

Site Reference Number: 2

Site Address: Clay's Field

Site Location	Site Under Consideration
Size of Site	c.1.80 hectares for housing development
Potential Number of dwellings (dwellings per ha)	One purpose of the public consultation is to gather views on the appropriate number of dwellings given the considerations noted here.
Deliverability – landowner willing to release the site	Yes. One owner with a desire to develop the land
Context	
Current Use	Privately owned field with footpath for walkers/dog walkers/wildfowl. Residents use at discretion of owner.
Previous Uses	Privately owned field with footpath (PROW 2728) for walkers/dog walkers/wildfowl. Residents use at discretion of owner.
Surrounding Land Uses	Residential backing onto site and opposite site. Grazing and 2 main roads. Any development will impact views and character of neighbouring houses and additional traffic.
Site Boundary	Mature trees adjacent to A283 to the East. Castle lane to the north east - small no through road without pavement currently used by walkers, cyclists and eight households. Housing (gardens from Goring road) on North western boundary. Proposed local green space to the west and south (remainder of current Clays field c 6.2 hectares).
General Character – open countryside/edge of settlement/urban	Field on edge of settlement. Site forms part of inter settlement gap between Bramber and Steyning
Topography - flat/sloping or undulating/steep gradient	Gently sloping to the south west. Exposed to wider landscape. Can be viewed from surrounding downland.
Within BUBA	No
Adjacent to BUBA	Yes
Outside BUBA	NA
Housing	
Able to accommodate affordable housing	Yes. Must conform to Policy 16 of the Horsham Planning Development Framework
Able to provide a range of housing types, sizes and tenures	Yes. Our policy preferences are for a majority of mixed style 2 bedrooomed dwellings both to buy and rent as identified in Brambers Housing Needs Assessment.
Community Facilities and Access to Services*	
Distance to schools (primary)	1.31 k
Distance to schools (secondary)	1.31 k
Distance to local shop(s)	.73 k
Distance to Pub	.73 k
Distance health facilities (doctors surgery)	.92 k
Distance to community facilities (Village Hall)	.79 k
Distance to local recreation facilities (MUGA/Recreation Ground)	.85 k
Opportunity to provide open space/ recreation/ community facility	Yes. Part of proposal is the release of approximately 6 hectares for community use
Biodiversity	
European designation - SAC/SPA/RAMSAR	No
National designation - Site of Special Scientific Interest (SSSI)	No
Local designation - SNCI/LNR	No
Veteran Trees	No
Ancient woodland	No
Tree Preservation Order (within site/ boundary)	Yes but proposal is to retain those trees with TPOs
Record of protected species/habitats	None recorded in Sussex Biodiversity records
Opportunity to enhance biodiversity and Green Infrastructure	No. Area that is currently favourable to biodiversity will be built on.

Landscape	
Within SDNP	No
Adjacent to SDNP	No but SDNP boundary is less than 1kilometre away.
Views into site (wide/framed/screened/long/short)	Yes. Some impact on long distance views from high points in surrounding area including SDNP / surrounding downland. Views from surrounding housing will be impacted. Mitigation should include consideration of height of proposed dwellings.
Views out of the site (wide/framed/screened/long/short)	Yes. Some impact with long distance views out to high points in surrounding landscape.
Inter village gap	Yes, reduces inter village gap between Bramber/Steyping. Vital to retain adjacent land as undeveloped thereby retaining smaller, but significant gap.
Relationship to designated local green space	It is not currently adjacent to designated local green space but there is a proposal that the adjacent land is to be designated as local green space.
Opportunity to enhance landscape	No-development will be viewed as negatively impacting landscape, however this could be mitigated by adjacent land being designate as local green space.

Heritage	
Impact on Listed Building and its setting	None
Is the site located in/adjacent to the Conservation Area	None
Impact on locally listed building	None
Impact on Scheduled Ancient Monument	None
Impact on Locally Listed Heritage Assets	None
Other archaeological interest present	None
Opportunity to enhance heritage assets	None
Transport	
Distance to public transport (minimum hourly service)	.37 k
Access to highway	Current proposal is for access via Castle Lane. This road is a narrow lane with no pavement which severely limits the number of potential dwellings which could be supported the site.
Site generate significant additional traffic/congestion	Yes. Current proposal is from Goring Road, down Castle Lane. The turning out of Castle Lane onto Goring road has restricted vision. Additional traffic on Goring Road and Castle Lane will have a negative impact on the locality and would again limit the scale of development.
Pedestrian access	Castle Lane currently has no footpath. Footpaths would have to be formed to provide safe access for pedestrians
Public rights of way present	Yes – there is a footpath (PROW2728) in the adjacent area.
Access by bike	Yes. Staggered crossing over A283 links proposed site to the Downs Link cycleway.
Economic Development	
Distance to employment sites*	.73 k
Loss of employment site	No
Opportunity for employment	None but no identified need.
Flooding	
Within Flood zone 1 (low risk)	No
Flood zone 2 (medium risk)	No. Small area adjacent to the South of the site is flood zone 2.

Flood zone 3 (highest risk)	No
Surface water flooding issues	No. Some surface water during Winter in adjacent SE corner of field.
Environmental Quality	
Water quality issues	No
Air quality issues	No
Any local noise issues	Some increase in noise levels due to extra traffic from/to site.
Agricultural land classification	No
Contaminated Land (usually applies to brownfield sites)	No
Other	
Viability	Dependant on satisfactory access
Waste and Minerals	No issues
Summary	
	Given the issues identified above, the scope for development of this site is potentially extremely limited.

Assessment Code Scoring

Level of Impact (Heritage)	Distance to Services/Employment
Significant Impact	Greater than 1KM
Potential Impact	Between 500m to 1KM
Minimal Impact	Between 0m to 500m
Not Relevant	n/a