

Bramber Housing Report incorporating site assessments

Introduction

- 1.1 The purpose of this report is to provide detail about the approach that the Bramber Neighbourhood Plan ('the Plan') has taken to housing delivery in the parish. It includes information about the strategic housing need, the local housing need. It then describes the Call for Sites and site assessment process that were undertaken to consider possible sites. Finally it provides a conclusion about the findings of the various assessments and evidence and how this has been used to inform the Plan.

Strategic and local housing need

- 1.2 The parish of Bramber falls within two local planning authorities: Horsham District Council and the South Downs National Park Authority.

Horsham District Council

- 1.3 A key objective of the Horsham District Planning Framework (HDPF) is to provide a range of housing developments across the district that: deliver the target number of new homes; respects the scale and character of existing places; and so far as is possible caters for the needs of all residents, including the delivery of a range of housing sizes and types including affordable housing.
- 1.4 Provision is made in the HDPF for the development of at least 16,000 homes and associated infrastructure within the period 2011-2031, at an average of 800 homes per annum. This figure will be achieved by:
- Housing completions for the period 2011 – 2015.
 - Homes that are already permitted or agreed for release.
 - Strategic Sites: a. At least 2,500 homes at Land North of Horsham; b. Around 600 homes at Land West of Southwater; c. Around 150 homes at Land South of Billingshurst.
 - The provision of at least 1,500 homes throughout the district in accordance with the settlement hierarchy, allocated through Neighbourhood Planning.
 - 750 windfall units.
- 1.5 There is an expectation that Bramber will provide some housing during the lifespan of the Plan, primarily to meet locally defined needs, but also to contribute to the wider need as set out in 1.6.

South Downs National Park Authority

- 1.6 The South Downs Local Plan (SDLP) seeks to provide approximately 4,750 net additional homes over a 19 year period between 2014 and 2033. The part of Bramber that falls within the National Park has not been allocated a level of housing to deliver. That said, the SDLP states that *“Neighbourhood Development Plans that accommodate higher levels of housing*

than is set out above will be supported by the National Park Authority providing that they meet local housing need and are in general conformity with the strategic policies of the development plan.”

Local Housing Need

- 1.7 As neither Horsham District Council (HDC) nor the South Downs National Park Authority allocate a definitive housing number to Bramber, an independent planning consultancy¹ was commissioned to produce a Housing Needs Assessment (HNA) examine the potential ‘unconstrained’ number of dwellings that the Neighbourhood Plan might seek to accommodate by applying a series of assessments to determine possible housing need scenarios. However, Planning Practice Guidance (PPG) states that ‘establishing future need for housing is not an exact science and no single approach will provide a definitive answer’². The guidance is primarily aimed at local planning authorities preparing Strategic Housing Market Assessments (SHMA) at the district level although the procedures can be utilised at a neighbourhood level in a proportionate manner. Accordingly, a range of housing assessments have been identified to accord with the approach endorsed by the PPG.
- 1.8 The HNA considered a range of housing projections for Bramber, including data informing both HDC and SDNPA as well as national household projections. In addition, it applied a series of market signals to the data, for instance, migration in and out, employment trends and overcrowding which might also impact on the need for housing in the parish.
- 1.9 The datasets provide a range of housing numbers for Bramber’s Plan and an average was taken which reveals an unconstrained need for 64 homes. The report states: “We note that of these 64 homes, 8 have already been built. Below we have summarised our conclusions regarding the impact of market signals on the quantity of housing needed in Bramber. On this basis, we recommend that a 10% uplift should be applied to the initial figure of 64 dwellings by the end of the plan period. This results in a total housing need of 70 dwellings in Bramber to the end of the plan period. Rounding off the 8 dwellings that have been completed so far, this would imply the need for 60 homes until 2031 or approximately 5 dwellings per annum.”
- 1.10 It should be noted that the assessments provide top-down ‘unconstrained’ figure and do not take into account:
- the local strategic planning policies;
 - local environmental constraints and site allocations;
 - locally derived housing need;
 - the views of local people; or
 - issues relating to the supply side.

¹ Housing Needs Assessment; AECOM, August 2018

² PPG Housing and economic development needs assessment Para. 014Ref.ID2a-014-20140306

Local Call for Sites and site assessments

1.11 Bearing in mind the assessed housing need, in summer 2018, all landowners in the Parish were approached by the Neighbourhood Plan Steering Group as part of a Local Call for Sites exercise inviting them to notify the Steering Group of any intentions to develop land. Articles were also placed in the parish newsletter, on the Neighbourhood Plan website and by advertisement in the local press to encourage as great a response as possible. A letter was sent out to interested landowners requesting fuller details about the site.

1.12 Two sites were submitted via the Local Call for Sites:

- Land at Clays Field
- Land south of Kingsmead Close

1.13 Each site was assessed as follows:

- Stage 1 - Establishing the site assessment criteria: The Steering Group, as part of its SEA Scoping Report, devised a set of sustainability objectives and indicators against which to critique the Neighbourhood Development Plan's policies and sites. These objectives and indicators consider how the policies in the plan, and the sites themselves, might impact on economic, environmental and social conditions at the local level. A set of criteria emerged through this process against which each site would be assessed to determine its availability, suitability and achievability, as per the National Planning Policy Framework. The Steering Group consulted Horsham District Council, the South Downs National Park Authority (SDNPA), the Environment Agency, Natural England and English Heritage on the criteria to ensure their robustness. The master site assessment proforma is contained in Appendix A.
- Stage 2 – Assessing the sites: An initial desk research was undertaken to complete the assessment criteria where possible, using local data, knowledge and online mapping. Following this the Steering Group visited each site to complete the rest of the information. HDC's Landscape Officer and Conservation Officer were also approached for comment, as were the officers from the SDNPA.
- Stage 3 – Community sites consultation – A public event was held in the parish to explain the process of how the two sites were collected and assessed. Feedback from the community was collated.

Conclusions from the site assessments

1.14 The two sites were both assessed not suitable for development, with the following summaries:

Land at Clays Field:

The HDC SHELAA assessment of the site (December 2018) concluded: The landowner has expressed an interest in developing approximately a quarter of this site meaning it is 'available'. The site is an area of open space adjacent to the built up area boundary of Steyning which is classified as a small town, having a good range of services and facilities, in Policy 3 of the Horsham District Planning Framework (HDPF). Unless allocated for development within the Horsham District Planning Framework (HDPF) or an adopted Neighbourhood Plan, any development would be contrary to Policies 1 to 4 and 26 of the HDPF. It is therefore assessed as: **'Not Currently Developable'**.

The site could deliver dwellings that would serve the locally defined needs of Bramber parish. It would also enable the safeguarding of the remainder of the site, which would be gifted to the community.

