

Lower Beeding Parish Housing Land Availability Assessment

Prepared for
Lower Beeding Parish Council

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1. INTRODUCTION

- 1.1. The Lower Beeding Parish Council (LBPC) Housing Land Availability Assessment (PHLAA) is a study of the availability, suitability and likely viability of land within the parish boundaries to accommodate housing development to contribute towards meeting the identified need for the parish. This PHLAA comprises an integral part of the evidence base that informs the policies and content of the emerging Lower Beeding Neighbourhood Plan (LBNP).
- 1.2. This report sets out the methodology that has been used to undertake the PHLAA. It is not a Local Planning Authority Strategic Housing Land Availability Assessment (SHLAA). Nonetheless, it has had regard to Government guidance on undertaking housing land availability, as contained within the National Planning Policy Framework (NPPF) and the National Planning Practice Guidance (NPPG), together with the Strategic Housing and Economic Land Availability Assessment (SHELAA) undertaken by Horsham District Council (dated August 2016) which has been produced in accordance with Government guidance “Housing and Economic Land Availability Assessment, March 2014.
- 1.3. The PHLAA is a background paper only and is not a statement of Neighbourhood Plan policy and does not allocate land. Once completed, it will form part of the evidence base for the LBNP and will be used to help inform judgments on the future development and allocation of land for housing.
- 1.4. The PHLAA does not allocate land, pre-empt or prejudice any decision the LBNP may make in the future on any particular site. In particular, the judgements concerning whether sites should be allocated in the emerging LBNP will be made through the statutory Plan-making process, which will test the suitability of any sites identified in assessment, which may be proposed for housing, including through the Sustainability Appraisal (incorporating Strategic Environment Assessment).
- 1.5. The PHLAA is one of several background documents and technical reports that are being prepared to inform the emerging LBNP.

2. METHODOLOGY GUIDANCE

- 2.1. This PHLAA is not a Local Planning Authority SHLAA/Housing and Economic Land Availability Assessment. Nonetheless, close regard has been paid to the guidance on undertaking housing and economic land availability assessments, as detailed in the NPPF and NPPG.
- 2.2. The NPPG notes that while there are prescribed documents that must be submitted with the Neighbourhood Plan, there is no ‘tick box’ list of evidence required for Neighbourhood Planning. Proportionate, robust evidence should support the choices made and the approach taken. The evidence should be drawn upon to explain succinctly the intention and rationale of the policies in the draft Neighbourhood Plan. It continues that Local Planning Authorities should share relevant evidence, including that gathered to support its own Plan-making with a qualifying body.¹

¹ Paragraph 040 - Reference ID: 41-040-20160211

- 2.3. The NPPG guidance continues that the Neighbourhood Plan can allocate sites for development. A qualifying body must carry out an appraisal of options and an assessment of individual sites against clearly identified criteria. It notes that guidance on assessing sites and on viability should have regard to guidance provided to Local Planning Authorities in undertaking housing and economic land availability assessments.²
- 2.4. Guidance on housing and economic land availability assessments is set out in the NPPG. This guidance notes that it is related to paragraph 159 of the NPPF, which encourages Local Planning Authorities to have a clear understanding of housing needs in their area and ensure they prepare a Strategic Housing Land Availability Assessment to establish realistic assumptions about the availability, suitability and the likely economic viability of land to meet the identified need for housing over the Plan period.
- 2.5. The NPPG notes that the purpose of the assessment of land availability is to identify a future supply of land which is suitable, available and achievable for housing and economic development uses over the Plan period. The assessment of land availability includes the SHLAA requirement set out in the NPPF. It notes that the assessment of land availability is an important step in the preparation of Local Plans. It notes an assessment should:
- Identify sites and broad locations with potential for development;
 - Assess their development potential;
 - Assess their suitability for development and the likelihood of development coming forward (the availability and achievability).
- 2.6. They note this approach ensures that all land is assessed together as part of the Plan preparation, to identify which sites or broad locations are most suitable and deliverable for a particular use.³
- 2.7. The NPPG guidance continues that the assessment forms a key component to the evidence base to underpin policies and Development Plans for housing and economic development, including supporting the delivery of land to meet identified need for these uses. It notes that, from the assessment, Plan makers will then be able to plan proactively by choosing sites to go forward into their Development Plan Documents to meet objectively assessed needs.⁴
- 2.8. The NPPG notes that, ‘Designated... Parish/Town Councils may use the methodology to assess sites but any assessment should be proportionate... Parish Councils may also refer to existing site assessments prepared by the Local Planning Authority as a start when identifying sites to allocate within their Neighbourhood Plan.’⁵

² Paragraph 042 - Reference ID: 41-042-20140306

³ Paragraph 001 - Reference ID: 3-001-20140306

⁴ Paragraph 002 - Reference ID: 3-002-20140306

⁵ Paragraph 004 - Reference ID: 3-004-20140306

2.9. The Methodology for undertaking a Land Availability Assessment is detailed in the NPPG as comprising five main stages, as detailed in the flowchart in Figure 1 below.

