

September 2018



SITE ASSESSMENTS

PREPARED TO ASSIST THE PREPERATION OF THE SOUTHWATER NEIGHBOURHOOD PLAN

SOUTHWATER PARISH COUNCIL
BEESON HOUSE, 26 LINTOT SQUARE, SOUTHWATER,
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INTRODUCTION

PURPOSE OF THIS REPORT

This report forms part of the evidence base that has been used to prepare the Southwater Neighbourhood Plan. It is a technical exercise to determine the quantity and suitability of land potentially available for (housing) development.

Please note that:

- This document does not allocate sites to be developed. The allocation of sites is determined through the neighbourhood plan; this document provides a robust assessment of all sites and identifies sites on which development may be deliverable.
- The identification of a site as being deliverable within this document does not imply that the site should or will be allocated in the neighbourhood plan or that planning permission would be granted for development on any of the sites.
- This is a Parish wide assessment of potential housing opportunities. It should not be used to assist with the determination of planning applications. Communities and applicants cannot rely on the findings or conclusions of this document in isolation.
- This assessment was carried out in summer 2018⁷ and the findings provide a 'snapshot' of information held at this time.

WHY HAVE WE LOOKED AT POTENTIAL DEVELOPMENT SITES?

As the Parish is within the Horsham District, the Development Plan is prepared by Horsham District Council and is currently the Horsham District Planning Framework (HDPF) - adopted in 2015.

The HDPF includes provision for 16,000 new homes over the plan period in Policy 15 (see Figure 1)¹. The breakdown of how these homes are to be provided

Figure 1 - Policy 15 extract from HDPF

Policy 15

Strategic Policy: Housing Provision

Provision is made for the development of at least 16,000 homes and associated infrastructure within the period 2011-2031, at an average of 800 homes per annum. This figure will be achieved by:

1. Housing completions for the period 2011 – 2015;
2. Homes that are already permitted or agreed for release;
3. Strategic Sites:
 - a. At least 2,500 homes at Land North of Horsham
 - b. Around 600 homes at Land West of Southwater
 - c. Around 150 homes at Land South of Billingshurst
4. The provision of at least 1500 homes throughout the district in accordance with the settlement hierarchy, allocated through Neighbourhood Planning.
5. 750 windfall units

¹ https://www.horsham.gov.uk/_data/assets/pdf_file/0006/28563/Horsham-District-Planning-Framework-2015.pdf

is included and it confirms that 1,500 homes are to be provided through allocations in Neighbourhood Plans in addition to strategic allocations.

Southwater is a large parish in a relatively sustainable location. It is therefore expected that some of the 1,500 homes to be provided through neighbourhood plans are to be provided within Southwater Parish. The exact quantity of new homes is being considered separately in a Housing Needs Assessment prepared by AECOM which forms part of the evidence base.

We need to look to allocate land for new homes as the plan needs to be *'in general conformity with the strategic policies contained in the development plan'*, failing to allocate would put the neighbourhood plan at risk of failing to meet the Basic Conditions² required of it and therefore not being allowed to be made. In addition, this site assessment document is intended to provide clarity as to how sites have been selected for inclusion within the neighbourhood plan in the face of any potential legal challenges by developers and/or other interested parties.

² Available online at <https://www.gov.uk/guidance/neighbourhood-planning--2#basic-conditions-for-neighbourhood-plan-to-referendum>

IDENTIFICATION OF SITES

In order to identify potential development sites, the Parish Council has conducted two call for sites exercises, the first was held from Feb 2015 to May 2015 and the second in July 2017.

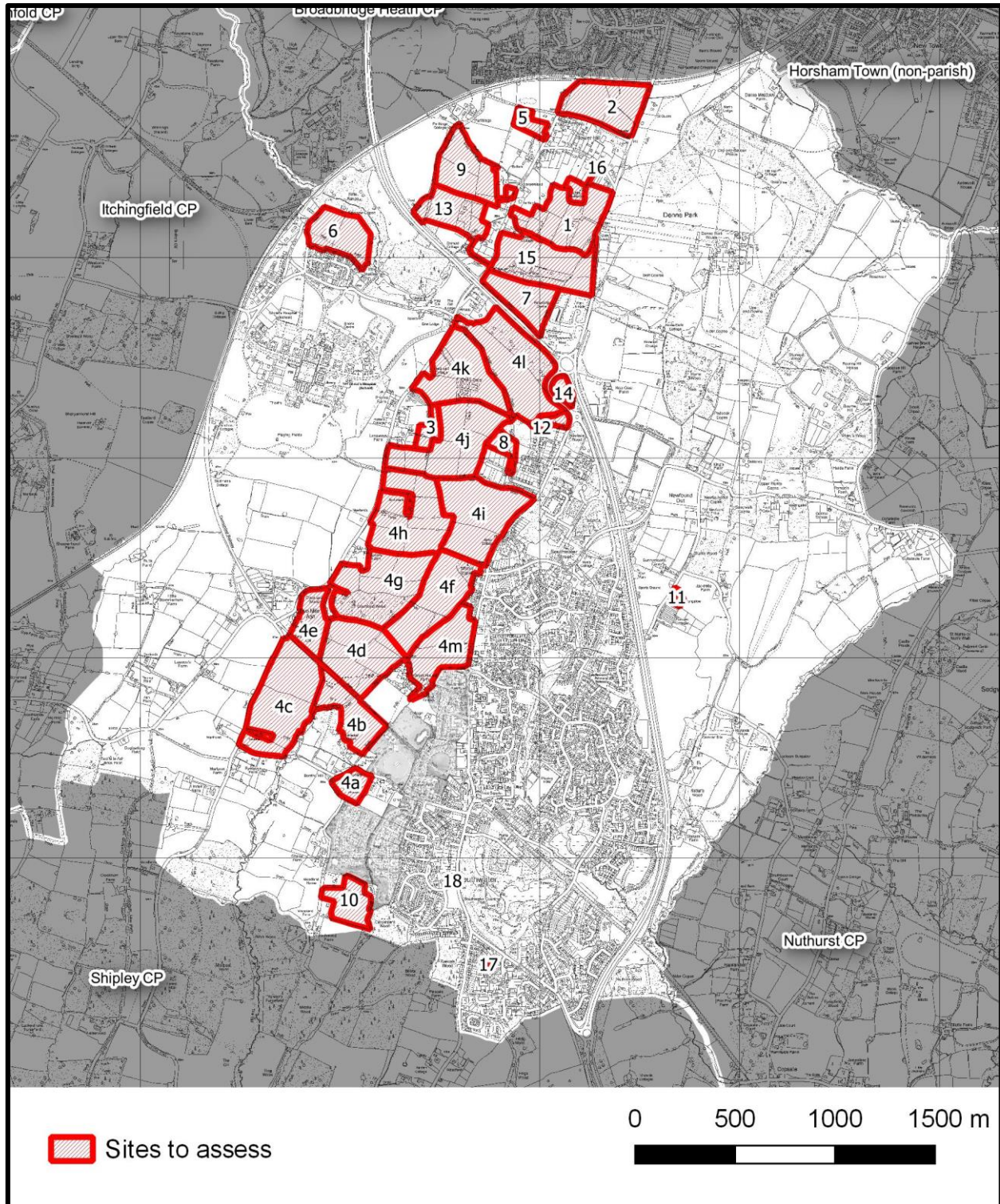
Unlike the Strategic Housing and Economic Land Availability Assessment (SHELAA) prepared by Horsham District Council which excludes any site considered to have potential for less than 6 dwellings and 0.25ha (or 500m² of floor space) for economic development, our Call for Sites exercises related to any sized site so long as it could accommodate one residential unit.

Private, public and voluntary sector bodies and individuals were invited to submit potential sites for consideration by the Parish Council. In total, 18 sites have been submitted by stakeholders through the Call for Sites exercises and these are listed below:

1. Land to the west of Worthing Road, north of Hop Oast
2. Land West of Worthing Road, north of Tower Hill
3. Lanaways Farm, Two Mile Ash
4. Land to the west of Southwater
5. The Hermitage, Tower Hill
6. The Warren, Christ's Hospital
7. Land North of A24 and East of Tower Hill
8. Merryfield, New Road
9. Griggs, Tower Hill
10. Woodlands Farm, Shaws Lane
11. Jackrells Lane
12. The Copse, Worthing Road
13. Stoneleigh, Tower Hill
14. Land at Hop Oast Roundabout
15. Land west of Worthing Road and east of Two Mile Ash Road,
16. Garden of Paddock House, Salisbury Road
17. Land at Foxes Close, Southwater.
18. Land at Worthing Road, Southwater

To ensure that the assessments provide a robust scrutiny of all land submitted at the Parish scale, any sites larger than 15ha have been split for assessment purposes. A map showing the land

parcels to be considered in this assessment is shown on the following page. This map shows in grey the strategic allocation included within the Horsham District Council Planning Framework, known as 'Land West of Southwater'. This allocation proposes 600 dwellings in this location to meet the strategic requirements for housing and has planning permission, which is currently under construction. As such, this land has been excluded from the assessment of potential new sites for additional housing development.



SITE ASSESSMENTS

METHODOLOGY

Each site has been assessed in order to establish the deliverability of development on it. This considers the range of planning policy, environmental and local constraints and the extent to which these can be mitigated or addressed.

The methodology adopted closely follows the template provided by the relevant authority (Horsham District Council) and Locality, the organisation that operated the Neighbourhood Planning programme funded by the Department for Communities and Local Government (DCLG). Consideration was also given to relevant national planning policy guidance.

A draft methodology was shared with the Local Planning Authority in early October 2017 and they were invited to provide comments on it. Comments were received in late October 2017 and, where appropriate, these been incorporated into the methodology below.

Every site has been considered using the following methodology and has been visited as part of the assessment:

SITE & SITUATION

A review of the site's location, physical attributes and constraints and surroundings was carried out. This involved a site visit to each site.

HDC STRATEGIC HOUSING AND ECONOMIC LAND AVAILABILITY ASSESSMENT (2016 & 2018)

Where the site was previously considered by the LPA's SHELAA the summary text was included in the assessment table.

CONFORMITY WITH PLANNING POLICY

An assessment of the site's conformity with planning policy at the national and local level.

PLANNING HISTORY

Where a site contained relevant planning history, this has also been reviewed.

SUITABLE – IS THE SITE SUITABLE FOR THE TYPE OF DEVELOPMENT PROPOSED?

A site is considered to be suitable if there are no insurmountable physical or environmental factors which would restrict development. Whether or not a factor is insurmountable is a matter of judgement but often depends on if it can be mitigated. There are several constraints which can make a site not suitable for development, these include but are not limited to a site being within or in close proximity to a Site of Special Scientific Interest (SSSI) or being located within Flood Zone 3a or 3b, for example.

If a site is allocated within an adopted local plan, or has planning permission it will generally be considered to be suitable.

Factors which should be considered in the assessment of suitability include:

- General conformity with the policies in the adopted or emerging local plan. If the Local Plan rules out development in the location, it should not be considered suitable.
- Physical factors such as access to the site, infrastructure, flood risk or contamination.
- Sustainable locations. Accessibility to services and facilities such as public transport, shops, education and health services. If the site is not close to facilities and residents could only travel by car to access services, this location may not be suitable. Generally, we have referred to AECOM acceptable distances to assess a site's walkability to services (poorly located to shops and services if > 800m, moderately located if 400m to 800m, and favourably located if < 400m from services) and have measured distances via roads or public rights of way.
- Impacts on national and local environmental and/or heritage features.
- Environmental impacts experienced by residents and neighbouring areas. If prospective residents or neighbours would be affected by the location of the site, e.g. it was adjacent to an industrial or polluted area, it would not be suitable.

AVAILABLE - IS THE SITE AVAILABLE FOR DEVELOPMENT?

A site is available if there is evidence that a landowner or developer is willing to sell or develop the site at a known point in the future, and within the plan period. Any legal or ownership issues should also be considered, such as multiple ownership.

Sites submitted through a Call for Sites are considered available, as are sites allocated in the local plan or assessed as available in a recent SHELAA.

ACHIEVABLE - IS THE SITE ECONOMICALLY VIABLE?

A site is considered 'achievable' if it is economically viable and there is a reasonable prospect that the particular type of development will be developed on the site at a particular point in time.

In order to establish whether a site is viable, the following can be considered:

- Involve businesses, developers and landowners at early stages of evidence gathering to advise the neighbourhood group on viability of sites.
- Review the site using existing viability reports published by the Local Planning Authority. These may be called a CIL viability report, Whole Plan viability report or Affordable Housing Viability report. These reports will often provide an assessment of the viability of different 'typologies' of site within the Local Authority Area, e.g. brownfield town centre infill, or greenfield urban extension. These typologies can then be applied to similar sites

in the neighbourhood plan assessment to give an indication of whether that site would be viable for development.

- Check with the local planning authority that the proposals for development are appropriate and in conformity with the local plan / core strategy.
- Discuss the matter with the landowner/agent/developer.

ASSESSMENT OF PROPOSED DEVELOPMENT

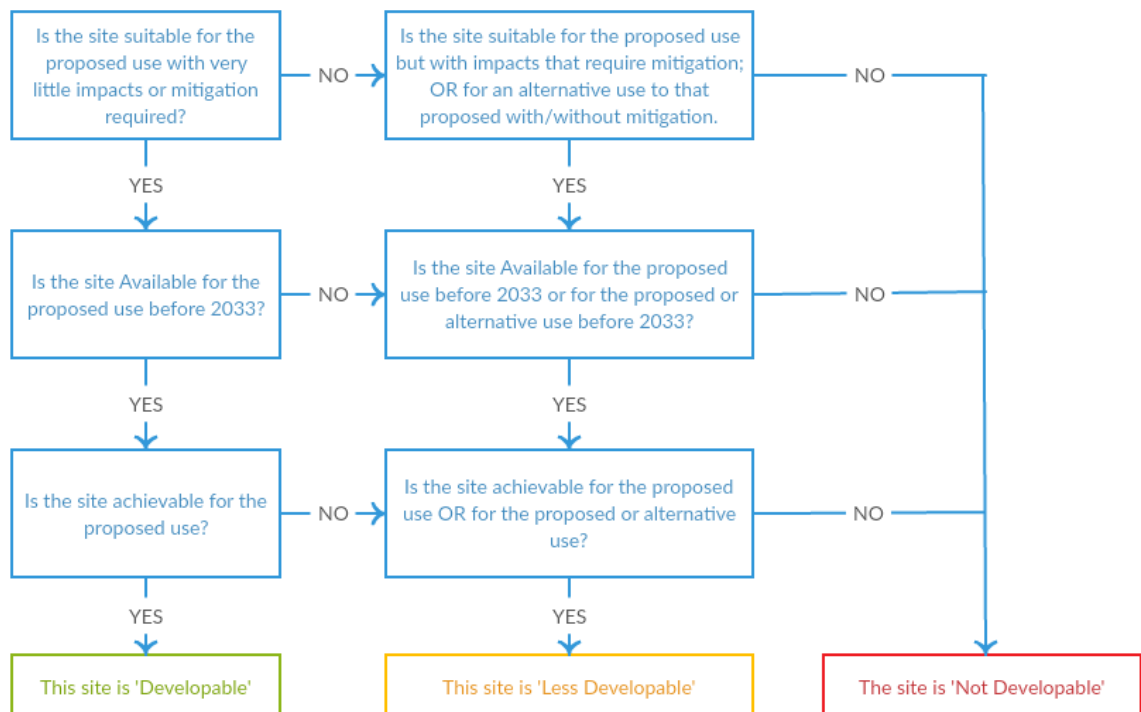
Finally, an assessment of the proposed development was conducted to provide the final recommendation in relation to each site. In this section the following was done:

Positives – the Positives of the proposed development were summarised.

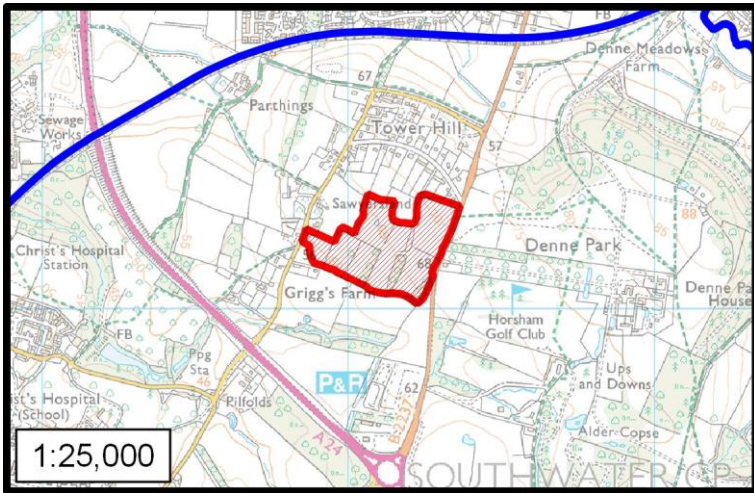
Negatives – the Negatives of the proposed development were summarised.

Is the site deliverable? – This will look the findings from the initial assessments of Suitable, Available and/or Achievable and provide summaries in in relation to each point.

Conclusions – an overall summary of the proposed development and whether it is developable. If the site is considered developable it does not mean it will automatically be allocated for development in the plan. In the conclusion the site's developability will be graded in accordance with the following traffic light system (starting in the top left hand corner):



SITE 1 - LAND TO THE WEST OF WORTHING ROAD

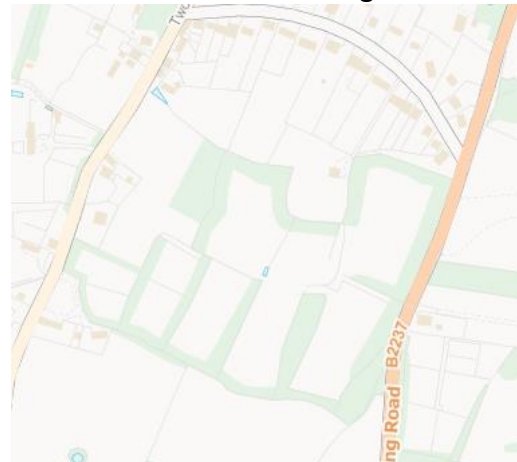
SITE & SITUATION	
Location	TQ161292 (516107, 129201)
Site Area	10 ha
Developable Area	6.4 ha (<i>once existing field boundary vegetation excluded</i>)
Current Use	Agricultural Land
Promoters Proposed Use	Up to 156 supported living and retirement units
Site Description	 <p>The site consists of a series of fields divided by thick treed boundaries. To the south lies undeveloped fields and woodland before the A23 which is circa 350m distant. The north of the site borders Salisbury Road and the residential properties along it. The site is relatively well screened but despite the development to the north the site is in a predominantly rural and undeveloped location.</p>

HDC STRATEGIC HOUSING AND ECONOMIC LAND AVAILABILITY ASSESSMENT	
Site Ref:	SA040
Conclusion:	"This site is located away from the built form of Southwater or Horsham. Given the potential for settlement coalescence, visual intrusion into the countryside and harm to biodiversity, it is not considered that this site is suitable for residential development"

Site's conformity with Planning Policy	
Conformity with NPPF	The NPPF seeks to protect the countryside whilst supporting thriving rural communities within it. It specifically states that LPA's should avoid new isolated homes in the countryside.
Conformity with HDPF	Site designated on policy map as ' <i>Areas outside built-up area boundary</i> '. A number of policies apply to this area but the primary policy is Policy 26 (Strategic Policy: Countryside Protection) which seeks to protect the rural character and undeveloped nature of the countryside against inappropriate development. Development in this area should be essential to its countryside

	location, and support the needs of agriculture or forestry; Enable the extraction of minerals or the disposal of waste; Provide for quiet informal recreational use; or Enable the sustainable development of rural areas. In addition, development should be of a scale appropriate to its countryside character and location.
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SUITABLE?	
DISTANCE TO LOCAL SERVICES	
Nearest primary school	1700 metres (St John's Catholic Primary School)
Nearest secondary school	2900 metres (Tanbridge House School)
Nearest doctors Surgery	1280 metres (Riverside Surgery, Horsham)
Shops & Services	1300 metres (Horsham Town Centre)
Post Office	1750 metres (14-15 Swan Walk, Horsham)
Nearest formal public open space, play area etc.	1500 metres (Needles Estate, Horsham)
Nearest informal public open space, green etc.	1200 metres (Needles Estate/Denne Park, Horsham)
ACCESSIBILITY	
Nearest bus stop	180 metres
Nearest rail station	1700 metres
Access to highway	Access onto Worthing Rd; pedestrian refuge proposed
Site generate significant additional traffic/congestion	The proposed development of 156 supported living and retirement units has the capacity to increase traffic on the surrounding roads. These movements would be associated with staff and residents although it is noted that traffic movements would be relatively dependent on the residents' level of need and ability to drive their own vehicles.
Pedestrian access	The site has poor pedestrian access. On its eastern boundary lies Worthing Road which does have a narrow footpath on its eastern side. On the western boundary lies Two Mile Ash Road that is relatively narrow, windy and has no proper footpath. Three footpaths do however meet these roads near the site (WSx/1636/1, WSx/1667/1 & WSx/1637/1) which offer wider pedestrian access to the rest of the parish.
Public rights of way present	None across site
Accessible by bike	Yes, along roads – no off-road routes.
BIODIVERSITY	
European designation - SAC/SPA/RAMSAR	NO
National designation - Site of Special Scientific Interest (SSSI)	NO
Local designation - SNCI/LNR	NO
Ancient woodland	None in vicinity
Tree Preservation Order (within site/ boundary)	None in vicinity

Important hedgerows		Hedging and tree belts around boundary and within site – proposed development retains all.
LANDSCAPE		
Recommendation in respect of relevant LCA from Southwater Landscape Sensitivity and Capacity Study (2018)	A visually enclosed landscape of small fields framed by wooded tree belts and hedgerows. Mixed land use with low density linear and some scattered development. In landscape terms some very limited development opportunities may exist for a few single units where the location relates well to the existing development pattern.	
HERITAGE		
Impact on Listed Building and its setting	Two Grade II listed building to west (1027031&1027032). Impact on these unknown but likely to be very minimal as no line of sight and their settings are relatively enclosed.	
Is the site located in/adjacent to the Conservation Area	NO	
Impact on locally listed building	NO	
Impact on Scheduled Monument	NO	
Impact on Locally Listed Heritage Assets	NO	
Other archaeological interest present	Unknown	
Opportunity to enhance heritage assets	No	
FLOOD RISK		
Flood Zone 1 (low risk)	YES	
Flood Zone 2 (medium risk)	NO	
Flood Zone 3 (high risk)	NO	
Surface water flooding issues	Low Surface Water Flooding Risk 	
ENVIRONMENTAL QUALITY		
Water quality issues	NONE KNOWN OF	
Air quality issues	NONE	
Any local noise issues	NONE – Residential properties nearby.	
Agricultural land classification	GRADE 4	

Contaminated Land (usually applies to brownfield sites)	UNLIKELY
ECONOMIC DEVELOPMENT	
Distance to employment sites?	Circa. 1000m
Would development of the site cause loss of employment site?	NO
Best and most versatile agricultural land?	NO
Opportunity for employment development on the site?	YES – associated with proposed care use.

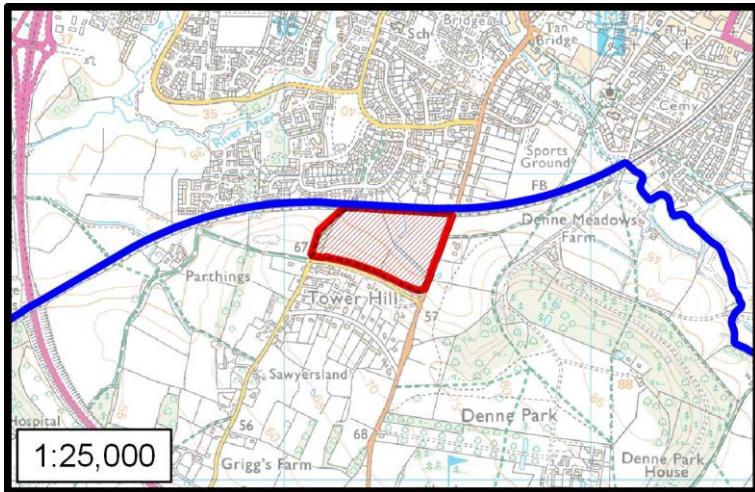
AVAILABLE?	
Is the site available for development?	Yes - available in 1 to 5 years

ACHIEVABLE?	
Is the site economically viable?	Assumed yes as proposed by developer.

ASSESSMENT OF PROPOSED DEVELOPMENT		
Positives	<ul style="list-style-type: none"> • Potential to deliver up to 153 supported living and extra care units which is much needed by the older portion of the community. • Potential to improve the footpaths on nearby roads and links from Worthing Road to Two Mile Ash Road. • The proposed development would provide employment opportunities for local people although it is noted that the site is closer to residents of Horsham than the main settlement of Southwater. 	
Negatives	<ul style="list-style-type: none"> • Development would result in a greenfield site being developed that is in a rural part of the parish. Development here would constitute the urban sprawl of Tower Hill into the countryside. • Development would result in an increase in vehicular movements along Worthing Road as poor public transport in locality. • Residents would likely be isolated and would struggle to integrate into the local communities due to this. • Development not in keeping with the sensitive landscape of this area. 	
Is the site deliverable?	Suitable?	NO. The site is detached from the main settlement of Southwater and existing services meaning future residents with poor mobility may feel isolated and separated from the existing community. This, alongside the harms to the landscape and encroachment of development into this part of the parish contrary to the adopted development plan are significant considerations against this development coming forward.
	Available?	YES – the agent has confirmed that the site is available for development.
	Achievable?	YES – the agent has confirmed that development of the site is achievable.

Conclusions	<p>The location of this site and harms to the surrounding environs mean that it is not considered developable in the plan period despite the site being available and achievable.</p> <p>SCORE: 3</p>
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SITE 2 - LAND WEST OF WORTHING RD, NORTH OF TOWER HILL

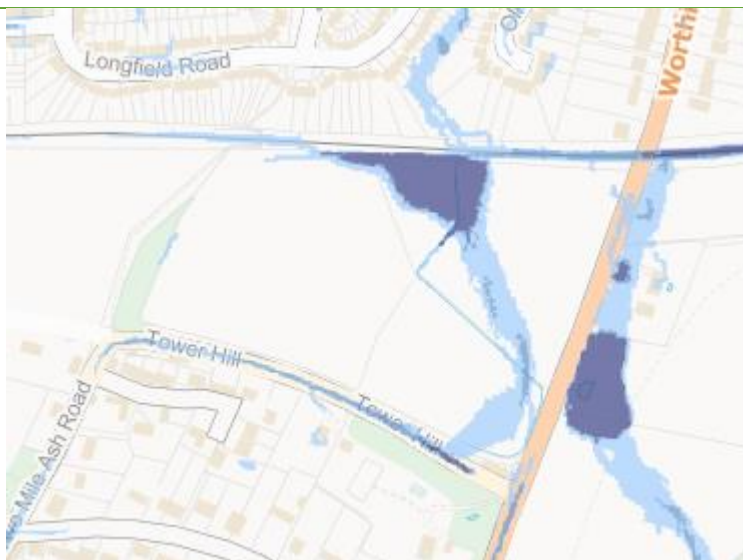
SITE & SITUATION	
Location	TQ161292 (516107, 129201)
Site Area	8.09 ha
Developable Area	3.2 ha
Current Use	Paddock/Agricultural land
Promoters Proposed Use	70 to 80 units as advised by developer
Site Description	 <p>The site is a field currently used for grazing. It is located immediately south of the Arun Valley Railway line which forms the parish boundary and currently the boundary of the urban area of Horsham town. The site is relatively open with views across the site from the Worthing Road (B2237) on the eastern boundary, the public footpath on the western boundary and pedestrian crossing over the railway and footpath along Tower Hill road to the south although it is noted that this boundary is heavily treed. The site slopes down towards the north and the railway line.</p>

HDC STRATEGIC HOUSING AND ECONOMIC LAND AVAILABILITY ASSESSMENT	
Site Ref:	SA435
Conclusion:	<p>"The landowner has expressed an interest to develop the site therefore the site is considered to be available. However, there are number of constraints on site which could impact the site's suitability and achievability. The site has steep sloping topography and the limitations associated with the existing pylons and the railway line are likely to severely restrict the developable area of the site. In addition, there is concern that the topography of the site would mean that any development would have a serious negative impact on the views from the south-west part of Horsham town. The site is therefore assessed as Not Currently Developable."</p>

Site's conformity with Planning Policy	
Conformity with NPPF	The site is located relatively close to the urban area of Horsham and the facilities and services it offers, the site would therefore be seen as a relatively sustainable site in NPPF terms primarily due to its location. Other issues do exist and these are set out in the following tables.
Conformity with HDPF	Site designated on policy map as ' <i>Areas outside built-up area boundary</i> '. A number of policies apply to this area but the primary policy is Policy 26 (Strategic Policy: Countryside Protection) which seeks to protect the rural character and undeveloped nature of the countryside against inappropriate development. Development in this area should be essential to its countryside location, and support the needs of agriculture or forestry; Enable the extraction of minerals or the disposal of waste; Provide for quiet informal recreational use; or Enable the sustainable development of rural areas. In addition, development should be of a scale appropriate to its countryside character and location. Policy 4 refers to the expansion of settlements and it highlights the importance of existing defensible boundaries and landscape and townscape character features.

SUITABLE?	
DISTANCE TO LOCAL SERVICES	
Nearest primary school	c.1500m (St John's Catholic Primary School)
Nearest secondary school	c.2500m (Tanbridge House School)
Nearest doctors Surgery	c.1000m (Riverside Surgery)
Shops & Services	c.1600m (West Street, Horsham)
Post Office	c.1800m (Horsham Post Office)
Nearest formal public open space, play area etc.	c.1200m (Needles Estate, Horsham)
Nearest informal public open space, green etc.	c.500m (Horsham, Dene Park (Access via PROW off of Worthing Road))
ACCESSIBILITY	
Nearest bus stop	500m (Horsham, Worthing Road)
Nearest rail station	2400m (Christ's Hospital Railway Station)
Access to highway	New access required onto Worthing Rd; difference in land levels may require some work to achieve this. Effect of proximity of railway bridge to new access sight lines needs to be assessed.
Site generate significant additional traffic/congestion	The site fronts Worthing road which is one of the main roads into/out of Horsham from the South. Quantum of housing would generate additional traffic but it is likely the road network could accommodate it.
Pedestrian access	Site is bounded by Highway. Footpath on the eastern boundary with bridge into Horsham.
Public rights of way present	Site is bounded by two PROWs; Footpath 1639 crosses the site and provides local links. No diversion proposed.
Accessible by bike	Yes, along roads – no off-road routes.

BIODIVERSITY	
European designation - SAC/SPA/RAMSAR	NO
National designation - Site of Special Scientific Interest (SSSI)	NO
Local designation - SNCI/LNR	NO
Ancient woodland	None in vicinity
Tree Preservation Order (within site/ boundary)	None in vicinity
Important hedgerows	Around edge of site.
LANDSCAPE	
Recommendation in respect of relevant LCA from Southwater Landscape Sensitivity and Capacity Study	A visually sensitive landscape, without much existing development and a strong rural character. Do not consider for any new housing development.
HERITAGE	
Impact on Listed Building and its setting	The Boars Head Public House (Grade II) is located on the junction of Tower Hill and Worthing Road. Development of the site could impact the setting of this heritage asset.
Is the site located in/adjacent to the Conservation Area	NO
Impact on locally listed building	NO
Impact on Scheduled Ancient Monument	NO
Impact on Locally Listed Heritage Assets	NO
Other archaeological interest present	NONE KNOWN
Opportunity to enhance heritage assets	NO
FLOOD RISK	
Flood Zone 1 (low risk)	YES
Flood Zone 2 (medium risk)	NO
Flood Zone 3 (high risk)	NO
Surface water flooding issues	Most of site has Very Low Risk. Band of Low to High risk from south-eastern corner going north down the site.



ENVIRONMENTAL QUALITY	
Water quality issues	NONE KNOWN
Air quality issues	NONE KNOWN
Any local noise issues	Railway to the north of the site electrified so limited noise generation. Worthing Road to the east is heavily used so traffic noise present around the east of the site.
Agricultural land classification	GRADE 4 –
Contaminated Land (usually applies to brownfield sites)	NONE KNOWN
ECONOMIC DEVELOPMENT	
Distance to employment sites?	0.75km
Would development of the site cause loss of employment site?	NO – but would result in loss of agricultural land.
Best and most versatile agricultural land?	NO
Opportunity for employment development on the site?	NO – agent advocating residential scheme

AVAILABLE?	
Is the site available for development?	Yes - available in 1 to 5 years

ACHIEVABLE?	
Is the site economically viable?	Assumed yes as proposed by developer.