However, the site assessment undertaken for the Neighbourhood Plan finds that the site is located outside the Built Up Area Boundary. Access to it is currently via a single-track lane and significant work would need to be undertaken to enable vehicular access here, including for service/construction traffic. Castle Lane can be dated at least to medieval times, when it would have been a thoroughfare for Castle related 'movement'. The lane is distinct from neighbouring roads in its character and any works – which might include widening it, adding kerbs, streetlights and defined pedestrian routes – would significantly change the nature of the lane and the opportunity to look at it and imagine its historical beginnings.

The landscape capacity for this site has been judged as low by HDC in their most recent Landscape Capacity Report. The site (particularly to the north) being visible from the South Downs and the field taken as a whole provides a vital inter-settlement gap between Bramber and Steyning. This distinction serves to provide each settlement with its own character and identity. The field has historically played this role, when taken together with Bramber Castle, and any filling in with development could be seen to change the rural, open perception of this area of the parish.

The field has a history of, and continues to be, well-used and valued by the local community. It provides a valuable asset that contributes to the health and well-being derived from access to open space and green infrastructure, as expressed in paragraphs 96 to 101 of the NPPF: "Access to a network of high quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities". Access to high quality open space is considered to be important to the health and well-being of the community especially if a similar sized accessible open space is not readily available close by.

The site provides an important piece of green infrastructure, which is part of a wider network of local green spaces in the parish. This is important for flora and fauna. Information from the Sussex Biodiversity Record Centre shows sightings of 88 distinct BAP species since 2006.

Taking into account the information set out above, the site is considered **not suitable for development**.

Land south of Kingsmead Close:

The site has had numerous previous planning applications refused. The first application was refused because of the effect the proposed development would have on the character and appearance of the surrounding rural area with particular regard to its location within the SDNP and the protected trees on the site. The second application was refused as “the location remained outside the settlement boundary, albeit in a sustainable proximity to the centre of Steyning, but also within the designated SDNP. In addition, the Arboricultural officer stated “that this is woodland and its cohesive structure would be compromised and eventually destroyed by the alteration of the land to residential, even from one single dwelling”.

The SDNPA has raised significant concerns about the potential development of the site:

- The impact on the landscape - The site forms an important wooded background to the built up area in local views and contributes to the rural setting of Steyning.
- The site provides a characteristic settlement edge typical of this landscape character type i.e. woodlands are typical at the break in slope.
- The woodland is considered to have important local visual and amenity value as it is protected by a woodland TPO.
- Development of the site could potentially open up further land within the South Downs National Park to development.

The Built Up Area Boundary has been marked to exclude this site, for the value of the reasons given above. The site is clearly visible from the South Downs.

The SDNP has carefully considered where housing can most sustainably be delivered and there is no requirement for Bramber to bring forward housing. This site is one that could make a small contribution to the housing requirement of Bramber parish as a whole. However, when the policies laid down in the South Downs Local Plan are considered its viability is questionable. Given the reasons for refusal of previous applications for fewer, albeit larger dwellings, and the fact that the new SDNP policies, if anything, strengthen support for them and the fact that there is no allocation for Bramber it is recommended this site is not included in the plan.

Taking into account the information set out above, the site is considered **not suitable for development**.

1.15 A full detail of each site assessment is contained in Appendix B.

1.16 The Neighbourhood Plan does not, therefore, seek to allocate sites for development. That is not to say that suitable sites may not become available in the future. An early review of the Neighbourhood Plan will be undertaken to take into account the policies of the revised HDPF and the implications of these. This will provide greater clarity about the amount of growth that Bramber may be expected to accommodate over the new HDPF plan period.

Appendix A Site assessment proforma

Bramber Neighbourhood Plan site assessments

Site Name and ref.

1. Background information

Site location and use	
Site location	
Gross area (ha)	
SHLAA site ref (if applicable)	

Context	
Surrounding land uses	
Is the site: Greenfield Brownfield Mixture N/K	
Existing/previous use	
Site planning history <i>Have there been any previous applications for development on this land? What was the outcome?</i>	

2. Availability

Availability		
	Yes/No	Comments
Is the site landowner(s) willing to submit the site for development (if known)? <i>If the site is not available for development, then do not proceed with the rest of the assessment</i>		
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies or operational requirements of landowners?		
Is there a known timeframe for availability?		

3. Suitability

Suitability			
Where is the site located in relation to the built-up area of the nearest settlement?	Within the settlement	On the edge, adjacent to the settlement	Clearly outside the settlement
What is the size of the nearest settlement?	A main centre	Large village	Small rural settlement
How would development of this site relate to the surrounding uses?	Well	Neutral	Not very well

How is the site currently accessed? Is it accessible from the highway network? Can the network support the potential level of traffic that would be created?		
Pedestrian accessibility to High Street	<p style="text-align: center;">High Medium Poor</p>	Comments
Environmental considerations		
What is the distance from the edge of the site to any of the following:	Distance	Comments
Sites designated as being of European importance ³	<p style="text-align: center;"><u><400m</u> <u>400m-800m</u> <u>>800m</u></p>	
Sites designated as being of national importance ⁴	<p style="text-align: center;"><u><400m</u> <u>400m-800m</u> <u>>800m</u></p>	
Sites designated as being of local importance ⁵	<p style="text-align: center;"><u><400m</u> <u>400m-800m</u> <u>>800m</u></p>	

Community facilities and services		
What is the distance to the following facilities (measured from the site centre):	Distance	Observations and Comments
Village / local centre / shop	<p style="text-align: center;"><u><400m</u> <u>400m-800m</u> <u>>800m</u></p>	
Public transport (with at least a half hourly service during the day)	<p style="text-align: center;"><u><400m</u> <u>400m-800m</u> <u>>800m</u></p>	
School(s)	<p style="text-align: center;"><u><400m</u> <u>400m-800m</u> <u>>800m</u></p>	
Health centre facility	<p style="text-align: center;"><u><400m</u> <u>400m-800m</u> <u>>800m</u></p>	
Open space/ recreation/play facilities	<p style="text-align: center;"><u><400m</u> <u>400m-800m</u> <u>>800m</u></p>	
Does the site have the potential to provide	<p style="text-align: center;"><u>Yes – in an accessible location</u></p>	

³ Special Areas of Conservation, Special Protection Areas, Ramsar sites

⁴ Sites of Special Scientific Interest, Ancient Woodland, Area of Outstanding Natural Beauty

