

Sites	Objective 1: Conserve/ Enhance Rural Character	Objective 2: Protect/ Enhance Biodiversity	Objective 3: Protect/ Enhance Heritage Assets	Objective 4: Flooding	Objective 5: Reduce Impact on Climate Change	Objective 6: Improve Highway Safety	Objective 7: Housing Need & Affordable Homes	Objective 8: Safe Environment.	Objective 9: Improve Non-Car Modes of Transport	Objective 10: Maintain/ Enhance Community Infrastructure	Objective 11: Maintain/ Enhance Economic Base	Objective 12: Stable Employment/ Address Disparities	Objective 13: Maintain/ Enhance retail facilities
SL01	XX	X	0	0	X	0	✓✓	0	X	✓✓	0	0	✓
SL02	XX	X	0	0	X	0	✓✓	0	X	✓✓	0	0	✓
SL03	XX	X	0	0	X	0	✓✓	0	X	✓	0	0	?✓
SL04													
SL05													
SL06	XX	XX	0	0	X	0	✓	0	X	0	0	0	?✓
SL07	X	?X	0	0	X	0	✓✓	0	X	X	0	0	?✓
SL08	XX	X	0	0	X	0	✓✓	0	X	✓✓	0	0	✓
SL09	XX	X	?X	0	?✓	0	✓✓	0	✓	✓✓	0	0	✓
SL10	XX	X	0	0	?✓	0	✓	0	✓	0	0	0	?✓
SL11	X	?X	0	0	?✓	?X	✓	0	✓	0	0	0	?✓
SL12	?X	?X	0	0	?✓	0	✓✓	0	✓	0	0	0	?✓
SL13	X	X	0	0	?✓	0	✓✓	0	✓	0	0	0	?✓
SL14													
SL15	XX	X	0	0	X	0	✓	0	X	0	0	0	0
✓✓	significant positive impact on the sustainability objectives.												
✓	positive impact on the sustainability objective.												
?✓	possible positive or slight positive impact on the sustainability objectives.												
0	No impact or neutral impact of sustainability objectives.												
?X	possible negative or slight negative impact on the sustainability objectives.												
X	negative impact on the sustainability objective.												
XX	significant negative impact on the sustainability objectives.												

LAND AT LOWER TILGATE, EAST OF PEASE POTTAGE													
Site	Objective 1: Conserve/ Enhance Rural Character	Objective 2: Protect/ Enhance Biodiversity	Objective 3: Protect/ Enhance Heritage Assets	Objective 4: Flooding	Objective 5: Reduce Impact on Climate Change	Objective 6: Improve Highway Safety	Objective 7: Housing Need & Affordable Homes	Objective 8: Safe Environment.	Objective 9: Improve Non-Car Modes of Transport	Objective 10: Maintain/ Enhance Community Infrastructure	Objective 11: Maintain/ Enhance Economic Base	Objective 12: Stable Employment/ Address Disparities	Objective 13: Maintain/ Enhance retail facilities
SL01	XX	X	0	0	X	0	✓✓	0	X	✓✓	0	0	✓

The site currently comprises woodland and open grassland. It extends to 343 hectares. The M23 bounds the site to the north, the train line bounds it to the east. Woodland and open grassland bound the site to the south and west. Parts of the northern area of the site are designated as Priority Habitat. Parts of the northern area of site are designated as designated Ancient and Semi Natural Woodland. The site lies within the High Weald Area of Outstanding Beauty (AONB).

The site is not in close proximity to any designated heritage assets. There is no designated Conservation Area in Pease Pottage.

The site falls within Flood Zone 1. Clays Lake lies in the western part of the site where a dam enables storage of additional water within the lake. This forms part of the Upper Mole Flood Alleviation Scheme.

The site would be accessed off Parish Lane. Depending on the access point, woodland may need to be remove to facilitate visibility splays and safe access to the site.

The site is in reasonable proximity to the services and facilities at Pease Pottage services.

Mitigation measures in conjunction with development could include the retention of mature trees and hedges in the northern part of the site; a landscape buffer on the southern boundary to act as a buffer to the countryside. A new junction may be required off the M23. Improvements could be provided to public transport links and the pedestrian environment. Sustainable drainage techniques could be provided on site to ensure surface water is managed effectively.

Due to the constraints of the site, it is envisaged less than 50% of the land is developable. It is therefore estimated that 200 hectares would be available for development at a low density and could therefore deliver 4000 residential units.

