

# **Slaugham Parish Housing Land Availability Assessment**

Prepared for  
Slaugham Parish Council

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Version FINAL

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## **1. INTRODUCTION**

- 1.1. The Slaugham Parish Council (SPC) Housing Land Availability Assessment (PHLAA) is a study of the availability, suitability and likely viability of land within the parish boundaries to accommodate housing development to contribute towards meeting the identified need for the parish. This PHLAA comprises an integral part of the evidence base that informs the policies and content of the emerging Slaugham Neighbourhood Plan (SNP).
- 1.2. This report sets out the methodology that has been used to undertake the PHLAA. It is not a Local Planning Authority Strategic Housing Land Availability Assessment (SHLAA). Nonetheless, it has had regard to Government guidance on undertaking housing land availability, as contained within the National Planning Policy Framework (NPPF) and the National Planning Practice Guidance (NPPG), together with the Strategic Housing Land Availability Assessment (SHLAA) undertaken by Mid Sussex District Council (dated April 2016) and the associated SHLAA 'Updated Methodology' dated February 2015.
- 1.3. The PHLAA is a background paper only and is not a statement of Neighbourhood Plan policy and does not allocate land. Once completed, it will form part of the evidence base for Slaugham's Neighbourhood Plan and will be used to help inform judgments on the future development and allocation of land for housing. The PHLAA does not allocate land, pre-empt or prejudice any decision the Neighbourhood Plan may make in the future on any particular site. In particular, the judgements concerning whether sites should be allocated in the emerging Neighbourhood Plan will be made through the statutory Plan-making process, which will test the suitability of any sites identified in assessment, which may be proposed for housing, including through the Sustainability Appraisal (incorporating Strategic Environment Assessment).
- 1.4. The PHLAA is one of several background documents and technical reports that are being prepared to inform the emerging SNP.

## **2. METHODOLOGY GUIDANCE**

- 2.1. This PHLAA is not a Local Planning Authority SHLAA. Nonetheless, close regard has been paid to the guidance on undertaking housing and economic land availability assessments, as detailed in the NPPF and NPPG.
- 2.2. The NPPG notes that while there are prescribed documents that must be submitted with the Neighbourhood Plan, there is no 'tick box' list of evidence required for Neighbourhood Planning. Proportionate, robust evidence should support the choices made and the approach taken. The evidence should be drawn upon to explain succinctly the intention and rationale of the policies in the draft Neighbourhood Plan. It continues that Local Planning Authorities should share relevant evidence, including that gathered to support its own Plan-making with a qualifying body.<sup>1</sup>
- 2.3. The NPPG guidance continues that the Neighbourhood Plan can allocate sites for development. A qualifying body must carry out an appraisal of options and an assessment of individual sites against clearly identified criteria. It notes that guidance on assessing sites and on viability should

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<sup>1</sup> Paragraph 040 - Reference ID: 41-040-20160211

have regard to guidance provided to Local Planning Authorities in undertaking housing and economic land availability assessments.<sup>2</sup>

- 2.4. Guidance on housing and economic land availability assessments is set out in the NPPG. This guidance notes that it is related to paragraph 159 of the NPPF, which encourages Local Planning Authorities to have a clear understanding of housing needs in their area and ensure they prepare a Strategic Housing Land Availability Assessment to establish realistic assumptions about the availability, suitability and the likely economic viability of land to meet the identified need for housing over the Plan period.
- 2.5. The NPPG notes that the purpose of the assessment of land availability is to identify a future supply of land which is suitable, available and achievable for housing and economic development uses over the Plan period. The assessment of land availability includes the SHLAA requirement set out in the NPPF. It notes that the assessment of land availability is an important step in the preparation of Local Plans. It notes an assessment should:
- Identify sites and broad locations with potential for development;
  - Assess their development potential;
  - Assess their suitability for development and the likelihood of development coming forward (the availability and achievability).
- 2.6. They note this approach ensures that all land is assessed together as part of the Plan preparation, to identify which sites or broad locations are most suitable and deliverable for a particular use.<sup>3</sup>
- 2.7. The NPPG guidance continues that the assessment forms a key component to the evidence base to underpin policies and Development Plans for housing and economic development, including supporting the delivery of land to meet identified need for these uses. It notes that, from the assessment, Plan makers will then be able to plan proactively by choosing sites to go forward into their Development Plan Documents to meet objectively assessed needs.<sup>4</sup>
- 2.8. The NPPG notes that, 'Designated... Parish/Town Councils may use the methodology to assess sites but any assessment should be proportionate... Parish Councils may also refer to existing site assessments prepared by the Local Planning Authority as a start when identifying sites to allocate within their Neighbourhood Plan.'<sup>5</sup>
- 2.9. The Methodology for undertaking a Land Availability Assessment is detailed in the NPPG as comprising five main stages, as detailed in the flowchart in Figure 1 below.

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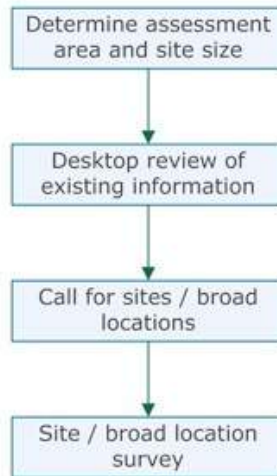
<sup>2</sup> Paragraph 042 - Reference ID: 41-042-20140306

<sup>3</sup> Paragraph 001 - Reference ID: 3-001-20140306

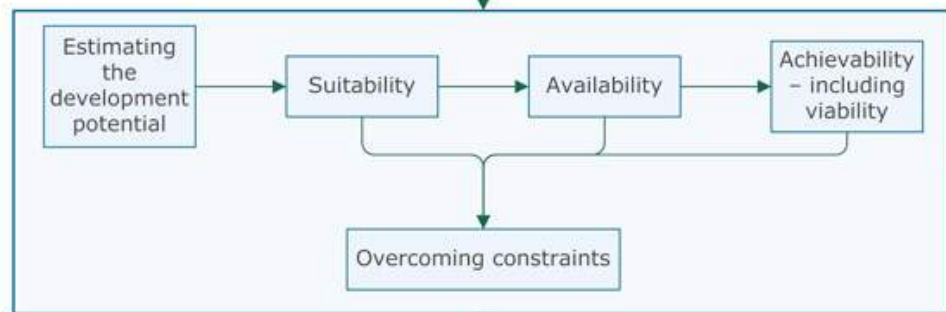
<sup>4</sup> Paragraph 002 - Reference ID: 3-002-20140306

<sup>5</sup> Paragraph 004 - Reference ID: 3-004-20140306

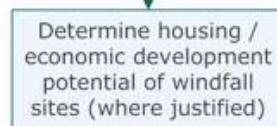
**Stage 1- Site / broad location identification**



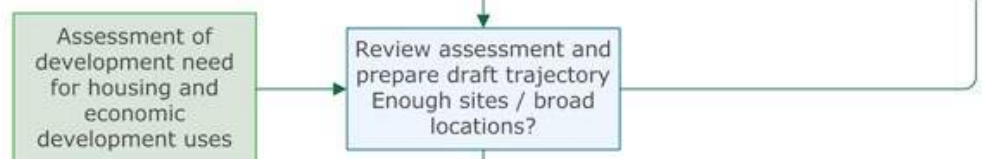
**Stage 2 - Site / broad location assessment**



**Stage 3 - Windfall assessment**



**Stage 4 - Assessment review**



**Stage 5 - Final evidence base**

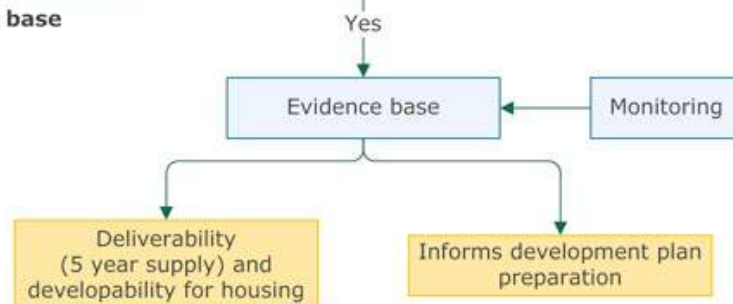


Figure 1: NPPG Flowchart on stages for undertaking a Housing and Economic Land Availability Assessment

### **3. MID SUSSEX DISTRICT COUNCIL STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT - APRIL 2016**

- 3.1. In undertaking this Parish Housing Land Availability Assessment regard has been had to the District Council's own SHLAA. The current, and most up-to-date, version of this is dated April 2016. This document is supported by a Methodology Statement. The most recent version of this is dated February 2015. This document sets out that the methodology followed by the District Council closely reflects the guidance set out in the NPPG, detailed in Section 2 of this Statement.
- 3.2. Table 1 of the SHLAA Methodology document sets out the District Council's sources of sites with potential for housing and notes that these are as follows:

#### **Sites in the planning process:**

- Land allocated (or with permission) for employment or other land uses which are no longer required for those uses;
- Existing housing allocations and site development briefs;
- Unimplemented/outstanding planning permissions for housing;
- Planning permissions for housing that are under construction.

#### **Sites not currently in the planning process:**

- Planning applications that have been refused or withdrawn;
- Vacant and derelict land and buildings;
- Surplus and likely to become surplus public sector land;
- Land in the Local Authority's ownership;
- Land in non-residential use which maybe suitable for redevelopment for housing, such as commercial buildings or car parks, including as part of mixed use development;
- Additional housing opportunities in established residential areas, such as underused garage blocks;
- Large scale redevelopment and redesign of existing residential areas;
- Sites in rural settlements and rural exception sites;
- Sites in rural locations;
- Urban extensions; and
- New freestanding settlements.

- 3.3. The document sets out those sites/areas which the District have excluded from detailed assessment having regard to the constraints that effect sites such that they would severely restrict development. This is detailed in Figure 2 of the document and is reproduced in the Table below.

Sites/Areas to be excluded from detailed Assessment	Justification
<p>Ancient Woodland - sites that are <b>wholly</b> designated as Ancient Woodland.</p> <p>(There is 5,282ha of Ancient Woodlands, that cover 15.8% of the District).</p>	<p>NPPF - Para 118 states that planning permission should be refused for development in the loss or deterioration of irreplaceable habitats including Ancient Woodland, unless benefits clearly outweigh the loss.</p>
<p>Sites of Special Scientific Interest (SSSI).</p> <p>(There are 13 SSSI's, covering 639.7ha, which makes up 1.9% of the District).</p>	<p>NPPF - Para 118 states that proposed development on land within or outside a SSSI should not normally be permitted.</p>
<p>Sites of Nature Conservation Interest (SNCI) - sites that are <b>wholly</b> designated as Local Nature Reserves.</p> <p>(There are 50 SNCI's covering 1,094ha, which makes up 3.3% of the District).</p>	<p>NPPF - Para 109 states that the planning system should contribute to and enhance the natural and local environment by minimising impacts on biodiversity. SCNI's make an important contribution to biodiversity.</p>
<p>Scheduled Ancient Monuments</p>	<p>NPPF - Para 132 states that substantial harm to or loss of designated heritage assets, including Scheduled Monuments should be wholly exceptional.</p>

Sites/Areas to be excluded from detailed Assessment	Justification
<p>Sites wholly outside and unrelated to existing settlement built-up area boundaries.</p> <p>An exception can be made for sites delivering 100% affordable housing to meet local need or where there are special circumstances that would justify the Assessment of a site in accordance with paragraph 55 of the NPPF.</p> <p>An exception to this approach is where the scale of development proposed would result in a self-sufficient community, in the form of a new settlement as set out in Table 1.</p>	<p>NPPF - Para 17 states that planning should take account of the different roles and character of different areas, promoting the vitality of main urban areas, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it. Built-up area boundaries have been defined around built-up areas to maintain the distinct character of Mid Sussex (as set out in paragraph 1.6 of this methodology).</p> <p>NPPF - Para 55 states that 'to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities... Local Planning Authorities should avoid isolated homes in the countryside unless there are special circumstances.'</p> <p>NPPF - Para 54 makes provision for Planning Authorities to provide affordable housing through rural exception sites. Therefore sites proposing the provision of 100% affordable housing will be included within the Assessment.</p>

- 3.4. In applying this methodology, the District Council's SHLAA identified a number of sites within the parish that were the subject of assessment, together with others that were 'excluded from assessment.' These are detailed on the plans attached at Appendix 1.

## 4. STAGE 1 - SITE/BROAD LOCATION IDENTIFICATION

### Determine Assessment Area and Site Size

- 4.1. The Neighbourhood Plan covers the administrative boundary of Slaugham Parish. The assessment seeks to identify all sites and locations for potential housing development within the parish boundaries. It seeks to identify all sites and broad locations regardless of the amount of development needed in order to provide an audit of available land. The process of the assessment does, however, provide the information to enable an identification of sites and locations suitable for the required development in the Neighbourhood Plan.
- 4.2. The assessment considers a range of different site sizes. The NPPG recommends sites be considered where they are capable of delivering 5 or more dwellings, or on sites of 0.25 hectares or more. It does however note the Plan-makers may wish to consider an alternative site size threshold. Having regard to this, and the parish basis of the Plan, this assessment seeks to identify and consider all housing sites beyond the existing built-up area boundaries of the parish (i.e. Slaugham), irrespective of size. Within the defined settlement boundary, and having regard to the potential for modest infill development, a threshold of sites of 0.10 hectares or more is used.

This is to ensure that there is a practical limit to site assessments. This does not mean sites below this threshold may not come forward. However, they may not be the subject of specific land allocation, but rather could come forward as infill/windfall development.

## Desktop Review of Existing Information

- 4.3. The identification of potential housing sites has come from three main sources: (i) the 'call for sites' exercise undertaken as part of the preparation of the Neighbourhood Plan; (ii) the Mid Sussex Strategic Housing Land Availability Assessment (April 2016); and (iii) sites already within the planning system.

## Site Survey

- 4.4. NPPG notes that the comprehensive list of sites derived from data sources and the call for sites should be assessed against national policies and designations to establish which have a reasonable potential for development and should be included in the site survey.
- 4.5. It notes that Plan-makers should then assess potential sites via more detailed surveys in order to:
- Ratify inconsistent information gathered through the call for sites and desk assessment;
  - Get an up-to-date view on development progress (where sites have planning permission);
  - Gain a better understanding of what type and scale of development may be appropriate;
  - Gain a more detailed understanding of deliverability; any barriers and how they could be overcome;
  - Identify further sites with potential for development that were not identified through data sources or the call for sites.
- 4.6. The Guidance notes that site surveys should be proportionate to the detail required for a robust appraisal. For example, it notes that more detailed assessment may be necessary where sites are considered to be realistic candidates for development.
- 4.7. The Guidance notes that during the site survey, the following characteristics should be recorded (or checked if they were previously identified through the data sources and call for sites):
- Site size, boundaries and locations;
  - Current land use and character;
  - Land uses and character of surrounding area;
  - Physical constraints, (e.g. access, contamination, steep slopes, flooding, natural features of significance, location of infrastructure/utilities);
  - Potential environmental constraints;

- Where relevant, development progress (e.g. ground works completed, number of units completed, etc);
- Initial assessment of whether the site is suitable for a particular type of use or is part of a mixed use development.

4.8. Having regard to the scale of the parish, all sites identified for assessment have been the subject of a site visit. Sites were viewed from public vantage points, including Rights of Way.

## **5. STAGE 2 - SITE ASSESSMENT**

### **Estimating The Development Potential**

- 5.1. The NPPG states that the development potential of each site should be guided by existing and emerging planning policy, including locally determined policies on density.
- 5.2. It notes that where these are out of date or do not provide a sufficient basis to make a judgment, then relevant existing developments can be used as a basis for assessment, adjusted for any individual site characteristics and policy constraints.
- 5.3. The guidance notes that development potential is a significant factor that effects economic viability of a site and its suitability for a particular use. Therefore, assessing achievability (including viability) and suitability can usefully be carried out in parallel with estimating the development potential.
- 5.4. Having regard to the character of Slaugham Parish, the capacity of each site has been analysed, having regard to the character of adjacent residential development and the potential impact on the local area. Based on this, three indicative housing densities have been identified:
  - High Density – i.e. over 35 dwellings per hectare (dph);
  - Medium Density – i.e. 25 – 35 dph;
  - Low Density – i.e. less than 25 dph.
- 5.5. It has also been assumed that a minimum of 25% of the gross area of a greenfield site will be set aside for green infrastructure provision. This might include site boundary buffer zones and retention of existing features (e.g. trees, hedges, watercourses).
- 5.6. Regard has then been paid to specific constraints to identify where a reduced development potential may exist on any given site. This could include, for example, constraints in respect of topography, flood risk, relationship to neighbouring land uses, site layout, etc.
- 5.7. This approach seeks to recognise the balance that needs to be struck between making efficient use of land through good design principles, without detriment to local infrastructure, and harming the amenities of surrounding land uses, the character and historic fabric of the area.

## Site Suitability Assessment

- 5.8. The PHLAA assesses the suitability of each identified site against Development Plan policy and background evidence prepared in support of the preparation of the Neighbourhood Plan. Consideration has been given to the identified constraints on sites and whether these can be overcome.
- 5.9. The NPPG notes that sites should be considered to assess the site's suitability against a range of criteria, including:
- Physical limitations or problems, such as access, infrastructure, ground conditions, flood risk, hazardous risk, pollution or contamination;
  - Potential impacts, including the effect upon landscapes, including landscape features, nature and heritage conservation;
  - Appropriateness and likely market attractiveness for the type of development proposed;
  - Contribution to regeneration priority area;
  - Environmental/amenity impacts experienced by would be occupiers of neighbouring areas.
- 5.10. Having regard to this list, this PHLAA has considered the following key criteria to determine the suitability of each site:
- a) Biodiversity - a review of potential impacts on environmental designations, flora and fauna;
  - b) Landscape/Townscape - a review of landscape value, sensitivity and capacity to change public views, in particular, having regard to the Landscape Character Assessment for Mid Sussex (November 2005); the Mid Sussex Landscape Capacity Study (July 2007); and, where relevant to the site, the Mid Sussex District SHLAA: Review of Landscape and Visual Aspects of Site Suitability (January 2015);
  - c) Heritage asset impact - including above and below ground heritage assets that are both statutorily designated and non-designated assets, in particular having regard to the West Sussex County Council Scheduled Monument Report; West Sussex County Council Listed Buildings Report; West Sussex County Council Historic Environment Records Data Report; West Sussex County Council Historic Landscape Characterisation Report; West Sussex Archaeological Modification Area Report; and the Handcross Conservation Area;
  - d) Public access - a review of impact on existing public accessibility on or near to the site;
  - e) Flood risk - a review of the site in relation to flood risk impact by reference to the Environment Agency Flood Maps for Planning. This provides a map based indication of flood risk within the parish from a variety of sources, including river flooding;

f) Sustainability - an assessment of the accessibility of the site by non-car modes of transport. This is determined by reference to proximity of the site to key community infrastructure. Distance measurements are taken from the centre of each site, following a practical walking route (straight line measurement will therefore not be used). For this PHLAA, essential facilities are defined as Primary School, Post Office, Convenience Store, Public House, Doctor/Health Facility, Children's Play Area/Formal Sports Pitch and Bus Stop;

g) For the purposes of this PHLAA, it is assumed that all potential housing sites are, or can be, made accessible to local infrastructure, defined as water, surface and foul water drainage, highways and transport, electricity and gas. Furthermore, it is assumed that all potential housing sites will not have an undue impact on such services.

h) Ground Conditions – For the purposes of this Assessment, it is assumed that there are no ground condition issues which would prohibit the development of any of the potential housing sites.

