

Appendix D(vii)

Site Assessments by Area

Horsham

Index of Settlements

<u>Settlements</u>	<u>Page</u>
<i>Bramber</i>	<i>5</i>
<i>Coldwaltham</i>	<i>11</i>
<i>Houghton Bridge</i>	<i>21</i>
<i>Steyning</i>	<i>27</i>
<i>Upper Beeding</i>	<i>33</i>
<i>Watersfield</i>	<i>39</i>

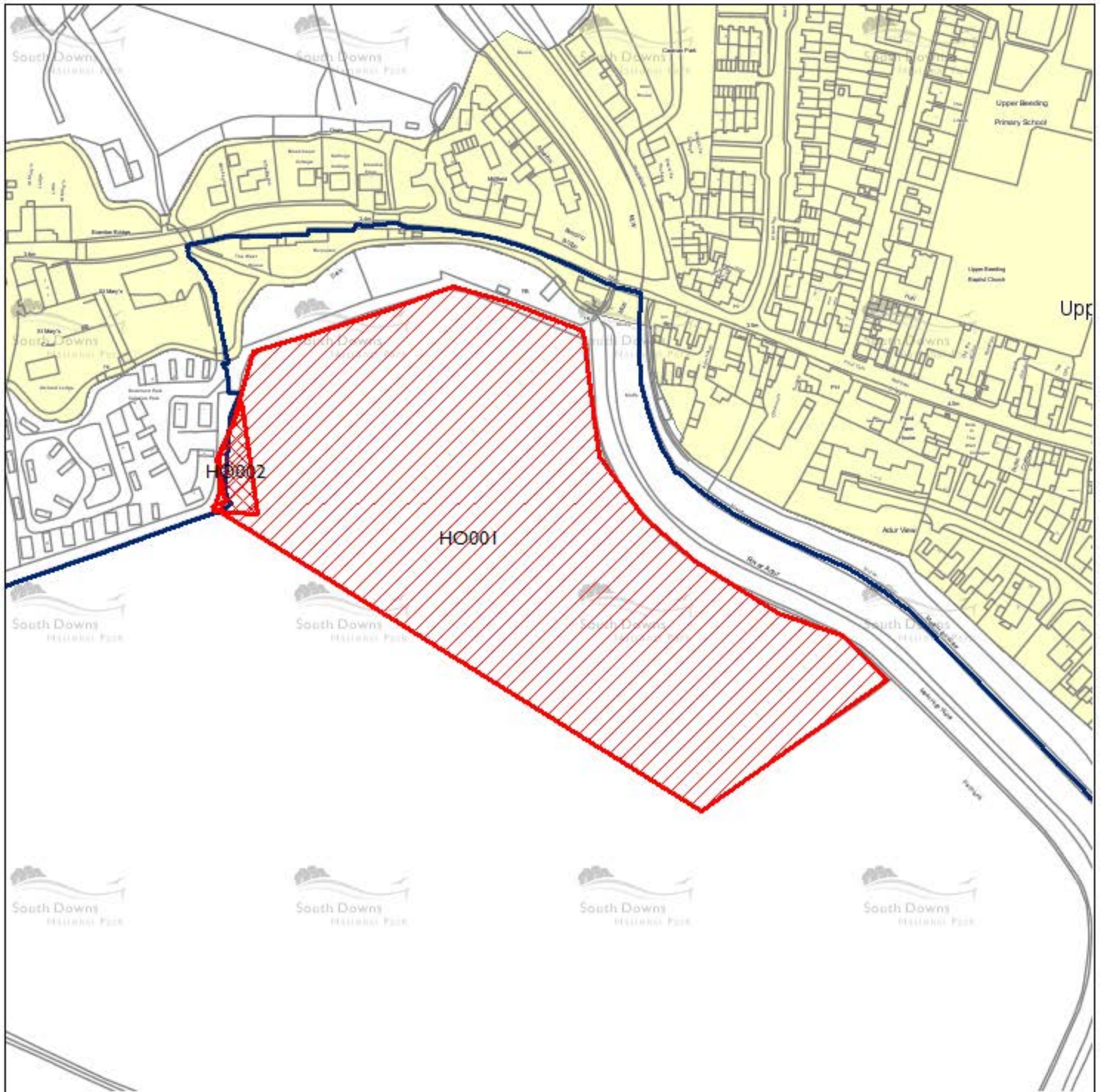
Appendix D(vii) - Horsham

Site Assessments by Settlement





Bramber

Settlement Map

Bramber



Key

- Recommendation  South Downs National Park Boundary (where applicable)
-  Rejected  Settlement Boundary
-  Excluded

Site Ref	Site Address	Settlement	Parish	Recommendation	Total Yield	0-5 Years	6-10 Years	11-15 Years	Rejected/Excluded Reason
Settlement Bramber									
HO001	Annington Farm / St Mary's House, Bramber	Bramber	Bramber	Rejected	0	0	0	0	Development on the site would have a potential adverse impact on the character and appearance of the landscape. Development on the site would have a potential adverse impact on heritage assets.
HO002	Plot 1 Annington Farm, Bramber	Bramber	Bramber	Excluded	0	0	0	0	The site is not considered suitable to yield 5 or more net additional homes.
Total by Settlement					0	0	0	0	

Site Ref	Site Address	Summary of Landscape Assessment	Summary of Suitability	Suitable	Summary of Availability	Available	Summary of Achievability	Achievable	Reason for Rejection
Settlement Bramber									
HO001	Annington Farm / St Mary's House, Bramber	High Sensitivity The site is High Sensitivity due to the exposed nature of the river floodplain and the location of the site where development would be visible from a number of locations on the public right of way network and would interrupt views towards the River, and also the South Downs.	The site is adjacent to the conservation area and in close proximity to the Bridge Inn, a grade II listed building located to the east of the site (across the river) and St Mary's Guest House and Garden Centre, a grade I listed building located to the west of the site. There is a public right of way which follows the northern boundary of the site and the runs along the river along the eastern boundary. The whole site is within flood zone 2 and 3. The site is not considered to be well related to the existing settlement pattern. The site is within a Site of Special Scientific Interest (SSSI) Impact Risk Zone (may require further advice from Natural England).	No	There is no evidence that the site is being actively promoted or is available for development.	No	There is no reason to indicate why development on the site is not achievable.	No	Development on the site would have a potential adverse impact on the character and appearance of the landscape. Development on the site would have a potential adverse impact on heritage assets.