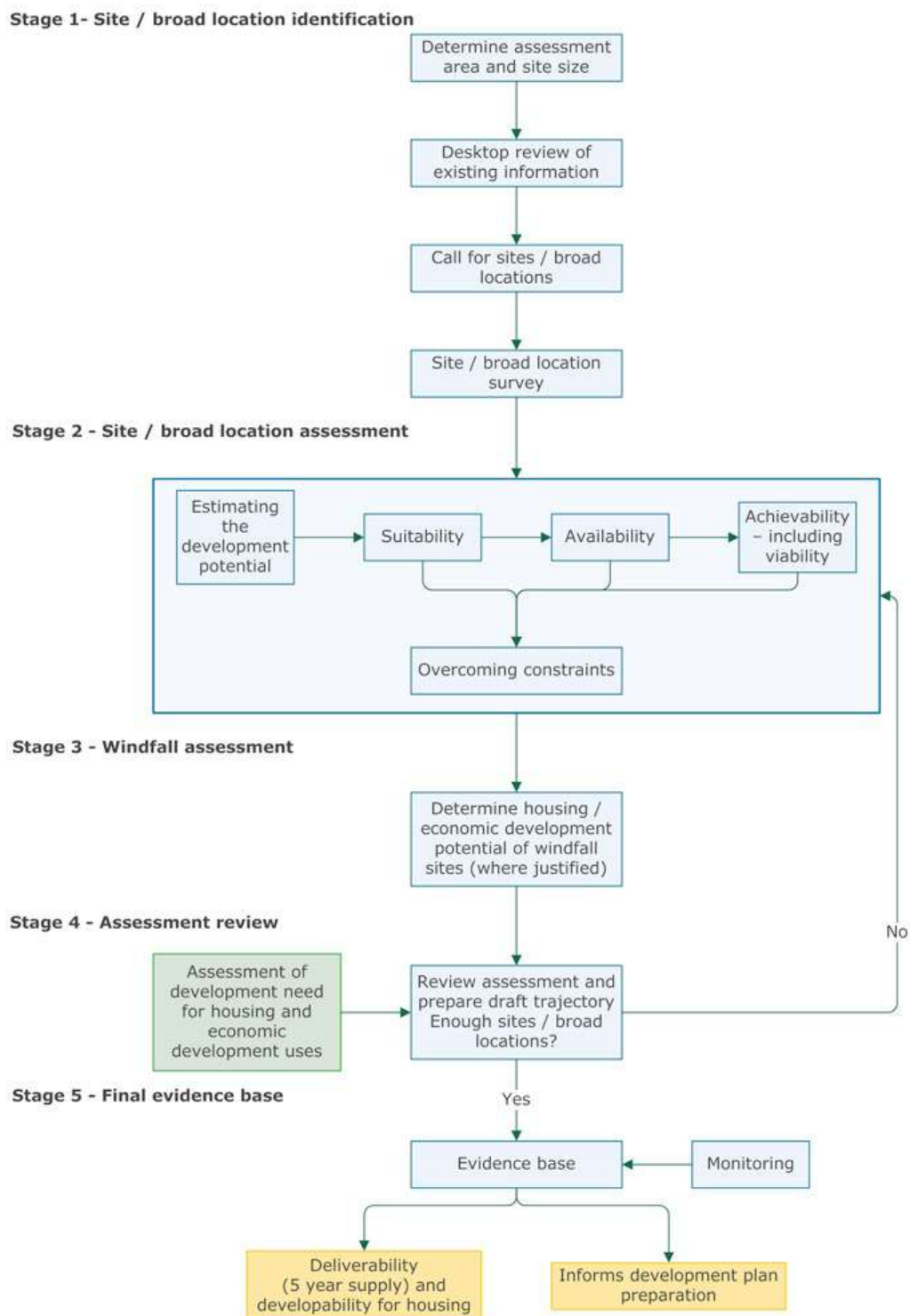


Figure 1: NPPG Flowchart on stages for undertaking a Housing and Economic Land Availability