### Site Availability Assessment

- 5.11. The NPPG notes that a site is considered available for development when, on the best information available, confirmed by the call for sites and information from landowners and legal searches, where appropriate, there is confidence that there are no legal or ownership problems, such as unresolved multiple ownerships, ransom strips, tenancies or operational requirements of landowners.
- 5.12. This will often mean that the land is controlled by a developer or landowner who has expressed an intention to develop, or the landowner has expressed an intention to sell. Given that persons do not need to have an interest in land to make planning applications, the existence of a planning permission does not necessarily mean the site is available.
- 5.13. The potential housing sites considered in this PHLAA have been identified from the MSDC SHLAA, from the call for sites, or from sites already within the planning system.
- 5.14. On this basis, a site is considered available where, to the best knowledge of the Parish Council, the site is being promoted by or on behalf of the landowner.

### Site Achievability (Including Viability) Assessment

- 5.15. The NPPG states that the site is considered achievable for development where there is a reasonable prospect that the particular type of development will be developed on the site at a particular point in time. This is essentially a judgement about the economic viability of a site, and the capacity of the developer to complete and sell or let the development over a certain period.
- 5.16. The NPPG notes that understanding viability is critical to the overall assessment of deliverability. The guidance notes there is no standard answer to questions about viability, nor is there is a

single approach for assessing viability. The underlying principles for understanding viability are defined as: <sup>6</sup>

- Evidence based judgment - assessing viability requires judgements which are informed by the relevant available facts. It requires a realistic understanding of the costs and the value of development in the local area and an understanding of the operation of the market;
- Understanding past performance, such as in relation to build rates and the scale of historic planning obligations can be a useful start. Directly engaging with the development sector may be helpful in accessing evidence;
- Collaboration - a collaborative approach involving the Local Planning Authority, business, community, developers, landowners and other interested parties will improve understanding of deliverability and viability. Transparency of evidence is encouraged wherever possible. When communities are preparing Neighbourhood Plans, Local Planning Authorities are encouraged to share evidence to ensure that local viability assumptions are clearly understood;
- A consistent approach - Local Authorities are encouraged to ensure that their evidence base for housing, economic and retail policy, is fully supported by a comprehensive and consistent understanding and viability across their areas;
- Guidance states that Neighbourhood Plans should be based on a clear and deliverable vision of the area. Viability assessment should be considered as a tool that can assist with the Development Plans and Plan policies. It should not compromise the quality of development but ensure that the Local Plan vision and policies are realistic and provide high level assurance that Plan Policies are viable; <sup>7</sup>
- Evidence should be proportionate to ensure Plans are underpinned by a broad understanding of viability. Greater detail may be necessary in areas of known marginal viability, or where the evidence suggests that viability might be an issue - for example, in relation to policies for strategic sites which require high infrastructure investment; and
- The NPPG notes that assessing the viability of Plans does not require individual testing of every site or assurance that individual sites are viable; site typologies may be used to determine viability at policy level. Assessment of samples of sites may be helpful to support evidence that more detailed assessment may be necessary for particular areas or key sites on which the delivery of the Plan relies. <sup>8</sup>

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<sup>6</sup> Paragraph 004 - Reference ID: 10-004-20140306

<sup>7</sup> Paragraph 005 - Reference ID: 10-005-20140306

<sup>8</sup> Paragraph 006 - Reference ID: 10-006-20140306

## Site Assessment - Overcoming Constraints

- 5.17. For the purposes of this PHLAA, it is assumed that there are no achievability constraints (including viability) that would prohibit the development of any of the potential housing sites.

## 6. STAGE 3 - WINDFALL ASSESSMENT

- 6.1. The Guidance notes that a windfall allowance may be justified in a five year supply if a Local Planning Authority has compelling evidence to do so. It notes that Local Planning Authorities have the ability to identify broad locations in years 6-15, which could include a windfall allowance based on a geographical area.
- 6.2. In relation to this assessment, windfall developments as such are not considered. As detailed elsewhere in this report, it is acknowledged that there is the potential for some 'windfall' housing development to come forward from sites within the defined built-up area boundaries of Handcross and Pease Pottage during the Neighbourhood Plan period. Such proposal would be assessed against Development Plan policy and other material considerations.

## 7. STAGE 4 - ASSESSMENT REVIEW

- 7.1. The PHLAA assesses the development potential of all sites that have been identified as potentially available, and have been identified as appropriate for assessment. This includes consideration of how much housing can be provided on them.

## 8. STAGE 5 - FINAL EVIDENCE BASE

- 8.1. In accordance with the NPPG, the PHLAA contains the following set of outputs, to ensure consistency, accessibility and transparency:
- A list of all sites considered, cross-referenced to their location on maps;
  - An assessment of each site in terms of its suitability for development, availability and achievability, including whether the site is viable, to determine whether a site is realistically expected to be developed and when;
  - Contain more detail for those sites which are considered to be realistic candidates for development, where others have been discounted for clearly evidence and justified reason; the potential, type and quantity of development that could be delivered on each site, including a reasonable estimate of build out rates, setting out how many barriers to delivery could be overcome and when; an indicative trajectory of anticipated development in consideration of associated risks.
- 8.2. This PHLAA has been undertaken in parallel, but separate to, the housing need assessment for the parish that will inform the housing numbers that are sought to be delivered through the Neighbourhood Plan.
- 8.3. The PHLAA assesses the suitability, availability and achievability (including the economic viability of a site) as to whether a site can be considered deliverable, developable, or not currently

developable for housing. The definition of deliverability and developability are as contained in footnotes 11 and 12 of the NPPF.

- 8.4. These state that, to be considered deliverable, sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that sites will be delivered on the site within 5 years and, in particular, that development on the site is viable. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within 5 years, for example, they will not be viable, there is no longer a demand for the type of units, or sites have long term phasing plans.
- 8.5. To be considered developable, the NPPF notes sites should be considered in a suitable location for housing development and there should be a reasonable prospect that the site is available and could be viably developed at the point envisaged.

## 9. SITES TO BE ASSESSED

- 9.1. Having regard to the above methodology, the process of identifying sites for assessment has relied upon the Mid Sussex District SHLAA, the Parish call for sites, and sites already within the planning system (i.e. planning applications).
- 9.2. The Mid Sussex District SHLAA, has identified and assessed a number of sites. These are detailed on the SHLAA maps attached at Appendix 1. They can be split into two broad categories; those that were progressed for assessment under the SHLAA, and those that were excluded. These are listed in the Table below.

### Slaugham Parish sites included for assessment within the Mid Sussex District SHLAA

Site Reference	Sites
127	Land at St Martin Close
153	Land south of Pease Pottage
181	Land west of Truggers, Handcross
218	Pease Pottage Golf House, Horsham Road, Pease Pottage
243	Land at Lower Tilgate, east of Pease Pottage
603	Land south of Pease Pottage, west of Old Brighton Road (in part incorporating Site 153)
632	Land south of Three Fold, Horsham Road, Handcross
648	Old Brighton Road South, Pease Pottage

Site Reference	Sites
670	Land at Coos Lane, Horsham Road, Handcross
674	Land north of Pease Pottage, west of Old Brighton Road, Pease Pottage
731	Land to the west of 63 Horsham Road, Pease Pottage

#### Slaugham Parish sites excluded from assessment

Site Reference	Sites
192	Pease Pottage Nurseries, Brighton Road, Pease Pottage
288	Pease Pottage Nurseries, Brighton Road, Pease Pottage (west section fronting road)
499	The Island Site, Tilgate Forest Lodge, Old Brighton Road
574	Land at Hunters Moon, Old Brighton Road South, Pease Pottage (part of Site 603)
581	Woodhurst Farmhouse, Old Brighton Road, Pease Pottage (part of Site 603)
605	Handcross Garden Centre, west of A23
612	Land south of Warninglid Primary School, Slaugham Lane, Warninglid
625	Land at Southgate Farm, Cuckfield Lane, Warninglid
633	Land north of Handcross Park School, Handcross
765	Slaugham Manor, Slaugham Place
774	Land at Tilgate Forest Lodge, Brighton Road, Pease Pottage

- 9.3. The reasoning for the sites that were excluded from the further assessment in the SHLAA is reproduced in the Table attached at Appendix 2.

- 9.4. For the purposes of this assessment, and noting the guidance in the NPPG with respect to Parish Councils utilising the Local Planning Authority evidence base,<sup>9</sup> it has been concluded that those sites excluded by the District Council in their SHLAA, should continue to be excluded from assessment for the purposes of this Parish Housing Land Availability Assessment. In so doing, the reasons for excluding the sites reproduced at Appendix 2 are acknowledged.
- 9.5. The sites identified in the Mid Sussex District SHLAA for assessment, are then subdivided in the SHLAA into a three tiered, traffic light system of whether they are likely to be deliverable in 1-5 years (green); 6 years-2031 (yellow); or not currently developable (red).
- 9.6. Those that are identified in green are referred to in the Mid Sussex District Council SHLAA as 'commitments.' Details of these are contained in the Table at Appendix 3. The majority already benefit from either outline or full planning permission. The exception to this, at the time this report was commenced, was Site Reference 666 (part of site 243), which was the subject of an underdetermined application. This was subsequently approved at the end of November 2016.
- 9.7. With the exception of this site, those that benefit from planning permission, have been excluded from this PHLAA.
- 9.8. Sites with planning permission contribute to the totality of housing land supply within the parish over the Plan period. For this reason, and noting the start date for the Plan period is 2014, details of sites which have been granted planning permission since 2014 or were granted planning permission prior to this date, but were not completed until after 2014 have been detailed in the Table at Appendix 3.
- 9.9. The sites included within the Mid Sussex District Council SHLAA, identified as commitments and thus not carried forward into this assessment are detailed below.

Site Reference	Sites	Description
321	Seaspace House, Brighton Road, Handcross	Planning permission granted for 7 dwellings under Application Reference: 14/02534/FUL
517	Land at Hyde Estate (to the north of Handcross)	Outline planning permission granted for 2 schemes of up to 90 homes and 60 bed Care Home (Reference: 12/04033/OUT)
600	Golf Club Driving Range, Horsham Road, Pease Pottage	Outline planning permission granted for 95 dwellings under Reference: 13/02994/OUT (subsequent full approved)

<sup>9</sup> Paragraph 040 - Reference ID: 41-040-20160211

Site Reference	Sites	Description
647	Parish Hall, west of High Street, Handcross	Part of site related to Reference: 517 and approved under 12/04033/OUT and 12/04032/OUT
704	Land at Caburn and St Georges House, Brighton Road, Handcross	Planning permission granted for redevelopment of site for 7 dwellings under Reference: 13/03768/FUL
709	Land north of The Old Club House (allotment gardens) High Street, Handcross	Planning permission granted for 6 units under Application Reference: DM/15/0359
762	Sherwood Works, Brighton Road, Handcross	Planning permission granted for 7 units under Application Reference: DM/15/0458

9.10. Sites that benefitted from planning permission at the time this PHLAA was commenced have been excluded from assessment. Sites within the planning system (i.e. current applications), but without planning permission, have been included within this assessment.

9.11. This comprises:

- Mid Sussex SHLAA Site Reference 666 - land at Hardriding Farm (LPA Reference: DM/15/4711)<sup>10</sup>;
- Mid Sussex SHLAA Site Reference 765 - land at Slaugham Manor, Slaugham Place (LPA Reference DM/16/2531);<sup>11</sup> and
- Land at the Golf House, Horsham Road, Pease Pottage (LPA Reference DM/16/2990).

9.11. All of these sites have been reported to the Mid Sussex District Council Planning Committee and resolved to be approved, subject to the prior completion of S106 Agreements. At this time, land at Hardriding land at Slaugham Manor has been granted planning permission

9.12. In addition to the above, potential housing sites have also been identified via a Parish Council 'call for sites.' This was most recently undertaken in August 2015. The closing date for the receipt of proposals was 24th September 2015. Details of the call for sites is attached at Appendix 4.

<sup>10</sup> Included as the site did not have planning permission at the point the PHLAA was commenced - but now approved for circa 600 dwellings

<sup>11</sup> Included as the site did not have planning permission at the point the PHLAA was commenced - but now approved for 25 dwellings

- 9.13. In response to this Call for Sites, one additional site, previously unknown from other site sources was identified. This is land at Slaugham Garden Nursery, Slaugham. This is thus included within this site assessment process.
- 9.14. Having regard to all of the above, the following sites have been assessed for the potential for allocation for residential development within the emerging Neighbourhood Plan:
- SL01 - Land at Lower Tilgate, east of Pease Pottage (Mid Sussex SHLAA Ref: 243)
  - SL02 - Land north of Pease Pottage, west of Old Brighton Road (Mid Sussex SHLAA Ref: 674)
  - SL03 - Land north of The Golf House, Horsham Road, Pease Pottage (Mid Sussex SHLAA Ref: 218)
  - SL04 - Land at The Golf House, Horsham Road, Pease Pottage (Not assessed in Mid Sussex SHLAA)
  - SL05 - Land at Hardriding Farm, Brighton Road, Pease Pottage (Mid Sussex SHLAA Ref: 666)
  - SL06 - Land to west of 63 Horsham Road, Pease Pottage (Mid Sussex SHLAA Ref: 731)
  - SL07 - Land at Finches Field, south of Pease Pottage (Mid Sussex SHLAA Ref: 153)
  - SL08 - Land south of Pease Pottage, west of Old Brighton Road (Mid Sussex SHLAA Ref: 603)
  - SL09 - Land west of Truggers, Handcross (Mid Sussex SHLAA Ref: 181)
  - SL10 - Land at Coos Lane, Horsham Road, Handcross (Mid Sussex SHLAA Ref: 670)
  - SL11 - Land south of Three Fold, Horsham Road, Handcross (Mid Sussex SHLAA Ref: 632)
  - SL12 - Land at St Martin Close (east), Handcross (part of Mid Sussex SHLAA Ref: 127)
  - SL13 - Land at St Martin Close (west), Handcross (part of Mid Sussex SHLAA Ref: 127)
  - SL14 - Land at Slaugham Manor, Slaugham (Mid Sussex SHLAA Ref: 765)
  - SL15 - Land at Slaugham Garden Nursery, Slaugham (Not assessed Mid Sussex SHLAA)

## **10. SITE ASSESSMENTS**

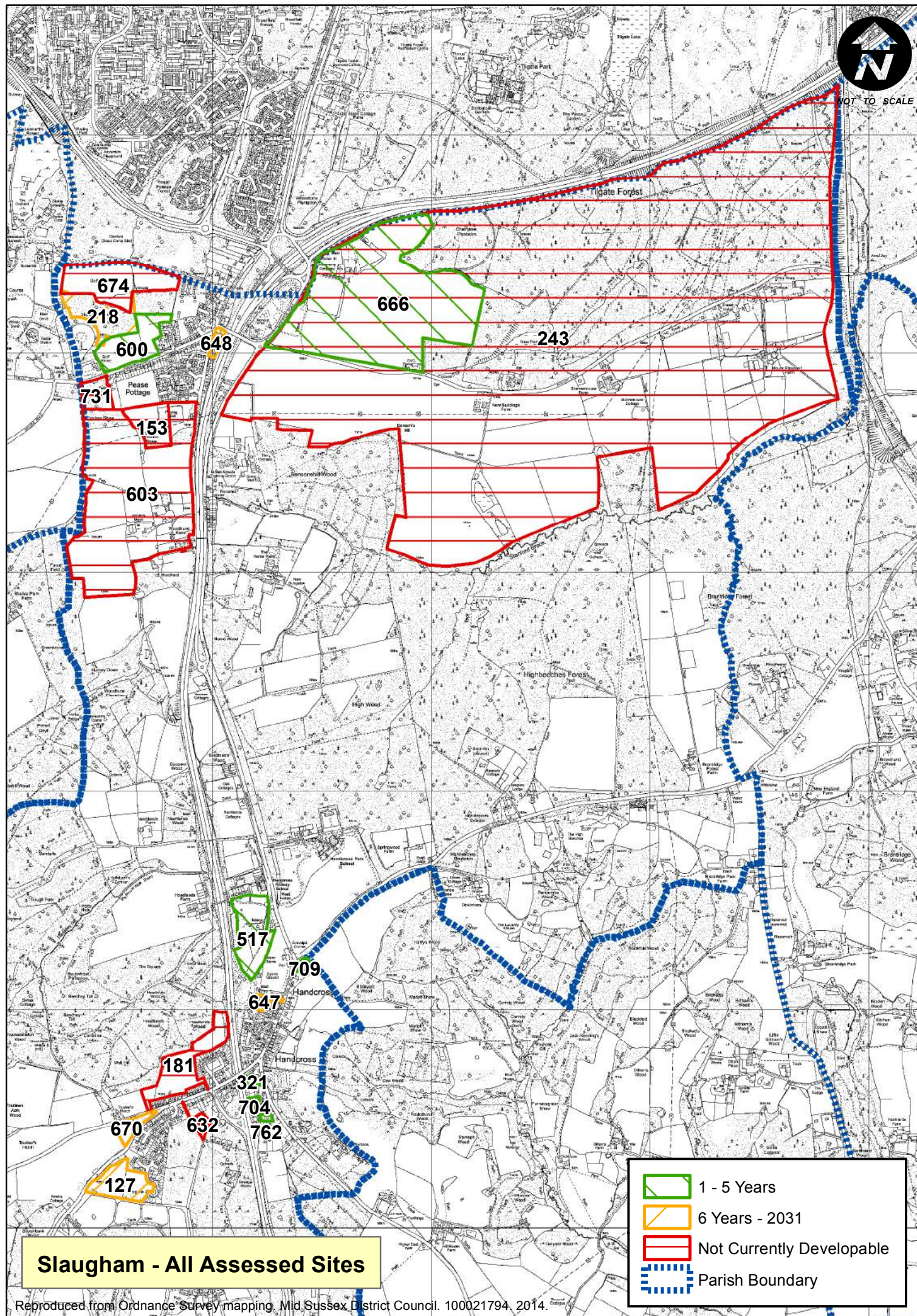
- 10.1. The Summary for each potential housing site is considered at Appendix 5 of this report. This details the site and whether it is available, achievable and considered suitable for development with an indicative housing capacity. It identifies whether it is deemed deliverable or developable.