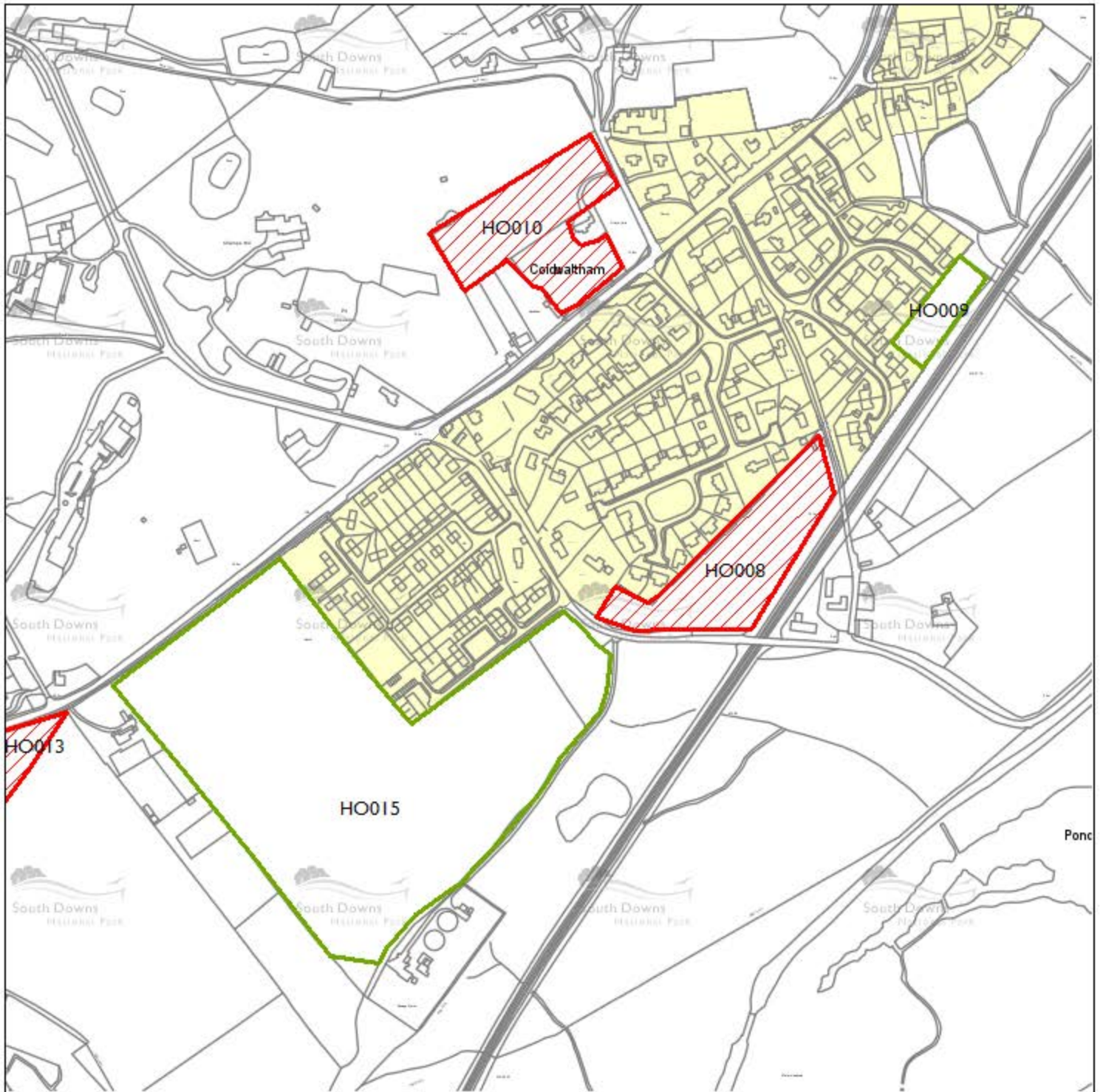
Appendix D(vii) - Horsham

Site Assessments by Settlement

Coldwaltham

Settlement Map

Coldwaltham




Key

Recommendation

 Has Potential (Deliverable or Developable)

 Rejected

 South Downs National Park Boundary (where applicable)