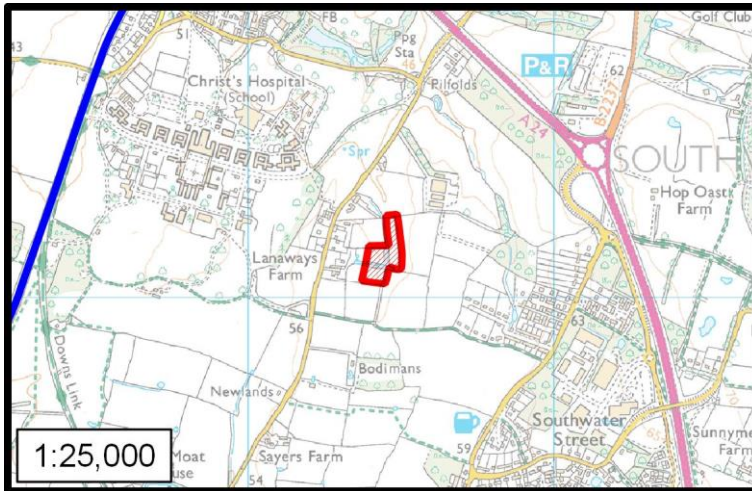
ASSESSMENT OF PROPOSED DEVELOPMENT	
<p>The site's agent states: 'It is considered that well designed residential development for 70 to 80 units that respects the character of the parkland slopes to the south could be brought forward. The land to the south of the site would be maintained as open space with a positive frontage of well designed, locally characteristic built form on the northern edge, softened by characteristic</p>	



clumps of parkland canopy trees and SuDS. It is noted that a planning application has been submitted for this development (DC/18/0944).

Positives	<ul style="list-style-type: none"> • The proposed residential units will provide a positive contribution towards the Neighbourhood Plan's objectively assessed housing need. • Site is relatively close to the facilities and services provided in Horsham. • Proposed layout provides publicly accessible open space. 	
Negatives	<ul style="list-style-type: none"> • The railway currently forms the edge of Horsham town. By allowing development to creep beyond this hard boundary the urban area will begin to sprawl into the surrounding countryside. • The area of land identified for development forms the primary 'gateway' to the rural area and its loss will have considerable impact on the wider landscape. • Impact on very sensitive landscape. • Potential for an impact on the setting of a Listed Building. 	
Is the site deliverable?	Suitable?	No –the site is outside of the development boundary of Horsham in an area of sensitive landscape. Whilst it is in close proximity to facilities and transport connections the site would be 'infill' between the railway line and Tower Hill which could diminish the individual identity of each settlement and harm the sensitive landscape.
	Available?	YES – the agent has confirmed that the site is available for development.
	Achievable?	YES – the agent has confirmed that development of the site is achievable.
Conclusions	Proximity to Horsham and the lack of significant environment impacts mean that this site is a suitable option and could be deliverable over the plan period.	
	<div> SCORE: <div>3</div> </div>	

SITE 3 – LANAWAYS FARM, TWO MILE ASH


SITE & SITUATION	
Location	TQ 15392 28066
Site Area	2.0 ha
Developable Area	2.0 ha
Current Use	Agricultural/residential
Promoters Proposed Use	Capacity of around 20 to 30 units
Site Description	 <p>The site is located to the rear of Lanaways Farm and a number of other properties along Two Mile Ash Road. The terrain is relatively flat. Two listed buildings lie due west of the site at Lanaways Farm itself.</p>

HDC STRATEGIC HOUSING AND ECONOMIC LAND AVAILABILITY ASSESSMENT	
Site Ref:	SA329
Conclusion:	"The site is located in an isolated rural location and unrelated to the Built Up Area, and is therefore defined as Not Currently Developable"

Site's conformity with Planning Policy	
Conformity with NPPF	The NPPF seeks to protect the countryside whilst supporting thriving rural communities within it. It specifically states that LPA's should avoid new isolated homes in the countryside. If this site were to come forward alone then it would represent an isolated site in the countryside.
Conformity with HDPF	Site designated on policy map as ' <i>Areas outside built-up area boundary</i> '. A number of policies apply to this area but the primary policy is Policy 26 (Strategic Policy: Countryside Protection) which seeks to protect the rural character and undeveloped nature of the countryside against inappropriate development. Development in this area should be essential to its countryside location, and support the needs of agriculture or forestry; Enable the extraction of minerals or the disposal of waste; Provide for quiet informal recreational use; or Enable the sustainable development of rural areas. In

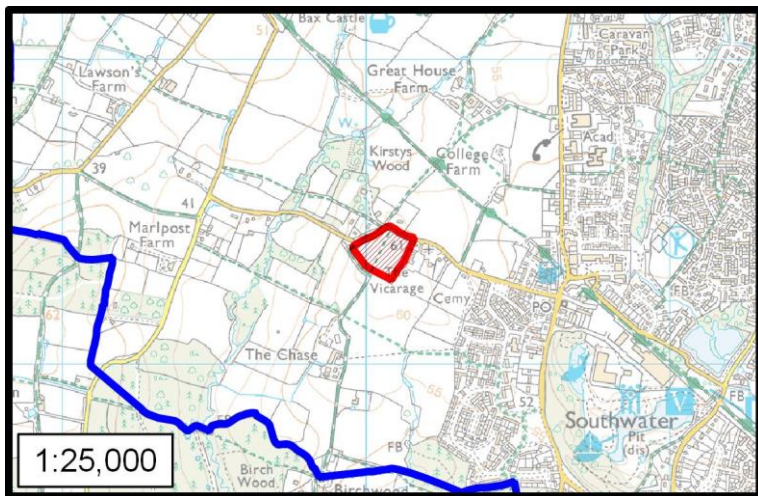
	addition, development should be of a scale appropriate to its countryside character and location.
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SUITABLE?	
DISTANCE TO LOCAL SERVICES	
Nearest primary school	c.3700m (Southwater Junior Academy)
Nearest secondary school	c.4800m (Tanbridge House School)
Nearest doctors Surgery	c.3300m (The Village Surgery, Southwater)
Shops & Services	c.3300m (Lintot Square, Southwater)
Post Office	c.3300m (Lintot Square, Southwater)
Nearest formal public open space, play area etc.	c.1609m. (Christ's Hospital)
Nearest informal public open space, green etc.	c.1609m (Christ's Hospital)
ACCESSIBILITY	
Nearest bus stop	1330m
Nearest rail station	1770m (Christs Hospital Station)
Access to highway	Access would be through the existing residential curtilage of Lanaways Farm
Pedestrian access	Via Two Mile Ash Road
Public rights of way present	No adjacent PROWs
Accessible by bike	Via Two Mile Ash Road
BIODIVERSITY	
European designation - SAC/SPA/RAMSAR	NO
National designation - Site of Special Scientific Interest (SSSI)	NO
Local designation - SNCI/LNR	NO
Ancient woodland	NO
Tree Preservation Order (within site/ boundary)	NO
Important hedgerows	Around boundary
LANDSCAPE	
Recommendation in respect of relevant LCA from Southwater Landscape Sensitivity and Capacity Study	An undulating, largely rural landscape with some long views in from the north-west that increase visual sensitivity. Proximity of some housing and A24 do not significantly detract from the rural character. No capacity for new development. Do not consider further.
HERITAGE	
Impact on Listed Building and its setting	Development of the site would likely negatively impact the setting of the listed buildings on Lanaways Farm. Any new/improved access in this location may also have a negative impact.
Is the site located in/adjacent to the Conservation Area	NO
Impact on locally listed building	NO

Impact on Scheduled Ancient Monument	NO
Impact on Locally Listed Heritage Assets	NO
Other archaeological interest present	NONE KNOWN
Opportunity to enhance heritage assets	NO
FLOOD RISK	
Flood Zone 1 (low risk)	YES
Flood Zone 2 (medium risk)	NO
Flood Zone 3 (high risk)	NO
Surface water flooding issues	<p>Varied levels of risk with primary issues along eastern boundary (Low-High).</p> 
ENVIRONMENTAL QUALITY	
Water quality issues	NONE KNOWN
Air quality issues	NONE KNOWN
Any local noise issues	NONE KNOWN
Agricultural land classification	GRADE 3
Contaminated Land (usually applies to brownfield sites)	NONE KNOWN
ECONOMIC DEVELOPMENT	
Distance to employment sites?	<p>Christ's Hospital School c.2.5km by road.</p> <p>Southwater Business Park c.5km by road.</p>
Would development of the site cause loss of employment site?	NO
Best and most versatile agricultural land?	POTENTIALLY – testing would be required to determine if 3a and best and most versatile.
Opportunity for employment development on the site?	NO
AVAILABLE?	
Is the site available for development?	Yes - available in 1 to 5 years

ACHIEVABLE?		
Is the site economically viable?		Assumed yes as proposed by developer.
ASSESSMENT OF PROPOSED DEVELOPMENT		
N.B. Landowner only wishes this land be considered if the land adjacent (which is owned by Christs Hospital) is considered. In other words, they do not wish the site to be considered in isolation.		
Positives	<ul style="list-style-type: none"> Landowner proposed around 20 to 30 units but higher numbers could be provided if required, contributing towards the OAN figure. 	
Negatives	<ul style="list-style-type: none"> The site is in open countryside and visible in long views. Harm to the setting of nearby listed buildings likely. Lane is not suitable for significant increase in traffic movements which are likely. 	
Is the site deliverable?	Suitable?	NO –site would represent an isolated development in the countryside.
	Available?	YES – the agent has confirmed that the site is available for development.
	Achievable?	YES – the agent has confirmed that development of the site is achievable.
Conclusions	The site is located some distance from the existing settlement and although it does abut a number of properties it in open countryside and not suitable for development. However, should the surrounding land become available it could be considered deliverable and appropriate at that time.	
	SCORE: 3	

SITE 4A – LAND WEST OF SOUTHWATER

SITE & SITUATION	
Location	TQ 15053 26360
Site Area	2ha
Developable Area	Unknown
Current Use	Agricultural
Promoters Proposed Use	<p>Site 4 has been split into 13 separate sites for assessment purposes in accordance with our methodology. The developer has put forward a concept masterplan for Site 4.</p> <p>Concept masterplan shows it remaining vacant. However, developer has confirmed that all land within their ownership should be considered primarily for residential development with associated required infrastructure.</p>
Site Description	 <p>The site is currently used for agricultural purposes and is bordered by Bonfire Hill, Church Lane and Shaw's Lane to the north, west and south west with land allocated for strategic development to the southeast. East of the site is the Holy Innocent's Parish Church which is also a listed building. The land is in a prominent and elevated position in relation to the surrounding terrain.</p>

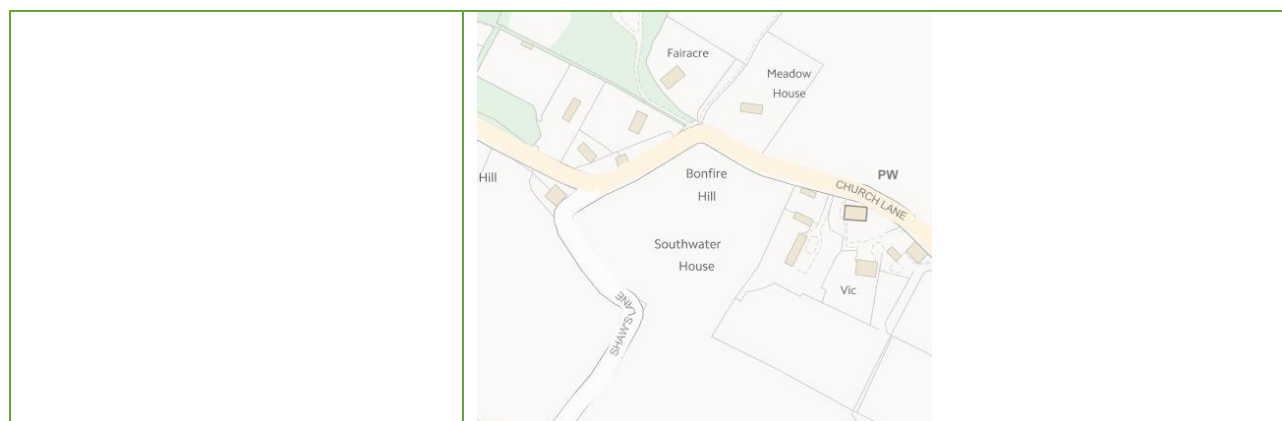
HDC STRATEGIC HOUSING AND ECONOMIC LAND AVAILABILITY ASSESSMENT	
Site Ref:	SA119/SA648
Conclusion:	<p>N.B. This extract relates to a much larger parcel of land of which this assessment will consider a small part.</p> <p>This site was identified as a potential strategic location in the 'Leading change in Partnership Consultation' 2009. Some of the wider site was identified for 500 homes in the HDPF Preferred Strategy in 2013 (see SA413). The wider site is not however achievable at this time due to the high infrastructure cost required to address road network issues and the provision of a new village centre that would be necessary for a development of 2000+ dwellings. The northern area of</p>

the site has been re-submitted as SA648. The site is therefore assessed as Not Currently Developable.

Site's conformity with Planning Policy	
Conformity with NPPF	When considered with the Horsham strategic allocation, the site will be located adjacent to the settlement of Southwater and in the long term, it will not considered to be isolated. The NPPF does however require new development to protect and enhance the natural, built and historic environment which this site may struggle to achieve due to its elevated position and nearby heritage assets.
Conformity with HDPF	Site designated on policy map as ' <i>Areas outside built-up area boundary</i> '. A number of policies apply to this area but the primary policy is Policy 26 (Strategic Policy: Countryside Protection) which seeks to protect the rural character and undeveloped nature of the countryside against inappropriate development. Development in this area should be essential to its countryside location, and support the needs of agriculture or forestry; Enable the extraction of minerals or the disposal of waste; Provide for quiet informal recreational use; or Enable the sustainable development of rural areas. In addition, development should be of a scale appropriate to its countryside character and location. The site is located on the outskirts of Southwater which Policy 3 identifies as 'Small Towns and Larger Villages '. Policy 4 goes on to consider whether settlement expansion is appropriate and is also relevant.

SUITABLE?	
DISTANCE TO LOCAL SERVICES	
Nearest primary school	Walking 1300m – Driving 1300m (Southwater Junior Academy)
Nearest secondary school	Walking 7200m – Driving 7400m (Tanbridge House School Horsham)
Nearest doctors Surgery	Walking 700m – Driving 800m (The Village Surgery)
Shops & Services	Walking 750m – Driving 750m (The Village Surgery)
Post Office	Walking 800m – Driving 950m (The Village Surgery)
Nearest formal public open space, play area etc.	800m Southwater Country Park
Nearest informal public open space, green etc.	800m Southwater Country Park
ACCESSIBILITY	
Nearest bus stop	341m – Church Lane (served by no.98 bus)
Nearest rail station	Walking 3800m – Driving 4200m (Christ's Hospital)
Access to highway	Direct access onto Church Lane.
Site generate significant additional traffic/congestion	The site would generate traffic, but assessment would be required to determine whether this would result in congestion on the network.

Pedestrian access	There are public rights of way on the site and adjoin this site, however, direct pedestrian access into the village centre is poor as the highway does not have footways at this point.
Public rights of way present	Yes – PROW on site (ref: WSx/1654/1) and Bridleway to south of site (WSx/2929/1)
Accessible by bike	Not on the cycle network.
BIODIVERSITY	
European designation - SAC/SPA/RAMSAR	NO
National designation - Site of Special Scientific Interest (SSSI)	NO
Local designation - SNCI/LNR	NO
Ancient woodland	NO
Tree Preservation Order (within site/ boundary)	NO
Important hedgerows	Some hedgerows along boundaries
LANDSCAPE	
Recommendation in respect of relevant LCA from Southwater Landscape Sensitivity and Capacity Study	Essentially flat around Bonfire Hill, the topography falls away to the west, exposing this area to views in from more sensitive landscapes to the west, as well as to the south. The presence of future development has been taken into account in this assessment and this would reduce overall sensitivity at the eastern edge. However, the attractive qualities of the landscape and its visual exposure in the west mean that there is no capacity for medium or large-scale development without undue adverse effects on landscapes to the west.
HERITAGE	
Impact on Listed Building and its setting	Adjacent to Listed Southwater House (Grade II), Vicarage Cottage (Grade II) and Holy Innocents Church (Grade II). Potential for impact on the setting of these assets.
Is the site located in/adjacent to the Conservation Area	NO
Impact on locally listed building	NO
Impact on Scheduled Ancient Monument	NO
Impact on Locally Listed Heritage Assets	NO
Other archaeological interest present	NONE KNOWN
Opportunity to enhance heritage assets	NO
FLOOD RISK	
Flood Zone 1 (low risk)	YES
Flood Zone 2 (medium risk)	NO
Flood Zone 3 (high risk)	NO
Surface water flooding issues	NONE



ENVIRONMENTAL QUALITY

Water quality issues	NO
Air quality issues	NO
Any local noise issues	NONE KNOWN
Agricultural land classification	GRADE 4
Contaminated Land (usually applies to brownfield sites)	NO

ECONOMIC DEVELOPMENT

Distance to employment sites?	0.8km
Would development of the site cause loss of employment site?	NO
Best and most versatile agricultural land?	NO
Opportunity for employment development on the site?	NO

AVAILABLE?

Is the site available for development?	Yes - available in 1 to 5 years
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ACHIEVABLE?

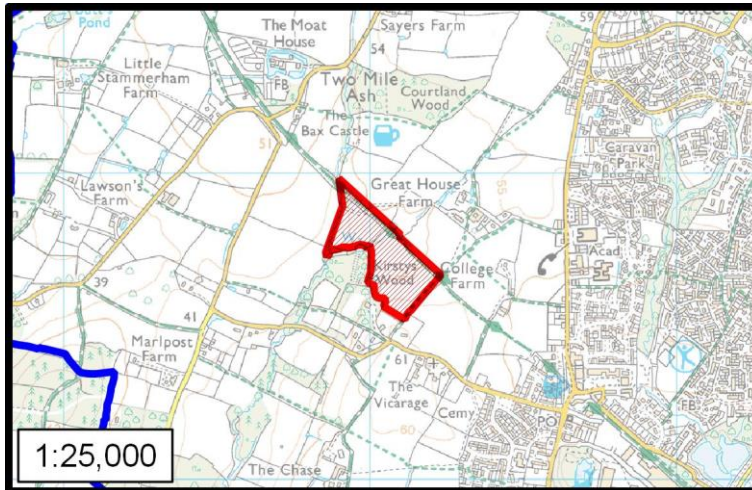
Is the site economically viable?	Assumed yes as proposed by developer.
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ASSESSMENT OF PROPOSED DEVELOPMENT

Positives	<ul style="list-style-type: none"> The site has potential to contribute to the OAN. Although not adjoining the urban area at present, the site is well related to the main existing strategic allocation. The site is moderately close to key services, on foot, and facilities in the centre of Southwater.
Negatives	<ul style="list-style-type: none"> The site adjoins three important listed buildings and could have a negative impact on their rural setting and collective value. The site is isolated from the existing settlement. The site does not have good pedestrian or cycle links. Prominent position in landscape, likely to have harmful effects.

Is the site deliverable?	Suitable?	No – the site is in a prominent location isolated from the existing village at present and would negatively impact the collective value of three grade II Listed Buildings.
	Available?	YES – the site is owned by a developer and has been put forward.
	Achievable?	Yes – the site would be economically viable for development.
Conclusions	It is considered that the relationship between the site, landscape and historic setting of three Grade II Listed Buildings would prove insurmountable to development. The site is also isolated from the urban edge of the village.	
		SCORE: 3

SITE 4B – LAND WEST OF SOUTHWATER

SITE & SITUATION	
Location	TQ 15075 26691
Site Area	2.03ha
Developable Area	2.03ha
Current Use	Agriculture
Promoters Proposed Use	Residential
Site Description	 <p>Site 4 has been split into 13 separate sites for assessment purposes in accordance with our methodology. The developer has put forward a concept masterplan for Site 4.</p> <p>The site comprises two fields, and is promoted as part of a larger scheme by Berkley Homes. The site does not have vehicular access. It adjoins the Downs Link to the north and woodland/residential properties to the south. To the west and east the site adjoins agricultural land. To the east, the site adjoins an existing Strategic Allocation, which could provide future access.</p>

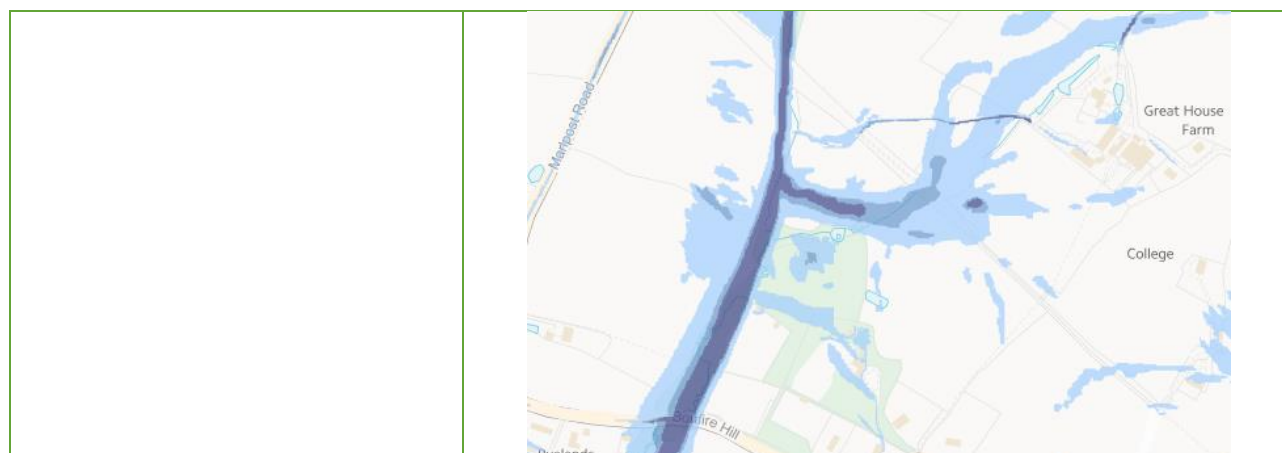
HDC STRATEGIC HOUSING AND ECONOMIC LAND AVAILABILITY ASSESSMENT	
Site Ref:	SA413
Conclusion:	<p>N.B. This extract relates to a much larger parcel of land of which this assessment will consider a small part.</p> <p>This area of land forms part of the wider site area identified as a potential Strategic Site option through the 'Leading Change in Partnership' consultation, 2009 (SA119). A smaller site area was taken forward to HDPF as a strategic allocation. Since then an application for 594 units has been approved on the site (DC/14/0590) to the SE and development has commenced.</p>

Site's conformity with Planning Policy

Conformity with NPPF	Although not currently adjacent to the settlement of Southwater, this site adjoins the HDPF Strategic Allocation.. As such it will become an edge of settlement location. The NPPF requires new development to protect and enhance our natural, built and historic environment and this site is not immediately adjacent a listed buildings or known heritage assets.
Conformity with HDPF	Site designated on policy map as ' <i>Areas outside built-up area boundary</i> '. A number of policies apply to this area but the primary policy is Policy 26 (Strategic Policy: Countryside Protection) which seeks to protect the rural character and undeveloped nature of the countryside against inappropriate development. Development in this area should be essential to its countryside location, and support the needs of agriculture or forestry; Enable the extraction of minerals or the disposal of waste; Provide for quiet informal recreational use; or Enable the sustainable development of rural areas. In addition, development should be of a scale appropriate to its countryside character and location. The site is located on the outskirts of Southwater which Policy 3 identifies as 'Small Towns and Larger Villages '. Policy 4 goes on to consider whether settlement expansion is appropriate and is also relevant.

SUITABLE?	
DISTANCE TO LOCAL SERVICES	
Nearest primary school	c.1100m (Southwater Junior Academy)
Nearest secondary school	Walking 6600m – Driving 6300m (Tanbridge House School Horsham)
Nearest doctors Surgery	Walking 700m – Driving 1100m (The Village Surgery, Southwater)
Shops & Services	Walking 750m – Driving 900m (Lintot Square, Southwater)
Post Office	Walking 800m – Driving 900m (Southwater Post Office, Lintot Square)
Nearest formal public open space, play area etc.	c.800m Southwater Country Park
Nearest informal public open space, green etc.	c.800 Southwater Country Park
ACCESSIBILITY	
Nearest bus stop	Walking 1200m – Driving 450m – @Southwater Junior Academy (served by no.23 and no.98 buses)
Nearest rail station	Walking 2600m – Driving 3100m (Christ's Hospital)
Access to highway	NO ACCESS to highway without adjacent sites being developed first.
Site generate significant additional traffic/congestion	YES – especially since site cannot be developed unless it is part of a larger development.
Pedestrian access	Adjoins Downs Link and PROW, but the road (Church Lane) into the village centre does not have a footway.
Public rights of way present	Site adjoins Downs Link Bridleway (WSx/3568/5) and PROW (WSx/1655/2).
Accessible by bike	Adjoins Downs Link, but not on national cycle network.
BIODIVERSITY	

European designation - SAC/SPA/RAMSAR		NO
National designation - Site of Special Scientific Interest (SSSI)		NO
Local designation - SNCI/LNR		NO
Ancient woodland		NO
Tree Preservation Order (within site/ boundary)		NO
Important hedgerows		Some large trees, hedgerows and woodlands are on/adjoin the site.
LANDSCAPE		
Recommendation in respect of relevant LCA from Southwater Landscape Sensitivity and Capacity Study	Essentially flat in the east but more rolling in the west, this area is generally well enclosed from adjoining sensitive landscapes to the west, except for the western field south of the Downs Link. The presence of existing development and that under construction means that the area is evidently at the settlement's edge. Presence of Grade II* Listed Building requires the protection of its setting. Significant capacity for development subject to effects from development in the western field south of the Downs Link. Mitigation is likely to be essential at this boundary.	
HERITAGE		
Impact on Listed Building and its setting	There are Listed Buildings in the wider area and the setting of these could be impacted.	
Is the site located in/adjacent to the Conservation Area	NO	
Impact on locally listed building	NO	
Impact on Scheduled Ancient Monument	NO	
Impact on Locally Listed Heritage Assets	NO	
Other archaeological interest present	NONE KNOWN	
Opportunity to enhance heritage assets	NO	
FLOOD RISK		
Flood Zone 1 (low risk)	YES	
Flood Zone 2 (medium risk)	NO	
Flood Zone 3 (high risk)	NO	
Surface water flooding issues	Southern part of site has Very Low Risk. Band of Low-High Risk along western edge and through centre of site.	



ENVIRONMENTAL QUALITY

Water quality issues	No
Air quality issues	No
Any local noise issues	No
Agricultural land classification	Grade 3
Contaminated Land (usually applies to brownfield sites)	No

ECONOMIC DEVELOPMENT

Distance to employment sites?	0.8km
Would development of the site cause loss of employment site?	No
Best and most versatile agricultural land?	Needs testing
Opportunity for employment development on the site?	No

AVAILABLE?

Is the site available for development?	Yes - available in 1 to 5 years
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ACHIEVABLE?

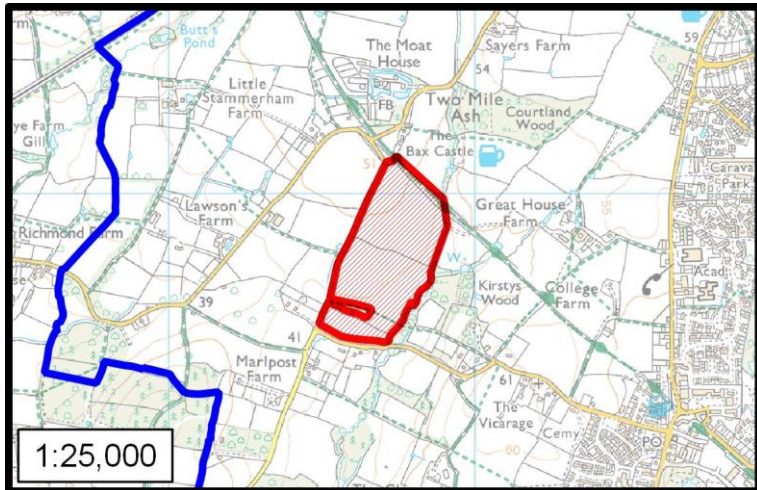
Is the site economically viable?	Assumed yes as proposed by developer.
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ASSESSMENT OF PROPOSED DEVELOPMENT

Positives	<ul style="list-style-type: none"> • Site is highly accessible to centre of Southwater, and will be close to new recreational facilities being delivered on site to the east. • The site is on a public bridleway / footpath (downs link) providing sustainable transport connections to the town centre.
Negatives	<ul style="list-style-type: none"> • The site has no known constraints to development, other than access, which can be resolved by routing access through the adjacent site. • Loss of greenfield land • Reliant on the HDPF Strategic Allocation being delivered and has no direct road access without it. • Potential for impact on setting of listed buildings.

Is the site deliverable?	Suitable?	Yes – The site is adjacent to the strategic allocation to the south which is currently being built out. Mitigation would to be required including screening on western boundary. In isolation this site may struggle to achieve access and would need to form part of a larger development.
	Available?	Yes – developer promoting site.
	Achievable?	Yes – especially if brought forward in conjunction with other sites and could benefit from access via both sites.
Conclusions	<p>This site is considered to be Less Developable. It is suitable for development in most regards once the strategic allocation is built out. However the requirement for mitigation on its western boundary is noted alongside accessibility issues should it come forward in isolation.</p>	
		SCORE: 2

SITE 4C – LAND WEST OF SOUTHWATER

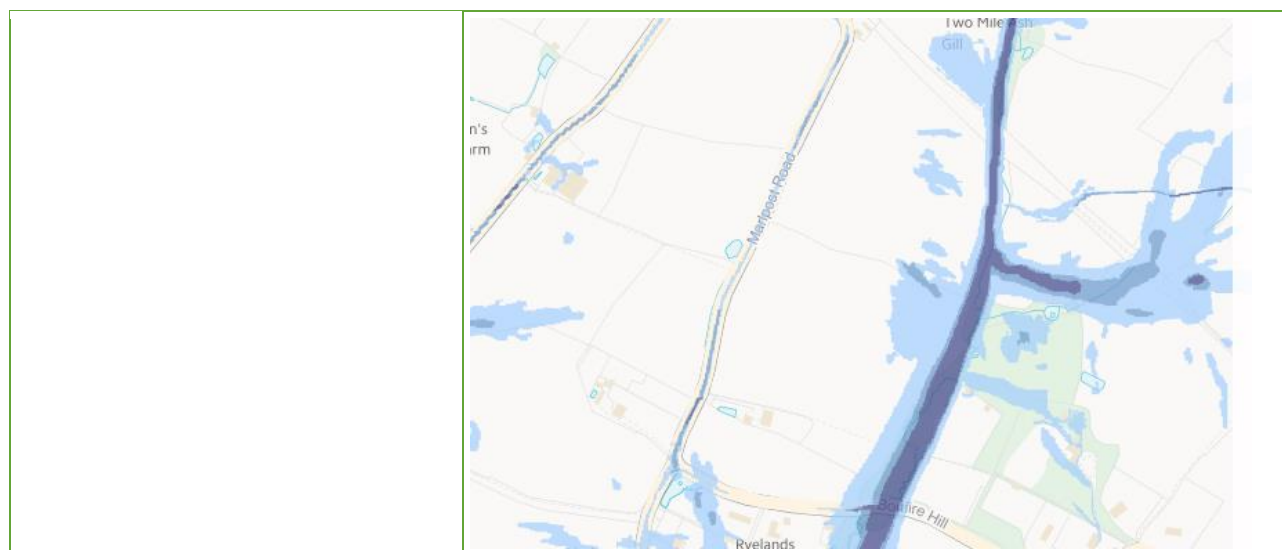
SITE & SITUATION	
Location	TQ 14721 26841
Site Area	14.46ha
Developable Area	14.46ha
Current Use	Agriculture
Promoters Proposed Use	Residential
Site Description	 <p>Site 4 has been split into 13 separate sites for assessment purposes in accordance with our methodology. The developer has put forward a concept masterplan for Site 4.</p> <p>The site comprises three large fields in active agricultural use. The fields adjoin Marlpost Road to the west and Bonfire Hill to the South and are visually exposed along the full length of both of these roads. The land is gently undulating. The site does not include the residential property, Swains (Grade II Listed), but surrounds this building, to the north, south and east.</p>

HDC STRATEGIC HOUSING AND ECONOMIC LAND AVAILABILITY ASSESSMENT	
Site Ref:	SA648
Conclusion:	<p>N.B. This extract relates to a much larger parcel of land of which this assessment will consider a small part.</p> <p>This site was identified as a potential strategic location in the 'Leading change in Partnership Consultation' 2009. Some of the wider site was identified for 500 homes in the HDPF Preferred Strategy in 2013 (see SA413). The wider site is not however achievable at this time due to the high infrastructure cost required to address road network issues and the provision of a new village centre that would be necessary for a development of 2000+ dwellings. The northern area of the site has been re-submitted as SA648. The site is therefore assessed as Not Currently Developable.</p>

Site's conformity with Planning Policy	
Conformity with NPPF	The site is located in countryside and is not adjacent to any settlement. The NPPF requires planning to recognise the intrinsic character and beauty of the countryside whilst avoiding isolated new homes within it. The NPPF makes it clear that <i>'heritage assets are irreplaceable; any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional'</i> .
Conformity with HDPF	Site designated on policy map as <i>'Areas outside built-up area boundary'</i> . A number of policies apply to this area but the primary policy is Policy 26 (Strategic Policy: Countryside Protection) which seeks to protect the rural character and undeveloped nature of the countryside against inappropriate development. Development in this area should be essential to its countryside location, and support the needs of agriculture or forestry; Enable the extraction of minerals or the disposal of waste; Provide for quiet informal recreational use; or Enable the sustainable development of rural areas. In addition, development should be of a scale appropriate to its countryside character and location.