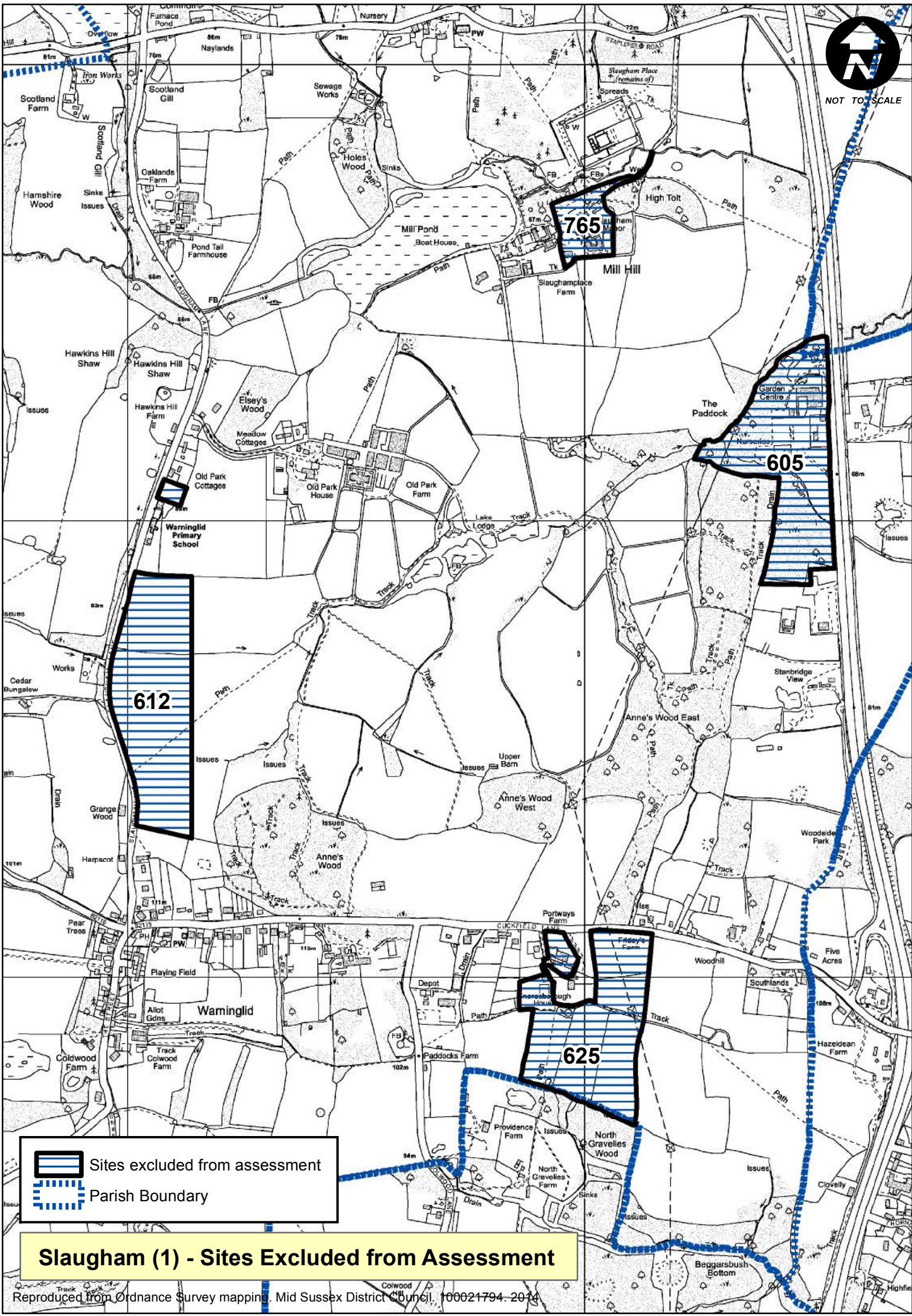
## **APPENDIX 1**



# **MAPS OF SITES WITHIN SLAUGHAM PARISH AS DETAILED IN THE MID SUSSEX SHLAA (APRIL 2016) - BOTH 'INCLUDED' AND 'EXCLUDED' FOR ASSESSMENT**



NOT TO SCALE



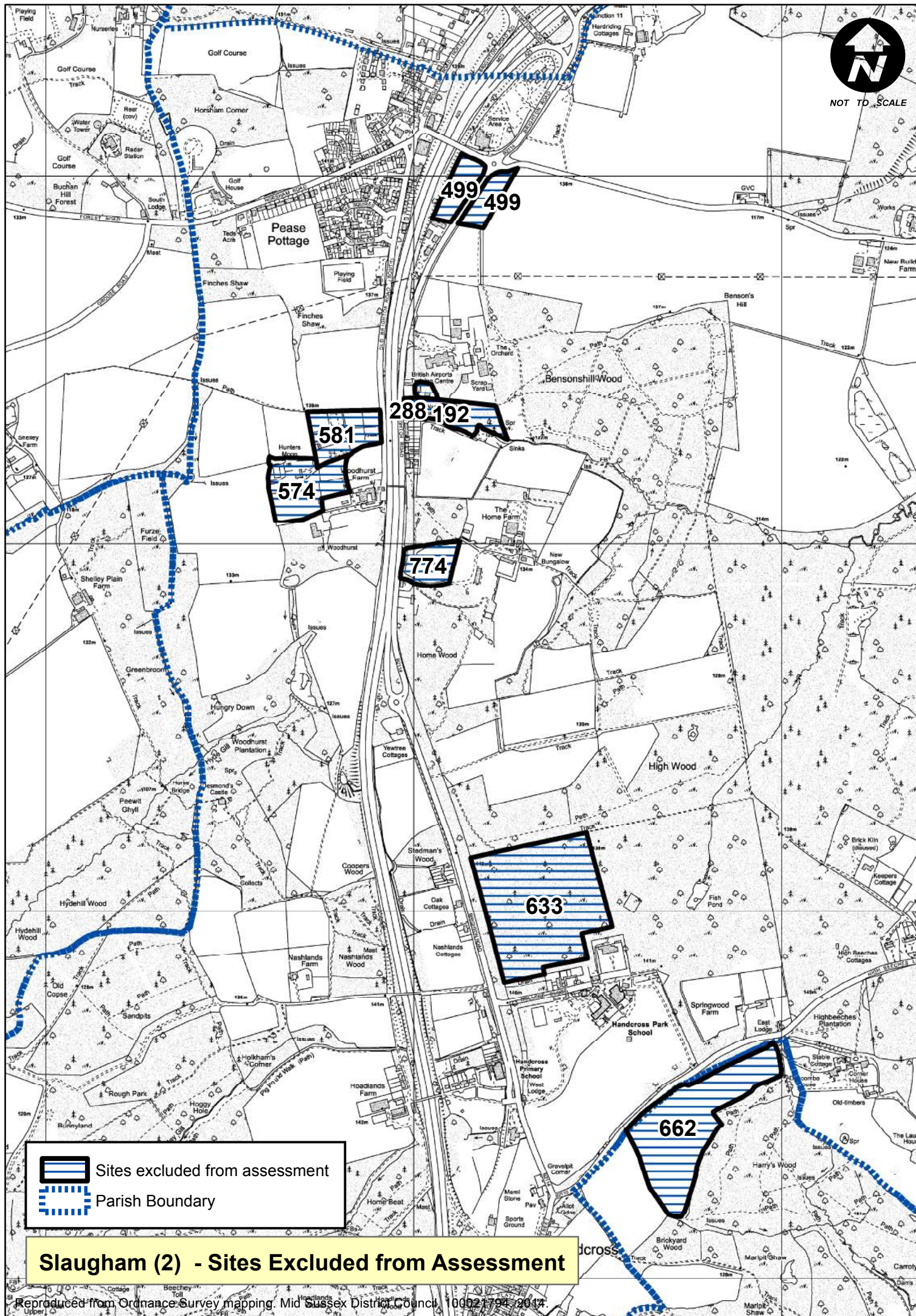


-  Sites excluded from assessment
-  Parish Boundary

**Slaugham (1) - Sites Excluded from Assessment**



NOT TO SCALE



## **APPENDIX 2**

# **MID SUSSEX SHLAA JUSTIFICATION FOR EXCLUSION OF SITES FROM FURTHER ASSESSMENT**

## Excluded Sites - Slaugham

<b>SHLAA ID</b>	192	<b>Site Reference</b>	SV/17	<b>Site location / address:</b>	Pease Pottage Nurseries, Brighton Road, Pease Pottage			
<b>Site Area (ha)</b>	1.8	<b>Grid Reference:</b>	526123 132351	<b>Parish</b>	SV	<b>Ward</b>		
<b>Reason for Exclusion:</b> Site is wholly outside and unrelated to existing settlement built up area boundary and is therefore excluded from assessment in accordance with the Methodology (2015, paragraph 3.13).								

<b>SHLAA ID</b>	288	<b>Site Reference</b>	SV/20	<b>Site location / address:</b>	Pease Pottage Nurseries, Brighton Road, Pease Pottage (west section fronting road)			
<b>Site Area (ha)</b>	0.5	<b>Grid Reference:</b>	526044 132370	<b>Parish</b>	SV	<b>Ward</b>		
<b>Reason for Exclusion:</b> Site is wholly outside and unrelated to existing settlement built up area boundary and is therefore excluded from assessment in accordance with the Methodology (2015, paragraph 3.13).								

<b>SHLAA ID</b>	499	<b>Site Reference</b>	SV/18	<b>Site location / address:</b>	The Island Site, Tilgate Forest Lodge, Old Brighton Road			
<b>Site Area (ha)</b>	1.24	<b>Grid Reference:</b>	526132 132988	<b>Parish</b>	SV	<b>Ward</b>		
<b>Reason for Exclusion:</b> Site is wholly outside and unrelated to existing settlement built up area boundary which would make it unacceptable for development. Site is excluded from assessment in accordance with the Methodology (2015, paragraph 3.13).								

<b>SHLAA ID</b>	574	<b>Site Reference</b>	SV/21	<b>Site location / address:</b>	Land at Hunters Moon, Old Brighton Road South, Pease Pottage			
<b>Site Area (ha)</b>	2.94	<b>Grid Reference:</b>	525712 132161	<b>Parish</b>	SV	<b>Ward</b>		
<b>Reason for Exclusion:</b> Site is wholly outside and unrelated to existing settlement built up area boundary and is therefore excluded from assessment in accordance with the Methodology (2015, paragraph 3.13).								

<b>SHLAA ID</b>	581	<b>Site Reference</b>	SV/22	<b>Site location / address:</b>	Woodhurst Farmhouse, Old Brighton Road, Pease Pottage			
<b>Site Area (ha)</b>	2.4	<b>Grid Reference:</b>	525822 132305	<b>Parish</b>	SV	<b>Ward</b>		
<b>Reason for Exclusion:</b> Site is wholly outside and unrelated to existing settlement built up area boundary and is therefore excluded from assessment in accordance with the Methodology (2015, paragraph 3.13).								

<b>SHLAA ID</b>	605	<b>Site Reference</b>	SV/12	<b>Site location / address:</b>	Handcross Garden Centre, west of A23			
<b>Site Area (ha)</b>	8.45	<b>Grid Reference:</b>	526454 127236	<b>Parish</b>	SV	<b>Ward</b>		
<b>Reason for Exclusion:</b> Site is wholly outside and unrelated to existing settlement built up area boundary which would make it unacceptable for development. Site is excluded from assessment in accordance with the Methodology (2015, paragraph 3.13).								

<b>SHLAA ID</b>	612	<b>Site Reference</b>	SV/01	<b>Site location / address:</b>	Land south of Warninglid Primary School, Slaugham Lane, Warninglid			
<b>Site Area (ha)</b>	8.47	<b>Grid Reference:</b>	525069 126601	<b>Parish</b>	SV	<b>Ward</b>		
<b>Reason for Exclusion:</b> Site is wholly outside and unrelated to existing settlement built up area boundary and is therefore excluded from assessment in accordance with the Methodology (2015, paragraph 3.13).								

<b>SHLAA ID</b>	625	<b>Site Reference</b>	SV/02	<b>Site location / address:</b>	Land at Southgate Farm, Cuckfield Lane, Warninglid			
<b>Site Area (ha)</b>		<b>Grid Reference:</b>		<b>Parish</b>	SV	<b>Ward</b>		
<b>Reason for Exclusion:</b> Site is wholly outside and unrelated to existing settlement built up area boundary and is therefore excluded from assessment in accordance with the Methodology (2015, paragraph 3.13).								

<b>SHLAA ID</b>	633	<b>Site Reference</b>	SV/04	<b>Site location / address:</b>	Land north of Handcross Park School, Handcross			
<b>Site Area (ha)</b>		<b>Grid Reference:</b>		<b>Parish</b>	SV	<b>Ward</b>		
<b>Reason for Exclusion:</b> Site is entirely designated as Ancient Woodland (High beeches Forest) and is therefore excluded from assessment in accordance with the Methodology (2015, paragraph 3.13).								

<b>SHLAA ID</b>	765	<b>Site Reference</b>		<b>Site location / address:</b>	Slaugham Manor, Slaugham Place, Slaugham.		
<b>Site Area (ha)</b>		<b>Grid Reference:</b>	526001 127657	<b>Parish</b>	SV	<b>Ward</b>	
<b>Reason for Exclusion:</b> Site is wholly outside and unrelated to existing settlement built up area boundary which would make it unacceptable for development. Site is excluded from assessment in accordance with the Methodology (2015, paragraph 3.13).							

<b>SHLAA ID</b>	774	<b>Site Reference</b>		<b>Site location / address:</b>	Land at Tilgate Forest Lodge, Brighton Road, Pease Pottage		
<b>Site Area (ha)</b>		<b>Grid Reference:</b>	526624 132017	<b>Parish</b>	SV	<b>Ward</b>	
<b>Reason for Exclusion:</b> Site is wholly outside and unrelated to existing settlement built up area boundary which would make it unacceptable for development. Site is excluded from assessment in accordance with the Methodology (2015, paragraph 3.13).							

## **APPENDIX 3**

**SITES WITH PLANNING PERMISSION FOR  
HOUSING DEVELOPMENT SINCE 2014, OR  
CONSTRUCTION COMPLETED SINCE 2014**

# Appendix 1: Slaugham Parish: Planning Permissions Granted and Completions since 01 April 2014 - 31 December 2016

Application Reference	Number of Units	Address	Granted	Completion date
14/01871/FUL	Replacement dwelling	Oaklands Farm	25/07/2014	MSDC note development has not commenced.
14/02534/FUL	7	Municiple Security Ltd Seaspaces House Brighton Road Handcross	25/09/2014	MSDC note development has not commenced.
11/02022/FUL	Replacement dwelling	Brantridge Forest Farm Handcross Road Balcombe Haywards Heath West Sussex RH17 6JX	31/08/2011	MSDC note development complete 15/16
12/04033/OUT and 12/04032/OUT	90 75	Land South West Of Handcross Primary School London Road Handcross West Sussex	Allowed on appeal 01 May 2014	MSDC note development has not commenced.
14/01377/FUL	1	The Old Squash Court, Warninglid Grange, Warninglid.	19/08/2014	MSDC note development has commenced.
09/00172/FUL	1	The Old Squash Court Warninglid Grange Warninglid Lane Warninglid	05/05/2010	MSDC note development has commenced
10/03621/FUL	1	Herrings Barn The Street Warninglid Haywards Heath West Sussex RH17 5TR	25/01/2010	MSDC note development complete 14/15

**Appendix 1: Slaugham Parish: Planning Permissions Granted and Completions since 01 April 2014 - 31 December 2016**

Application Reference	Number of Units	Address	Granted	Completion date
13/04251/FUL	1	Herrings Barn The Street Warninglid Haywards Heath West Sussex RH17 5TR	12/02/2014	MSDC note development not commenced.
14/02400/FUL Demolition of existing two storey detached dwelling and replacement with single dwelling house and ancillary accommodation. This application is a renewal of approved application 11/01735/FUL	Replacement dwelling	The Hollies Slaugham Lane Warninglid Haywards Heath West Sussex RH17 5TH	01/09/2014	MSDC note development not commenced.
12/03383/FUL	1 Part conversion of existing office building into 2 storey dwelling.	Devonshire House, High Street, Handcross, Haywards Heath	23/11/2012	MSDC note development complete 15/16.
12/02128/FUL	51	Land North Of Black Swan Close Pease Pottage West Sussex	Granted on appeal 26 March 2013	MSDC note development complete 15/16
13/00550/FUL	1	Wicket View, Cuckfield Lane, Warninglid, Haywards Heath	18/04/2013	MSDC note development complete 15/16

# Appendix 1: Slaugham Parish: Planning Permissions Granted and Completions since 01 April 2014 - 31 December 2016

Application Reference	Number of Units	Address	Granted	Completion date
13/04069/FUL	1	High Beeches Nurseries, High Beeches Lane, Handcross, Haywards Heath	17/01/2014	MSDC note development not commenced.
13/03768/FUL	7	Land At Caburn And St Georges House Brighton Road Handcross Haywards Heath West Sussex RH17 6BZ	04/02/2014	MSDC note development not commenced.  Development has commenced on site- as noted on site visit in November 2016.
14/01884/PDOFF	2	Baron Hall, Horsham Road, Pease Pottage, West Sussex	03/07/2014	MSDC note development not commenced.
14/02243 16/0733	1	Land adjacent to 47 Black Swan Close Pease Pottage	22/09/2014 12/04/2016	MSDC note development not commenced.
14/02766/FUL	Replacement dwelling	Fir Tree Cottage Warninglid Lane Warninglid Haywards Heath West Sussex RH17 5TQ	02/10/2014	MSDC note development commenced.

**Appendix 1: Slaugham Parish: Planning Permissions Granted and Completions since 01 April 2014 - 31 December 2016**

Application Reference	Number of Units	Address	Granted	Completion date
14/02942/FUL	1	Rose Cottage Warninglid Lane Warninglid Haywards Heath West Sussex RH17 5TY	13/10/2014	MSDC note development not commenced.
14/02870/FUL	1	SOUTHGATE FARM, CUCKFIELD LANE, WARNINGLID, HAYWARDS HEATH	16/02/2015	MSDC note development not commenced.
13/02994/OUT	95	Pease Pottage Golf Course and Driving Range	Granted on appeal 04/11/14	MSDC note development commenced.
DM/15/0458	7	Sherwood Works, Brighton Road	24/07/15	MSDC note development not commenced.
DM/15/0359	6	Allotment Gardens High Street Handcross West Sussex	09/10/15	MSDC note development not commenced.
DM/15/0160	N/A- Replace corrugated iron roof with Decra tiling.	Dumbrells Church Platt Cuckfield Haywards Heath West Sussex RH17 5LA.	N/A	N/A
14/01165	2	Home Farm Tilgate Forest Lodge Brighton Road Pease Pottage Crawley West Sussex RH11 9AF	27/05/15	MSDC note development not commenced.
DM/15/1705	Replacement dwelling	Cedar Cottage Tilgate Forest Lodge Brighton Road Pease Pottage Crawley West Sussex RH11 9AF	16/06/15	MSDC note development not commenced.

**Appendix 1: Slaugham Parish: Planning Permissions Granted and Completions since 01 April 2014 - 31 December 2016**

Application Reference	Number of Units	Address	Granted	Completion date
DM/16/1249	1	The Reservoir Starvemouse Farm Parish Lane Pease Pottage West Sussex RH10 5NY	17/05/2016	MSDC note development not commenced.
Hardriding Farm	Circa 600	Land at Hardriding Farm, Brighton Road, Pease Pottage	28/11/2016	Not Yet Commenced
Slaugham Manor	15 new dwellings + conversion and extension of the retained manor house into 9 flats and change of use and extension of Ryders into a single dwelling.  Total 25	Slaugham Manor, Slaugham Place, Slaugham, Haywards Heath	21/12/2016	

**Completions up to 14/15 -15/16 = 54**

**Permissions from 01/04/14 - 31/12/2016 = 847 or 852 (This total differs given the numbers granted on appeal under 12/04033/OUT and 12/04032/OUT)**

**TOTAL= 901/906**

## **APPENDIX 4**

### **(SUMMARY DETAILS OF SLAUGHAM PARISH COUNCIL'S "CALL FOR SITES")**

## **SLAUGHAM PARISH COUNCIL - NEIGHBOURHOOD DEVELOPMENT PLAN CALL FOR SITES**

### **INSTRUCTIONS FOR COMPLETION OF DEVELOPMENT SITE PROPOSAL FORMS AND CALL FOR SITES BRIEFING SHEET**

Slaugham Parish Council invites owners and managers of land in the Parish of Slaugham, who are considering development of that land within the next twenty years and would like their land to be considered for inclusion within the scope of the Slaugham Neighbourhood Plan under the provisions of the Localism Act 2011, to write to:

The Clerk, Slaugham Parish Council, 2 Coltstaple Cottages, Coltstaple Lane, Horsham, RH13 9BB

Please enclose the completed **Development Site Proposal forms** which are available under the Slaugham Neighbourhood Plan at <http://spcnhp.blogspot.co.uk/p/call-for-sites.html>. Please complete separate Development Site Proposal forms for each site that you would like considered. Please **sign the forms** and state the position of the signatory.