⁵ Local Nature Reserves, Sites of Nature Conservation Importance

additional open space/recreation/community facilities?	<p>Yes – but location is not easily accessible</p> <p>No – site is poorly located or too small</p>	
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Historical considerations		
Proximity of site to the following sites/areas:	Proximity	Comments
Archaeological sites	<p>Site is within an archaeological site</p> <p>Site is adjacent to an archaeological site</p> <p>Site is not on or adjacent to an archaeological site</p>	
Scheduled ancient monuments (SAMs)	<p>Site is on a SAM</p> <p>Site is adjacent to a SAM</p> <p>Site is not on or adjacent to a SAM</p>	
Listed buildings	<p>Site contains a listed building</p> <p>Site is adjacent to or within the setting of a listed building</p> <p>Site does not contain or adjoin a listed building</p>	
Conservation Area	<p>Site is within a Conservation Area</p> <p>Site is adjacent to or within the setting of a Conservation Area</p> <p>Site is not adjacent to or within the setting of a Conservation Area</p>	

Other key considerations		
		Comments
What proportion of site is in fluvial flood risk zone 3 (highest risk)?	<p>>75%</p> <p>25%-75%</p> <p><25%</p>	
What proportion of site is in fluvial flood risk zone 2 (medium risk)?	<p>>75%</p> <p>25%-75%</p> <p><25%</p>	
Is the site at risk of surface water flooding?	Yes/No	
What proportion of site is Grade 1 or 2 (highest value) agricultural land?	<p>>75%</p> <p>25%-75%</p> <p><25%</p>	

What proportion of site is Grade 3 (valuable) agricultural land?	<u>>75%</u> <u>25%-75%</u> <u><25%</u>	
Significant infrastructure crossing the site, i.e. power lines, pipelines?	Yes/No	
Impact on Public Rights of Way (PROWs)	<u>Significant</u> <u>Slight</u> <u>None</u>	

Physical characteristics	
Characteristics which may affect development on the site	Comments
Topography <i>Flat/plateau/steep gradient</i>	
Landscape impact <i>Would development harm landscape character or setting?</i>	

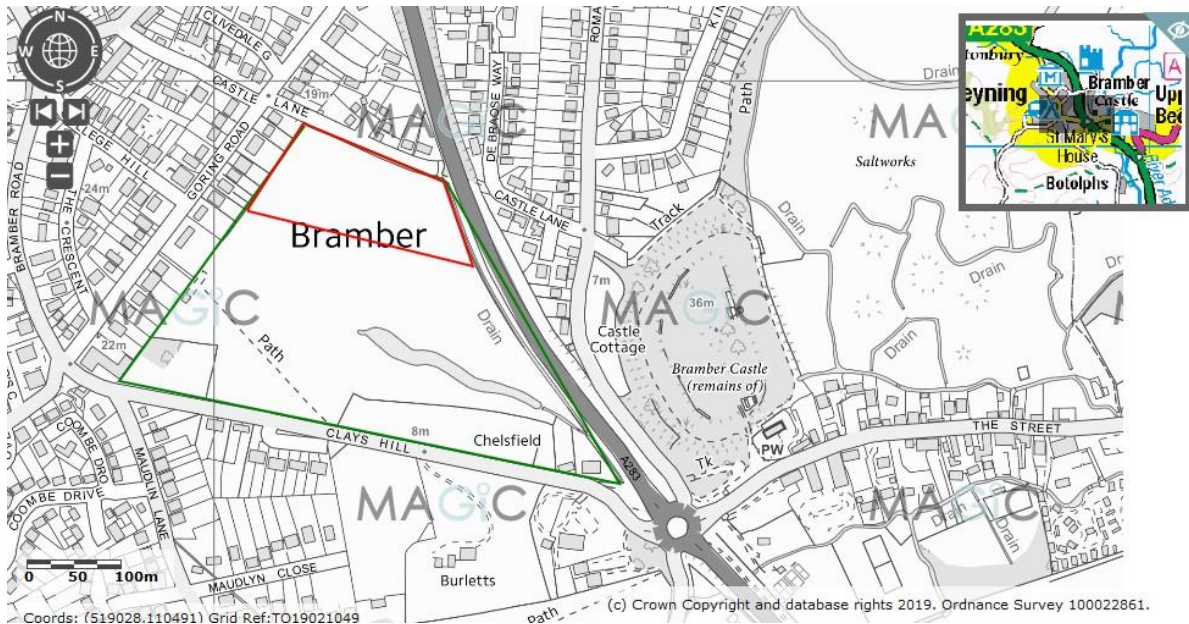
Other considerations	
Extent to which the site contributes towards other Neighbourhood Plan objectives	Comments
Will the site generate a significant amount of additional traffic travelling through the The Street?	<u>No</u> <u>Possibly</u> <u>Yes</u>
Does the site have the potential to provide improved public parking to serve the village?	<u>Yes – well located</u> <u>Yes – reasonably located</u> <u>No potential or poorly located</u>
Does the site have the potential to support commercial activities, including start-ups?	<u>Yes – supported by site promoter</u> <u>Potentially – but support by site promoter not confirmed</u> <u>No potential or no support by site promoter</u>

4. Summary

Conclusions	
Site number/name:	
<i>Please tick a box</i>	
The site is appropriate for development	
The site has minor constraints	
The site has significant constraints	
The site is unsuitable for development	
Potential housing development capacity <i>(estimated as a development of 30 dwellings per hectare)</i>	
Estimated development timeframe	
Explanation/justification for decision to put forward site for consideration as a sustainable option	
Infrastructure requirements? <i>e.g. highways, water, education</i>	
Any other issues?	

Appendix B Detailed site assessments

Site Bramber 1: Land at Clays Field



Map of site (Magic Map)

Background information

Site location and use	
Site location	The site is an enclosed field bounded by Clays Hill road to the south, Goring Road to the north and west and Castle Lane to the north/north-east, Beyond this is the A283 Steyning bypass. The field is located in Bramber parish but adjoins Steyning parish to the west and north-west.
Gross area (ha)	The entire site is approximately 7.9ha. Circa 1.80 hectares of the site is put forward for housing development with open space provision.
SHELAA site ref (if applicable)	SA758

Context	
Surrounding land uses	The site abuts the A283 Steyning Relief Road on the eastern boundary. It is sited in a residential area between Bramber and Steyning. A mature tree belt sits on the eastern boundary of Clays Field, screening the site from the adjacent A283 to the East. Castle Lane bounds the northern edge and is single track rural cul de sac road serving eight properties. Clays Hill and Goring Road bound the southern and western sides of the site. It is noted the gardens of the

	residential dwellings on Goring Road immediately back onto the area. The three quarters of the field not proposed for development by the applicant are proposed to be left as open space (c 6.2 hectares).
Is the site: Greenfield ; Brownfield ; Mixture ; n/k	Greenfield
Existing/previous use	The site is a privately owned field, left to grassland, and which has been available to the public for walkers/dog walkers/wildfowl. There is a pond/artificial lake to the centre of the southern part of the site and many mature trees along the boundaries. Residents use is at discretion of owner. Footpath number 2728 crosses the field at the South West corner.
Site planning history Have there been any previous applications for development on this land? What was the outcome?	The site was submitted to the Horsham Call for Sites and was assessed in December 2018 ⁶ as being Not Currently Developable as any development would be contrary to Policies 1 to 4 and 26 of the HDPF. Application DC/16/1355 received June 2016- refused ⁷