3. HORSHAM DISTRICT COUNCIL STRATEGIC HOUSING AND ECONOMIC LAND AVAILABILITY ASSESSMENT (SHELAA) - AUGUST 2016

- 3.1. In undertaking this Parish Housing Land Availability Assessment (PHLAA) regard has been had to the District Council's own Strategic Housing and Economic Land Availability Assessment (SHELAA) (See Appendix 1).
- 3.2. The current, and most up-to-date, version of this is dated August 2016. This SHELAA report follows on from the November 2015 Strategic Housing Land Availability Assessment (SHLAA) report and contains a review of all potential housing sites submitted prior to the cut-off date of the 20 May 2016.
- 3.3. The SHELAA Report forms the first element of the 2016 SHELAA with the Economic Land Assessment to follow on later in the year. The dedicated HDC SHELAA webpage states the next SHELAA review is scheduled for summer 2017.
- 3.4. The SHELAA notes a number of sites within the Horsham District originally submitted to the SHELAA are located within the South Downs National Park (SDNP).
- 3.5. The SDNP Authority are currently preparing a Park wide Local Plan. In support of this work, the SDNP Authority produced it's first SHLAA Report in January 2015. The Report states "Any sites previously submitted for consideration as part of the Horsham's SHELAA have been transferred to the SDNP for consideration where the landowner has expressed an intention to do so. Where it was not possible to contact the landowner or agent representing a site, the sites have been excluded from the HDC SHELAA assessment and details were not transferred to the SDNPA".
- 3.6. The SHELAA sets out in Table 2, the SHELAA process as set out in the Planning Practice Guidance. It further sets out a summary of the methodology adopted by HDC and states the methodology complies with the National Planning Policy Framework (NPPF) and Planning Practice Guidance.
- 3.7. The SHELAA Report, in Table 3, sets out areas of land to be excluded from the SHELAA. These include:
 - Sites of Special Scientific Interest;
 - Special Protection Areas;
 - Scheduled Ancient Monuments;
 - Historic Parks and Gardens; and
 - RAMSAR sites.
- 3.8. The SHELAA Report confirms the sites have been identified through a wide variety of sources. These are:
 - Sites identified by the Council/Parish Councils;

- Submitted sites;
- Broad locations of search;

3.9. The SHELAA Report confirms sites have also been identified by HDC through:

- Early identification of sites. Table 6 of the Report, sets out data sources for site identification;
- Neighbourhood Development Plans;
- Greenfield/Brownfield Land;
- Submitted sites;

3.10. In applying the methodology, HDC identified sites within the Parish that were the subject of assessment, together with others that were “excluded from assessment”.

4. STAGE 1 - IDENTIFICATION OF SITES/BROAD LOCATIONS

Determine Assessment Area and Site Size

- 4.1. The Neighbourhood Plan covers the administrative boundary of Lower Beeding Parish. The assessment seeks to identify all sites and locations for potential housing development within the parish boundaries. It seeks to identify all sites and broad locations regardless of the amount of development needed in order to provide an audit of available land. The process of the assessment does, however, provide the information to enable an identification of sites and locations suitable for the required development in the Neighbourhood Plan.
- 4.2. The assessment considers a range of different site sizes. The NPPG recommends sites be considered where they are capable of delivering 5 or more dwellings, or on sites of 0.25 hectares or more. It does however note the Plan-makers may wish to consider an alternative site size threshold.
- 4.3. HDC’s SHELAA includes sites suitable to accommodate six units or more. It states the exclusion of sites from the SHELAA which fall below this threshold does not preclude the possibility of a planning application being submitted and later granted. It further notes suitable sites (particularly small sites) for residential development that have not been identified in the SHELAA will continue to come forward through the usual planning process, including neighbourhood planning.
- 4.4. Having regard to this, and the parish basis of the Plan, this assessment seeks to identify and consider all housing sites beyond the existing built-up area boundary of the parish (i.e. Lower Beeding), irrespective of size.
- 4.5. Within the defined settlement boundary, and having regard to the potential for modest infill development, a threshold of sites of 0.10 hectares or more is used. This is to ensure that there is a practical limit to site assessments. This does not mean sites below this threshold may not come forward. However, they may not be the subject of specific land allocation, but rather could come forward as infill/windfall development.