SUITABLE?	
DISTANCE TO LOCAL SERVICES	
Nearest primary school	c.1600m (Southwater Junior Academy)
Nearest secondary school	Walking 6100m – Driving 6100m (Tanbridge House Secondary School)
Nearest doctors Surgery	Walking 1100m – Driving 2000m (The Village Surgery, Southwater)
Shops & Services	Walking 1200m – Driving 1900m (The Lintot, Southwater)
Post Office	Walking 1300m – Driving 2200m (Southwater Post Office, Lintot Square)
Nearest formal public open space, play area etc.	c.965m Church Lane Play Area
Nearest informal public open space, green etc.	c.965m Church Lane Playing Fields
ACCESSIBILITY	
Nearest bus stop	Walking 1600m – Driving 2400m – @Southwater Junior Academy (served by no.23 and no.98 buses)
Nearest rail station	Walking 2600m – Driving 3100m (Christ's Hospital)
Access to highway	Access could be created from Marlpost Road
Site generate significant additional traffic/congestion	YES – especially since site cannot be developed unless it is part of a larger development.

Pedestrian access	No footway on the public highway. Site adjoins Downs Link
Public rights of way present	No, but site adjoins Downs Link
Accessible by bike	Adjoins Downs Link, but not on national cycle network.
BIODIVERSITY	
European designation - SAC/SPA/RAMSAR	NO
National designation - Site of Special Scientific Interest (SSSI)	NO
Local designation - SSSI/LNR	NO
Ancient woodland	NO
Tree Preservation Order (within site/ boundary)	NO
Important hedgerows	Some large trees, hedgerows and woodlands are on/adjoin the site.
LANDSCAPE	
Recommendation in respect of relevant LCA from Southwater Landscape Sensitivity and Capacity Study	Gently undulating, well treed landscape, with irregular fields, country lanes and some scattered buildings, including several listed buildings. Parts of this area are visually exposed to sensitive landscape to the west, including Sharpenhurst Hill. No development capacity.
HERITAGE	
Impact on Listed Building and its setting	Yes - Swains, Marlpost Road (Grade II)
Is the site located in/adjacent to the Conservation Area	NO
Impact on locally listed building	NO
Impact on Scheduled Ancient Monument	NO
Impact on Locally Listed Heritage Assets	NO
Other archaeological interest present	NONE KNOWN
Opportunity to enhance heritage assets	NO
FLOOD RISK	
Flood Zone 1 (low risk)	YES
Flood Zone 2 (medium risk)	NO
Flood Zone 3 (high risk)	NO
Surface water flooding issues	Band of Low-High risk along eastern edge of site. Remainder of site has Very Low Risk.



ENVIRONMENTAL QUALITY

Water quality issues	NO
Air quality issues	NO
Any local noise issues	NO
Agricultural land classification	Grade 3
Contaminated Land (usually applies to brownfield sites)	NO

ECONOMIC DEVELOPMENT

Distance to employment sites?	2.1km
Would development of the site cause loss of employment site?	NO
Best and most versatile agricultural land?	Needs testing
Opportunity for employment development on the site?	NO

AVAILABLE?

Is the site available for development?	Yes - available in 1 to 5 years
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ACHIEVABLE?

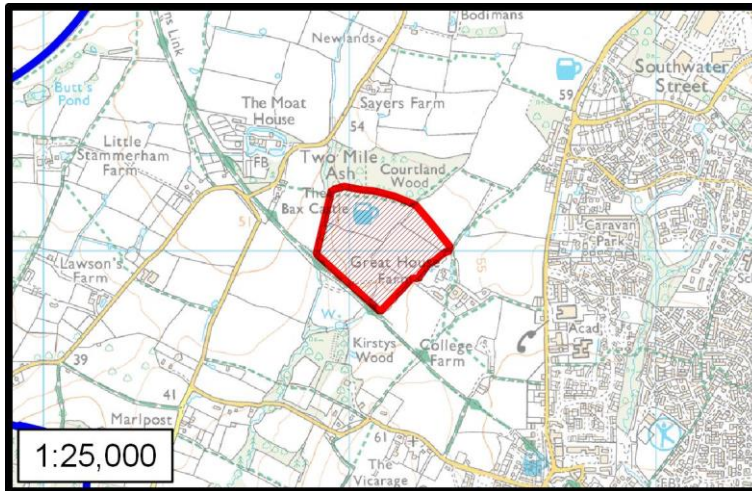
Is the site economically viable?	Assumed yes as proposed by developer.
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ASSESSMENT OF PROPOSED DEVELOPMENT

Positives	<ul style="list-style-type: none"> Provision of housing towards OAN
Negatives	<ul style="list-style-type: none"> Location remote from existing settlements. Poor accessibility Impact on exposed landscape

	<ul style="list-style-type: none"> • Impact on listed building 	
Is the site deliverable?	Suitable?	NO – the site is somewhat isolated from the existing settlement of Southwater with poor vehicular links. It is also in an area with lower capacity for change.
	Available?	Yes – developer promoting site.
	Achievable?	Yes – developer promoting site.
Conclusions	<p>This site is not considered to be deliverable. The site is remote from the existing settlement and would introduce new development in the countryside which is contrary to the HDPPF and not desirable in any event.</p>	
		SCORE: 3

SITE 4D – LAND WEST OF SOUTHWATER

SITE & SITUATION	
Location	TQ 15081 27024
Site Area	10.83ha
Developable Area	10.83ha
Current Use	Agriculture
Promoters Proposed Use	Residential
Site Description	 <p>Site 4 has been split into 13 separate sites for assessment purposes in accordance with our methodology. The developer has put forward a concept masterplan for Site 4.</p> <p>The site comprises agricultural land, in five complete or partial fields. The land is currently farmed. To the north the site abounds woodland and to the south, the site runs adjacent to a former railway line, now a recreational path called 'Downs Link'. The land is accessed via a working farm to the west (Great House Farm). The site adjoins agricultural fields to the south, which forms part of a larger Strategic Allocation being brought forward by the same owner.</p>


HDC STRATEGIC HOUSING AND ECONOMIC LAND AVAILABILITY ASSESSMENT	
Site Ref:	SA648
Conclusion:	<p>N.B. This extract relates to a much larger parcel of land of which this assessment will consider a small part.</p> <p>This site was identified as a potential strategic location in the 'Leading change in Partnership Consultation' 2009. Some of the wider site was identified for 500 homes in the HDPF Preferred Strategy in 2013 (see SA413). The wider site is not however achievable at this time due to the high infrastructure cost required to address road network issues and the provision of a new village centre that would be necessary for a development of 2000+ dwellings. The northern area of</p>

	<p>the site has been re-submitted as SA648. The site is therefore assessed as Not Currently Developable.</p> <p>It is noted however that SA413 is assessed as being deliverable and a small part of this area falls within SA413.</p>
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Site's conformity with Planning Policy	
Conformity with NPPF	<p>The site is located in countryside and is not adjacent to any settlement. The NPPF requires planning to recognise the intrinsic character and beauty of the countryside whilst avoiding isolated new homes within it. The NPPF makes it clear that <i>'heritage assets are irreplaceable; any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional'</i>.</p>
Conformity with HDPF	<p>Site designated on policy map as <i>'Areas outside built-up area boundary'</i>. A number of policies apply to this area but the primary policy is Policy 26 (Strategic Policy: Countryside Protection) which seeks to protect the rural character and undeveloped nature of the countryside against inappropriate development. Development in this area should be essential to its countryside location, and support the needs of agriculture or forestry; Enable the extraction of minerals or the disposal of waste; Provide for quiet informal recreational use; or Enable the sustainable development of rural areas. In addition, development should be of a scale appropriate to its countryside character and location.</p>

SUITABLE?	
DISTANCE TO LOCAL SERVICES	
Nearest primary school	c.600m (Southwater Junior Academy) assuming access via farm drive
Nearest secondary school	Walking 6200m – Driving 5900m (Tanbridge House Secondary School)
Nearest doctors Surgery	Walking 1000m – Driving 1100m (The Village Surgery, Southwater)
Shops & Services	Walking 1000m – Driving 950m (The Lintot, Southwater)
Post Office	Walking 1100m – Driving 1000m (Southwater Post Office, Lintot Square)
Nearest formal public open space, play area etc.	0.9km Cedar Drive
Nearest informal public open space, green etc.	0.9km Cedar Drive
ACCESSIBILITY	
Nearest bus stop	Walking 1400m – Driving 450m – @Southwater Junior Academy (served by no.23 and no.98 buses)
Nearest rail station	Walking 2700m – Driving 6200m (Christ's Hospital)
Access to highway	<p>The land is currently accessed via a working farm to the west (Great House Farm). However, the site adjoins the HDPF Strategic Allocation, being brought forward by the same owner, giving potential for direct highways access via this development.</p>

Site generate significant additional traffic/congestion	Yes – capacity checks would be needed, especially if brought forward as part of a larger development.
Pedestrian access	Access via PROW or Strategic Allocation.
Public rights of way present	YES – PROW (WSx/1658/1) and Bridleway (WSx/3568/4), Downs Link.
Accessible by bike	Not via the cycle network, but the site adjoins to the Downs Link.
BIODIVERSITY	
European designation - SAC/SPA/RAMSAR	NO
National designation - Site of Special Scientific Interest (SSSI)	NO
Local designation - SNCI/LNR	NONE on site, but directly adjacent to SNCI COURTLAND WOOD, SOUTHWATER
Ancient woodland	YES – COURTLAND WOOD Ancient woodland to north and west.
Tree Preservation Order (within site/ boundary)	NO
Important hedgerows	Site bounded by mature hedgerows
LANDSCAPE	
Recommendation in respect of relevant LCA from Southwater Landscape Sensitivity and Capacity Study	Essentially flat in the east but more rolling in the west, this area is generally well enclosed from adjoining sensitive landscapes to the west, except for the western field south of the Downs Link. The presence of existing development and that under construction means that the area is evidently at the settlement's edge. Presence of Grade II* Listed Building requires the protection of its setting. Significant capacity for development subject to effects from development in the western field south of the Downs Link. Mitigation is likely to be essential at this boundary.
HERITAGE	
Impact on Listed Building and its setting	Great House Farm (Grade II *) immediately to the east.
Is the site located in/adjacent to the Conservation Area	No
Impact on locally listed building	No
Impact on Scheduled Ancient Monument	No
Impact on Locally Listed Heritage Assets	No
Other archaeological interest present	NO KNOWN, but Archaeological Site at the Moat House immediately to the east.
Opportunity to enhance heritage assets	No.
FLOOD RISK	
Flood Zone 1 (low risk)	YES
Flood Zone 2 (medium risk)	NO
Flood Zone 3 (high risk)	NO

Surface water flooding issues	<p>Majority of site has Very Low Risk. High Risk along western boundary and area of low risk across south of site near Great House Farm.</p> 
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ENVIRONMENTAL QUALITY	
Water quality issues	No
Air quality issues	No
Any local noise issues	No
Agricultural land classification	Grade 3
Contaminated Land (usually applies to brownfield sites)	No
ECONOMIC DEVELOPMENT	
Distance to employment sites?	1.3km
Would development of the site cause loss of employment site?	No
Best and most versatile agricultural land?	Needs testing
Opportunity for employment development on the site?	No

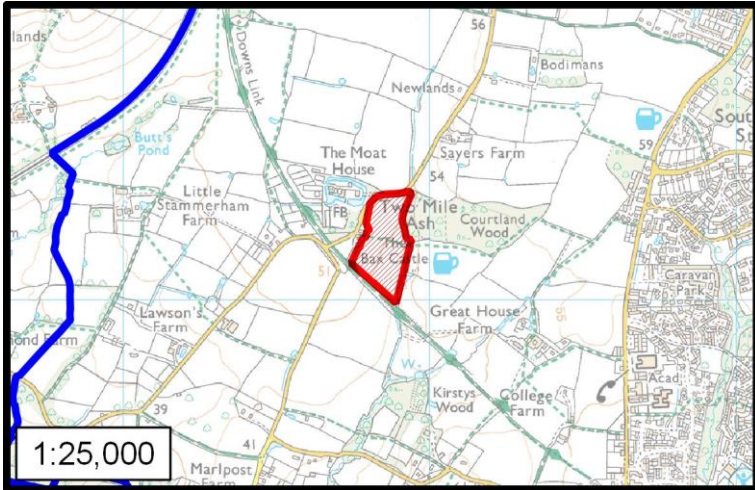
AVAILABLE?	
Is the site available for development?	Yes - available in 1 to 5 years

ACHIEVABLE?	
Is the site economically viable?	Assumed yes as proposed by developer.

ASSESSMENT OF PROPOSED DEVELOPMENT	
Positives	<ul style="list-style-type: none"> • Provision of housing towards OAN. • Good accessibility and access to Lintot Square & railway station along old railway, although this access may not be suitable in hours of darkness. • Relatively contained site in the landscape.
Negatives	<ul style="list-style-type: none"> • Loss of greenfield land & expansion of development into the countryside. • Potential harm to ancient woodland and SNCI on northern and western boundary.

	<ul style="list-style-type: none"> Impact on listed building to the east – would require mitigation and careful design. 	
Is the site deliverable?	Suitable?	YES – however it is likely that mitigation will be required to ensure impacts on the adjacent listed building, wider landscape and ancient woodland are managed.
	Available?	Yes – developer promoting site.
	Achievable?	Yes – developer promoting site.
Conclusions	<p>This site is considered to be less developable as there are some harms that would need to be mitigated against, particularly the impacts on the listed building.</p>	
		SCORE: 2


SITE 4E – LAND WEST OF SOUTHWATER

SITE & SITUATION	
Location	TQ 14840 27207
Site Area	4.26ha
Developable Area	Approx. 3.5ha-4ha (allowing buffer for ancient woodland)
Current Use	Agriculture
Promoters Proposed Use	Residential
Site Description	 <p>Site 4 has been split into 13 separate sites for assessment purposes in accordance with our methodology. The developer has put forward a concept masterplan for Site 4.</p> <p>The site comprises a single agricultural field, directly adjoining an SCNI and ancient woodland. A public footpath transects the site. To the north and west, the site adjoins a public highway (Two Mile Ash Road) and the rear of residential properties on that road). To the south west the land adjoins a public house and to the south, the land bounds the Downs Link bridleway.</p>

HDC STRATEGIC HOUSING AND ECONOMIC LAND AVAILABILITY ASSESSMENT	
Site Ref:	SA648
Conclusion:	<p>N.B. This extract relates to a much larger parcel of land of which this assessment will consider a small part.</p> <p>This site was identified as a potential strategic location in the 'Leading change in Partnership Consultation' 2009. Some of the wider site was identified for 500 homes in the HDPF Preferred Strategy in 2013 (see SA413). The wider site is not however achievable at this time due to the high infrastructure cost required to address road network issues and the provision of a new village centre that would be necessary for a development of 2000+ dwellings. The northern area of the site has been re-submitted as SA648. The site is therefore assessed as Not Currently Developable.</p>

Site's conformity with Planning Policy	
Conformity with NPPF	The site is located in countryside and is not adjacent to any settlement. The NPPF requires planning to recognise the intrinsic character and beauty of the countryside whilst avoiding isolated new homes within it.
Conformity with HDPF	Site designated on policy map as ' <i>Areas outside built-up area boundary</i> '. A number of policies apply to this area but the primary policy is Policy 26 (Strategic Policy: Countryside Protection) which seeks to protect the rural character and undeveloped nature of the countryside against inappropriate development. Development in this area should be essential to its countryside location, and support the needs of agriculture or forestry; Enable the extraction of minerals or the disposal of waste; Provide for quiet informal recreational use; or Enable the sustainable development of rural areas. In addition, development should be of a scale appropriate to its countryside character and location. It is also well removed from the existing settlement so would conflict with HDPF Policy 4.

SUITABLE?	
DISTANCE TO LOCAL SERVICES	
Nearest primary school	c.1600m (Southwater Junior Academy) walking via the Downs Link
Nearest secondary school	Walking 5900m – Driving 5900m (Tanbridge House Secondary School)
Nearest doctors Surgery	Walking 1400m – Driving 2300m (The Village Surgery, Southwater)
Shops & Services	Walking 1500m – Driving 2200m (The Lintot, Southwater)
Post Office	Walking 1500m – Driving 2500m (Southwater Post Office, Lintot Square)
Nearest formal public open space, play area etc.	2.3km Southwater Country Park
Nearest informal public open space, green etc.	2.3km Southwater Country Park
ACCESSIBILITY	
Nearest bus stop	Walking 2300m – Driving 310m – @Roundstone Caravan Park (served by no.23 and no.98 buses)
Nearest rail station	Walking 2700m – Driving 6200m (Christ's Hospital)
Access to highway	Yes – from Two Mile Ash Road
Site generate significant additional traffic/congestion	Yes – especially if part of larger development
Pedestrian access	No footways on road adjoining the site. PROW (WSx/1658/1) transects the site, but does not provide a direct route to the village centre.
Public rights of way present	YES – PROW (WSx/1658/1) crosses the site and Bridleway (WSx/3568/4), Downs Link, lies to south.
Accessible by bike	No national cycle paths, but site adjacent to Downs Link
BIODIVERSITY	

European designation - SAC/SPA/RAMSAR		NO
National designation - Site of Special Scientific Interest (SSSI)		NO
Local designation - SNCI/LNR		NONE on site, but directly adjacent to SNCI COURTLAND WOOD, SOUTHWATER
Ancient woodland		YES – adjacent to Courtland Wood to the east.
Tree Preservation Order (within site/ boundary)		NO
Important hedgerows		Site bounded by mature hedgerows
LANDSCAPE		
Recommendation in respect of relevant LCA from Southwater Landscape Sensitivity and Capacity Study	Gently undulating, well tree'd landscape, with irregular fields, country lanes and some scattered buildings, including several listed buildings. Parts of this area are visually exposed to sensitive landscape to the west, including Sharpenhurst Hill. No development capacity.	
HERITAGE		
Impact on Listed Building and its setting	Not in immediate vicinity (Sayers Barn, Grade II, and Sayers Farm, Grade II, to the north)	
Is the site located in/adjacent to the Conservation Area	No	
Impact on locally listed building	No	
Impact on Scheduled Ancient Monument	No	
Impact on Locally Listed Heritage Assets	No	
Other archaeological interest present	NO KNOWN, but Archaeological Site at the Moat House immediately to the east.	
Opportunity to enhance heritage assets	No.	
FLOOD RISK		
Flood Zone 1 (low risk)	YES	
Flood Zone 2 (medium risk)	NO	
Flood Zone 3 (high risk)	NO	
Surface water flooding issues	Majority of site has Very Low Risk. Band of High Risk along eastern boundary with Low Risk to south of the site. 	
ENVIRONMENTAL QUALITY		

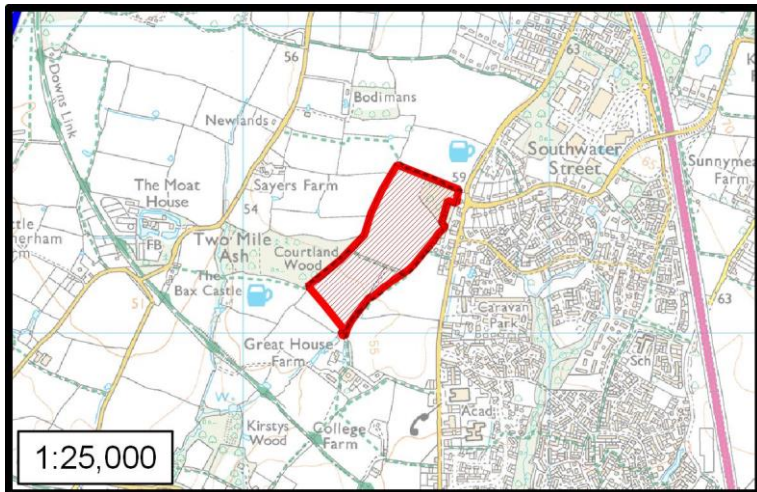
Water quality issues	No
Air quality issues	No
Any local noise issues	No
Agricultural land classification	Grade 3
Contaminated Land (usually applies to brownfield sites)	No
ECONOMIC DEVELOPMENT	
Distance to employment sites?	2.1km
Would development of the site cause loss of employment site?	No
Best and most versatile agricultural land?	Needs testing
Opportunity for employment development on the site?	No

AVAILABLE?	
Is the site available for development?	Yes - available in 1 to 5 years

ACHIEVABLE?	
Is the site economically viable?	Assumed yes as proposed by developer.

ASSESSMENT OF PROPOSED DEVELOPMENT		
Positives	<ul style="list-style-type: none"> • Provision of housing towards OAN. • Easy pedestrian/cycle access to Lintot Square and the railway station. 	
Negatives	<ul style="list-style-type: none"> • Remote location removed from existing settlements. • Poor road transport connections. • Impact on rural landscape that is not suitable for new development. • Impact on SNCI and Ancient Woodland 	
Is the site deliverable?	Suitable?	NO – the site is remote from existing facilities and transport links and inappropriate for new development.
	Available?	Yes – developer promoting site.
	Achievable?	Yes – developer promoting site.
Conclusions	<p>This site is removed from the existing settlements and as such is contrary to HDPF Policy 4. In addition, it has poor vehicular access and development of this site would not be appropriate.</p>	
		SCORE: 3

SITE 4F – LAND WEST OF SOUTHWATER

SITE & SITUATION	
Location	TQ 15455 27246
Site Area	10.59ha
Developable Area	8.5-9ha (excluding ancient woodland and buffer for ancient woodland)
Current Use	Agricultural
Promoters Proposed Use	Residential
Site Description	 <p>Site 4 has been split into 13 separate sites for assessment purposes in accordance with our methodology. The developer has put forward a concept masterplan for Site 4.</p> <p>The site comprises two agricultural fields, transacted by a PROW and including a 1 ha area of woodland in the north east of the site. The land adjoins woodland and open countryside to the west and open countryside and residential dwellings to the east. To the north and south the site adjoins open countryside.</p>

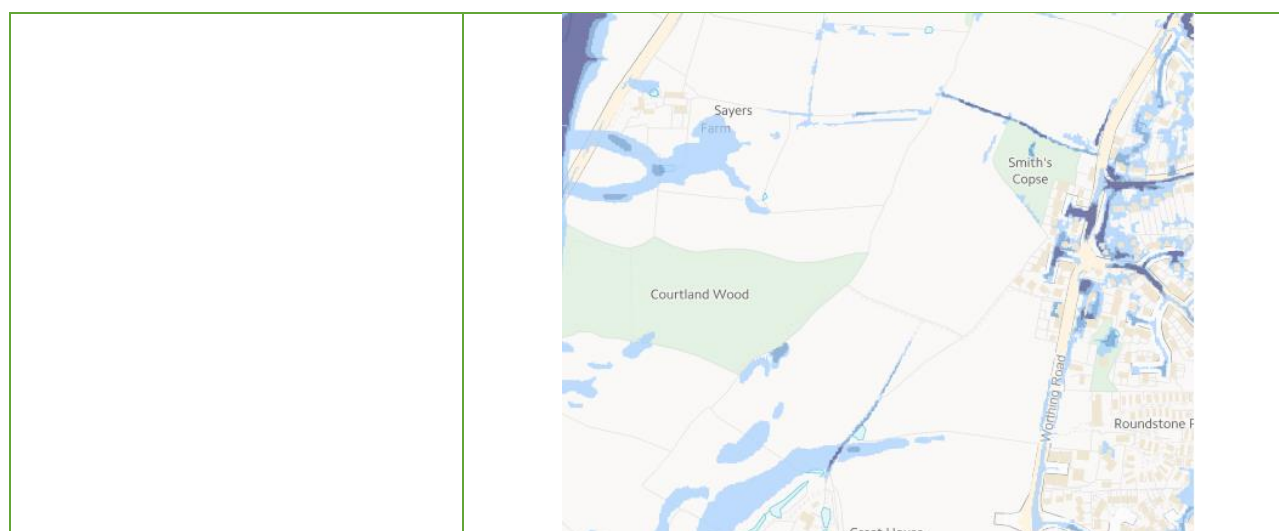
HDC STRATEGIC HOUSING AND ECONOMIC LAND AVAILABILITY ASSESSMENT	
Site Ref:	Part SA413 / SA119
Conclusion:	<p>N.B. This extract relates to a much larger parcel of land of which this assessment will consider a small part.</p> <p>This site was identified as a potential strategic location in the 'Leading change in Partnership Consultation' 2009. Some of the wider site was identified for 500 homes in the HDPF Preferred Strategy in 2013 (see SA413). The wider site is not however achievable at this time due to the high infrastructure cost required to address road network issues and the provision of a new village centre that would be necessary for a development of 2000+ dwellings. The northern area of the site has been re-submitted as SA648. The site is therefore assessed as Not Currently Developable.</p>

	It is noted however that SA413 is assessed as being deliverable and a small part of this area falls within SA413.
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Site's conformity with Planning Policy	
Conformity with NPPF	The site is located in countryside. The NPPF requires planning to recognise the intrinsic character and beauty of the countryside whilst avoiding isolated new homes within it.
Conformity with HDPF	Site designated on policy map as ' <i>Areas outside built-up area boundary</i> '. A number of policies apply to this area but the primary policy is Policy 26 (Strategic Policy: Countryside Protection) which seeks to protect the rural character and undeveloped nature of the countryside against inappropriate development. Development in this area should be essential to its countryside location, and support the needs of agriculture or forestry; Enable the extraction of minerals or the disposal of waste; Provide for quiet informal recreational use; or Enable the sustainable development of rural areas. In addition, development should be of a scale appropriate to its countryside character and location. However, HDPF Policy 4 does make provision for the expansion of settlements through Neighbourhood Plans on sites like this.

SUITABLE?	
DISTANCE TO LOCAL SERVICES	
Nearest primary school	c.600m (Southwater Junior Academy) assumed route as no direct access exists
Nearest secondary school	Walking 5100m – Driving 5400m (Tanbridge House Secondary School)
Nearest doctors Surgery	Walking 1200m – Driving 1300m (The Village Surgery, Southwater)
Shops & Services	Walking 1200m – Driving 1100m (The Lintot, Southwater)
Post Office	Walking 1100m – Driving 1100m (Southwater Post Office, Lintot Square)
Nearest formal public open space, play area etc.	0.75km Cedar Drive
Nearest informal public open space, green etc.	0.25km Blakes Farm Rd
ACCESSIBILITY	
Nearest bus stop	Walking 41m – Driving 41m – @Southwater Street (served by no.23 and no.98 buses)
Nearest rail station	Walking 3100m – Driving 5000m (Christ's Hospital)
Access to highway	No direct access to public highway, without adjacent sites being delivered.
Site generate significant additional traffic/congestion	Yes – especially if part of larger development
Pedestrian access	Good – PROW provides link onto Worthing Road, which has footways.
Public rights of way present	YES – PROW on site and adjacent to site (WSx/1656/1 and WSx/1656/2).

Accessible by bike	Accessible by PROW and highway network.
BIODIVERSITY	
European designation - SAC/SPA/RAMSAR	NO
National designation - Site of Special Scientific Interest (SSSI)	NO
Local designation - SNCI/LNR	YES - COURTLAND WOOD, SOUTHWATER SCNI to the east.
Ancient woodland	YES - Smith's copse / coppice within the site to the NE (1ha) and Courtland Wood to the east.
Tree Preservation Order (within site/ boundary)	YES - TPO/1059, TPO/1059, TPO/1059, TPO/0598 (and others in the residential dwellings adjacent to the site).
Important hedgerows	The site is bounded by hedgerows.
LANDSCAPE	
Recommendation in respect of relevant LCA from Southwater Landscape Sensitivity and Capacity Study	Essentially flat in the east but more rolling in the west, this area is generally well enclosed from adjoining sensitive landscapes to the west, except for the western field south of the Downs Link. The presence of existing development and that under construction means that the area is evidently at the settlement's edge. Presence of Grade II* Listed Building requires the protection of its setting. Significant capacity for development subject to effects from development in the western field south of the Downs Link. Mitigation is likely to be essential at this boundary.
HERITAGE	
Impact on Listed Building and its setting	Listed building to the south (Great House Farmhouse) (Listing – 1286023)
Is the site located in/adjacent to the Conservation Area	NO
Impact on locally listed building	NO
Impact on Scheduled Ancient Monument	NO
Impact on Locally Listed Heritage Assets	NO
Other archaeological interest present	NONE KNOWN
Opportunity to enhance heritage assets	NO
FLOOD RISK	
Flood Zone 1 (low risk)	YES
Flood Zone 2 (medium risk)	NO
Flood Zone 3 (high risk)	NO
Surface water flooding issues	Generally Very Low Risk with areas of Low Risk



ENVIRONMENTAL QUALITY	
Water quality issues	NONE KNOWN
Air quality issues	NO
Any local noise issues	NO
Agricultural land classification	Grade 3
Contaminated Land (usually applies to brownfield sites)	NO
ECONOMIC DEVELOPMENT	
Distance to employment sites?	1.6km
Would development of the site cause loss of employment site?	No
Best and most versatile agricultural land?	Needs testing
Opportunity for employment development on the site?	Yes – area of flat ground would lend itself well to most uses.

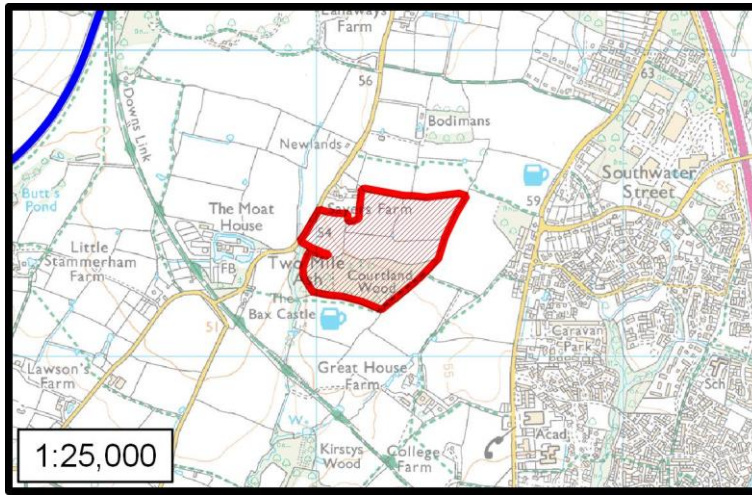
AVAILABLE?	
Is the site available for development?	Yes - available in 1 to 5 years

ACHIEVABLE?	
Is the site economically viable?	Assumed yes as proposed by developer.

ASSESSMENT OF PROPOSED DEVELOPMENT	
Positives	<ul style="list-style-type: none"> Provision of housing towards OAN. Potential pedestrian/cycle links via footpaths. HDPF compliant site.
Negatives	<ul style="list-style-type: none"> Loss of greenfield agricultural land. Possible impact on Ancient Woodland on the western boundary (could be mitigated with suitable buffer) Possible direct pressure on highway network.
	Suitable? YES – little mitigation required to make the site acceptable.