1. Availability

Availability		
Is the site landowner(s) willing to submit the site for development (if known)? <i>If the site is not available for development, then do not proceed with the rest of the assessment</i>	Yes	
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies or operational requirements of landowners?	No	Not known.
Is there a known timeframe for availability?		Within 5 years

2. Suitability

Suitability

⁶ https://www.horsham.gov.uk/_data/assets/pdf_file/0009/55791/SHELAA_BRAMBER_DEC18red.pdf

⁷ <https://public-access.horsham.gov.uk/public-access/applicationDetails.do?keyVal=O8YJM4IJKWD00&activeTab=summary>

<p>Where is the site located in relation to the built-up area of the nearest settlement?</p>	<p>On the edge, adjacent to the settlement</p> <p>The site is an area of open space situated within Bramber parish, but adjacent to the built up area boundary of Steyning which is classified as a small town.</p>
<p>What is the size of the nearest settlement?</p>	<p>A small town (Steyning) and a small village (Bramber)</p>
<p>How would development of this site relate to the surrounding uses?</p>	<p>Development on the site, whilst surrounded by residential development on most sides, will impact views and character of neighbouring houses and additional traffic. The site is located between the settlements of Steyning and Bramber, and forms an important, historical inter-settlement gap between the two. This serves to protect the individual and distinct identities of the two settlements. Any development could impact on this rural, parkland-type gap, providing a more urbanised feel to the area. In addition, Bramber Castle, a registered ancient monument, and its surrounds, are visible from part of the site and this adds to the sense of character, linking the field directly to Bramber village.</p> <p>From a landscape perspective, part of the site (north half) is visible from the South Downs, and proposed development would add to the further urbanisation of this area, removing the perception of openness and rurality that connects the site, and the two settlements to the wider countryside setting.</p>
<p>How is the site currently accessed? Is it accessible from the highway network? Can the network support the potential level of traffic that would be created?</p>	<p>Proposed access is down the narrow, single-track Castle Lane, accessed off Goring Road. This has no formal footway and currently enables vehicular access to eight dwellings located to the east of the site.</p> <p>The applicant has received advice from the WSCC Highways Team which states that a Transport Statement (TS), which appraises the transport impact of the development, would be required and the following advice:</p> <ul style="list-style-type: none"> • <i>TRICS (a system that challenges and validates assumptions about the transport impacts of new developments) survey data should be provided to assess the likely transport impact in terms of the trips to and from the site.</i> • <i>WSCC were satisfied that given the slow speed/low traffic volumes on Castle Lane that the application of a 2.0 metre 'X' distance can be applied to visibility splays from access points. Some vegetation was observed on site but this could be removed to further improve visibility as this appears to fall within highway maintained land.</i> • <i>The LHA (Local Highways Authority) are satisfied with the access from the junction onto Goring Road from Castle Lane. Whilst it was noted that there was a small restriction in visibility with the telegraph pole sited to the north of the junction and consideration should be given as to whether it was required to be relocated.</i> • <i>The introduction of passing bays on Castle Lane was to be explored.</i>

	<ul style="list-style-type: none"> • <i>The development should include detail of parking provision in line with the WSCC Parking Demand Calculator (PDC) and suitable turning space for vehicles.</i> • <i>For the larger scheme the applicant was asked to explore the possibility of providing a section of footway along the frontage to connect into the existing footway onto Goring Road.</i> <p>Upgrading Castle Lane to acceptable adoptable standards will further urbanise this lane with the introduction of formal lighting and signage. Such proposed changes (to including widening) will impact on the existing rural character of Castle Lane and the historic nature of the track extending back to the medieval period connecting the wider area to Bramber Castle. These works could impact the historic value of the track, which is likely to have been an established track since medieval times, leading to Bramber Castle. The lane itself, therefore, is perceived to have historical interest in its current form.</p>
Pedestrian / cycle accessibility to High Street	<p>Castle Lane currently has no formal footway. Access to The Street in Bramber Village, would be achieved by having to cross the A283 Steyning bypass. Footpath access (once beyond Castle Lane) to Steyning Centre is achievable.</p> <p>Access by bicycle to The Street (Bramber) is via a staggered crossing over A283 links proposed site to the Downs Link bridleway.</p>
Environmental considerations	
What is the distance from the edge of the site to any of the following:	
National Park	>800m Whilst the site is not within the South Downs National Park, but is visible from it, particularly the higher, northern end of the site
Sites designated as being of European importance ⁸	<p>>800m</p> <p>The location of closest internationally important sites compared to Bramber village are:</p> <ul style="list-style-type: none"> • Arun Valley SPA – 16.8km • Arun Valley SAC – 14.9km • The Mens SAC – 20.4km <p>There are no other European sites within a 15km radius of the village centre.</p>
Sites designated as being of national importance ⁹	<p>>800m</p> <ul style="list-style-type: none"> - Beeding Hill to Newtimber Hill SSSI: 2,185m - Chanctonbury Hill SSSI: 2,970m
Sites designated as being of local importance ¹⁰	>800m

⁸ Special Areas of Conservation, Special Protection Areas, Ramsar sites

⁹ Sites of Special Scientific Interest, Ancient Woodland

¹⁰ Local Nature Reserves, Sites of Nature Conservation Importance

Veteran trees	In between the site boundary and the Built Up Area Boundary on the south west corner is deciduous woodland and traditional orchard	
Ancient woodland	>800m (1,461m)	
Trees with Preservation Orders	Yes, TPOs are located in the south west corner, but proposal would retain these	
Record of protected species of habitats	Information from the Sussex Biodiversity Record Centre shows sightings of 88 distinct BAP species since 2006 in Bramber as a whole. This site, as a large open space on the edge of the settlement and neighbouring the next settlement, could provide an important wildlife corridor/stepping stone for species. Any proposal would be expected to provide a full ecological assessment of the site and reasonable mitigation applied in full.	
Community facilities and services		
What is the distance to the following facilities (measured from the site centre):		
	Distance	Comments
Village / local centre / shop	400m-800m	698.4m to Steyning centre.
Public transport (with at least a half or hourly service during the day)	350m	Bus stop
School(s)	Primary >800m Secondary >800m	1.31km to nearest primary school. 1.31km to nearest secondary school
Health centre facility	400m-800m	787.6m to Steyning Medical Centre.
Open space/ recreation/play facilities (MUGA/ recreation ground)	400-800m	The site would be adjacent to open field. The MUGA is 850m distance away.
Does the site have the potential to provide additional open space/recreation/ community facilities?	Yes – of the 7.9ha. site, circa 1.80 would be developed for housing. The remainder would be left as an open space, potentially to be gifted to the local community.	
Historical considerations		
Proximity of site to the following sites/areas:		
Archaeological sites	Site may be within or adjacent to an archaeological site: A Late Bronze Age (1000-700 BC) hoard was discovered in 1981, during creation of the artificial lake. The hoard comprises 98 items of metalwork, mostly spearheads. Searches over a wider area revealed	

