

2014 – 2031
Slinfold Neighbourhood Plan



Site Unit Assessment Background Paper
November 2016



Preamble

This document has been produced to explain the process through which the Slinfold Neighbourhood Plan Working Group (SNPWG) has arrived at the individual site unit numbers. The document has been iteratively modified during the process and this version supports the Submission version of the Slinfold Neighbourhood Plan (SNP) which in turn has responded to comments from consultation throughout the process.

Introduction

The objective of the SNPWG was to build upon the work undertaken by the Strategic Housing and Economic Land Availability Assessments (SHELAA and formerly SHLAA) that was undertaken by Horsham district Council and has up to August 2016 been updated 4 times. In particular, the site's physical constraints, access, proximity to conservation area/listed building, density of surrounding area etc. were noted and used to build up a detailed picture of each individual sites' suitability for development. In the first instance, all assessments were taken on a purely empirical basis looking at the relevant factors that occurred on the sites without factoring in any proposals i.e. forms or layouts for development. This data including observable ecology and specific boundary treatments was then assimilated into a more detailed profile for each site drawing from the published sources of information such as flood risk assessment, historical and ancient monument data and public rights of way.

During the course of 2014 to 2015, the sites in the SNP were assessed by a group of experienced local parishioners who were able to bring their detailed local knowledge to bear on the sites in question. Within that group were two chartered surveyors and a local ecologist. The following sites were surveyed and assessed.

Site	Site	No. of Units	Status
1.	East of Hayes Lane	15	PROPOSED
2.	East of West Way/Niblett's Farm	18	PROPOSED
3.	Nowhurst Business Park	10	WITHDRAWN

4.	Crosby Farm/North of Cricket Pitch	21	PROPOSED
5.	Bridge House Equestrian Centre	5	WITHDRAWN
6.	West of Clapgate Lane -	50	NOT PROPOSED – see site 6

	Fladgates		
7.	Rear of Red Lyon	20	NOT PROPOSED – see site 7
8.	East of Spring Lane	55	NOT PROPOSED – see site 8
9.	Lyons Farm	200	NOT PROPOSED – see site 9
10.	Lower Broadbridge Farm	50	NOT PROPOSED – see site 10
11.	West of Spring Lane	10	PROPOSED
12.	Gate Lodge		ALREADY HAS PP
13.	The Cobblers – Hayes Lane	10	PROPOSED
14.	Crosby Farm – (East)		PLAN WITHDRAWN
15.	Niblets	4-5	NOT PROPOSED – see site 15

Landowners, or in some cases promoters, were notified of our intention to undertake the surveys but were not invited to attend to ensure a measure of impartiality. These sites were not being identified as the development choices of the SNPWG but by building on the work of the SHELAA, the SNPWG could build more granular evidence around their potential suitability.

The process included the commission in 2015 of a detailed Landscape Sensitivity and Capacity Appraisal undertaken by David Huskinson Associates on behalf of SPC.

Methodology

The process of assessment fed into the Sustainability Appraisal. Using the site assessment data the SNPWG were first able to identify the potential of development within each of the site areas and this was helpful to eliminate some sites as practically undevelopable due to their physical constraints or sustainability factors. For example, some sites had no practical means of access available to the developer without the purchase of third-party land (Site 8 East of Spring Lane required a link through to Westway) and others were too sensitive in terms of landscape impact (Site 6 Fladgates, site 15 Niblets) or ecology.

Throughout the site assessments, the iterative process of establishing sustainability was being undertaken both by the working group and at public consultation. Additionally, discussions with HDC directed the NPWG to drop the two employment sites (Site 3 Nowhurst and site 5 Bridge House). HDC also advised that site 9 Lyons Farm was too big at 200-500 units and whilst it was going to be dismissed by the NPWG in any case as unsustainable as it was too detached from the Slinfold settlement, the site was dropped from the site assessment process.

Of the remaining developable sites the SNPWG then set about identifying a development

footprint which had due regard to other local factors which might mitigate the extent of any development. For example, developing to the west of Site 1 Hayes Lane and retaining a deep landscape buffer adjacent to Spring Lane were both decisions on footprint influenced by landscape impact factors.

Finally, once a net developable area had been established the SNPWG then applied a density ratio that would be appropriate to that specific location. The SNPWG recognised that density is an important consideration and so, whilst CPRE recommend a high density of 30-50 dph to minimise land take, the SNPWG gave more weight to NPPF policy 16 which guides towards “a mix of housing types and sizes based on the established character and density of the neighbourhood and viability”. Factors affecting the plot ratios included typology of nearby housing, visual impact and in some cases streetscape where the development would form part of an existing built form. As part of this exercise the SNPWG also studied some of the more recent plot densities that have occurred in Sinfeld (Six Acres and Cherry Tree both at 16 dwellings per hectare).

The evolving Sustainability Appraisal supported the Regulation 14 Pre-submission SNP consultation. In their Reg 14 consultation response, HDC requested evidence for how the numbers and densities were arrived at and this document aims to provide this background evidence as we head into the next stage of the process.