Please enclose a **site location map** at a scale of no less than 1:2500, clearly marked with the location and boundaries of the site being put forward and indicate the area(s) to be developed.

The **closing date** for receipt of Development Site Proposal forms and required accompanying documents is **24<sup>th</sup> September 2015**.

The **call for sites** is an informal opportunity for individuals and organizations to propose sites with Slaugham Parish for development. It will enable the Slaugham Neighbourhood Plan Team to better understand the needs and wishes of the electors within its Parish area, but the call for sites will not in itself decide whether a site should be allocated for development, nor will it commit the Proposer(s) to applying for planning consent. The site proposal forms and accompanying documents will be used to inform the preparation of the Land Allocation and Site section of the Slaugham Neighbourhood Plan.

The proposals will be assessed for compliance with the basic conditions that a Neighbourhood Plan must meet, for example, sustainable development, general conformity with the strategic policies contained in the Mid Sussex Development Plan and housing needs assessments. The proposals will also be considered in the light of the consultation responses received from Slaugham Parish's electors. The Slaugham Neighbourhood Plan Team may request further information from Proposers. It is likely that not all proposals received will meet the requirements for inclusion in the Land Allocation and Site section. The outcome of the section selection will be advised to Proposers and published together with reasons for decisions and cannot be treated confidentially. Sites selected for inclusion in the Land Allocation and Site section will need to be judged against the needs of the Parish and relevant planning policies when they are submitted for planning permission and Slaugham Parish Council reserves its right to consider any subsequent planning application afresh with an open mind..

### **INSTRUCTIONS FOR COMPLETION OF DEVELOPMENT SITE PROPOSAL FORMS AND CALL FOR SITES BRIEFING SHEET**

The resultant Neighbourhood Plan, in accordance with the provisions of the Localism Act 2011, will need to be successfully assessed by an Independent Examiner followed by a majority of votes cast in a referendum of the Slaugham Parish electors, before being adopted. Once adopted, the Slaugham Neighbourhood Plan will be used by Mid Sussex District Council as part of their planning guidelines for assessing planning applications.

Please note the following in relation to **Affordable Housing**:

The affordable housing requirements for new developments must comply with planning policies set out by Mid Sussex District Council. Sites that are promoted for housing will be expected to include a proportion of affordable housing in line with the requirements of the District Council.

- Dated August 2015


## **APPENDIX 5**

# **SLAUGHAM PARISH HOUSING SITE ASSESSMENTS**

## **APPENDIX 5 A**

**SL01 - LAND AT LOWER TILGATE,  
EAST OF PEASE POTTAGE  
(MID SUSSEX SHLAA REF: 243)**

## Slaugham Neighbourhood Plan Housing Land Availability Assessment

<b>NP Site Name</b>	Land at Lower Tilgate (SHLAA Ref: 243)	
<b>Site Address</b>	Land at Lower Tilgate, East of Pease Pottage.	
<b>Site Reference</b>	SL01.	
<b>Site Context</b>	<b>Site Area</b>	343 hectares.
	<b>Current Land Use</b>	Woodland (north of Parish Lane). Open Grassland (south of Parish Lane).
	<b>PDL/Greenfield</b>	Greenfield.
	<b>Boundary Treatment</b>	The M23 bounds the site on the north. The train line bounds the site to the east. Woodland bounds the site to the south. Open grassland and woodland bound the site to the west.
	<b>Adjacent Land Use</b>	Land to the west has been granted planning permission for 600 dwellings and associated infrastructure. Woodland lies to the east.
	<b>Topography</b>	Gently undulating.
	<b>Planning History</b>	There is no planning history associated with this site. The site lies adjacent to land, which has been granted permission for 600 dwellings (DM/15/4711).
<b>Biodiversity and Arboriculture</b>	<b>Biodiversity Designations (e.g. SSSI)</b>	Parts of the northern area of site are designated as Priority Habitat.
	<b>Arboricultural Designations (e.g. SANW/TPO)</b>	Parts of the northern area of site are designated as Ancient and Semi Natural Woodland. This designation covers the woodland to the north of Parish Lane.

	Comments	
<b>Heritage Assets</b>	Listed Buildings or SAM	There are no Listed Buildings within close proximity of the site. The closest Listed Buildings is located on Brighton Road, Pease Pottage Hill and is a Grade II Listed Building known as Flint Cottage.
	Conservation Area	There is no designated Conservation Area in Pease Pottage.
	Archaeological Potential	None
	Comments	
<b>Landscape</b>	Designations (eg AONB)	The site lies within the High Weald Area of Outstanding Natural Beauty (AONB).
	Character	<p>The site lies within an area identified by Mid Sussex District Council as Landscape Character Area 8: Worth Forest.</p> <p>This Character Area covers the north western part of the Parish. Its key characteristics include a heavily forested, dissected plateau landscape enclosing a post medieval rural landscape cut from the forest.</p> <p>The woodland character of the area is based on an important reservoir of ancient woodland, much of which has been replanted as the series of coniferous and mixed plantations that comprise the forest today. However, the relict landscape of the older forest still persists, in the gill woodlands, in other semi-natural ancient woodland areas, and in features such as gnarled beech trees and beech avenues, pollarded oaks and coppiced beeches, old banks, rabbit warrens, and old shaws.</p> <p>North of Parish Lane the site is covered by dense woodland. The site is bound by the M23 to the north. The main London to Brighton train lines lies to the east of the site. The northern part of the site is therefore visually enclosed.</p> <p>South of Parish Lane the site is more open in nature. It includes agricultural land and farm buildings. Although open from Parish Lane the site is bound to the south by woodland. The site is bound to the east by the main railway line. The southern part of the site is therefore relatively visually enclosed.</p>

	Sensitivity	<p>The site lies within an area where woodland and forest covert limits the visual sensitivity of the landscape and confers a sense of intimacy, seclusion and tranquility.</p> <p>The sparse settlement pattern currently sits well within the rural landscape although there is a danger of the cumulative visual impact of buildings and other structures</p> <ul style="list-style-type: none"> <li>Landscape Sensitivity: Substantial</li> </ul>
	Capacity	<p>As part of the Landscape Capacity Study, an analysis of the landscape capacity of each local character area, having regard to its landscape sensitivity and its landscape value was undertaken.</p> <p>The site falls within the Pease Pottage-Handcross High Weald area. This area contains medium scale arable fields interspersed with large areas of woodland. The A23 runs north south through the area. There are large areas of early modern period. Land is generally west facing slopes.</p> <ul style="list-style-type: none"> <li>Landscape Value: Moderate</li> <li>Landscape Capacity: Low</li> </ul>
	Comments	<p>The Mid Sussex District SHLAA: Review of Landscape and Visual Aspects of the Site Suitability (Jan 2015) has assessed the site. The Report identifies:</p> <p>Overall landscape sensitivity: Medium-High.</p> <p>Overall landscape value: Medium- High</p> <p>Landscape capacity is identified as Low/Medium.</p> <p>The Report identifies the majority of the site as having a LOW-MEDIUM landscape suitability for development. It is a large site which could therefore potentially accommodate a MEDIUM-HIGH development yield which is less sensitive as a result of its proximity to the motorway reducing levels of tranquillity. However, although this northern area is less sensitive than the remainder of the site it remains sensitive in landscape terms, to development, and therefore any proposals would need to ensure that would not have significant adverse effects on the AONB. Siting of development in relation to the undulating landform and any key views would be an important consideration. Development of the highest quality which pays consideration to the surrounding landscape character would be vital, as well as an appropriate landscape design scheme with buffers to the surrounding ancient woodland.</p>

Public Rights of Way	Within site	<p>The site contain a number of Public Rights of Way (PRoW);</p> <ul style="list-style-type: none"> <li>A PRoW crosses the southern part of the site running from Brighton Road in an eastern direction and rising north to New Buildings Farm on Parish Lane.</li> <li>A PRoW runs from Parish Lane in the north eastern corner and continues south to Tilgate Forest Golf Centre.</li> <li>A PRoW runs from Parish Lane in the north eastern part of the site and continues east across the main railway line.</li> </ul>	
	Adjacent	A PRoW runs from Parish Lane in the north eastern part of the site and continues east across the main railway line to adjacent land.	
	Comments		
Flood Risk	Flood Maps for Planning (Rivers and Sea)	Flood Zone 1	
	Comments		
Accessibility	Proximity (in km) to	Primary school	4184m: Handcross Primary School
		Post Office	3540m: Tilgate Post Office 4988m: Handcross Post Office
		Convenience store	1610m: Pease Pottage Services
		Public House	1931m: Black Swan
		Health Facility	3379m: Broadfield Health Centre
		Children's Play Area/ Formal Sports Pitch	2253m: Children's play area (Finches Field) 3379m: K2 Crawley
		Bus Stop	1590m: Brighton Road Stop
	Vehicular access constraints	The site could be accessed off Parish Lane. Although depending on the access point, woodland may need to be removed to facilitate visibility splays and safe access to the site.	
	Comments		


<b>Utilities</b>	<b>Comments</b>	It is assumed all potential housing sites are, or can be made, accessible to local infrastructure, defined as water, surface and foul water drainage, electricity and gas.
<b>Site Consideration</b>	<b>Ownership</b>	MSDC's SHLAA assessment notes the site is in two ownerships.
	<b>Constraints</b>	The site lies within the High Weald Area of Outstanding Natural Beauty (AONB). The northern part of site is designated as a Priority Habitat. The northern part of the site is covered in Ancient and Semi Natural Woodland. 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.
	<b>Proposed Use</b>	Residential
	<b>Estimated Capacity</b>	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 (i.e less than 25 dph). This could yield a total of some 4000 units.
	<b>Mitigation</b>	Due to the environmental constraints (AONB, Ancient and Semi Natural Woodland) it is not possible to provide adequate mitigation.
	<b>Deliverable/ Developable/Achievable</b>	It is considered the site is available now. There are no known reasons to indicate the site is not available. However it is not considered that the site offers a suitable location for development.
	<b>Suitability</b>	<p>The site currently consists of woodland (north of Parish Lane) and open grassland (south of Parish Lane).</p> <p>The site lies within the High Weald AONB. Part of the site is designated as Priority Habitat. The northern part is also designated as Ancient and Semi Natural Woodland.</p> <p>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.</p> <p>The western part of the site offers reasonable access to services in Pease Pottage with access to services in Crawley to the north.</p>

		Given the constraints of the site (AONB, Ancient and Semi Natural Woodland) is not considered suitable for development.
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## **APPENDIX 5 B**

**SL02 - LAND NORTH OF PEASE POTTAGE,  
WEST OF OLD BRIGHTON ROAD  
(MID SUSSEX SHLAA  
REF: 674)**

## Slaugham Neighbourhood Plan Housing Land Availability Assessment

<b>NP Site Name</b>	Land north of Pease Pottage (SHLAA Ref: 674)	
<b>Site Address</b>	Land north of Pease Pottage, West of Old Brighton Road, Pease Pottage	
<b>Site Reference</b>	SL02	
<b>Site Context</b>	Site Area	7.5 hectares
	Current Land Use	Open grassland
	PDL/Greenfield	Greenfield
	Boundary Treatment	A tree line bounds the site to the north, west, south and east.
	Adjacent Land Use	Former golf course.
	Topography	Gently undulating reflecting the site has previously been used as a golf course.
	Planning History	No planning history for the site
<b>Biodiversity and Arboriculture</b>	Biodiversity Designations (e.g. SSSI)	Priority Habitat lies to the north of the site.
	Arboricultural Designations (e.g. SANW/TPO)	Ancient and Semi Natural Woodland lies to the east of the site.
	Comments	
<b>Heritage Assets</b>	Listed Buildings or SAM	There are no Listed Buildings within close proximity of the site. The nearest Grade II Listed Building is at Cottesmore School.
	Conservation Area	There is no designated Conservation Area in Pease Pottage.

	Archaeological Potential	None
	Comments	
<b>Landscape</b>	Designations (e.g AONB)	The site lies within the High Weald Area of Outstanding Natural Beauty (AONB)
	Character	<p>The site lies within an identified Strategic Gap between Crawley and Pease Pottage (Mid Sussex Local Plan, Policy C2). The Gap has been identified with the objectives of preventing coalescence and retaining the separate identity and amenity of settlements.</p> <p>The site lies within an area identified by Mid Sussex District Council as Landscape Character Area 8: Worth Forest.</p> <p>This Character Area covers the north western part of the Parish. Its key characteristics include a heavily forested, dissected plateau landscape enclosing a post medieval rural landscape cut from the forest.</p> <p>The woodland character of the area is based on an important reservoir of ancient woodland, much of which has been replanted as the series of coniferous and mixed plantations that comprise the forest today. However, the relict landscape of the older forest still persists, in the gill woodlands, in other semi-natural ancient woodland areas, and in features such as gnarled beech trees and beech avenues, pollarded oaks and coppiced beeches, old banks, rabbit warrens, and old shaws.</p> <p>The site is bound on the north by woodland and shaws. This contains the site and prohibits long distance views of the site. The site is open on the western side and leads onto the former golf course. On the eastern side is an open paddock which has access via Haynes Way.</p>
	Sensitivity	<p>The site lies within an area where woodland cover limits the visual sensitivity of the landscape and confers a sense of intimacy, seclusion and tranquility.</p> <p>The sparse settlement pattern currently sits well within the rural landscape although there is a danger of the cumulative visual impact of buildings and other structures.</p>
	Capacity	As part of the Landscape Capacity Study, an

		<p>analysis of the landscape capacity of each local character area, having regard to its landscape sensitivity and its landscape value was undertaken.</p> <p>The site falls within the Pease Pottage-Handcross High Weald area. This area contains medium scale arable fields interspersed with large areas of woodland. The A23 runs north south through the area. There are large areas of early modern period. Land is generally west facing slopes.</p> <ul style="list-style-type: none"> <li>Landscape Value: Moderate</li> <li>Landscape Capacity: Low</li> </ul>	
	Comments	The Mid Sussex District SHLAA: Review of Landscape and Visual Aspects of the Site Suitability (Jan 2015) did not assess the site.	
Public Rights of Way	Within site	None.	
	Adjacent	A permissive track borders the site which is accessed off Old Brighton Road north and leads to Cottesmore School.	
	Comments		
Flood Risk	Flood Maps for Planning (Rivers and Sea)	Flood Zone 1	
	Comments		
Accessibility	Proximity (in km) to	Primary school	3540m: Handcross Primary School
		Post Office	3700m: Tilgate Post Office 4185m: Handcross Post Office
		Convenience store	965m: Pease Pottage Services
		Public House	645m: Black Swan
		Health Facility	2572m: Broadfield Health Centre
		Children's Play Area/ Formal Sports Pitch	920m: Finches Play Fields 2414m: K2 Crawley
		Bus Stop	622m: Brighton Road (south)


	Vehicular access constraints	<p>Site could be accessed off Horsham Road via third party land. Existing hedgerow would need to be removed to facilitate visibility splays and safe access.</p> <p>Alternatively the site could be assessed via Old Brighton Road north.</p>
	Comments	
Utilities	Comments	<p>It is assumed all potential housing sites are, or can be made, accessible to local infrastructure, defined as water, surface and foul water drainage, electricity and gas.</p>
Site Consideration	Ownership	The site is understood to be in single ownership.
	Constraints	<p>The site lies within the defined Strategic Gap between Crawley and Pease Pottage. It is within the High Weald AONB. It is bordered by a Priority Habitat to the north. Ancient and Semi Natural Woodland lies to the east of the site. Although access to the site could be achieved off Horsham Road it would be likely to involve the removal of existing hedgerow.</p>
	Proposed Use	Residential.
	Estimated Capacity	<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 be developed at a low density (i.e less than 25 dph). It is therefore envisaged the site could yield some 100 residential units.</p>
	Mitigation	<p>Given the environmental constraints (High Weald AONB) and policy constraints (Strategic Gap) it is not considered possible to provide adequate mitigation.</p>
	Deliverable/ Developable/Achievable	<p>It is considered the site is available now. There are no known reasons to indicate the site is not available. However it is not considered that the site offers a suitable location for development.</p>
	Suitability	<p>The site is currently open grassland. Gently undulating reflecting the site has previously been used as a golf course.</p> <p>Priority Habitat lies to the north of the site. Ancient and Semi Natural Woodland lies to the east of the site.</p> <p>The site lies within the High Weald Area of Outstanding Natural Beauty (AONB). The site lies within an identified Strategic Gap between Crawley and Pease Pottage (Mid Sussex Local Plan, Policy C2).</p> <p>The site lies within an area where woodland cover limits the visual sensitivity of the landscape and confers a sense of intimacy, seclusion and tranquility.</p> <p>The site offers reasonable access to service in Pease</p>

		<p>Pottage with access to services in Crawley to the north.</p> <p>Given the constraints of the site (High Weald AONB and Strategic Gap), it is not considered suitable for development.</p>
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## **APPENDIX 5 C**

**SL03 - LAND NORTH OF THE GOLF HOUSE,  
HORSHAM ROAD, PEASE POTTAGE  
(MID SUSSEX SHLAA REF: 218)**

## Slaugham Neighbourhood Plan Housing Land Availability Assessment

<b>NP Site Name</b>	Pease Pottage Golf House (SHLAA Ref: 218)	
<b>Site Address</b>	Land north of the Golf House, Horsham Road, Pease Pottage	
<b>Site Reference</b>	SL03	

<b>Site Context</b>	Site Area	5.8 hectares.
	Current Land Use	Primarily woodland.
	PDL/Greenfield	Greenfield site.
	Boundary Treatment	The site boundary is defined by woodland edge.
	Adjacent Land Use	The site is adjacent to a site, which is under construction for 95 residential units (13/02994/OUT).
	Topography	Gently undulating.
	Planning History	None.