Desktop Review of Existing Information

4.6. The identification of potential housing sites has come from two main sources:

- HDC's SHELAA (August 2016); and
- The "Call for Sites" exercise undertaken as part of the preparation of the LBNP (June 2016);

Call For Sites

- 4.7. LBPC undertook a "Call for Sites" in June 2016. A notice was placed on the LBPC's website inviting landowners to submit details relating to land they wished to be considered. Landowners were invited to submit any relevant information relating to the size of the site, the type of development to be considered and the possible time span envisaged in the development e.g. within 5 years or 10 years or later.
- 4.8. As part of the "Call for Sites", landowners were also asked if they would wish for their land to be considered as undevelopable and be retained as "Green Space".
- 4.9. LBPC requested all submissions be made by the 30 June 2016 (See Appendix 2 for details of "Call for Sites" advert).
- 4.10. In response to the 'Call for Sites' a total of 21 sites were submitted to LBC for consideration. Details of the sites submitted are outline below in paragraph 9.9 - 9.10.

Site Survey

- 4.11. NPPG notes that the comprehensive list of sites derived from data sources and the "Call for Sites" should be assessed against national policies and designations to establish which have a reasonable potential for development and should be included in the site survey.
- 4.12. It notes that Plan-makers should then assess potential sites via more detailed surveys in order to:
- Ratify inconsistent information gathered through the "Call for Sites" and desk assessment;
 - Get an up-to-date view on development progress (where sites have planning permission);
 - Gain a better understanding of what type and scale of development may be appropriate;
 - Gain a more detailed understanding of deliverability; any barriers and how they could be overcome;
 - Identify further sites with potential for development that were not identified through data sources or the "Call for Sites".
- 4.13. The Guidance notes that site surveys should be proportionate to the detail required for a robust appraisal. For example, it notes that more detailed assessment may be necessary where sites are considered to be realistic candidates for development.

- 4.14. The Guidance notes that during the site survey, the following characteristics should be recorded (or checked if they were previously identified through the data sources and “Call for Sites”):
- Site size, boundaries and locations;
 - Current land use and character;
 - Land uses and character of surrounding area;
 - Physical constraints, (e.g. access, contamination, steep slopes, flooding, natural features of significance, location of infrastructure/utilities);
 - Potential environmental constraints;
 - Where relevant, development progress (e.g. ground works completed, number of units completed, etc);
 - Initial assessment of whether the site is suitable for a particular type of use or is part of a mixed use development.
- 4.15. HDC have recommended the sites proximity to the built up area boundary of the Parish is also included as part of the assessment (See Appendix 3 for extent of built up area boundary).
- 4.16. Having regard to the scale of the parish, all sites identified for assessment have been the subject of a site visit. Sites were viewed from public vantage points, including Public Rights of Way (PRoW's).

5. STAGE 2 - SITE ASSESSMENT

Estimating The Development Potential

- 5.1. The NPPG states that the development potential of each site should be guided by existing and emerging planning policy, including locally determined policies on density.
- 5.2. It notes that where these are out of date or do not provide a sufficient basis to make a judgment, then relevant existing developments can be used as a basis for assessment, adjusted for any individual site characteristics and policy constraints.
- 5.3. The guidance notes that development potential is a significant factor that effects economic viability of a site and its suitability for a particular use. Therefore, assessing achievability (including viability) and suitability can usefully be carried out in parallel with estimating the development potential.
- 5.4. Having regard to the character of Lower Beeding Parish, the capacity of each site has been analysed, having regard to the character of adjacent residential development and the potential impact on the local area. Based on this, three indicative housing densities have been identified:
- High Density – i.e. over 35 dwellings per hectare (dph);

- Medium Density – i.e. 25 – 35 dph;
- Low Density – i.e. less than 25 dph.

- 5.5. It has also been assumed that a minimum of 25% of the gross area of a greenfield site will be set aside for green infrastructure provision. This might include site boundary buffer zones and retention of existing features (e.g. trees, hedges, watercourses).
- 5.6. Regard has then been paid to specific constraints to identify where a reduced development potential may exist on any given site. This could include, for example, constraints in respect of topography, flood risk, relationship to neighbouring land uses, site layout, etc.
- 5.7. This approach seeks to recognise the balance that needs to be struck between making efficient use of land through good design principles, without detriment to local infrastructure, and harming the amenities of surrounding land uses, the character and historic fabric of the area.