	<p>human and animal bones, burnt flint, a flint scraper, a pottery shard and several pieces of possible crucible, and these may or may not be contemporary with the hoard. The finds indicate a buried occupation layer [SMR reference: 3544 – WS1215]</p> <p>Any proposal should therefore be required to submit a preliminary assessment of archaeological value in the area.</p>
<p>Scheduled ancient monuments (SAMs)</p>	<p>Site is not on or adjacent to a Scheduled Ancient Monument</p> <p>However the site has an historical connection to Bramber Castle (Grade I listed and SAM) by way of the Castle Lane track, as a medieval route, and the field, which would have originally been part of the setting of the Castle at the time the Castle was constructed. The field would have served as part of the (originally defensive) boundary between Bramber and neighbouring settlements, a role it still plays today. The setting of Bramber Castle is partially visible from Clays Field. The centre of the site is 324m from the centre of the SAM.</p> <p>See excerpt from the Victoria County History chapter on Bramber (A History of the County of Sussex: Volume 6 Part 1, Bramber Rape (Southern Part)). Originally published by Victoria County History, London, 1980), a number of “<i>burgages of Bramber borough lay physically in Steyning, in the eastern angle of Church Street and High Street; as late as the 19th century they belonged to Bramber for electoral if no longer for local government purposes. (fn. 45) They seem to be identical with the eighteen houses which the de Braose family claimed in Steyning in the late 11th century, (fn. 46) being perhaps originally tenements of King's Barns manor (in Beeding), which extended into Steyning town. (fn. 47) By a decree of 1103 the de Braoses were to hold the tenements of Steyning borough...</i>”</p> <p>Castle Lane leads directly from the castle to this area of Steyning and reinforces the idea that Castle Lane is a medieval routeway laid out as the principal thoroughfare between Bramber and that portion of Steyning within Bramber parish.</p> <p>This historical link is also stated in the Bramber Historic Character Assessment Report¹¹ (prepared in 2004 as part of the Sussex Extensive Urban Survey):</p> <p><i>“The single street of Bramber throughout its history is complicated only at its western end. The new Bramber causeway did not connect directly to Steyning, and thus William de Braose built a new road. This has been identified with Castle Lane there is no obvious alternative, since Clays Hill is a later turnpike road. Also, it has been suggested that the turnpiking of 1764 modified The Street near the castle, with the earlier road curving further to the south.”</i></p> <p>St. Nicholas’ Church, built in 1070 is Grade I listed and a SAM. The field, whilst not adjacent to this, is approximately 485m away.</p>

¹¹ https://www.westsussex.gov.uk/media/1720/bramber_eus_report_and_maps.pdf

Listed buildings	There are no listed buildings within or adjacent to the site The Grade I listed Bramber Castle and St Nicholas' Church have been described above. Burletts, a Grade II former rectory, is located to the south of the site, just beyond Clays Hill Road, set within open fields.	
Conservation Area	Site is not within or adjacent to the Conservation Area The historical links between the site and the heritage assets of Bramber village have been described above. Burletts, a Grade II former rectory, is located to the south of the site, just beyond Clays Hill Road, set within open fields.	
	<p>Additional advice from Historic England on the importance of undesignated archaeological remains.</p> <p>“Using the Heritage Gateway website we can see that there are 87 records on the West Sussex Historic Environment Record relating to Bramber Parish¹².</p> <p>These include such diverse features as from records of excavations, Second World War practices trenches and barbed wire, medieval hearths associated with salt workings to individual Roman coins and the medieval town itself.</p> <p>The NPPF sets out an approach that prioritises the conservation of archaeological remains, with great weight to be given to remains of national importance even where these are not already scheduled monuments.”</p>	
Other key considerations		
What proportion of site is in fluvial flood risk zone 3 (highest risk)?	<25%	The southern part of the site, near to the pond/lake falls within Flood Zone 3. This would not form part of the housing aspect of the development site.
What proportion of site is in fluvial flood risk zone 2 (medium risk)?	<25%	
Is the site at risk of surface water flooding?	The southern part of the site, near to the pond/lake falls within Flood Zone 3. This would not form part of the housing aspect of the development site. There has been some surface water flooding during winter here.	
What proportion of site is Grade 1 or 2 (highest value) agricultural land?	<25%	
What proportion of site is Grade 3 (valuable) agricultural land?	>75%	The entire site is classified as Grade 3 agricultural land

¹² https://www.heritagegateway.org.uk/Gateway/Results_Application.aspx?resourceID=1032

Significant infrastructure crossing the site, i.e. power lines, pipelines?	Yes	There is a drain that runs along the eastern edge of the site.
Impact on Public Rights of Way (PROWs)	None	There is a footpath (PROW2728) crossing the north west of the site. The site could enable additional footpaths to be created.
Physical characteristics		
Characteristics which may affect development on the site		
Topography <i>Flat/plateau/steep gradient</i>	<p>The site slopes in a south east direction from the north of the site. The higher parts of the site in particular are visible from the South Downs.</p> <p>Development of the site would impact on the 'views out' of existing residents in the area, adjacent to the site, including to the South Downs. The site is also visible from the South Downs.</p>	
Landscape impact <i>Would development harm landscape character or setting?</i>	<p style="text-align: center;">Yes/ High</p> <p>The 2014 Landscape Character Study¹³ prepared by HDC states for Clays Hill and Bramber Castle (taken collectively as they are considered to be linked):</p> <p>Landscape Character sensitivity:</p> <ul style="list-style-type: none"> • The topography of this area is mostly gently undulating, but with the prominent mound of Bramber Castle to the east. • It is primarily formed of a large green space adjacent to Clays Hill which links the wider countryside to Steyning, and provides a wider landscape setting to Bramber Castle • There is a parkland character along Clays Hill • There is a soft well treed settlement edge • Overall, the landscape in good condition <p>Key landscape features and qualities of this area are highly sensitive to development</p> <p>Visual Sensitivity - Whilst there is some enclosure from tree belts, the landscape is relatively visible from the surrounding roads and housing areas, and would have moderate sensitivity to housing development. Employment development would be more visually intrusive due to its greater scale and height.</p> <p>Landscape Value</p> <ul style="list-style-type: none"> • There is a high level of historic interest - Bramber Castle • Important to the setting of Steyning and Bramber 	

