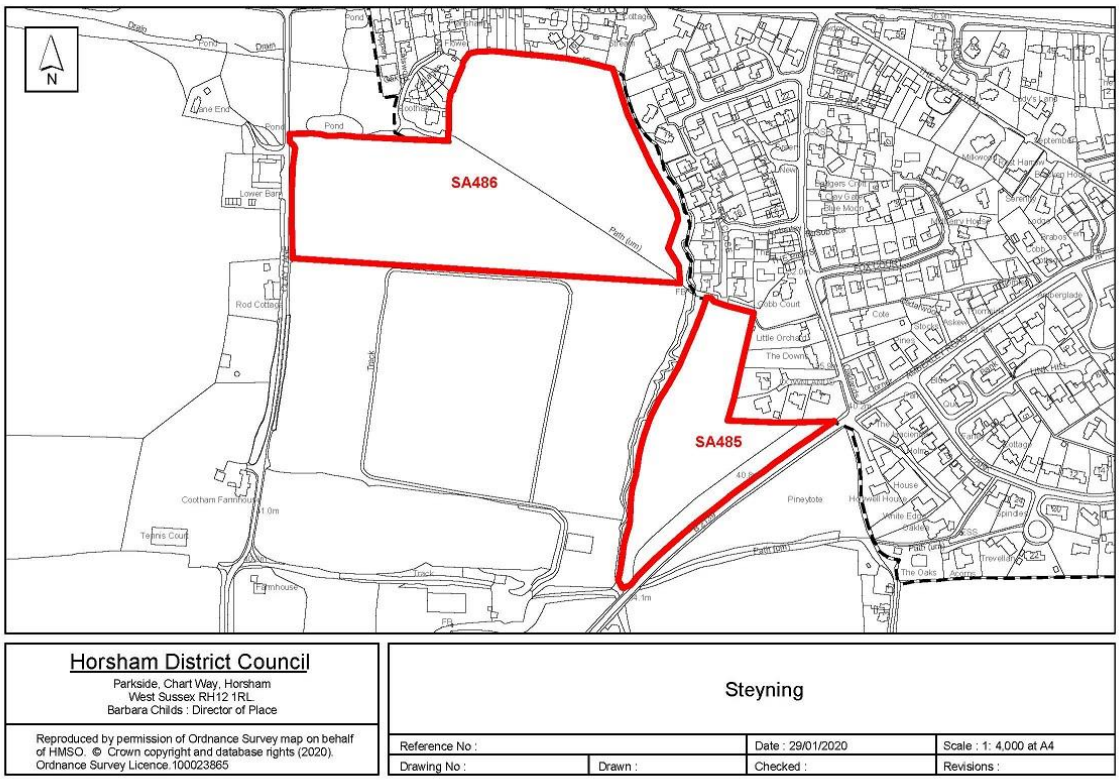
Landscape: The site is greenfield with mature tree belts prominent on the boundaries of the site. It is likely that any development would lead to the loss of mature trees, and any development in this location would have a significant adverse impact on the setting of the South Downs National Park which adjoins the site to the south east and the south of this site.

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

feeding habitats for bats would need to be retained. If progressed as a development site appropriate ecological assessments will be needed and suitable protection and mitigation and biodiversity enhancement will be required. **Archaeology/Heritage**: The site lies adjacent to Cobb Court (grade II) and is a listed building. Development in this location has the potential to significantly impact on the setting of this building, and any development would need to take this into account. This may limit the quantum of development which is deliverable in this location. **Environmental Quality:** The site lies within a Soft Sand and Building Stone Minerals Safeguarding Area.Any development will need to ensure there is no adverse impact on this resource. Furthermore, the village centre is also designated as a Air Quality Management Zone. Any proposal should look not to exerbate further air quality deterioriation. **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: Land south of Bax Close is a greenfield site adjoining the boundary of the South Downs National Park. Development in this location would lead to urbanisation in the setting of the National Park, and it is considered there would be significant adverse landscape impacts. In addition the site is in close proximity to a Listed Building which would significantly limit the level of development which could be delivered in this location without harm to its setting. Any development in this location also has the potential to add to the issues of poor air quality, as a result of new traffic generated from new residents accessing services or employment within or beyond the village.

Site Name: Land adjacent to Clay Lane	**SHELAA Ref number:** SA486

Site Map:



Parish: Storrington

Site Area: 6.2 Ha

Site Location: This greenfield site lies in a rural setting to the west of Storrington Village abutting the built up area boundary. The site adjoins the South Downs National Park boundary to the east and the southern boundary of the Park is around 300m to the south and to the immediate east of Clay Lane). The site is bisected southeast-northwest by a public right of way (northwest to southeast). A pig farm adjoins the site immediately to the south.

Site Description: This greenfield (arable) site lies in a rural setting to the west and south-west of Storrington Village abutting the settlement edge but outside the settlement boundary. The northern and eastern boundary abuts existing residential development. Clay Lane bounds the western edge of the site and southern boundary lies adjacent to open countryside with medium to long range views.

Site Access: Access can be delivered off Clay Lane on the western boundary. This is accessed from the A283 which is the main A road through the village.

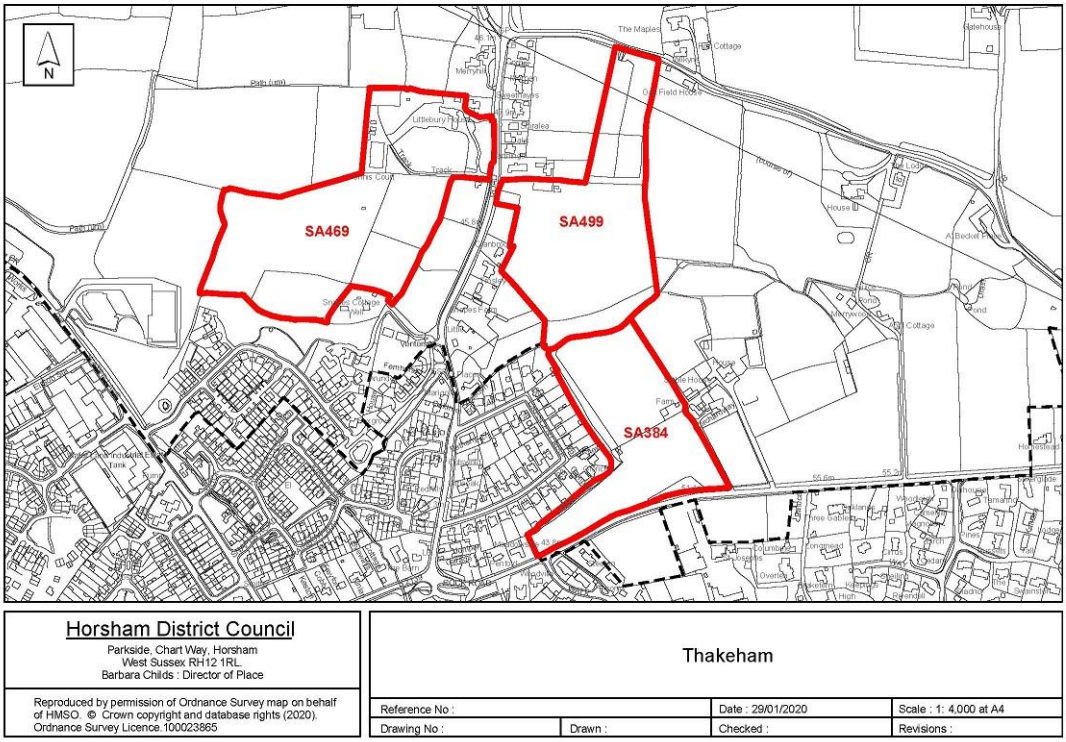
Proximity to services and facilities: The site adjoins the settlement edge of Storrington which is classified as a large village in the settlement hierarchy, having a good range of services, facilities and local employment provision. Local bus services connect Storrington to the wider locality with regular bus services available to larger urban centres such as Worthing or Brighton. The village is also an 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 located to the east of the site, a bus service (no. 100) is available along the Pulborough Road. Both primary and secondary schools are located within the village.

Environmental Considerations: **Landscape:** The site is greenfield with mature tree belts prominent on the boundaries of the site. A mature belt exists on the eastern boundary with an area of woodland to the north. The southern section of trees along the eastern edge of the site are covered by a Tree Preservation order. The site adjoins the South Downs National Park, and there is potential for development in this location to have a significant adverse impact on the setting of this landscape, encroaching on the existing rural buffer with the built form of Storrington to the east. **Biodiversity:** The site and surrounding land is not designated as important for nature conservation. The site does lies within a Bat Sustenance Zone and habitats to maintain feeding habitats for bats would need to be retained. A pond is located in the north west boundary of the site. If progressed as a development site appropriate ecological assessments will be needed and suitable protection and mitigation and biodiversity enhancement will be required. **Archaeology/Heritage**: Grade II listed Rod Cottage lies to the south west of the site on Clay Lane. The property is close to the site boundary and the rural setting of this dwelling has the potential to be adversely impacted by development in this location. **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. Storrington centre is designated as a Air Quality Management Area and any development should seek not to exacerbate a further deterioration in air quality. The site is close to a pig farm which may generate issues with odour affecting 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: Although located reasonably close to a number of services and facilities in Storrington, the site lies on the western edge of Storrington and ajoins the South Downs National Park boundary. there is potential for development in this location to have a significant adverse impact on the setting of this landscape, encroaching on the existing rural buffer with the built form of Storrington to the east. There are also concerns that development in this location would adversely impact the setting of the nearby listed building. Any development in this location also has the potential to add to the issues of poor air quality, as a result of new traffic generated from new residents accessing services or employment within or beyond the village. The site also adjoins a pig farm, and there is therefore the potential for conflict with this existing use and new residents should there be odour which arises from the site.

Thakeham

Site Name: Land at Rock Road, Storrington	**SHELAA Ref number:** SA384

Site Map:



Parish: Thakeham

Site Area: 3.25 hectares

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

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

Site Access: The site is currently accessed via a farm lane off of Rock Road which leads to two existing properties. A new access is proposed on the southern boundary as part of the proposed scheme, located opposite Steeton, Rock Road.

Proximity to services and facilities: The site adjoins the urban boundary of Storrington and Sullington which is classified as a small town / large village, having a good range of services and facilities. The town centre and doctors surgery are not within easy walking distance which would result in a reliance on a vehicle to access these services and facilities. A primary school is within short walking distance.