Site Suitability Assessment

- 5.8. The PHLAA assesses the suitability of each identified site against Development Plan policy and background evidence prepared in support of the preparation of the Neighbourhood Plan. Consideration has been given to the identified constraints on sites and whether these can be overcome.
- 5.9. The NPPG notes that sites should be considered to assess the site's suitability against a range of criteria, including:
- Physical limitations or problems, such as access, infrastructure, ground conditions, flood risk, hazardous risk, pollution or contamination;
 - Potential impacts, including the effect upon landscapes, including landscape features, nature and heritage conservation;
 - Appropriateness and likely market attractiveness for the type of development proposed;
 - Contribution to regeneration priority area;
 - Environmental/amenity impacts experienced by would be occupiers of neighbouring areas.
- 5.10. Having regard to this list, this PHLAA has considered the following key criteria to determine the suitability of each site:
- a) Biodiversity - a review of potential impacts on environmental designations, flora and fauna;
 - b) Landscape/Townscape - a review of landscape value, sensitivity and capacity to change public views, in particular, having regard to HDC's Landscape Character Assessment (October 2003) and Landscape Capacity Assessment Reports (April 2014).

- c) Heritage asset impact - including above and below ground heritage assets that are both statutorily designated and non-designated assets, in particular having regard to the West Sussex County Council Scheduled Monument Report; West Sussex County Council Listed Buildings Report; West Sussex County Council Historic Environment Records Data Report; West Sussex County Council Historic Landscape Characterisation Report; West Sussex Archaeological Modification Area Report; and the Crabtree Conservation Area;
- d) Public access - a review of impact on existing public accessibility on or near to the site;
- e) Flood risk - a review of the site in relation to flood risk impact by reference to the Environment Agency Flood Maps for Planning. This provides a map based indication of flood risk within the parish from a variety of sources, including river flooding;
- f) Sustainability - an assessment of the accessibility of the site by non-car modes of transport. This is determined by reference to proximity of the site to key community infrastructure. Distance measurements are taken from the centre of each site, following a practical walking route (straight line measurement will therefore not be used). For this PHLAA, essential facilities are defined as Primary School, Public House(s)/Hotel(s), Village Hall, Children's Play Area/Formal Sports Pitch and Bus Stop;
- g) For the purposes of this PHLAA, it is assumed that all potential housing sites are, or can be, made accessible to local infrastructure, defined as water, surface and foul water drainage, highways and transport, electricity and gas. Furthermore, it is assumed that all potential housing sites will not have an undue impact on such services.
- h) Ground Conditions – For the purposes of this Assessment, it is assumed that there are no ground condition issues which would prohibit the development of any of the potential housing sites.

Site Availability Assessment

- 5.11. The NPPG notes that a site is considered available for development when, on the best information available, confirmed by the "Call for Sites" and information from landowners and legal searches, where appropriate, there is confidence that there are no legal or ownership problems, such as unresolved multiple ownerships, ransom strips, tenancies or operational requirements of landowners.
- 5.12. This will often mean that the land is controlled by a developer or landowner who has expressed an intention to develop, or the landowner has expressed an intention to sell. Given that persons do not need to have an interest in land to make planning applications, the existence of a planning permission does not necessarily mean the site is available.
- 5.13. The potential housing sites considered in this PHLAA have been identified from the HDC SHELAA and from the "Call for Sites".
- 5.14. On this basis, a site is considered available where, to the best knowledge of LPC, the site is being promoted by or on behalf of the landowner.

Site Achievability (Including Viability) Assessment

- 5.15. The NPPG states that the site is considered achievable for development where there is a reasonable prospect that the particular type of development will be developed on the site at a particular point in time. This is essentially a judgement about the economic viability of a site, and the capacity of the developer to complete and sell or let the development over a certain period.
- 5.16. The NPPG notes that understanding viability is critical to the overall assessment of deliverability. The guidance notes there is no standard answer to questions about viability, nor is there is a single approach for assessing viability. The underlying principles for understanding viability are defined as: ⁶
- Evidence based judgment - assessing viability requires judgements which are informed by the relevant available facts. It requires a realistic understanding of the costs and the value of development in the local area and an understanding of the operation of the market;
 - Understanding past performance, such as in relation to build rates and the scale of historic planning obligations can be a useful start. Directly engaging with the development sector may be helpful in accessing evidence;
 - Collaboration - a collaborative approach involving the Local Planning Authority, business, community, developers, landowners and other interested parties will improve understanding of deliverability and viability. Transparency of evidence is encouraged wherever possible. When communities are preparing Neighbourhood Plans, Local Planning Authorities are encouraged to share evidence to ensure that local viability assumptions are clearly understood;
 - A consistent approach - Local Authorities are encouraged to ensure that their evidence base for housing, economic and retail policy, is fully supported by a comprehensive and consistent understanding and viability across their areas;
 - Guidance states that Neighbourhood Plans should be based on a clear and deliverable vision of the area. Viability assessment should be considered as a tool that can assist with the Development Plans and Plan policies. It should not compromise the quality of development but ensure that the Local Plan vision and policies are realistic and provide high level assurance that Plan Policies are viable; ⁷
 - Evidence should be proportionate to ensure Plans are underpinned by a broad understanding of viability. Greater detail may be necessary in areas of known marginal viability, or where the evidence suggests that viability might be an issue - for example, in relation to policies for strategic sites which require high infrastructure investment; and

