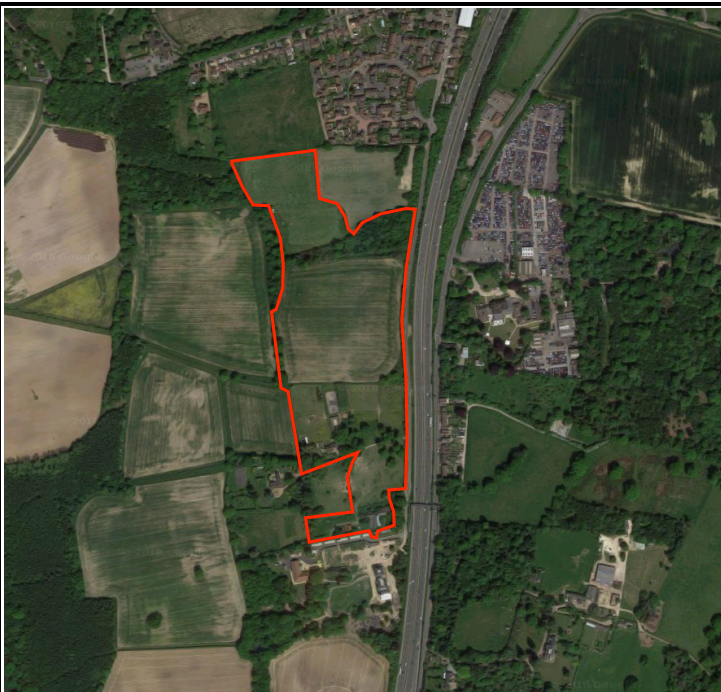


## Slaugham Neighbourhood Plan Housing Land Availability Assessment

<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>	SL16 Please note SL16 represents a reduced site area of SL08	

<b>Site Context</b>	Site Area	12.08 hectares
	Current Land Use	Primarily agriculture. Residential dwelling and livery lies in the southern part of the site
	PDL/Greenfield	Primarily Greenfield/partially PDL.
	Boundary Treatment	Open countryside/agricultural land bounds the site on the west  Finches Field bounds the site to the north.  Old Brighton Road bounds the site on the eastern side.  A care home bounds the site to the south.
	Adjacent Land Use	Adjacent land to the west is open farmland. To the east is Old Brighton Road. A carehome lies immediately to the south. Residential dwellings lie to the north
	Topography	Generally flat.
	Planning History	None relevant.

<b>Biodiversity and Arboriculture</b>	Biodiversity Designations (e.g. SSSI)	The northern eastern part of the site is designated as a Priority Habitat.
	Arboricultural Designations (e.g. SANW/TPO)	Finches Shaw Ancient Woodland lies on the northern boundary of the site.

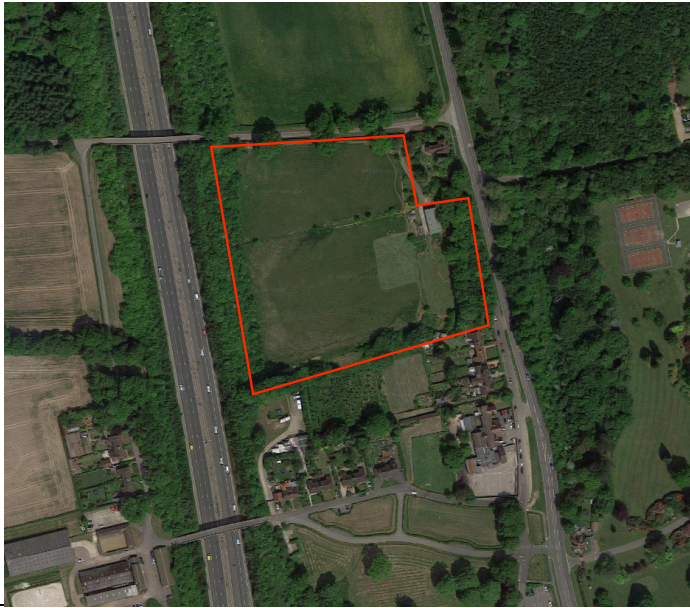
	Comments	Priority habitat and ancient replanted woodland lies to the north west of the site.
<b>Heritage Assets</b>	Listed Buildings or SAM	<p>There are no Listed Buildings within close proximity of the site.</p> <p>The nearest Grade II Listed Building is at Cottesmore School.</p>
	Conservation Area	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	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.

