



Clerk to Bramber Parish Council

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Date 13 July 2018  
Your ref  
Our ref 0547/310036-1

Dear Sirs

**Bramber Neighbourhood Plan  
Call for Sites Submission  
Land at Clays Field Farm**

We wish to put forward the following site for allocation in the Bramber Neighbourhood Plan:

**Site Name** – Clays Field Farm.

**Site Address** – Land south of Castle Lane, Steyning, West Sussex.

**Site Plan showing red line boundary** – see Notional Development Location Plan drawing reference 17056-SK01 (enclosed at Appendix 1).

**Site area** – approximately 8.2 ha.

**Ownership details** – The whole site is within single private ownership (Cameron Robertson-Aikman).

**Proposed use** – Housing and amenity/public open space.

**Timescales for delivery** - It is considered that the site could come forward within 5 years.

**Any community benefits and any known barriers to delivery** – the site is large enough to deliver a high quality residential scheme with affordable housing and public amenity /open space. There are no known barriers to delivery.

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**Previous planning history** - Application (ref DC/16/1355) for “Change of use of land for the keeping of horses, and for the erection of a stable block with associated hardstanding, fencing and vehicular access”. The application was refused.

**Proposed access to the site** – The northern part of the site can be accessed from Castle Lane. The southern part can be accessed from Clays Hill.

**Any legal implications** – No known legal implications.

### **Site Description**

The site is enclosed by Castle Lane to the north, the A283/Steyping bypass to the east, Clays Hill to the south and Goring Road to the west. There is a row of residential properties which front Goring Road and the western site boundary of the site runs along the rear of these.

The site slopes gently from north to south. There is a man made lake in the south eastern corner of the site and some sporadic tree planting across the site. Footpath no. 2728 crosses the south western corner of the site diagonally.

The site is well screened. There is a belt of strong, mature tree planting to the eastern boundary of the site (with the A283) as well as along the southern boundary with Clays Hill and the neighbouring land to the south east. There is some tree planting along the northern boundary of the site fronting Castle Lane but this is relatively sparse. As such, the site is well contained from public viewpoints, particularly from the south.

The site is located adjacent to the built up area boundary of Steyping on three of its boundaries; along its north and west boundaries, part of the southern boundary and part of the eastern boundary on the opposite side of the A283 (shown outlined by the black dashed line in Appendix 2). The site is largely surrounded by residential development and is contained by the Steyping bypass to the east.

Steyping is identified in the Horsham District Planning Framework as being in the second most sustainable category of settlement within the District. It offers a number of facilities and services all within easy walking distance (approximately 500m) of the site such as shops, pubs, restaurants, schools, churches, a medical practice and sports and recreation facilities. There are also bus stops approximately 300m from the site along Clays Hill which offer regular services to surrounding higher order settlements such as Burgess Hill, Lancing, and Brighton and connecting residents to a full range of services and facilities, including train services to London and the wider south coast.

The site is not in the South Downs National Park. The South Downs National Park boundary is located approximately 200m to the south of the site (shown by the vertical pink hatching in Appendix 2).

The site contains no heritage assets. There are a number of Listed Buildings in the surrounding area (shown in yellow in Appendix 2), including Bramber Castle to the east, which are all more than 150m away and on the opposite side of surrounding roads. The area around Bramber Castle is also a Scheduled Ancient Monument (shown by vertical purple hatching in Appendix 2). The Steyning bypass and significant tree screening protects views between the site and Bramber Castle, additionally open space can be provided within the south-eastern portion of the site providing further protection.

The site is not located in a Conservation Area. The nearest Conservation Areas (shown outlined in red in Appendix 2) are to the north west which is more than 150m away and one to the east on the opposite side of the A283.

The site contains no areas of archaeological importance, the nearest ones are shown by the diagonal purple hatching in Appendix 2 below to the north west, east and south west of the site.

The River Adur runs between Bramber and Upper Beeding, the Environment Agency flood risk mapping shows that all of Bramber and the north of Upper Beeding is in Flood Zone 3 – High Risk of Flooding, no residential development could be delivered in these locations (see areas hatched blue in Appendix 3). The site is free of such constraint, there is a very limited area identified as at risk of flooding to the south east corner of the site (shown outlined in blue in Appendix 2), however, development would not be proposed in this location.

A number of trees at the south west edge of the boundary of the site and on the adjacent land at Primrose Court are subject to Tree Protection Orders and would be retained.

Bramber and Upper Beeding are highly constrained settlements. The South Downs National Park (SDNP) borders the southern built up areas of both settlements and wraps around the east of Upper Beeding. The site at Clays Field Farm is outside the SDNP and is some 200m from it at its closest point. Additionally, there are a number of Scheduled Ancient Monuments to the north of Bramber (Bramber Castle and land associated with it) as well as to the west of Upper Beeding. The site is not constrained by heritage assets.