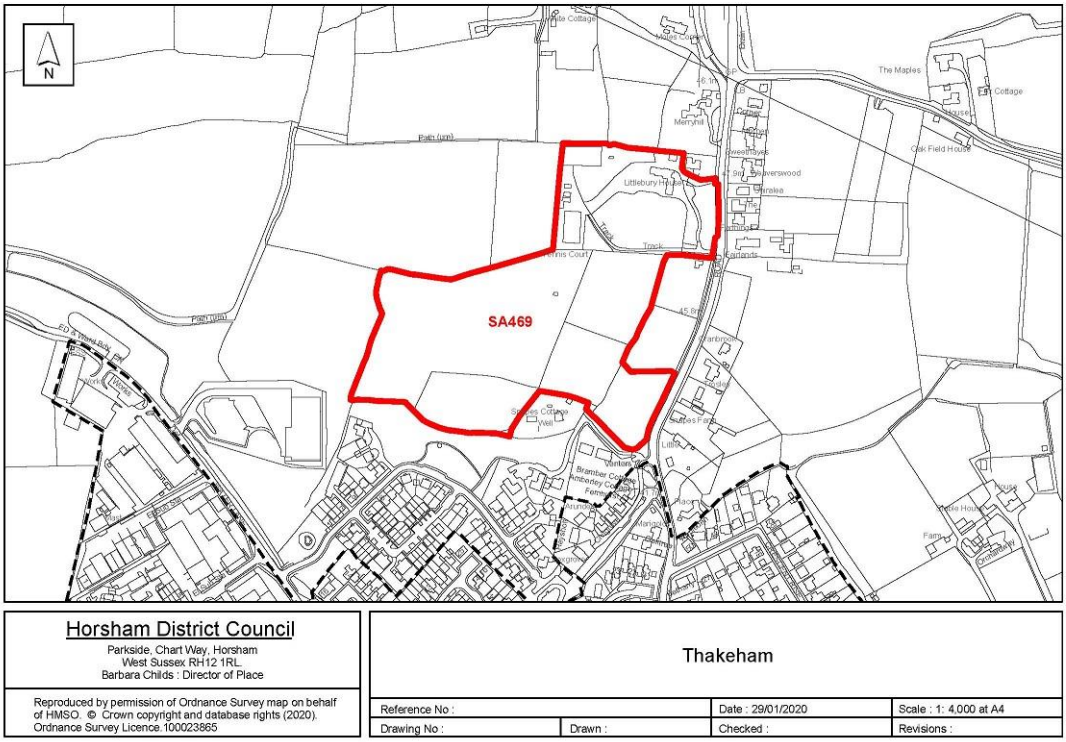
Environmental Considerations:

Landscape: The site consists of two separate agricultural fields, both of which are relatively open in character. The majority of the site is bounded by well-defined hedgerows incorporating a large number of mature trees giving the characteristics of countryside rather than connection to the built environment itself.

Biodiversity: The site and surrounding land is not designated as important for nature conservation. The site does lie within a Bat Sustenance Zone requiring the retention and maintenance of feeding habitats for bats. A Tree Preservation Order, covering a number of trees, is located within an adjoining property of the south west corner of the site and would require a 12m Root Protection Area. If progressed as a development site appropriate ecological assessments will be needed and suitable protection and mitigation and biodiversity enhancement will be required. **Archaeology/Heritage:** An Archaeological Notification Area is located south of the site and a Grade II Listed Building (Penfolds) is located to the south west. A Heritage Statement and an Archaeological Survey would be necessary before any development could come forward, which have been provided as part of the proposed scheme. **Environmental Quality:** The location of the site is relatively quiet with some traffic noise from Rock Road. Rock Road connects to the Storrington Air Quality Management Area and any proposal would require an Air Quality Assessment. The site lies within Soft Sand and Building Stone Minerals Safeguarding Area, any development would need to ensure there is no adverse impact on these resources. **Flooding:** 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 in Thakeham Parish, the site is adjacent to the built-up area boundary of the settlement of Storrington and Sullington, which has a good range of services and facilities. The Horsham District Council Bat Sustenance Zone is present within the site boundary and Tree Preservation Order adjoins south western boundary. Grade II Listed Building also located to the south west boundary of site. The site is in agricultural use and is separated from the built form of Storrington by mature trees which limits the relationship of the site with the existing settlement and would give rise to a development which appears unrelated to the existing settlement form.

Site Name: Land West of Storrington Road, Thakeham	**SHELAA Ref number:** SA469

Site Map:



Parish: Thakeham

Site Area: 6.7 hectares

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

Site Description: The site comprises of a number of grazing fields. Storrington Road lies to the west of the site and agricultural fields lie to the east. The small town / village of Storrington and Sullington lies to the south. There is an area of hardstanding and a ménage in the top north west corner of the site. One dwelling (Littlebury House) is included within the north east site boundary with an additional dwelling directly adjoined. Three dwellings, including one Grade II Listed Building adjoin the south east corner. Telsa Engineering is located to the south west.

Site Access: The site is currently accessed via the driveway of two existing dwellings off of Storrington Road. The proposed scheme includes the existing access, which would need to be upgraded, and a new access located opposite Snapes Farm.

Proximity to services and facilities: The site is adjacent to the urban boundary of Storrington and Sullington which is classified as a small town / large village, having a good range of services and facilities. The town centre and doctors surgery are not within easy walking distance which would result in a reliance on a vehicle to access these services and facilities. A primary school is within walking distance.

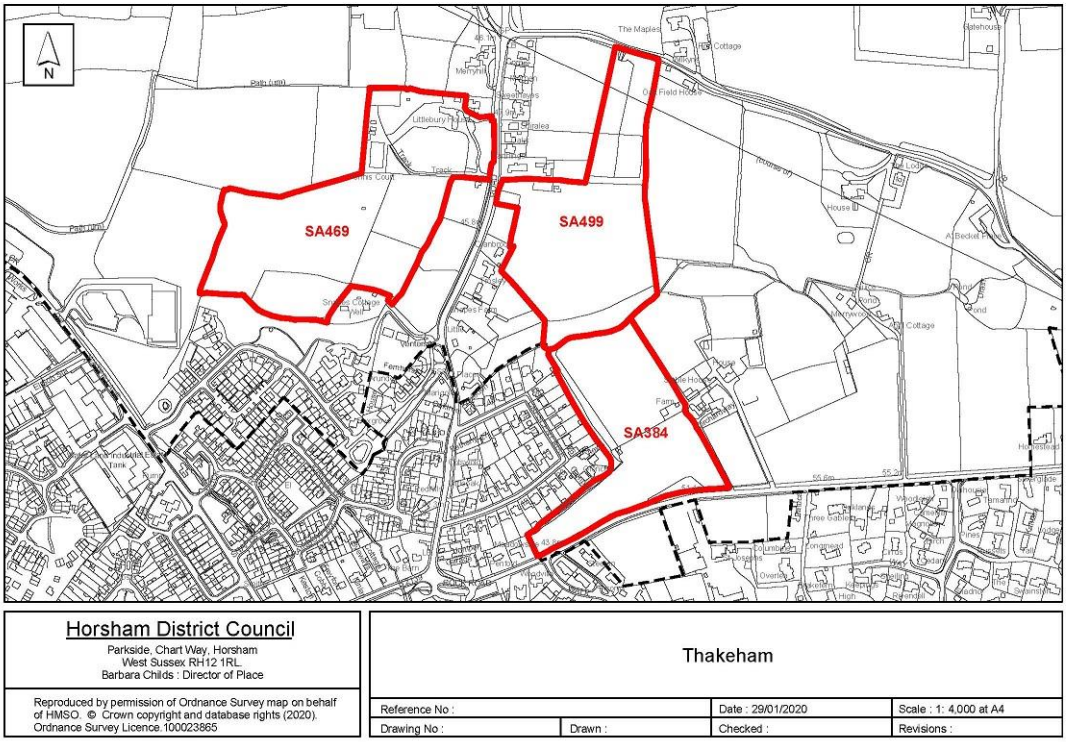
Environmental Considerations:

Landscape: The site consists of a number of grazing fields which have a gentle slope south to north, it is also visible in part from the South Downs National Park. The site boundaries are defined by mature hedgerows and trees. Beyond the southern boundary the site is divided from the defined built-up area bound by an area of open space, including a play area, which gives the site the characteristic of countryside rather than having a connection to the built environment.

Biodiversity: The site and surrounding land is not designated as important for nature conservation. The site does lie within a Bat Sustenance Zone requiring the retention and maintenance of feeding habitats for bats. If progressed as a development site appropriate ecological assessments will be needed and suitable protection and mitigation and biodiversity enhancement will be required. **Archaeology/Heritage:** A Grade II Listed Building (Snapes Cottage) adjoins the south east corner of the site. Any development would have a harmful impact on the setting of this heritage asset. A Heritage Statement would be necessary before any development could come forward. **Environmental Quality:** There is traffic noise from Storrington Road. The Storrington Air Quality Management Area is located to the south west and any proposal would require an Air Quality Assessment. The site lies within Brick Clay and Building Stone Minerals Safeguarding Area, any development would need to ensure there is no adverse impact on this resource. **Flooding:** The site does not lie within an area identified as at risk of flooding (Flood Zone 1)
Combined RAG Rating: Unfavourable Impacts (With potential for mitigation)
Site Assessment Conclusion: This site comprises large agricultural fields bounded by trees and hedgerows which is rural in character. The site adjoins the Built-up Area Boundary of Storrington and Sullington to the south but is separated from the existing built form by a mature tree line and an area of recreational space. The south east corner of the site is a listed building and development in this location will impact the setting of this historical building. The site is also visible from the south downs national park. Development in this location would therefore lead to the appearance of a development that has a limited relationship with the existing settlement form and would have a damaging landscape impact.

Site Name: Land to the Rear of Fairlands, Storrington Road, Thakeham	**SHELAA Ref number:** SA499

Site Map:



Parish: Thakeham

Site Area: 4.06 hectares

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

Site Description: The site comprises of agricultural fields. Storrington Road lies to the west of the site, along with a number of large detached dwellings and agricultural land. To the north is Merrywood Lane, with agricultural fields beyond. Land running east to south east comprises of agricultural fields. Dwellings lies to the north east and south west corners of the site.

Site Access: The site can be accessed via a farm gate off of Storrington Road, located south of Fairlands. Any development would need to have access upgraded.

Proximity to services and facilities: The site adjoins the northern urban boundary of Storrington and Sullington which is classified as a small town / large village, having a good range of services and facilities. The town centre and doctors surgery are not within easy walking distance which would result in a reliance on a vehicle to access these services and facilities. A primary school is within walking distance.

Environmental Considerations:

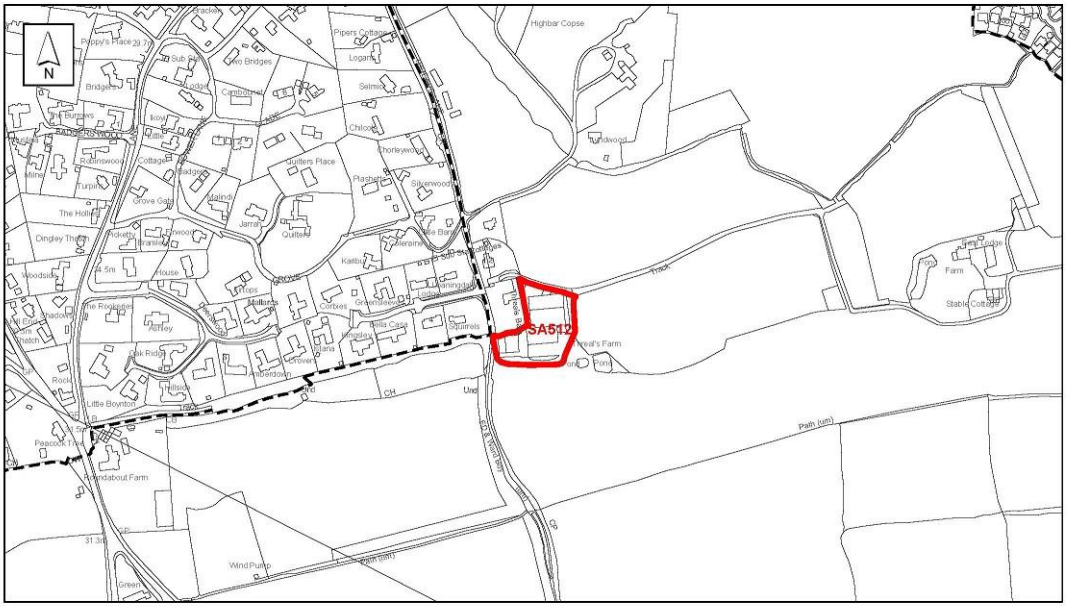
Landscape: The site consists of a number of agricultural fields which are relatively flat, it is also visible in part from the South Downs National Park. The majority of the site is bounded by well-defined hedgerows incorporating a large number of mature trees. There are also two additional lines of trees running east to west across the centre and southern portion of the site giving the characteristics of countryside rather than connection to the built environment.