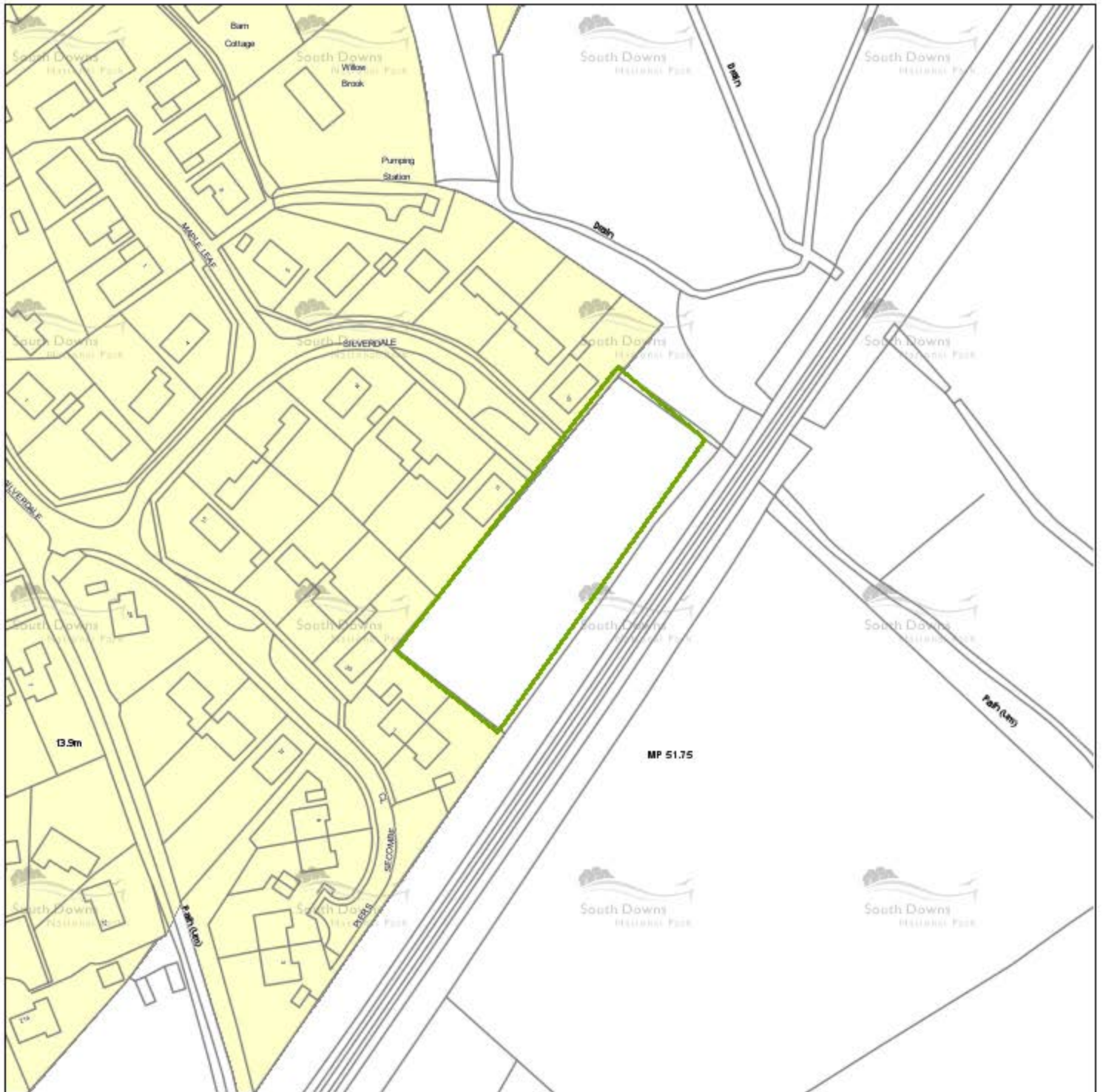
 Settlement Boundary

Site Ref	Site Address	Settlement	Parish	Recommendation	Total Yield	0-5 Years	6-10 Years	11-15 Years	Rejected/Excluded Reason
Settlement Coldwaltham									
HO008	Land at Bridge Nurseries	Coldwaltham	Coldwaltham	Rejected	0	0	0	0	Development on the site would have a potential adverse impact on the character and appearance of the landscape. There is no evidence that the site is available or being actively promoted.
HO009	Land at Silverdale	Coldwaltham	Coldwaltham	Has Potential (Deliverable)	8	8	0	0	Not Applicable.
HO010	Coldwaltham Glebe, Church Lane	Coldwaltham	Coldwaltham	Rejected	0	0	0	0	Development on the site would have a potential adverse impact on the character and appearance of the landscape. Development on the site would have a potential adverse impact on heritage assets. Loss of woodland.
HO015	Land at Brookland Way,	Coldwaltham	Coldwaltham	Has Potential (Deliverable)	20	0	20	0	Not Applicable.
Total by Settlement					28	8	20	0	

HO009

Land at Silverdale

Coldwaltham



Key

- Recommendation
- Has Potential (Deliverable)
- South Downs National Park Boundary (where applicable)
- Settlement Boundary

Site Reference
HO009

Area
Horsham

Site Address Land at Silverdale	Settlement Coldwaltham
	Parish Coldwaltham

Source Previously assessed by Borough/District Council	Current Use Grazing
--	-------------------------------

Summary of Landscape Assessment Low Sensitivity The site is Low Sensitivity due to its relationship with surrounding development and enclosure by the railway line. Structure planting would be beneficial to integration of the site and the public right of way.

Summary of Suitability There is a public right of way running around the north and eastern boundary of the site. The site is relatively well contained. The site is in relatively close proximity to a number of designated areas, including Special Protection Area, Site of Special Scientific Interest (within an Impact Risk Zone) and a Ramsar site (will require further advice from Natural England).	Is the site suitable? Yes
--	--

Summary of Availability The site is considered to be available and there is a current planning application pending consideration.	Is the site available? Yes
---	---

Summary of Achievability There is no reason to indicate why development on the site is not achievable.	Is development on the site achievable? Yes
--	---

Assessment Recommendation	Has Potential (Deliverable)
----------------------------------	------------------------------------