It has been demonstrated that the site is not constrained by any statutory designation and is suitable for development, it is also in a highly sustainable location, being on the edge of Steyning.

Bramber and Upper Beeding however, are highly constrained by flood risk, heritage assets and the SDNP (see plan at Appendix 3). Therefore, the site offers the opportunity to contribute towards an identified housing need in the Parish/District and can offer a high quality sustainable residential development with associated public amenity/open space.

At this stage, we are not proposing to submit a scheme for the site. It is an unconstrained site but it is acknowledged that any proposal should come forward with an area of publicly accessible open space. We believe that the level and type of development appropriate for the site should be discussed with the Parish Council resulting in a locally led proposal and we would welcome the opportunity to meet with you.

As demonstrated, the site is appropriate for development and it is therefore requested that the site be allocated in the Neighbourhood Plan for residential development with associated amenity/open space.

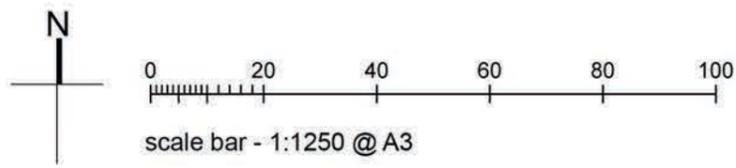
Yours faithfully

A handwritten signature in black ink, appearing to be "DMH", written over a horizontal line.