Is the site deliverable?	Available?	YES
	Achievable?	YES
Conclusions	This site is considered to be developable. Bringing it forward would be in general conformity with the Development Plan and have minimal impacts on other material considerations.	
		SCORE: 1

SITE 4G – LAND WEST OF SOUTHWATER

SITE & SITUATION	
Location	TQ 15277 27347
Site Area	13.55ha
Developable Area	7ha (excluding ancient woodland and buffer)
Current Use	Agriculture and woodland
Promoters Proposed Use	Residential
Site Description	 <p>Site 4 has been split into 13 separate sites for assessment purposes in accordance with our methodology. The developer has put forward a concept masterplan for Site 4.</p> <p>Four agricultural fields and a large area of woodland. The fields are separated with mature hedging and trees. The site is bounded by open countryside in all directions, and directly adjoins Two Mile Ash Road to the west.</p>

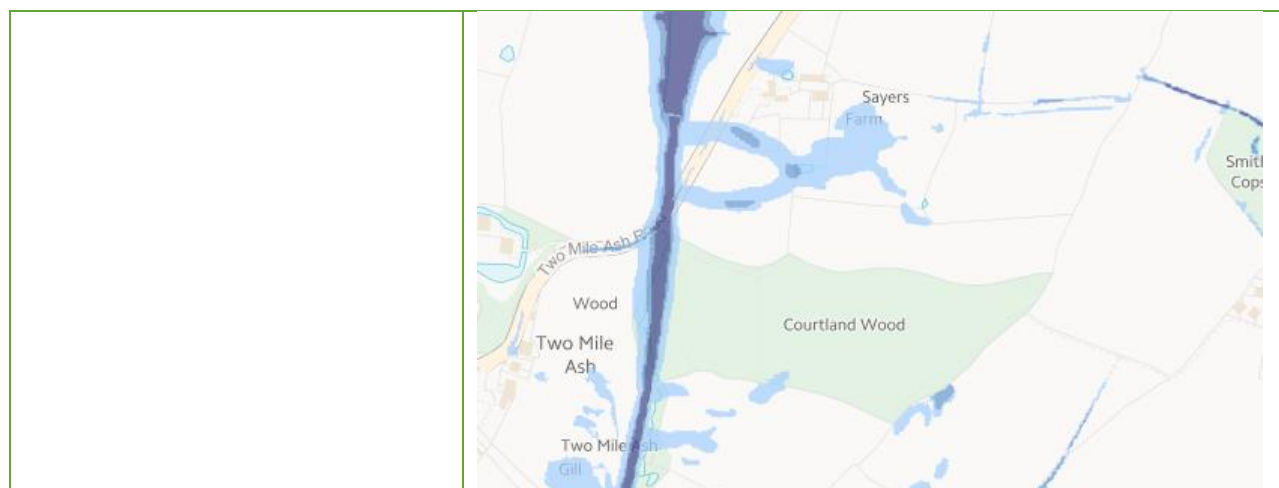
HDC STRATEGIC HOUSING AND ECONOMIC LAND AVAILABILITY ASSESSMENT	
Site Ref:	SA648
Conclusion:	<p>N.B. This extract relates to a much larger parcel of land of which this assessment will consider a small part.</p> <p>This site was identified as a potential strategic location in the 'Leading change in Partnership Consultation' 2009. Some of the wider site was identified for 500 homes in the HDPF Preferred Strategy in 2013 (see SA413). The wider site is not however achievable at this time due to the high infrastructure cost required to address road network issues and the provision of a new village centre that would be necessary for a development of 2000+ dwellings. The northern area of the site has been re-submitted as SA648. The site is therefore assessed as Not Currently Developable.</p>

Site's conformity with Planning Policy

Conformity with NPPF	The site is located in countryside and is not adjacent to any settlement. The NPPF requires planning to recognise the intrinsic character and beauty of the countryside whilst avoiding isolated new homes within it.
Conformity with HDPF	Site designated on policy map as ' <i>Areas outside built-up area boundary</i> '. A number of policies apply to this area but the primary policy is Policy 26 (Strategic Policy: Countryside Protection) which seeks to protect the rural character and undeveloped nature of the countryside against inappropriate development. Development in this area should be essential to its countryside location, and support the needs of agriculture or forestry; Enable the extraction of minerals or the disposal of waste; Provide for quiet informal recreational use; or Enable the sustainable development of rural areas. In addition, development should be of a scale appropriate to its countryside character and location. It is also well removed from the existing settlement so would conflict with HDPF Policy 4.

SUITABLE?	
DISTANCE TO LOCAL SERVICES	
Nearest primary school	c.800m (Southwater Junior Academy) assumed route as no direct access exists
Nearest secondary school	Walking 5100m – Driving 5400m (Tanbridge House Secondary School)
Nearest doctors Surgery	Walking 2100m – Driving 2900m (The Village Surgery, Southwater)
Shops & Services	Walking 2200m – Driving 2800m (The Lintot, Southwater)
Post Office	Walking 2300m – Driving 3100m (Southwater Post Office, Lintot Square)
Nearest formal public open space, play area etc.	2.8km Southwater Country Park
Nearest informal public open space, green etc.	2.8km Southwater Country Park
ACCESSIBILITY	
Nearest bus stop	Walking 1600m – Driving 2400m – @Southwater Street (served by no.23 and no.98 buses)
Nearest rail station	Walking 2000m – Driving 2200m (Christ's Hospital)
Access to highway	Direct access onto Two Mile Ash Road.
Site generate significant additional traffic/congestion	Yes – especially if delivered with adjacent sites.
Pedestrian access	Whilst there is a PROW along the southern boundary, the highway does not have footways, making the pedestrian accessibility poor.
Public rights of way present	Yes – PROW along southern boundary (WSx/1658/1)
Accessible by bike	Not adjacent to the cycle network.
BIODIVERSITY	
European designation - SAC/SPA/RAMSAR	NO

National designation - Site of Special Scientific Interest (SSSI)		NO
Local designation - SNCI/LNR		Yes - Courtland wood SNCI in southern 6 ha of site.
Ancient woodland		Yes - Courtland wood SNCI in southern 6 ha of site.
Tree Preservation Order (within site/ boundary)		NO
Important hedgerows		Mature hedgerows within site and on boundary.
LANDSCAPE		
Recommendation in respect of relevant LCA from Southwater Landscape Sensitivity and Capacity Study	An essentially flat landscape of regular and well hedged fields. Fairly well enclosed by these features but these would not be sufficiently robust to suitably minimise adverse effects on more sensitive landscapes to the west. No development capacity presently, as separated from the existing urban edge beyond are 6b to the east. But, should area 6b be developed this would somewhat reduce the current landscape sensitivity and with substantial mitigation along the western boundary with Two Mile Ash Road (preferably in advance) some development capacity would be available.	
HERITAGE		
Impact on Listed Building and its setting	Yes – Grade II SAYERS FARMHOUSE, CHRIST'S HOSPITAL (ref: 1027037) and GRADE II BARN TO NORTH WEST OF SAYERS FARMHOUSE, CHRIST'S HOSPITAL (ref: 1027038)	
Is the site located in/adjacent to the Conservation Area	NO	
Impact on locally listed building	NO	
Impact on Scheduled Ancient Monument	NO	
Impact on Locally Listed Heritage Assets	NO	
Other archaeological interest present	NONE KNOWN	
Opportunity to enhance heritage assets	NO	
FLOOD RISK		
Flood Zone 1 (low risk)	YES	
Flood Zone 2 (medium risk)	NO	
Flood Zone 3 (high risk)	NO	
Surface water flooding issues	Small areas of Medium Risk. Small band of Low Risk but generally Very Low Risk.	



ENVIRONMENTAL QUALITY	
Water quality issues	NO
Air quality issues	NO
Any local noise issues	NO
Agricultural land classification	Grade 3
Contaminated Land (usually applies to brownfield sites)	NO
ECONOMIC DEVELOPMENT	
Distance to employment sites?	2.9km
Would development of the site cause loss of employment site?	No
Best and most versatile agricultural land?	Needs testing
Opportunity for employment development on the site?	Yes - Site would lends itself well for most uses.

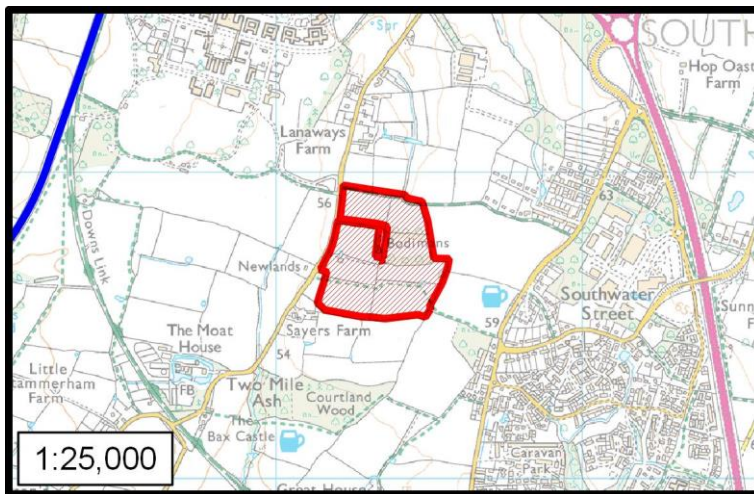
AVAILABLE?	
Is the site available for development?	Yes - available in 1 to 5 years

ACHIEVABLE?	
Is the site economically viable?	Assumed yes as proposed by developer.

ASSESSMENT OF PROPOSED DEVELOPMENT		
Positives	<ul style="list-style-type: none"> Provision of housing towards OAN. 	
Negatives	<ul style="list-style-type: none"> Impact on Ancient Woodland and SNCI to the south of the site. Loss of greenfield agricultural land. Remote from existing settlement Only existing highway network is a small lane. 	
Is the site deliverable?	Suitable?	NO – for the reasons give above this site is not considered suitable.
	Available?	YES – the agent has confirmed that the site is available for development.

	Achievable?	YES – the agent has confirmed that development of the site is achievable.
Conclusions	<p>At this time the site is not developable. It is too far removed from the existing settlement. However, should the land to the east come forward then this site should be reassessed as it may then be suitable and therefore deliverable. Mitigation would be required in respect of a number of impacts.</p> <p style="text-align: right;">SCORE: 3</p>	

SITE 4H – LAND WEST OF SOUTHWATER

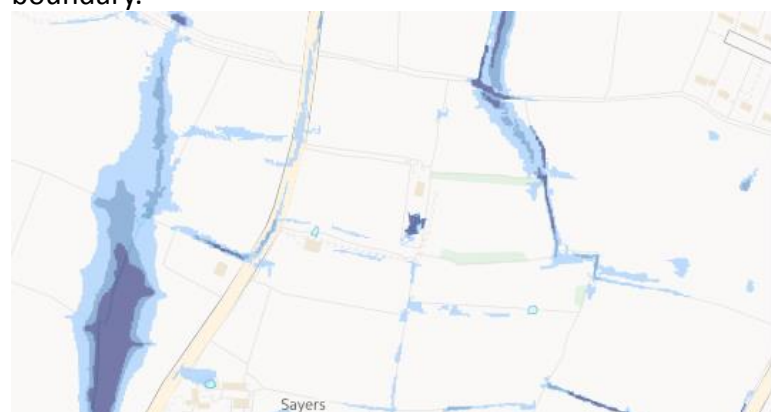
SITE & SITUATION	
Location	TQ 15409 27755
Site Area	13.25ha
Developable Area	13.25ha
Current Use	Agricultural Land
Promoters Proposed Use	Residential / Mixed
Site Description	 <p>Site 4 has been split into 13 separate sites for assessment purposes in accordance with our methodology. The developer has put forward a concept masterplan for Site 4.</p> <p>The site is a relatively flat area of agricultural land separated by hedgerows and fences.</p>

HDC STRATEGIC HOUSING AND ECONOMIC LAND AVAILABILITY ASSESSMENT	
Site Ref:	SA648
Conclusion:	<p>N.B. This extract relates to a much larger parcel of land of which this assessment will consider a small part.</p> <p>This site was identified as a potential strategic location in the 'Leading change in Partnership Consultation' 2009. Some of the wider site was identified for 500 homes in the HDPF Preferred Strategy in 2013 (see SA413). The wider site is not however achievable at this time due to the high infrastructure cost required to address road network issues and the provision of a new village centre that would be necessary for a development of 2000+ dwellings. The northern area of the site has been re-submitted as SA648. The site is therefore assessed as Not Currently Developable.</p>

Site's conformity with Planning Policy

Conformity with NPPF	The site is located in countryside and is not adjacent to any settlement. The NPPF requires planning to recognise the intrinsic character and beauty of the countryside whilst avoiding isolated new homes within it.
Conformity with HDPF	Site designated on policy map as <i>'Areas outside built-up area boundary'</i> . A number of policies apply to this area but the primary policy is Policy 26 (Strategic Policy: Countryside Protection) which seeks to protect the rural character and undeveloped nature of the countryside against inappropriate development. Development in this area should be essential to its countryside location, and support the needs of agriculture or forestry; Enable the extraction of minerals or the disposal of waste; Provide for quiet informal recreational use; or Enable the sustainable development of rural areas. In addition, development should be of a scale appropriate to its countryside character and location. It is also well removed from the existing settlement so would conflict with HDPF Policy 4.

SUITABLE?	
DISTANCE TO LOCAL SERVICES	
Nearest primary school	c.800m (Southwater Junior Academy) assumed route as no direct access exists
Nearest secondary school	Walking 5100m – Driving 4900m (Tanbridge House Secondary School)
Nearest doctors Surgery	Walking 2300m – Driving 3100m (The Village Surgery, Southwater)
Shops & Services	Walking 2200m – Driving 3000m (The Lintot, Southwater)
Post Office	Walking 2200m – Driving 3300m (Southwater Post Office, Lintot Square)
Nearest formal public open space, play area etc.	3.1km Southwater Country Park
Nearest informal public open space, green etc.	3.1km Southwater Country Park
ACCESSIBILITY	
Nearest bus stop	Walking 1200m – Driving 5000m – @Southwater Street (served by no.23 and no.98 buses)
Nearest rail station	Walking 750m – Driving 1400m (Christ's Hospital)
Access to highway	Directly adjoins Two Mile Ash Road
Site generate significant additional traffic/congestion	Yes – especially if developed with adjacent land parcels.
Pedestrian access	Site has PROW within it, but highway Two Mile Ash Road does not have footways.
Public rights of way present	Bridleway (WSx/1662/1) to north and PROW through centre of site (WSx/1660/1)
Accessible by bike	Not via cyclepath network.
BIODIVERSITY	
European designation - SAC/SPA/RAMSAR	NO

National designation - Site of Special Scientific Interest (SSSI)		NO
Local designation - SNCI/LNR		NO
Ancient woodland		NO
Tree Preservation Order (within site/ boundary)		NO
Important hedgerows		The site contains and is bounded with a number of mature hedgerows.
LANDSCAPE		
Recommendation in respect of relevant LCA from Southwater Landscape Sensitivity and Capacity Study	An essentially flat landscape of regular and well hedged fields. Fairly well enclosed by these features but these would not be sufficiently robust to suitably minimise adverse effects on more sensitive landscapes to the west. No development capacity presently, as separated from the existing urban edge beyond are 6b to the east. But, should area 6b be developed this would somewhat reduce the current landscape sensitivity and with substantial mitigation along the western boundary with Two Mile Ash Road (preferably in advance) some development capacity would be available.	
HERITAGE		
Impact on Listed Building and its setting	YES - BODIMANS, CHRIST'S HOSPITAL, Grade II (ref: 1354171), located in the centre of the site.	
Is the site located in/adjacent to the Conservation Area	NO	
Impact on locally listed building	NO	
Impact on Scheduled Ancient Monument	NO	
Impact on Locally Listed Heritage Assets	NO	
Other archaeological interest present	NO	
Opportunity to enhance heritage assets	NO	
FLOOD RISK		
Flood Zone 1 (low risk)	YES	
Flood Zone 2 (medium risk)	NO	
Flood Zone 3 (high risk)	NO	
Surface water flooding issues	Generally Very Low Risk. Band of higher risk along eastern boundary. 	

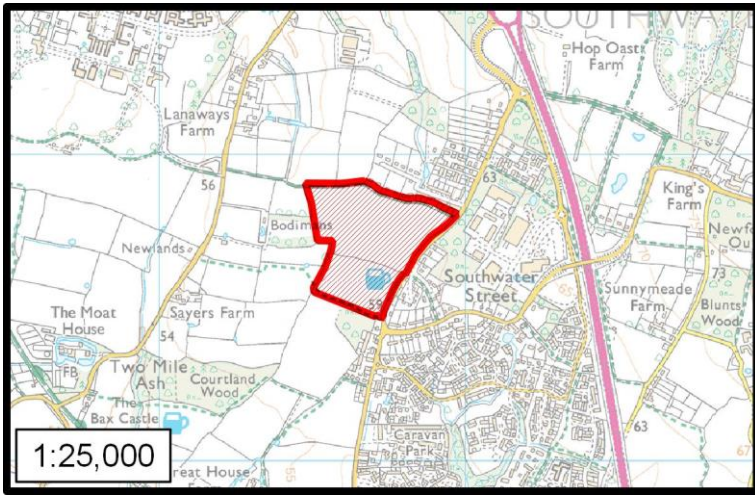
ENVIRONMENTAL QUALITY	
Water quality issues	NO
Air quality issues	NO
Any local noise issues	NO
Agricultural land classification	Grade 3
Contaminated Land (usually applies to brownfield sites)	NO
ECONOMIC DEVELOPMENT	
Distance to employment sites?	3.1km
Would development of the site cause loss of employment site?	NO
Best and most versatile agricultural land?	Needs testing
Opportunity for employment development on the site?	Possibly

AVAILABLE?	
Is the site available for development?	Yes - available in 1 to 5 years

ACHIEVABLE?	
Is the site economically viable?	Assumed yes as proposed by developer.

ASSESSMENT OF PROPOSED DEVELOPMENT		
Positives	<ul style="list-style-type: none"> Provision of housing towards OAN. 	
Negatives	<ul style="list-style-type: none"> Loss of Greenfield agricultural land. Remote location. Potential for negative impacts on Listed Building 	
Is the site deliverable?	Suitable?	NO – if land to the east were to come forward for development and harmful impacts mitigated against.
	Available?	YES – the agent has confirmed that the site is available for development.
	Achievable?	YES – the agent has confirmed that development of the site is achievable.
Conclusions	<p>This site is not considered to be deliverable. The site is not suitable for development. However, this land should be reassessed in the future should land to the east of it come forward for development.</p>	
		SCORE: 3

SITE 4I – LAND WEST OF SOUTHWATER


SITE & SITUATION	
Location	TQ 15701 27753
Site Area	12.81ha
Developable Area	12.81ha
Current Use	Agricultural
Promoters Proposed Use	Residential
Site Description	 <p>Site 4 has been split into 13 separate sites for assessment purposes in accordance with our methodology. The developer has put forward a concept masterplan for Site 4.</p> <p>The site comprises two large fields in agricultural use. The site adjoins residential properties to the north, and Worthing Road to the east. Western and south boundaries adjoin open countryside and woodland, respectively.</p>

HDC STRATEGIC HOUSING AND ECONOMIC LAND AVAILABILITY ASSESSMENT	
Site Ref:	SA267 and SA647
Conclusion:	Not currently developable

Site's conformity with Planning Policy	
Conformity with NPPF	The site is located in countryside. The NPPF requires planning to recognise the intrinsic character and beauty of the countryside whilst avoiding isolated new homes within it.
Conformity with HDPF	Site designated on policy map as 'Areas outside built-up area boundary'. A number of policies apply to this area but the primary policy is Policy 26 (Strategic Policy: Countryside Protection) which seeks to protect the rural character and undeveloped nature of the countryside against inappropriate development. Development in this area should be essential to its countryside location, and support the needs of agriculture or forestry; Enable the

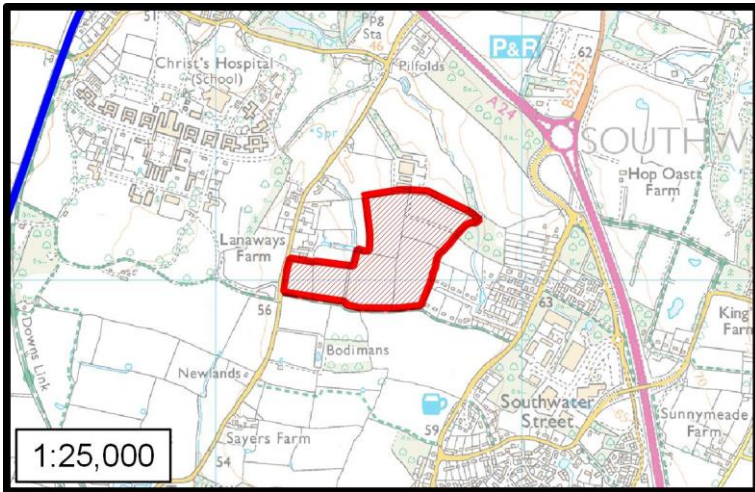
	extraction of minerals or the disposal of waste; Provide for quiet informal recreational use; or Enable the sustainable development of rural areas. In addition, development should be of a scale appropriate to its countryside character and location. However, HDPF Policy 4 does make provision for the expansion of settlements through Neighbourhood Plans on sites like this.
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SUITABLE?	
DISTANCE TO LOCAL SERVICES	
Nearest primary school	750m (Southwater Junior Academy)
Nearest secondary school	Walking 4600m – Driving 4900m (Tanbridge House Secondary School)
Nearest doctors Surgery	Walking 1800m – Driving 1900m (The Village Surgery, Southwater)
Shops & Services	Walking 1800m – Driving 1800m (The Lintot, Southwater)
Post Office	Walking 1700m – Driving 1800m (Southwater Post Office, Lintot Square)
Nearest formal public open space, play area etc.	0.6km (Southwater Street)
Nearest informal public open space, green etc.	1.2km Cedar Drive
ACCESSIBILITY	
Nearest bus stop	153m – @Warnham Gate (served by no.23 and no.98 buses)
Nearest rail station	Walking 1900m – Driving 4600m (Christ's Hospital)
Access to highway	Adjacent to Worthing Road
Site generate significant additional traffic/congestion	Yes – especially if delivered with adjacent sites.
Pedestrian access	Good access, as Worthing Road has footways.
Public rights of way present	Bridal way to the north (ref: WSx/1662/1) and footpath along the southern boundary (ref: WSx/1660/1)
Accessible by bike	Via the highway/cycle lanes where present.
BIODIVERSITY	
European designation - SAC/SPA/RAMSAR	NO
National designation - Site of Special Scientific Interest (SSSI)	NO
Local designation - SSSI/LNR	NO
Ancient woodland	Ancient woodland, Smith's Copse / Coppice on the southern boundary.
Tree Preservation Order (within site/ boundary)	NO
Important hedgerows	Mature hedging surrounds the site.
LANDSCAPE	
Recommendation in respect of relevant LCA from Southwater	A flat, simple landscape of medium to large arable fields. Enclosed to the west by robust hedgerows and set against the existing settlement's edge to the east. Significant capacity for development subject to forming appropriate boundaries with adjoining existing development.

Landscape Sensitivity and Capacity Study	
HERITAGE	
Impact on Listed Building and its setting	NO
Is the site located in/adjacent to the Conservation Area	NO
Impact on locally listed building	NO
Impact on Scheduled Ancient Monument	NO
Impact on Locally Listed Heritage Assets	NO
Other archaeological interest present	NO
Opportunity to enhance heritage assets	NO
FLOOD RISK	
Flood Zone 1 (low risk)	YES
Flood Zone 2 (medium risk)	NO
Flood Zone 3 (high risk)	NO
Surface water flooding issues	Generally Very Low Risk. 
ENVIRONMENTAL QUALITY	
Water quality issues	NO
Air quality issues	NO
Any local noise issues	NO
Agricultural land classification	Grade 3
Contaminated Land (usually applies to brownfield sites)	NO
ECONOMIC DEVELOPMENT	
Distance to employment sites?	1km
Would development of the site cause loss of employment site?	NO
Best and most versatile agricultural land?	Needs testing
Opportunity for employment development on the site?	Possibly

AVAILABLE?		
Is the site available for development?		Yes - available in 1 to 5 years
ACHIEVABLE?		
Is the site economically viable?		Assumed yes as proposed by developer.
ASSESSMENT OF PROPOSED DEVELOPMENT		
Positives	<ul style="list-style-type: none"> • Provision of housing towards OAN. • Located close to existing facilities and services. • Good transport links 	
Negatives	<ul style="list-style-type: none"> • Distance to Lintot Square may prevent some from walking to nearby shops and services. • Impact on Ancient Woodland. 	
Is the site deliverable?	Suitable?	YES – site is suitable for development but a buffer would be required within the design to protect Ancient Woodland to the South – outside of the site.
	Available?	YES – the agent has confirmed that the site is available for development.
	Achievable?	YES – the agent has confirmed that development of the site is achievable.
Conclusions	Site considered deliverable however distance from existing services may make this site less desirable for residential uses.	
		SCORE: 1

SITE 4J – LAND WEST OF SOUTHWATER


SITE & SITUATION	
Location	TQ 15610 28112
Site Area	12.96ha
Developable Area	12.96ha
Current Use	Agriculture
Promoters Proposed Use	Residential
Site Description	 <p>Site 4 has been split into 13 separate sites for assessment purposes in accordance with our methodology. The developer has put forward a concept masterplan for Site 4.</p> <p>The site comprises six fields in agricultural use, accessed from Two Mile Ash Lane. The site is surrounded by open countryside and a farm complex to the north. To the east the site also adjoins some residential properties on New Road.</p>

HDC STRATEGIC HOUSING AND ECONOMIC LAND AVAILABILITY ASSESSMENT	
Site Ref:	SA408 / SA329 / SA408
Conclusion:	Not currently developable.

Site's conformity with Planning Policy	
Conformity with NPPF	The site is located in countryside. The NPPF requires planning to recognise the intrinsic character and beauty of the countryside whilst avoiding isolated new homes within it.
Conformity with HDPF	Site designated on policy map as ' <i>Areas outside built-up area boundary</i> '. A number of policies apply to this area but the primary policy is Policy 26 (Strategic Policy: Countryside Protection) which seeks to protect the rural character and undeveloped nature of the countryside against inappropriate development. Development in this area should be essential to its countryside location, and support the needs of agriculture or forestry; Enable the

	extraction of minerals or the disposal of waste; Provide for quiet informal recreational use; or Enable the sustainable development of rural areas. In addition, development should be of a scale appropriate to its countryside character and location. However, HDPF Policy 4 does make provision for the expansion of settlements through Neighbourhood Plans on sites like this.
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SUITABLE?	
DISTANCE TO LOCAL SERVICES	
Nearest primary school	c.1600m (Southwater Junior Academy) via New Road
Nearest secondary school	Walking 4800m – Driving 4800m (Tanbridge House Secondary School)
Nearest doctors Surgery	Walking 2100m – Driving 2200m (The Village Surgery, Southwater)
Shops & Services	Walking 2000m – Driving 2000m (The Lintot, Southwater)
Post Office	Walking 2000m – Driving 2000m (Southwater Post Office, Lintot Square)
Nearest formal public open space, play area etc.	1.6km (via New Road) – Cedar Drive
Nearest informal public open space, green etc.	1.1km (via New Road) – Southwater Street
ACCESSIBILITY	
Nearest bus stop	450m – @Warnham Gate (served by no.23 and no.98 buses)
Nearest rail station	Walking 900m – Driving 2100m (Christ's Hospital)
Access to highway	Access onto Two Mile Ash Road or New Road
Site generate significant additional traffic/congestion	Yes – especially if developed with adjacent land parcels.
Pedestrian access	Two Mile Ash Road has no footways. Two Mile Ash Road provides potential for pedestrian links.
Public rights of way present	Bridleway to south (WSx/1662/1)
Accessible by bike	Not on cycle network
BIODIVERSITY	
European designation - SAC/SPA/RAMSAR	NO
National designation - Site of Special Scientific Interest (SSSI)	NO
Local designation - SSCI/LNR	NO
Ancient woodland	NO
Tree Preservation Order (within site/ boundary)	NO
Important hedgerows	Site includes mature hedgerow on boundary and within site.
LANDSCAPE	
Recommendation in respect of relevant	An undulating, largely rural landscape with some long views in from the north-west that increase visual sensitivity. Proximity of some housing

LCA from Southwater Landscape Sensitivity and Capacity Study	and A24 do not significantly detract from the rural character. No capacity for new development. Do not consider further.	
HERITAGE		
Impact on Listed Building and its setting	Yes - LANAWAYS FARMHOUSE, CHRIST'S HOSPITAL (Grade II Listed, ref: 1027036) and LANAWAYS BARN (Grade II Listed, ref: 1119726)	
Is the site located in/adjacent to the Conservation Area	NO	
Impact on locally listed building	NO	
Impact on Scheduled Ancient Monument	NO	
Impact on Locally Listed Heritage Assets	NO	
Other archaeological interest present	NONE KNOWN	
Opportunity to enhance heritage assets	NO	
FLOOD RISK		
Flood Zone 1 (low risk)	YES	
Flood Zone 2 (medium risk)	NO	
Flood Zone 3 (high risk)	NO	
Surface water flooding issues	Generally Very Low Risk but some Low-High Risk along western border. 	
ENVIRONMENTAL QUALITY		
Water quality issues	NO	
Air quality issues	NO	
Any local noise issues	NO	
Agricultural land classification	Grade 3 and Grade 4	
Contaminated Land (usually applies to brownfield sites)	NO	
ECONOMIC DEVELOPMENT		
Distance to employment sites?	1.4km	
Would development of the site cause loss of employment site?	NO	
Best and most versatile agricultural land?	Needs testing	

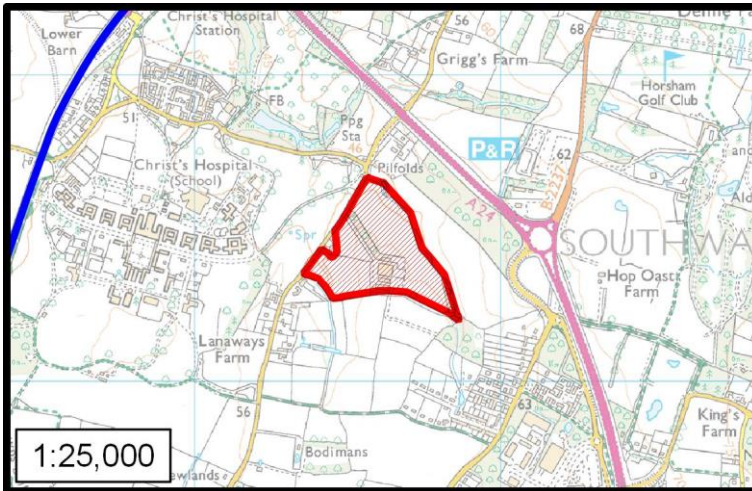
Opportunity for employment development on the site?	Possibly
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AVAILABLE?	
Is the site available for development?	Yes - available in 1 to 5 years

ACHIEVABLE?	
Is the site economically viable?	Assumed yes as proposed by developer.

ASSESSMENT OF PROPOSED DEVELOPMENT		
Positives	<ul style="list-style-type: none"> Provision of residential land which would towards OAN figure. 	
Negatives	<ul style="list-style-type: none"> The area is exposed visually, and would have negative landscape and visual impacts. Proximity to two listed buildings could constrain development. The site may require a wider allocation to deliver sustainable road and transport connections into the village. Not adjacent or abutting the built up area boundary. Not very accessible/sustainable. 	
Is the site deliverable?	Suitable?	No – Not suitable as a standalone site and has some constraints (visual impact and historic impact) which would be difficult to overcome or mitigate against.
	Available?	Yes – has been put forward with other sites by a developer.
	Achievable?	YES – the agent has confirmed that development of the site is achievable.
Conclusions	<p>Whilst the site is available, questions regarding suitability and achievability in view of the constraints mean that the site is not likely to be a preferred location for development.</p>	
		SCORE: 3

SITE 4K – LAND WEST OF SOUTHWATER


SITE & SITUATION	
Location	TQ 15592 28459
Site Area	10.72ha
Developable Area	9 ha (omitting woodland)
Current Use	Agricultural
Promoters Proposed Use	Residential
Site Description	 <p>Site 4 has been split into 13 separate sites for assessment purposes in accordance with our methodology. The developer has put forward a concept masterplan for Site 4.</p> <p>Working farm, including a number of farm buildings.</p>

HDC STRATEGIC HOUSING AND ECONOMIC LAND AVAILABILITY ASSESSMENT	
Site Ref:	SA408 and SA075
Conclusion:	Not currently developable

Site's conformity with Planning Policy	
Conformity with NPPF	The site is located in countryside. The NPPF requires planning to recognise the intrinsic character and beauty of the countryside whilst avoiding isolated new homes within it.
Conformity with HDPF	Site designated on policy map as 'Areas outside built-up area boundary'. A number of policies apply to this area but the primary policy is Policy 26 (Strategic Policy: Countryside Protection) which seeks to protect the rural character and undeveloped nature of the countryside against inappropriate development. Development in this area should be essential to its countryside location, and support the needs of agriculture or forestry; Enable the extraction of minerals or the disposal of waste; Provide for quiet informal recreational use; or Enable the sustainable development of rural areas. In addition, development should be of a scale appropriate to its countryside

character and location. However, HDPF Policy 4 does make provision for the expansion of settlements through Neighbourhood Plans on sites like this.