¹³ https://www.horsham.gov.uk/_data/assets/pdf_file/0009/31896/Landscape-Capacity-Study2014.pdf

	<ul style="list-style-type: none"> • Adjacent to the South Downs National Park • Low tranquillity due to the A283 and Clays Hill roads • The park and Castle currently provide an important amenity area for residents and tourists visiting the castle. <p>Landscape capacity - The area has a strong distinctive character and is of overall moderate visibility. The area has no landscape capacity for large scale development which would be likely to result in unacceptable adverse impacts on character and setting of Steyning and Bramber. Furthermore, proposed development may also contribute to the perception of coalescence of the two distinct settlements.</p>
Other considerations	
Extent to which the site contributes towards other Neighbourhood Plan objectives	Comments
Will the site generate a significant amount of additional traffic travelling through the adjacent roads?	Possible and subject to further assessment The site would be accessed via single-track lane, Castle Lane. Development, subject to Highways advice, would likely require substantial works to that road. Circa 40 dwellings might reap in the region of 40 to 100 additional cars. Given the distance to local facilities, it is potentially the case that journeys would be undertaken by car as opposed to on foot.
Does the site have the potential to provide improved public parking to serve Bramber village?	The site is too remote from The Street.
Does the site have the potential to support commercial activities, including start-ups?	No. Employment activity is not proposed for the site. Any such development would be more visually intrusive due to its greater scale and height.

3. Summary

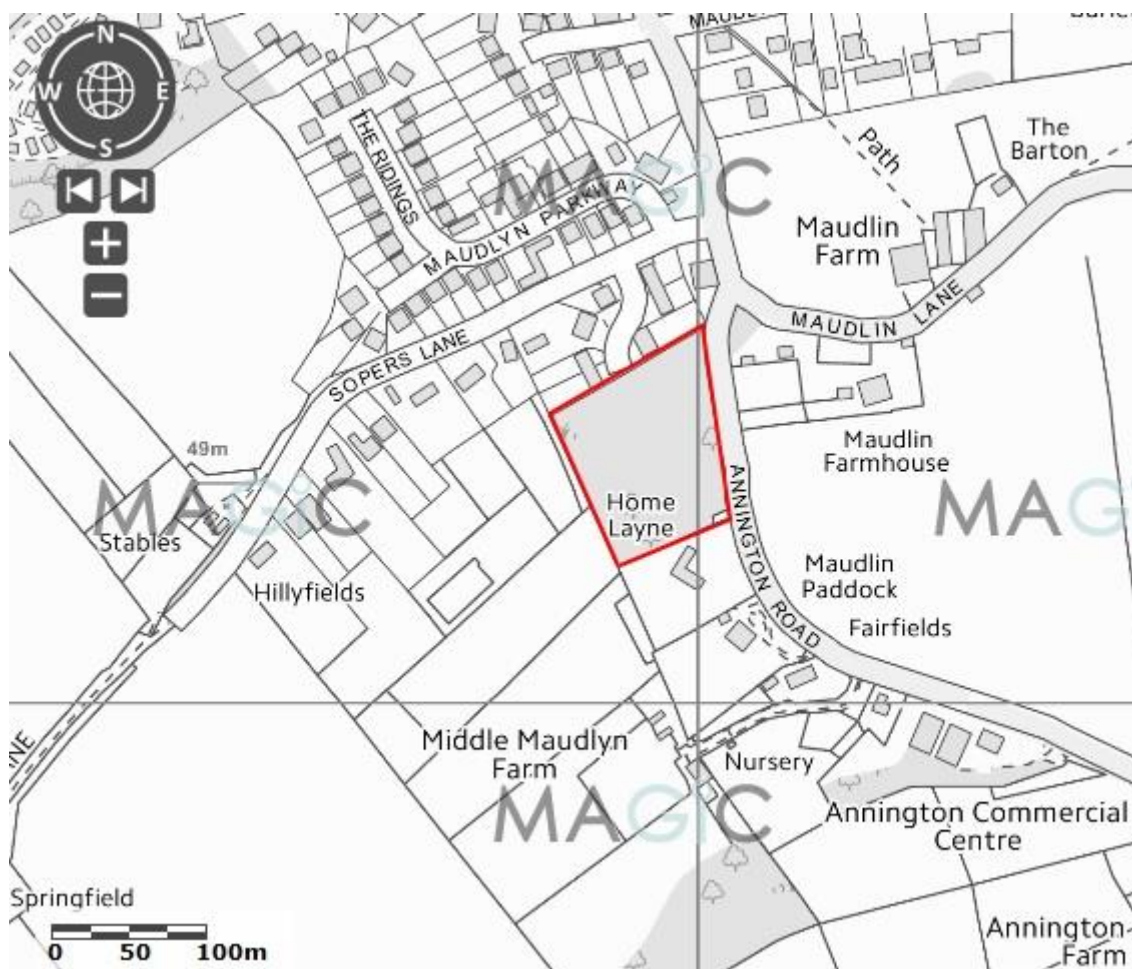
Conclusions	
Site number/name	Land at Clays Field (SA758)
	Please tick
The site is appropriate for development	
The site has minor constraints	
The site has significant constraints	

The site is unsuitable for development		✓
Potential housing development capacity <i>(estimated as a development of 30 dwellings per hectare)</i>	The developer is seeking to deliver approximately 40 dwellings on the quarter of the site.	
Estimated development timeframe	1 to 5 years	
Explanation/justification for decision to put forward site for consideration as a sustainable option		
<p>The HDC SHELAA assessment of the site (December 2018) concluded: The landowner has expressed an interest in developing approximately a quarter of this site meaning it is 'available'. The site is an area of open space adjacent to the built up area boundary of Steyning which is classified as a small town, having a good range of services and facilities, in Policy 3 of the Horsham District Planning Framework (HDPF). Unless allocated for development within the Horsham District Planning Framework (HDPF) or an adopted Neighbourhood Plan, any development would be contrary to Policies 1 to 4 and 26 of the HDPF.</p> <p>It is therefore assessed as: 'Not Currently Developable'.</p> <p>The site could deliver dwellings that would serve the locally defined needs of Bramber parish. It would also enable the safeguarding of the remainder of the site, which would be gifted to the community.</p> <p>However, the site assessment undertaken for the Neighbourhood Plan finds that the site is located outside the Built Up Area Boundary. Access to it is currently via a single-track lane and significant work would need to be undertaken to enable vehicular access here, including for service/construction traffic. Castle Lane can be dated at least to medieval times, when it would have been a thoroughfare for Castle related 'movement'. The lane is distinct from neighbouring roads in its character and any works – which might include widening it, adding kerbs, streetlights and defined pedestrian routes – would significantly change the nature of the lane and the opportunity to look at it and imagine its historical beginnings.</p> <p>The landscape capacity for this site has been judged as low by HDC in their most recent Landscape Capacity Report. The site (particularly to the north) being visible from the South Downs and the field taken as a whole provides a vital inter-settlement gap between Bramber and Steyning. This distinction serves to provide each settlement with its own character and identity. The field has historically played this role, when taken together with Bramber Castle, and any filling in with development could be seen to change the rural, open perception of this area of the parish.</p> <p>The field has a history of, and continues to be, well-used and valued by the local community. It provides a valuable asset that contributes to the health and well-being derived from access to open space and green infrastructure, as expressed in paragraphs 96 to 101 of the NPPF: "Access to a network of high quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities". Access to high quality open space is considered to be important to the health and well-being of the community especially if a similar sized accessible open space is not readily available close by.</p>		