DMH Stallard LLP

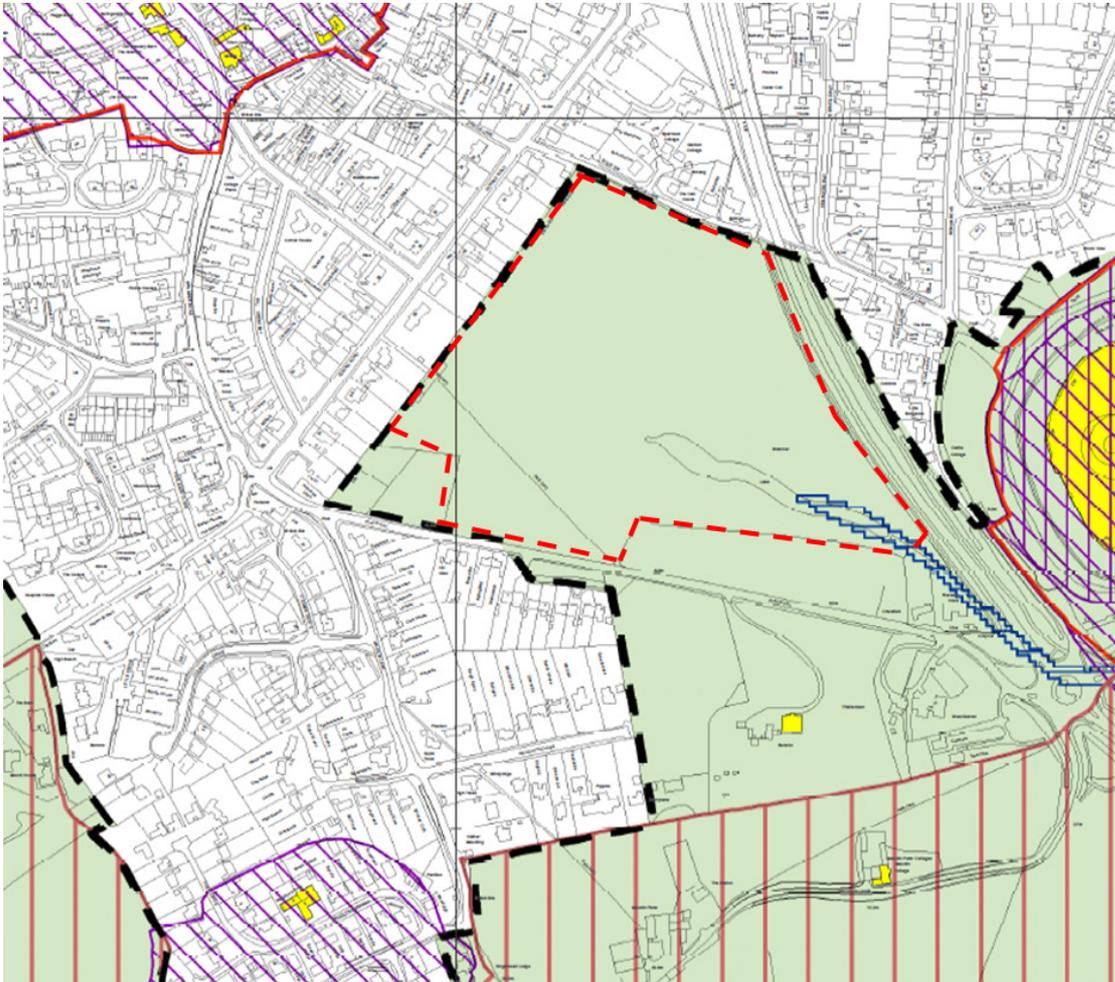


**Appendix 1 – Site Boundary**



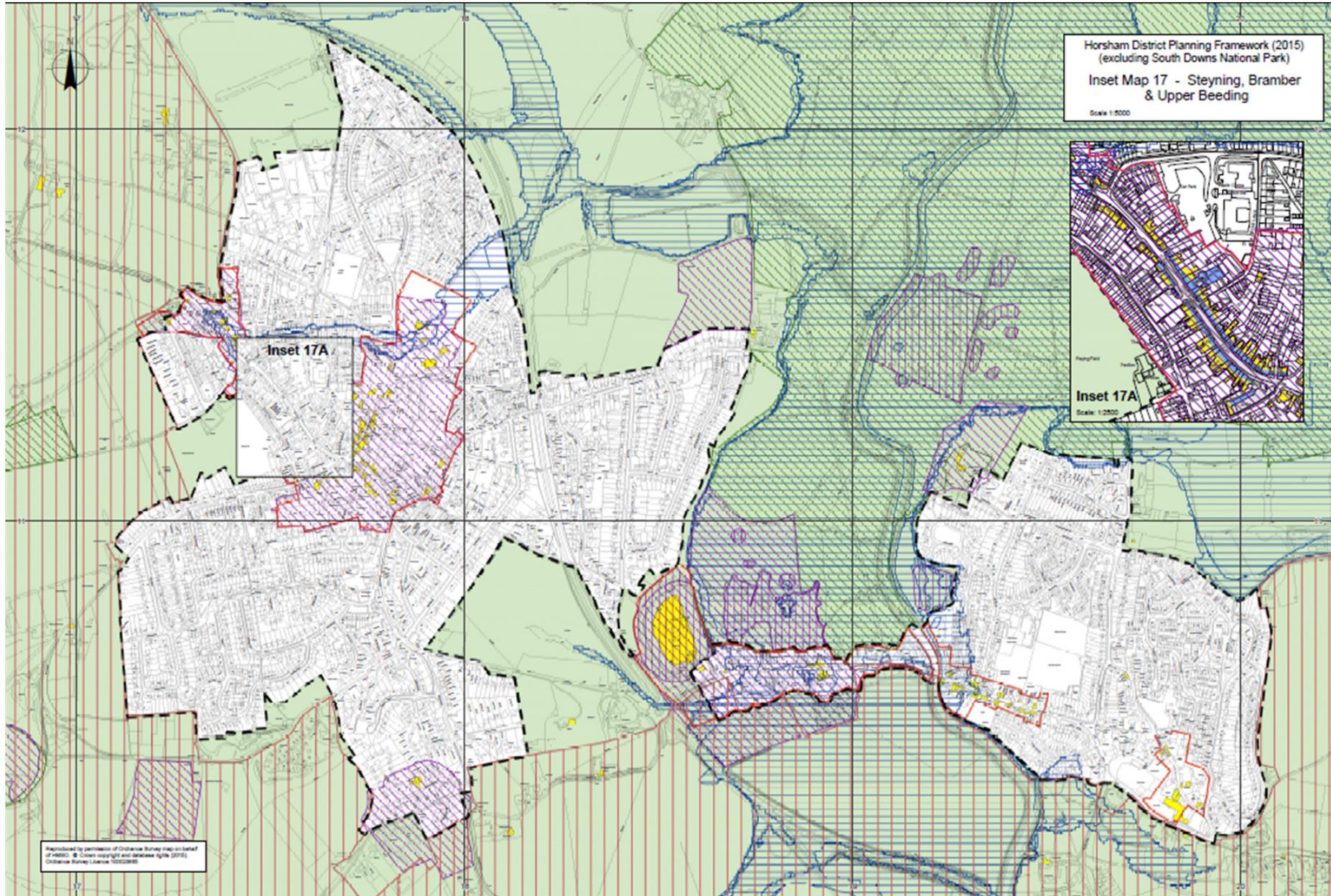
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Appendix 2



Extract from Horsham District Planning Framework Policies Map showing approximate extent of site outlined dashed red

Appendix 3



Extract from Horsham District Planning Framework Policies Map showing constraints to development around Steyning and Bramber area