✓✓	significant positive impact on the sustainability objectives.
✓	positive impact on the sustainability objective.
?✓	possible positive or slight positive impact on the sustainability objectives.
0	No impact or neutral impact of sustainability objectives.
?X	possible negative or slight negative impact on the sustainability objectives.
X	negative impact on the sustainability objective.
XX	significant negative impact on the sustainability objectives.

LAND NORTH OF PEASE POTTAGE, WEST OF OLD BRIGHTON ROAD													
Site	Objective 1: Conserve/ Enhance Rural Character	Objective 2: Protect/ Enhance Biodiversity	Objective 3: Protect/ Enhance Heritage Assets	Objective 4: Flooding	Objective 5: Reduce Impact on Climate Change	Objective 6: Improve Highway Safety	Objective 7: Housing Need & Affordable Homes	Objective 8: Safe Environment.	Objective 9: Improve Non-Car Modes of Transport	Objective 10: Maintain/ Enhance Community Infrastructure	Objective 11: Maintain/ Enhance Economic Base	Objective 12: Stable Employment/ Address Disparities	Objective 13: Maintain/ Enhance retail facilities
SL02	XX	X	0	0	X	0	✓✓	0	X	✓✓	0	0	✓
<p>The site is currently open grassland and is gently undulating reflecting its former use a former golf course. It is bound by tree lines on the north, west, south and east. A Priority Habitat lies to the north. Ancient and Semi Natural Woodland lies to the east. The site lies within the High Weald Area of Outstanding Beauty (AONB). The site lies within the defined Strategic Gap between Crawley and Pease Pottage.</p> <p>The site is not in close proximity to any designated heritage assets. There is no designated Conservation Area in Pease Pottage.</p> <p>The site falls within Flood Zone 1.</p> <p>Vehicular access would be achieved off Horsham Road via third party land. Existing hedgerow would need to be removed to facilitate visibility splays and safe access. Alternatively the site could be accessed via Old Brighton Road north.</p> <p>The site is in close proximity to the services and facilities at Pease Pottage Services.</p> <p>Mitigation measures in conjunction with development could include the retention of mature trees and hedges. Residential units could be located on the southern part of the site. To mitigate the removal of existing hedgerow to facilitate visibility splays additional planting and landscaping could be provided. Sustainable drainage techniques could be provided on site to ensure surface water is managed effectively.</p> <p>Given the constraints of the site it is envisaged the developable area of the site is 5 hectares. It is envisaged the site would developed at a low density and could therefore deliver 100 residential units.</p>													
✓✓	significant positive impact on the sustainability objectives.												
✓	positive impact on the sustainability objective.												
?✓	possible positive or slight positive impact on the sustainability objectives.												
0	No impact or neutral impact of sustainability objectives.												
?X	possible negative or slight negative impact on the sustainability objectives.												
X	negative impact on the sustainability objective.												
XX	significant negative impact on the sustainability objectives.												

LAND NORTH OF THE GOLF HOUSE, HORSHAM ROAD, PEASE POTTAGE

Site	Objective 1: Conserve/ Enhance Rural Character	Objective 2: Protect/ Enhance Biodiversity	Objective 3: Protect/ Enhance Heritage Assets	Objective 4: Flooding	Objective 5: Reduce Impact on Climate Change	Objective 6: Improve Highway Safety	Objective 7: Housing Need & Affordable Homes	Objective 8: Safe Environment.	Objective 9: Improve Non-Car Modes of Transport	Objective 10: Maintain/ Enhance Community Infrastructure	Objective 11: Maintain/ Enhance Economic Base	Objective 12: Stable Employment/ Address Disparities	Objective 13: Maintain/Enhance retail facilities
SL03	XX	X	0	0	X	0	✓✓	0	X	✓	0	0	?✓

The site is currently woodland and is designated as Priority Habitat. Parts of the site are also covered by Ancient and Semi Natural Woodland. This site is gently undulating. It's boundary is also defined by woodland. The site lies within the High Weald Area of Outstanding Beauty (AONB). The site lies within the defined Strategic Gap between Crawley and Pease Pottage.

There are no Listed Buildings within close proximity to the site. There is no designated Conservation Area in Pease Pottage.

The site falls within Flood Zone 1.