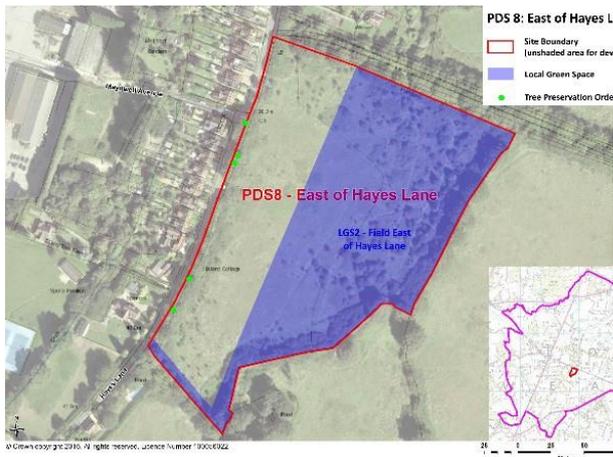
Individual Site Assessments

As new information has come forward in the process e.g. HDC’s SHELAA, DHA Landscape Assessment and individual scheme changes; Site Assessments have been updated. For example, Crosby Farm increased from 21 to 24 units and the Land End of Westway site modified its footprint to the south-east of the site.

The Submission Plan no longer includes Bridge House Equestrian Centre or Nowhurst for residential use. These sites remain in the Plan as economic sites but on HDC advice they were withdrawn. (Nowhurst to be allocated as an employment site in the Site Allocation DPD)

East of Hayes Lane

Policy	Site	Area ha	Net Developable Area (ha)	Units	Dwellings per hectare
8	1	3.86	1.00	15	15



by respecting character and scale of housing along Hayes Lane. Across Hayes Lane are 26 units, 22 semi-detached and 4 detached. Development to mirror but allowing for TPO's in hedgerow and breaks in built form allowing views through from Hayes Lane. Extrapolated capacity approximately 15 units. Units to have approx 50m plot depths with rear fence treatment of sussex post and rail creating open feel to open space behind similar to Central Fields. Possible access from road to rear. Landscape buffer with access to Downs Link and southern footpath.

Density evidenced by developer proposals albeit TW allocated much larger net area.

LSCA Identifies capacity to western boundary. Mitigation factor identified

Site Context	
Site Area	3.86 ha
Current Land Use	Grassland & self-seeded scrub (not cultivated for 30 years)
PDL / Greenfield	Greenfield
Boundary Treatment	North – Downs Link bridleway, trees & shrubs; East & South – hedgerow West – trees, hedgerow & Hayes Lane
Topography	gently undulating

<p>Planning History</p>	<p>SF19/78 Refused (& refused on Appeal): Erection of 17 detached dwellings. SF/32/80 Refused: Outline: Community Hall, Recreation Ground, Community Car Park, & 32 dwellings SF/40/85 Withdrawn: Outline: erection of village community centre, parking & new vehicular access. (In conjunction with SF/23/85 Withdrawn (?): Residential development at Gaskyns field (now Six Acres).) Local Plan 1998 Site rejected EN/04/0540 (Enforcement): Creation of new access, gate and laying of hardcore at new entrance DC/15/0591 Refused 21 Jul 2015: The erection of up to 50 residential dwellings, new Scout hut, formation of new vehicular and pedestrian access onto Hayes Lane and pedestrian access onto South Downs Way, provision of children's play area, sustainable urban drainage system, associated car parking and landscaping.</p>
<p>SHLAA Designation</p>	<p>SA337 : Yellow : Years 11+ Developable : 30 Units The landowner has expressed an interest to develop the site, meaning the site is available. This site is also relatively flat and close to existing residential development meaning some linear low density development on the southern portion of the site may be appropriate to mirror that on the opposite side of Hayes Lane. A recent application for 50 units was refused due to the urbanising impact it would have on landscape and townscape character. Due to the uncertainties surrounding the site it is unlikely development would come forward in the short term.</p>
<p>HDC Landscape Capacity</p>	<p>SF5 (part): Low-moderate Many landscape features and qualities are sensitive to housing development. The moderate-high landscape character sensitivity and visual sensitivity and the proximity of the Downs Link means there is a limited capacity for small scale housing development, and capacity for development has been assessed as low-moderate. Development close to the Downs Link could erode its amenity value as a long distance countryside route.</p>