SUITABLE?	
DISTANCE TO LOCAL SERVICES	
Nearest primary school	c.2500m (Southwater Junior Academy) via Worthing Road, footpath and Two Mile Ash Road
Nearest secondary school	Walking 4100m – Driving 4100m (Tanbridge House Secondary School)
Nearest doctors Surgery	Walking 3200m – Driving 4000m (The Village Surgery, Southwater)
Shops & Services	Walking 3200m – Driving 3800m (The Lintot, Southwater)
Post Office	Walking 3100m – Driving 3700m (Southwater Post Office, Lintot Square)
Nearest formal public open space, play area etc.	1.8km (Cedar Drive)
Nearest informal public open space, green etc.	0.8km Blakes Farm Rd
ACCESSIBILITY	
Nearest bus stop	190m – @The Old Lodge, Horsham (served by no.74 and no.74A buses)
Nearest rail station	Walking 850m – Driving 850m (Christ's Hospital)
Access to highway	Two Mile Ash Road
Site generate significant additional traffic/congestion	Yes – especially if delivered with adjacent sites.
Pedestrian access	Poor - Two Mile Ash Road has no footways.
Public rights of way present	No
Accessible by bike	Via highway
BIODIVERSITY	
European designation - SAC/SPA/RAMSAR	NO
National designation - Site of Special Scientific Interest (SSSI)	NO
Local designation - SNCI/LNR	NO
Ancient woodland	NO
Tree Preservation Order (within site/ boundary)	NO
Important hedgerows	YES – trees and hedges (including woodland) within the site.
LANDSCAPE	
Recommendation in respect of relevant LCA from Southwater	An undulating, largely rural landscape with some long views in from the north-west that increase visual sensitivity. Proximity of some housing and A24 do not significantly detract from the rural character. No capacity for new development. Do not consider further.

Landscape Sensitivity and Capacity Study	
HERITAGE	
Impact on Listed Building and its setting	YES - SLUETTS, CHRIST'S HOSPITAL (Grade II Listed 1027035)
Is the site located in/adjacent to the Conservation Area	NO
Impact on locally listed building	NO
Impact on Scheduled Ancient Monument	NO
Impact on Locally Listed Heritage Assets	NO
Other archaeological interest present	NONE KNOWN
Opportunity to enhance heritage assets	NO
FLOOD RISK	
Flood Zone 1 (low risk)	YES
Flood Zone 2 (medium risk)	NO
Flood Zone 3 (high risk)	NO
Surface water flooding issues	<p>Very Low Risk with Low-High risk along east and west boundary.</p> 
ENVIRONMENTAL QUALITY	
Water quality issues	NO
Air quality issues	NO
Any local noise issues	NO
Agricultural land classification	Mostly Grade 4, some grade 3.
Contaminated Land (usually applies to brownfield sites)	NO
ECONOMIC DEVELOPMENT	
Distance to employment sites?	2.7km (in Horsham)
Would development of the site cause loss of employment site?	NO
Best and most versatile agricultural land?	Needs testing.

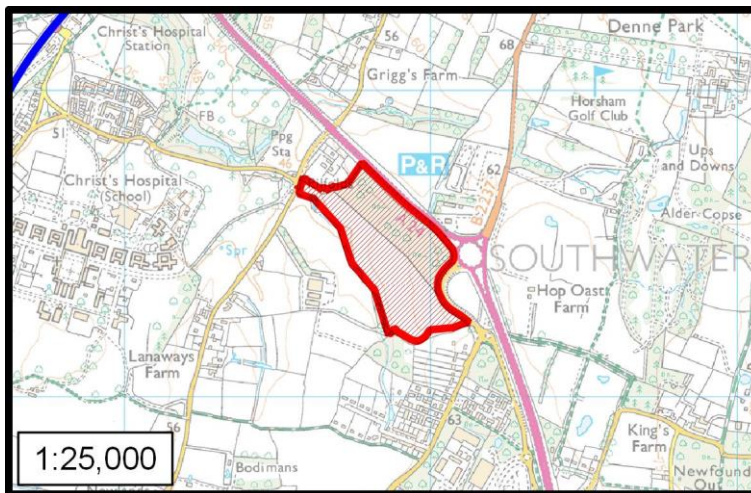
Opportunity for employment development on the site?	Possibly
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AVAILABLE?	
Is the site available for development?	Yes - available in 1 to 5 years

ACHIEVABLE?	
Is the site economically viable?	Assumed yes as proposed by developer.

ASSESSMENT OF PROPOSED DEVELOPMENT		
Positives	<ul style="list-style-type: none"> • Provide housing towards OAN figure. 	
Negatives	<ul style="list-style-type: none"> • Poor road connections • Does not abut any settlement • Potential for impact on setting of Listed Building. 	
Is the site deliverable?	Suitable?	NO
	Available?	YES
	Achievable?	YES
Conclusions	<p>This site is does not abut the existing settlement and is therefore contrary to the HDPF. In addition, it would introduce development into a rural setting with poor transport links. This site is not deliverable.</p>	
		SCORE: 3

SITE 4L – LAND WEST OF SOUTHWATER


SITE & SITUATION	
Location	TQ 15862 28519
Site Area	13.83
Developable Area	c. 7ha (excluding woodland)
Current Use	Agriculture / woodland
Promoters Proposed Use	Residential
Site Description	 <p>Site 4 has been split into 13 separate sites for assessment purposes in accordance with our methodology. The developer has put forward a concept masterplan for Site 4.</p> <p>Site comprises agricultural land and woodland, south of the A24. The site adjoins countryside to the south, residential uses to the north west and the south east, and the Southwater A42 slip road to the east.</p>

HDC STRATEGIC HOUSING AND ECONOMIC LAND AVAILABILITY ASSESSMENT	
Site Ref:	SA324 and SA408
Conclusion:	Not currently developable

Site's conformity with Planning Policy	
Conformity with NPPF	The site is located in countryside. The NPPF requires planning to recognise the intrinsic character and beauty of the countryside whilst avoiding isolated new homes within it.
Conformity with HDPF	Site designated on policy map as 'Areas outside built-up area boundary'. A number of policies apply to this area but the primary policy is Policy 26 (Strategic Policy: Countryside Protection) which seeks to protect the rural character and undeveloped nature of the countryside against inappropriate development. Development in this area should be essential to its countryside location, and support the needs of agriculture or forestry; Enable the

	extraction of minerals or the disposal of waste; Provide for quiet informal recreational use; or Enable the sustainable development of rural areas. In addition, development should be of a scale appropriate to its countryside character and location. However, HDPF Policy 4 does make provision for the expansion of settlements through Neighbourhood Plans on sites like this.
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SUITABLE?	
DISTANCE TO LOCAL SERVICES	
Nearest primary school	c.1700m (Southwater Junior Academy)
Nearest secondary school	Walking 4100m – Driving 3600m (Tanbridge House Secondary School)
Nearest doctors Surgery	Walking 2300m – Driving 2400m (The Village Surgery, Southwater)
Shops & Services	Walking 2200m – Driving 2200m (The Lintot, Southwater)
Post Office	Walking 2200m – Driving 2300m (Southwater Post Office, Lintot Square)
Nearest formal public open space, play area etc.	1.8km (Cedar Drive)
Nearest informal public open space, green etc.	0.8km Blakes Farm Rd
ACCESSIBILITY	
Nearest bus stop	143m – @The Old Lodge, Horsham (served by no.74 and no.74A buses)
Nearest rail station	Walking 1800m – Driving 1600m (Christ's Hospital)
Access to highway	Direct access onto Worthing Road
Site generate significant additional traffic/congestion	Yes – especially if delivered with adjacent land parcels.
Pedestrian access	Worthing Road has footways
Public rights of way present	NO
Accessible by bike	Via the highway network.
BIODIVERSITY	
European designation - SAC/SPA/RAMSAR	NO
National designation - Site of Special Scientific Interest (SSSI)	NO
Local designation - SNCI/LNR	NO
Ancient woodland	NO - The site includes woodland, but not ancient woodland.
Tree Preservation Order (within site/ boundary)	TPO/1477
Important hedgerows	The site is surrounded by mature trees and some hedgerows.
LANDSCAPE	
Recommendation in respect of relevant	An undulating, largely rural landscape with some long views in from the north-west that increase visual sensitivity. Proximity of some housing

LCA from Southwater Landscape Sensitivity and Capacity Study	and A24 do not significantly detract from the rural character. No capacity for new development. Do not consider further.
HERITAGE	
Impact on Listed Building and its setting	Yes - OLD LODGE TO NORTH EAST OF CHIRST'S HOSPITAL (Grade II)
Is the site located in/adjacent to the Conservation Area	NO
Impact on locally listed building	NO
Impact on Scheduled Ancient Monument	NO
Impact on Locally Listed Heritage Assets	NO
Other archaeological interest present	NONE KNOWN
Opportunity to enhance heritage assets	NO
FLOOD RISK	
Flood Zone 1 (low risk)	YES
Flood Zone 2 (medium risk)	NO
Flood Zone 3 (high risk)	NO
Surface water flooding issues	<p>Band of Low/Medium/High risk along southern boundary. Most of site has Very Low risk.</p> 
ENVIRONMENTAL QUALITY	
Water quality issues	NO
Air quality issues	NO
Any local noise issues	NO
Agricultural land classification	Grade 3 and Grade 4
Contaminated Land (usually applies to brownfield sites)	NO
ECONOMIC DEVELOPMENT	

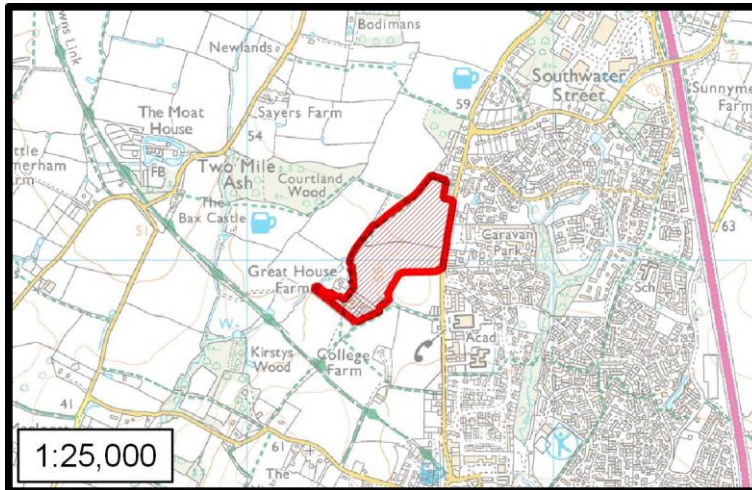
Distance to employment sites?	0.65km
Would development of the site cause loss of employment site?	NO
Best and most versatile agricultural land?	Needs testing
Opportunity for employment development on the site?	Possibly

AVAILABLE?	
Is the site available for development?	Yes - available in 1 to 5 years

ACHIEVABLE?	
Is the site economically viable?	Assumed yes as proposed by developer.

ASSESSMENT OF PROPOSED DEVELOPMENT		
Positives	<ul style="list-style-type: none"> • Would provide positive contribution towards OAN • Close to A24 so access onto this may be possible. 	
Negatives	<ul style="list-style-type: none"> • Exposed location not adjacent to settlement. • Topography of land may make development hard. • Listed Building and TPO's • Loss of woodland / mature trees and potential habitats for protected species. 	
Is the site deliverable?	Suitable?	No
	Available?	Yes
	Achievable?	Yes – as part of a wider development, improving accessibility may be costly.
Conclusions	<p>This site does not abut the settlement boundary and as a result is contrary to the HDPF. The site has landscape and visual impact constraints and potential arboriculture and ecological constraints.</p>	
		SCORE: 3

SITE 4M – LAND WEST OF SOUTHWATER

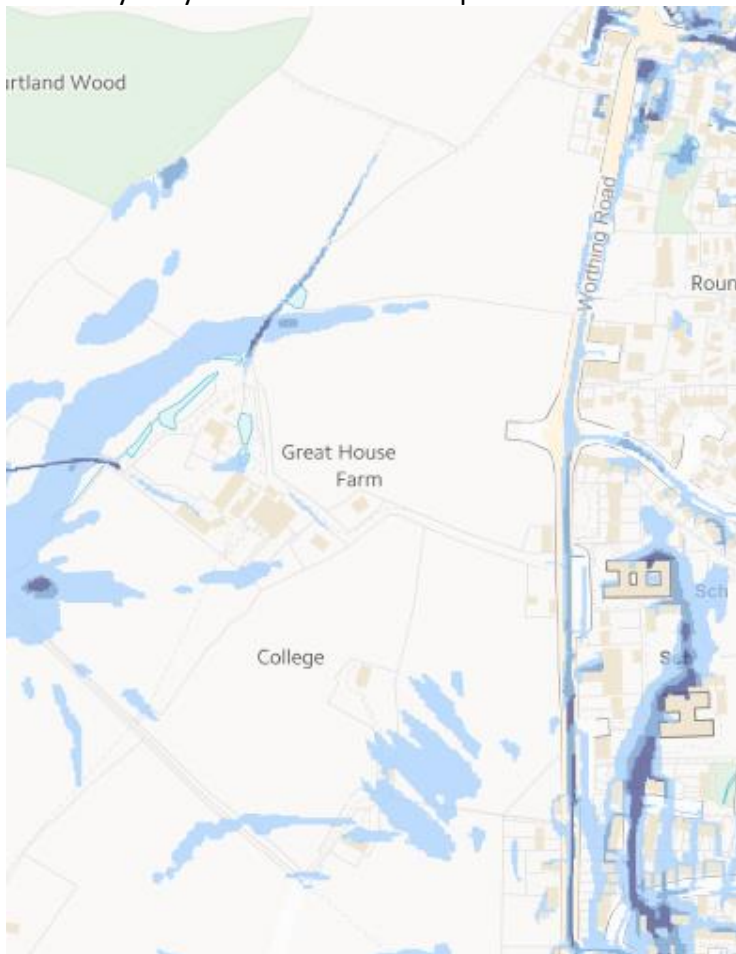
SITE & SITUATION	
Location	TQ 15518 26998
Site Area	8.78 ha
Developable Area	8.78 ha
Current Use	Agricultural land, with residential and agricultural buildings
Promoters Proposed Use	Residential
Site Description	 <p>Site 4 has been split into 13 separate sites for assessment purposes in accordance with our methodology. The developer has put forward a concept masterplan for Site 4.</p> <p>Site comprises two large agricultural fields and a number of buildings in residential and agricultural use. The site adjoins Worthing Road, and the rear of some residential properties fronting Worthing Road. To the west and the south lies open countryside.</p>

HDC STRATEGIC HOUSING AND ECONOMIC LAND AVAILABILITY ASSESSMENT	
Site Ref:	SA413
Conclusion:	Deliverable.

Site's conformity with Planning Policy	
Conformity with NPPF	The site is located in countryside. The NPPF requires planning to recognise the intrinsic character and beauty of the countryside whilst avoiding isolated new homes within it.
Conformity with HDPF	Site designated on policy map as 'Areas outside built-up area boundary'. A number of policies apply to this area but the primary policy is Policy 26 (Strategic Policy: Countryside Protection) which seeks to protect the rural character and undeveloped nature of the countryside against inappropriate development. Development in this area should be essential to its countryside location, and support the needs of agriculture or forestry; Enable the

	extraction of minerals or the disposal of waste; Provide for quiet informal recreational use; or Enable the sustainable development of rural areas. In addition, development should be of a scale appropriate to its countryside character and location. However, HDPF Policy 4 does make provision for the expansion of settlements through Neighbourhood Plans on sites like this.
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SUITABLE?	
DISTANCE TO LOCAL SERVICES	
Nearest primary school	c.20m (Southwater Junior Academy)
Nearest secondary school	Walking 5200m – Driving 5500m (Tanbridge House Secondary School)
Nearest doctors Surgery	Walking 700m – Driving 750m (The Village Surgery, Southwater)
Shops & Services	Walking 600m – Driving 550m (The Lintot, Southwater)
Post Office	Walking 650m – Driving 650m (Southwater Post Office, Lintot Square)
Nearest formal public open space, play area etc.	965.60m Church Lane Play Area
Nearest informal public open space, green etc.	965.60m Church Lane Playing Fields
ACCESSIBILITY	
Nearest bus stop	95m – @Southwater Junior Academy (served by no.23 bus)
Nearest rail station	Walking 2300m – Driving 5600m (Christ's Hospital)
Access to highway	Direct access onto Worthing Road
Site generate significant additional traffic/congestion	Yes, especially if delivered with adjacent land parcels.
Pedestrian access	Direct access onto Worthing Road, which includes footways.
Public rights of way present	Yes – Public Footpath to the west (WSx/1656/1)
Accessible by bike	Via highway network.
BIODIVERSITY	
European designation - SAC/SPA/RAMSAR	NO
National designation - Site of Special Scientific Interest (SSSI)	NO
Local designation - SNCI/LNR	Courtland Wood SNCI to west of site.
Ancient woodland	NO
Tree Preservation Order (within site/ boundary)	YES - TPO/1429, TPO/1429 AND TPO/1429 ON SITE.
Important hedgerows	Yes – the site includes mature hedgerows.
LANDSCAPE	
Recommendation in respect of relevant LCA from Southwater	Essentially flat in the east but more rolling in the west, this area is generally well enclosed from adjoining sensitive landscapes to the west, except for the western field south of the Downs Link. The presence of existing development and that under construction means that the area

Landscape Sensitivity and Capacity Study	is evidently at the settlement’s edge. Presence of Grade II* Listed Building requires the protection of its setting. Significant capacity for development subject to effects from development in the western field south of the Downs Link. Mitigation is likely to be essential at this boundary.	
HERITAGE		
Impact on Listed Building and its setting	YES - Great House Farm (Grade II*) (ref: 1286023) surrounded by site.	
Is the site located in/adjacent to the Conservation Area	NO	
Impact on locally listed building	NO	
Impact on Scheduled Ancient Monument	NO	
Impact on Locally Listed Heritage Assets	NO	
Other archaeological interest present	NONE KNOWN	
Opportunity to enhance heritage assets	NO	
FLOOD RISK		
Flood Zone 1 (low risk)	YES	
Flood Zone 2 (medium risk)	NO	
Flood Zone 3 (high risk)	NO	
Surface water flooding issues	Generally Very Low risk with some pockets of Low Risk. 	

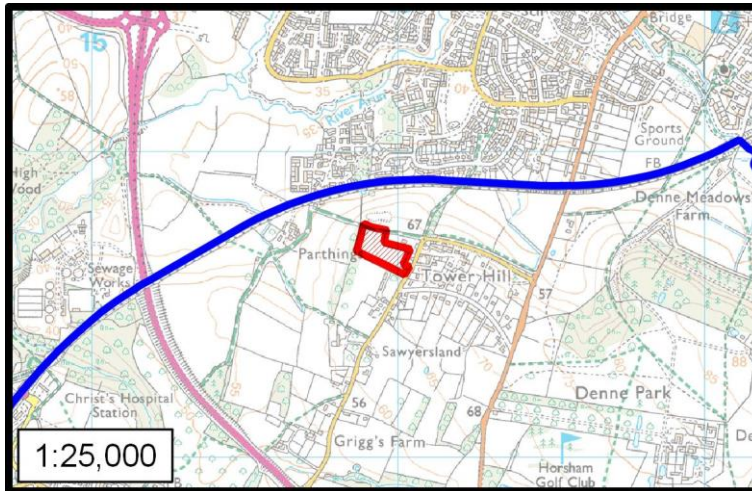
ENVIRONMENTAL QUALITY	
Water quality issues	NO
Air quality issues	NO
Any local noise issues	NO
Agricultural land classification	Grade 3 and Grade 4
Contaminated Land (usually applies to brownfield sites)	NO
ECONOMIC DEVELOPMENT	
Distance to employment sites?	1.2km
Would development of the site cause loss of employment site?	NO
Best and most versatile agricultural land?	Needs testing
Opportunity for employment development on the site?	Possibly

AVAILABLE?	
Is the site available for development?	Yes - available in 1 to 5 years

ACHIEVABLE?	
Is the site economically viable?	Assumed yes as proposed by developer.

ASSESSMENT OF PROPOSED DEVELOPMENT		
Positives	<ul style="list-style-type: none"> • Site adjacent to settlement boundary so in conformity with HDPF • Close to Lintot Square and facilities and services. • Minimal landscape harm. 	
Negatives	<ul style="list-style-type: none"> • Possible impacts on listed building to the west would require careful design or mitigate harm. • TPOs present on site which could be mitigated. • SNCI adjacent to site, which would need to be protected. 	
Is the site deliverable?	Suitable?	YES – some impacts possible on nearby listed buildings, TPOs and the adjacent SCNI. Though good design and very little mitigation it is considered this site is suitable.
	Available?	YES
	Achievable?	YES
Conclusions	Site is less developable – it is policy compliant but minimal considerations against the site coming forward. Careful consideration will be required to ensure no harm to nearby listed buildings.	
		SCORE: 1

SITE 5 – THE HERMITAGE, TOWER HILL


SITE & SITUATION	
Location	TQ 15959 29665
Site Area	1.63 hectares
Developable Area	1.63 hectares
Current Use	Grazing land
Promoters Proposed Use	34 dwellings including 12 affordable units (35%)
Site Description	 <p>The site is a greenfield L-shaped site, with potential for access via Parthings Lane or Two Mile Ash Road. Surrounding uses are residential (to the east) and farm land in the wider area to the north, west and south. The site is bounded by mature trees and hedgerows.</p>

HDC STRATEGIC HOUSING AND ECONOMIC LAND AVAILABILITY ASSESSMENT	
Site Ref:	SA416
Conclusion:	“The site is located adjacent to the settlement of Tower Hill, which has been defined as an unclassified settlement in the HDPF due to its lack of services and facilities. Development in this location would not relate well to Horsham town as it breaches the railway line which provides a clear break to the natural boundary of Horsham. This area also has some landscape sensitivity. The site is subsequently considered unsustainable and not suitable for development.”

Site's conformity with Planning Policy	
Conformity with NPPF	The NPPF seeks to protect the countryside whilst supporting thriving rural communities within it. It specifically states that LPA's should avoid new isolated homes in the countryside.
Conformity with HDPF	Site designated on policy map as 'Areas outside built-up area boundary'. A number of policies apply to this area but the primary policy is Policy 26 (Strategic Policy: Countryside Protection) which seeks to protect the rural character and undeveloped nature of the countryside against inappropriate development. Development in this area should be essential to its countryside

	location, and support the needs of agriculture or forestry; Enable the extraction of minerals or the disposal of waste; Provide for quiet informal recreational use; or Enable the sustainable development of rural areas. In addition, development should be of a scale appropriate to its countryside character and location.
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SUITABLE?	
DISTANCE TO LOCAL SERVICES	
Nearest primary school	c.1800m (St John's Catholic Primary School) via Worthing Road
Nearest secondary school	c.2900m (Tanbridge)
Nearest doctors Surgery	c.2900m (Riverside)
Shops & Services	c.800m (Blackbridge Lane)
Post Office	c.2400m (Horsham Post Office)
Nearest formal public open space, play area etc.	c.2400m (Horsham Park)
Nearest informal public open space, green etc.	c.800m (Blackbridge Lane)
ACCESSIBILITY	
Nearest bus stop	180m (Two Mile Ash Road)
Nearest rail station	2200m (Christ's Hospital)
Access to highway	Access onto Two Mile Ash Road. Existing field access exists which could probably be upgraded relatively easily.
Site generate significant additional traffic/congestion	The proposed development of 34 units would contribute towards an increase in traffic along Two Mile Ask Road which is a relatively small lane. This road currently accommodates much traffic as it is one of the main ways to access Christ's Hospital School. More traffic could aggravate problems along this stretch of highway.
Pedestrian access	Again, onto Two Mile Ash Road although there is no pavement and little space, if any, to provide one. Developer advocates that access can be provided onto Parthings Lane which runs along the north of the site and is also a Bridleway however there is a significant different in height between the site and this lane. However, this is a narrow road with no existing footway and limited scope for one to be provided. The boundary is also well treed which, if the site were to come forward, would provide essential screening. Therefore, pedestrian access to the north is considered challenging.
Public rights of way present	Bridleway WSx/1635/1 runs to the north of the site. Footpath WSx/1639_1/2 runs north and over the railway line to Horsham from the junction of Two Mile Ash Road, Tower Hill and Parthings Lane. Footpath WSx/1639/1 also travels from this location east along Tower Hill Road.
Accessible by bike	Via Two Mile Ash Road.
BIODIVERSITY	
European designation - SAC/SPA/RAMSAR	NO

National designation - Site of Special Scientific Interest (SSSI)		NO
Local designation - SNCI/LNR		NO
Ancient woodland		NO
Tree Preservation Order (within site/ boundary)		NO
Important hedgerows		Site has mature boundary hedging and trees.
LANDSCAPE		
Recommendation in respect of relevant LCA from Southwater Landscape Sensitivity and Capacity Study	A visually enclosed landscape of small fields framed by wooded tree belts and hedgerows. Mixed land use with low density linear and some scattered development. In landscape terms some very limited development opportunities may exist for a few single units where the location relates well to the existing development pattern.	
HERITAGE		
Impact on Listed Building and its setting	NONE	
Is the site located in/adjacent to the Conservation Area	NO	
Impact on locally listed building	NO	
Impact on Scheduled Ancient Monument	NO	
Impact on Locally Listed Heritage Assets	NO	
Other archaeological interest present	NONE KNOWN	
Opportunity to enhance heritage assets	NO	
FLOOD RISK		
Flood Zone 1 (low risk)	YES	
Flood Zone 2 (medium risk)	NO	
Flood Zone 3 (high risk)	NO	
Surface water flooding issues	Very Low Risk	
		
ENVIRONMENTAL QUALITY		
Water quality issues	NO	
Air quality issues	NO	
Any local noise issues	NO	

Agricultural land classification	GRADE 4
Contaminated Land (usually applies to brownfield sites)	NO
ECONOMIC DEVELOPMENT	
Distance to employment sites?	Some employment opportunities exist in the locality but most likely residents would commute to Christs Hospital School, Horsham, Southwater or further afield.
Would development of the site cause loss of employment site?	NO – except loss of agricultural land.
Best and most versatile agricultural land?	NO
Opportunity for employment development on the site?	Not considered appropriate given location.

AVAILABLE?	
Is the site available for development?	Yes - available in 1 to 5 years

ACHIEVABLE?	
Is the site economically viable?	Assumed yes as proposed by developer.

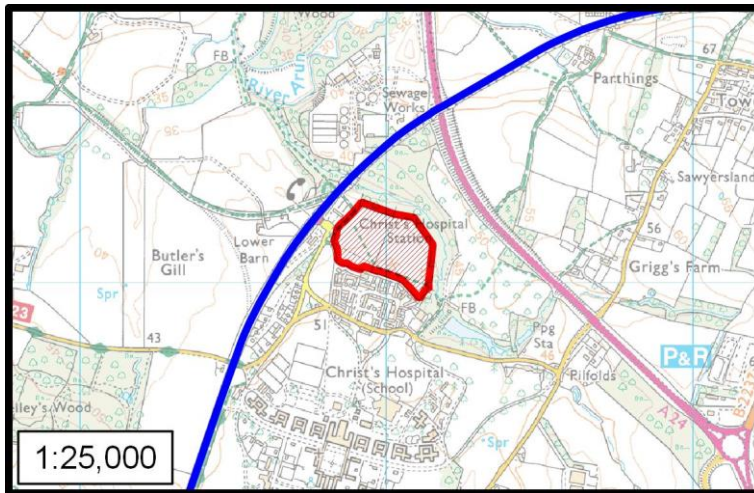
ASSESSMENT OF PROPOSED DEVELOPMENT



Positives	<ul style="list-style-type: none"> • Would provide 34 dwellings towards the OAN. • Site is relatively well screened.
Negatives	<ul style="list-style-type: none"> • Would increase traffic on Two Mile Ash Road which is a narrow lane, pedestrian access would also likely be here which is not considered appropriate. • Would result in the sprawl of the Tower Hill settlement. • Not close to existing services or employment opportunities. • New residents would be reliant on private modes of transport despite bus route passing by.

Is the site deliverable?	Suitable?	NO – The site has poor accessibility and its development could be considered to be contrary to national and local planning policy. The proposed development would represent a suburban development in a countryside location but other forms of development may be more suitable.
	Available?	YES – the agent has confirmed that the site is available for development.
	Achievable?	YES – the agent has confirmed that development of the site is achievable.
Conclusions	The site considered less developable for the reasons set out above.	
	<div>SCORE: 2</div>	

SITE 6 – THE WARREN, CHRIST'S HOSPITAL

SITE & SITUATION	
Location	TQ 14984 29139
Site Area	6 ha
Developable Area	6 ha
Current Use	Grazing land
Promoters Proposed Use	Residential with some additional parking for residents and users of the railway station.
Site Description	 <p>The site is located to the east of Christ's Hospital railway station. It is bounded by Sparrow Copse to the north and east, Bluecoat Pond Road to the south and Barnes Wallis Avenue to the east. It is currently undeveloped and flat. It lies in close proximity to the residential development around Bluecoat Pond.</p>

HDC STRATEGIC HOUSING AND ECONOMIC LAND AVAILABILITY ASSESSMENT	
Site Ref:	SA129
Conclusion:	<p>"The site plays an important role in defining the setting and character of Christ's Hospital and a development of this size would be contrary to the rationale behind Policy 3 of the HDPF which defines Christ's Hospital as a smaller village with limited services and facilities. Station Rd would need to be upgraded to gain access to the site and the station parking capacity problems would need to be resolved. The constraints identified mean this site is considered Not Currently Developable, but should be considered as part of the emerging Southwater NDP."</p>

Site's conformity with Planning Policy	
Conformity with NPPF	<p>The NPPF seeks to protect the countryside whilst supporting thriving rural communities within it. It specifically states that LPA's should avoid new isolated homes in the countryside.</p>

Conformity with HDPF	Site designated on policy map as ' <i>Areas outside built-up area boundary</i> '. A number of policies apply to this area but the primary policy is Policy 26 (Strategic Policy: Countryside Protection) which seeks to protect the rural character and undeveloped nature of the countryside against inappropriate development. Development in this area should be essential to its countryside location, and support the needs of agriculture or forestry; Enable the extraction of minerals or the disposal of waste; Provide for quiet informal recreational use; or Enable the sustainable development of rural areas. In addition, development should be of a scale appropriate to its countryside character and location.
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SUITABLE?	
DISTANCE TO LOCAL SERVICES	
Nearest primary school	c.2500m (Southwater Infant Academy)
Nearest secondary school	c.1750m (Tanbridge House School)
Nearest doctors Surgery	c.2950m (Southwater Village Surgery)
Shops & Services	c.2900m (Lintot Square)
Post Office	c.2900m (Southwater Post Office)
Nearest formal public open space, play area etc.	Downs link Public Right of Way
Nearest informal public open space, green etc.	c.0.348m the nearest open space is within the site itself and also directly adjacent to the site
ACCESSIBILITY	
Nearest bus stop	415m (opposite King Edward Close)
Nearest rail station	120m (Christs Hospital)
Access to highway	Vehicle access to the site could be from Barnes Wallis Avenue or from Station Road.
Site generate significant additional traffic/congestion	Residential development in this location would result in additional traffic on the roads to/from Christs hospital.
Pedestrian access	Pedestrian access to the land could be any adjacent road, including Barnes Wallis Avenue, Station Road or Bluecoat Pond. There is an existing pedestrian right of way running diagonally across the site from Station Road to the south east of Sparrow Copse.
Public rights of way present	See above.
Accessible by bike	Yes, by road.
BIODIVERSITY	
European designation - SAC/SPA/RAMSAR	NO
National designation - Site of Special Scientific Interest (SSSI)	NO
Local designation - SNCI/LNR	NO
Ancient woodland	Yes – on northern and eastern boundary.