<b>Biodiversity and Arboriculture</b>	Biodiversity Designations (e.g. SSSI)	The site is designated as Priority Habitat.
	Arboricultural Designations (e.g. SANW/TPO)	Parts of the site (west and south east) are covered by Ancient and Semi Natural Woodland.
	Comments	

<b>Heritage Assets</b>	Listed Buildings or SAM	There are no Listed Buildings within close proximity of the site. The nearest Grade II Listed Building is at Cottessmore School.
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	Conservation Area	There is no designated Conservation Area in Pease Pottage.
	Archaeological Potential	None
	Comments	
<b>Landscape</b>	Designations (eg AONB)	The site lies within the High Weald Area of Outstanding Natural Beauty (AONB).
	Character	<p>The site lies within an identified Strategic Gap between Crawley and Pease Pottage (Mid Sussex Local Plan, Policy C2). The Gap has been identified with the objectives of preventing coalescence and retaining the separate identity and amenity of settlements.</p> <p>The site lies within an area identified by Mid Sussex District Council as Landscape Character Area 8: Worth Forest.</p> <p>This Character Area covers the north western part of the Parish. Its key characteristics include a heavily forested, dissected plateau landscape enclosing a post medieval rural landscape cut from the forest.</p> <p>The woodland character of the area is based on an important reservoir of ancient woodland, much of which has been replanted as the series of coniferous and mixed plantations that comprise the forest today. However, the relict landscape of the older forest still persists, in the gill woodlands, in other semi-natural ancient woodland areas, and in features such as gnarled beech trees and beech avenues, pollarded oaks and coppiced beeches, old banks, rabbit warrens, and old shaws.</p> <p>Dense woodland, hedgerows and shaws cover the western part of the site. Woodland also lies to the north east. The site is therefore visually enclosed along the western and northern boundary.</p>
	Sensitivity	<p>The site lies within an area where woodland cover limits the visual sensitivity of the landscape and confers a sense of intimacy, seclusion and tranquility.</p> <p>The sparse settlement pattern currently sits well within the rural landscape although there is a danger of the cumulative visual impact of buildings and other structures.</p>

	Capacity	<p>As part of the Landscape Capacity Study, an analysis of the landscape capacity of each local character area, having regard to its landscape sensitivity and its landscape value was undertaken.</p> <p>The site falls within the Pease Pottage-Handcross High Weald area. This area contains medium scale arable fields interspersed with large areas of woodland. The A23 runs north south through the area. There are large areas of early modern period. Land is generally west facing slopes.</p> <ul style="list-style-type: none"> <li>Landscape Value: Moderate</li> <li>Landscape Capacity: Low</li> </ul>	
	Comments	The Mid Sussex District SHLAA: Review of Landscape and Visual Aspects of the Site Suitability (Jan 2015) did not assess the site.	
<b>Public Rights of Way</b>	Within site	None.	
	Adjacent	A bridleway lies to the west of the site. A permissive track lies to the north of the site which is accessed off Old Brighton Road (North).	
	Comments		
<b>Flood Risk</b>	Flood Maps for Planning (Rivers and Sea)	Flood Zone 1	
	Comments		
<b>Accessibility</b>	Proximity (in km) to	Primary school	3540m: Handcross Primary School
		Post Office	3700m: Tilgate Post Office 4185m: Handcross Post Office
		Convenience store	965m: Pease Pottage Services
		Public House	645m: Black Swan
		Health Facility	2572m: Broadfield Health Centre
		Children's Play Area/ Formal Sports Pitch	920m: Finches Play Fields 2414m: K2 Crawley

		Bus Stop	622m: Brighton Road (south)
	Vehicular access constraints	The site could 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.	
	Comments		
<b>Utilities</b>	Comments	It is assumed all potential housing sites are, or can be made, accessible to local infrastructure, defined as water, surface and foul water drainage, electricity and gas.	
<b>Site Consideration</b>	Ownership	The site is understood to be in single ownership.	
	Constraints	The site lies within the High Weald AONB. It is designated as Priority Habitat. Parts of the site (west and south east) are covered by Ancient and Semi Natural Woodland.	
	Proposed Use	Residential.	
	Estimated Capacity	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 developable at a lower density (i.e less than 25 dph). It is therefore envisaged the site could yield some 30 residential units.	
	Mitigation	Due to the environmental constraints (High Weald AONB), Ancient and Semi Natural Woodland and Priority Habitat) and policy constraints (Strategic Gap) it is not considered possible to provide adequate mitigation.	
	Deliverable/ Developable/Achievable	It is considered the site is available now. There are no known reasons to indicate the site is not available. However it is not considered that the site offers a suitable location for development.	
	Suitability	<p>The site is primarily covered with woodland and is gently undulating.</p> <p>The site lies within the High Weald AONB. The site is designated as Priority Habitat. Parts of it (west and south east) are covered by Ancient and Semi Natural Woodland.</p> <p>The site lies within an identified Strategic Gap between Crawley and Pease Pottage (Mid Sussex Local Plan, Policy C2).</p>	

		<p>The site lies within an area where woodland cover limits the visual sensitivity of the landscape and confers a sense of intimacy, seclusion and tranquility.</p> <p>The site offers reasonable access to service in Pease Pottage with access to services in Crawley to the north.</p> <p>Given the constraints of the site (High Weald AONB, Ancient and Semi Natural Woodland, Priority Habitat and Strategic Gap) it is not considered suitable for development.</p>
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## **APPENDIX 5 D**

**SL04 - LAND AT THE GOLF HOUSE,  
HORSHAM ROAD, PEASE POTTAGE  
(NOT ASSESSED IN MID SUSSEX SHLAA)**

## Slaugham Neighbourhood Plan Housing Land Availability Assessment

<b>NP Site Name</b>	Pease Pottage Golf House	
<b>Site Address</b>	Land at the Golf House, Horsham Road, Pease Pottage	
<b>Site Reference</b>	SL04	

<b>Site Context</b>	Site Area	0.90 hectares
	Current Land Use	Site currently comprises of a one and half storey building currently in office use.
	PDL/Greenfield	Greenfield site
	Boundary Treatment	The site is bound by woodland to the north, open grassland to the east, Horsham Road to the south, and woodland to the west.
	Adjacent Land Use	The adjacent site which is under construction for 95 residential units (13/02994/OUT)
	Topography	Generally flat.
	Planning History	DM/16/2990: Demolition of existing buildings and outline planning permission for redevelopment of site to provide 25no. new dwellings with associated access. All other matters reserved. Planning Committee have resolved to approve the application.  DM/16/0549: Demolition of existing buildings and redevelopment of site to provide 25no. new dwellings with associated access, parking and landscaping and other associated works (amended plans received): REFUSED

<b>Biodiversity and Arboriculture</b>	Biodiversity Designations (e.g. SSSI)	A Priority Habitat adjoins the northern boundary.
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	Arboricultural Designations (e.g. SANW/TPO)	Ancient and Semi Natural Woodland lie to the south of the site.
	Comments	A dense tree line and hedgerow bounds the northern edge of the site.
<b>Heritage Assets</b>	Listed Buildings or SAM	There are no Listed Buildings within close proximity of the site. The nearest Grade II Listed Building is at Cottesmore School.
	Conservation Area	There is no designated Conservation Area in Pease Pottage.
	Archaeological Potential	None
	Comments	
<b>Landscape</b>	Designations (e.g. AONB)	The site lies within High Weald Area of Outstanding Natural Beauty (AONB).
	Character	<p>The site lies within an identified Strategic Gap between Crawley and Pease Pottage (Mid Sussex Local Plan, Policy C2). The Gap has been identified with the objectives of preventing coalescence and retaining the separate identity and amenity of settlements.</p> <p>The site lies within an area identified by Mid Sussex District Council as Landscape Character Area 8: Worth Forest.</p> <p>This Character Area covers the north western part of the Parish. Its key characteristics include a heavily forested, dissected plateau landscape enclosing a post medieval rural landscape cut from the forest.</p> <p>The woodland character of the area is based on an important reservoir of ancient woodland, much of which has been replanted as the series of coniferous and mixed plantations that comprise the forest today. However, the relict landscape of the older forest still persists, in the gill woodlands, in other semi-natural ancient woodland areas, and in features such as gnarled beech trees and beech avenues, pollarded oaks and coppiced beeches, old banks, rabbit warrens, and old shaws.</p> <p>A dense tree line and hedgerow bounds the northern edge of the site. Horsham Road lies to the south from which the site is open and visible. The adjacent site is under construction for 95</p>

		<p>dwellings. The site is therefore influenced by urban form.</p>
	Sensitivity	<p>The site lies within an area where woodland cover limits the visual sensitivity of the landscape and confers a sense of intimacy, seclusion and tranquility.</p> <p>The sparse settlement pattern currently sits well within the rural landscape although there is a danger of the cumulative visual impact of buildings and other structures.</p>
	Capacity	<p>The site lies within an identified Strategic Gap between Crawley and Pease Pottage (Mid Sussex Local Plan, Policy C2). The Gap has been identified with the objectives of preventing coalescence and retaining the separate identity and amenity of settlements.</p> <p>As part of the Landscape Capacity Study, an analysis of the landscape capacity of each local character area, having regard to its landscape sensitivity and its landscape value was undertaken.</p> <p>The site falls within the Pease Pottage-Handcross High Weald area. This area contains medium scale arable fields interspersed with large areas of woodland. The A23 runs north south through the area. There are large areas of early modern period. Land is generally west facing slopes.</p> <ul style="list-style-type: none"> <li>• Landscape Value: Moderate</li> <li>• Landscape Capacity: Low</li> </ul>
	Comments	<p>The Mid Sussex District SHLAA: Review of Landscape and Visual Aspects of the Site Suitability (Jan 2015) did not assess the site.</p>
<b>Public Rights of Way</b>	Within site	<p>None.</p>
	Adjacent	<p>A bridleway lies to the west of the site. A permissive track lies to the north of the site which is accessed off Old Brighton Road (North).</p>
	Comments	
<b>Flood Risk</b>	Flood Maps for Planning (Rivers and Sea)	<p>Flood Zone 1</p>
	Comments	


<b>Accessibility</b>	Proximity (in km) to	Primary school	3540m: Handcross Primary School
		Post Office	3700m: Tilgate Post Office 4185m: Handcross Post Office
		Convenience store	965m: Pease Pottage Services
		Public House	645m: Black Swan
		Health Facility	2572m: Broadfield Health Centre
		Children's Play Area/ Formal Sports Pitch	920m: Finches Playing Fields 2414m: K2 Crawley
		Bus Stop	622m: Brighton Road (south)
	Vehicular access constraints	Site could be accessed off Horsham Road.	
	Comments		
<b>Utilities</b>	Comments	It is assumed all potential housing sites are, or can be made, accessible to local infrastructure, defined as water, surface and foul water drainage, electricity and gas.	
<b>Site Consideration</b>	Ownership	Single ownership as noted on the application form for DM/16/2990.	
	Constraints	<p>The site lies within the High Weald AONB. A Priority Habitat adjoins the northern boundary. Ancient and Semi Natural Woodland lie to the south of the site.</p> <p>The site lies within an identified Strategic Gap between Crawley and Pease Pottage (Mid Sussex Local Plan, Policy C2).</p>	
	Proposed Use	Residential.	
	Estimated Capacity	The Planning Committee has resolved to approve an outline application for 25 units on the site.	
	Mitigation	The Officer's Report for application DM/16/2990 considers the site provides adequate mitigation.	
	Deliverable/ Developable/Achievable	It is considered the site is available now. There are no known reasons to indicate the site is not available.	

	Suitability	The Officer's Report for application DM/16/2990 considers the site suitable for development. The LPA have resolved to grant planning permission for the construction of 25 dwellings.
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## **APPENDIX 5 E**

**SL05 - LAND AT HARDRIDING FARM,  
BRIGHTON ROAD, PEASE POTTAGE  
(MID SUSSEX SHLAA REF: 666)**

## Slaugham Neighbourhood Plan Housing Land Availability Assessment

<b>NP Site Name</b>	Hardriding Farm (SHLAA Ref: 666)	
<b>Site Address</b>	Hardriding Farm, Brighton Road, Pease Pottage	
<b>Site Reference</b>	SL05	
<b>Site Context</b>	<b>Site Area</b>	45 hectares.
	<b>Current Land Use</b>	Open grassland.
	<b>PDL/Greenfield</b>	Greenfield.
	<b>Boundary Treatment</b>	The M23 bounds the site on the north. Open grassland bounds the site to the south.
	<b>Adjacent Land Use</b>	Woodland lies to the east.
	<b>Topography</b>	The site is generally flat with undulating landform.
	<b>Planning History</b>	DM/15/4711: 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).Permission GRANTED.
<b>Biodiversity and Arboriculture</b>	<b>Biodiversity Designations (e.g. SSSI)</b>	
	<b>Arboricultural Designations (e.g. SANW/TPO)</b>	Ancient and Semi Natural Woodland lie to the east of the site.

	Comments	
<b>Heritage Assets</b>	Listed Buildings or SAM	There are no Listed Buildings within close proximity of the site. The closest Listed Buildings is located on Brighton Road, Pease Pottage Hill and is a Grade II Listed Building known as Flint Cottage.
	Conservation Area	There is no designated Conservation Area in Pease Pottage.
	Archaeological Potential	None
	Comments	
<b>Landscape</b>	Designations (eg AONB)	Sites lies within the High Weald Area of Outstanding Natural Beauty (AONB).
	Character	<p>The site lies within an area identified by Mid Sussex District Council as Landscape Character Area 8: Worth Forest.</p> <p>This Character Area covers the north western part of the Parish. Its key characteristics include a heavily forested, dissected plateau landscape enclosing a post medieval rural landscape cut from the forest.</p> <p>The woodland character of the area is based on an important reservoir of ancient woodland, much of which has been replanted as the series of coniferous and mixed plantations that comprise the forest today. However, the relict landscape of the older forest still persists, in the gill woodlands, in other semi-natural ancient woodland areas, and in features such as gnarled beech trees and beech avenues, pollarded oaks and coppiced beeches, old banks, rabbit warrens, and old shaws.</p> <p>The site lies to the north of Parish Lane and is bound by the M23 on the northern boundary. It is bound to the east by Ancient and Semi Natural Woodland. The eastern part of the site is therefore relatively well enclosed.</p> <p>The western part of the site is in relatively close proximity to Pease Pottage Services and is bound by Brighton Road to the west. The western part of the site is also in close proximity to a main junction and is subject (at times) to heavy traffic flow/congestion. The western part of the site is therefore influenced/impacted by existing infrastructure.</p>

	Sensitivity	<p>The site lies within an area where woodland and forest covert limits the visual sensitivity of the landscape and confers a sense of intimacy, seclusion and tranquility.</p> <p>The sparse settlement pattern currently sits well within the rural landscape although there is a danger of the cumulative visual impact of buildings and other structures</p> <ul style="list-style-type: none"> <li>Landscape Sensitivity: Substantial</li> </ul>
	Capacity	<p>As part of the Landscape Capacity Study, an analysis of the landscape capacity of each local character area, having regard to its landscape sensitivity and its landscape value was undertaken.</p> <p>The site falls within the Pease Pottage-Handcross High Weald area. This area contains medium scale arable fields interspersed with large areas of woodland. The A23 runs north south through the area. There are large areas of early modern period. Land is generally west facing slopes.</p> <ul style="list-style-type: none"> <li>Landscape Value: Moderate</li> <li>Landscape Capacity: Low</li> </ul>
	Comments	<p>The Mid Sussex District SHLAA: Review of Landscape and Visual Aspects of the Site Suitability (Jan 2015) assessed the site. The Report identifies:</p> <p>Overall landscape sensitivity: Medium-High. The site would be relatively sensitive as a result of its rurality despite its proximity to urban influences, its openness due to elevation, and inconsistency with existing settlement.</p> <p>Overall landscape value: Medium- High. The site is within the AONB and has some elements of quietness and tranquillity as well as ancient woodland.</p> <p>Landscape capacity is identified as Low/Medium.</p> <p>The Report considers the site to have LOW-MEDIUM landscape suitability for development. Any development would require very sensitive design and considerable mitigation in order to reduce effects on the landscape. The site could potentially accommodate a MEDIUM-HIGH developable yield in within the site. Nevertheless, the site is sensitive in landscape terms, to development, and therefore any proposals would need to ensure that they would not have significant adverse effects on the AONB. Siting of development, in relation to the undulating landform and any key views would be an important consideration. Development of the highest quality</p>


		which pays consideration to the surrounding landscape character would be vital, as well as an appropriate landscape design scheme with buffers to the surrounding ancient woodland.	
<b>Public Rights of Way</b>	Within site	None	
	Adjacent	<p>The adjacent site to the east contains a number of public rights of way;</p> <ul style="list-style-type: none"> <li>A public footpath crosses the southern part of the adjacent site running from Brighton Road in an eastern direction and rising north to New Buildings Farm on Parish Lane.</li> <li>A footpath runs from Parish Lane in the north eastern corner of the adjacent site and continues south to Tilgate Forest Golf Centre.</li> <li>A footpath flows from Parish Lane in the north eastern part of the adjacent site and continues east across the main railway line.</li> </ul>	
	Comments		
<b>Flood Risk</b>	Flood Maps for Planning (Rivers and Sea)	Flood Zone 1	
	Comments		
<b>Accessibility</b>	Proximity (in km) to	Primary school	2755m: Handcross Primary School
		Post Office	2110m: Tilgate Post Office 3558m: Handcross Post Office
		Convenience store	180m: Pease Pottage Services
		Public House	500m: Black Swan
		Health Facility	1949m: Broadfield Health Centre
		Children's Play Area/ Formal Sports Pitch	823m: Children's play area (Finches Field) 1949m: K2 Crawley
		Bus Stop	160m: Brighton Road Stop
	Vehicular access constraints	The site could be accessed off Parish Lane.	

	Comments	
<b>Utilities</b>	Comments	It is assumed all potential housing sites are, or can be made, accessible to local infrastructure, defined as water, surface and foul water drainage, electricity and gas.
<b>Site Consideration</b>	Ownership	
	Constraints	
	Proposed Use	
	Estimated Capacity	
	Mitigation	
	Deliverable/ Developable/Achievable	
	Comments	Planning permission granted for development of the site for 600 dwellings and associated infrastructure in November 2016 under LPA reference DM/15/4711.

