

Clays Field



Castle Lane entrance from Goring Road 1

Key Points from Housing Group Assessment for Clays Field

Able to provide a range of housing types, sizes and tenures	Yes. Our policy preferences are for a majority of mixed style 2 bedroomed dwellings both to buy and rent as identified in Brambers Housing Needs Assessment.
Opportunity to provide open space/ recreation/ community facility	Yes. Part of proposal is the release of approximately 6 hectares for community use
Tree Preservation Order (within site/ boundary)	Yes but proposal is to retain those trees with TPOs
Opportunity to enhance biodiversity and Green Infrastructure	No. Area that is currently favourable to biodiversity will be built on.
Views into site	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	Yes. Some impact with long distance views out to high points in surrounding landscape.
Inter village gap	Yes, reduces inter village gap between Bramber/Steypning. Vital to retain adjacent land as undeveloped thereby retaining smaller, but significant gap
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.
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 will 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
Distance to amenities/services	A mix of results here but given the proximity to Steyning the overall picture is one of 'acceptability'