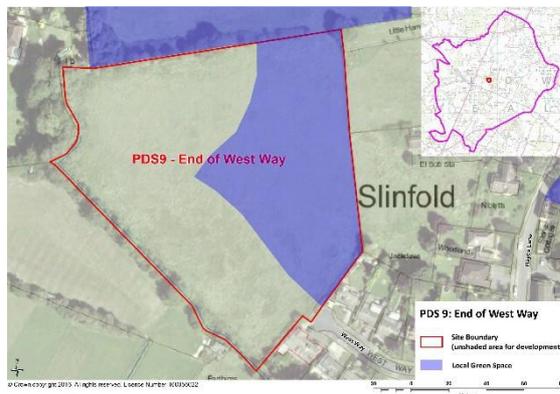
SPC Landscape Capacity	<p>Low to Moderate</p> <ul style="list-style-type: none"> • Partially contained site. • Capacity within the central and western parts of the site only. • Northern, eastern and southern parts of the site have a low capacity.
Biodiversity and Arboriculture	
Biodiversity	<ul style="list-style-type: none"> • “Bat surveys recorded low-moderate levels of bat activity.” • “[There is] information [regarding] the potential of the site as a foraging ground for Barn Owls [and] on the presence of Nightingales, Great Crested Newts and Glow Worms”. • Site is proposed in the NP for designation as a Local Green Space.
Arboricultural Designations (e.g. ASNW/TPO)	<ul style="list-style-type: none"> • Ancient species-rich hedgerows (as per Sussex Wildlife Trust Guidelines) to east and west of site. • Substantial & visually important trees along western boundary. • TPOs on 2 trees on Downs Link directly across from N. boundary • Registered Traditional Orchard across Downs Link on N. boundary.
Heritage Assets	
Listed Buildings	<p>“Wild Harry’s farm building and associated barn, which are Grade II Listed, are located approximately 210 metres to the south of the application site. Wild Harry’s is a seventeenth century, timber-framed and red brick building with an eighteenth century barn. [Two] other Listed Buildings (known as the Gaskyns) are located approximately 330 metres to the north of the site.”</p>
Conservation Area	N/A
Landscape	
Affects Important views	None
Protects Downs Link	Directly adjacent to Downs Link on north border for approx. 190m
Respects village BUAB	Separated from BUA to north by Downs Link, & to south by Hayes Lane.

Public Rights of Way (PRoW)	
Within site	Footpath FP1467 – just within Southern boundary
Adjacent	Downs Link BW3569 – adjoining Northern boundary Footpath FP1466 – “passes approximately 10 metres from the ... site.” Footpath FP1468 – “is located approximately 200 metres to the south of the site.” Footpath FP1470 – “is located approximately 600 metres to the east of the site, connecting Lyons Road to Five Oaks Road.”
Flood Risk	
Strategic Flood Risk	Flood Zone 1
Surface Water Flood Risk	Medium - Northern and Eastern boundaries Medium to High - Western boundary (Hayes Lane)
Survey Comments	Slinfold Flood Action Group reports: Flooding occurs along Hayes Lane for the length of the western boundary of the site, and that this is a Principal Flood Hotspot.
Accessibility	
Proximity (in km) to:	
Primary school	Slinfold C of E – 0.9 km
Secondary school	Tanbridge – 5.8 km ; Weald – 6.8 km
Post Office/Convenience store	Slinfold Stores – 0.7 km Tesco Superstore – 4.8 km
Health Facility - GP Surgery	Horsham – 7.0 km; Rudgwick – 7.6 km; Billingshurst – 7.6 km (either route) [All accessible by bus.]
Children’s play area	KGV – 0.8 km; Six Acres – 0.5 km on foot; 0.6 km by road
Formal sports pitch(es)	Cricket field – 0.8 km; Cherry Tree (football & tennis) – 0.3 km

Bus stop: & frequency to	0.6 km Horsham – twice hourly (Arriva 63 and Compass 100) Billingshurst – hourly (Compass service 100) Guildford – hourly (Arriva service 63)
Railway station	Horsham – 7.7 km; Billingshurst – 7.1 km
Vehicular access constraints	Proposed access is opposite Nos 4 - 6 Hayes La. The narrowness of Hayes La. & street parking opposite the proposed access will considerably constrain access (especially for larger vehicles), even with the proposed access splays. Additionally, the proposed access is close to the access road on the opposite side of Hayes Lane for the approved development of 23 units. Access visibility is further compromised by third-party fences and mature vegetation, including oak trees.
Utilities	
Water, electricity supply	No observable utilities other than adjacent to Hayes Lane.
Foul drainage	Adjoins Hayes Lane
Surface Water drainage	Adjoins East and West Surface Water Flood risk areas
Site Considerations	
Deliverable/ Developable/ Achievable	“Available for development now” See Planning Appln DC/15/0591, Officer’s Report & Decision.
Community Benefits	<ul style="list-style-type: none"> • “Local Green Space” • “Potential to provide additional parking on/off Hayes Lane for existing residents and visitors.” • “Potential for improved drainage along Hayes Lane.”
Employment on site	N/A

Other comments

Policy Site	Area ha	Net Developable Area (ha)	Units	Dwellings per hectare
9 2	2.15	0.92	18	20



LSCA mitigation factor identified by avoiding backland style development through continuation of Westway. Viewing corridor from link to church protected. Opportunity for village green linking pub field and Central Fields to create central green space. Hedgerow boundaries to site providing some containment. House type to complement Westway mix of single/double storey and local village where density approaches 20 dph.