⁶ Paragraph 004 - Reference ID: 10-004-20140306

⁷ Paragraph 005 - Reference ID: 10-005-20140306

- The NPPG notes that assessing the viability of Plans does not require individual testing of every site or assurance that individual sites are viable; site typologies may be used to determine viability at policy level. Assessment of samples of sites may be helpful to support evidence that more detailed assessment may be necessary for particular areas or key sites on which the delivery of the Plan relies.⁸

Site Assessment - Overcoming Constraints

- 5.17. For the purposes of this PHLAA, it is assumed that there are no achievability constraints (including viability) that would prohibit the development of any of the potential housing sites.

6. STAGE 3 - WINDFALL ASSESSMENT

- 6.1. The Guidance notes that a windfall allowance may be justified in a five year supply if a Local Planning Authority has compelling evidence to do so. It notes that Local Planning Authorities have the ability to identify broad locations in years 6-15, which could include a windfall allowance based on a geographical area.
- 6.2. In relation to this assessment, windfall developments as such are not considered. As detailed elsewhere in this report, it is acknowledged that there is the potential for some 'windfall' housing development to come forward from sites within the defined built-up area boundaries of Lower Beeding during the Neighbourhood Plan period. Such proposals would be assessed against Development Plan policy and other material considerations.

7. STAGE 4 - ASSESSMENT REVIEW

- 7.1. The PHLAA assesses the development potential of all sites that have been identified as potentially available, and have been identified as appropriate for assessment. This includes consideration of how much housing can be provided on them.

8. STAGE 5 - FINAL EVIDENCE BASE

- 8.1. In accordance with the NPPG, the PHLAA contains the following set of outputs, to ensure consistency, accessibility and transparency:
- A list of all sites considered, cross-referenced to their location on maps;
 - An assessment of each site in terms of its suitability for development, availability and achievability, including whether the site is viable, to determine whether a site is realistically expected to be developed and when;
 - Contain more detail for those sites which are considered to be realistic candidates for development, where others have been discounted for clearly evidence and justified reason; the potential, type and quantity of development that could be delivered on each site, including a reasonable estimate of build out rates, setting out how many barriers to delivery could be overcome and when; an indicative trajectory of anticipated development in consideration of associated risks.

⁸ Paragraph 006 - Reference ID: 10-006-20140306

- 8.2. This PHLAA has been undertaken in parallel, but separate to, the housing need assessment for the parish that will inform the housing numbers that are sought to be delivered through the LBNP.
- 8.3. The PHLAA assesses the suitability, availability and achievability (including the economic viability of a site) as to whether a site can be considered deliverable, developable, or not currently developable for housing. The definition of deliverability and developability are as contained in footnotes 11 and 12 of the NPPF.
- 8.4. These state that, to be considered deliverable, sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that sites will be delivered on the site within 5 years and, in particular, that development on the site is viable. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within 5 years, for example, they will not be viable, there is no longer a demand for the type of units, or sites have long term phasing plans.
- 8.5. To be considered developable, the NPPF notes sites should be considered in a suitable location for housing development and there should be a reasonable prospect that the site is available and could be viably developed at the point envisaged.

9. SITES TO BE ASSESSED

- 9.1. Having regard to the above methodology, the process of identifying sites for assessment has relied upon HDC's SHELAA and the Parish's "Call for Sites".
- 9.2. HDC's SHELAA, has identified and assessed a number of sites. These are detailed on the SHELAA maps attached at Appendix 1.
- 9.3. These can be split into two broad categories; those that were progressed for assessment under the SHELAA, and those that were excluded. The sites assessed and the outcome of the assessment are listed in Table 1 below.
- 9.4. The sites excluded from assessment and the outcome are listed in Table 2 below.