The site would be accessed off Horsham Road via third party land. Existing hedgerow would need to be removed on Horsham Road to facilitate visibility splays and safe access.

The site is in close proximity to the services and facilities at Pease Pottage Services.

Mitigation measures in conjunction with development could include the retention of existing trees and hedgerows. Residential units could be provided on the southern part of the site to facilitate the retention of existing trees and hedges. Sustainable drainage techniques could be provided on site to ensure surface water is managed effectively.

Given the extensive presence of Ancient and Semi Natural Woodland, it is considered only 25% of the site is developable. It is envisaged 1.5 hectares is development at a lower density and could therefore deliver 30 residential units.

✓✓	significant positive impact on the sustainability objectives.												
✓	positive impact on the sustainability objective.												
?✓	possible positive or slight positive impact on the sustainability objectives.												
0	No impact or neutral impact of sustainability objectives.												
?X	possible negative or slight negative impact on the sustainability objectives.												
X	negative impact on the sustainability objective.												
XX	significant negative impact on the sustainability objectives.												

LAND AT THE GOLF HOUSE, HORSHAM ROAD, PEASE POTTAGE													
Site	Objective 1: Conserve/ Enhance Rural Character	Objective 2: Protect/ Enhance Biodiversity	Objective 3: Protect/ Enhance Heritage Assets	Objective 4: Flooding	Objective 5: Reduce Impact on Climate Change	Objective 6: Improve Highway Safety	Objective 7: Housing Need & Affordable Homes	Objective 8: Safe Environment.	Objective 9: Improve Non-Car Modes of Transport	Objective 10: Maintain/ Enhance Community Infrastructure	Objective 11: Maintain/ Enhance Economic Base	Objective 12: Stable Employment/ Address Disparities	Objective 13: Maintain/Enhance retail facilities
SL04													
<p>Planning Committee has resolved to approve demolition of existing buildings and outline planning permission for redevelopment of site to provide 25no. new dwellings with associated access. Decision Notice has not yet been issued.</p>													
✓✓	significant positive impact on the sustainability objectives.												
✓	positive impact on the sustainability objective.												
?✓	possible positive or slight positive impact on the sustainability objectives.												
0	No impact or neutral impact of sustainability objectives.												
?✗	possible negative or slight negative impact on the sustainability objectives.												
✗	negative impact on the sustainability objective.												
✗✗	significant negative impact on the sustainability objectives.												

LAND AT HARDRIDING FARM, BRIGHTON ROAD, PEASE POTTAGE													
Site	Objective 1: Conserve/ Enhance Rural Character	Objective 2: Protect/ Enhance Biodiversity	Objective 3: Protect/ Enhance Heritage Assets	Objective 4: Flooding	Objective 5: Reduce Impact on Climate Change	Objective 6: Improve Highway Safety	Objective 7: Housing Need & Affordable Homes	Objective 8: Safe Environment.	Objective 9: Improve Non-Car Modes of Transport	Objective 10: Maintain/ Enhance Community Infrastructure	Objective 11: Maintain/ Enhance Economic Base	Objective 12: Stable Employment/ Address Disparities	Objective 13: Maintain/Enhance retail facilities
SL05													
<p>Planning permission granted on 28 November 2016 for phased development of approximately 600 dwellings (Use Class C3), (including affordable housing), 48 bed care facility (Use Class C2), Community building (Use Class D1), cafe (Use Class A3) and retail (Use Class A1), up to 1 form-entry primary school (Use Class D1), hard/soft landscaping including a noise bund/fence, infrastructure provision, creation of accesses and car parking. The application includes demolition of 2 dwelling houses, ancillary agricultural buildings, removal of waste facility and stopping up existing vehicular access (post construction). (additional information submitted 7th March 2016) AMENDMENT: "Additional information received - Environment Statement Volume 1 - Main Statement Addendum."(DM/15/4711).</p>													
✓✓	significant positive impact on the sustainability objectives.												
✓	positive impact on the sustainability objective.												
?✓	possible positive or slight positive impact on the sustainability objectives.												
0	No impact or neutral impact of sustainability objectives.												
?✗	possible negative or slight negative impact on the sustainability objectives.												
✗	negative impact on the sustainability objective.												
✗✗	significant negative impact on the sustainability objectives.												