The site provides an important piece of green infrastructure, which is part of a wider network of local green spaces in the parish. This is important for flora and fauna. Information from the Sussex Biodiversity Record Centre shows sightings of 88 distinct BAP species in Bramber Parish since 2006.

Taking into account the information set out above, the site is considered **not suitable for development.**

Site Bramber 2: Land south of Kingsmead Close



Map of site (Magic Map)

4. Background information

Site location and use	
Site location	This is a small woodland site situated within the South Downs National Park (SDNP).
Gross area (ha)	1.14 ha
SHELAA/South Downs ref (if applicable)	n/a

Context	
Surrounding land uses	Surrounding land use is residential to the north, the SDNP to South, a tree-screened road to the east and open pasture to west (outside of the SDNP).
Is the site: Greenfield; Brownfield; Mixture; n/k	Greenfield
Existing/previous use	The site, within the SDNP, originally formed a garden/paddock of large house and contained a stable block. There are a number of trees with TPOs on the site; there is no ancient woodland.

	Small trees not protected by the site TPO have, in the last one to two years, been cleared from the site.
Site planning history Have there been any previous applications for development on this land? What was the outcome?	DC/10/1283 for 3 x 5 bed houses: June 2010: refused ¹⁴ SDNP/14/01328 for 1 large property: March 2014: refused ¹⁵

5. Availability

Availability	
Is the site landowner(s) willing to submit the site for development (if known)? <i>If the site is not available for development, then do not proceed with the rest of the assessment</i>	Yes
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies or operational requirements of landowners?	No
Is there a known timeframe for availability?	Within 5 years

6. Suitability

Suitability	
Where is the site located in relation to the built-up area of the nearest settlement?	On the edge, adjacent to the settlement The site is an area of open space situated in the South Downs National Park within Bramber parish. It is adjacent to the built up area boundary of Steyning, which is classified as a larger village/small town.
What is the size of the nearest settlement?	A larger village/small town (Steyning) and a small village (Bramber)
How would development of this site relate to the surrounding uses?	The site forms part of a distinctive fieldscape interspersed with belts and groups of trees and small woodlands, that forms an attractive wooded foreground to Steyning when looking from the South Downs Way on Annington Hill. This small woodland is a typical characteristic landscape feature forming an important visual buffer to the built up area of Steyning and contributing to the intrinsic rural character of the area. Development would be prominent in views from the South Downs Way breaking up this distinctive wooded character and sense of unity to the landscape, harming the landscape quality and extending the built up area into the countryside towards the scarp slope of the Downs.

¹⁴ <https://public-access.horsham.gov.uk/public-access/simpleSearchResults.do?action=firstPage>

¹⁵ <https://planningpublicaccess.southdowns.gov.uk/online-applications/simpleSearchResults.do?action=firstPage>

How is the site currently accessed? Is it accessible from the highway network? Can the network support the potential level of traffic that would be created?	Proposed access is from Kingsmead Close, where there is currently a cul de sac, which could be used to access the site. This in turn would enable vehicular access to the highway. Advice from the Highways Authority (West Sussex County Council) should be sought to determine the potential impact of additional traffic on the area, although the number of dwellings proposed is not believed to incur excessive additional movements.
Pedestrian / cycle accessibility to High Street	The site is accessible by foot and cycle from Kingsmead Close.
Environmental considerations	
What is the distance from the edge of the site to any of the following:	
National Park	The site is within the South Downs National Park
Sites designated as being of European importance ¹⁶	>800m The location of closest internationally important sites: <ul style="list-style-type: none"> • Arun Valley SPA – approx. 17km • Arun Valley SAC – approx. 15km • The Mens SAC – approx. 20km There are no other European sites within a 15km radius of the village centre.
Sites designated as being of national importance ¹⁷	>800m - Beeding Hill to Newtimber Hill SSSI: 2,185m - Chanctonbury Hill SSSI: 2,970m
Sites designated as being of local importance ¹⁸	>800m
Veteran trees	No
Ancient woodland	>800m (1,500m)
Trees with Preservation Orders	Yes, TPOs are located across the site
Record of protected species of habitats	Information from the Sussex Biodiversity Record Centre shows sightings of 88 distinct BAP species since 2006 in Bramber as a whole. This site, as a large open space on the edge of the settlement and neighbouring the next settlement, could provide an important wildlife corridor/stepping stone for species. Any proposal would be expected to provide a full ecological assessment of the site and reasonable mitigation applied in full.

¹⁶ Special Areas of Conservation, Special Protection Areas, Ramsar sites

¹⁷ Sites of Special Scientific Interest, Ancient Woodland

¹⁸ Local Nature Reserves, Sites of Nature Conservation Importance

Community facilities and services		
What is the distance to the following facilities (measured from the site centre):		
	Distance	Comments
Village / local centre / shop	>800m	1.26km
Public transport (with at least a half or hourly service during the day)	<400	0.57km to nearest bus stop
School(s)	Primary >800m Secondary >800m	1.79km to nearest primary school. 1.79km to nearest secondary school
Health centre facility	>800m	1.5km to Steyning Medical Centre.
Open space/ recreation/play facilities (MUGA/ recreation ground)	>800m	1.56km.
Does the site have the potential to provide additional open space/recreation/ community facilities?	Yes – opportunity for open space in centre of cul de sac extension. There is no loss of a community amenity as this is private land.	
Historical considerations		
Proximity of site to the following sites/areas:		
Archaeological sites	Advice from the SDNP Authority states that the site could have some historical significance as it may be within the area of an ancient hamlet. If development were permitted we would require the developer to consult with the Steyning Society and, if evidence of an ancient hamlet can be found, we note that archeological survey work may be required.	
Scheduled ancient monuments (SAMs)	There are no SAMs within or adjacent to the site Bramber Castle is 1.5km from the site and completely screened from it.	
Listed buildings	There are no listed buildings within or adjacent to the site No locally listed buildings within the vicinity of the site..	
Conservation Area	Site is not within or adjacent to the Conservation Area Neither adjacent or in Conservation area, and cannot be seen from one.	
Other key considerations		
What proportion of site is in fluvial flood risk zone 3 (highest risk)?	<25%	Not in flood zone