Biodiversity: The site and surrounding land is not designated as important for nature conservation. The site does lie within a Bat Sustenance Zone requiring the retention and maintenance of feeding habitats for bats. Tree Preservation Orders, covering a number of trees, adjoins the northern boundary and would require a 12m Root Protection Area. If

progressed as a development site appropriate ecological assessments will be needed and suitable protection and mitigation and biodiversity enhancement will be required. **Archaeology/Heritage:** An Archaeological Notification Area crosses the northern portion of the site. There are no Listed Buildings. A Heritage Statement and an Archaeological Survey would be necessary before any development could come forward. **Environmental Quality:** There is traffic noise from Storrington Road, a Noise Assessment would be required. The Storrington Air Quality Management Area is located to the south west and any proposal would require an Air Quality Assessment. The site lies within Soft Sand and Building Stone Minerals Safeguarding Area, any development would need to ensure there is no adverse impact on this resource. **Flooding:** The site does not lie within an area identified as at risk of flooding (Flood Zone 1)
Combined RAG Rating: Unfavourable Impacts (With potential for mitigation)
Site Assessment Conclusion: This site adjoins the Built-up Area Boundary of Storrington and Sullington at the far south west corner of the site. It comprises agricultural land which is bounded by trees and hedgerows. Other than a small amount of residential development to the south west the site has a limited relationship with the existing built form. The site is also visible from the South Downs National Park. This would lead to a development which has a very limited relationship the existing built form.

Site Name: Land at Threals Farm, West Chiltington	**SHELAA Ref number:** SA512

Site Map:



Parish: Thakeham

Site Area: 0.5 hectares

Site Location: Although in Thakeham Parish, the site is located south east of the built-up area of West Chiltington Common

Site Description: The site consists of a number of agricultural buildings. Directly to the west lies a dwelling, with the medium village of West Chiltington Common beyond. An area of woodland is located to the south of the built-up area. Agricultural land lies to the south, east and north east. Three dwellings lie to the north west of the site. A farm track runs around the inner boundary of the site. The north, west and eastern boundaries are screened by established hedgerows which incorporates a number of trees. The southern boundary is open countryside.

Site Access: The site is currently accessed via an existing farm track off of the corner of Threals Lane / High Spinney.

Proximity to services and facilities: The site adjoins the south eastern boundary of West Chiltington Common which is classified as a medium village, having a moderate level of services and facilities which provide some day to day needs of local residents. Facilities are not within easy walking distance and there is a reliance on the small market towns and larger settlements to meet a number of requirements.

Environmental Considerations:

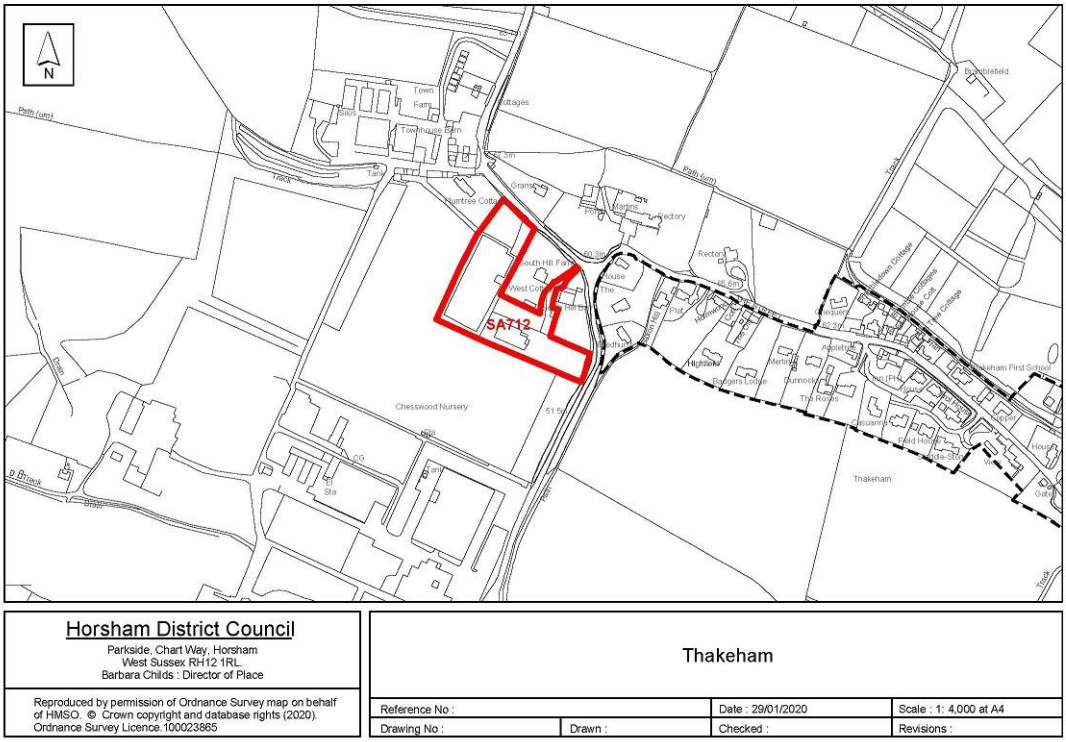
Landscape: The site comprises of a number of agricultural buildings. The village of West Common is visible from the South Downs National Park. The site is flat and well screened by trees and established hedgerows to the north, west and east with open countryside to the south giving the characteristic of being rural rather than relating to the built environment.

Biodiversity: The site and surrounding land is not designated as important for nature conservation. The site does lie within a Bat Sustenance Zone requiring the retention and maintenance of feeding habitats for bats. If progressed as a development site appropriate

ecological assessments will be needed and suitable protection and mitigation and biodiversity enhancement will be required. **Archaeology/Heritage:** There are no heritage assets within or directly surrounding the site. However, a Grade II Listed Building (Champions Farm) is located to the east and an Archaeological Notification Area is located to the south west of the site. A Heritage Statement and Archaeological Survey may be required before any development could come forward. **Environmental Quality:** The site lies within Soft Sand and Building Stone Minerals Safeguarding Area. A Brick Clay Minerals Safeguarding Area lies to the south of the site. Any development would need to ensure that there is no adverse impact on these resources. **Flooding:** The site does not lie within an area identified as at risk of flooding (Flood Zone 1)
Combined RAG Rating: Unfavourable Impacts (with potential for mitigation)
Site Assessment Conclusion: This site is adjacent to the south eastern Built-up Area Boundary of West Chiltington Common. It comprises of a number of agricultural buildings which are well screened to the north, west and east by well-established hedgerows and trees. To the south there is open countryside giving the site a rural characteristic rather than relating to the built environment. The amount of development that this site is likely to deliver may fall below the Strategic Housing and Land Availability Assessment threshold of 5 dwellings.

Site Name: Land at South Hill Farm, Thakeham	**SHELAA Ref number:** SA712

Site Map:



Parish: Thakeham

Site Area: 1.18 hectares

Site Location: The site lies south west of the built-up are boundary of Thakeham (The Street).

Site Description: The site includes a mix of garden and horticultural land. Storrington Road lies to the east and north of the site, with a number of large detached dwellings located beyond. Agricultural land lies to the south and west with a dwelling located to the north west of the site. Three dwelling directly adjoin the northern site boundary.

Site Access: The site is currently accessed via the driveway of some existing dwellings off of Storrington Road near the junction with The Street. Any development of the site would require the access to be upgraded.

Proximity to services and facilities: The site adjoins the western boundary of Thakeham (The Street) which is classified as a smaller village, having a limited range of services and facilities. Facilities are not within easy walking distance and residents will be reliant on larger settlements to access most of their requirements.

Environmental Considerations:

Landscape: The site comprises of a mix of garden and horticultural land which is relatively flat. The western boundary is defined by a well-established hedgerow. The southern, north west and eastern boundaries are formed by mature trees. Hedgerows bound the northern boundaries adjacent to the existing dwellings. A number of mature trees are also located within the site boundary giving the characteristic of countryside rather than relating to the built environment.

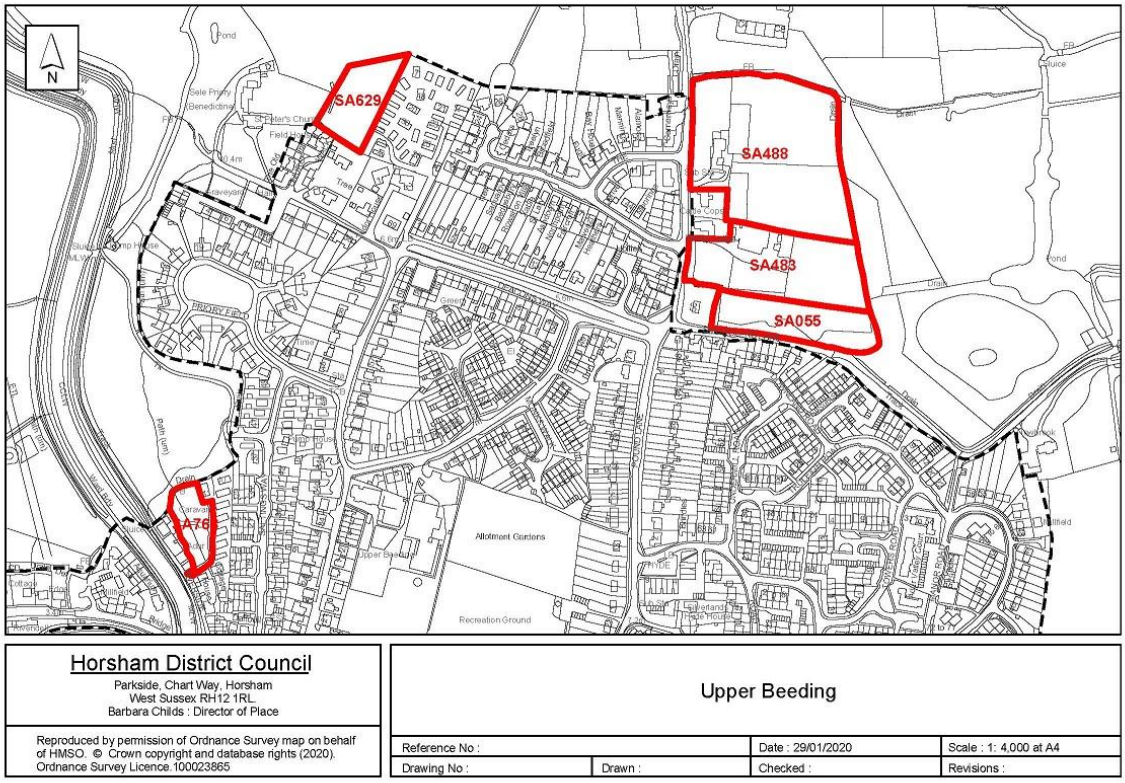
Biodiversity: The site and surrounding land is not designated as important for nature conservation. The site does lie within a Bat Sustenance Zone requiring the retention and maintenance of feeding habitats for bats. There are a large number of mature trees which would require a 12m Root Protection Area. If progressed as a development site appropriate