LAND TO WEST OF 63 HORSHAM ROAD, PEASE POTTAGE													
Site	Objective 1: Conserve/ Enhance Rural Character	Objective 2: Protect/ Enhance Biodiversity	Objective 3: Protect/ Enhance Heritage Assets	Objective 4: Flooding	Objective 5: Reduce Impact on Climate Change	Objective 6: Improve Highway Safety	Objective 7: Housing Need & Affordable Homes	Objective 8: Safe Environment.	Objective 9: Improve Non-Car Modes of Transport	Objective 10: Maintain/ Enhance Community Infrastructure	Objective 11: Maintain/ Enhance Economic Base	Objective 12: Stable Employment/ Address Disparities	Objective 13: Maintain/ Enhance retail facilities
SL06	XX	XX	0	0	X	0	✓	0	X	0	0	0	?✓

The site is currently woodland and is designated as Ancient and Semi Natural Woodland. The site is also designated as a Priority Habitat. Dense hedgerow and shaws border the site along Horsham Road which bounds the site to the north. Woodland bound the site to the south, east and west. The site lies within the High Weald Area of Outstanding Natural Beauty (AONB).

There are no Listed Buildings within close proximity of the site. There is no designated Conservation Area in Pease Pottage.

The site falls within Flood Zone 1.

The site would be accessed off Horsham Road. Existing hedgerow would need to be removed on Horsham Road to facilitate visibility splays and safe access.

The site is in close proximity to the services and facilities at Pease Pottage Services.

Given the extent of the Ancient and Semi Natural Woodland on site it is not considered there is any capacity on site to accommodate residential development. It is also not considered possible to mitigate development of the site.

✓✓	significant positive impact on the sustainability objectives.												
✓	positive impact on the sustainability objective.												
?✓	possible positive or slight positive impact on the sustainability objectives.												
0	No impact or neutral impact of sustainability objectives.												
?X	possible negative or slight negative impact on the sustainability objectives.												
X	negative impact on the sustainability objective.												
XX	significant negative impact on the sustainability objectives.												

LAND AT FINCHES FIELD, SOUTH OF PEASE POTTAGE													
Site	Objective 1: Conserve/ Enhance Rural Character	Objective 2: Protect/ Enhance Biodiversity	Objective 3: Protect/ Enhance Heritage Assets	Objective 4: Flooding	Objective 5: Reduce Impact on Climate Change	Objective 6: Improve Highway Safety	Objective 7: Housing Need & Affordable Homes	Objective 8: Safe Environment.	Objective 9: Improve Non-Car Modes of Transport	Objective 10: Maintain/ Enhance Community Infrastructure	Objective 11: Maintain/ Enhance Economic Base	Objective 12: Stable Employment/ Address Disparities	Objective 13: Maintain/ Enhance retail facilities
SL07	✘	?✘	0	0	✘	0	✓✓	0	✘	✘	0	0	?✓
<p>This site is currently playing fields. It is delineated by fences and hedges/trees to the north, south and west. Priority Habitat lies along the southern boundary. Ancient and Semi Natural woodland also lie along the southern and part of the western boundary of the site. The site lies within the High Weald Area of Outstanding Natural Beauty (AONB).</p> <p>There are no Listed Buildings within close proximity of the site. There is no designated Conservation Area in Pease Pottage.</p> <p>The site is within Flood Zone 1.</p> <p>The site would be accessed off Old Brighton Road. In order to access the site, access would need to cross the existing playing fields.</p> <p>The site is in close proximity to the services and facilities at Pease Pottage Services.</p> <p>Mitigation measures in conjunction with development could include the retention of existing trees and hedges. Residential development could be located on the northern and eastern boundary of the site to relate to existing residential units. An enhanced landscape buffer could be provided on the southern and south western boundary to act as a buffer to the countryside. Sustainable drainage techniques could be provided on site to ensure surface water is managed effectively.</p> <p>It is envisaged 45 dwellings at medium density could be provided on site.</p>													
✓✓	significant positive impact on the sustainability objectives.												
✓	positive impact on the sustainability objective.												
?✓	possible positive or slight positive impact on the sustainability objectives.												
0	No impact or neutral impact of sustainability objectives.												
?✘	possible negative or slight negative impact on the sustainability objectives.												
✘	negative impact on the sustainability objective.												
✘✘	significant negative impact on the sustainability objectives.												