Density evidenced by developer proposals

Site Context	
Site Area	2.15 ha
Current Land Use	agricultural / hay / grassland
PDL/ Greenfield	Greenfield
Boundary Treatment	North – hedgerow; East – fencing; South-East – gardens; South-West – important drainage ditch/stream; West – hedge.
Topography	Gently undulating
Planning History	<ul style="list-style-type: none"> • None shown by map search relating directly to this site. • Several permitted applications for conversion of storage buildings to dwellings on the adjoining 'Nibletts' land

SHLAA Designation	<p>SA061 Land at West Way : Red :</p> <p>The site is relatively flat and adjoins the existing settlement edge of Slinfold, Access to the site could be obtained off West Way, however the junction into this culdesac off Hayes Lane is very narrow. The site is also located within an area of lowlying land abutting the Slinfold Conservation area. This area makes an important contribution to the setting of Slinfold and the landscape features would be sensitive to development. The area has also been assessed as having low/no capacity for development in HDC's 2014 Landscape Capacity Assessment. The site is subsequently assessed as Not Currently Developable.</p>
HDC Landscape Capacity	<p>SF1 (part) : Low/No</p> <p>Key landscape features and qualities in this area are very sensitive to housing development. The rural character of this area together with its important contribution to the setting of Slinfold, and the high moderate-high visual sensitivity are key factors that result in a low/no capacity for small scale housing development.</p>
SPC Landscape Capacity	<p>Negligible / Low</p> <ul style="list-style-type: none"> • The site lacks containment to the east • Negligible/Low capacity for housing which might only be feasible, confined to the western part of the site • Any development in the centre is liable to be perceived as 'backland' infill and could lead to the loss of the existing green gap between properties.
Biodiversity and Arboriculture	
Biodiversity	<ul style="list-style-type: none"> • Site is proposed in the NP for designation as a Local Green Space. • Historical Common Land (Tithe Map 1843) • Improved grassland. • N boundary – species-rich hedgerow • W & SW boundaries – species-rich hedgerow & stream.
Arboricultural Designations (e.g. ASNW/TPO)	<ul style="list-style-type: none"> • 3 TPOs at NW corner of site & several close to SW corner. • Traditional Orchard priority habitat, qual. 1 (high) (ref: WSUS0098) close to W boundary.

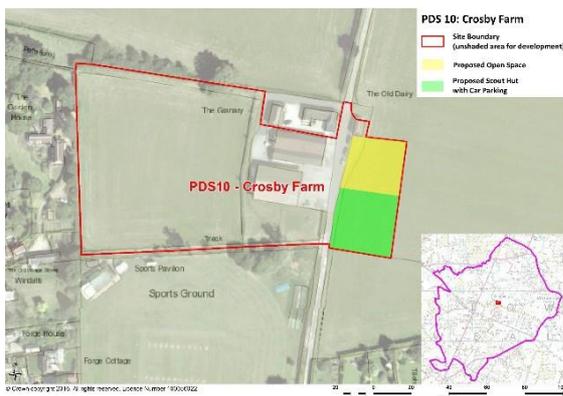
Heritage Assets	
Listed Buildings	<ul style="list-style-type: none"> • Eastern boundary of site adjoins 'garden extensions' of 3 listed buildings (all Grade II): Taylor's, Chapel Cottage, & Littlehammers; also very close to Holdens. • Site is also overlooked by / visible from 9+ other listed buildings on S & W sides of The Street.
Conservation Area	Site is separated from Conservation Area only by 'garden extensions' of 3 listed buildings
Landscape	
Affects Important views	Site visible from: <ul style="list-style-type: none"> • 3 "Important views in and out of Conservation Area to be retained" • 2 additional "Important views" noted in Parish Design Statement
Protects Downs Link	Visible from Downs Link, including 1 "Important view" noted above.
Respects village BUAB	<ul style="list-style-type: none"> • Site adjoins BUA to SE & W • Site would create a 'bridge' between BUA at Spring La./The Street to the east and BUA at Hayes La. to the west.
Public Rights of Way (PRoW)	
Within site	None
Adjacent	None
Flood Risk	
Strategic Flood Risk	Flood Zone 1
Surface Water Flood Risk	<ul style="list-style-type: none"> • Important drainage ditch along SW & W boundaries. • Medium to high risk along access road (West Way) and adjoining the ditch along SW & W boundaries.
Survey Comments	Close to Slinfold Flood Action Group hotspot on Hayes Lane