## **APPENDIX 5 F**

**SL06 - LAND TO WEST OF 63 HORSHAM  
ROAD, PEASE POTTAGE  
(MID SUSSEX SHLAA REF: 731)**

## Slaugham Neighbourhood Plan Housing Land Availability Assessment

<b>NP Site Name</b>	Land to the west of 63 Horsham Road (SHLAA Ref: 731)	
<b>Site Address</b>	Land to the west of 63 Horsham Road, Pease Pottage	
<b>Site Reference</b>	SL06	
<b>Site Context</b>	Site Area	1.76 hectares
	Current Land Use	Woodland
	PDL/Greenfield	Woodland.
	Boundary Treatment	Horsham Road bounds the site to the north. Woodland bounds the site to the south, east and west.
	Adjacent Land Use	Residential dwellings lie the east of the site.
	Topography	Site falls away from the road verge before levelling.
	Planning History	DM/15/1437: Erection of four no. detached dwellings, with associated parking and landscaping. REFUSED
<b>Biodiversity and Arboriculture</b>	Biodiversity Designations (e.g. SSSI)	The site is designated as a Priority Habitat.
	Arboricultural Designations (e.g. SANW/TPO)	The site is designated as Ancient and Semi Natural Woodland.
	Comments	Dense hedgerow and shaws border the site along Horsham Road.
<b>Heritage Assets</b>	Listed Buildings or SAM	There are no Listed Buildings within close

		proximity of the site. The nearest Grade II Listed Building is Cottesmore School.
	Conservation Area	There is no designated Conservation Area in Pease Pottage.
	Archaeological Potential	None
	Comments	
<b>Landscape</b>	Designations (eg AONB)	The site lies within the High Weald Area of Outstanding Natural Beauty (AONB).
	Character	<p>The site lies within an area identified by Mid Sussex District Council as Landscape Character Area 8: Worth Forest.</p> <p>This Character Area covers the north western part of the Parish. Its key characteristics include a heavily forested, dissected plateau landscape enclosing a post medieval rural landscape cut from the forest.</p> <p>The woodland character of the area is based on an important reservoir of ancient woodland, much of which has been replanted as the series of coniferous and mixed plantations that comprise the forest today. However, the relict landscape of the older forest still persists, in the gill woodlands, in other semi-natural ancient woodland areas, and in features such as gnarled beech trees and beech avenues, pollarded oaks and coppiced beeches, old banks, rabbit warrens, and old shaws.</p> <p>The site is covered with Ancient and Semi Natural Woodland and is fully enclosed. Views are not possible from Horsham Road and/or Grouse Road beyond the wooded site frontage.</p>
	Sensitivity	<p>The site lies within an area where woodland and forest covert limits the visual sensitivity of the landscape and confers a sense of intimacy, seclusion and tranquility.</p> <p>The sparse settlement pattern currently sits well within the rural landscape although there is a danger of the cumulative visual impact of buildings and other structures</p>

	Capacity	<p>As part of the Landscape Capacity Study, an analysis of the landscape capacity of each local character area, having regard to its landscape sensitivity and its landscape value was undertaken.</p> <p>The site falls within the Pease Pottage-Handcross High Weald area. This area contains medium scale arable fields interspersed with large areas of woodland. The A23 runs north south through the area. There are large areas of early modern period. Land is generally west facing slopes.</p> <ul style="list-style-type: none"> <li>Landscape Value: Moderate</li> <li>Landscape Capacity: Low</li> </ul>	
	Comments	The Mid Sussex District SHLAA: Review of Landscape and Visual Aspects of the Site Suitability (Jan 2015) did not assess the site.	
<b>Public Rights of Way</b>	Within site	None.	
	Adjacent	None. Brighton Road borders the site to the north.	
	Comments		
<b>Flood Risk</b>	Flood Maps for Planning (Rivers and Sea)	Flood Zone 1	
	Comments		
<b>Accessibility</b>	Proximity (in km) to	Primary school	3540m Handcross Primary School
		Post Office	3700m (Tilgate Post Office) 4185m (Handcross Post Office)
		Convenience store	965m: Pease Pottage Services
		Public House	645m: Black Swan
		Health Facility	2572m: Broadfield Health Centre
		Children's Play Area/ Formal Sports Pitch	920m: Finches Play Fields 2414m: K2 Crawley
		Bus Stop	622m: Brighton Road (south)

	Vehicular access constraints	
	Comments	
<b>Utilities</b>	Comments	It is assumed all potential housing sites are, or can be made, accessible to local infrastructure, defined as water, surface and foul water drainage, electricity and gas.
<b>Site Consideration</b>	Ownership	Single ownership as identified as part of DM/15/1437.
	Constraints	The site lies within the High Weald AONB. It is designated as a Priority Habitat. The site is designated as Ancient and Semi Natural Woodland.
	Proposed Use	Residential.
	Estimated Capacity	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.
	Mitigation	Due to the constraints of the site (AONB, Priority, Ancient and Semi Natural Woodland) it is not considered possible to provide adequate mitigation.
	Deliverable/ Developable/Achievable	It is considered the site is available now. There are no known reasons to indicate the site is not available. However it is not considered that the site offers a suitable location for development.
	Comments	<p>The site is currently covered in Ancient and Semi Natural Woodland and is fully enclosed. It falls away from the road verge before levelling.</p> <p>The site lies within the High Weald AONB. Views are not possible from Horsham Road and/or Grouse Road beyond the wooded site frontage.</p> <p>The site offers reasonable access to services in Pease Pottage with access to services in Crawley to the north.</p> <p>Given the constraints of the site (AONB, Priority, Ancient and Semi Natural Woodland) it is not considered suitable for development.</p>

## **APPENDIX 5 G**

**SL07 - LAND AT FINCHES FIELD,  
SOUTH OF PEASE POTTAGE  
(MID SUSSEX SHLAA REF: 153)**

## Slaughtam Neighbourhood Plan Housing Land Availability Assessment

<b>NP Site Name</b>	Land south of Pease Pottage (West of Finches Field)  (SHLAA Ref: 153)	
<b>Site Address</b>	Land west of Old Brighton Road (West of Finches Field)	
<b>Site Reference</b>	SL07	

<b>Site Context</b>	Site Area	2.46 hectares.
	Current Land Use	Playing fields
	PDL/Greenfield	Greenfield.
	Boundary Treatment	The site is delineated by fences and hedges/ trees to the north, south and west. The boundary is not defined to the east.
	Adjacent Land Use	Open space / playing fields are adjacent to the site to the north and east.
	Topography	The site is generally flat.
	Planning History	Part of the site forms part of Finches field which has been subject to 12/03794/DEMOL: Demolition of timber framed building, used as leisure facility for football club. APPROVED.

<b>Biodiversity and Arboriculture</b>	Biodiversity Designations (e.g. SSSI)	Priority Habitat lies along the southern boundary of the site.
	Arboricultural Designations (e.g. SANW/TPO)	Ancient and Semi Natural Woodland lies along the southern and part of the western boundary of the site.
	Comments	

<b>Heritage Assets</b>	Listed Buildings or SAM	There are no Listed Buildings within close proximity of the site. The nearest Grade II Listed Building is at Cottessmore School which is to the north west of the site.
	Conservation Area	There is no designated Conservation Area in Pease Pottage.
	Archaeological Potential	None
	Comments	
<b>Landscape</b>	Designations (eg AONB)	Site lies within the High Weald Area of Outstanding Natural Beauty (AONB).
	Character	<p>The site lies within an area identified by Mid Sussex District Council as Landscape Character Area 8: Worth Forest.</p> <p>This Character Area covers the north western part of the Parish. Its key characteristics include a heavily forested, dissected plateau landscape enclosing a post medieval rural landscape cut from the forest.</p> <p>The woodland character of the area is based on an important reservoir of ancient woodland, much of which has been replanted as the series of coniferous and mixed plantations that comprise the forest today. However, the relict landscape of the older forest still persists, in the gill woodlands, in other semi-natural ancient woodland areas, and in features such as gnarled beech trees and beech avenues, pollarded oaks and coppiced beeches, old banks, rabbit warrens, and old shaws.</p> <p>Dense woodland, hedgerows and shaws border the site on the southern boundary. The site borders existing playing fields with existing residential units to the north west. The site is reasonably enclosed from wider rural views. The site is reasonably enclosed from wider, rural views.</p>
	Sensitivity	<p>The site lies within an area where woodland and forest covert limits the visual sensitivity of the landscape and confers a sense of intimacy, seclusion and tranquility.</p> <p>The sparse settlement pattern currently sits well within the rural landscape although there is a danger of the cumulative visual impact of</p>


		buildings and other structures	
	Capacity	<p>As part of the Landscape Capacity Study, an analysis of the landscape capacity of each local character area, having regard to its landscape sensitivity and its landscape value was undertaken.</p> <p>The site falls within the Pease Pottage-Handcross High Weald area. This area contains medium scale arable fields interspersed with large areas of woodland. The A23 runs north south through the area. There are large areas of early modern period. Land is generally west facing slopes.</p> <ul style="list-style-type: none"> <li>Landscape Value: Moderate</li> <li>Landscape Capacity: Low</li> </ul>	
	Comments	The Mid Sussex District SHLAA: Review of Landscape and Visual Aspects of the Site Suitability (Jan 2015) did not assess the site.	
<b>Public Rights of Way</b>	Within site	None	
	Adjacent	The Public Right of Way runs east-west on land to the south of the site.	
	Comments		
<b>Flood Risk</b>	Flood Maps for Planning (Rivers and Sea)	Flood Zone 1	
	Comments		
<b>Accessibility</b>	Proximity (in km) to	Primary school	2092m Handcross Primary School
		Post Office	3379m (Tilgate Post Office) 3862m (Handcross Post Office)
		Convenience store	786m: Pease Pottage Services
		Public House	320m: Black Swan
		Health Facility	2735m: Broadfield Health Centre

		Children's Play Area/ Formal Sports Pitch	Finches Playing Fields lie immediately to the west of the site. 2450m: K2 Crawley
		Bus Stop	280m: Old Brighton Road South
	Vehicular access constraints	The site could be accessed of Old Brighton Road. In order to access the site, access would need to cross the existing playing fields known as Finches Playing Fields.	
	Comments		
Utilities	Comments	It is assumed all potential housing sites are, or can be made, accessible to local infrastructure, defined as water, surface and foul water drainage, electricity and gas.	
Site Consideration	Ownership	The site is understood to be in single ownership.	
	Constraints	The site lies within the High Weald AONB and is currently in use as formal sports pitches.	
	Proposed Use	Residential.	
	Estimated Capacity	Some 45 dwellings at medium density.	
	Mitigation	It is not considered possible to provide adequate mitigation on-site.	
	Deliverable/ Developable/Achievable	It is not considered residential development on the site is deliverable.	
	Comments	<p>The site is in use as formal sports pitches. No known compensatory provision has been identified.</p> <p>The site lies within the High Weald AONB. Ancient and Semi-Natural Woodland lies to the south and west of the site.</p> <p>The site offers reasonable access to services in Pease Pottage with access to services in Crawley to the north.</p> <p>Given the constraints of the site (High Weald AONB and formal sports use) it is not considered suitable for development.</p>	

## **APPENDIX 5 H**

**SL08 - LAND SOUTH OF PEASE POTTAGE,  
WEST OF OLD BRIGHTON ROAD  
(MID SUSSEX SHLAA REF: 603)**

## Slaugham Neighbourhood Plan Housing Land Availability Assessment

<b>NP Site Name</b>	Land south of Pease Pottage (SHLAA Ref: 603)	
<b>Site Address</b>	Land west of Old Brighton Road	
<b>Site Reference</b>	SL08	

<b>Site Context</b>	Site Area	39 hectares
	Current Land Use	Primarily agriculture.
	PDL/Greenfield	Greenfield
	Boundary Treatment	<p>The site is bound by woodland to the north west and residential dwellings to the north east.</p> <p>Old Brighton Road bounds the site on the eastern side.</p> <p>Open countryside/agricultural land bounds the site on the west and to the south.</p>
	Adjacent Land Use	Adjacent land to the west is open farmland. To the east is Old Brighton Road.
	Topography	Generally flat.
	Planning History	None relevant.

<b>Biodiversity and Arboriculture</b>	Biodiversity Designations (e.g. SSSI)	The site is designated a Priority Habitat.
	Arboricultural Designations (e.g. SANW/TPO)	Ancient and Semi Natural Woodland lies on the northwestern boundary of the site.
	Comments	

<b>Heritage Assets</b>	Listed Buildings or SAM	There are no Listed Buildings within close proximity of the site. The nearest Grade II Listed Building is at Cottessmore School.
	Conservation Area	There is no designated Conservation Area in Pease Pottage.
	Archaeological Potential	None
	Comments	
<b>Landscape</b>	Designations (eg AONB)	The site lies within the High Weald Area of Outstanding Natural Beauty (AONB)
	Character	<p>The site lies within an area identified by Mid Sussex District Council as Landscape Character Area 8: Worth Forest.</p> <p>This Character Area covers the north western part of the Parish. Its key characteristics include a heavily forested, dissected plateau landscape enclosing a post medieval rural landscape cut from the forest.</p> <p>The woodland character of the area is based on an important reservoir of ancient woodland, much of which has been replanted as the series of coniferous and mixed plantations that comprise the forest today. However, the relict landscape of the older forest still persists, in the gill woodlands, in other semi-natural ancient woodland areas, and in features such as gnarled beech trees and beech avenues, pollarded oaks and coppiced beeches, old banks, rabbit warrens, and old shaws.</p> <p>Dense woodland and shaws border the north western corner and run along the western boundary of the site. The Old Brighton Road runs along the eastern side. These factors combined contribute towards a sense of enclosure. The open grassland/agricultural land to the south lends itself to the rural nature of the site.</p>
	Sensitivity	<p>The site lies within an area where woodland and forest covert limits the visual sensitivity of the landscape and confers a sense of intimacy, seclusion and tranquility.</p> <p>The sparse settlement pattern currently sits well within the rural landscape although there is a danger of the cumulative visual impact of buildings and other structures</p>

	Capacity	<p>As part of the Landscape Capacity Study, an analysis of the landscape capacity of each local character area, having regard to its landscape sensitivity and its landscape value was undertaken.</p> <p>The site falls within the Pease Pottage-Handcross High Weald area. This area contains medium scale arable fields interspersed with large areas of woodland. The A23 runs north south through the area. There are large areas of early modern period. Land is generally west facing slopes.</p> <ul style="list-style-type: none"> <li>• Landscape Value: Moderate</li> <li>• Landscape Capacity: Low</li> </ul>
	Comments	<p>The Mid Sussex District SHLAA: Review of Landscape and Visual Aspects of the Site Suitability (Jan 2015) has assessed the site. The Report identifies:</p> <p>Overall landscape sensitivity: Medium. It notes the wooded belts would be more sensitive, especially those in the north of the site. Relationship to the settlement of Pease Pottage will be more of an issue if the whole site were to be developed as the site is larger in scale than the existing hamlet of Pease Pottage.</p> <p>Overall landscape value: Medium- High. It notes the ancient woodland would be a more sensitive element.</p> <p>Landscape capacity is identified as Low/Medium.</p> <p>The Report identifies the majority of the site is considered to have a LOW landscape suitability for development.</p> <p>Area A is considered to be less sensitive, in landscape terms, and may have a LOW-MEDIUM landscape suitability for development. This may be able to accommodate a MEDIUM-HIGH yield although this is unlikely to be a realistic option owing to other constraints. If any development were to go ahead on the site the medium-high sensitivity of the landscape should be noted, and valuable features such as ancient woodland blocks and the public right of way should be retained. The key characteristics which contribute to the special qualities of the AONB, particularly ancient woodland and wooded gills adjacent to the site boundary, as well as considering views from elsewhere within the AONB should be considered. Mitigation might include strengthening field boundary vegetation,</p>


		particularly to the east of the site, and retaining existing trees.	
<b>Public Rights of Way</b>	Within site	A Public Right of Way (PRoW) crosses the site in an east-west direction from Old Brighton Road.	
	Adjacent	A PRoW lies to the west of the site.	
	Comments		
<b>Flood Risk</b>	Flood Maps for Planning (Rivers and Sea)	Flood Zone 1	
	Comments		
<b>Accessibility</b>	Proximity (in km) to	Primary school	2092m Handcross Primary School
		Post Office	3862m (Tilgate Post Office) 3862m (Handcross Post Office)
		Convenience store	786m: Pease Pottage Services
		Public House	320m: Black Swan
		Health Facility	2735m: Broadfield Health Centre
		Children's Play Area/ Formal Sports Pitch	The north western part of the site lies immediately adjacent to Finches Playing Fields. 2450m: K2 Crawley
		Bus Stop	280m: Old Brighton Road (South)
	Vehicular access constraints	The site could be accessed off Old Brighton Road (south).	
	Comments		
<b>Utilities</b>	Comments	It is assumed all potential housing sites are, or can be made, accessible to local infrastructure, defined as water, surface and foul water drainage, electricity and gas.	
<b>Site Consideration</b>	Ownership	It is understood that the site is in single or a limited number of ownership. It has previously been promoted for development through the emerging District Plan consultation.	

	Constraints	The site lies within the High Weald Area of Outstanding Natural Beauty (AONB). It is designated a Priority Habitat. Ancient and Semi Natural Woodland lies on the north-west boundary of the site.
	Proposed Use	Residential.
	Estimated Capacity	It is considered that only part of the site could be developed. At a generally low density this could provide circa 500 residential units.
	Mitigation	Due to the environmental constraints (AONB) it is not possible to provide adequate mitigation.
	Deliverable/ Developable/Achievable	It is considered the site is available now. There are no known reasons to indicate the site is not available. However, it is not considered that the site offers a suitable location for development.
	Comments	<p>The site is primarily in agricultural use.</p> <p>The site lies within the High Weald Area of Outstanding Natural Beauty (AONB). It is designated a Priority Habitat. Ancient and Semi Natural Woodland lies on the north-west boundary of the site.</p> <p>The site offers reasonable access to service in Pease Pottage with access to services in Crawley to the north.</p> <p>Access is available off Old Brighton Road (south).</p> <p>Given the site is within the High Weald AONB and is physically and visually divorced from the existing built up area of Pease Pottage, it is not considered suitable for development.</p>

## **APPENDIX 5 I**

**SL09 - LAND WEST OF TRUGGERS,  
HANDCROSS (MID SUSSEX SHLAA REF: 181)**

## Slaugham Neighbourhood Plan Housing Land Availability Assessment

<b>NP Site Name</b>	Land West of Truggers (SHLAA Ref: 181)	
<b>Site Address</b>	Land West of Truggers, Horsham Road, Handcross	
<b>Site Reference</b>	SL09	
<b>Site Context</b>	Site Area	6.4 hectares
	Current Land Use	Open grassland
	PDL/Greenfield	Greenfield
	Boundary Treatment	The north and north-western boundaries are defined by woodland; the eastern boundary by the A23; the south-eastern boundary the rear gardens of properties in Truggers; the southern boundary by hedging that borders Horsham Road; whilst the western boundary is undefined.
	Adjacent Land Use	Residential properties; woodland; and grassland.
	Topography	Steeply sloping. Land falls away in a broadly north-west direction.
	Planning History	There is no relevant recent planning history associated with this site.
<b>Biodiversity and Arboriculture</b>	Biodiversity Designations (e.g. SSSI)	Priority Habitat is to the north of the site.
	Arboricultural Designations (e.g. SANW/TPO)	Ancient and Semi-Natural Woodland lies to the north of the site.
	Comments	
<b>Heritage Assets</b>	Listed Buildings or SAM	The Royal Oak Public House lies immediately to the south of the site and is a Grade II Listed Building

	Conservation Area	The site lies outside and to the south west of the Handcross Conservation Area.
	Archaeological Potential	None known.
	Comments	
<b>Landscape</b>	Designations (eg AONB)	The site lies within the High Weald Area of Outstanding Natural Beauty (AONB).
	Character	<p>The site lies within an area identified by Mid Sussex District Council as Landscape Character Area 6: High Weald. This area is the largest Landscape Character Area and contains the highest ground in the High Weald and lies wholly within the High Weald AONB.</p> <p>The area is characterised by the High Weald Forest Ridge. It contains numerous gills streams, which have carved out a landscape of twisting ridges and secluded valleys. There is significant woodland cover, a substantial portion of it ancient, including some larger woods and a dense network of hedgerows and shaws.</p> <p>Dense hedgerows, shaws and Ancient Woodland provide a buffer to the A23 on the eastern side of the site. The site is bordered to the north by Ancient Woodland. The site is visually contained with limited views from the north and east.</p> <p>Views are possible from the western corner of Horsham Road; although most of the road frontage is defined by a mature hedgeline.</p>
	Sensitivity	The site lies within an area where woodland cover limits the visual sensitivity of the landscape and confers a sense of intimacy, seclusion and tranquillity.
	Capacity	<p>As part of the Landscape Capacity Study, an analysis of the landscape capacity of each local character area, having regard to its landscape sensitivity and its landscape value was undertaken.</p> <p>The site falls within the Pease Pottage-Handcross High Weald and Handcross Southern High Weald area.</p> <p>The Pease Pottage-Handcross High Weald area contains medium scale arable fields interspersed with large areas of woodland. The A23 runs north south through the area. There are large areas of early modern period. Land is generally west facing</p>


		slopes. <ul style="list-style-type: none"> <li>Landscape Value: Moderate</li> <li>Landscape Capacity: Low</li> </ul> <p>The Handcross Southern High Weald area contains a mixture of medium size pasture and woodland with occasional arable fields with fairly steep south facing slopes and large areas of early modern period. The A23 runs north south through the area. Low boundary loss.</p> <ul style="list-style-type: none"> <li>Landscape Value: Substantial</li> <li>Landscape Capacity: Low</li> </ul>	
	Comments	The Mid Sussex District SHLAA: Review of Landscape and Visual Aspects of the Site Suitability (Jan 2015) did not assess the site.	
<b>Public Rights of Way</b>	Within site	None.	
	Adjacent	Permissive tracks adjoin the site to the north and west.	
	Comments		
<b>Flood Risk</b>	Flood Maps for Planning (Rivers and Sea)	Flood Zone 1	
	Comments		
<b>Accessibility</b>	Proximity (in km) to	Primary school	1370m: Handcross Primary School
		Post Office	595m: Handcross Post Office
		Convenience store	664m: Handcross New
		Public House	152m: The Royal Oak Inn
		Health Facility	1330m: Ouse Valley
		Children's Play Area/ Formal Sports Pitch	Childrens Play Area – 300m Handcross Sports Pavilion – 875m
		Bus Stop	130m: Horsham Road