ecological assessments will be needed and suitable protection and mitigation and biodiversity enhancement will be required. **Archaeology/Heritage:** The site is fully located within an Archaeological Notification Area. Two Grade II Listed Buildings (Mansion House, The Street and Martins, The Street) lie north east of the site. A Heritage Statement and Archaeological Survey would be necessary before any development could come forward. **Environmental Quality:** The site lies within a Building Stone Minerals Safeguarding Area, any development would need to ensure there is no adverse impact on this resource. **Flooding:** The site does not lie within an area identified as at risk of flooding (Flood Zone 1)
Combined RAG Rating: Unfavourable Impacts (with potential for mitigation)
Site Assessment Conclusion: The site comprises of a mix of garden and horticultural land which is mainly bounded by mature trees and established hedgerows, the site therefore has the character of countryside rather than having a relationship with the existing built form. Although the site adjoins the western Built-up Area Boundary of Thakeham (The Street) but is located on the south west of the road, which provides a defensible boundary to the existing development area. Development in this location would therefore extend development into a rural area and lead to ribbon development that is not in keeping with the existing settlement pattern.

Upper Beeding

Site Name: Land north of Church Farm Walk	**SHELAA Ref number:** SA629

Site Map:



Parish: Upper Beeding

Site Area: 0.5 hectares

Site Location: The site lies on the northwest fringe of Upper Beeding Village on the settlement edge but outside the existing settlement boundary.

Site Description: The site lies between the grounds of St Peters Church to the west and a local caravan park located on the eastern boundary. The Rectory and small number of residential dwellings are served off Church Farm Walk which would provide direct access into the site.

Site Access: Further information is required regarding potential access to the site as it would currently be taken from the end of Church Farm Walk. Church Farm Walk is a narrow winding road and it is unclear whether it could accommodate large vehicles that would be required during construction (low loaders/HGV) and operation (refuse vehicles).

Proximity to services and facilities: The site abuts the settlement edge of Upper Beedings which is classified as being a smaller village in the settlement hierarchy. Whilst some services are available to the local population, access to higher levels of services will require to travel further afield to other larger villages such as Steyning or Henfield.

Environmental Considerations:

Landscape: The site comprises of open countryside with a number of mature trees sited on the boundary of the site.

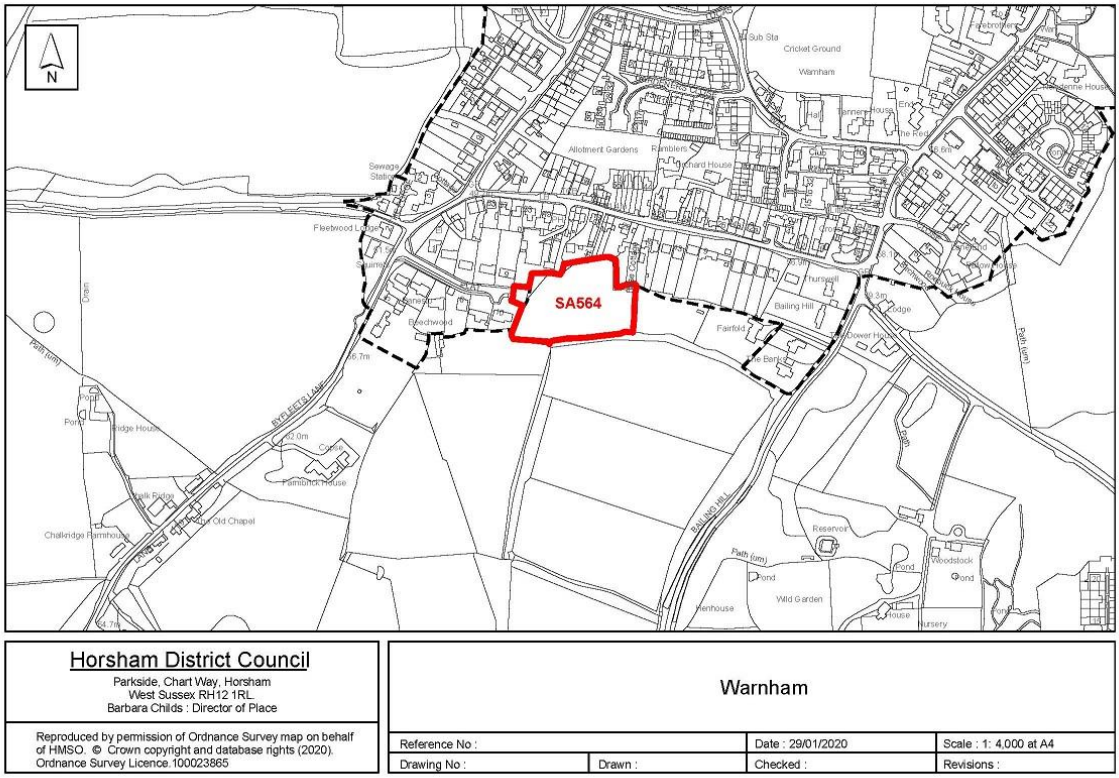
Biodiversity The site is located within the River Adur Water Meadows and Wyckham Woods Site of Nature Conservation Importance and development in this location would therefore result in the direct loss of this site. A number of mature trees lies on the eastern and southern boundary, some of which have tree preservation status. Development is therefore likely to have significant adverse impacts to biodiversity.

Archaeology/Heritage: The site lies within an Archaeological Notification Area and an archaeological survey would be necessary before any development could come forward. The setting of the Grade II* St Peters Church would of significant consideration and any proposal will need to be sensitive to its character and setting. **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 is not considered to be suitable in this location given the direct loss of the Site of Nature Conservation. Further urbanisation on the edge of the village would also impact on the rural character in this location and in particular potentially impact on the setting of the Grade II* Listed St Peters Church. In addition there are potential access issues, and it is unclear access can be secured via Church Farm Walk and any upgrade in capacity to meet highways standards could also potentially impact on the rural character in this location.

Warnham

Site Name: Land to the east of Tuggles Plat, Warnham	**SHELAA Ref number:** SA564

Site Map:



Parish: Warnham

Site Area: 0.85 hectares

Site Location: The site abuts and has a small part within the southern built up area boundary of Warnham.

Site Description: The site comprises a grass paddock, partly bounded by trees and residential gardens.

Site Access: The site is accessed from Tuggles Plat to the west and from Friday Street to the north, but trees would need to be removed for vehicular access to the whole site.

Proximity to services and facilities: The site is within easy walking distance of Warnham which is classified as a 'Medium Village' according to the settlement hierarchy of the Horsham District Planning Framework. Warnham has a moderate level of services and facilities which includes a primary school, a convenience store, plus other small range of shops, public houses, a village hall and some leisure facilities including a cricket pitch/village green and football pitch. Warnham does have a train station but it is some distance from the village. An hourly bus service runs Monday to Saturday with a more limited service on Sunday.

Environmental Considerations:

Landscape: The site does not lie within or near a protected landscape. As part of the Council's Landscape Capacity Assessment work, the area has been assessed as having low to moderate capacity for residential development.

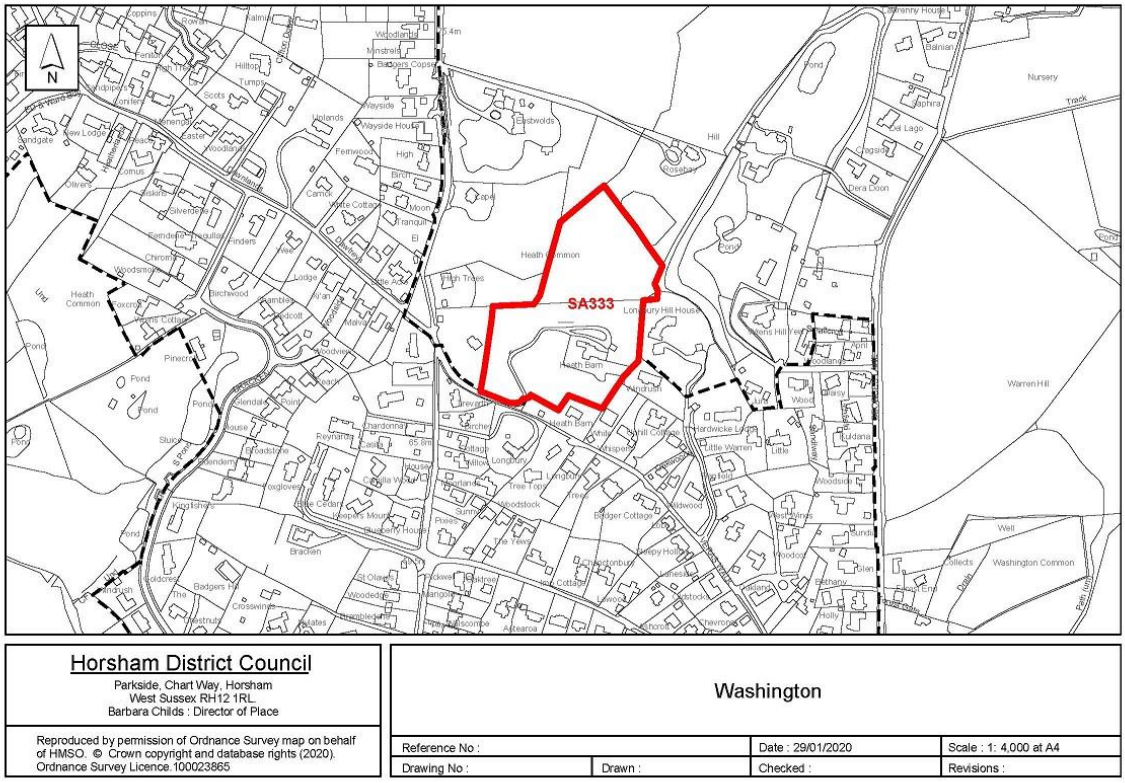
Biodiversity: The site is not formally designated as important for nature conservation but the loss of greenfield land and woodland to accommodate development may have impacts on biodiversity. If progressed as a development site appropriate ecological assessments

will be needed and suitable protection and mitigation and biodiversity enhancement will be required. **Archaeology/Heritage:** The site contributes to the open rural character of the setting of Warnham Conservation Area. There are also a number of Grade II Listed Buildings on Friday Street abutting the site and the impact of development would need to be considered. The potential harm to these buildings is considered to be significant. **Environmental Quality:** The agricultural land classification is not known. The site is not considered to be limited in terms of its environmental quality. **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 comprises a grass paddock which contributes to the open rural character of the setting of Warnham Conservation Area and the Grade II Listed Buildings at Friday Street and it is considered that development of this paddock for housing would significantly harm the setting of these heritage assets. An application for 14 dwellings (DC/15/2680) was refused and dismissed at appeal and the harm identified to the heritage assets was given considerable importance and weight in the Inspector's decision.

