

Land at Kingsmead Close



Site from South 1



Entrance Road in Kingsmead Close



Site Entrance

**Key Points from Housing Groups Assessment for Land at
Kingmead Close**

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 bedroom dwellings both to buy and rent as identified in Brambers Housing Needs Assessment.
Tree Preservation Order (within site/boundary)?	The site is covered by a TPO. Development must be consistent with Policy 31. For example all significant native species will be retained or replanted if necessary (Policy 31)
Opportunity to enhance biodiversity and Green Infrastructure?	No significant enhancement envisaged.
Within South Downs National Park ?	Yes. Identified need for housing and so little land to provide it is reason for consideration of site. (HDPF Pol 31). Development will need to demonstrate how character of site has been maintained to conform with Policies 25,33 and 34 of the HDPF.
Views into site (wide/framed/screened/long/short) ?	Long views from Annington Hill and from short part of S Downs Way mitigated by current screening. Site part of Adur Scarp footslopes. Additional planting & low

	level design & positioning could mitigate/lessen impact on views
Opportunity to enhance landscape?	No. However, the boundary of the site is covered with native species and there is an opportunity to extend this
Access to highway?	Site currently has access from Kingsmead Close
Site generate significant additional traffic/congestion?	Some impact on Kingsmead Close and less so on remainder of residential area. Significance dependant on number of dwellings. Should the site be recommended we would suggest a cul- de-sac to contain the development.
Pedestrian access?	No new footway connection necessary as any development would be an extension to the existing Close.
Distance to amenities and services?	Distances to amenities/services are all well above the 1KM guideline hence an overall red marking.