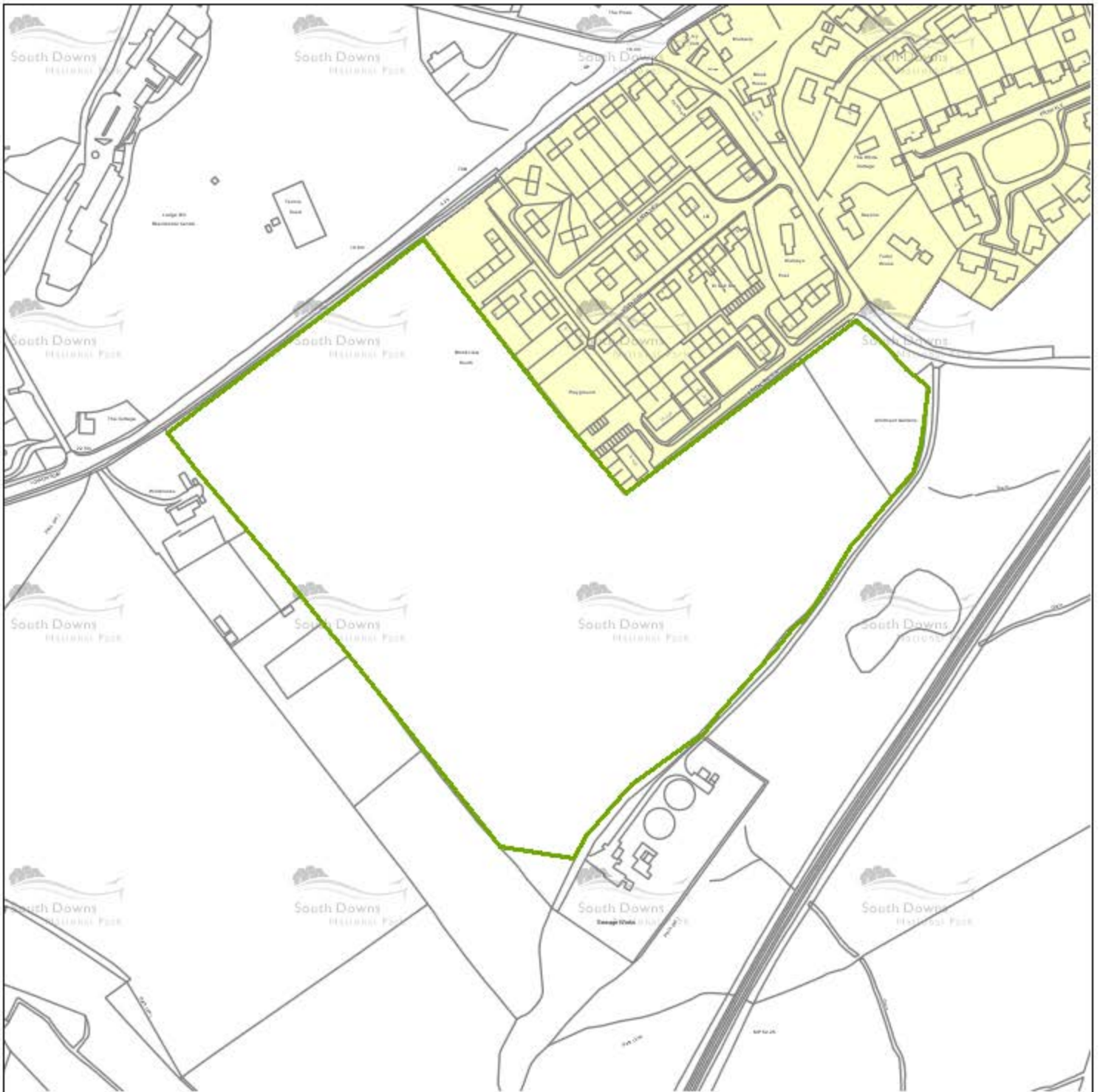
Reason for Rejection Not Applicable.
--

Site Area (Ha) 0.4	Site Density (dph) 20	Estimated Yield 8	0-5 years 8	6-10 years 0	11-15 years 0
------------------------------	---------------------------------	-----------------------------	-----------------------	------------------------	-------------------------

HO015

Land at Brookland Way,

Coldwaltham



Key

Recommendation



South Downs National Park Boundary (where applicable)

Has Potential (Deliverable)



Settlement Boundary

Site Reference
HO015

Area
Horsham

Site Address
Land at Brookland Way,

Settlement
Coldwaltham
Parish
Coldwaltham

Source
Submission

Current Use
Agricultural/grazing

Summary of Landscape Assessment
Medium/High Sensitivity The site is High Sensitivity due to the elevation and openness at the northern extent of the site and along the public right of way. The site also has a settlement separation function between Coldwaltham and Watersfield. The area of the site to the south east which is in parallel with existing development is Medium High Sensitivity due to its proximity to SSSI and Open Access Land. access from adjacent development would be essential if ecological issues are surmountable. Advice needed.

Summary of Suitability	Is the site suitable?
The south eastern boundary is adjacent to a sewage treatment works. There is a Site of Special Scientific Interest (SSSI) adjacent to the site and is within a SSSI Impact Risk Zone (requiring further advice from Natural England). The site is within 100m of a Ramsar site and Special Protection Area. The south eastern portion of the site is considered suitable (subject to advice from Natural England), with development focused along Brooklands Way, whilst retaining the existing allotments.	Yes

Summary of Availability	Is the site available?
The site is in single ownership and the owner has previously indicated that the site would be available immediately.	Yes

Summary of Achievability	Is development on the site achievable?
A new access onto the A29 would be preferable to the more intensive use of Brook Lane, as this has substandard visibility to the east. A new access would appear feasible given the alignment of the A29 and land within the control of the site promoter.	Yes

Assessment Recommendation	Has Potential (Deliverable)
----------------------------------	------------------------------------

Reason for Rejection
Not Applicable.

Site Area (Ha)	Site Density (dph)	Estimated Yield	0-5 years	6-10 years	11-15 years
1	20	20	0	20	0

Site Ref	Site Address	Summary of Landscape Assessment	Summary of Suitability	Suitable	Summary of Availability	Available	Summary of Achievability	Achievable	Reason for Rejection
Settlement Coldwaltham									
HO008	Land at Bridge Nurseries	Medium/High Sensitivity Due to proximity to Ramsar and SPA site, and exposure to views from the river valley. Structure planting and a buffer zone may be possible however access likely to be problematic. Further ecological advice needed.	The site is well contained and bounded by adjacent residential development, roads and the railway line. The site is in close proximity to a Site of Special Scientific Interest, a Ramsar Site and Special Protection Area to the south. The site is within a Site of Special Scientific Interest (SSSI) Impact Risk Zone (will require further advice from Natural England). There are mature trees around the site. The opening up of the access could impact on the rural setting.	No	There is no evidence that the site is being actively promoted or is available for development.	No	There is no reason to indicate why development on the site is not achievable.	Yes	Development on the site would have a potential adverse impact on the character and appearance of the landscape. There is no evidence that the site is available or being actively promoted.
HO010	Coldwaltham Glebe, Church Lane	Medium/High Sensitivity The site is Medium High sensitivity due to the existing woodland setting, the proximity of the listed church, access problems and poor relationship with the settlement pattern.	The majority of the site is wooded, with a variety of mature trees. It is not considered well related to the existing settlement pattern and is more rural in character. The site is adjacent to the Parish Church of St Giles, a grade II* listed building. The site is within 5km of a Special Protection Area. The site is within a Site of Special Scientific Interest (SSSI) Impact Risk Zone (will require further advice from Natural England).	No	There is no evidence that the site is being actively promoted or is available for development.	No	It is not clear how the site will be accessed and this could include accessing the site land in other ownership.	No	Development on the site would have a potential adverse impact on the character and appearance of the landscape. Development on the site would have a potential adverse impact on heritage assets. Loss of woodland.