	Vehicular access constraints	Access is achievable from Horsham Road, to the west of the existing line of dwellings. This would be likely to necessitate the removal and re-alignment of a section of existing hedgerow to achieve requisite visibility splays.
	Comments	
Utilities	Comments	It is assumed all potential housing sites are, or can be made, accessible to local infrastructure, defined as water, surface and foul water drainage, electricity and gas.
Site Consideration	Ownership	It is understood that the site is in single ownership.
	Constraints	The site lies within the High Weald AONB. A Priority Habitat and Ancient and Semi Natural Woodland is to the north of the site.
	Proposed Use	Residential.
	Estimated Capacity	It is estimated circa 4 hectares of the site is developable at low density and could therefore accommodate some 80 residential units.
	Mitigation	Given the environmental constraints (High Weald AONB and proximity to Ancient and Semi-Natural Woodland) and physical constraints (topography and site access limitations) it is not considered possible to provide adequate mitigation.
	Deliverable/ Developable/Achievable	It is considered the site is available now. There are no known reasons to indicate the site is not available.
	Suitability	<p>The site is currently grassland which is steeply sloping in a broadly north-west direction.</p> <p>The site lies within the High Weald AONB. A Priority Habitat and Ancient and Semi Natural Woodland is to the north of the site.</p> <p>The site offers reasonable access to services in Handcross.</p> <p>Given the constraints of the site (both environmental and physical) it is not considered suitable for residential development.</p>

## **APPENDIX 5 J**

**SL10 - LAND AT COOS LANE,  
HORSHAM ROAD, HANDCROSS  
(MID SUSSEX SHLAA REF: 670)**

## Slaugham Neighbourhood Plan Housing Land Availability Assessment

<b>NP Site Name</b>	Land at Coos Lane (SHLAA Ref: 670)	
<b>Site Address</b>	Land at Coos Lane, Horsham Road, Handcross	
<b>Site Reference</b>	SL10	
<b>Site Context</b>	Site Area	1.2 hectares
	Current Land Use	Agricultural and woodland.
	PDL/Greenfield	Greenfield.
	Boundary Treatment	A tree belt bounds the site on the northern and southern side beyond which lies the B2100 to the north and Coos Lane to the south. The western boundary is currently undefined.
	Adjacent Land Use	Agricultural land lies to the west of the site. Residential properties lie east of the site, beyond Coos Lane.
	Topography	The site falls gently to the north-west.
	Planning History	There is no relevant planning history associated with the site.
<b>Biodiversity and Arboriculture</b>	Biodiversity Designations (e.g. SSSI)	There are no biodiversity designations on the site.
	Arboricultural Designations (e.g. SANW/TPO)	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.
	Comments	

<b>Heritage Assets</b>	Listed Buildings or SAM	<p>There are no Listed Buildings within close proximity of the site.</p> <p>The nearest Listed Buildings are on Horsham Road. The Royal Oak Public House is a Grade II Listed Building and is to the north east of the site. North Lodge, Ashfold is Grade II Listed Building and is to the south west of the site.</p>
	Conservation Area	The site lies outside and to the south west of the Handcross Conservation Area
	Archaeological Potential	None
	Comments	
<b>Landscape</b>	Designations (eg AONB)	The site lies within the High Weald Area of Outstanding Natural Beauty (AONB).
	Character	<p>The site lies within an area identified by Mid Sussex District Council as Landscape Character Area 6: High Weald. This area is the largest Landscape Character Area and contains the highest ground in the High Weald and lies wholly within the High Weald AONB.</p> <p>The area is characterised by the High Weald Forest Ridge. It contains numerous gills streams, which have carved out a landscape of twisting ridges and secluded valleys. There is significant woodland cover, a substantial portion of it ancient, including some larger woods and a dense network of hedgerows and shaws.</p>
	Sensitivity	<p>The site is well contained with dense hedgerow and shaws along Horsham Road and Coos Lane. The site is therefore visually contained. The site leads to open grassland on the western side and this adds to the rural nature of the site.</p> <p>The site lies within an area where woodland cover limits the visual sensitivity of the landscape and confers a sense of intimacy, seclusion and tranquility.</p> <p>Long views along valleys and ridges have a high sensitivity to the impact of new development</p>
	Capacity	As part of the Landscape Capacity Study, an analysis of the landscape capacity of each local character area, having regard to its landscape sensitivity and its landscape value was undertaken.

		<p>The site falls within the Pease Pottage-Handcross High Weald and Handcross Southern High Weald area.</p> <p>The Pease Pottage-Handcross High Weald area contains medium scale arable fields interspersed with large areas of woodland. The A23 runs north south through the area. There are large areas of early modern period. Land is generally west facing slopes.</p> <ul style="list-style-type: none"> <li>• Landscape Value: Moderate</li> <li>• Landscape Capacity: Low</li> </ul> <p>The Handcross Southern High Weald area contains a mixture of medium size pasture and woodland with occasional arable fields with fairly steep south facing slopes and large areas of early modern period. The A23 runs north south through the area. Low Boundary loss.</p> <ul style="list-style-type: none"> <li>• Landscape Value: Substantial</li> <li>• Landscape Capacity: Low</li> </ul>
	Comments	<p>The Mid Sussex District SHLAA: Review of Landscape and Visual Aspects of the Site Suitability (Jan 2015) has assessed the site. The Report identifies:</p> <p>Overall landscape sensitivity: Medium-High Overall landscape value: Medium- High</p> <p>The Report notes the majority of the site is considered to have a LOW landscape suitability to development. Woodland/green screen provides important feature to the southern end of Handcross and transition to the more rural dispersed character further south, in addition to the buffer screen to the roads and settlement to the east. This would be lost if it were to be developed. The western half of the site is more sensitive with long attractive views. Coos Lane is rural and attractive and characteristic of the AONB (south of West Park Road development).</p> <p>Landscape capacity is identified as Medium.</p> <p>The Report considers the site to have LOW-MEDIUM landscape suitability for development. This should still be considered as a very sensitive location for development. The condition of the site could be improved but the more rural character should be retained therefore it is likely to be inappropriate for strategic development but could potentially accommodate dispersed pattern, with a LOW yield, ensuring an overall perception of green/woodland is retained by roof heights not exceeding the height of surrounding trees, and ensuring the site provides an attractive gateway to south of Handcross. Views from the west should be considered with appropriate landscape planting to reduce effects on views from the rest of the AONB.</p>


Public Rights of Way	Within site	None.	
	Adjacent	None.	
	Comments		
Flood Risk	Flood Maps for Planning (Rivers and Sea)	Flood Zone 1	
	Comments		
Accessibility	Proximity (in km) to	Primary school	1760m: Handcross Primary School
		Post Office	1020m: Handcross Post Office
		Convenience store	950m: Handcross News
		Public House	450m: The Royal Oak Inn
		Health Facility	1720m: Ouse Valley
		Children’s Play Area/ Formal Sports Pitch	Childrens Play Area – 690m Handcross Sports Pavilion – 1270m
		Bus Stop	267m: Horsham Road
	Vehicular access constraints	Access could be achieved off B2110, Horsham Road and/or Coos Lane.	
	Comments		
Utilities	Comments	It is assumed all potential housing sites are, or can be made, accessible to local infrastructure, defined as water, surface and foul water drainage, electricity and gas.	
Site Consideration	Ownership	The site is understood to be in single ownership.	

	Constraints	The site lies within the High Weald AONB. The site is bound with dense hedgerows and shaws on the northern and southern sides where they border the public highway. Trees and scrub cover the eastern corner of the site.
	Proposed Use	Residential.
	Estimated Capacity	It is considered approximately half of the site could be developed at a low density to yield circa 12 dwellings.
	Mitigation	Unable to provide adequate mitigation.
	Deliverable/ Developable/Achievable	It is considered the site is available now. There are no known reasons to indicate the site is not available. Given the impact of providing access and requisite visibility splays it is not considered that the site offers a suitable location for development.
	Comments	<p>The site is currently in agricultural use. It is bound with dense hedgerows and shaws on the northern and southern boundaries where they border Horsham Road and Coos Lane. Trees and scrub cover the eastern corner of the site. Land falls gently to the north-west.</p> <p>The site lies within the High Weald AONB. The existing hedgerow and shaws provide an important element in defining and screening the edge of the built up area of Handcross and the rural countryside beyond. The site is rural in character and is currently undefined along its western edge.</p> <p>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. This would be likely to have a harmful effect on the character of the site and its setting.</p> <p>The site offers reasonable access to services in Handcross.</p> <p>Given the above, the site is not considered suitable for development.</p>

## **APPENDIX 5 K**

**SL11 - LAND SOUTH OF THREE FOLD,  
HORSHAM ROAD, HANDCROSS  
(MID SUSSEX SHLAA REF: 632)**

## ,Slaugham Neighbourhood Plan Housing Land Availability Assessment

<b>NP Site Name</b>	Land South of Freefold Horsham (SHLAA Ref: 632)	
<b>Site Address</b>	Land South of Freefold, Horsham Road, Handcross	
<b>Site Reference</b>	SL11	
<b>Site Context</b>	Site Area	0.5 hectares
	Current Land Use	Open grassland.
	PDL/Greenfield	Greenfield.
	Boundary Treatment	The site is primarily defined by woodland and hedging.
	Adjacent Land Use	Allotments lie to the north and east of the site.
	Topography	Generally flat, site falls to Park Road and Horsham Road.
	Planning History	There is no recent planning history associated with the site.
<b>Biodiversity and Arboriculture</b>	Biodiversity Designations (e.g. SSSI)	There are no biodiversity designations on the site.
	Arboricultural Designations (e.g. SANW/TPO)	
	Comments	
<b>Heritage Assets</b>	Listed Buildings or SAM	<p>There are no Listed Buildings within close proximity of the site.</p> <p>The nearest Listed Buildings are on Horsham Road. The Royal Oak Public House; a Grade II Listed Building and is to the north east of the site. North Lodge, Ashfold; a</p>

		Grade II Listed Building and is to the south west of the site.
	Conservation Area	The site lies outside and to the south west of the Handcross Conservation Area.
	Archaeological Potential	None
	Comments	
<b>Landscape</b>	Designations (eg AONB)	Site lies within the High Weald Area of Outstanding Natural Beauty (AONB).
	Character	<p>The site lies within an area identified by Mid Sussex District Council as Landscape Character Area 6: High Weald. This area is the largest Landscape Character Area and contains the highest ground in the High Weald and lies wholly within the High Weald AONB.</p> <p>The area is characterised by the High Weald Forest Ridge. It contains numerous gills streams, which have carved out a landscape of twisting ridges and secluded valleys. There is significant woodland cover, a substantial portion of it ancient, including some larger woods and a dense network of hedgerows and shaws.</p> <p>The site is visually contained and adjacent to two allotment sites. Ancient woodland to the north provides a buffer to Park Road. The site has a sense of containment, with some glimpsed views north to houses on Horsham Road.</p>
	Sensitivity	<p>The site lies within an area where woodland cover limits the visual sensitivity of the landscape and confers a sense of intimacy, seclusion and tranquility.</p> <p>Long views along valleys and ridges have a high sensitivity to the impact of new development</p>
	Capacity	<p>As part of the Landscape Capacity Study, an analysis of the landscape capacity of each local character area, having regard to its landscape sensitivity and its landscape value was undertaken.</p> <p>The site falls within the Pease Pottage-Handcross High Weald and Handcross Southern High Weald area.</p> <p>The Pease Pottage-Handcross High Weald area contains medium scale arable fields interspersed with large areas of woodland. The A23 runs north south through the area. There are large areas of early modern period. Land is generally west facing slopes.</p>


		<ul style="list-style-type: none"> <li>Landscape Value: Moderate</li> <li>Landscape Capacity: Low</li> </ul> <p>The Handcross Southern High Weald area contains a mixture of medium size pasture and woodland with occasional arable fields with fairly steep south facing slopes and large areas of early modern period. The A23 runs north south through the area. Low boundary loss.</p> <ul style="list-style-type: none"> <li>Landscape Value: Substantial</li> <li>Landscape Capacity: Low</li> </ul>	
	Comments	The Mid Sussex District SHLAA: Review of Landscape and Visual Aspects of the Site Suitability (Jan 2015) did not assess the site.	
<b>Public Rights of Way</b>	Within site	None.	
	Adjacent	Bounded to the south and east by Public Rights of Way.	
	Comments		
<b>Flood Risk</b>	Flood Maps for Planning (Rivers and Sea)	Flood Zone 1	
	Comments		
<b>Accessibility</b>	Proximity (in km) to	Primary school	1140m: Handcross Primary School
		Post Office	380m: Handcross Post Office
		Convenience store	440m: Handcross News
		Public House	120m: The Royal Oak Inn
		Health Facility	1100m: Ouse Valley
		Children's Play Area/ Formal Sports Pitch	Handcross Sports Pavilion – 640m
		Bus Stop	64m: Horsham Road
	Vehicular access constraints	The site currently has no direct vehicular access to serve the site. Access is likely to need to be via Park Road to the south.	

	Comments	
<b>Utilities</b>	Comments	It is assumed all potential housing sites are, or can be made, accessible to local infrastructure, defined as water, surface and foul water drainage, electricity and gas.
<b>Site Consideration</b>	Ownership	It is understood that the site in single ownership.
	Constraints	Site lies within High Weald AONB.
	Proposed Use	Residential.
	Estimated Capacity	It is considered that circa 6 units could be delivered on the site at low density.
	Mitigation	Unable to provide adequate mitigation.
	Deliverable/ Developable/Achievable	It is considered the site is available now. There are no known reasons to indicate the site is not available. Given the access constraints it is not considered that the site offers a suitable location for development.
	Comments	<p>The site is adjacent to allotments, close to the built up area of Handcross.</p> <p>The site lies within the High Weald AONB. The site is reasonably visually contained, with some glimpsed views north to houses on Horsham Road.</p> <p>The site offers reasonable access to services in Handcross.</p> <p>There is no current means of vehicular access to the site. Given the layout of housing to the north and allotments 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>Given the above, it is not considered suitable for residential development.</p>

## **APPENDIX 5 L**

**(SL12- LAND AT ST MARTIN CLOSE (EAST),  
HANDCROSS  
(MID SUSSEX SHLAA REF:127)**

## Slaughtam Neighbourhood Plan Housing Land Availability Assessment

<b>NP Site Name</b>	St Martins Close (East) (SHLAA Ref: 127)	
<b>Site Address</b>	Coos Lane, Handcross	
<b>Site Reference</b>	SL12	

<b>Site Context</b>	Site Area	1.42 hectares
	Current Land Use	Grassland/ scrubland with north/south tree belt on the western side of the site.
	PDL/Greenfield	Greenfield.
	Boundary Treatment	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.
	Adjacent Land Use	Residential dwellings adjoin the site to the north and east.
	Topography	The site generally falls in a southerly direction.
	Planning History	<p>The site together with land to the west has previously been promoted for a Community Right to Build Order (CRtBO).</p> <p>The Examiner's Report concluded the CRtBO should be refused for two reasons. Firstly, the uncertainty about the effects of the development and whether it can be satisfactorily delivered meant the Examiner could not be sure that the Order had sufficient regard to national policies and guidance or that it would contribute to the achievement of sustainable development. Secondly, the Examiner could not be certain that the making of the Order would not breach or otherwise be compatible with EU obligations insofar as consideration as to whether an EIA was needed should have been undertaken.</p>

<b>Biodiversity and Arboriculture</b>	Biodiversity Designations (e.g. SSSI)	There are no biodiversity designations on the site.
	Arboricultural Designations (e.g. SANW/TPO)	There are no arboricultural designations on the site.
	Comments	There is a tree belt that runs along the western boundary of the site in a broadly north/south direction.
<b>Heritage Assets</b>	Listed Buildings or SAM	<p>There are no Listed Buildings within close proximity of the site.</p> <p>The nearest Listed Buildings are on Horsham Road. The Royal Oak Public House is a Grade II Listed Building and is to the north east of the site. North Lodge, Ashfold is Grade II Listed Building and is to the south west of the site.</p>
	Conservation Area	The site lies outside and to the south west of the Handcross Conservation Area.
	Archaeological Potential	None
	Comments	
<b>Landscape</b>	Designations (eg AONB)	The site lies within the High Weald Area of Outstanding Natural Beauty (AONB).
	Character	<p>The site lies within an area identified by Mid Sussex District Council as Landscape Character Area 6: High Weald. This area is the largest Landscape Character Area and contains the highest ground in the High Weald and lies wholly within the High Weald AONB.</p> <p>The area is characterised by the High Weald Forest Ridge. It contains numerous gills streams, which have carved out a landscape of twisting ridges and secluded valleys. There is significant woodland cover, a substantial portion of it ancient, including some larger woods and a dense network of hedgerows and shaws.</p> <p>The eastern part is scrubland, but its character is influenced by the adjacent residential development.</p>
	Sensitivity	The site lies within an area where woodland cover

		<p>limits the visual sensitivity of the landscape and confers a sense of intimacy, seclusion and tranquility.</p> <p>Long views along valleys and ridges have a high sensitivity to the impact of new development</p>
	Capacity	<p>As part of the Landscape Capacity Study, an analysis of the landscape capacity of each local character area, having regard to its landscape sensitivity and its landscape value was undertaken.</p> <p>The site falls within the Pease Pottage-Handcross High Weald and Handcross Southern High Weald area.</p> <p>The Pease Pottage-Handcross High Weald area contains medium scale arable fields interspersed with large areas of woodland. The A23 runs north south through the area. There are large areas of early modern period. Land is generally west facing slopes.</p> <ul style="list-style-type: none"> <li>• Landscape Value: Moderate</li> <li>• Landscape Capacity: Low</li> </ul>
	Comments	<p>The Mid Sussex District SHLAA: Review of Landscape and Visual Aspects of the Site Suitability (Jan 2015) has assessed the site in conjunction with land to the west. The Report identifies:</p> <p>Overall landscape sensitivity: Medium. Enclosing field boundaries and views south are sensitive elements.</p> <p>Overall landscape value: Medium- High. Key sensitivities include characteristics of AONB including relationship to boundaries and landscape beyond.</p> <p>Landscape capacity is identified as Medium.</p> <p>The Report assesses the site in conjunction with land to the west. It identifies that the majority of the whole site is considered to have a MEDIUM landscape suitability for development.</p> <p>It further notes the whole site could potentially accommodate a MEDIUM development yield. If developed, field boundaries should be retained where possible, especially to the west and south and other boundaries reinforced (those to the south) with native species.</p> <p>The Report recommends retaining separation from</p>


		<p>Coos Lane whilst integrating development with naturalist boundaries and existing development to the east.</p> <p>It notes there is an opportunity to enhance built character, pedestrian links to the housing estate on the east whilst responding to landscape and rural development on Coos Lane in terms of design. Further recommends the retention of some open space.</p>	
<b>Public Rights of Way</b>	Within site	None.	
	Adjacent	None.	
	Comments		
<b>Flood Risk</b>	Flood Maps for Planning (Rivers and Sea)	Flood Zone 1	
	Comments		
<b>Accessibility</b>	Proximity	Primary school	1690m: Handcross Primary School
		Post Office	930m: Handcross Post Office
		Convenience store	995m: Handcross News
		Public House	500m: The Royal Oak Inn
		Health Facility	1650m: Ouse Valley
		Children's Play Area/ Formal Sports Pitch	Childrens Play Area – 133m Handcross Sports Pavilion – 1200m
		Bus Stop	484m: Horsham Road stop
	Vehicular access constraints		
	Comments	The site could be accessed off Coos Lane or via St. Martins Close.	