Tree Preservation Order (within site/ boundary)		YES – 8 protected trees across the site. Any development proposals would need to ensure these are retained.
Important hedgerows		NO
LANDSCAPE		
Recommendation in respect of relevant LCA from Southwater Landscape Sensitivity and Capacity Study	The presence of considerable existing development and some degree of visual enclosure means that, in landscape terms, there is some potential for development, away from the listed buildings, without undue adverse effects to other landscapes. Development of more than 100 would be very unlikely to be successfully accommodated without undue adverse effects to adjoining sensitive landscapes.	
HERITAGE		
Impact on Listed Building and its setting	It is considered that development in this location will have minimal impact on the settings of the listed buildings located to the south, namely: 1096059 - Former Barn at Christs Hospital (Grade II) 1247243 - Arts Centre and Music School at Christs Hospital (Grade II*) 1027034 - Dining Hall and Water Tower to North, School to South, Collannaded Wings to East and West (Chapel in West Wing) Forming A Quadrangle, And 8 H Shaped Blocks (4 On Each Side of Dining Hall) At Christ's Hospital (Grade II*)	
Is the site located in/adjacent to the Conservation Area	NO	
Impact on locally listed building	NO	
Impact on Scheduled Ancient Monument	NO	
Impact on Locally Listed Heritage Assets	NO	
Other archaeological interest present	NONE	
Opportunity to enhance heritage assets	NO	
FLOOD RISK		
Flood Zone 1 (low risk)	YES	
Flood Zone 2 (medium risk)	NO	
Flood Zone 3 (high risk)	NO	
Surface water flooding issues	Very Low Risk, small area of higher risk on western edge of site.	



ENVIRONMENTAL QUALITY

Water quality issues	NONE KNOWN
Air quality issues	NONE KNOWN
Any local noise issues	NO
Agricultural land classification	GRADE 4
Contaminated Land (usually applies to brownfield sites)	NO

ECONOMIC DEVELOPMENT

Distance to employment sites?	Christs Hospital School is located to the south which is a main employer in the locality. The site is adjacent to the railway station which provides good access into Horsham, Crawley and elsewhere along the line.
Would development of the site cause loss of employment site?	NO
Best and most versatile agricultural land?	NO
Opportunity for employment development on the site?	NO

AVAILABLE?

Is the site available for development?	Yes - available in 1 to 5 years
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ACHIEVABLE?


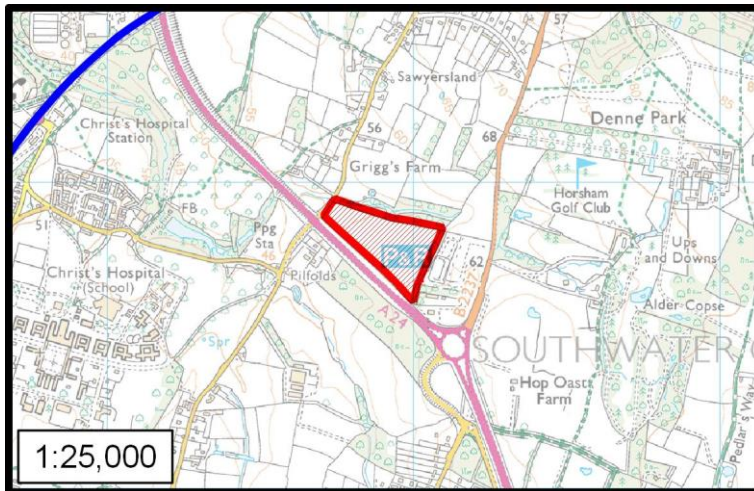
Is the site economically viable?	Assumed yes as proposed by developer.
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ASSESSMENT OF PROPOSED DEVELOPMENT

Positives	<ul style="list-style-type: none"> • Could provide between up to 150 units towards the OAN (based on site area).
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	<ul style="list-style-type: none"> • Close to railway station providing sustainable transport links. • Relatively discrete location resulting in little landscape impact. 	
Negatives	<ul style="list-style-type: none"> • Poor access by road, access is via narrow lanes that are already heavily used. • Remote from facilities and services, little if any within walking distance. • Would represent the expansion of the existing small Christs Hospital settlement into the countryside. 	
Is the site deliverable?	Suitable?	NO - Whilst the site is located adjacent to existing housing and the railway station, there are few services or facilities within walking distance. This is likely to lead to dependency on private motor vehicles which, when combined with narrow lanes used to access the site leaves a somewhat undesirable outcome. This could be mitigated with the provision of enhanced road access to the site. These factors, alongside the site being contrary to strategic policies in the local plan lead this site to being considered not suitable for development.
	Available?	YES – the agent has confirmed that the site is available for development.
	Achievable?	YES – the agent has confirmed that development of the site is achievable.
Conclusions	<p>As the site is not considered suitable at this time but could be considered suitable should improve access roads be created. It is however considered that the quantum of development that could be provided on the site is unlikely to make new/improved roads to it. It is therefore considered that this site may be developable subject to improved accessibility.</p>	
		SCORE: 3

SITE 7 – LAND NORTH OF A24 EAST OF TOWER HILL

SITE & SITUATION	
Location	TQ 15922 28804
Site Area	5.6ha
Developable Area	5.6ha
Current Use	Agricultural
Promoters Proposed Use	A commercial / employment led development scheme.
	
Site Description	 <p>The site is an agricultural field located immediately north of the A24 on the Hop Oast roundabout. East of the site lies the Horsham Park & Ride facility alongside a household waste site. Other uses are also present here closely relating to the A24, such as a petrol filling station. Two Mile Ash Road lies to the west with open farmland beyond it. Farmland also lies to the north with the small settlement of Tower Hill around 600m distant. The site is currently in agricultural use and slopes gently in an east/west direction.</p>

HDC STRATEGIC HOUSING AND ECONOMIC LAND AVAILABILITY ASSESSMENT	
Site Ref:	SA626
Conclusion:	“The site has been submitted for commercial use and as such has been excluded from the residential assessment.”

Site’s conformity with Planning Policy	
Conformity with NPPF	The NPPF seeks to protect the countryside whilst supporting thriving rural communities within it. It specifically states that LPA’s should avoid new isolated homes in the countryside.
Conformity with HDPF	Site designated on policy map as ‘ <i>Areas outside built-up area boundary</i> ’. A number of policies apply to this area but the primary policy is Policy 26 (Strategic Policy: Countryside Protection) which seeks to protect the rural character and undeveloped nature of the countryside against inappropriate development. Development in this area should be essential to its countryside location, and support the needs of agriculture or forestry; Enable the extraction of minerals or the disposal of waste; Provide for quiet informal recreational use; or Enable the sustainable development of rural areas. In addition, development should be of a scale appropriate to its countryside character and location.

SUITABLE?	
DISTANCE TO LOCAL SERVICES	
Nearest primary school	c.1800m (Castlewood Primary)
Nearest secondary school	c.1750m (Tanbridge House School)
Nearest doctors	c.2550m (Southwater Village Surgery)
Surgery	
Shops & Services	c.2450m (Lintot Square)
Post Office	c.2500m (Southwater Post Office)
Nearest formal public open space, play area etc.	c.1350m (Horsham Riverside Walk)
Nearest informal public open space, green etc.	The nearest open space is within the site itself and also directly adjacent to the site
ACCESSIBILITY	
Nearest bus stop	280m (Horsham Park and Ride) 360m (Bus stop on B2237 – Worthing Road)
Nearest rail station	1150m (Christ’s Hospital)
Access to highway	The developer proposes a new lay-by is created to provide direct access off the A24 and also indicated that access may be provided through the household waste site to the east and Two Mile Ash Road to the west.
Site generate significant additional traffic/congestion	An employment site such as that proposed would generate significant amounts of traffic but as the primary access would be via the A24 the impact of this is likely to be minimal on the parish roads and lanes. The impact would however be felt at the Hop Oast roundabout which is

	already at capacity during peak times. Should the east/west access come forward this could have major impacts on the local highway network.
Pedestrian access	Assumed via the proposed east/west accesses.
Public rights of way present	NO
Accessible by bike	YES – via proposed east/west and southern access.
BIODIVERSITY	
European designation - SAC/SPA/RAMSAR	NO
National designation - Site of Special Scientific Interest (SSSI)	NO
Local designation - SSSI/LNR	NO
Ancient woodland	NO
Tree Preservation Order (within site/ boundary)	NO
Important hedgerows	NO
LANDSCAPE	
Recommendation in respect of relevant LCA from Southwater Landscape Sensitivity and Capacity Study	A visually enclosed landscape of small fields framed by wooded tree belts and hedgerows. Mixed land use with low density linear and some scattered development. In landscape terms some very limited development opportunities may exist for a few single units where the location relates well to the existing development pattern.
HERITAGE	
Impact on Listed Building and its setting	NONE
Is the site located in/adjacent to the Conservation Area	NO
Impact on locally listed building	NO
Impact on Scheduled Ancient Monument	NO
Impact on Locally Listed Heritage Assets	NO
Other archaeological interest present	NO
Opportunity to enhance heritage assets	NO
FLOOD RISK	
Flood Zone 1 (low risk)	YES
Flood Zone 2 (medium risk)	NO
Flood Zone 3 (high risk)	NO
Surface water flooding issues	High Risk along northern edge of site, large areas of Very Low Risk.



ENVIRONMENTAL QUALITY	
Water quality issues	NO
Air quality issues	NO
Any local noise issues	NO
Agricultural land classification	GRADE 4
Contaminated Land (usually applies to brownfield sites)	NO
ECONOMIC DEVELOPMENT	
Distance to employment sites?	n/a – employment use proposed
Would development of the site cause loss of employment site?	NO
Best and most versatile agricultural land?	NO
Opportunity for employment development on the site?	YES – see proposed use.

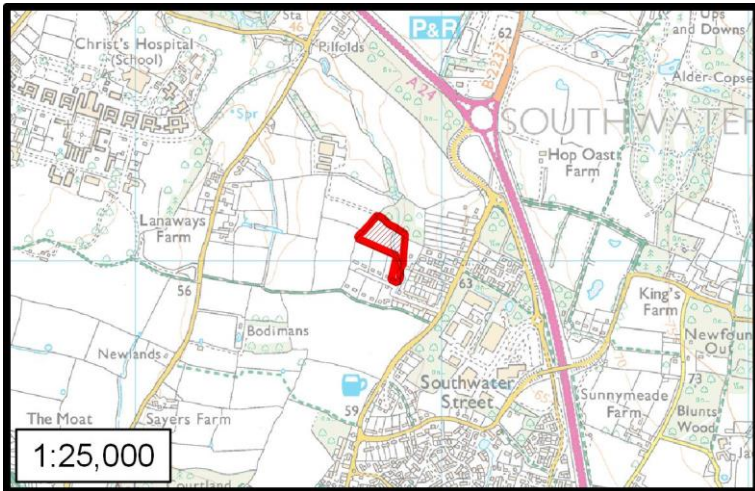
AVAILABLE?	
Is the site available for development?	Yes - available in 1 to 5 years

ACHIEVABLE?	
Is the site economically viable?	Assumed yes as proposed by developer.

ASSESSMENT OF PROPOSED DEVELOPMENT	
Positives	<ul style="list-style-type: none"> Provision of employment floor space, potentially providing jobs for local people.
Negatives	<ul style="list-style-type: none"> Heavy encroachment into the countryside which is contrary to Strategic policy. Loss of rural feel as you travel along the A24. Development would draw traffic into the area which has the potential to further impact congestion at the Hop Oast Roundabout.

	<ul style="list-style-type: none"> • Another access onto an already busy 'A' road may be required. If the access proposed is close to the roundabout, this could lead to a safety issue. 	
Is the site deliverable?	Suitable?	NO – the proposed site is in open countryside and the level of development proposed would introduce an urban and unacceptable form of development into this setting. Whilst the location on the A24 may make it appear a well-positioned site the proposed access and egress arrangements would further compound existing troubles on the Hop Oast Roundabout. These factors combine to indicate the site is not suitable.
	Available?	YES – the agent has confirmed that the site is available for development.
	Achievable?	YES – the agent has confirmed that development of the site is achievable.
Conclusions	The site is not considered to be suitable and therefore is not deliverable. <div style="text-align: right;"> SCORE: 3 </div>	

SITE 8 – MERRYFIELD, NEW ROAD


SITE & SITUATION	
Location	TQ 15829 28069
Site Area	1.4ha
Developable Area	Circa 1ha
Current Use	Unused area set to grass
Promoters Proposed Use	Residential (15-20 units)
Site Description	 <p>The site is a small field located enclosed by woodland to the north and residential gardens to the east and south. Behind the treed boundary agricultural land lies to the west. The site is relatively flat with a ditch / stream running across it.</p>

HDC STRATEGIC HOUSING AND ECONOMIC LAND AVAILABILITY ASSESSMENT	
Site Ref:	SA075/SA119
Conclusion:	"Duplication as this site would form part of the wider strategic site West of Southwater (SA119)"

Site's conformity with Planning Policy	
Conformity with NPPF	The site is located adjacent to the settlement of Southwater on a well contained site and is therefore not isolated. It is noted that the NPPF advocates resisting inappropriate development of residential gardens, this site is however not a residential garden despite being located to the rear of a number of properties.
Conformity with HDPF	Site designated on policy map as 'Areas outside built-up area boundary'. A number of policies apply to this area but the primary policy is Policy 26 (Strategic Policy: Countryside Protection) which seeks to protect the rural character and undeveloped nature of the countryside against inappropriate development. Development in this area should be essential to its countryside location, and support the needs of agriculture or forestry; Enable the

	extraction of minerals or the disposal of waste; Provide for quiet informal recreational use; or Enable the sustainable development of rural areas. In addition, development should be of a scale appropriate to its countryside character and location. Policy 4 refers to the expansion of settlements and it highlights the importance of existing defensible boundaries and landscape and townscape character features. This site has such boundaries and so could benefit from policy support if taken forward.
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SUITABLE?	
DISTANCE TO LOCAL SERVICES	
Nearest primary school	c.1400m (Southwater Infant Academy)
Nearest secondary school	c.4800m (Tanbridge House)
Nearest doctors Surgery	c.2000m (Southwater Village Surgery)
Shops & Services	c.2000m (Lintot Square)
Post Office	c.2000m (Southwater Post Office)
Nearest formal public open space, play area etc.	c.1400m (Southwater Third Leap)
Nearest informal public open space, green etc.	c. 1400m (Southwater General Open Space within Berkeleys development)
ACCESSIBILITY	
Nearest bus stop	300m
Nearest rail station	4700m (Horsham)
Access to highway	The current access to the site is via New Road. This is a small and narrow lane that services the residential properties down it. However, the landowner has indicated that he would not want access to be via this road but rather be accessed via new development to the west should the largescale suite being promoted be taken forward. It is considered that this would be the most appropriate access for the site.
Site generate significant additional traffic/congestion	The traffic generated would likely to too much for New Road. Access via the new development is likely to be able to facilitate additional traffic.
Pedestrian access	Via New Road or a new access.
Public rights of way present	NO
Accessible by bike	YES
BIODIVERSITY	
European designation - SAC/SPA/RAMSAR	NO
National designation - Site of Special Scientific Interest (SSSI)	NO
Local designation - SSCI/LNR	NO
Ancient woodland	NO
Tree Preservation Order (within site/ boundary)	NO
Important hedgerows	Mature boundary hedging and trees – any development (inc. a new access) should retain as much as possible.

LANDSCAPE	
Recommendation in respect of relevant LCA from Southwater Landscape Sensitivity and Capacity Study	An undulating, largely rural landscape with some long views in from the north-west that increase visual sensitivity. Proximity of some housing and A24 do not significantly detract from the rural character. No capacity for new development. Do not consider further.
HERITAGE	
Impact on Listed Building and its setting	NO
Is the site located in/adjacent to the Conservation Area	NO
Impact on locally listed building	NO
Impact on Scheduled Ancient Monument	NO
Impact on Locally Listed Heritage Assets	NO
Other archaeological interest present	NO
Opportunity to enhance heritage assets	NO
FLOOD RISK	
Flood Zone 1 (low risk)	YES
Flood Zone 2 (medium risk)	NO
Flood Zone 3 (high risk)	NO
Surface water flooding issues	<p>Very Low Risk, although Low-High Risk associated with drainage ditch running north/south across.</p> 
ENVIRONMENTAL QUALITY	
Water quality issues	NO
Air quality issues	NO
Any local noise issues	NO
Agricultural land classification	GRADE 3 & 4
Contaminated Land (usually applies to brownfield sites)	NO

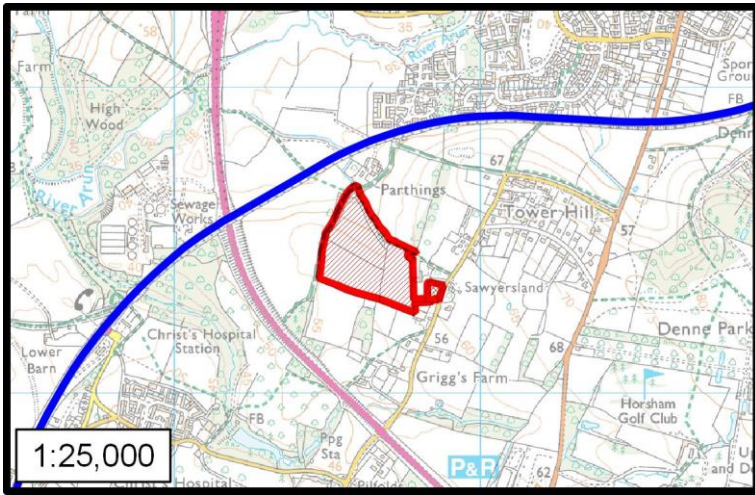
ECONOMIC DEVELOPMENT	
Distance to employment sites?	1200m by road to Southwater Business Park. Other employment locations including Lintot Square relatively close by.
Would development of the site cause loss of employment site?	NO
Best and most versatile agricultural land?	Some may be, but would be subject to testing and land not in agricultural use now.
Opportunity for employment development on the site?	NO

AVAILABLE?	
Is the site available for development?	Yes - available in 1 to 5 years

ACHIEVABLE?	
Is the site economically viable?	Assumed yes as proposed by developer.

ASSESSMENT OF PROPOSED DEVELOPMENT		
Positives	<ul style="list-style-type: none"> • Provision of housing land towards OAN. • Open space may need to be provided around the drainage ditch currently across the site. • Site is generally in accordance with policy. 	
Negatives	<ul style="list-style-type: none"> • Current access not suitable for additional traffic, new access would be required or scheme delivered with adjacent site. • Drainage ditch across site would need further investigation and may limit development potential. 	
Is the site deliverable?	Suitable?	YES, WITH ACCESS TO THE WEST - The site is well contained and adjacent to the settlement boundary. It is also broadly compliant with policy if allocated however suitable access would be required via other land to the west for it to be considered suitable.
	Available?	YES – the agent has confirmed that the site is available for development.
	Achievable?	YES – the agent has confirmed that development of the site is achievable.
Conclusions	<p>The site is currently considered to be less developable as no suitable access can be provided at this time. However, should the land to the west come forward then this site would be considered suitable and fully deliverable.</p>	
		SCORE: 2

SITE 9 – STONELEIGH, TOWER HILL

SITE & SITUATION	
Location	TQ 15667 29407
Site Area	7.36ha
Developable Area	7.36ha
Current Use	Agricultural
Promoters Proposed Use	residential or mixed use considered
Site Description	 <p>The majority of the land is greenfield, and comprises 4 parcels. The boundaries are formed of mature trees meaning the site is well screened. The topography is very flat. There is a vehicular access from Tower Hill/Two Mile Ash Road separate from the main house. There is a footpath that runs along the northern boundary and a bridleway runs behind the western boundary.</p>

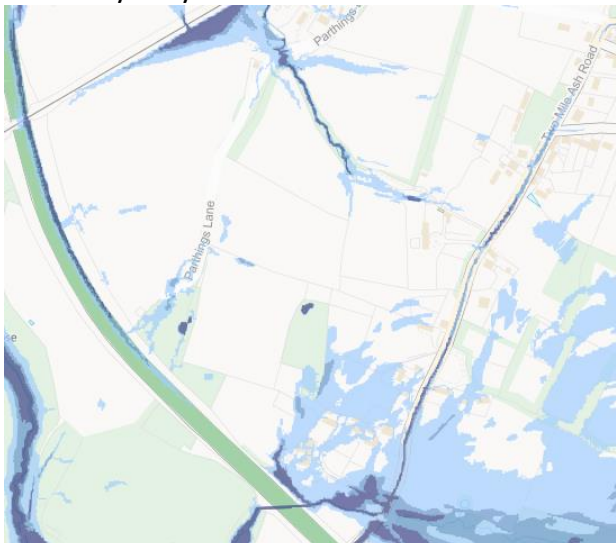
HDC STRATEGIC HOUSING AND ECONOMIC LAND AVAILABILITY ASSESSMENT	
Site Ref:	SA038
Conclusion:	“Given the potential for settlement coalescence, visual intrusion into the countryside and the limited capacity of the transport network, the site is not considered suitable for residential development. Griggs is a Grade II Listed Building. There is limited capacity in the road network on which the site depends for access and in particular Boar’s Head, meaning the site may not be achievable. The site is therefore considered not currently developable.”

Site’s conformity with Planning Policy	
Conformity with NPPF	The site is located relatively close to the urban area of Horsham and the facilities and services it offers, the site would therefore be seen as a relatively sustainable site in NPPF terms primarily due to its location. However, the site is not well related to the existing urban area and would still be fairly isolated.

Conformity with HDPF	Site designated on policy map as <i>'Areas outside built-up area boundary'</i> . A number of policies apply to this area but the primary policy is Policy 26 (Strategic Policy: Countryside Protection) which seeks to protect the rural character and undeveloped nature of the countryside against inappropriate development. Development in this area should be essential to its countryside location, and support the needs of agriculture or forestry; Enable the extraction of minerals or the disposal of waste; Provide for quiet informal recreational use; or Enable the sustainable development of rural areas. In addition, development should be of a scale appropriate to its countryside character and location. Policy 4 refers to the expansion of settlements and it highlights the importance of existing defensible boundaries and landscape and townscape character features.
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SUITABLE?	
DISTANCE TO LOCAL SERVICES	
Nearest primary school	Walking 3701m – Driving 3862m (Southwater Junior Academy)
Nearest secondary school	Walking 3057m – Driving 3862m (Tanbridge House Secondary School)
Nearest doctors Surgery	Walking 3057m – Driving 4506m (Southwater Village Surgery)
Shops & Services	Walking 4184m – Driving 4345m (Lintot Square)
Post Office	Walking 4184m – Driving 4345m (Southwater Post Office Londis)
Nearest formal public open space, play area etc.	Walking 1770m – Driving 1770m (Granary Way play area)
Nearest informal public open space, green etc.	Walking 1770m – Driving 1770m (Granary Way park)
ACCESSIBILITY	
Nearest bus stop	Walking 160m Driving 160m
Nearest rail station	Walking 2092m – Driving 2092m (Christ's Hospital)
Access to highway	Dedicated access onto Two Mile Ash Road
Site generate significant additional traffic/congestion	Development of this site would result in additional traffic on Two Mile Ash Road. This is a narrow well used road and additional traffic could prove problematic.
Pedestrian access	Access onto Two Mile Ash Road but it is noted there are no pavements on this road.
Public rights of way present	Footpath WSx/1636/1 along northern boundary. Bridleway WSx/1635/3 along western boundary. Bridleway links the site to pedestrian bridge to Horsham to the north.
Accessible by bike	Via the bridleway to the south or via Two Mile Ash Road.
BIODIVERSITY	
European designation - SAC/SPA/RAMSAR	NO

National designation - Site of Special Scientific Interest (SSSI)	NO
Local designation - SNCI/LNR	NO
Ancient woodland	NO
Tree Preservation Order (within site/ boundary)	NO
Important hedgerows	Mature boundary hedging and trees.
LANDSCAPE	
Recommendation in respect of relevant LCA from Southwater Landscape Sensitivity and Capacity Study	A low density residential area that is well enclosed by wooded belts and hedgerows. In landscape terms some very limited development opportunities may exist for a few single units as infill where visual effects would be minimal.
HERITAGE	
Impact on Listed Building and its setting	1027031 – Sawyersland (Grade II) is located on Two Mile Ash Road opposite the proposed access to the site. It is considered likely that there will be a negative impact on the setting of this listed building.
Is the site located in/adjacent to the Conservation Area	NO
Impact on locally listed building	NO
Impact on Scheduled Ancient Monument	NO
Impact on Locally Listed Heritage Assets	NO
Other archaeological interest present	NO
Opportunity to enhance heritage assets	NO
FLOOD RISK	
Flood Zone 1 (low risk)	YES
Flood Zone 2 (medium risk)	NO
Flood Zone 3 (high risk)	NO

Surface water flooding issues	<p>Generally Very Low Risk</p> 
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ENVIRONMENTAL QUALITY	
Water quality issues	NO
Air quality issues	NO
Any local noise issues	NO
Agricultural land classification	GRADE 4
Contaminated Land (usually applies to brownfield sites)	NO
ECONOMIC DEVELOPMENT	
Distance to employment sites?	Christ's Hospital School is some 1.5km away to the south and Horsham town centre is 1.7km north.
Would development of the site cause loss of employment site?	NO
Best and most versatile agricultural land?	NO
Opportunity for employment development on the site?	Agent has advocated residential or mixed use on the site so there is some potential however the location is not considered appropriate for employment uses due to its location, impact on the landscape and lack of sustainable transport links.

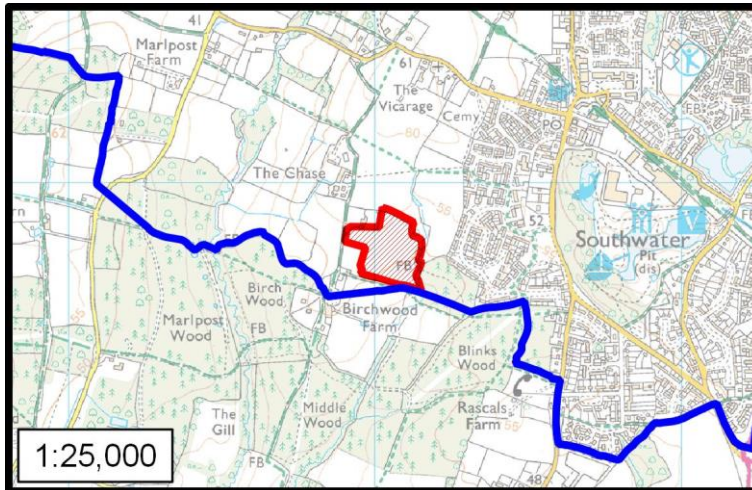
AVAILABLE?	
Is the site available for development?	Yes - available in 1 to 5 years

ACHIEVABLE?	
Is the site economically viable?	Assumed yes as proposed by developer.

ASSESSMENT OF PROPOSED DEVELOPMENT	
Positives	<ul style="list-style-type: none"> Potential housing site, contributing towards the OAN.

Negatives	<ul style="list-style-type: none"> • Access onto Two Mile Ash Road which is a well-used piece of highway with poor access onto the A24. • Potential impacts on listed buildings. • Site is isolated from the Tower Hill settlement and would represent urban sprawl into the countryside in this area. 	
Is the site deliverable?	Suitable?	NO - the site is not considered suitable for development due to its inappropriate and unsustainable location.
	Available?	YES – the agent has confirmed that the site is available for development.
	Achievable?	YES – the agent has confirmed that development of the site is achievable.
Conclusions	<p>The site is considered not developable due to its unsuitable location.</p> <p style="text-align: right;">SCORE: 3</p>	

SITE 10 – WOODLANDS FARM, SHAWS LANE

SITE & SITUATION	
Location	TQ 15040 25792
Site Area	4ha
Developable Area	4 ha
Current Use	Former agricultural land
Promoters Proposed Use	Residential development
Site Description	 <p>The site is a greenfield site, comprising 2 fields. The boundaries are formed of mature trees, except the western boundary, where it bounds the rear garden of Woodland's Farm fronting Shaw's Lane. Other than at this point, the site benefits from good screening. The topography is gently sloping in its topography. There is a public footpath which runs adjacent to the southern boundary of the site. Existing access to the site can be taken from Shaw's Lane.</p>

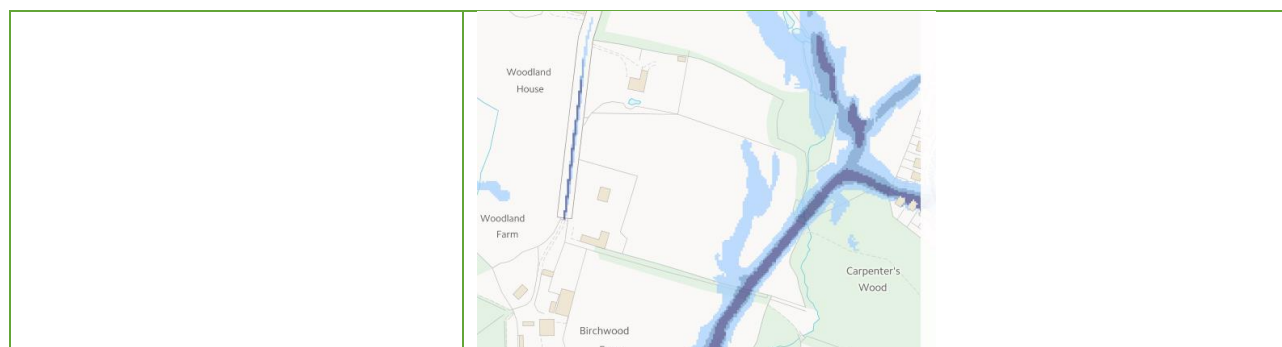
HDC STRATEGIC HOUSING AND ECONOMIC LAND AVAILABILITY ASSESSMENT	
Site Ref:	SA393
Conclusion:	<p>"The site is currently unrelated to any built up area boundary, and development would result in an undesirable element of sporadic development in a rural location. That said, once the strategic site Land West of Southwater has been built out, the site will abut the southern boundary of this site. There may therefore be potential development in the longer term if considered strategically alongside this development. Until this has been considered through the Southwater Neighbourhood Development Plan the site is assessed as Not Currently Developable."</p>

Site's conformity with Planning Policy	
Conformity with NPPF	<p>The NPPF protects the countryside and supports thriving rural communities. It specifically states that LPAs should avoid new isolated homes in the</p>

	countryside. This site is currently isolated, however, assuming the planning permission for residential development to the north is delivered, the site would no longer be isolated, and could be supported by NPPF as an urban extension.
Conformity with HDPF	Site designated on policy map as <i>'Areas outside built-up area boundary'</i> . A number of policies apply to this area but the primary policy is Policy 26 (Strategic Policy: Countryside Protection) which seeks to protect the rural character and undeveloped nature of the countryside against inappropriate development. Development in this area should be essential to its countryside location, and support the needs of agriculture or forestry; Enable the extraction of minerals or the disposal of waste; Provide for quiet informal recreational use; or Enable the sustainable development of rural areas. In addition, development should be of a scale appropriate to its countryside character and location. The site is immediately adjacent to the housing allocation HDPR 15 (an allocation for 600 new homes to the north) and to the east woodlands are identified as 'Ancient Woodland' (which is protected under policy 31).

SUITABLE?	
DISTANCE TO LOCAL SERVICES	
Nearest primary school	c.1315m (Southwater Infant Academy)
Nearest secondary school	c.64075m (Tanbridge House School)
Nearest doctors Surgery	c.1062m (Southwater Village Surgery)
Shops & Services	c.1167m (Lintot Square)
Post Office	c.1014m (Southwater Post Office Londis)
Nearest formal public open space, play area etc.	c.264m (Southwater Third LEAP) note: distance stated is to new play area to be provided by Berkeley, within the existing Berkeley Southwater development
Nearest informal public open space, green etc.	c.235m (Southwater General Open Space) note: distance stated is to new open space to be provided by Berkeley, within the existing Berkeley Southwater development
ACCESSIBILITY	
Nearest bus stop	797m note: distance stated is to new bus stop to be provided by Berkeley, adjacent to existing Village Hall on Church Lane
Nearest rail station	47,405m (Christ's Hospital station)
Access to highway	Could be taken from Shaw's Lane to the west, or via the residential development to the north.
Site generate significant additional traffic/congestion	The proposed development of 100 units would contribute towards an increased traffic along Shaw's Lane, which is a narrow lane and not a 'through road'. This will probably require some improvements to surrounding junctions. There may be scope to bring access through the residential development to the north.

Pedestrian access	Access may be possible directly onto the public footpath to the south or via the residential development to the north. However, in terms of pedestrian accessibility in the surrounding roads, options to provide footways may be necessary.
Public rights of way present	Public footpath 1887 runs adjacent to southern boundary.
Accessible by bike	Via highway network or the residential development to the north.
BIODIVERSITY	
European designation - SAC/SPA/RAMSAR	NO
National designation - Site of Special Scientific Interest (SSSI)	NO
Local designation - SNCI/LNR	NO
Ancient woodland	YES - Ancient and Semi-Natural Woodland AND Ancient Replanted Woodland both to the east.
Tree Preservation Order (within site/ boundary)	NO
Important hedgerows	NO
LANDSCAPE	
Recommendation in respect of relevant LCA from Southwater Landscape Sensitivity and Capacity Study	Essentially flat around Bonfire Hill, the topography falls away to the west, exposing this area to views in from more sensitive landscapes to the west, as well as to the south. The presence of future development has been taken into account in this assessment and this would reduce overall sensitivity at the eastern edge. However, the attractive qualities of the landscape and its visual exposure in the west mean that there is no capacity for medium or large-scale development without undue adverse effects on landscapes to the west.
HERITAGE	
Impact on Listed Building and its setting	NONE
Is the site located in/adjacent to the Conservation Area	NO
Impact on locally listed building	NO
Impact on Scheduled Ancient Monument	NO
Impact on Locally Listed Heritage Assets	NO
Other archaeological interest present	NO
Opportunity to enhance heritage assets	NO
FLOOD RISK	
Flood Zone 1 (low risk)	YES
Flood Zone 2 (medium risk)	NO
Flood Zone 3 (high risk)	NO
Surface water flooding issues	Generally, Very Low Risk with band of High Risk across south east corner of site.