Appendix D(vii) - Horsham

Site Assessments by Settlement


Houghton Bridge

Settlement Map

Houghton Bridge



Key

Recommendation  South Downs National Park Boundary (where applicable)

 Rejected

Site Ref	Site Address	Settlement	Parish	Recommendation	Total Yield	0-5 Years	6-10 Years	11-15 Years	Rejected/Excluded Reason
Settlement Houghton Bridge									
HO011	Houghton Bridge Caravan Site,	Houghton Bridge	Amberley	Rejected	0	0	0	0	Development on the site would have a potential adverse impact on the character and appearance of the landscape.
Total by Settlement					0	0	0	0	

Site Ref	Site Address	Summary of Landscape Assessment	Summary of Suitability	Suitable	Summary of Availability	Available	Summary of Achievability	Achievable	Reason for Rejection
Settlement Houghton Bridge									
HO011	Houghton Bridge Caravan Site,	High Sensitivity The site is High Sensitivity due to the prominence and importance of the location character and views. The existing use of the site is noted, however this is not considered comparable with housing development due to scale and permanence.	The site has been submitted for consideration of the change of current occupation periods of the existing caravans, rather than for the redevelopment of the site. This requires detailed considerations, which are beyond the scope of this study. The redevelopment of the site has been rejected due to the conclusions of the landscape assessment.	No	The site has been submitted for consideration of the change of current occupation periods of the existing caravans, rather than for the redevelopment of the site.	Yes	The site has an existing access onto the B2139, however visibility appears restricted to both the east and west. The access is also shared with other uses. Further work would be required to demonstrate that access is feasible.	Yes	Development on the site would have a potential adverse impact on the character and appearance of the landscape.

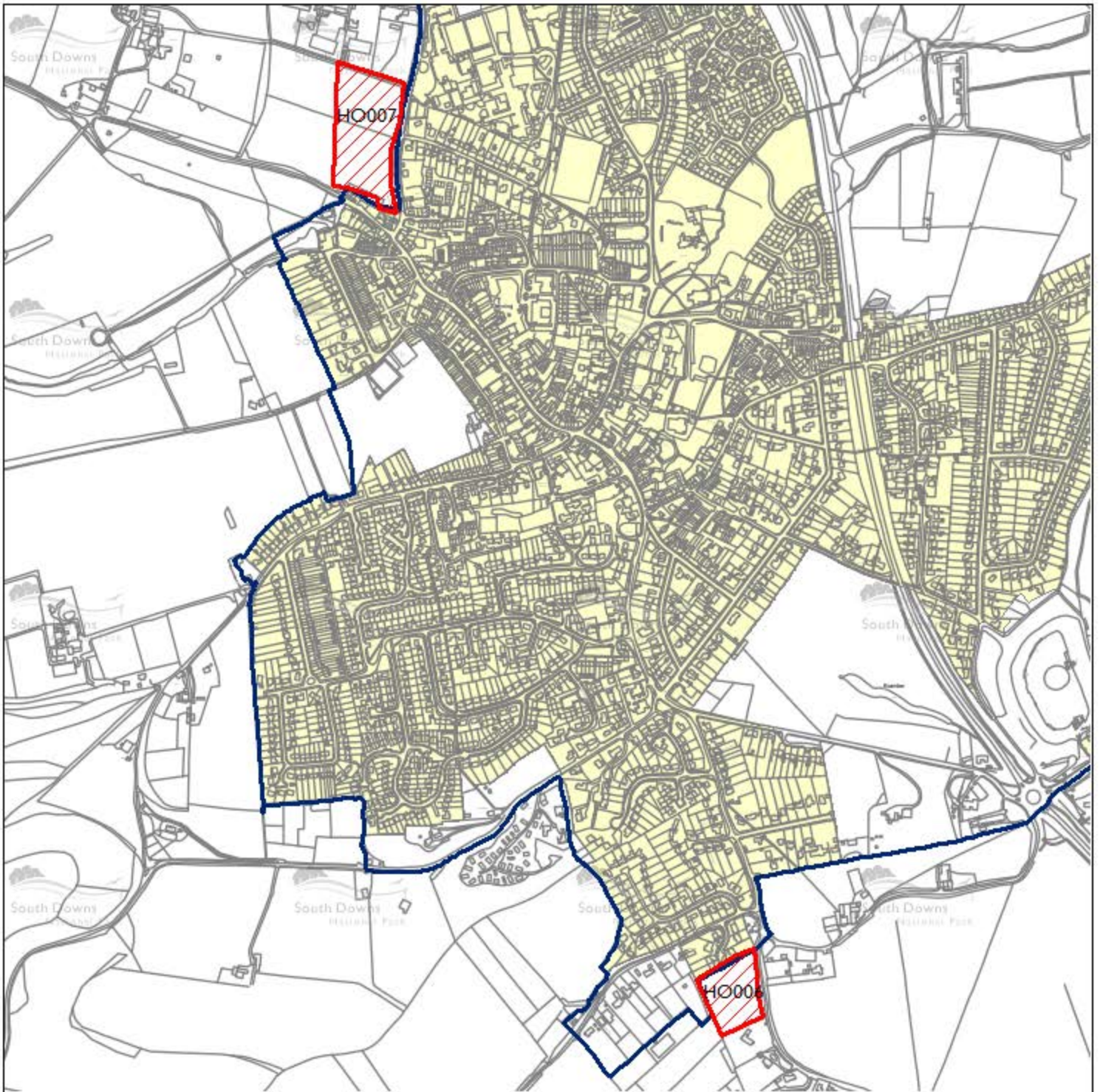
Appendix D(vii) - Horsham

Site Assessments by Settlement




Steypning

Settlement Map

Steining



Key

- Recommendation  South Downs National Park Boundary (where applicable)
-  Rejected  Settlement Boundary

Site Ref	Site Address	Settlement	Parish	Recommendation	Total Yield	0-5 Years	6-10 Years	11-15 Years	Rejected/Excluded Reason
----------	--------------	------------	--------	----------------	-------------	-----------	------------	-------------	--------------------------

Settlement Steyning									
---------------------------------	--	--	--	--	--	--	--	--	--

HO006	Land at Kingsmead Close	Steyning	Bramber	Rejected	0	0	0	0	Development on the site would have a potential adverse impact on the character and appearance of the landscape. Loss of woodland and impact on protected trees.
-------	-------------------------	----------	---------	----------	---	---	---	---	---