Accessibility	
Proximity (in km) to:	
Primary school	Slinfold C of E – 0.6 km
Secondary school	Tanbridge – 5.5 km ; Weald – 7.5 km
Post Office/Convenience store	Slinfold Stores– 0.4 km Tesco Superstore – 4.3 km
Health Facility - GP Surgery	Horsham – 6.6 km; Rudgwick– 7.3 km; Billingshurst – 7.3 km (<i>via</i> Park St) & 8.2 km (<i>via</i> Hayes La) [All accessible by bus.]
Children’s play area	KGV – 0.5 km; Six Acres – 0.5 km on foot; 0.6 km by road
Formal sports pitch(es)	Cricket field – 0.5 km; Cherry Tree (football & tennis) – 0.9 km
Bus stop: & frequency to	0.3 km Horsham – twice hourly (Arriva 63 and Compass 100) Billingshurst – hourly (Compass service 100) Guildford – hourly (Arriva service 63)
Railway station	Horsham – 7.3 km; Billingshurst – 8.4 km
Vehicular access constraints	Pinch points at: <ul style="list-style-type: none"> • junction of West Way and Hayes Lane; and • in Hayes Lane immediately south of junction with Lyons Road / The Street.
Utilities	
Water, electricity supply	Facilities available at West Way (proposed access road). 33kV cables cross adjoin Site 8 overhead on pylons.
Foul drainage	Facilities available at West Way (proposed access road)

Surface Water drainage	Drainage ditch adjoining site – see under Surface Water Flood Risk Note that this drainage ditch feeds into a stream that does flood downstream in very heavy and/or prolonged rain (in the grounds of Hall Land & Old House Farm.
Site Considerations	
Deliverable/ Developable/ Achievable	Deliverable now. Accessibility queries subject to WSCC – see under “Vehicular access constraints”
Community Benefits	Better connection via footpath route through site to pub for circular walk, Village Green and pub field to create local green space
Employment on site	N/A
Other comments	

Crosby Farm

Policy Site	Area ha	Net Developable Area (ha)	Units	Dwellings per hectare
10	4	1.30	24	29



and preservation of significant community asset. Higher density circa 29dph on net area to enable site to provide viewing corridor to oak tree and reflect surrounding village house type and minimise encroachment eastwards.

Density evidenced by developer proposals.

LSCA identifies low capacity for this site. However high sustainability scoring due to proximity to village centre and protection

Site Context	
- Site Area	1.30 ha
Current Land Use	Grassland / agricultural; part small business B1/B8
PDL/ Greenfield	<ul style="list-style-type: none"> • Part greenfield (grassland) • Part PDL (office & agricultural buildings)
Boundary Treatment	North: hedgerow including mature oak tree East: agricultural land South: cricket field West: fencing and hedgerow
Topography	Flat
Planning History	<p>Relating to proposed site:</p> <p>SF/25/94 Permitted: Change of use of agricultural building from grain storage to storage of caravans</p> <p>SF/55/00 Withdrawn: Conversion of agricultural buildings into offices</p> <p>SF/78/00 Refused: ditto</p> <p>SF/1/04 Permitted: Prior notification to erect a replacement grain store and alterations to existing tractor shed</p> <p>SF/2/04 Permitted: Conversion of redundant granary and dairy buildings to wine store</p> <p>Relating to adjoining cricket field, where pavilion is proposed for demolition:</p> <p>SF/54/95 Permitted: Retention of cricket nets on concrete base</p> <p>SF/7/03 Permitted: Installation of patio</p>
SHLAA Designation	None
HDC Landscape Capacity	<p>SF4 (part) : Low-moderate</p> <p>The fairly high visual sensitivity of this landscape area, together with its partial contribution to settlement setting has resulted in a low-moderate assessment of capacity for small scale housing development.</p>
SPC Landscape Capacity	<p>Negligible/Low</p> <ul style="list-style-type: none"> • Low capacity for housing to the west of the existing Crosby Farm business units • Negligible/no capacity in easternmost part of the site which is part of a much larger open field and is poorly contained.

Biodiversity and Arboriculture	
Biodiversity	<ul style="list-style-type: none"> • Species-rich hedgerow on northern boundary • Slinfold Stream (& Quarry) SSSI c.350m directly east of the site across the adjoining field.
Arboricultural Designations (e.g. ASNW/TPO)	<ul style="list-style-type: none"> • Mature oak tree on N boundary towards NE corner. • No TPOs or ASNW in close vicinity. • Part (location unspecified) of land belonging to Crosby Farm (formerly Rowfold Farm) is subject to Woodland Grant Scheme 2
Heritage Assets	
Listed Buildings	Several listed building in The Street, but none adjoin the site (see plan on p.1)
Conservation Area	Western boundary & NW corner adjoin Conservation Area.
Landscape	
Affects Important views	<p>Affects</p> <ul style="list-style-type: none"> • view north from Lyons Rd across cricket field (Design Statement) • views west & SW from NE corner of site (Conservation Area leaflet & Design Statement) • view eastward from NE corner of churchyard (<i>ibid</i>)
Protects Downs Link	N/A
Respects village BUAB	<ul style="list-style-type: none"> • Outside BUA, but western end of site adjoins BUA. • SE corner of site is c.55m from BUAB at rear of properties north of Lyons Rd & east of the access track.
Public Rights of Way (PRoW)	
Within site	Footpath 1440/3 runs along northern boundary of site, and forms part of the Sussex Literary Trail.
Adjacent	Footpath 1441 runs north from NE corner of site Footpath 1440/1 runs eastward from FP 1441 c.140m N of site.
Flood Risk	
Strategic Flood Risk	Flood Zone 1