Washington

Site Name: Land at Heath Barn	**SHELAA Ref number:** SA333

Site Map:



Parish: Washington

Site Area: 2.4 hectares

Site Location: Although in Washington Parish, the site is within an area known as Heath Common which adjoins the built up area boundary of Storrington & Sullington to the south, west and north.

Site Description: The site is mostly woodland with two large properties Heath Barn and Rosebay at the southern and northern ends.

Site Access: The site is constrained by access. The only access is via a steep narrow country lanes which are unlikely to be suitable for multiple vehicle use.

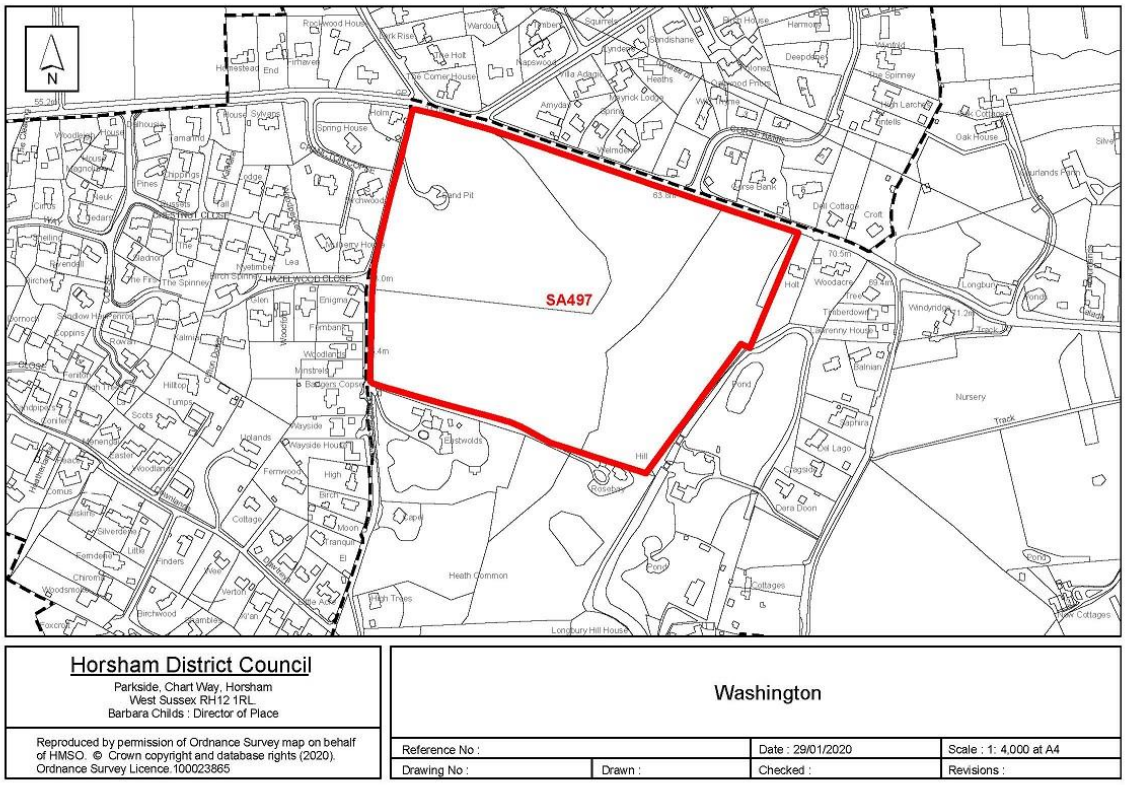
Proximity to services and facilities:
The site is 3km by road from the centre of Storrington and Sullington which is classified, as a Large Village / Small Town, having a good range of services and facilities with strong community networks and local employment provision, together with reasonable bus services. It acts as a hub for smaller villages but also has some reliance on larger settlements to meet some of the residents day to day needs. The site is not in easy walking distance of the main services and facilities and is likely to encourage vehicle use through narrow private lanes.

Environmental Considerations:
Landscape: The site does not lie within or near a protected landscape. However the site is within the area covered by the Heath Common Design Statement adopted by Horsham District Council in July 2018. Development would lead to the loss of an area currently used for Forestry purposes and when mature, these trees contribute to the wider wooded setting of this area. A development on this site has the potential to severely impact the rural / low density character of the area.

Biodiversity: The site and surrounding land is not designated as important for nature conservation. Development would remove a large area of mature woodland and severely impact the biodiversity of Heath Common. The site is within a Bat Sustenance Zone and habitats to maintain feeding habitats for bats would need to be retained. If progressed as a development site appropriate ecological assessments will be needed and suitable protection and mitigation and biodiversity enhancement will be required. **Archaeology/Heritage:** The site mostly lies within an Archaeological Site. If progressed as a development site appropriate archaeological investigation be required beforehand. **Environmental Quality:** The site lies within the Brick Clay (Weald Clay) Minerals Safeguarding area. It is a large area of mature woodland and is considered tranquil. Storrington's High Street/ West Street is an Air Quality Management Area (AQMA) and increased car traffic generated from this development has potential to futher impact the poor air quality in this 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: Although adjoins the built up area boundary of Storrington, the site is not in easy walking distance of the main services and facilities and is likely to encourage vehicle use through narrow private lanes. Sustainable transport links are poor to the services school and other facilities. It is likely development in this location would increase pressure on the nearby rural roads, including a number of narrow private roads in Heath Common. This would adversely affect the very distinctive character of this area. Development of the site would adversely affect the rural character of the area. The impact of increased traffic is also likely to have an adverse impact on the Air Quality Management Area in the centre of Storrington.

Site Name: Land at Longbury Hill	**SHELAA Ref number:** SA497

Site Map:



Parish: Washington

Site Area: 10 hectares

Site Location: Although in Washington Parish, the site is within an area known as Heath Common which adjoins the built up area boundary of Storrington & Sullington to the west and north.

Site Description: The entire site was originally occupied by dense woodland grown for forestry purposes. However, a large 4.3ha swathe of Scots Pine Plantation have recently been felled in the centre of the site. The site is bounded by the residential curtilages of several very large dwellings to the south and to Rock Road (north), Georges Lane (East) and Hampers Lane (West).

Site Access: The site is accessed from gates at Rock Road to the north of the site.

Proximity to services and facilities: The site is 3km by road from the centre of Storrington and Sullington which is classified, as a Large Village / Small Town, having a good range of services and facilities with strong community networks and local employment provision, together with reasonable bus services. It acts as a hub for smaller villages but also has some reliance on larger settlements to meet some of the residents day to day needs. The site is not in easy walking distance of the main services and facilities and is likely to encourage vehicle use through narrow private lanes.

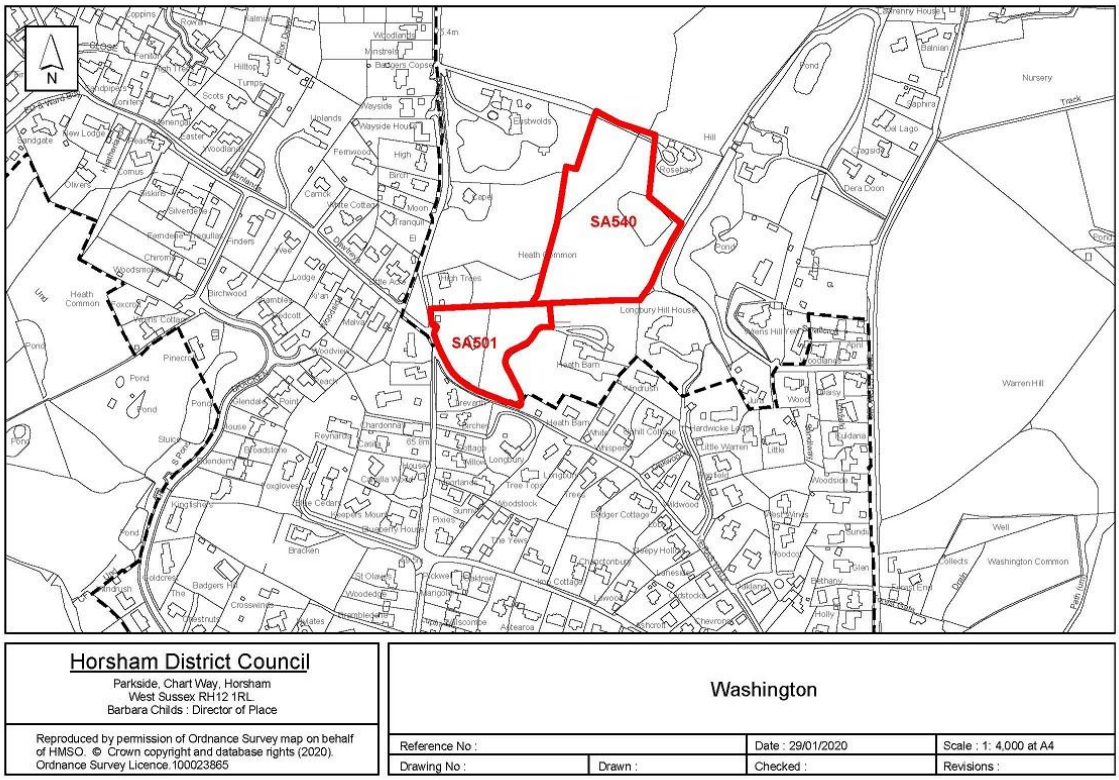
Environmental Considerations:

Landscape: The site does not lie within or near a protected landscape. However the site is within the area covered by the Heath Common Design Statement adopted by Horsham District Council in July 2018. A large area of Longbury Hill woodland that existed on this site has already been partly felled and left vacant severely degrading the landscape. As the land is used for forestry purposes, the landscape would become more wooded again over time, as the result of any replanting but the change to the landscape would be cyclical in nature as the trees become mature enough to harvest.

Biodiversity: The site and surrounding land is not designated as important for nature conservation. The woodland that existed on this site has already been partly destroyed and left vacant severely setting of Heath Common and Longbury Hill, and potentially impacting local biodiversity. The site is within a Bat Sustenance Zone and habitats to maintain feeding habitats for bats would need to be retained. If progressed as a development site appropriate ecological assessments will be needed and suitable protection and mitigation and biodiversity enhancement will be required. **Archaeology/Heritage:** The site does not contain any archaeological/heritage designations or assets. An archaeological site lies nearby to the south and any impact would need to be investigated. **Environmental Quality:** The site lies within the Brick Clay (Weald Clay) Minerals Safeguarding area. It contains a large amount of mature woodland on the uncleared part of the site and is considered tranquil. Storrington's High Street/ West Street is an Air Quality Management Area (AQMA) and increased car traffic generated from this development has potential to futher impact the poor air quality in this 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: Although adjoining the built up area boundary of Storrington, the site is not in easy walking distance of the main services and facilities and is likely to encourage vehicle use through narrow private lanes. Sustainable transport links are poor to the services school and other facilities. It is likely development in this location would increase pressure on the nearby rural roads, including a number of narrow private roads in Heath Common. This would adversely affect the very distinctive character of this area. Development of the site would adversely affect the rural character of the area. The impact of increased traffic is also likely to have an adverse impact on the Air Quality Management Area in the centre of Storrington

Site Name: Highcroft	**SHELAA Ref number:** SA501

Site Map:



Parish: Washington

Site Area: 0.7 hectares

Site Location: Although in Washington Parish, the site is within an area known as Heath Common which adjoins the built-up area boundary of Storrington & Sullington to the west.