HO007	Land at Horsham Road, Steyning	Steyning	Steyning	Rejected	0	0	0	0	Development on the site would have a potential adverse impact on the character and appearance of the landscape. Development on the site would have a potential adverse impact on heritage assets.
-------	--------------------------------	----------	----------	----------	---	---	---	---	---

Total by Settlement	0	0	0	0
----------------------------	----------	----------	----------	----------

Site Ref	Site Address	Summary of Landscape Assessment	Summary of Suitability	Suitable	Summary of Availability	Available	Summary of Achievability	Achievable	Reason for Rejection
Settlement Steyning									
HO006	Land at Kingsmead Close	Medium/High Sensitivity The site is Medium High Sensitivity due to its elevated location on the boundary of the SDNP and the wooded settlement edge that it provides. Removal of the woodland would open views through to the settlement beyond.	The whole site is covered by a Tree Preservation Order area. It is raised above the Annington Road, which at this point, has the characteristics of a sunken lane. The surrounding residential development is low density.	No	There is no evidence that the site is being actively promoted or is available for development.	No	The access point off Kingsmead Close is narrow and it is not considered suitable to access the site from Annington Road, due to the change in levels.	No	Development on the site would have a potential adverse impact on the character and appearance of the landscape. Loss of woodland and impact on protected trees.
HO007	Land at Horsham Road, Steyning	High/Medium Sensitivity The whole site is a large scale and has High Sensitivity due to proximity to public right of way, conservation area, elevated position above settlement and intervisibility with the close scarp slope and the downs. The south eastern corner of the site has slightly less Medium High sensitivity due to its relationship with the settlement pattern, but access and proximity to the Conservation area and historic core of the settlement are	The site is adjacent to the conservation area (adjoining the south and south east boundaries). There are nearby Listed Buildings to the south and south east of the site. The south eastern part of the site is relatively well contained, with existing hedgerows along Horsham Road. However, the site rises to the north and the whole site is higher than the adjacent land to the south east (along Mouse Lane). Whilst small scale development to the south east, if carefully designed could be more acceptable, there is considered to be limited scope to mitigate impacts and connection to the existing access point at the north of the site would need to be acceptable.	No	There is no evidence that the site is being actively promoted or is available for development.	No	There is no reason to indicate why development on the site is not achievable.	Yes	Development on the site would have a potential adverse impact on the character and appearance of the landscape. Development on the site would have a potential adverse impact on heritage assets.

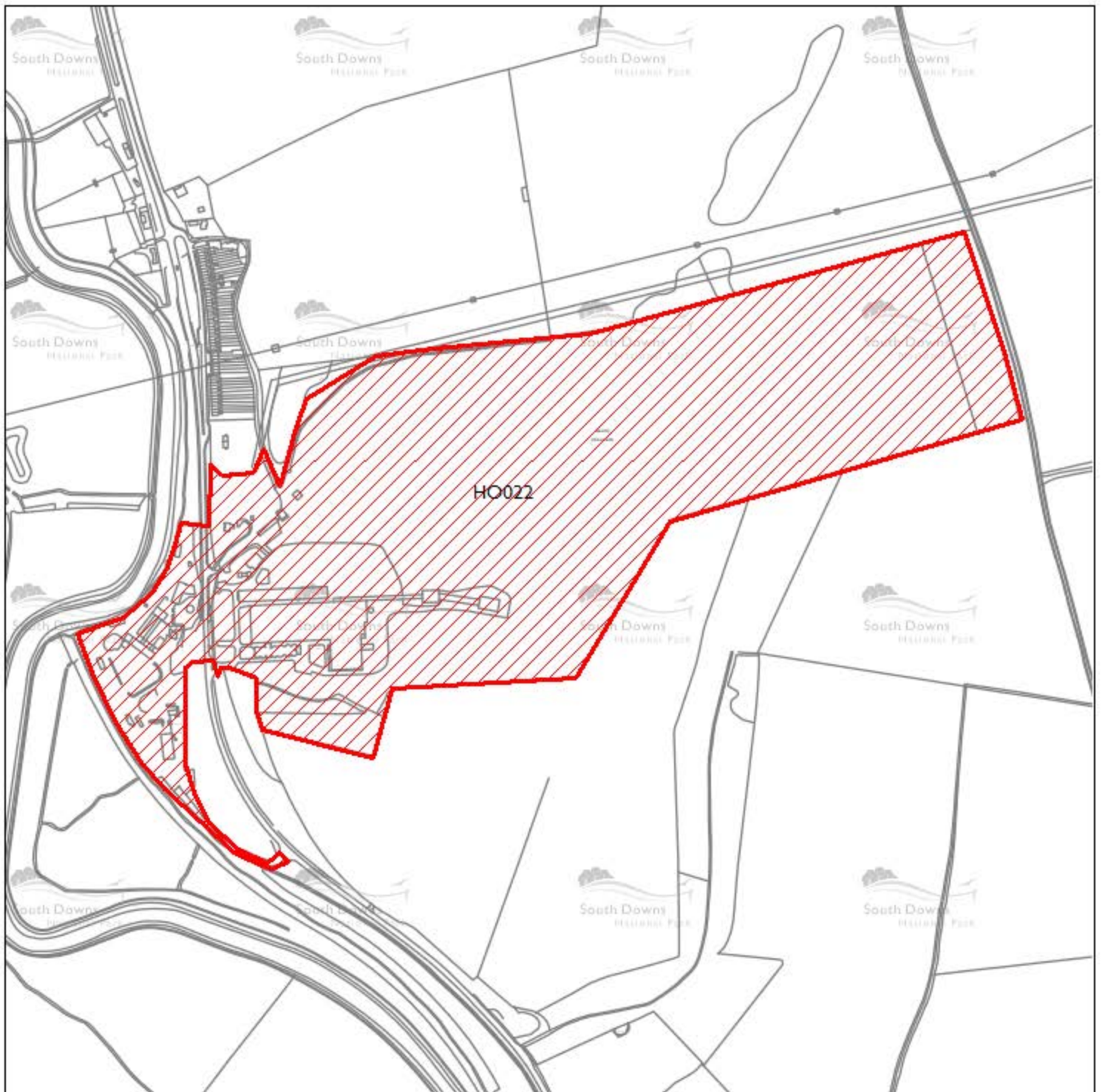
Appendix D(vii) - Horsham

Site Assessments by Settlement


Upper Beeding

Settlement Map

Upper Beeding



Key

Recommendation  South Downs National Park Boundary (where applicable)