Surface Water Flood Risk	Minor areas of low risk adjoining site. Minor area of medium risk at southern end of access road
Survey Comments	None
Accessibility	
Proximity (in km) to:	
Primary school	Slinfold C of E – 0.6 km by road; 0.3 km on foot
Secondary school	Tanbridge – 5.2 km ; Weald – 8.2 km
Post Office/Convenience store	Slinfold Stores – 0.5 km by road; 0.3 km on foot Tesco Superstore – 4.3 km
Health Facility - GP Surgery	Horsham – 5.9 km; Rudgwick – 7.3 km; Billingshurst – 7.3 km (<i>via</i> Park St); 8.5 km (<i>via</i> Hayes Lane) [All accessible by bus.]
Children’s play area	KGV – 0.7 km; Six Acres – 0.9 km
Formal sports pitch(es)	Cricket field – adjoining; Cherry Tree (football & tennis) – 1.1 km
Bus stop: & frequency to	0.2 km Horsham – twice hourly (Arriva 63 and Compass 100) Billingshurst – hourly (Compass service 100) Guildford – hourly (Arriva service 63)
Railway station	Horsham – 6.6 km; Billingshurst – 8.4 km
Vehicular access constraints	Current access track from Lyons Road is single track only along the eastern edge of the cricket field. Any widening of the track should not encroach onto cricket field land, which was donated to the parish in perpetuity.
Utilities	
Water, electricity supply	Already present on site
Foul drainage	Already present on site
Surface Water drainage	Unknown
Site Considerations	
Deliverable/ Developable/ Achievable	The landowner has signed a promotion agreement with a developer. Deliverable now.

Community Benefits	New Cricket Pavilion Scout Hut + open space
Employment on site	N/A. Existing office buildings adjacent to site will remain.
Other comments	<ul style="list-style-type: none"> • see comments under Vehicular access constraints • Site adjoins cricket field: possibility of ball damage to properties built on site. • Clarification required as whether the existing agricultural building(s) are to be replaced elsewhere; and, if so, where.

West of Spring Lane

Policy Site	Area ha	Net Developable Area (ha)	Units	Dwellings	per hectare
11	1.98	1.10	10	9	



proximity to village amenities scores the site well on accessibility. By setting properties back behind strong landscape buffer and positioning entrance to northern most point to mitigate concerns. Lower density per ha

reflects density in immediate vicinity of Park Street below 10 dph. Diagram shows a 25m buffer to Spring Lane

Density evidenced by developer proposals

LSCA assessment identifies some capacity for large units but warns against potential damage to rural character of Spring Lane. Element of containment to site and

Site Context	
Site Area	1.98 ha
Current Land Use	Horse paddock
PDL/ Greenfield	Greenfield

Boundary Treatment	North – miscellaneous hedges from residential gardens; East – Species-rich hedgerow, with standards & road-side ditch; South – trees; West – hedgerow & trees
Topography	Flat grassland
Planning History	None shown by map search.
SHLAA Designation	SA019 Land west of Spring Lane : Red : Not Currently Developable This site is considered unsuitable for residential development. The site is located in a fairly isolated location beyond the existing settlement boundary. It does not relate well to the village and would have an adverse impact on the setting of the village. The site is not suitable for development and is assessed as not currently developable.
HDC Landscape Capacity	SF1 (part) : Low/No Key landscape features and qualities in this area are very sensitive to housing development. The rural character of this area together with its important contribution to the setting of Slinfold, and the high moderate-high visual sensitivity are key factors that result in a low/no capacity for small scale housing development.
SPC Landscape Capacity	Low <ul style="list-style-type: none"> Partly contained site, but there is a lack of any strong relationship with the existing settlement edge of Slinfold. Access from Spring Lane for a substantial number of new dwellings could be very damaging to the rural, wooded, tranquil character of Spring Lane and the site. Only 1-2 properties in very large plots, set back from Spring Lane might be feasible.
Biodiversity and Arboriculture	
Biodiversity	Barn-owl nest box in the field to the immediate south, but not known whether it is inhabited.
Arboricultural Designations (e.g. ASNW/TPO)	Species-rich hedgerows No TPOs on site; some on opposite side of Spring Lane

Heritage Assets	
Listed Buildings	None in the near vicinity, or from which it is readily visible
Conservation Area	N/A
Landscape	
Affects Important views	None
Protects Downs Link	It does not abut the Downs Link, nor is currently particularly noticeable from the Downs Link, but any development in this field may be noticeable from the Downs Link. Also, this site adjoins Spring Lane, which is one of the main village access routes to the Downs Link, and is also the only access road to the Caravan Club site adjoining the Downs Link; thus development here could have an adverse effect on the general ambience & setting of the Downs Link & Spring Lane.
Respects village BUAB	Northern boundary of site adjoins the BUA behind the bungalows on the south side of the modern part of Park Street.
Public Rights of Way (PRoW)	
Within site	None
Adjacent	None; but Spring Lane (which it adjoins) is a popular walking route, and is proposed for designation as a Quiet Lane .
Flood Risk	
Strategic Flood Risk	Flood Zone 1
Surface Water Flood Risk	Low to medium risk along E boundary & part of N boundary
Survey Comments	None