What proportion of site is in fluvial flood risk zone 2 (medium risk)?	<25%	Not in flood zone
Is the site at risk of surface water flooding?	There are no issues here associated with surface water flooding.	
What proportion of site is Grade 1 or 2 (highest value) agricultural land?	<25%	None
What proportion of site is Grade 3 (valuable) agricultural land?	>75%	The entire site is classified as Grade 3 agricultural land
Significant infrastructure crossing the site, i.e. power lines, pipelines?	None	No issue.
Impact on Public Rights of Way (PROWs)	None	There are no public rights of way through the site.
Physical characteristics		
Characteristics which may affect development on the site		
Topography <i>Flat/plateau/steep gradient</i>	<p>The site slopes gently from north to south.</p> <p>Development would be prominent in views from the South Downs Way breaking up this distinctive wooded character and sense of unity to the landscape, harming the landscape quality and extending the built up area into the countryside towards the scarp slope of the Downs.</p>	
Landscape impact <i>Would development harm landscape character or setting?</i>	<p>Yes/ High</p> <p>The South Downs Integrated Landscape Character Assessment (2011)¹⁹ explains that the site lies within the Arun to Adur Scarp Footslopes landscape type. This comprises the lowland shelf at the foot of the steep northern scarp of the South Downs between Amberley and Steyning. Impressive panoramic views onto the footslopes are afforded from the adjacent scarp to reveal a balanced woodland and farmland mosaic. Importantly this balance gives a sense of unity to this landscape.</p> <p>Located within the National Park, the site's boundary skirts around the edge of the settlement of Steyning. In drawing this boundary, it can be established that this site, rather than forming part of the settlement, in fact lies within the open countryside thus being within the National Park.</p> <p>In landscape character terms, development of this site would neither conserve nor enhance the National Park (nor the settlement pattern of</p>	

¹⁹ <https://www.southdowns.gov.uk/wp-content/uploads/2015/03/ILCA-2005-Introduction.pdf>

	<p>Steyping). It is likely to generate negative landscape effects, either directly by virtue of being in an uncharacteristic location, or by virtue of uncharacteristically extending a settlement which contributes to the setting of the National Park.</p> <p>Additionally, the trees on the site undertake a number of important roles:</p> <ul style="list-style-type: none"> • Providing a characteristic settlement edge to Steyping • Contributing to the characteristic mosaic of habitats, identified within the Arun to Adur Scarp Footslopes. • The Site is designated TPO – this is blanket across the whole site. The TPO is an acknowledgement of value, be it for the trees themselves or the functions they might support. <p>Although the site is not visible from Annington Road, the landscape issue is predominantly the fact that developing this site would be uncharacteristic in landscape terms. If the site were to be developed in a way that was characteristic of its landscape, then seeing it should not be a problem, however development which is out of character by virtue of its location, scale type etc. therefore additionally generates a negative visual effect. The South Downs Integrated Landscape Character Assessment²⁰ (SDILCA) warns against increasing, incremental development on the edge of Steyping – therefore published guidance is not supportive of development.</p>
Other considerations	
Extent to which the site contributes towards other Neighbourhood Plan objectives	Comments
Will the site generate a significant amount of additional traffic travelling through the adjacent roads?	<p>Possible and subject to further assessment</p> <p>Subject to Highways advice, there would be a direct impact on Kingsmead Close. There is also an impact on the wider area from increased traffic. The turning out of Sopers Lane is not easy and both Annington Road and Maudlin lane (to Bramber roundabout) are narrow roads which are therefore sensitive to traffic levels. Significance dependent on number of dwellings.</p>
Does the site have the potential to provide improved public parking to serve Bramber village?	The site is too remote from The Street.
Does the site have the potential to support commercial activities, including start-ups?	No. Employment activity is not proposed for the site. Any such development would be more visually intrusive due to its greater scale and height.

²⁰ <https://www.southdowns.gov.uk/wp-content/uploads/2015/03/ILCA-2005-Introduction.pdf>

7. Summary

Conclusions	
Site number/name	Land south of Kingsmead Close
	Please tick
The site is appropriate for development	
The site has minor constraints	
The site has significant constraints	
The site is unsuitable for development	
Potential housing development capacity <i>(estimated as a development of 30 dwellings per hectare)</i>	The developer is seeking to deliver between 5 to 10 houses on the site.
Estimated development timeframe	1 to 5 years
Explanation/justification for decision to put forward site for consideration as a sustainable option	
<p>The site has had numerous previous planning applications refused. The first application was refused because of the effect the proposed development would have on the character and appearance of the surrounding rural area with particular regard to its location within the SDNP and the protected trees on the site. The second application was refused as “the location remained outside the settlement boundary, albeit in a sustainable proximity to the centre of Steyning, but also within the designated SDNP. In addition, the Arboricultural officer stated “that this is woodland and its cohesive structure would be compromised and eventually destroyed by the alteration of the land to residential, even from one single dwelling”.</p> <p>The SDNPA has raised significant concerns about the potential development of the site:</p> <ul style="list-style-type: none"> • The impact on the landscape - The site forms an important wooded background to the built up area in local views and contributes to the rural setting of Steyning. • The site provides a characteristic settlement edge typical of this landscape character type i.e. woodlands are typical at the break in slope. • The woodland is considered to have important local visual and amenity value as it is protected by a woodland TPO. • Development of the site could potentially open up further land within the South Downs National Park to development. <p>The Built Up Area Boundary has been marked to exclude this site, for the value of the reasons given above. The site is clearly visible from the South Downs.</p> <p>The SDNP has carefully considered where housing can most sustainably be delivered and there is no requirement for Bramber to bring forward housing. This site is one that could make a small contribution to the housing requirement of Bramber parish as a whole. However, when the policies laid down in the South Downs Local Plan are considered its viability is questionable. Given the reasons for refusal of previous applications for fewer, albeit larger dwellings, and the fact that the new SDNP policies, if anything, strengthen support for them and the fact that there is no allocation for Bramber it is recommended this site is not included in the plan.</p> <p>Taking into account the information set out above, the site is considered not suitable for development.</p>	