 Rejected

Site Ref	Site Address	Settlement	Parish	Recommendation	Total Yield	0-5 Years	6-10 Years	11-15 Years	Rejected/Excluded Reason
Settlement Upper Beeding									
HO022	Shoreham Cement Works	Upper Beeding	Upper Beeding	Rejected	0	0	0	0	See full assessment (page 37).
Total by Settlement					0	0	0	0	

Site Ref	Site Address	Summary of Landscape Assessment	Summary of Suitability	Suitable	Summary of Availability	Available	Summary of Achievability	Achievable	Reason for Rejection
Settlement Upper Beeding									
HO022	Shoreham Cement Works	Due to the size and complexity of the site, the landscape issues are not suitable for assessment through the SHLAA methodology but will require separate, more detailed assessment to assess suitability.	Due to the size and complexity of the site, it is beyond the scope of a high level assessment through the SHLAA to determine the suitability of this site for residential development at this stage. More detailed assessment will take place prior to the preferred options version of the Local Plan.		The site is considered available and is being actively promoted for development.	Yes	Further assessment required.		Further assessment required.

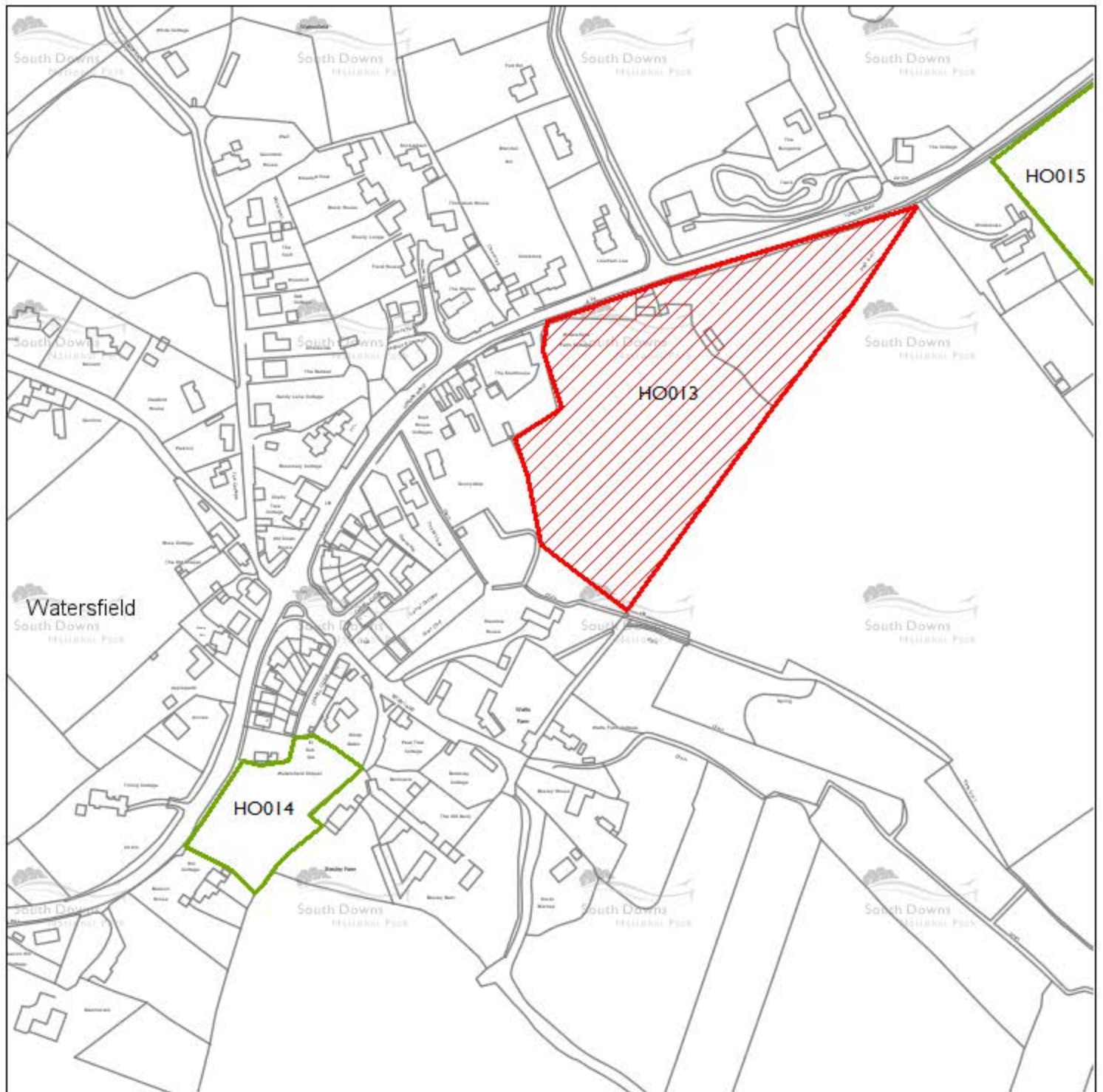
Appendix D(vii) - Horsham

Site Assessments by Settlement

Watersfield

Settlement Map

Watersfield



Key

Recommendation

 Has Potential (Deliverable or Developable)