LAND SOUTH OF PEASE POTTAGE, WEST OF OLD BRIGHTON ROAD													
Site	Objective 1: Conserve/ Enhance Rural Character	Objective 2: Protect/ Enhance Biodiversity	Objective 3: Protect/ Enhance Heritage Assets	Objective 4: Flooding	Objective 5: Reduce Impact on Climate Change	Objective 6: Improve Highway Safety	Objective 7: Housing Need & Affordable Homes	Objective 8: Safe Environment.	Objective 9: Improve Non- Car Modes of Transport	Objective 10: Maintain/ Enhance Community Infrastructure	Objective 11: Maintain/ Enhance Economic Base	Objective 12: Stable Employment/ Address Disparities	Objective 13: Maintain/ Enhance retail facilities
SL08	XX	X	0	0	X	0	✓✓	0	X	✓✓	0	0	✓
<p>This site is primarily agricultural land and is designated as Priority Habitat. It is bound by woodland to the north west and residential dwellings to the north east. Old Brighton Road bounds the site on the eastern site. Open countryside/agricultural land bounds the site on the west and to the south. Ancient and Semi Natural Woodland lies on the northwestern boundary of the site. The site lies within the High Weald Area of Outstanding Natural Beauty (AONB).</p> <p>There are no Listed Buildings within close proximity of the site. There is no designated Conservation Area in Pease Pottage.</p> <p>The site is within Flood Zone 1.</p> <p>The site would be accessed off Old Brighton Road (south).</p> <p>The site is in reasonably proximity to the services and facilities of Pease Pottage Services.</p> <p>Mitigation measures in conjunction with development could include the retention of existing trees and hedges. A landscape buffer could be provided on the western side of the site to act as a buffer to the countryside. Sustainable drainage techniques could be provided on site to ensure surface water is managed effectively. Access improvements could be provided off Old Brighton Road. Residential units could be provided on the eastern side of the site. Improvements could also be provided to public transport links and the pedestrian environment.</p> <p>It is considered that only part of the site could be developed at a low density and could therefore deliver circa 500 residential units.</p>													
✓✓	significant positive impact on the sustainability objectives.												
✓	positive impact on the sustainability objective.												
?✓	possible positive or slight positive impact on the sustainability objectives.												
0	No impact or neutral impact of sustainability objectives.												
?X	possible negative or slight negative impact on the sustainability objectives.												
X	negative impact on the sustainability objective.												
XX	significant negative impact on the sustainability objectives.												

LAND WEST OF TRUGGERS, HANDCROSS													
Site	Objective 1: Conserve/ Enhance Rural Character	Objective 2: Protect/ Enhance Biodiversity	Objective 3: Protect/ Enhance Heritage Assets	Objective 4: Flooding	Objective 5: Reduce Impact on Climate Change	Objective 6: Improve Highway Safety	Objective 7: Housing Need & Affordable Homes	Objective 8: Safe Environment.	Objective 9: Improve Non-Car Modes of Transport	Objective 10: Maintain/ Enhance Community Infrastructure	Objective 11: Maintain/ Enhance Economic Base	Objective 12: Stable Employment/ Address Disparities	Objective 13: Maintain/ Enhance retail facilities
SL09	XX	X	?X	0	?✓	0	✓✓	0	✓	✓✓	0	0	✓

The site is currently open grassland and is steeply sloping. The north and north-western boundaries are defined by woodland, the eastern boundary by the A23; the south-eastern boundary by rear garden properties in Truggers; the southern boundary by hedging and the western boundary is undefined. Priority Habitat is to the north of the site. Ancient and Semi Natural Woodland also lies to the north. The site lies within the High Weald Area of Outstanding Natural Beauty (AONB).

The Royal Oak Public House lies immediately to the south of the site and is a Grade II Listed Building. The site lies outside and to the south west of the Handcross Conservation Area.

The site lies within Flood Zone 1.

Access to the site would be achievable from Horsham Road, to the west of existing dwellings. This would likely to necessitate the removal and realignment of a section of existing hedgerow to achieve requisite viability splays.

The site is in close proximity to facilities and services in Handcross.

Mitigation measures in conjunction with development could include the retention of existing trees and hedges. Residential units could be provided on the southern part of the site in order to relate to existing residential units on the southern boundary. A landscape buffer could be provided on the western side of the site to act as a buffer to the countryside. Sustainable drainage techniques could be provided on site to ensure surface water is managed effectively.