Site Description: The site is formed of the residential curtilage of Highcroft, a large residential dwelling and land which runs alongside access to the neighbouring property, Heath Barn. The land is a mixture of residential curtilage with grass and hard landscaping, with some wooded areas. The site area duplicates with SA333.

Site Access: The site is accessed via a driveway on the western edge of the site which leads to an existing dwelling from the junction of Bracken Lane and Hampers Lane.

Proximity to services and facilities: The site is 3km by road from the centre of Storrington and Sullington which is classified, as a Large Village / Small Town, having a good range of services and facilities with strong community networks and local employment provision, together with reasonable bus services. It acts as a hub for smaller villages but also has some reliance on larger settlements to meet some of the residents day to day needs. The site is not in easy walking distance of the main services and facilities and is likely to encourage vehicle use through narrow private lanes.

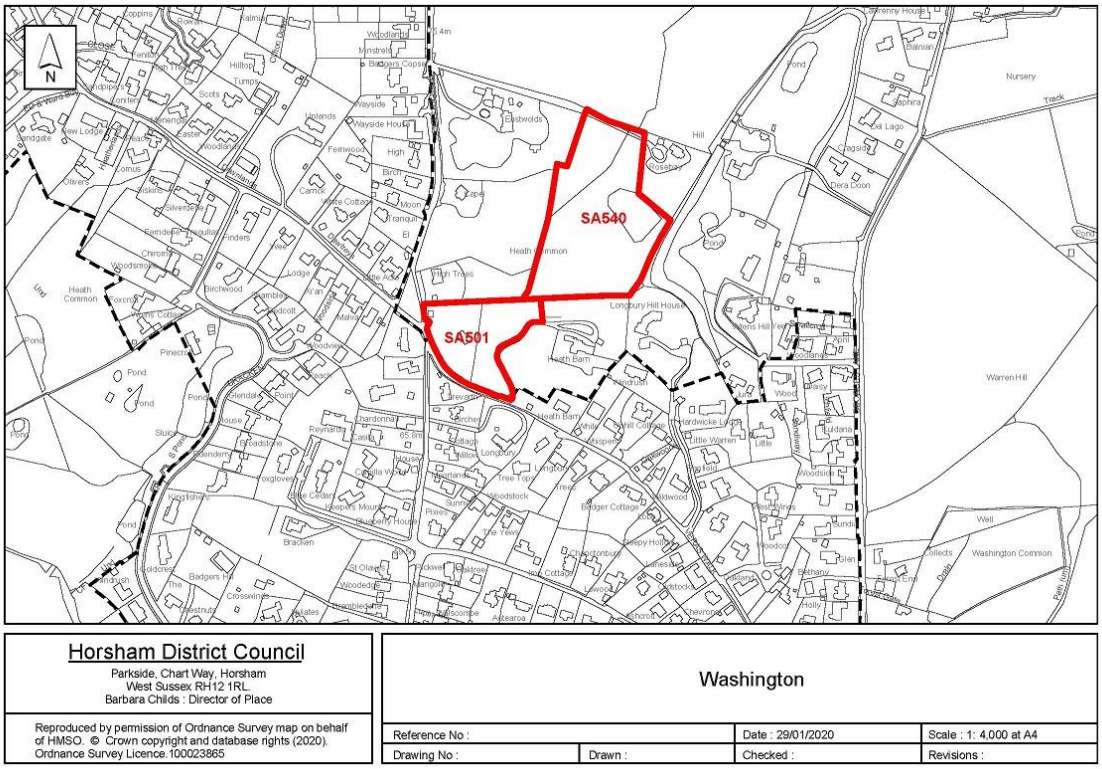
Environmental Considerations:

Landscape: The site does not lie within any protected landscapes, however the northern part of the South Downs National Park lies close to the east of the site. The residential curtilage contains several mature trees. The site is within the area covered by the Heath Common Design Statement adopted by Horsham District Council in July 2018. Development would lead to the loss of an area currently used for Forestry purposes and when mature, these trees contribute to the wider wooded setting of this area. A development on this site has the potential to severely impact the rural / low density character of the area.

Biodiversity: The site lies within a Bat Sustenance Zone and feeding habitats for bats would need to be retained. The site and surrounding land is not designated as important for nature conservation. There are several mature trees within the residential curtilage which will have biodiversity value. 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 any archaeological/heritage designations or assets. An archaeological site lies nearby to the south and any impact would need to be investigated. **Environmental Quality:** The site lies within the Brick Clay (Weald Clay) Minerals Safeguarding area. It contains a large amount of mature woodland on the uncleared part of the site and is considered tranquil. Storrington's High Street/ West Street is an Air Quality Management Area (AQMA) and increased car traffic generated from this development has potential to futher impact the poor air quality in this 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: Although adjoins the built up area boundary of Storrington, the site is not in easy walking distance of the main services and facilities and is likely to encourage vehicle use through narrow private lanes. Sustainable transport links are poor to the services school and other facilities. It is likely development in this location would increase pressure on the nearby rural roads, including a number of narrow private roads in Heath Common. This would adversely affect the very distinctive character of this area. Development of the site would adversely affect the rural character of the area. The impact of increased traffic is also likely to have an adverse impact on the Air Quality Management Area in the centre of Storrington

Site Name: The Hut, Hampers Lane, Storrington	**SHELAA Ref number:** SA540

Site Map:



Parish: Washington

Site Area: 2.02 hectares

Site Location: Although in Washington Parish, the site is within an area known as Heath Common which adjoins the built-up area boundary of Storrington & Sullington to the west. Storrington and Sullington is classified as a Small Town/Larger Village with a good range of services and facilities.

Site Description: The site is almost entirely woodland and the southern part of the site overlaps SA333. There is a residential dwelling directly to the northeast, and the curtilage of this dwelling abuts the site.

Site Access: Information submitted by the landowner suggests current access to the site is via land over which there is right of access. Access is via narrow tracks which are unlikely to be suitable for multiple vehicle use.

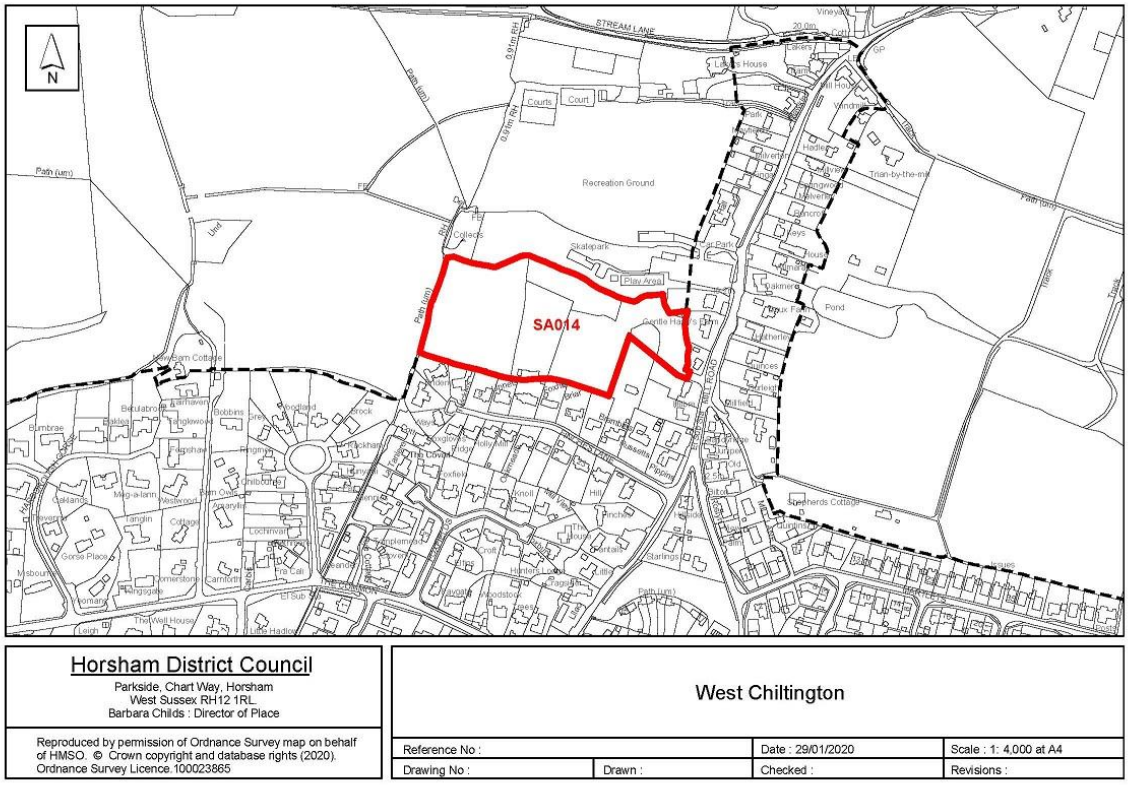
Proximity to services and facilities: The site adjoins the built up area boundary of Storrington and Sullington via SA501 and SA333. Storrington and Sullington is classified as a Large Village / Small Town, having a good range of services and facilities with strong community networks and local employment provision, together with reasonable bus services. 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 considered to be outside of walking distance of Storrington village centre.

Environmental Considerations: **Landscape:** The site does not lie within any protected landscapes, however the northern part of the South Downs National Park lies close to the east of the site. The residential curtilage contains several mature trees. The site is within the area covered by the Heath Common Design Statement adopted by Horsham District Council in July 2018. Development would lead to the loss of an area currently used for Forestry purposes and when mature, these trees contribute to the wider wooded setting of this area. A development on this site has the potential to severely impact the rural / low density character of the area. **Biodiversity:** The site lies within a Bat Sustenance Zone and feeding habitats for bats would need to be retained. The site and surrounding land is not designated as important for nature conservation. There are several mature trees within the residential curtilage which will have biodiversity value. 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 any archaeological/heritage designations or assets. An archaeological site lies nearby to the south and any impact would need to be investigated. **Environmental Quality:** The site lies within the Brick Clay (Weald Clay) Minerals Safeguarding area. It contains a large amount of mature woodland on the uncleared part of the site and is considered tranquil. Storrington's High Street/ West Street is an Air Quality Management Area (AQMA) and increased car traffic generated from this development has potential to futher impact the poor air quality in this 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: Although adjoins the built up area boundary of Storrington, the site is not in easy walking distance of the main services and facilities and is likely to encourage vehicle use through narrow private lanes. Sustainable transport links are poor to the services school and other facilities. It is likely development in this location would increase pressure on the nearby rural roads, including a number of narrow private roads in Heath Common. This would adversely affect the very distinctive character of this area. Development of the site would adversely affect the rural character of the area. The impact of increased traffic is also likely to have an adverse impact on the Air Quality Management Area in the centre of Storrington

West Chiltington

Site Name: Land North of Finches Lane and West of Mill Road, West Chiltington	**SHELAA Ref number:** SA014

Site Map:



Parish: West Chiltington

Site Area: 2.4 hectares

Site Location: The site is located to the north of West Chiltington Common. Mill Road lies to the east of the site and Finches Lane is located to the south.