Accessibility	
Proximity (in km) to:	
Primary school	Slinfold C of E – 0.4 km
Secondary school	Tanbridge – 5.8 km ; Weald – 7.2 km
Post Office/Convenience store	Slinfold Stores – 0.6 km Tesco Superstore – 4.8 km
Health Facility - GP Surgery	Horsham – 6.9 km; Rudgwick – 6.4 km; Billingshurst – 6.4 km [All accessible by bus.]
Children’s play area	KGV – 1.1 km; Six Acres – 1.3 km
Formal sports pitch(es)	Cricket field – 1.2 km; Cherry Tree (football & tennis) – 1.1 km (by foot); 1.5 (by road)
Bus stop: & frequency to	0.1 km Horsham – twice hourly (Arriva 63 and Compass 100) Billingshurst – hourly (Compass service 100) Guildford – hourly (Arriva service 63)
Railway station	Horsham – 7.7 km; Billingshurst – 7.6 km
Vehicular access constraints	<ul style="list-style-type: none"> • No access point has currently been proposed, but access would presumably be from Spring Lane, which is a single-track lane; is much used by walkers and equestrians to/from the Downs Link; is the only access road to the Caravan Club site; and is proposed for designation as a Quiet Lane. • Traditional drainage ditches on both sides of Spring Lane further restrict vehicle passage. • The junction of Spring Lane with Park Street / The Street has awkward sight lines and can be difficult, especially at busy times.

Utilities	
Water, electricity supply	Present in adjoining properties in Park Street (N. boundary) & other properties in Spring Lane (E. boundary). Also overhead power cables along Spring Lane.
Foul drainage	Presumed to exist in adjoining properties in Park Street (N. boundary).
Surface Water drainage	Unmaintained roadside drainage ditch along Spring Lane on E. boundary. No further details known.
Site Considerations	
Deliverable/ Developable/ Achievable	Promoter has been identified, site available. Only preliminary details yet received.
Community Benefits	Potential for Allotments on open space
Employment on site	N/A

Cobblers

Policy	Site	Area ha	Net Developable Area (ha)	Units	Dwellings per hectare
12	13	0.28	0.28	10	100



Site located in central village setting and surrounded by development. Current site utilises 0.18ha fronting Hayes Lane and includes 18 flat units ie 100 dph. A further 0.1 ha is available at rear with considerable inefficient surface and garage . The further 10 units utilise the land at the rear of the site and maintain density at 100 dph.

Site Context	
Site Area	0.28 ha
Current Land Use	17 sheltered housing flats, and 15 garages
PDL/ Greenfield	PDL
Boundary Treatment	West – Hayes Lane; remainder fences, etc. of adjoining properties
Topography	Flat: tarmac & gardens
Planning History	None shown by map search.
SHLAA Designation	None
HDC Landscape Capacity	N/A
SPC Landscape Capacity	N/A
Biodiversity and Arboriculture	
Biodiversity	No records or designations
Arboricultural Designations (e.g. ASNW/TPO)	No TPOs on site; some on opposite side of Spring Lane
Heritage Assets	
Listed Buildings	None
Conservation Area	North boundary of site adjoins Conservation Area.
Landscape	
Affects Important views	None

Protects Downs Link	N/A
Respects village BUAB	Within existing BUA.
Public Rights of Way (PRoW)	
Within site	None; but footpath (owned by Saxon Weald) joins NE corner of site to KGV Playing Field.
Adjacent	None
Flood Risk	
Strategic Flood Risk	Flood Zone 1
Surface Water Flood Risk	Very low, but medium/high risk in part of adjoining Greenfield Road, and in Hayes Lane just south of the site.
Survey Comments	N/A
Accessibility	
Proximity (in km) to:	
Primary school	Slinfold C of E – 0.2 km
Secondary school	Tanbridge – 5.2 km ; Weald – 7.9 km
Post Office/Convenience store	Slinfold Stores – 0.2 km Tesco Superstore – 4.2 km
Health Facility - GP Surgery	Horsham – 6.4 km; Rudgwick – 6.9 km; Billingshurst – 6.9 km [All accessible by bus.]
Children's play area	KGV – 0.1 km on foot; Six Acres – 0.5 km
Formal sports pitch(es)	Cricket field – 0.2 km; Cherry Tree (football & tennis) – 0.7 km