It is estimated circa 4 hectares of the site is developable at low density and could therefore deliver circa 80 residential units.

✓✓	significant positive impact on the sustainability objectives.
✓	positive impact on the sustainability objective.
?✓	possible positive or slight positive impact on the sustainability objectives.
0	No impact or neutral impact of sustainability objectives.
?X	possible negative or slight negative impact on the sustainability objectives.
X	negative impact on the sustainability objective.
XX	significant negative impact on the sustainability objectives.

LAND AT COOS LANE, HORSHAM ROAD, HANDCROSS													
Site	Objective 1: Conserve/ Enhance Rural Character	Objective 2: Protect/ Enhance Biodiversity	Objective 3: Protect/ Enhance Heritage Assets	Objective 4: Flooding	Objective 5: Reduce Impact on Climate Change	Objective 6: Improve Highway Safety	Objective 7: Housing Need & Affordable Homes	Objective 8: Safe Environment.	Objective 9: Improve Non-Car Modes of Transport	Objective 10: Maintain/ Enhance Community Infrastructure	Objective 11: Maintain/ Enhance Economic Base	Objective 12: Stable Employment/ Address Disparities	Objective 13: Maintain/ Enhance retail facilities
SL10	XX	X	0	0	?✓	0	✓	0	✓	0	0	0	?✓

The site is currently comprises agricultural land and woodland. There are no arboricultural designations on the site. The site is bound with dense hedgerows and shaws on the northern and southern boundary. Trees and scrub cover the eastern corner of the site. There are no biodiversity designations on the site. The site lies within the High Weald Area of Outstanding Natural Beauty (AONB).

There are no Listed Buildings within close proximity of the site. The site lies outside and to the south west of the Handcross Conservation Area.

The site lies within flood zone 1.

The site would be accessed off B2110, Horsham Road and/or Coos Lane. The provision of adequate access and visibility splays would be likely to necessitate the removal of mature trees and hedgerows on either Horsham Road and/or Coos Lane.

The site is in close proximity to facilities and services in Handcross.

Mitigation measures in conjunction with development could include the retention of existing trees belts on the northern and southern side of the site. Existing trees and scrub cover on the eastern corner of the site to be retained. A landscape buffer could be provided on the western boundary to act as a buffer to the countryside. Sustainable drainage techniques could be provided on site to ensure surface water is managed effectively.

It is considered approximately half of the site could be developed at a low density and could therefore deliver circa 12 dwellings.

✓✓	significant positive impact on the sustainability objectives.												
✓	positive impact on the sustainability objective.												
?✓	possible positive or slight positive impact on the sustainability objectives.												
0	No impact or neutral impact of sustainability objectives.												
?X	possible negative or slight negative impact on the sustainability objectives.												
X	negative impact on the sustainability objective.												
XX	significant negative impact on the sustainability objectives.												

LAND SOUTH OF THREE FOLD, HORSHAM ROAD, HANDCROSS													
Site	Objective 1: Conserve/ Enhance Rural Character	Objective 2: Protect/ Enhance Biodiversity	Objective 3: Protect/ Enhance Heritage Assets	Objective 4: Flooding	Objective 5: Reduce Impact on Climate Change	Objective 6: Improve Highway Safety	Objective 7: Housing Need & Affordable Homes	Objective 8: Safe Environment.	Objective 9: Improve Non-Car Modes of Transport	Objective 10: Maintain/ Enhance Community Infrastructure	Objective 11: Maintain/ Enhance Economic Base	Objective 12: Stable Employment/ Address Disparities	Objective 13: Maintain/ Enhance retail facilities
SL11	X	?X	0	0	?✓	?X	✓	0	✓	0	0	0	?✓
<p>The site is currently open grassland and is primarily defined by woodland and hedging. There are no arboricultural or biodiversity designations on the site. It is surrounded by allotments to the north and east of the site. The site lies within the High Weald Area of Outstanding Natural Beauty (AONB).</p> <p>There are no listed buildings within close proximity of the site. The site lies outside and to the south west of the Handcross Conservation Area.</p> <p>The site lies within Flood Zone 1.</p> <p>There is no current means of vehicular access to the site. Given the layout of housing to the north and allotment to the east, it is likely access would need to be from the south via Park Road, a PROW. This would be likely to have a harmful effect on the character of the site and its setting.</p> <p>The site is in close proximity to the services and facilities in Handcross.</p> <p>Mitigation measures in conjunction with development could include the retention of woodland and hedging on the boundaries of the site. Sustainable drainage techniques could be provided on site to ensure surface water is managed effectively.</p> <p>It is considered approximately half of the site could be developed at a low density and could therefore deliver circa 6 dwellings.</p>													
✓✓	significant positive impact on the sustainability objectives.												
✓	positive impact on the sustainability objective.												
?✓	possible positive or slight positive impact on the sustainability objectives.												
0	No impact or neutral impact of sustainability objectives.												
?X	possible negative or slight negative impact on the sustainability objectives.												
X	negative impact on the sustainability objective.												
XX	significant negative impact on the sustainability objectives.												