ENVIRONMENTAL QUALITY	
Water quality issues	NO
Air quality issues	NO
Any local noise issues	NO
Agricultural land classification	GRADE 4
Contaminated Land (usually applies to brownfield sites)	NO
ECONOMIC DEVELOPMENT	
Distance to employment sites?	1.7km
Would development of the site cause loss of employment site?	NO
Best and most versatile agricultural land?	NO
Opportunity for employment development on the site?	Not considered appropriate given location.

AVAILABLE?	
Is the site available for development?	Yes - available in 1 to 5 years.

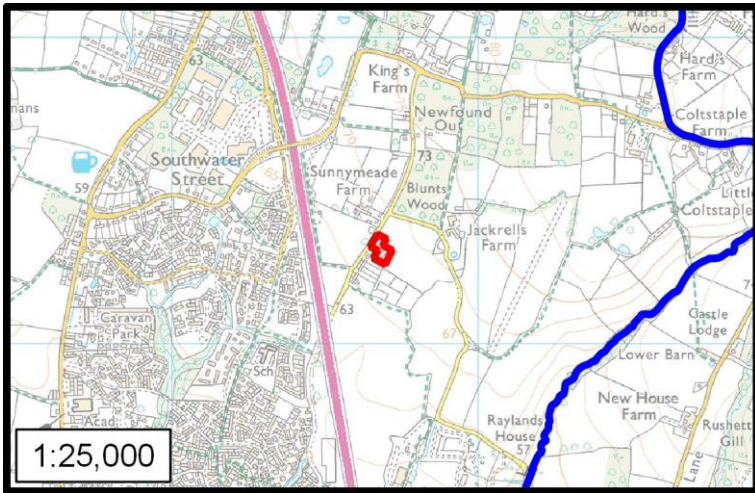
ACHIEVABLE?	
Is the site economically viable?	Assumed yes as proposed by developer.

ASSESSMENT OF PROPOSED DEVELOPMENT



Positives	<ul style="list-style-type: none"> • Site could accommodate 100 dwellings towards the OAN. • Site is relatively well screened and well related to committed development. • Could be delivered as a second phase to the development in the north. 	
Negatives	<ul style="list-style-type: none"> • Access could be an issue and improvements to the road network may be required, especially if the development to the north is not delivered. • Pedestrian and cycle routes would need to be provided. • The site does not benefit from good access to existing public transport modes. • Potential for impact on ancient woodland. • Unrelated to the built up area boundary as it stands, but will be well related after committed development delivered. 	
Is the site deliverable?	Suitable?	YES – subject to the development to the north proceeding.
	Available?	YES – the agent has confirmed the site is available for development.
	Achievable?	YES – subject to the development to the north proceeding.
Conclusions	<p>The site is considered to hold scope for development, subject to the development to the north proceeding – which is currently at reserved matters approval stage.</p>	
		SCORE: 1


SITE 11 – JACKRELL'S FARM, REEDS LANE

SITE & SITUATION	
Location	TQ 16676 27312
Site Area	0.35ha
Developable Area	ALL
Current Use	Open countryside
Promoters Proposed Use	Residential
Site Description	 <p>A potential extension to ribbon development along Reeds Lane. The existing land is relatively flat and wraps around the existing bungalow fronting Reeds Lane.</p>

HDC STRATEGIC HOUSING AND ECONOMIC LAND AVAILABILITY ASSESSMENT	
Site Ref:	n/a
Conclusion:	n/a

Site's conformity with Planning Policy	
Conformity with NPPF	The NPPF seeks to protect the countryside whilst supporting thriving rural communities within it. It specifically states that the LPA should not support new housing in isolated locations, except in exceptional circumstances.
Conformity with HDPF	Site designated on policy map as 'Areas outside built-up area boundary'. A number of policies apply to this area but the primary policy is Policy 26 (Strategic Policy: Countryside Protection) which seeks to protect the rural character and undeveloped nature of the countryside against inappropriate development. Development in this area should be essential to its countryside location, and support the needs of agriculture or forestry; Enable the extraction of minerals or the disposal of waste; Provide for quiet informal recreational use; or Enable the sustainable development of rural areas. In addition, development should be of a scale appropriate to its countryside character and location. This site is not considered to be in conformity with the HDPF.

SUITABLE?	
DISTANCE TO LOCAL SERVICES	
Nearest primary school	c.2574m (Southwater Junior Academy)
Nearest secondary school	c.5310m (The Forest School)
Nearest doctors Surgery	c.3218m (Southwater Village Surgery)
Shops & Services	c.3218m (Lintot Square)
Post Office	c.3218m (Londis Post Office)
Nearest formal public open space, play area etc.	c.1126m (Nearest play area)
Nearest informal public open space, green etc.	c.3862m (Southwater Country Park)
ACCESSIBILITY	
Nearest bus stop	1931m
Nearest rail station	5471m (Horsham Train Station)
Access to highway	Access is directly onto Reed Lane, which is not a through road and is single lane traffic with no footways.
Site generate significant additional traffic/congestion	Development would not generate significant additional traffic.
Pedestrian access	Reed Lane has no pedestrian footways.
Public rights of way present	None
Accessible by bike	Via the highway network. Reed Lane does not have access directly to the national cycle network.
BIODIVERSITY	
European designation - SAC/SPA/RAMSAR	NO
National designation - Site of Special Scientific Interest (SSSI)	NO
Local designation - SNCI/LNR	NO
Ancient woodland	NO
Tree Preservation Order (within site/ boundary)	NO
Important hedgerows	NO
LANDSCAPE	
Recommendation in respect of relevant LCA from Southwater Landscape Sensitivity and Capacity Study	An area of generally open character, with some robust woodland features. Some scattered development but evidently rural overall. Do not consider for any new housing development.
HERITAGE	
Impact on Listed Building and its setting	NO
Is the site located in/adjacent to the Conservation Area	NO
Impact on locally listed building	NO
Impact on Scheduled Ancient Monument	NO
Impact on Locally Listed Heritage Assets	NO

Other archaeological interest present	NONE KNOWN
Opportunity to enhance heritage assets	NO
FLOOD RISK	
Flood Zone 1 (low risk)	YES
Flood Zone 2 (medium risk)	NO
Flood Zone 3 (high risk)	NO
Surface water flooding issues	Very Low Risk 
ENVIRONMENTAL QUALITY	
Water quality issues	NO
Air quality issues	NO
Any local noise issues	NO
Agricultural land classification	GRADE 3
Contaminated Land (usually applies to brownfield sites)	NONE KNOWN OF
ECONOMIC DEVELOPMENT	
Distance to employment sites?	3.4km
Would development of the site cause loss of employment site?	NO
Best and most versatile agricultural land?	Site is located within Grade 3. Testing would be required to determine whether land is Grade 3A and therefore 'best and most versatile'.
Opportunity for employment development on the site?	NO



AVAILABLE?	
Is the site available for development?	Yes - available in 1 to 5 years

ACHIEVABLE?	
Is the site economically viable?	Assumed yes as proposed by developer.

ASSESSMENT OF PROPOSED DEVELOPMENT

Positives	<ul style="list-style-type: none"> • Would provide a modest supply of dwellings towards the parish's needs. 	
Negatives	<ul style="list-style-type: none"> • Isolated site, poorly related to local facilities. • Poor accessibility • Limited visual screening. • Contrary to planning policy in the NPPF and Development Plan 	
Is the site deliverable?	Suitable?	NO – the site is located in the countryside and its location is contrary to local and national policy. In addition, the site has poor access and is potentially 'best and most versatile'.
	Available?	YES – the agent has confirmed the site is available for development.
	Achievable?	YES – the agent has confirmed that development of the site is achievable.
Conclusions	<p>In view of the above assessment, this site is unsuitable for development within the plan period.</p> <p style="text-align: right;">SCORE: 3</p>	

SITE 12 – THE COPSE, WORTHING ROAD

SITE & SITUATION	
Location	TQ 16112 28167
Site Area	0.9ha
Developable Area	0.9ha
Current Use	Single residential dwelling and garden.
Promoters Proposed Use	13 residential dwellings.
	
Site Description	 <p>The site is located on the northern edge of Southwater outside of the settlement boundary. It is relatively well contained with a well treed northern boundary. The majority of the site consists of a garden to a single residential property with some small outbuildings.</p>

HDC STRATEGIC HOUSING AND ECONOMIC LAND AVAILABILITY ASSESSMENT

Site Ref: SA408

Conclusion:	“The majority of the site would not be considered suitable for housing due to its isolated location. There may be potential for a small number of houses along Worthing Rd. However, as these would fall below the SHLAA threshold of 6 units, the site is excluded. The site is an extension of previously considered SA324”
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Site’s conformity with Planning Policy	
Conformity with NPPF	The NPPF seeks to protect the countryside whilst supporting thriving rural communities within it. It specifically states that LPA’s should avoid new isolated homes in the countryside.
Conformity with HDPF	Site designated on policy map as ‘Areas outside built-up area boundary’. A number of policies apply to this area but the primary policy is Policy 26 (Strategic Policy: Countryside Protection) which seeks to protect the rural character and undeveloped nature of the countryside against inappropriate development. Development in this area should be essential to its countryside location, and support the needs of agriculture or forestry; Enable the extraction of minerals or the disposal of waste; Provide for quiet informal recreational use; or Enable the sustainable development of rural areas. In addition, development should be of a scale appropriate to its countryside character and location.

SUITABLE?	
DISTANCE TO LOCAL SERVICES	
Nearest primary school	c. 1500m (Southwater Junior Academy)
Nearest secondary school	c.4345.23m Tanbridge House School
Nearest doctors Surgery	c.2253.08m Village Surgery, Southwater
Shops & Services	c.2253.08m Lintot Square, Southwater
Post Office	c.2092.15m Londis, Worthing Road, Southwater
Nearest formal public open space, play area etc.	c.1609.34m Raised Area, Blakes Farm Road, Southwater
Nearest informal public open space, green etc.	c.1287.48m Poppy Close, Southwater
ACCESSIBILITY	
Nearest bus stop	190m to stop on Worthing Road
Nearest rail station	4100m to Horsham Station, 4300m to Christs Hospital Station
Access to highway	Direct (existing) access onto Worthing Road. Would need improving.
Site generate significant additional traffic/congestion	Worthing Road currently operates at capacity in this location during rush hour. Additional cars entering this stretch of highway could result in unacceptable traffic impacts.
Pedestrian access	Direct access onto Worthing Road. Good footpaths linking site to the rest of Southwater to the south and Lintot Square.
Public rights of way present	None of note but good access via highway network.
Accessible by bike	Via access onto Worthing Road.
BIODIVERSITY	

European designation - SAC/SPA/RAMSAR		NO
National designation - Site of Special Scientific Interest (SSSI)		NO
Local designation - SNCI/LNR		NO
Ancient woodland		NO (nearest is on opposite side of Worthing Road from the access)
Tree Preservation Order (within site/boundary)		Area TPO along northern boundary of site (TPO/1477). Also, Area TPO on opposite side of Worthing Toad (TPO/0548), but could be retained based on drawing provided.
Important hedgerows		Mature boundary hedges, which could be retained based on drawing provided.
LANDSCAPE		
Recommendation in respect of relevant LCA from Southwater Landscape Sensitivity and Capacity Study	An undulating, largely rural landscape with some long views in from the north-west that increase visual sensitivity. Proximity of some housing and A24 do not significantly detract from the rural character. No capacity for new development. Do not consider further.	
HERITAGE		
Impact on Listed Building and its setting	NO	
Is the site located in/adjacent to the Conservation Area	NO	
Impact on locally listed building	NO	
Impact on Scheduled Ancient Monument	NO	
Impact on Locally Listed Heritage Assets	NO	
Other archaeological interest present	NONE KNOWN	
Opportunity to enhance heritage assets	NO	
FLOOD RISK		
Flood Zone 1 (low risk)	YES	
Flood Zone 2 (medium risk)	NO	
Flood Zone 3 (high risk)	NO	

Surface water flooding issues	<p>Very Low Risk. Band of High Risk on northern boundary.</p> 
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ENVIRONMENTAL QUALITY

Water quality issues	NONE KNOWN
Air quality issues	NONE KNOWN
Any local noise issues	Possible noise impacts from A24, but could be mitigated
Agricultural land classification	GRADE 3 (But in residential use)
Contaminated Land (usually applies to brownfield sites)	POSSIBLY – However given current residential use none envisaged.

ECONOMIC DEVELOPMENT

Distance to employment sites?	700m to Southwater Business Park
Would development of the site cause loss of employment site?	NO
Best and most versatile agricultural land?	NO
Opportunity for employment development on the site?	NO

AVAILABLE?

Is the site available for development?	Yes - available in 1 to 5 years
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ACHIEVABLE?

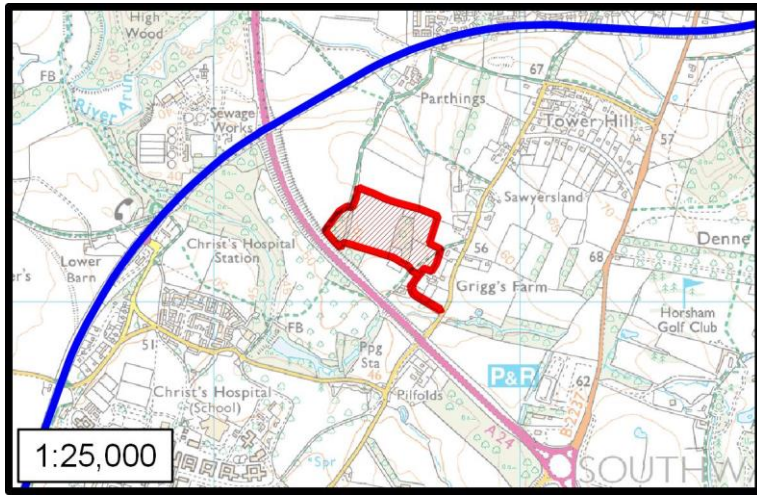
Is the site economically viable?	Assumed yes as proposed by developer.
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ASSESSMENT OF PROPOSED DEVELOPMENT

Positives	<ul style="list-style-type: none"> • Would provide 13 dwellings towards the OAN. • Site is relatively well contained with a strong treed boundary to the north. • Good vehicular and pedestrian access readily available. • Close to Southwater's main employment site.
Negatives	<ul style="list-style-type: none"> • Site would be contrary to existing policy framework. • Development would add pressure on the transport network in this location which is at capacity during rush hour. • Relatively far from every day shops and services.

	<ul style="list-style-type: none"> • Impact on TPO's • Possible noise issues from A24 	
Is the site deliverable?	Suitable?	YES - the site is considered to be suitable for development, subject to mitigation proposed by developer.
	Available?	YES – the agent has confirmed the site is available for development.
	Achievable?	YES – the agent has confirmed that development of the site is achievable.
Conclusions	<p>Whilst the site is contrary to policy it is considered that development in this location could be considered suitable in the context of preparing site allocations. However, it is removed from existing shops and facilities at Lintot Square and should therefore be considered in detail by the Steering Group.</p> <p style="text-align: right;">SCORE: 1</p>	

SITE 13 – GRIGGS, TOWER HILL

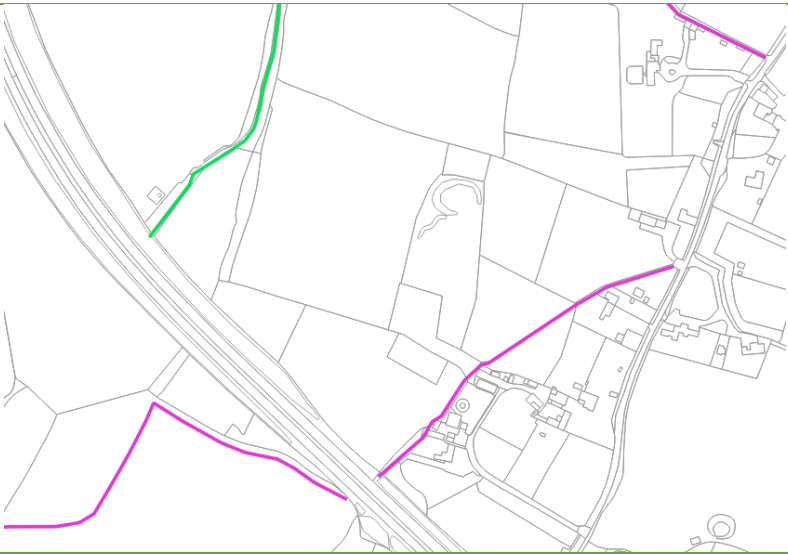
SITE & SITUATION	
Location	TQ 15642 29193
Site Area	6ha
Developable Area	6ha
Current Use	Greenfield open countryside and woodlands.
Promoters Proposed Use	Residential or mixed use, potentially for 100+ homes.
Site Description	 <p>Greenfield land, this site is relatively flat and well screened behind mature trees and an existing residential dwelling. The site contains an area of woodland containing mature trees. Surrounding uses include residential, open countryside and equine uses. A footpath runs between the main farm and the fields to the west. It also borders a bridleway.</p>

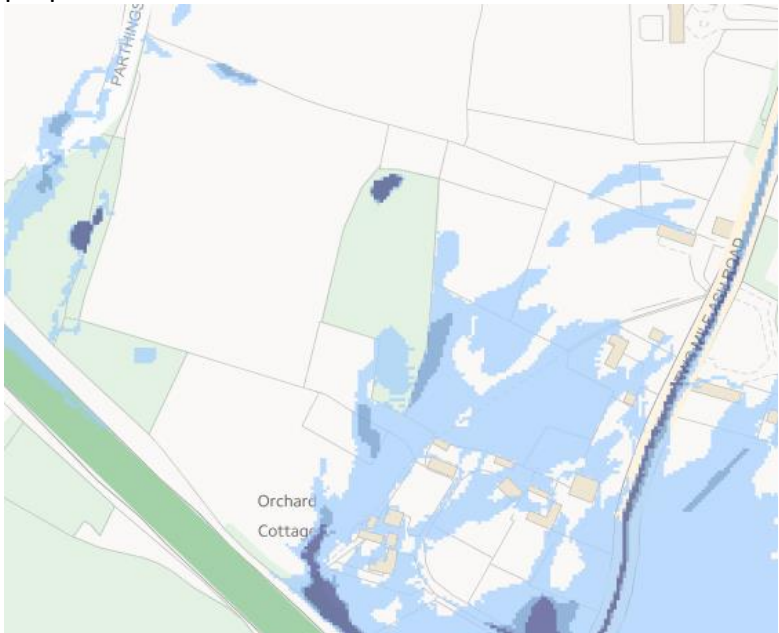
HDC STRATEGIC HOUSING AND ECONOMIC LAND AVAILABILITY ASSESSMENT	
Site Ref:	SA330
Conclusion:	"The site is located in an isolated rural location and unrelated to the Built Up Area, and is therefore defined as Not Currently Developable"

Site's conformity with Planning Policy	
Conformity with NPPF	The site is located relatively close to the urban area of Horsham and the facilities and services it offers, the site would therefore be seen as a relatively sustainable site in NPPF terms primarily due to its location. However, the site is not well related to the existing edge of the urban area and would still be fairly isolated.
Conformity with HDPF	Site designated on policy map as 'Areas outside built-up area boundary'. A number of policies apply to this area but the primary policy is Policy 26 (Strategic Policy: Countryside Protection) which seeks to protect the rural character and undeveloped nature of the countryside against inappropriate development. Development in this area should be essential to its countryside

	location, and support the needs of agriculture or forestry; Enable the extraction of minerals or the disposal of waste; Provide for quiet informal recreational use; or Enable the sustainable development of rural areas. In addition, development should be of a scale appropriate to its countryside character and location. Policy 4 refers to the expansion of settlements and it highlights the importance of existing defensible boundaries and landscape and townscape character features.
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SUITABLE?	
DISTANCE TO LOCAL SERVICES	
Nearest primary school	Walking 3218m – Driving 4184m (Southwater Junior Academy)
Nearest secondary school	Walking 3379m - Driving 3862m (Tanbridge House Secondary School)
Nearest doctors Surgery	Walking 3701m – Driving 4506m (Southwater Village Surgery)
Shops & Services	Walking 3862m – Driving 4345m (Lintot Square)
Post Office	Walking 3701m – Driving 4345m (Londis Post Office)
Nearest formal public open space, play area etc.	Walking 2092m – Driving 2092m (Granary Way play area)
Nearest informal public open space, green etc.	Walking 1287m – Christ's Hospital
ACCESSIBILITY	
Nearest bus stop	Walking 643m – Driving 643m
Nearest rail station	Walking 2092m – Driving 2092m (Christ's Hospital)
Access to highway	Access is poor, via a narrow and unmade track. This would need considerable improvement. Cooperation is required with neighbouring land owners to provide access to this site and this has not been achieved.
Site generate significant additional traffic/congestion	Considerable traffic could be generated by the development of this site and adequate access for traffic generated has not been demonstrated as achievable.
Pedestrian access	Whilst the site benefits from a footpath and bridleway, these do not connect directly to the main highway network, limiting their usefulness. Footways would need to be provided to connect the site to the wider network.
Public rights of way present	Bridleway WSx/1635/3 along western boundary of the site. Footpath WSx/1637/1 crosses the site in a northeast direction in the south-eastern part of the site.

	
Accessible by bike	
BIODIVERSITY	
European designation - SAC/SPA/RAMSAR	NO
National designation - Site of Special Scientific Interest (SSSI)	NO
Local designation - SNCI/LNR	NO
Ancient woodland	NO
Tree Preservation Order (within site/ boundary)	NO
Important hedgerows	Mature hedgerows around edge of fields
LANDSCAPE	
Recommendation in respect of relevant LCA from Southwater Landscape Sensitivity and Capacity Study	A visually enclosed landscape of small fields framed by wooded tree belts and hedgerows. Mixed land use with low density linear and some scattered development. In landscape terms some very limited development opportunities may exist for a few single units where the location relates well to the existing development pattern.
Heritage	
Listed Building?	Grade II listed GRIGGS (Listing no. 1027032) located southeast of the site.
Is the site located in/adjacent to the Conservation Area	NO
Impact on locally listed building	NO
Impact on Scheduled Ancient Monument	NO
Impact on Locally Listed Heritage Assets	NO
Other archaeological interest present	NO
Opportunity to enhance heritage assets	NO
FLOOD RISK	
Flood Zone 1 (low risk)	YES
Flood Zone 2 (medium risk)	NO
Flood Zone 3 (high risk)	NO

Surface water flooding issues	<p>Majority of site is Very Low Risk. Areas of Low Risk near proposed access.</p> 
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ENVIRONMENTAL QUALITY

Water quality issues	NONE ENVISAGED
Air quality issues	NONE ENVISAGED
Any local noise issues	Site is located just north of the A24 and likely to be exposed to significant road noise.
Agricultural land classification	GRADE 4
Contaminated Land (usually applies to brownfield sites)	NO

ECONOMIC DEVELOPMENT

Distance to employment sites?	3.9km
Would development of the site cause loss of employment site?	NO
Best and most versatile agricultural land?	NO
Opportunity for employment development on the site?	NO

AVAILABLE?

Is the site available for development?	Yes - available in 1 to 5 years
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ACHIEVABLE?


Is the site economically viable?	Assumed yes as proposed by developer.
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ASSESSMENT OF PROPOSED DEVELOPMENT

Positives	<ul style="list-style-type: none"> The site has capacity for substantial contribution to the OAN.
Negatives	<ul style="list-style-type: none"> The site is poorly related to the urban edge of the settlement.

	<ul style="list-style-type: none"> • There is potential to negatively impact the setting of a listed building. • Access to the site is constrained and has not been secured with neighbours. • The centre of the site contains woodland/mature trees which may hold ecological value. 	
Is the site deliverable?	Suitable?	NO - due to location.
	Available?	YES – the agent has confirmed that the site is available for development.
	Achievable?	NO – due to access remaining a matter for agreement with neighbours.
Conclusions	<p>For the reasons set out above we do not consider this site to be suitable or achievable for development during the plan period. It is therefore not deliverable.</p> <p style="text-align: right;">SCORE: 3</p>	

SITE 14 – LAND ADJACENT HOP OAST ROUNDABOUT

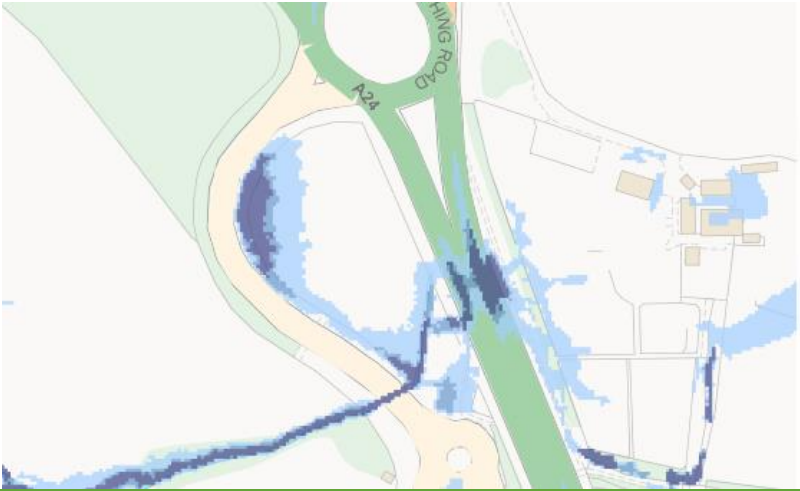
SITE & SITUATION	
Location	TQ 16116 28344
Site Area	1ha
Developable Area	1 ha
Current Use	Berkeley Homes have used the site to store materials and house temporary site offices when undertaking the upgrade works to the roundabout and junction.
Promoters Proposed Use	Commercial – possibly a hotel.
Site Description	 <p>A circular piece of surplus grassland south of the A24 and adjacent to the Hop Oast Roundabout.</p>

HDC STRATEGIC HOUSING AND ECONOMIC LAND AVAILABILITY ASSESSMENT	
Site Ref:	N/A
Conclusion:	N/A

Site's conformity with Planning Policy	
Conformity with NPPF	This site is located relatively close to the urban edge of Southwater and being well related to the main highway network, the site would therefore be seen as a relatively sustainable site in NPPF terms primarily due to its location and maybe considered suitable for commercial uses.
Conformity with HDPF	Site designated on policy map as 'Areas outside built-up area boundary'. A number of policies apply to this area but the primary policy is Policy 26 (Strategic Policy: Countryside Protection) which seeks to protect the rural character and undeveloped nature of the countryside against inappropriate development. However, given that the character of this site is denominated by the roads surrounding it, the LPA may consider that the site is suitable for development, given its proximity to and accessibility from the highway network. Policy 4 refers to the expansion of settlements and it highlights the importance of existing defensible boundaries and landscape and townscape

	character features. This site is within defensible boundaries for the settlement.
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SUITABLE?	
DISTANCE TO LOCAL SERVICES	
Nearest primary school	c. 1600m (Southwater Junior Academy)
Nearest secondary school	c. 4345m (Tanbridge House School)
Nearest doctors Surgery	c. 2414m (Village Surgery)
Shops & Services	c. 2414m (Lintot Square)
Post Office	c. 2253m (Londis, Worthing Road, Southwater)
Nearest formal public open space, play area etc.	c. 1609m (Warren Drive Play Area)
Nearest informal public open space, green etc.	c. 804.6m (Raised Area, Blakes Farm Road, Southwater)
ACCESSIBILITY	
Nearest bus stop	c.300m south on Worthing Road
Nearest rail station	c.3.2km to Christs Hospital Railway Station
Access to highway	From Worthing Road
Site generate significant additional traffic/congestion	Depending on use, the site would generate traffic requiring assessment.
Pedestrian access	There are no pedestrian footways on surrounding roads.
Public rights of way present	Bridleway to the south.
Accessible by bike	There are no designated cycle paths on surrounding roads.
BIODIVERSITY	
European designation - SAC/SPA/RAMSAR	NO
National designation - Site of Special Scientific Interest (SSSI)	NO
Local designation - SNCI/LNR	NO
Ancient woodland	NO
Tree Preservation Order (within site/ boundary)	NO
Important hedgerows	YES – a number of trees and hedgerows around the site.
LANDSCAPE	
Recommendation in respect of relevant LCA from Southwater Landscape Sensitivity and Capacity Study	The petrol filling station and park & ride land uses prevent residential development. No capacity for new development.
HERITAGE	
Impact on Listed Building and its setting	NO

Is the site located in/adjacent to the Conservation Area	NO
Impact on locally listed building	NO
Impact on Scheduled Ancient Monument	NO
Impact on Locally Listed Heritage Assets	NO
Other archaeological interest present	NO
Opportunity to enhance heritage assets	NO
FLOOD RISK	
Flood Zone 1 (low risk)	YES
Flood Zone 2 (medium risk)	NO
Flood Zone 3 (high risk)	NO
Surface water flooding issues	<p>Circa 50% of site has Very Low Risk. Other areas range from Low to High Risk.</p> 
ENVIRONMENTAL QUALITY	
Water quality issues	NO KNOWN
Air quality issues	POSSIBLE – CLOSE PROXIMITY TO A24
Any local noise issues	POSSIBLE – CLOSE PROXIMITY TO A24
Agricultural land classification	GRADE 3
Contaminated Land (usually applies to brownfield sites)	NO KNOWN
ECONOMIC DEVELOPMENT	
Distance to employment sites?	0.6 KM
Would development of the site cause loss of employment site?	NO
Best and most versatile agricultural land?	POSSIBLY. But not in active use and given constraints and size of the site, it is unlikely to be brought back into active use.

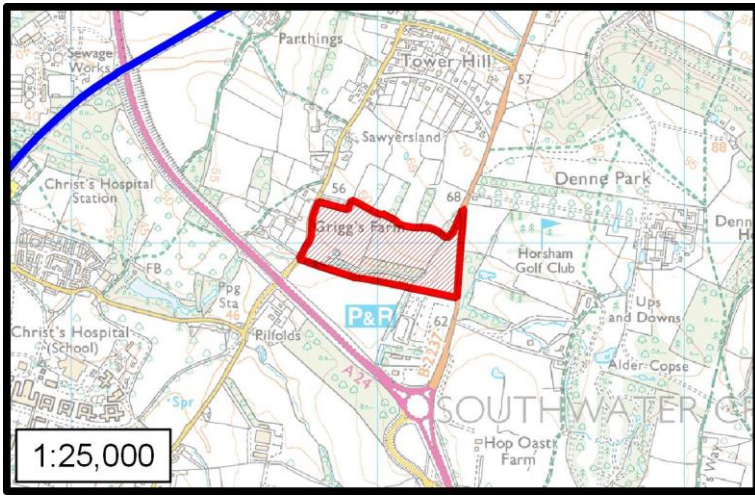
Opportunity for employment development on the site?	YES
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AVAILABLE?	
Is the site available for development?	Yes - available in 1 to 5 years

ACHIEVABLE?	
Is the site economically viable?	Assumed yes as proposed by developer.