Bus stop: & frequency to	0.2 km Horsham – twice hourly (Arriva 63 and Compass 100) Billingshurst – hourly (Compass service 100) Guildford – hourly (Arriva service 63)
Railway station	Horsham – 7.1 km; Billingshurst – 8.0 km
Vehicular access constraints	Current access is either (a) from the front, directly onto Hayes Lane, or (b) from the rear, via Greenfield Rd & Streetfield Rd onto Hayes Lane. (a) has limited visibility in both directions; is in close proximity to the ‘pinch point’ at Stone Cottages; and to the junction with The Street / Lyons Rd. (b) affords safer access onto Hayes Lane, but may lead to increased traffic in Greenfield Rd.
Utilities	
Water, electricity supply	On site
Foul drainage	On site
Surface Water drainage	On site
Site Considerations	
Deliverable/ Developable/ Achievable	Landowners HDC and Saxon Weald in discussions re land swaps. No formal proposals yet received
Community Benefits	Would provide additional & improved sheltered housing, replacing existing flats which need updating.
Employment on site	N/A
Other comments	Would displace 15 underutilised existing garages on site but have the opportunity to rationalise this arrangement.

Notes:

- 1 Only sites taken forward for housing have been assessed here to consider possible quantum of housing available
- 2 CPRE recommends high density 30-50 dph to minimise loss of rural space and prevent sprawl
- 3 Six Acres has approximately 16 dph
- 4 NPPF directs authorities to look at density 'to reflect local circumstances'
- 5 HDC Policy Framework Policy 16 - The appropriate mix of different housing types and sizes will depend upon the established character and density of the neighbourhood and the viability of the scheme.
- 6 LSCA = Landscape Sensitivity and Capacity Assessment Sept 2015
- 7 Current densities at Wickhurst Green range 50-70dph for comparison
- 8 Site Area (in ha) as measured from Development Boundary as shown in the map/aerial view drawn on map by Neighbourhood Plan Working Group (NPWG)).
- 9 PDL = Previously developed land, i.e. "Brownfield"
- 10 SHLAA = Strategic Housing Land Availability Assessment (Horsham District Council, 2009, revised Jan 2014/2016), www.horsham.gov.uk/planningpolicy/planning-policy/housing-land-availability
- 11 Horsham District Landscape Capacity Assessment, April 2014, www.horshamdistrictldf.info/Core_Strategy/docs/Landscape-Capacity-Study2014.pdf
- 12 Landscape Sensitivity and Capacity Appraisal of Potential Housing Sites at Slinfold, on behalf of Slinfold Parish Council, August 2015, by David Huskisson Associates
- 13 HDC Development Management Report, 21 July 2015, §1.16 & 1.19.

ASNW = Ancient & Semi-Natural Woodland
- 14 TPO = Tree Preservation Order. All TPO information has been taken from a map dated 30 Jan 2012, supplied by HDC, but no further details are readily available.
- 15 HDC Development Management Report, 21 July 2015, §1.23.

- 16 Important views as designated in the Slinfold Conservation Area leaflet (www.slinfold-pc.gov.uk/Slinfold-Parish-Council/UserFiles/Files/SlinfoldConservationAreaAdviceLeaflet.pdf) and/or by the Slinfold Parish Design Statement (www.slinfold-pc.gov.uk/Slinfold-Parish-Council/UserFiles/Files/design/SlinfoldDesignStatementFinalFinalasdistributed.pdf)
- 17 BUAB = Built-up Area boundary as shown at www.horshamdistrictldf.info/Files/LP_Slinfold_2007_CONS.pdf
- 18 HDC Development Management Report, 21 July 2015, §1.30
- 19 Environment Agency Map: Risk of Flooding from Surface Water watermaps.environment-agency.gov.uk/wiyby/wiyby.aspx?topic=ufmfsw&scale=8&ep=map&layerGroups=default&lang=en&y=131860&x=513135#x=511943&y=130947&scale=11
- 20 Where possible, all distances are measured from proposed site entrance from nearest road
- 21 Tanbridge House School (www.tanbridge-house-sch.co.uk/) is the nearest Horsham secondary school for all/most sites, but there are several other secondary schools in Horsham. Many pupils from Slinfold attend the Weald School, Billingshurst (www.theweald.org.uk), which has a school bus service from Slinfold.
- 22 Slinfold Stores (www.facebook.com/pages/Slinfold-Village-Store/308556019346290) includes a Post Office open 3 mornings per week ([http://www.openinghourspostoffice.co.uk/Post+Office+Slinfold+-+Horsham+\(West+Sussex\)/RH13%200RP/Horsham/9541](http://www.openinghourspostoffice.co.uk/Post+Office+Slinfold+-+Horsham+(West+Sussex)/RH13%200RP/Horsham/9541)).
- 23 Horsham GP distances are measured to Riverside Surgery, but Orchard, Courtyard & Park Surgeries are all approx. the same distance as Riverside. No info on Dental Surgeries.
- 24 Rudgwick Medical Centre also includes a Dental Surgery (upstairs - no lift).
- 25 There is also a Dental Surgery in Billingshurst (several large steps up to front door) – distance similar to GP Surgery, but not measured.