		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.
	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 large site area (SL16) (SHLAA Ref: 603).</p> <p>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, particularly to the east of the site, and retaining existing trees.</p>
<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	PRow's lies to the west of the site and east of 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	3500m Handcross Primary School
		Post Office	4410m (Tilgate Post Office) 4350m (Handcross Post Office)
		Convenience store	1020m: Pease Pottage Services
		Public House	770m: Black Swan
		Health Facility	2980m: Coachmans Medical Practice 3120m: Broadfield Health Centre
		Children's Play Area/ Formal Sports Pitch	The north western part of the site lies immediately adjacent to Finches Playing Fields. 2690m: K2 Crawley
		Bus Stop	480m: Old Brighton Road (South)
	Vehicular access constraints	The site could be assessed 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.	
	Constraints	The site lies within the High Weald Area of Outstanding Natural Beauty (AONB).  The northern eastern part of the site is designated as a Priority Habitat.	

		Finches Shaw Ancient Woodland lies on the northern boundary of the site.
	Proposed Use	Residential.
	Estimated Capacity	Some 160 dwellings at low density.  The site promoter has confirmed the land is being promoted for the delivery of circa 150 dwellings.
	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 northern 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>

## Slaugham Neighbourhood Plan Housing Land Availability Assessment

<b>NP Site Name</b>	Land West of London Road	
<b>Site Address</b>	Land West of London Road, Handcross	
<b>Site Reference</b>	SL17	
<b>Site Context</b>	Site Area	2.7 Ha
	Current Land Use	Agriculture
	PDL/Greenfield	Greenfield
	Boundary Treatment	Trees bound the site on all sides.
	Adjacent Land Use	Residential to south, open fields to north, A23 lies to the east and London Road lies to the west.
	Topography	Generally flat.
	Planning History	None.
<b>Biodiversity and Arboriculture</b>	Biodiversity Designations (e.g. SSSI)	None
	Arboricultural Designations (e.g. SANW/TPO)	Woodland adjoining the site on east side of A23 is identified as a priority habitat.
	Comments	
<b>Heritage Assets</b>	Listed Buildings or SAM	None on site.  Nearest heritage asset is the Grade II Listed Building at Nashlands Farm located 400m to the east of the site.

	Conservation Area	Outside 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 8:Worth Forest. This landscape character area covers the north western part of the Parish.</p> <p>The key characteristics include a heavily forested, dissected plateau landscape enclosing a post medieval rural landscape cut from the forest. The area comprises a lightly dissected plateau of Upper Tunbridge Wells Sandstone with clay bands exposed on the sides of the shallow valleys.</p> <p>The woodland character of the area is based on a reservoir of ancient woodland, much of which has been replanted. 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 coppices beeches, old banks, rabbit warrens and old shaws.</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 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) has not assessed the site.	
Public Rights of Way	Within site	None.	
	Adjacent	None.	
	Comments	Permissive footpath along the estate road to the north of the site.	
Flood Risk	Flood Maps for Planning (Rivers and Sea)	Flood Zone 1.	
	Comments		
Accessibility	Proximity (in km) to	Primary school	250m: Handcross Primary School
		Post Office	1004m: Handcross Post Office
		Convenience store	970m: Handcross News
		Public House	1010m: The Red Lion
		Health Facility	417m: Ouse Valley
		Children's Play Area/ Formal Sports Pitch	Childrens Play Area – 250m Handcross Sports Pavilion – 654m
		Bus Stop	268m: London Road
	Vehicular access constraints	Access could be achieved off London Road.	
	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 is within the High Weald Area of Outstanding Natural Beauty (AONB).	



		Priority Habitat adjoins the western boundary of the site.
	Proposed Use	Residential.
	Estimated Capacity	Some 40 dwellings at low density. The site promoter has indicated about 60 dwellings could be delivered on site.
	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 AONB. The western boundary of the site is designated as a Priority Habitat.</p> <p>The site is some distance from services and facilities on offer in Handcross.</p> <p>Access could be achieved off London Road.</p> <p>Given the site is within the High Weald AONB and is physically and visually divorced from the existing built up area of Handcross, it is not considered suitable for development.</p>