Site Description: The site is heavily vegetated comprising of scrub and woodland. The majority of the site is bounded by trees, some of which are mature. The southern section of the eastern boundary is defined by an established hedgerow of the adjoining property. To the south and east lies the village of West Chiltington Common. Agricultural land is located to the west. Recreational land, including a play area and the village hall lie to the north. Mill Road is located to the east of the site.

Site Access: Access to the site is limited. There is an area of land which is overgrown, and is the proposed main point of access, located between two existing dwellings off of Mill Road. Any development would require access to the site to be upgraded.

Proximity to services and facilities: The site adjoins the northern boundary of West Chiltington Common which is classified as a medium village, having a moderate level of services and facilities which provide some day to day needs of local residents. Facilities such as the village hall and recreation ground are within easy walking distance to the north of the site. There is a reliance on the small market towns and larger settlements to meet a number of other services and facilities.

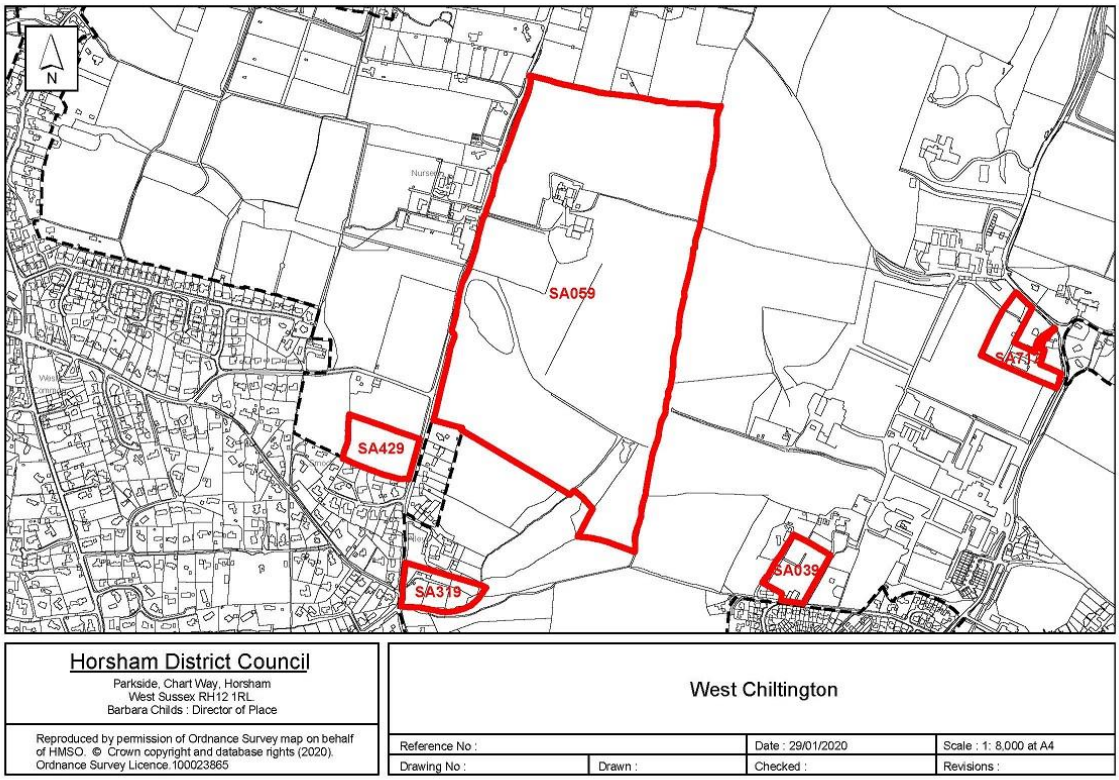
Environmental Considerations:

Landscape: The land is raised adjoining the properties on Mill Road with a gentle slope downwards in a northerly direction. It is heavily vegetated throughout. Woodland covers the western and northern sections of the site with a number of trees located in the south

eastern section of the site giving the characteristic of being countryside rather than relating to the built form of West Chiltington Common. A Tree Preservation Order covers half of the site, with only the central eastern section of the site not being included within the designated area. A 12m Root Protection Zone would be required for these areas **Biodiversity:** The site and surrounding land is not designated as important for nature conservation. The site does lie within a Bat Sustenance Zone requiring the retention and maintenance of feeding habitats for bats. If progressed as a development site appropriate ecological assessments will be needed and suitable protection and mitigation and biodiversity enhancement will be required. **Archaeology/Heritage:** A Grade II Listed Building (Gentle Harrys Farm) lies to the east of the site. Any development would have a harmful impact on the setting of this heritage asset. A Heritage Statement would be necessary before any development could come forward. **Environmental Quality:** The site is quiet with some noise from the traffic of Mill Road. The site lies within a Building Stone Minerals Safeguarding Area, any development would need to ensure there is no adverse impact on this resource. **Flooding:** The site does not lie within an area identified as at risk of flooding (Flood Zone 1)
Combined RAG Rating: Unfavourable Impacts (with potential for mitigation)
Site Assessment Conclusion: This site comprises scrub and woodland on land to the north of West Chiltington common. These may have importance for both biodiversity and some trees may have a wider importance and amenity value in landscape terms. Although well related to the existing settlement form, access to the site would be required through a separate residential property which may limit the deliverability of this site.

Site Name: Land at Southlands, Southland Lane, West Chiltington	**SHELAA Ref number:** SA059

Site Map:



Parish: West Chiltington

Site Area: 34.2 hectares

Site Location: The site is located to the east of Southlands Lane, adjoining the eastern boundary of West Chiltington Common

Site Description: The site consists of a working farm with an existing barn being used as a wedding venue. A ménage is located to the south of the farm buildings. The land surrounding the north, east and west of the site is used for agriculture. A small business estate lies west of the farm lane which leads to Southlands Farm. The medium village of West Chiltington common is located to the south east.

Site Access: The site is currently accessible via an existing lane which leads to Southlands Farm. There is also an access gate towards the south western boundary. A Public Right of Way crosses the northern section of the site west to east, running through Southlands Farm. Any development would require access to be upgraded.

Proximity to services and facilities: The site adjoins the eastern boundary of West Chiltington Common which is classified as a medium village, having a moderate level of services and facilities which provide some day to day needs of local residents. Facilities are not within easy walking distance and there is a reliance on the small market towns and larger settlements to meet a number of requirements.

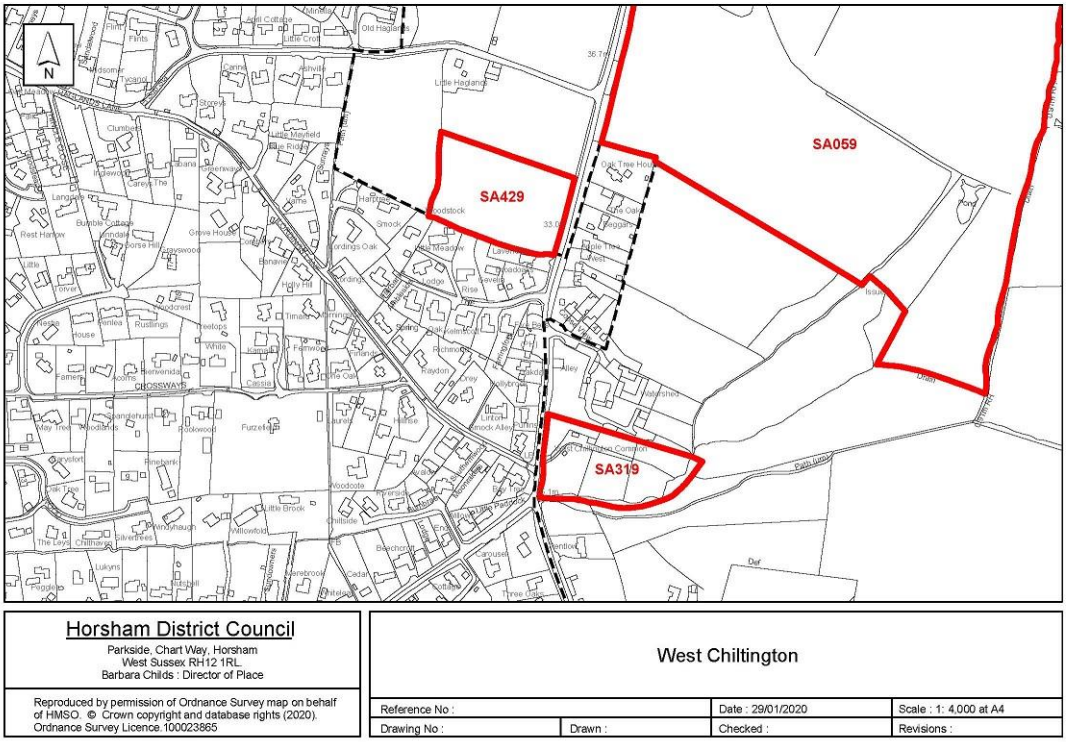
Environmental Considerations:

Landscape: The site consists of a working farm in the centre of the northern section of the site and is surrounded by open agricultural land to the north, east and south. In a north to south direction the site has a raised slope in the top north west section which levels out surrounding the farm and then forms a more gentle slope there onwards in the direction of the South Downs National Park, to which it is fully visible. The location of the site is separate from the existing settlement form. This would lead to an incongruous urban development in what is otherwise a rural area.

Biodiversity: The site and surrounding land is not designated as important for nature conservation. The site does lie within a Bat Sustenance Zone requiring the retention and maintenance of feeding habitats for bats. If progressed as a development site appropriate ecological assessments will be needed and suitable protection and mitigation and biodiversity enhancement will be required. **Archaeology/Heritage:** A Grade II Listed Building (Southlands Farm) is located in the centre of the northern section of the site. Any development would have a harmful impact on the setting of this heritage asset. A Heritage Statement would be necessary before any development could come forward. **Environmental Quality:** The site is tranquil. The site lies within a Building Stone Minerals Safeguarding Area, any development would need to ensure there is no adverse impact on this resource. **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 a small section of this site adjoins the Built-up Area Boundary of West Chiltington Common it is a large scale site in a rural location and is unrelated to the existing settlement form and would result in the urbanisation of a rural area with limited relationship to the existing settlement. The site is not directly accessible via the major road network. The site is too small to form a new settlement. It is unclear what level of new facilities would be provided – these would not relate well to those already present in the West Chiltington area. Where facilities are not provided on site, additional car journeys would be required to reach services in the surrounding area.

Site Name: Land at Smock Alley, West Chiltington Common	**SHELAA Ref number:** SA319

Site Map:



Parish: West Chiltington

Site Area: 1.0 hectare

Site Location: The site is located east of Threals Lane, opposite the junction with Lordings Lane, West Chiltingon Common.

Site Description: The site is separated into a number of parcels of land used for grazing. A number of sheds / small agricultural buildings are located in the north west corner of the site. To the west lies the medium village of West Chiltington Common. The north, east and southern boundaries are defined by mature trees, with woodland surrounding the site from to the south to the north east. A Public Right of Way is located beyond the southern boundary. Threals Lane, runs along the western boundary of the site.

Site Access: The site can be accessed via an existing farm gate off of Threals Lane. Any development would require the access to be upgraded.