HDC SHELAA Reference	Site Name	Site Address	Outcome of Assessment
SA657	Land at Glayde Farm	Land at Glayde Farm, Land at Handcross Road.	Yellow (6-10 Years Developable)
SA575	Land North of Sandygate Lane		Yellow (6-10 Years Developable)
SA584	Land South of Church Farm House		Yellow (11+ Years Developable)
SA090	Limekiln Copse	Winterpit Lane.	Not currently developable

HDC SHELAA Reference	Site Name	Site Address	Outcome of Assessment
SA369	Land adjoining Cisswood House	Sandygate Lane.	Not currently developable
SA532	The Wheatsheaf PH	Handcross Road, Plummers Plain	Not currently developable

Table 1: SHELAA sites included for assessment

HDC SHELAA Reference	Site Name	Site Address	Outcome of Assessment
SA150	Land at the Plough	Lower Beeding	COMPLETE
SA180	Leonardslee House	Lower Beeding	The potential yield falls below SHLAA threshold of 6 dwellings
SA227	South Lodge Hotel	Lower Beeding	The potential yield falls below SHLAA threshold of 6 dwellings. NO MAP
SA482	Tetherstone	Hammerpond	This site is considered for commercial use and is therefore excluded from the residential assessment.

Table 2: SHELAA sites excluded from assessment

- 9.5. The sites identified in HDC's SHELAA are then subdivided into a four tiered, traffic light system: Deliverable (green); Developable (yellow); Not Currently Developable (red); or Excluded (grey).
- 9.6. For the purposes of this assessment, and noting the guidance in the NPPG with respect to Parish Councils utilising the Local Planning Authority evidence base,⁹ it has been concluded that those sites excluded by HDC in their SHELAA, should continue to be excluded from assessment for the purposes of this Parish Housing Land Availability Assessment.
- 9.7. Sites with planning permission contribute to the totality of housing land supply within the parish over the Plan period. For this reason, and noting the start date for the Plan period is 01 January 2016, details of sites which have been granted planning permission since 01 January 2016 or were granted planning permission prior to this date, but were not completed until after 2016 have been detailed in the Table at Appendix 4.

⁹ Paragraph 040 - Reference ID: 41-040-20160211

- 9.8. In addition to the above potential housing sites have also been identified via LBPC's "Call for Sites", which was undertaken in June 2016.
- 9.9. In response to this a total of 20 sites were submitted to LBC for consideration. Four of which were already known to the LBC as they were identified in the SHELAA. The four sites are:
- SA369, Land adjoining Cisswood House (Majority of site assessed under LBP10);
 - SA575, Land north of Sandygate Lane (Assessed under LBP16);
 - SA584, Land south of Church Farm (Assessed under LBP17);
 - SA567 Land at Glayde Farm (Assessed under LBP19);
- 9.10. Having regard to all of the above, the following sites identified from the "Call for Sites" and the SHLEAA, have been assessed for potential allocation for residential development within the emerging Neighbourhood Plan:
- LBP 01 - Crabtree Field, Land north of Peppersgate;
 - LBP 02 - Land north of Mill Lane, Mill Lane;
 - LBP 03 - Cyder Farm, Brighton Road;
 - LBP 04 - Prongers Orchard, Leechpool Hill;
 - LBP 05 - Leechpool, Leedchpool Hill;
 - LBP 06 - Foxgloves, Brighton Road;
 - LBP 07 - Newells, Land to the east of Newells Lane;
 - LBP 08 - Limekiln Copse, Winterpit Lane;
 - LBP 09 - Cisswood House Hotel, Sandygate Lane;
 - LBP 10 - Sandygate Lane, Land north of Sandygate Lane;
 - LBP 11 - Cisswood Racing Stables, Sandygate Lane;
 - LBP 12 - Hawthorns, Little paddocs and White Gables, Land south of Sandygate Lane;
 - LBP 13 - Sandygate, Sandygate Lane;
 - LBP 14 - Cedar Cottage, South of Sandy Lane¹⁰;
 - LBP 15 - Gardeners Cottage, Sandygate Lane;

¹⁰ Please note, site promoters of Cedar Cottage advised in March 2018 that they wish the site to be considered in conjunction with land to the south. A combined assessment of this land is provided in LBP 24

- LBP 16 - Sandygate, Sandygate Lane (north west of Holy Trinity);
- LBP 17 - Trinity Cottage, Land West of the Vicarage, Handcross Road, Plummers Plain;
- LBP 18 - Church Lane Industrial Estate; Church Lane;
- LBP 19 - Land at Glayde Farm, West of Church Lane;
- LBP 20 - Land south of Handcross, Land south of Handcross Road;
- LBP 21 - Wheatsheaf, the Wheatsheaf Public House, Handcross Road, Plummers Plain;
- LBP 22 - Handford Way, Land to the south of Hanford Way, Plummers Plain;
- LBP 23 - Old Camp Farm, Brighton Road, Monks Gate¹¹;
- LBP 24 - Cedar Cottage & Timberlands (Combined assessment of LBP 14 and land to the south); and
- LBP 25 - Haven Motors.

