

Site Reference Number: 1

Site Address: Land Behind Kingsmead Close

| Site Location | Site Under Consideration |
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| Size of Site | Site is 1.14 hectares and therefore able to accommodate 6 or more dwellings. Adjacent to the settlement boundary and situated at the end of a small close which is part of a fairly small residential area consisting of detached houses with some bungalows. |
| Potential Number of dwellings (dwellings per ha) | One purpose of the public consultation is to gather views on the appropriate number of dwellings given the considerations noted here. |
| Deliverability – landowner willing to release the site | Yes. Site purchased with a view to development. |
| Context | |
| Current Use | Small area of woodland on edge of National Park. Several trees already taken down due to age and poor condition |
| Previous Uses | Originally formed a garden/paddock of large house and contained a stable block |
| Surrounding Land Uses | Residential to North, SDNP to South, screened road to East, pasture to West. Any development will have an impact on residents of Kingsmead Close due to some additional traffic. |
| Site Boundary | No boundary issues identified. A Tree Preservation Order exists. Significant and mature trees to be retained with additional planting |
| General Character – open countryside/edge of settlement/urban | An area of woodland in the SDNP abutting Brambers building line on the edge of the Maudlyn area within Bramber Parish. |
| Topography - flat/sloping or undulating/steep gradient | Gently sloping. Site is exposed to wider landscape but is well screened. Additional planting & low level design & positioning could mitigate/lessen impact on views |
| Within BUBA | No |
| Adjacent to BUBA | Yes |
| Outside BUBA | NA |
| Housing | |
| 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 bedroomed dwellings both to buy and rent as identified in Brambers Housing Needs Assessment. |
| Community Facilities and Access to Services* | |
| Distance to schools (primary) | 1.79 km |
| Distance to schools (secondary) | 1.79 km |
| Distance to local shop(s) | 1.26 km |
| Distance to Pub | 1.26 km |
| Distance health facilities (doctors surgery) | 1.50 km |
| Distance to community facilities (Village Hall) | 1.40 km |
| Distance to local recreation facilities (MUGA/Recreation Ground) | 1.56 km |
| Opportunity to provide open space/ recreation/ community facility | 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. |
| Biodiversity | |
| European designation - SAC/SPA/RAMSAR | No |
| National designation - Site of Special Scientific Interest (SSSI) | No |
| Local designation - SNCI/LNR | No |
| Veteran Trees | No |
| Ancient woodland | No |
| 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) |
| Record of protected species/habitats | None recorded in Sussex Biodiversity records |
| Opportunity to enhance biodiversity and Green Infrastructure | No significant enhancement envisaged. |

| Landscape | |
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| Within SDNP | 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. |
| Adjacent to SDNP | No |
| 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 |
| Views out of the site (wide/framed/screened/long/short) | No. Screening prevents long views to Annington Hill . Any view to West will not be impacted. |
| Inter village gap | No. Development of this site will not contribute to further settlement coalescence. |
| Relationship to designated local green space | No. There are no designated local green space in this area, |
| Opportunity to enhance landscape | No. However, the boundary of the site is covered with native species and there is an opportunity to extend this. |

| Heritage | |
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| Impact on Listed Building and its setting | No impact on a listed building |
| Is the site located in/adjacent to the Conservation Area | Neither adjacent or in Conservation area, and cannot be seen from one. |
| Impact on locally listed building | No locally listed buildings within the vicinity of the site. |
| Impact on Scheduled Ancient Monument | Bramber Castle is 1.5 km from the site and completely screened from it. |
| Impact on Locally Listed Heritage Assets | No impact. |
| Other archaeological interest present | None recorded |
| Opportunity to enhance heritage assets | No |
| Transport | |
| Distance to public transport (minimum hourly service) | .57 km |
| 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. We would suggest a cul de sac development to contain the development. |
| Pedestrian access | No new footway connection necessary as any development would be an extension to the existing Close. |
| Public rights of way present | No Rights of Way through site |
| Access by bike | Yes. Access available to local cycle routes. |
| Economic Development | |
| Distance to employment sites* | 1.38 km |
| Loss of employment site | No |
| Opportunity for employment | None but no identified need. |
| Flooding | |
| Within Flood zone 1 (low risk) | No |
| Flood zone 2 (medium risk) | No |
| Flood zone 3 (highest risk) | No |
| Surface water flooding issues | None |
| Environmental Quality | |
| Water quality issues | None identified |
| Air quality issues | No air quality issues identified |

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| Any local noise issues | No significant increase in noise levels anticipated. |
| Agricultural land classification | No |
| Contaminated Land (usually applies to brownfield sites) | No |
| Other | |
| Viability | No issues identified. |
| Waste and Minerals | No issues identified. |
| Summary | |
| | Although this site is within the South Downs National Park and not in, but adjacent to, Brambers' settlement boundary, we believe the site should be seriously considered as a potential site to help meet the Parishes housing needs and help redress the imbalance of small to larger dwellings identified in the Housing Needs Assessment (2018) report, and Housing Needs Survey (2015). However, there are a number of identified concerns which we believe restricts the opportunity to a small number of dwellings |

Assessment Code Scoring

| Level of Impact (Heritage) | Distance to Services/Employment |
|----------------------------|---------------------------------|
| Significant Impact | Greater than 1KM |
| Potential Impact | Between 500m to 1KM |
| Minimal Impact | Between 0m to 500m |
| Not Relevant | n/a |