LAND AT ST.MARTIN CLOSE (EAST), HANDCROSS													
Site	Objective 1: Conserve/ Enhance Rural Character	Objective 2: Protect/ Enhance Biodiversity	Objective 3: Protect/ Enhance Heritage Assets	Objective 4: Flooding	Objective 5: Reduce Impact on Climate Change	Objective 6: Improve Highway Safety	Objective 7: Housing Need & Affordable Homes	Objective 8: Safe Environment.	Objective 9: Improve Non-Car Modes of Transport	Objective 10: Maintain/ Enhance Community Infrastructure	Objective 11: Maintain/ Enhance Economic Base	Objective 12: Stable Employment/ Address Disparities	Objective 13: Maintain/ Enhance retail facilities
SL12	?✘	?✘	0	0	?✓	0	✓✓	0	✓	0	0	0	?✓

The site currently comprises grassland/scrubland. The western and southern boundaries are delineated by trees/hedging whilst the north and east are open to the adjoining residential development in St.Martin's close. There are no biodiversity or arboricultural designations on the site. The site lies within the High Weald Area of Outstanding Natural Beauty (AONB).

There are no Listed Buildings within close proximity of the site. The site lies outside and to the south west of the Handcross Conservation Area.

The site is in Flood Zone 1.

The site would be accessed via St.Martin's Close or off Coos Lane if developed in conjunction with St.Martin's Close (West).

The site is in reasonable proximity to services and facilities in Handcross.

Mitigation measures in conjunction with development could include the retention of the tree belt that runs along the western boundary of the site. A landscape buffer could also be provided to reinforce the boundary to the countryside. Residential dwellings to be provided on the eastern boundary to relate to existing residential units. Sustainable drainage techniques could be provided on site to ensure surface water is managed effectively.

It is considered the site could be developed at a medium density and could therefore deliver circa 30 dwellings.

✓✓	significant positive impact on the sustainability objectives.												
✓	positive impact on the sustainability objective.												
?✓	possible positive or slight positive impact on the sustainability objectives.												
0	No impact or neutral impact of sustainability objectives.												
?✘	possible negative or slight negative impact on the sustainability objectives.												
✘	negative impact on the sustainability objective.												
✘✘	significant negative impact on the sustainability objectives.												

LAND AT ST MARTIN CLOSE (WEST), HANDCROSS													
Site	Objective 1: Conserve/ Enhance Rural Character	Objective 2: Protect/ Enhance Biodiversity	Objective 3: Protect/ Enhance Heritage Assets	Objective 4: Flooding	Objective 5: Reduce Impact on Climate Change	Objective 6: Improve Highway Safety	Objective 7: Housing Need & Affordable Homes	Objective 8: Safe Environment.	Objective 9: Improve Non-Car Modes of Transport	Objective 10: Maintain/ Enhance Community Infrastructure	Objective 11: Maintain/ Enhance Economic Base	Objective 12: Stable Employment/ Address Disparities	Objective 13: Maintain/ Enhance retail facilities
SL13	✘	✘	0	0	?✓	0	✓✓	0	✓	0	0	0	?✓

The site is currently agricultural grassland with all boundaries defined by mature trees/hedging. There are no biodiversity designations on the site. There are no arboricultural designations on the site. The site lies within the High Weald Area of Outstanding Natural Beauty (AONB)

There are no Listed Buildings within close proximity of the site. The site lies outside and to the south west of the Handcross Conservation Area.

The site lies within Flood Zone 1.

Existing dense hedgerows and shows on Coos Lane would need to be removed to facilitate access.

The site is in reasonable proximity to services and facilitates in Handcross.