Proximity to services and facilities: The site adjoins the eastern boundary of West Chiltington Common which is classified as a medium village, having a moderate level of services and facilities which provide some day to day needs of local residents. Facilities are not within easy walking distance and there is a reliance on the small market towns and larger settlements to meet a number of requirements.

Environmental Considerations:

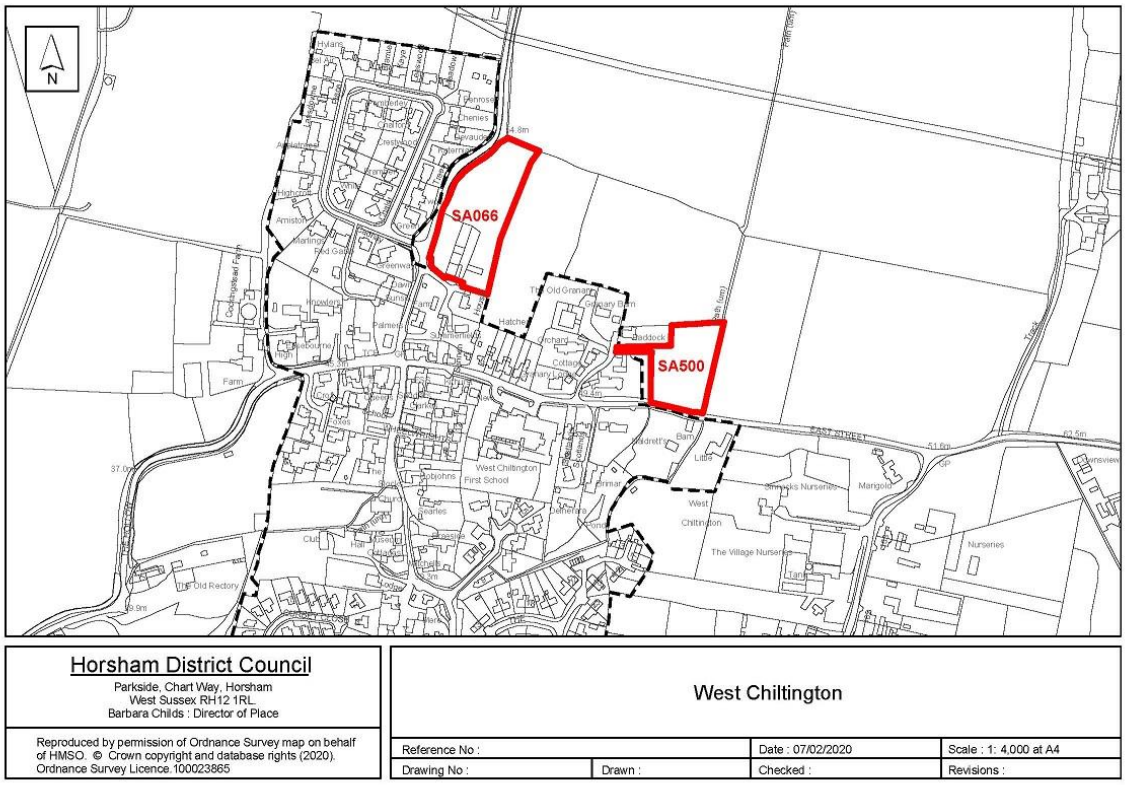
Landscape: The field is divided into parcels of land used for grazing and is relatively flat in nature. The site is bounded by mature trees to the north, west and south with a fence running along the western boundary. Woodland surrounds the site on the north eastern boundary through to the south giving the characteristic of being countryside rather than relating to the built form of West Chiltington Common.

Biodiversity: The site and surrounding land is not designated as important for nature conservation. The site does lie within a Bat Sustenance Zone requiring the retention and maintenance of feeding habitats for bats. Woodland adjoining the southern boundary is covered by a Tree Preservation Order and would require a 12m Root Protection Area. If

progressed as a development site appropriate ecological assessments will be needed and suitable protection and mitigation and biodiversity enhancement will be required. **Archaeology/Heritage:** There are no heritage assets located within or adjoining the site. **Environmental Quality:** The site is tranquil with some noise due to traffic from Threals Lane. The site does not lie within a Minerals Safeguarding Area. **Flooding:** Land to the west of the site, encroaching onto the western fringe and south west boundary is an area at risk of flooding (Flood Zones 2 and 3). A Flood Risk Assessment would be necessary before any development could come forward.
Combined RAG Rating: Neutral Impact
Site Assessment Conclusion: The site is adjacent to eastern Built-up Area Boundary of West Chiltington Common. The site is not allocated in the Made Thakeham Neighbourhood Plan. It comprises of a number of parcels of land used for grazing and is well screened to the north, east and south by mature trees with those to the south being covered by a Tree Preservation Order. Woodland surrounds the site to the south through to the north east giving the site a rural characteristic rather than relating to the built environment. It is considered that there may be some limited potential for development in this location, (potentially to meet smaller site requirements) but it is unlikely to be at a scale that would lead to a detailed allocation in the Local Plan.

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

Site Map:



Parish: West Chiltington

Site Area: 0.5 hectares

Site Location: The site is located to the east of West Chiltington village, north of East Street.

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

Site Access: The site can be access via the existing driveway of a number of dwellings located to the west of the site. A Public Right of Way runs along the eastern boundary. Any development would require access to be upgraded.

Proximity to services and facilities: The site adjoins the eastern boundary of West Chiltington which is classified as a medium village, having a moderate level of services and facilities which provide some day to day needs of local residents. There is also a reliance on the small market towns and larger settlements to meet a number of requirements. A primary school is within easy walking distance.

Environmental Considerations:

Landscape: The site comprises of one field which is relatively flat. It is well screened by defined hedgerows which incorporate a number of trees.

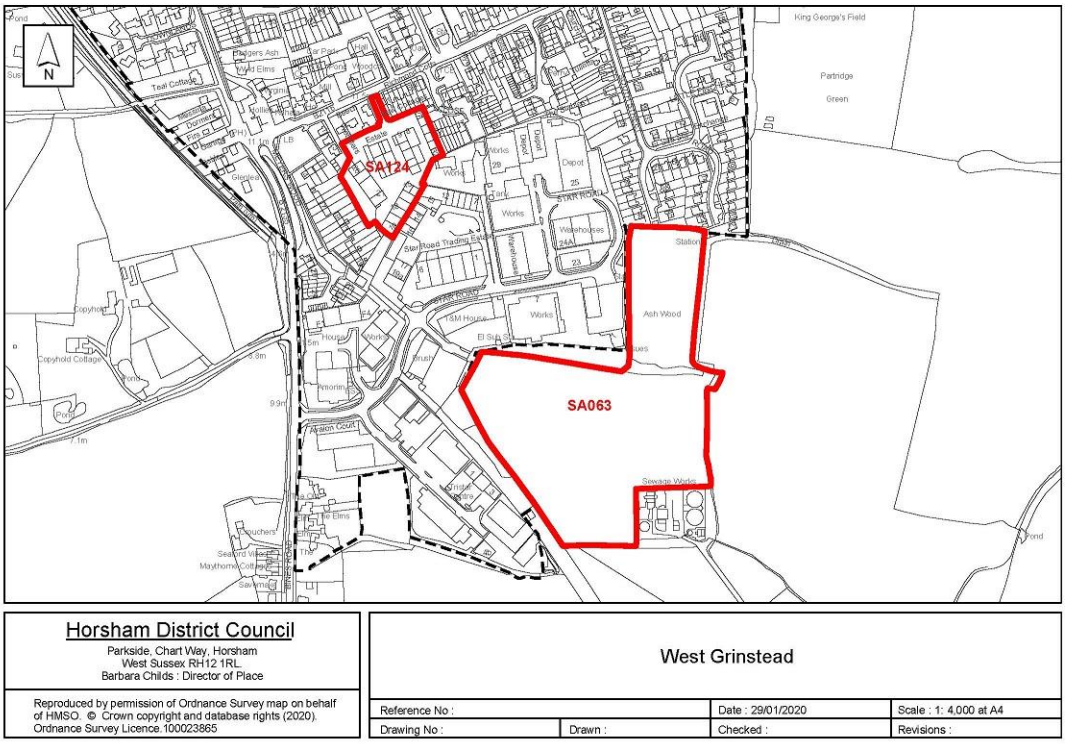
Biodiversity: The site and surrounding land is not designated as important for nature conservation. The site does lie within a Bat Sustenance Zone requiring the retention and maintenance of feeding habitats for bats. If progressed as a development site appropriate ecological assessments will be needed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

Archaeology/Heritage: Two Grade II Listed Buildings lie to the south. A Heritage Statement would be necessary before any development could come forward. **Environmental Quality:** There is some traffic noise from the nearby road located to the south. The site lies within Building Stone Minerals Safeguarding Area, any development would need to ensure there is no adverse impact on this resource. **Flooding:** The site does not lie within an area identified as at risk of flooding (Flood Zone 1)
Combined RAG Rating: Neutral Impact
Site Assessment Conclusion: Although this site may be able to accommodate development it is considered that due to the low density character of West Chiltington it would be small in scale and therefore likely to fall below the Council's own SHLAA threshold of 5 units. It is therefore unlikely to be progressed through allocation of the Local Plan (unless identified as a small site) but may have potential as part of a Neighbourhood Plan.

West Grinstead

Site Name: Huffwood Trading Estate, Partridge Green	**SHELAA Ref number:** SA124

Site Map:



Parish: West Grinstead

Site Area: 0.9 hectares

Site Location: The site is located within the Built up Area Boundary of Partridge Green.

Site Description: Huffwood Trading Estate is an old established 1960-80s industrial estate consisting largely of brick units of one or two storeys in height, of various ages. Mostly of small industrial use (B2). There is limited car parking space. The site is bound by residential units to the north, west and east, and the Star Road Industrial Estate to the South (SA815). There is no room to extend the industrial estate due to existing land-uses.

Site Access: Although the site is not accessed from the major road network access to this site is reasonable. Huffwood Trading Estate has access from the High Street / B2116 to the north of the site. There are numerous bus stops along the High Street and also one on the B2135, to the south of Star Road, providing links to Brighton and Horsham. There are no train stations within Partridge Green. Access is from the busy High Street where turning is tight especially for modern HGVs. The site is not in close proximity to an "A" road. The routes to the nearest highway are via the B2135 north to the A24, or the B2116 east to the A281.

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

Environmental Considerations: **Landscape:** The site does not lie within or near a protected landscap. It is an industrial estate within a settlement and is designated as a Key Employment Area. **Biodiversity:** The site is not designated as important for nature conservation, however, there is a cluster of trees subject to a TPO on the north western boundary. **Archaeology/Heritage:** The site does not contain or lie within the immediate setting of any designated heritage assets. **Environmental Quality:** Traffic and noise generation from the industrial estate may impact surrounding 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: This site is in existing use as an employment site and is designated as a Key Employment Area in order to ensure that the employment activity within the area can be retained. Development for housing on this site would only be considered acceptable should the existing uses be able to relocate to a suitable site within the vicinity. There are local aspirations set out in the Regulation 14 Neighbourhood Plan, supports the relocation of the existing businesses to a new site to the south of Star Road, without undermining the viability of the businesses. At this time there is no robust mechanism in place to achieve this with any degree of certainty, and without this the loss of this site to an alternative use is not supported.