ASSESSMENT OF PROPOSED DEVELOPMENT		
Positives	<ul style="list-style-type: none"> • The site could deliver employment or commercial uses. • Could make use of an underutilised land parcel. • Accessible for vehicles. 	
Negatives	<ul style="list-style-type: none"> • The site is constrained and only a limited range of development options would be suitable. • The site is unlikely to be suitable for residential development. • Poorly accessible for pedestrians, cyclists and by public transport. 	
Is the site deliverable?	Suitable?	YES – for commercial only
	Available?	YES – has been nominated by owners
	Achievable?	YES – subject to improvements required in association with committed development in the village. It is unlikely that obstacles to residential development could be overcome.
Conclusions	<p>This site could be suitable for non-residential development, if there is a need for such an allocation in the Parish. The site is not suitable for residential development.</p>	
		SCORE: 2

SITE 15 – LAND WEST OF WORTHING ROAD AND EAST OF TWO MILE ASH ROAD

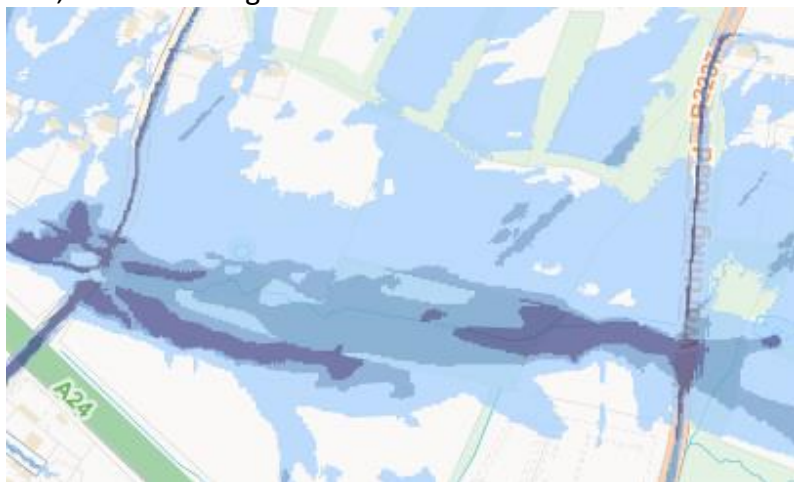
SITE & SITUATION	
Location	TQ 16036 28983
Site Area	10.5ha
Developable Area	6.5ha
Current Use	Agricultural / Woodland
Promoters Proposed Use	Residential led development.
Site Description	 <p>The site is an area of open farmland in countryside south of Tower Hill and north of the A24 and the park and ride facility located immediately north of the Hop Oast Roundabout. The site borders the B2237 on the east and Two Mile Ash Road to the west. The site is relatively flat. The land comprises four fields and areas of woodland.</p>

HDC STRATEGIC HOUSING AND ECONOMIC LAND AVAILABILITY ASSESSMENT	
Site Ref:	SA601 and SA625
Conclusion:	"The site is in an isolated location unrelated to the settlement edge of Southwater. Development in this location would be unsustainable due to the lack of surrounding services and facilities meaning the site is classified as Not Currently Developable."

Site's conformity with Planning Policy	
Conformity with NPPF	The site is located relatively close to the urban area of Horsham and the facilities and services it offers, the site would therefore be seen as a relatively sustainable site in NPPF terms primarily due to its location. However, the site is not well related to the existing edge of the urban area and would still be fairly isolated.
Conformity with HDPF	Site designated on policy map as 'Areas outside built-up area boundary'. A number of policies apply to this area but the primary policy is Policy 26 (Strategic Policy: Countryside Protection) which seeks to protect the rural

	<p>character and undeveloped nature of the countryside against inappropriate development. Development in this area should be essential to its countryside location, and support the needs of agriculture or forestry; Enable the extraction of minerals or the disposal of waste; Provide for quiet informal recreational use; or Enable the sustainable development of rural areas. In addition, development should be of a scale appropriate to its countryside character and location. Policy 4 refers to the expansion of settlements and it highlights the importance of existing defensible boundaries and landscape and townscape character features.</p>
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SUITABLE?	
DISTANCE TO LOCAL SERVICES	
Nearest primary school	c. 2100m (St John's Catholic Primary School)
Nearest secondary school	c. 4184m (Tanbridge House, Horsham)
Nearest doctors Surgery	c. 4184m (Orchard Surgery, Blackhorse Way, Horsham)
Shops & Services	c. 1448m (Needles Estate)
Post Office	c. 2553m (Swan Walk, Horsham)
Nearest formal public open space, play area etc.	c. 1770m (Granary Way, Horsham)
Nearest informal public open space, green etc.	c. 1770m (Granary Way, Horsham,)
ACCESSIBILITY	
Nearest bus stop	c.90m south along Worthing Road
Nearest rail station	c.1440m to Horsham Railway Station
Access to highway	Via Worthing Road or Two Mile Ash Road
Site generate significant additional traffic/congestion	YES – may require junction improvements, but site benefits from being adjacent to Horsham Park and Ride, so public transport options are excellent for this location.
Pedestrian access	There is a narrow footway on the opposite side of Worthing Road, which may require improvements.
Public rights of way present	NO
Accessible by bike	No cyclepath.
BIODIVERSITY	
European designation - SAC/SPA/RAMSAR	NO
National designation - Site of Special Scientific Interest (SSSI)	NO
Local designation - SSCI/LNR	NO
Ancient woodland	NO
Tree Preservation Order (within site/ boundary)	NO
Important hedgerows	YES - some mature hedgerows on site.
LANDSCAPE	
Recommendation in respect of relevant LCA from Southwater	A visually enclosed landscape of small fields framed by wooded tree belts and hedgerows. Mixed land use with low density linear and some scattered development. In landscape terms some very limited

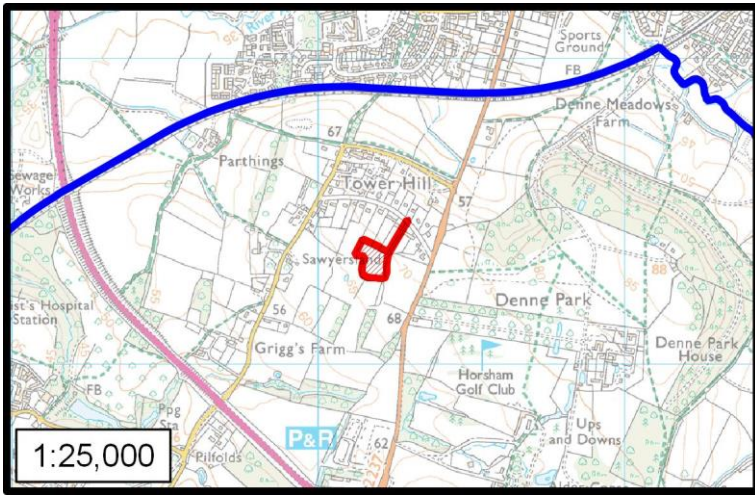
Landscape Sensitivity and Capacity Study	development opportunities may exist for a few single units where the location relates well to the existing development pattern.	
HERITAGE		
Impact on Listed Building and its setting	YES – Gate Cottage at Denne Park (Listing 1193571, Grade II) and GRIGGS (Listing no. 1027032, Grade II).	
Is the site located in/adjacent to the Conservation Area	NO	
Impact on locally listed building	NO	
Impact on Scheduled Ancient Monument	NO	
Impact on Locally Listed Heritage Assets	NO	
Other archaeological interest present	NO KNOWN	
Opportunity to enhance heritage assets	NO	
FLOOD RISK		
Flood Zone 1 (low risk)	YES	
Flood Zone 2 (medium risk)	NO	
Flood Zone 3 (high risk)	NO	
Surface water flooding issues	Low, Medium & High Risk	
		
ENVIRONMENTAL QUALITY		
Water quality issues	NO KNOWN	
Air quality issues	NO KNOWN	
Any local noise issues	NO KNOWN	
Agricultural land classification	Grade 4	
Contaminated Land (usually applies to brownfield sites)	NO KNOWN	
ECONOMIC DEVELOPMENT		
Distance to employment sites?	1.3 km	
Would development of the site cause loss of employment site?	NO	
Best and most versatile agricultural land?	NO	
Opportunity for employment development on the site?	POSSIBLY	

AVAILABLE?	
Is the site available for development?	Yes - available in 1 to 5 years

ACHIEVABLE?	
Is the site economically viable?	Assumed yes as proposed by developer.

ASSESSMENT OF PROPOSED DEVELOPMENT		
Positives	<ul style="list-style-type: none"> • Could contribute towards the OAN. • Support Park and Ride use 	
Negatives	<ul style="list-style-type: none"> • Possible impact on Listed Buildings • Potential impact on trees and wildlife habitat. • Isolated location, not well related to the development boundary of Southwater. 	
Is the site deliverable?	Suitable?	NO - not really suitable for substantial residential development due to location.
	Available?	YES – landowner submitted the site for consideration.
	Achievable?	Possibly – it is likely that obstacles could be overcome to make the scheme achievable.
Conclusions	<p>For the reasons set out above we do not consider this site to be suitable for residential development during the plan period. It is therefore not deliverable.</p> <p style="text-align: right;">SCORE: 3</p>	

SITE 16 – GARDEN OF PADDOCK HOUSE, SALISBURY ROAD


SITE & SITUATION	
Location	TQ 16176 29354
Site Area	1ha
Developable Area	0.5ha
Current Use	Garden of Paddock House
Promoters Proposed Use	Residential development - 2 large dwellings.
Site Description	 <p>This is the garden of Paddock House, fully enclosed and not overlooked. The site is relatively flat and offers a well screened site.</p>

HDC STRATEGIC HOUSING AND ECONOMIC LAND AVAILABILITY ASSESSMENT	
Site Ref:	SA040
Conclusion:	“This site is located away from the built form of Southwater or Horsham. Given the potential for settlement coalescence, visual intrusion into the countryside and harm to biodiversity, it is not considered that this site is suitable for residential development”

Site's conformity with Planning Policy	
Conformity with NPPF	The NPPF seeks to protect the countryside whilst supporting thriving rural communities within it. It specifically states that LPA's should avoid new isolated homes in the countryside.
Conformity with HDPF	Site designated on policy map as 'Areas outside built-up area boundary'. A number of policies apply to this area but the primary policy is Policy 26 (Strategic Policy: Countryside Protection) which seeks to protect the rural character and undeveloped nature of the countryside against inappropriate development. Development in this area should be essential to its countryside location, and support the needs of agriculture or forestry; Enable the extraction of minerals or the disposal of waste; Provide for quiet informal recreational use; or Enable the sustainable development of rural areas. In

	addition, development should be of a scale appropriate to its countryside character and location.
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SUITABLE?	
DISTANCE TO LOCAL SERVICES	
Nearest primary school	c.2000m (St John's Catholic Primary School)
Nearest secondary school	c.2896m (Tanbridge House School, Horsham)
Nearest doctors Surgery	c.1607m (Riverside Surgery, Worthing Road, Horsham)
Shops & Services	c.1126m (Needles Estate, Horsham)
Post Office	c.2414m (Swan Walk, Horsham)
Nearest formal public open space, play area etc.	c.1770m (Needles Estate, Horsham)
Nearest informal public open space, green etc.	c.1770m (Needles Estate, Horsham)
ACCESSIBILITY	
Nearest bus stop	300m - Worthing Road, Horsham
Nearest rail station	2500m - Christ's Hospital
Access to highway	c. 965m to A24
Site generate significant additional traffic/congestion	No – only two dwellings suggested by owner.
Pedestrian access	Accessibility to the site is poor and the access road has no footways.
Public rights of way present	Denne Park
Accessible by bike	Not on the cycle network.
BIODIVERSITY	
European designation - SAC/SPA/RAMSAR	NO
National designation - Site of Special Scientific Interest (SSSI)	NO
Local designation - SNCI/LNR	NO
Ancient woodland	NO
Tree Preservation Order (within site/ boundary)	NO
Important hedgerows	Hedging and tree around boundary and within site.
LANDSCAPE	
Recommendation in respect of relevant LCA from Southwater Landscape Sensitivity and Capacity Study	<p>Site falls across two LCA's</p> <p>LCA 3b 'A visually enclosed landscape of small fields framed by wooded tree belts and hedgerows. Mixed land use with low density linear and some scattered development. In landscape terms some very limited development opportunities may exist for a few single units where the location relates well to the existing development pattern.'</p>

	LCA 3c ‘A low density residential area that is well enclosed by wooded belts and hedgerows. In landscape terms some very limited development opportunities may exist for a few single units as infill where visual effects would be minimal.	
HERITAGE		
Impact on Listed Building and its setting	NO	
Is the site located in/adjacent to the Conservation Area	NO	
Impact on locally listed building	NO	
Impact on Scheduled Ancient Monument	NO	
Impact on Locally Listed Heritage Assets	NO	
Other archaeological interest present	NO	
Opportunity to enhance heritage assets	NO	
FLOOD RISK		
Flood Zone 1 (low risk)	YES	
Flood Zone 2 (medium risk)	NO	
Flood Zone 3 (high risk)	NO	
Surface water flooding issues	Generally Very Low Risk with some areas of Low Risk. 	
ENVIRONMENTAL QUALITY		
Water quality issues	NONE KNOWN OF	
Air quality issues	NONE	
Any local noise issues	NONE – Residential properties nearby.	
Agricultural land classification	Grade 4	
Contaminated Land (usually applies to brownfield sites)	Unlikely. Not in agricultural use.	
ECONOMIC DEVELOPMENT		
Distance to employment sites?	0.8km	
Would development of the site cause loss of employment site?	NO	
Best and most versatile agricultural land?	NO	

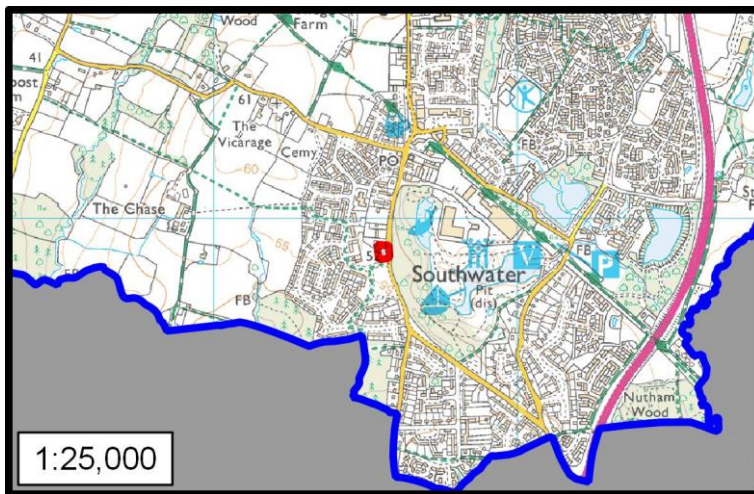
Opportunity for employment development on the site?	NO
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AVAILABLE?	
Is the site available for development?	Yes - available in 1 to 5 years

ACHIEVABLE?	
Is the site economically viable?	Assumed yes as proposed by developer.

ASSESSMENT OF PROPOSED DEVELOPMENT		
Positives	<ul style="list-style-type: none"> The site is well screened although it is outside of the development boundary. Provision of land to meeting the OAN. 	
Negatives	<ul style="list-style-type: none"> Access to this site would be difficult as it is from narrow drive, on a narrow residential road, however this may be acceptable for two dwellings. Not located adjacent to the built up area boundary. 	
Is the site deliverable?	Suitable?	Possibly – for very few residential units. Subject to access being proven to be appropriate.
	Available?	Yes – owner has promoted site.
	Achievable?	Access needs to be proven to be acceptable.
Conclusions	<p>This site could be suitable and deliverable for development subject to access issues being overcome. Two family dwellings in this location may be acceptable.</p> <p style="text-align: right;">SCORE: 2</p>	

SITE 17 – LAND AT FOXES CLOSE, SOUTHWATER

SITE & SITUATION	
Location	TQ 15741 25466
Site Area	0.1ha
Developable Area	0.1ha
Current Use	Woodland v/ Open Space
Promoters Proposed Use	Residential Development of 3 units
Site Description	 <p>The site forms a secondary area of open space in a prominent location in the centre of the village on Worthing Road. It is mainly laid to grass with a number of mature trees.</p>

HDC STRATEGIC HOUSING AND ECONOMIC LAND AVAILABILITY ASSESSMENT	
Site Ref:	n/a
Conclusion:	n/a

Site's conformity with Planning Policy	
Conformity with NPPF	The site is located within the settlement boundary for Southwater close to existing shops and services. National Policy support development in locations such as this. However, the site is currently used as public open / amenity space with a number of large mature trees on it. On balance developing this site is not considered to be in conformity with the NPPF.
Conformity with HDPF	This site is located within the settlement boundary of Southwater where appropriate infill development is supported. However, given the current use and trees on the site development of it is unlikely to be in conformity with the HDPF.

SUITABLE?	
DISTANCE TO LOCAL SERVICES	
Nearest primary school	c.1280m (Southwater Infant/Junior Academy)

Nearest secondary school		c.7400m (Tanbridge House School, Horsham)
Nearest doctors Surgery		c.950m (The Village Surgery, Southwater)
Shops & Services		c.950m (Lintot Square, Southwater)
Post Office		c.900m (Lintot Square, Horsham)
Nearest formal public open space, play area etc.		c.1300m (Southwater Country Park)
Nearest informal public open space, green etc.		c.300m (Open Space on Foxfield Cottages, Southwater)
ACCESSIBILITY		
Nearest bus stop	Adjacent to the site on the Worthing Road.	
Nearest rail station	c.4200m on foot to Christs Hospital Station	
Access to highway	Site abuts Worthing Road and College Road. Access likely onto College Road but would be close to junction. Further investigations needed to establish acceptability of any access proposals if/when they are provided.	
Site generate significant additional traffic/congestion	Small residential development not likely to add significant traffic.	
Pedestrian access	Onto adjacent public highway	
Public rights of way present	No official PRow but community use well established.	
Accessible by bike	Yes	
BIODIVERSITY		
European designation - SAC/SPA/RAMSAR	NO	
National designation - Site of Special Scientific Interest (SSSI)	NO	
Local designation - SNCI/LNR	NO	
Ancient woodland	NO	
Tree Preservation Order (within site/ boundary)	NO	
Important hedgerows	NO	
LANDSCAPE		
Recommendation in respect of relevant LCA from Southwater Landscape Sensitivity and Capacity Study	n/a	
HERITAGE		
Impact on Listed Building and its setting	NO	
Is the site located in/adjacent to the Conservation Area	NO	
Impact on locally listed building	NO	
Impact on Scheduled Ancient Monument	NO	
Impact on Locally Listed Heritage Assets	NO	

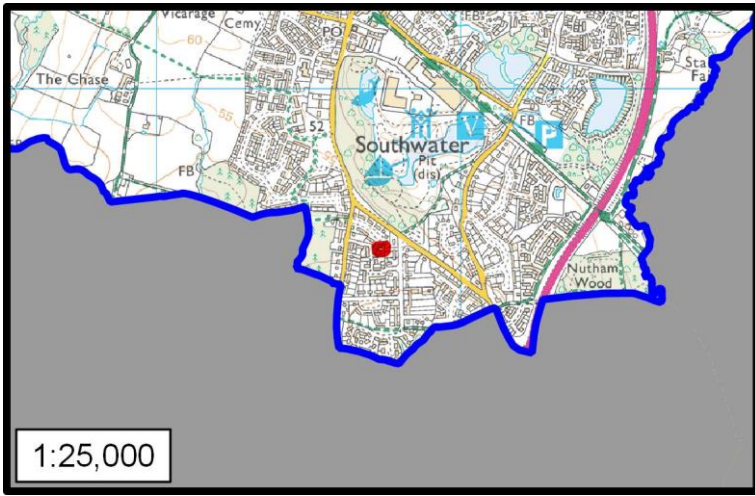
Other archaeological interest present	NO
Opportunity to enhance heritage assets	NO
FLOOD RISK	
Flood Zone 1 (low risk)	YES
Flood Zone 2 (medium risk)	NO
Flood Zone 3 (high risk)	NO
Surface water flooding issues	No risk on site – some risk on College Lane adjacent.
ENVIRONMENTAL QUALITY	
Water quality issues	NONE KNOWN OF
Air quality issues	NONE
Any local noise issues	NONE – Residential properties nearby.
Agricultural land classification	Grade 3
Contaminated Land (usually applies to brownfield sites)	Unlikely.
ECONOMIC DEVELOPMENT	
Distance to employment sites?	0.3km
Would development of the site cause loss of employment site?	NO
Best and most versatile agricultural land?	NO
Opportunity for employment development on the site?	NO

AVAILABLE?	
Is the site available for development?	Yes – available in 1 to 5 years

ACHIEVABLE?	
Is the site economically viable?	Assumed yes as proposed by developer.

ASSESSMENT OF PROPOSED DEVELOPMENT		
Positives	<ul style="list-style-type: none"> In built up area. Accessible location close to nearby shops and services. 	
Negatives	<ul style="list-style-type: none"> Site currently used by the community as open space Mature trees would require felling. 	
Is the site deliverable?	Suitable?	Number of mature trees that contribute to this part of the village would need to be removed/felled. Also, would result in loss of public open space. Not considered suitable.
	Available?	Yes – owner has promoted site.
	Achievable?	Yes – yes
Conclusions	<p>This site is not considered suitable for development. A number of mature trees exist on the site that positively contribute towards the character of the area. The site is also used for community uses at present.</p>	
		SCORE: 3

SITE 18 – LAND AT WORTHING ROAD, SOUTHWATER

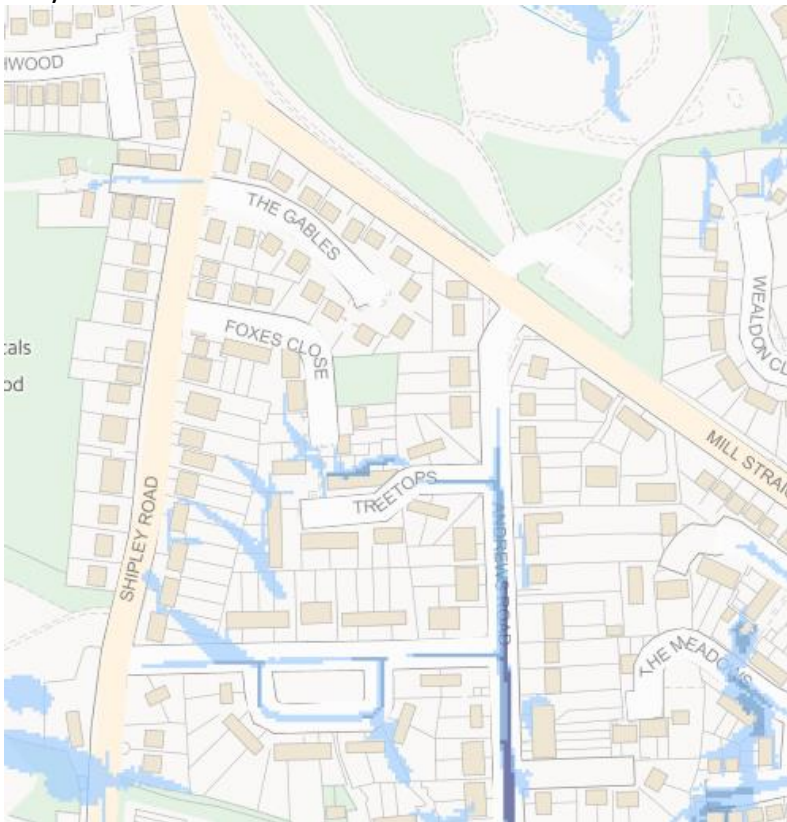
SITE & SITUATION	
Location	TQ 15567 25875
Site Area	0.17ha
Developable Area	0.17ha
Current Use	Public open space
Promoters Proposed Use	1 or 2 houses
Site Description	 <p>This is the garden of Paddock House, fully enclosed and not overlooked. The site is relatively flat and offers a well screened site.</p>

HDC STRATEGIC HOUSING AND ECONOMIC LAND AVAILABILITY ASSESSMENT	
Site Ref:	n/a
Conclusion:	n/a

Site's conformity with Planning Policy	
Conformity with NPPF	The site is located within the settlement boundary for Southwater close to existing shops and services. National Policy support development in locations such as this. However, the site is currently used as public open / amenity space with a number of large mature trees on it. On balance developing this site is not considered to be in conformity with the NPPF.
Conformity with HDPF	This site is located within the settlement boundary of Southwater where appropriate infill development is supported. However, given the current use and trees on the site development of it is unlikely to be in conformity with the HDPF.

SUITABLE?	
DISTANCE TO LOCAL SERVICES	
Nearest primary school	c.2000m (St John's Catholic Primary School)
Nearest secondary school	c.2896m (Tanbridge House School, Horsham)

Nearest doctors Surgery		900m (The Village Surgery, Southwater)
Shops & Services		100m (Lintot Square)
Post Office		800m (Southwater Post Office)
Nearest formal public open space, play area etc.		230m (Southwater Country Park)
Nearest informal public open space, green etc.		230m (Southwater Country Park)
ACCESSIBILITY		
Nearest bus stop	c.100m on Andrews Road	
Nearest rail station	c.4500m on foot to Christs Hospital Station	
Access to highway	Direct access onto Foxes Close	
Site generate significant additional traffic/congestion	No.	
Pedestrian access	Onto public highway adjacent	
Public rights of way present	Not on site	
Accessible by bike	yes	
BIODIVERSITY		
European designation - SAC/SPA/RAMSAR		NO
National designation - Site of Special Scientific Interest (SSSI)		NO
Local designation - SNCI/LNR		NO
Ancient woodland		NO
Tree Preservation Order (within site/ boundary)		NO
Important hedgerows		Hedging and tree around boundary and within site.
LANDSCAPE		
Recommendation in respect of relevant LCA from Southwater Landscape Sensitivity and Capacity Study	n/a	
HERITAGE		
Impact on Listed Building and its setting		NO
Is the site located in/adjacent to the Conservation Area		NO
Impact on locally listed building		NO
Impact on Scheduled Ancient Monument		NO
Impact on Locally Listed Heritage Assets		NO
Other archaeological interest present		NO
Opportunity to enhance heritage assets		NO
FLOOD RISK		
Flood Zone 1 (low risk)		YES
Flood Zone 2 (medium risk)		NO

Flood Zone 3 (high risk)	NO
Surface water flooding issues	Very Low Risk. 

ENVIRONMENTAL QUALITY	
Water quality issues	NONE KNOWN OF
Air quality issues	NONE
Any local noise issues	NONE – Residential properties nearby.
Agricultural land classification	Grade 4
Contaminated Land (usually applies to brownfield sites)	Unlikely. Not in agricultural use.
ECONOMIC DEVELOPMENT	
Distance to employment sites?	0.8km
Would development of the site cause loss of employment site?	NO
Best and most versatile agricultural land?	NO
Opportunity for employment development on the site?	NO

AVAILABLE?	
Is the site available for development?	Yes - available in 1 to 5 years

ACHIEVABLE?	
Is the site economically viable?	Assumed yes as proposed by developer.

ASSESSMENT OF PROPOSED DEVELOPMENT		
Positives	<ul style="list-style-type: none"> • Site within the existing settlement. • Good accessibility and access to local shops and services. • Small provision of housing. 	
Negatives	<ul style="list-style-type: none"> • Site currently publicly accessible. • Existing woodland would need to be removed. • Current suite contributes towards the character of the area. 	
Is the site deliverable?	Suitable?	No
	Available?	Yes – owner has promoted site.
	Achievable?	Access needs to be proven to be acceptable.
Conclusions	<p>The development of this site would result in the removal of a number of mature trees and a significant change to the character of the area. Not considered deliverable.</p>	
		SCORE: 3

CONCLUSIONS

The assessments undertaken in this report have concluded as to whether each site is considered to be Developable, Less Developable or Not Developable. A summary of the assessment conclusions is below and a map illustrating these conclusions included in Appendix 1.

The following sites are considered to be **Developable**:

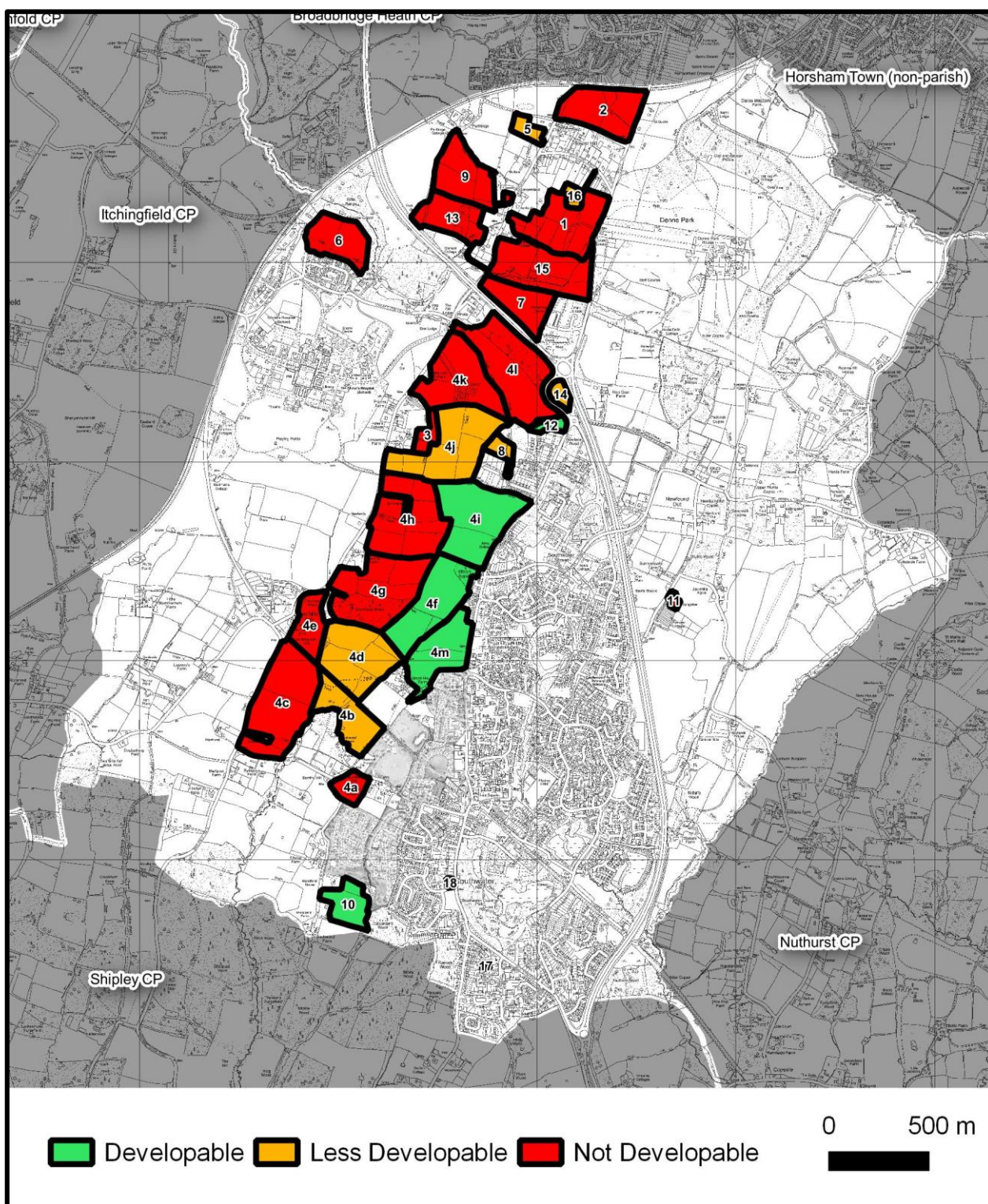
- 4f. Land West of Southwater (10.59ha)
- 4i. Land West of Southwater (12.81ha)
- 4m. Land West of Southwater (8.78ha)
- 10. Woodlands Farm, Shaws Lane (4.04ha)
- 12. The Copse, Worthing Road (0.94ha)

The following sites are considered to be **Less Developable**:

- 4b. Land West of Southwater (6.46ha)
- 4d. Land West of Southwater (10.83ha)
- 4j. Land West of Southwater (12.96ha)
- 5. The Hermitage, Tower Hill (1.42ha)
- 8. Merryfeidl, New Road (1.36ha)
- 14. Land Adjacent Hop Oast Roundabout (1.05ha)
- 16. Garden of Paddock House, Salisbury Road (0.97ha)

The following sites are considered to be **Not Developable**:

- 1. Land to the west of Worthing Road, Tower Hill (9.96ha)
- 2. Land to West of Worthing Road and north of Tower Hill (8.1ha)
- 3. Lanaways Farm, Two Mile Ash (1.62ha)
- 4a. Land West of Southwater (2.03ha)
- 4c. Land West of Southwater (14.46ha)
- 4e. Land West of Southwater (4.26ha)
- 4g. Land West of Southwater (13.55ha)
- 4h. Land West of Southwater (13.25ha)
- 4k. Land West of Southwater (10.72ha)



4l. Land West of Southwater (13.83ha)

6. The Warren, Christ's Hospital (6.03ha)

7. Land north of A24 east of Tower Hill (5.56ha)

- 9. Griggs, Tower Hill (7.66ha)
- 11. Jackrell's Farm (0.35ha)
- 13. Stoneleigh, Tower Hill (5.98ha)
- 15. Land west of Worthing Road and east of Two Mile Ash Road, (10.55ha)
- 17. Land at Foxes Close, Southwater (0.1ha)
- 18. Land at Worthing Road, Southwater (0.17ha)

The conclusions of this assessment will be used by the Steering Group when considering the best approach for the plan to take with regards to the allocation of new development within the Neighbourhood Plan.

It should be noted that the conclusions of this assessment in themselves do not dictate what should be included in the neighbourhood plan.