Mitigation measures in conjunction with development could include the retention of existing trees and hedges on the western boundary of the site. Residential development to be provided on the eastern side of the site. Landscape buffer to be provided on the south western part of the site to act as a boundary to the countryside. Sustainable drainage techniques could be provided on site to ensure surface water is managed effectively.

It is considered the site could be developed at a medium density and could therefore deliver circa 35 dwellings.

✓✓	significant positive impact on the sustainability objectives.
✓	positive impact on the sustainability objective.
?✓	possible positive or slight positive impact on the sustainability objectives.
0	No impact or neutral impact of sustainability objectives.
?✘	possible negative or slight negative impact on the sustainability objectives.
✘	negative impact on the sustainability objective.
✘✘	significant negative impact on the sustainability objectives.

LAND AT SLAUGHAM MANOR, SLAUGHAM													
Site	Objective 1: Conserve/ Enhance Rural Character	Objective 2: Protect/ Enhance Biodiversity	Objective 3: Protect/ Enhance Heritage Assets	Objective 4: Flooding	Objective 5: Reduce Impact on Climate Change	Objective 6: Improve Highway Safety	Objective 7: Housing Need & Affordable Homes	Objective 8: Safe Environment.	Objective 9: Improve Non-Car Modes of Transport	Objective 10: Maintain/ Enhance Community Infrastructure	Objective 11: Maintain/ Enhance Economic Base	Objective 12: Stable Employment/ Address Disparities	Objective 13: Maintain/ Enhance retail facilities
SL14													
Planning permission granted on 21 December 2016 for hybrid application consisting of demolition of 6 buildings and outline application (access, landscaping, layout, and scale) for construction of 15 new dwellings, and full application for the conversion and extension of the retained Manor House into 9 flats and change of use and extension of Ryders into a single dwelling (DM/16/2531).													
✓✓	significant positive impact on the sustainability objectives.												
✓	positive impact on the sustainability objective.												
?✓	possible positive or slight positive impact on the sustainability objectives.												
0	No impact or neutral impact of sustainability objectives.												
?✗	possible negative or slight negative impact on the sustainability objectives.												
✗	negative impact on the sustainability objective.												
✗✗	significant negative impact on the sustainability objectives.												

LAND AT SLAUGHAM GARDEN NURSERY, SLAUGHAM													
Site	Objective 1: Conserve/ Enhance Rural Character	Objective 2: Protect/ Enhance Biodiversity	Objective 3: Protect/ Enhance Heritage Assets	Objective 4: Flooding	Objective 5: Reduce Impact on Climate Change	Objective 6: Improve Highway Safety	Objective 7: Housing Need & Affordable Homes	Objective 8: Safe Environment.	Objective 9: Improve Non-Car Modes of Transport	Objective 10: Maintain/ Enhance Community Infrastructure	Objective 11: Maintain/ Enhance Economic Base	Objective 12: Stable Employment/ Address Disparities	Objective 13: Maintain/ Enhance retail facilities
SL15	XX	X	0	0	X	0	✓	0	X	0	0	0	0

The site is a vacant nursery site. It is bound to the east, west and north by dense woodland. Part of the site is designated as Priority Habitat and part is designated as Ancient and Semi Natural Woodland. The site lies within the High Weald Area of Outstanding Natural Beauty (AONB).

There are a number of Listed Buildings to the east of the site. The Parish of St Mary Church. is a Grade II Listed Building and lies south of the site. The site lies outside the Slaugham Conservation Area which lies to the east of the site.

The site lies within Flood Zone 1.

There is existing vehicular access onto/off Staplefield Road.

The site is some distance from services and facilities in Handcross. A Public House (The Chequers) is within close proximity (330m).

Mitigation measures could include the retention of existing trees and hedges on the west, west and northern boundaries. A landscape buffer could be provided to protect the Ancient and Semi Natural Woodland which are on site. Sustainable drainage techniques could be provided on site to ensure surface water is managed effectively.

It is considered the site could be developed at a low density and could therefore deliver 9 dwellings.

✓✓	significant positive impact on the sustainability objectives.
✓	positive impact on the sustainability objective.
?✓	possible positive or slight positive impact on the sustainability objectives.
0	No impact or neutral impact of sustainability objectives.
?X	possible negative or slight negative impact on the sustainability objectives.
X	negative impact on the sustainability objective.
XX	significant negative impact on the sustainability objectives.