 Rejected

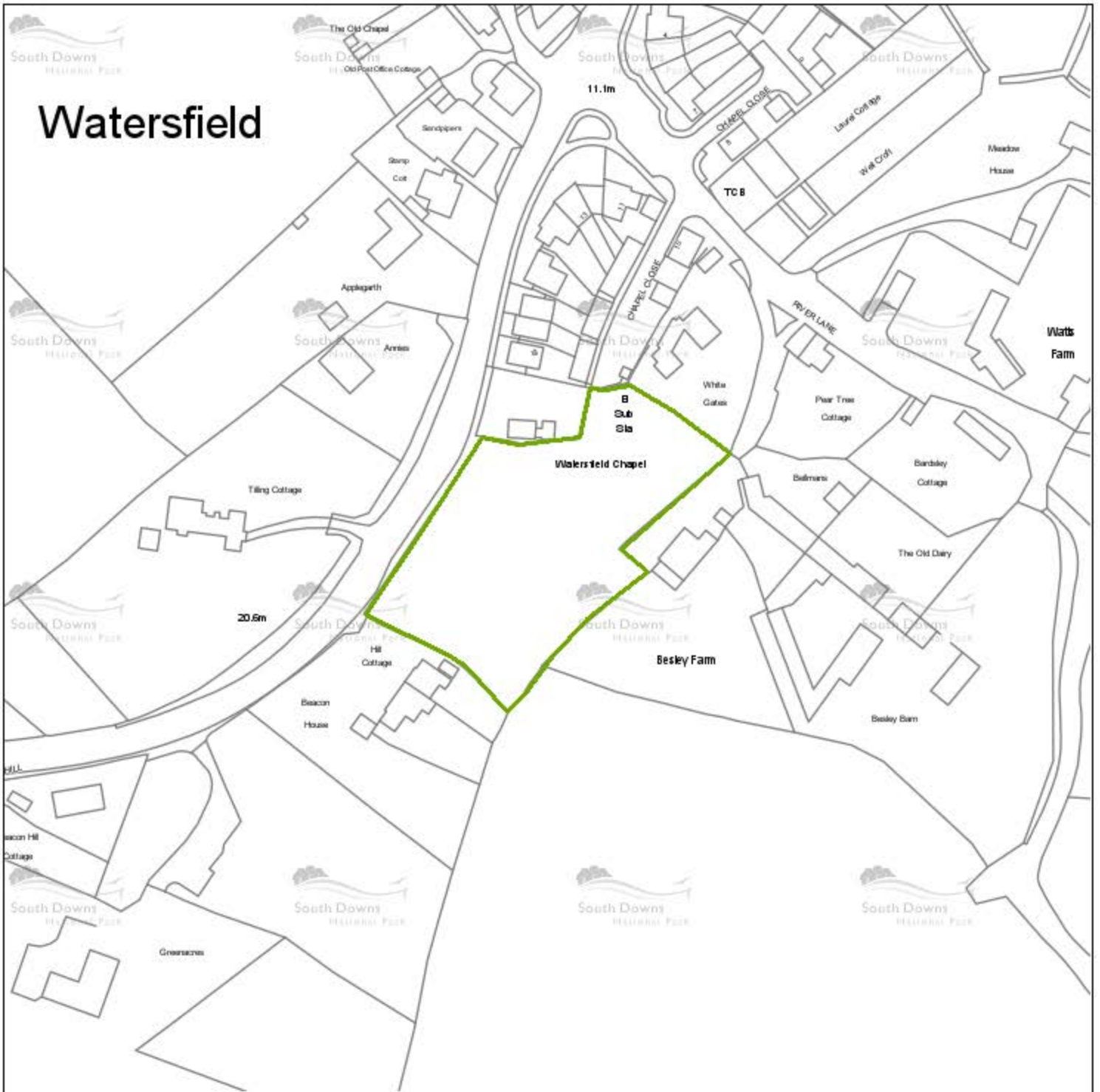
 South Downs National Park Boundary (where applicable)

Site Ref	Site Address	Settlement	Parish	Recommendation	Total Yield	0-5 Years	6-10 Years	11-15 Years	Rejected/Excluded Reason
Settlement Watersfield									
HO013	Land North of River Lane,	Watersfield	Coldwaltham	Rejected	0	0	0	0	Development on the site would have a potential adverse impact on the character and appearance of the landscape.
HO014	Land West of Besley Farmhouse	Watersfield	Coldwaltham	Has Potential (Deliverable)	6	6	0	0	Not Applicable.
Total by Settlement					6	6	0	0	

HO014

Land West of Besley Farmhouse


Watersfield



Key

Recommendation

 South Downs National Park Boundary (where applicable)

 Has Potential (Deliverable)

Site Reference
HO014

Area
Horsham

Site Address Land West of Besley Farmhouse	Settlement Watersfield
	Parish Coldwaltham

Source Submission	Current Use Paddock
-----------------------------	-------------------------------

Summary of Landscape Assessment Medium Sensitivity The site is Medium Sensitivity due to its size, relationship with adjacent development and potential for screening. Adjacent listed building - advice needed.

Summary of Suitability The site is adjacent to a conservation area and a grade II listed building. A Tree Preservation Order covers two trees in the north-western boundary of the site. The site is within a Site of Special Scientific Interest (SSSI) Impact Risk Zone (will require further advice from Natural England). The site is within 5km of a Special Protection Area.	Is the site suitable? Yes
--	--

Summary of Availability The site is in single ownership and the owner has previously indicated that the site would be available immediately.	Is the site available? Yes
--	---

Summary of Achievability It is preferable that access would be via Chapel Close. If access is proposed from the A29, it could only be considered if it can demonstrated as safe.	Is development on the site achievable? Yes
--	---

Assessment Recommendation	Has Potential (Deliverable)
----------------------------------	------------------------------------

Reason for Rejection Not Applicable.
--

Site Area (Ha) 0.4	Site Density (dph) 15	Estimated Yield 6	0-5 years 6	6-10 years 0	11-15 years 0
------------------------------	---------------------------------	-----------------------------	-----------------------	------------------------	-------------------------

Site Ref	Site Address	Summary of Landscape Assessment	Summary of Suitability	Suitable	Summary of Availability	Available	Summary of Achievability	Achievable	Reason for Rejection
Settlement Watersfield									
HO013	Land North of River Lane,	High Sensitivity The site is High Sensitivity due to the relationship between the historic core of Watersfield and it's surrounding historic fieldscapes, the site being a part of that. The site is highly visible along the A29 and the public right of way and does not relate well to the settlement pattern	There is a public right of way which runs diagonally through the northern section of the site and a public right of way running around the southern boundary of the site. The site is physically adjacent to the conservation area to the west. There are three Grade II listed buildings in close proximity or physically adjacent to the site. The site is within a Site of Special Scientific Interest (SSSI) Impact Risk Zone (will require further advice from Natural England). The site is within 5km of a Special Protection Area.	No	The site is in single ownership and the owner has previously indicated that the site would be available immediately.	Yes	There is no reason to indicate why development on the site is not achievable.	Yes	Development on the site would have a potential adverse impact on the character and appearance of the landscape.