

**Proposal for Allocation of Site in Bramber Neighbourhood Plan  
Clays Field, South of Castle Lane**

The site owner wishes to put forward the Clays Field site for allocation in the Bramber Neighbourhood Plan. It is considered that the site could provide some new housing along with a large area of public amenity green space.

- The Horsham District Planning Framework identifies a need for 16,000 new homes over the period 2011 – 2031 and indicates that 1500 of these should be allocated in Neighbourhood Plans.
- The Housing Needs Assessment undertaken by AECOM in August 2018 indicates that there is a need for 60 new homes in the Bramber Neighbourhood Plan area. The Clays Field site could make a significant contribution to this requirement.
- Steyning is identified in the Horsham District Planning Framework as being in the second most sustainable category of settlement in the District and offers a range of facilities and services within easy walking distance of the site.
- The site is adjacent to the built up area along three of its boundaries. It is largely surrounded by residential development and is, therefore, considered suitable for some residential development.
- It is suggested that the site could provide a number of new dwellings which would be located to the north of the site, close to Castle Lane and existing services/facilities. It is intended that housing would cover no more than 25% of the site.
- The allocation of the site would provide some housing to meet identified local need, including smaller units of 2 and 3 bedroom accommodation as well as affordable housing, whilst ensuring the majority (75%) of the site is retained as green space.
- The green space (including the public right of way and pond area) would be improved with additional planting to enhance biodiversity and additional footpaths to provide a country park for the benefit of the local community. This would cover approximately 75% of the site.
- The Local Highway Authority have confirmed that suitable access could be achieved via Castle Lane with no unacceptable impact on traffic or highway safety.