<b>Utilities</b>	Comments	It is assumed all potential housing sites are, or can be made, accessible to local infrastructure, defined as water, surface and foul water drainage, electricity and gas.
<b>Site Consideration</b>	Ownership	Slaugham Parish Council.
	Constraints	The site lies within the High Weald AONB. There is a tree belt that runs along the western boundary of the site in a broadly north/south direction.
	Proposed Use	Residential.
	Estimated Capacity	Some 30 dwellings at medium density
	Mitigation	Retention and reinforcement of boundaries to rural area.
	Deliverable/ Developable/Achievable	It is considered the site is available now. There are no known reasons to indicate the site is not available. It is also considered that the site offers a suitable location for development.
	Suitability	<p>The site is currently open grassland/ scrubland with a north/south tree belt on the western side of the site. The sites character is influenced by the adjacent residential development.</p> <p>The site lies within the High Weald AONB.</p> <p>The site offers reasonable access to services in Handcross.</p> <p>The site is considered suitable for development.</p>

## **APPENDIX 5 M**

**(SL13- LAND AT ST MARTIN CLOSE (WEST),  
HANDCROSS  
(MID SUSSEX SHLAA REF:127)**

## Slaugham Neighbourhood Plan Housing Land Availability Assessment

<b>NP Site Name</b>	St Martins Close (West) (SHLAA Ref: 127)	
<b>Site Address</b>	Coos Lane, Handcross	
<b>Site Reference</b>	SL13	
<b>Site Context</b>	<b>Site Area</b>	1.6 hectares
	<b>Current Land Use</b>	Agricultural grassland.
	<b>PDL/Greenfield</b>	Greenfield
	<b>Boundary Treatment</b>	All boundaries are defined by mature trees/ hedging.
	<b>Adjacent Land Use</b>	Residential dwellings lie to the north-east and east.
	<b>Topography</b>	The site falls gently to the west.
	<b>Planning History</b>	<p>The site, together with land to the east has previously been promoted for a Community Right to Build Order (CRtBO).</p> <p>The Examiner's Report concluded the CRtBO should be refused for two reasons. Firstly, the uncertainty about the effects of the development and whether it can be satisfactorily delivered meant the Examiner could not be sure that the Order had sufficient regard to national policies and guidance or that it would contribute to the achievement of sustainable development. Secondly, the Examiner could not be certain that the making of the Order would not breach or otherwise be compatible with EU obligations insofar as consideration as to whether an EIA was needed should have been undertaken.</p>
<b>Biodiversity and Arboriculture</b>	<b>Biodiversity Designations (e.g. SSSI)</b>	There are no biodiversity designations on the site.

	Arboricultural Designations (e.g. SANW/TPO)	There are no arboricultural designations on the site.
	Comments	There are mature trees along all boundarie of the site.
<b>Heritage Assets</b>	Listed Buildings or SAM	<p>There are no Listed Buildings within close proximity of the site.</p> <p>The nearest Listed Buildings are on Horsham Road. The Royal Oak Public House is a Grade II Listed Building and is to the north east of the site. North Lodge, Ashfold is Grade II Listed Building and is to the south west of the site.</p>
	Conservation Area	The site lies outside and to the south west of the Handcross Conservation Area.
	Archaeological Potential	None
	Comments	
<b>Landscape</b>	Designations (eg AONB)	The site lies within the High Weald Area of Outstanding Natural Beauty (AONB).
	Character	<p>The site lies within an area identified by Mid Sussex District Council as Landscape Character Area 6: High Weald. This area is the largest Landscape Character Area and contains the highest ground in the High Weald and lies wholly within the High Weald AONB.</p> <p>The area is characterised by the High Weald Forest Ridge. It contains numerous gills streams, which have carved out a landscape of twisting ridges and secluded valleys. There is significant woodland cover, a substantial portion of it ancient, including some larger woods and a dense network of hedgerows and shaws.</p> <p>The site is spilt into 2 characters, separated by the central hedgerow. The western part is more rural in character. It has a sense of enclosure defined by the indigenous hedgerow and tree boundaries.</p>
	Sensitivity	The site lies within an area where woodland cover limits the visual sensitivity of the landscape and confers a sense of intimacy, seclusion and tranquility. Long views along valleys and ridges have a high sensitivity to the impact of new development.


	Capacity	<p>As part of the Landscape Capacity Study, an analysis of the landscape capacity of each local character area, having regard to its landscape sensitivity and its landscape value was undertaken.</p> <p>The site falls within the Pease Pottage-Handcross High Weald and Handcross Southern High Weald area.</p> <p>The Pease Pottage-Handcross High Weald area contains medium scale arable fields interspersed with large areas of woodland. The A23 runs north south through the area. There are large areas of early modern period. Land is generally west facing slopes.</p> <ul style="list-style-type: none"> <li>• Landscape Value: Moderate</li> <li>• Landscape Capacity: Low</li> </ul>
	Comments	<p>The Mid Sussex District SHLAA: Review of Landscape and Visual Aspects of the Site Suitability (Jan 2015) has assessed the site in conjunction with land to the east. The Report identifies:</p> <p>Overall landscape sensitivity: Medium. Enclosing field boundaries and views south are sensitive elements.</p> <p>Overall landscape value: Medium- High. Key sensitivities include characteristics of AONB including relationship to boundaries and landscape beyond.</p> <p>Landscape capacity is identified as Medium.</p> <p>The Report identifies the majority of the whole site is considered to have a MEDIUM landscape suitability for development. It identifies that the majority of the whole site could potentially accommodate a MEDIUM development yield. If developed, field boundaries should be retained where possible, especially to the west and south of the site as a whole and other boundaries reinforced (those to the south) with native species.</p> <p>The Report recommends retaining separation from Coos Lane whilst integrating development with naturalist boundaries and existing development to the east.</p> <p>It notes there is an opportunity to enhance landscape elements including connections with woodland belts and open space/footpath links.</p> <p>It considers the impact on longer views to the south.</p> <p>It notes there is an opportunity to enhance built character, pedestrian links to the housing estate on the east whilst responding to landscape and rural development on Coos Lane in terms of design. Further recommends the retention of some open</p>

		space.	
Public Rights of Way	Within site	None.	
	Adjacent	Coos Lane lies to the west.	
	Comments		
Flood Risk	Flood Maps for Planning (Rivers and Sea)	Flood Zone 1	
	Comments		
Accessibility	Proximity (in km) to	Primary school	1690m: Handcross Primary School
		Post Office	930m: Handcross Post Office
		Convenience store	995m: Handcross News
		Public House	500m: The Royal Oak Inn
		Health Facility	1650m: Ouse Valley
		Children's Play Area/ Formal Sports Pitch	Childrens Play Area – 133m Handcross Sports Pavilion – 1200m
		Bus Stop	484m: Horsham Road stop
	Vehicular access constraints	Existing dense hedgerows and shaws on Coos Lane would need to be removed to facilitate access.	
	Comments	Access would also be achievable via St Martins Close to the east, if the site were developed in conjunction with site SL12.	
Utilities	Comments	It is assumed all potential housing sites are, or can be made, accessible to local infrastructure, defined as water, surface and foul water drainage, electricity and gas.	
Site Consideration	Ownership	The site is in single ownership.	

	Constraints	The site lies within the High Weald AONB. There are mature trees/ hedging to all boundaries.
	Proposed Use	Residential.
	Estimated Capacity	Some 35 dwellings at medium density.
	Mitigation	Retention and reinforcement of boundaries to rural area, in particular Coos Lane.
	Deliverable/ Developable/Achievable	It is considered the site is available now. There are no known reasons to indicate the site is not available. It is also considered that the site offers a suitable location for development, when developed in conjunction with land to the east.
	Suitability	<p>The site is currently open grassland with mature trees/ hedging to all boundaries. This provides the site with a sense of enclosure.</p> <p>The site lies within the High Weald AONB.</p> <p>The site offers reasonable access to services in Handcross.</p> <p>The site is located in close proximity to the existing built up edge of Handcross. It is also relatively screened from wider rural views. The main constraint to development is means of access. If this were from Coos Lane, the access and requisite visibility splays would be likely to have a detrimental impact on the rural character of the area. However, if the site were developed in conjunction with land to the east, with access from that direction, such adverse impact could be avoided.</p> <p>The site is considered suitable for development, in conjunction with land to the east, with access from that direction.</p>

**APPENDIX 5 N**  
**(SL14- LAND AT SLAUGHAM MANOR,**  
**SLAUGHAM**  
**(MID SUSSEX SHLAA REF:765)**

## Slaugham Neighbourhood Plan Housing Land Availability Assessment

<b>NP Site Name</b>	Slaugham Manor	
<b>Site Address</b>	Slaugham Manor, Slaugham Place, Haywards Heath	
<b>Site Reference</b>	SL14	
<b>Site Context</b>	Site Area	2.30 hectares
	Current Land Use	Former Police Training Centre
	PDL/Greenfield	Previously developed land.
	Boundary Treatment	The site is primarily bound by woodland and mature hedgerows.
	Adjacent Land Use	Agricultural land
	Topography	Gently undulating.
	Planning History	DM/16/2531: 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. Planning Committee have resolved to grant permission.
<b>Biodiversity and Arboriculture</b>	Biodiversity Designations (e.g. SSSI)	None.
	Arboricultural Designations (e.g. SANW/TPO)	Ancient and Semi Natural Woodland lies to the north and to the east of the site.
	Comments	


<b>Heritage Assets</b>	Listed Buildings or SAM	<p>The Moat House which is a Grade II Listed Building lies immediately north of the site.</p> <p>The Parish of St Mary Church which is a Grade II* Listed Building lies north west of the site.</p>
	Conservation Area	The site lies outside the Slaugham Conservation Area which lies to the north of the site.
	Archaeological Potential	<p>The site lies to the east and north of identified Archaeological Notification Areas.</p> <p>To remains of Slaugham Place (Scheduled Ancient Monument) lie to the north east of the site.</p>
	Comments	
<b>Landscape</b>	Designations (e.g. AONB)	The site lies within the High Weald Area of Outstanding Natural Beauty (AONB).
	Character	<p>The site lies within an area identified by Mid Sussex District Council as Landscape Character Area 6: High Weald. This area is the largest Landscape Character Area and contains the highest ground in the High Weald and lies wholly within the High Weald AONB.</p> <p>The area is characterised by the High Weald Forest Ridge. It contains numerous gills streams, which have carved out a landscape of twisting ridges and secluded valleys. There is significant woodland cover, a substantial portion of it ancient, including some larger woods and a dense network of hedgerows and shaws.</p> <p>The site is more bordered by dense woodland to the north and north eastern corner and despite the southern part leading to agricultural land is well contained.</p>
	Sensitivity	<p>The site lies within an area where woodland cover limits the visual sensitivity of the landscape and confers a sense of intimacy, seclusion and tranquility.</p> <p>Long views along valleys and ridges have a high sensitivity to the impact of new development</p>
	Capacity	<p>The Handcross Southern High Weald area contains a mixture of medium size pasture and woodland with occasional arable fields with fairly steep south facing slopes and large areas of early modern period. The A23 runs north south through the area. Low boundary loss.</p> <ul style="list-style-type: none"> <li>Landscape Value: Substantial</li> </ul>

		<ul style="list-style-type: none"> <li>Landscape Capacity: Low</li> </ul>	
	Comments	The Mid Sussex District SHLAA: Review of Landscape and Visual Aspects of the Site Suitability (Jan 2015) did not assess the site.	
<b>Public Rights of Way</b>	Within site	A Public Right of Way (PRoW) borders the site in parts. It runs along the northern side of the site and along the southern western part of the site.	
	Adjacent	A number of PRoWs are adjacent to the site and run north south from Staplefield Road and east toward the A23.	
	Comments		
<b>Flood Risk</b>	Flood Maps for Planning (Rivers and Sea)	Flood Zone 1	
	Comments		
<b>Accessibility</b>	Proximity (in km) to	Primary school	3218m: Handcross Primary School
		Post Office	2414m: Handcross Post Office
		Convenience store	2574m: Handcross News
		Public House	1050m: The Chequers
		Health Facility	3057m: Ouse Valley Practice
		Children's Play Area/ Formal Sports Pitch	275m: Informal play space on Coos Lane 2735m: Handcross Sports Pavilion
		Bus Stop	480m: Staplefield Road
	Vehicular access constraints	Existing vehicular access onto/off Staplefield Road.	
	Comments		

<b>Utilities</b>	Comments	It is assumed all potential housing sites are, or can be made, accessible to local infrastructure, defined as water, surface and foul water drainage, electricity and gas.
<b>Site Consideration</b>	Ownership	
	Constraints	
	Proposed Use	
	Estimated Capacity	
	Mitigation	
	Deliverable/ Developable/Achievable	
	Suitability	Planning permission granted for development of the site 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 in December 2016 under LPA reference DM/16/2531.

**APPENDIX 5 O**  
**(SL15- LAND AT SLAUGHAM GARDEN**  
**NURSERY, SLAUGHAM**  
**(NOT ASSESSED IN MID SUSSEX SHLAA)**

## Slaugham Neighbourhood Plan Housing Land Availability Assessment

<b>NP Site Name</b>	Slaugham Nursery Gardens	
<b>Site Address</b>	Slaugham Nursery Gardens, Slaugham	
<b>Site Reference</b>	SL15	
<b>Site Context</b>	Site Area	0.93 hectares.
	Current Land Use	Vacant nursery.
	PDL/Greenfield	Previously developed land.
	Boundary Treatment	The site is bound by the east, west and north by dense woodland. Staplefield Road bounds the site to the south.
	Adjacent Land Use	Open grassland.
	Topography	Generally flat.
	Planning History	12/02876/LDC: The use of land for the storage of plant equipment and materials by a ground work contractor. REFUSED.  DM/16/4406: Outline Planning Application for 9 Residential Units at the former site of Slaugham Garden Nursery. AWAITING DECISION.
<b>Biodiversity and Arboriculture</b>	Biodiversity Designations (e.g. SSSI)	Part of the site is designated as Priority Habitat.
	Arboricultural Designations (e.g. SANW/TPO)	Part of the site is designated as Ancient and Semi Natural Woodland.
	Comments	

Heritage Assets	Listed Buildings or SAM	<p>There are a number of Listed Buildings to the east of the site on Park Road. These include;</p> <ul style="list-style-type: none"> <li>• 6, The Green: Grade II Listed Building</li> <li>• 7, The Green, Grade II Listed Building</li> <li>• 9, The Green: Grade II Listed Building</li> <li>• Conners: Grade II Listed Building</li> <li>• White Telephone Kiosk on the Green</li> <li>• Chantry House, Grade II Listed Building</li> <li>• Bosworths Cottages, Grade II Listed Building</li> <li>• Rock Cottage, Grade II Listed Building</li> </ul> <p>The Parish of St Mary Church which is a Grade II* Listed Building lies south of the site.</p>
	Conservation Area	The site lies outside the Slaugham Conservation Area which lies to the east of the site.
	Archaeological Potential	<p>The site lies to the east and north of identified Archaeological Notification Areas.</p> <p>The remains of Slaugham Place (Scheduled Ancient Monument) lie to the south of the site.</p>
	Comments	
Landscape	Designations (eg AONB)	The site lies within the High Weald Area of Outstanding Natural Beauty AONB.
	Character	<p>The site lies within an area identified by Mid Sussex District Council as Landscape Character Area 6: High Weald. This area is the largest Landscape Character Area and contains the highest ground in the High Weald and lies wholly within the High Weald AONB.</p> <p>The area is characterised by the High Weald Forest Ridge. It contains numerous gills streams, which have carved out a landscape of twisting ridges and secluded valleys. There is significant woodland cover, a substantial portion of it ancient, including some larger woods and a dense network of hedgerows and shaws.</p> <p>The site is bordered by woodland to the west and east and therefore confers a sense of tranquility. To the south is Staplefield Road which affords access and limited views to the site. To the north lies open grassland further dispersed woodland. The site is visually contained, and is in a generally rural tranquil location.</p>

	Sensitivity	<p>The site lies within an area where woodland cover limits the visual sensitivity of the landscape and confers a sense of intimacy, seclusion and tranquility.</p> <p>Long views along valleys and ridges have a high sensitivity to the impact of new development</p>	
	Capacity	<p>The Handcross Southern High Weald area contains a mixture of medium size pasture and woodland with occasional arable fields with fairly steep south facing slopes and large areas of early modern period. The A23 runs north south through the area. Low boundary loss.</p> <ul style="list-style-type: none"> <li>Landscape Value: Substantial</li> <li>Landscape Capacity: Low</li> </ul>	
	Comments	The Mid Sussex District SHLAA: Review of Landscape and Visual Aspects of the Site Suitability (Jan 2015) did not assess the site.	
<b>Public Rights of Way</b>	Within site	None	
	Adjacent	A Public Right of Way lies to the south east of the site running along Staplefield Road to Park Road.	
	Comments		
<b>Flood Risk</b>	Flood Maps for Planning (Rivers and Sea)	Flood Zone 1	
	Comments		
<b>Accessibility</b>	Proximity (in km) to	Primary school	3540m: Handcross Primary School
		Post Office	2735m: Handcross Post Office
		Convenience store	2799m: Handcross News
		Public House	330m: The Chequers
		Health Facility	3379m: Ouse Valley Practice

		Children's Play Area/ Formal Sports Pitch	1460m: Informal play space on Coos Lane 2550m: Handcross Sports Pavilion
		Bus Stop	266m: Staplefield Road
	Vehicular access constraints	Existing vehicular access onto/off Staplefield Road.	
	Comments		
<b>Utilities</b>	Comments	It is assumed all potential housing sites are, or can be made, accessible to local infrastructure, defined as water, surface and foul water drainage, electricity and gas.	
<b>Site Consideration</b>	Ownership	The site is in single ownership.	
	Constraints	The site lies within the High Weald AONB. Part of the site is designated as Priority Habitat and Ancient and Semi Natural Woodland.	
	Proposed Use	Residential.	
	Estimated Capacity	It is considered 0.6 hectares would be available for development at a low density. A current planning application envisages the construction of 9 dwellings on the site.	
	Mitigation	Landscape buffer to protect the Ancient and Semi Natural Woodland.	
	Deliverable/ Developable/Achievable	It is considered the site is available now. There are no known reasons to indicate the site is not available. Due to the isolated location of the development it is not considered that the site is suitable for development.	
	Suitability	<p>The site is currently a vacant nursery within the High Weald AONB. Part of the site is designated as Priority Habitat and Ancient and Semi Natural Woodland.</p> <p>The site is bordered by trees and hedgerows and is relatively visually contained. To the south is Staplefield Road, which affords access and limited views of the site. The site is in a generally rural tranquil location.</p> <p>Given the relatively isolated nature of the site and distance to local services and facilities, it is not considered suitable for development.</p>	