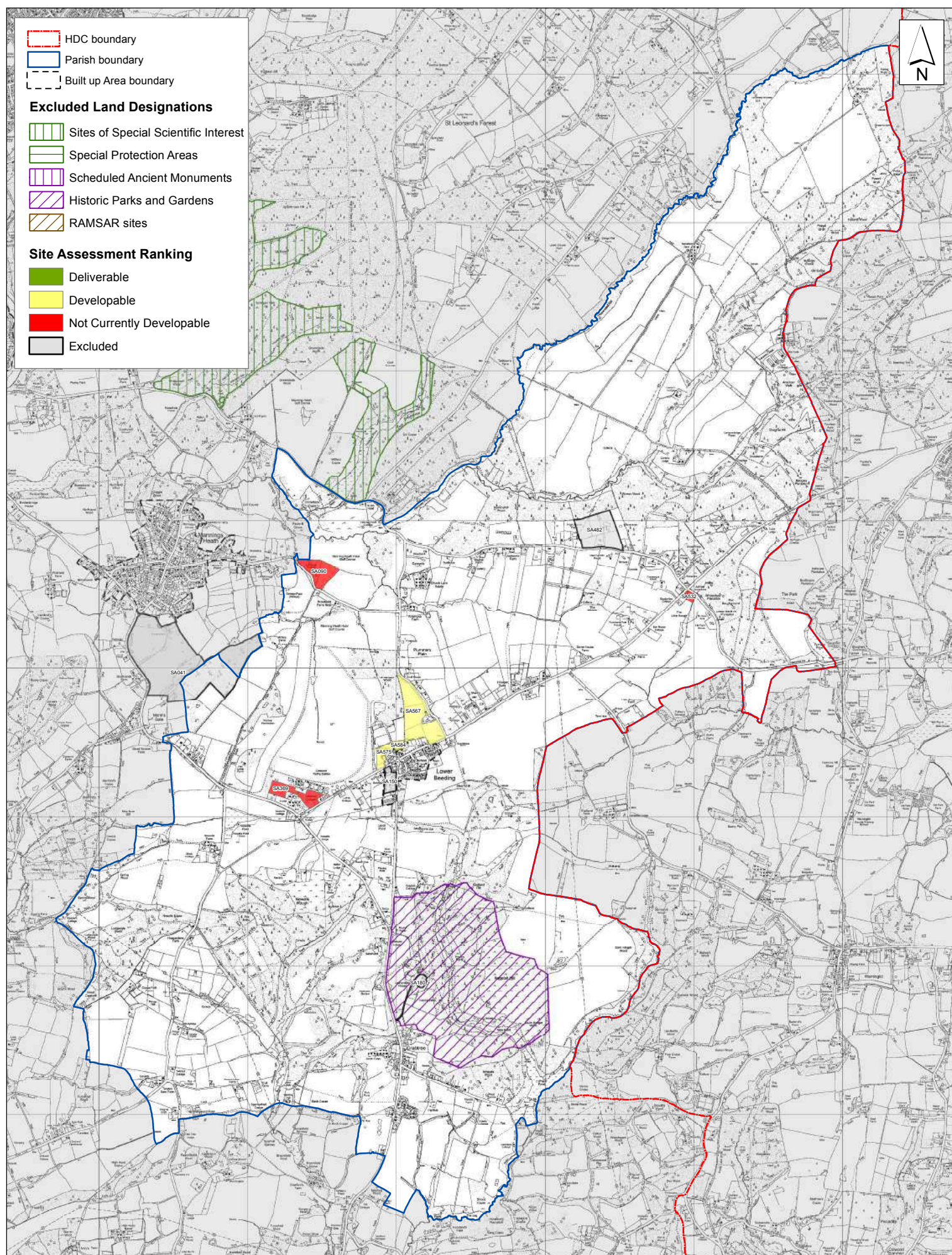
10. SITE ASSESSMENTS

- 10.1. The Summary for each potential housing site is considered at Appendix 5 of this report. This details the site and whether it is available, achievable and considered suitable for development with an indicative housing capacity. It identifies whether it is deemed deliverable or developable.

¹¹ An update to LBP23 is presented in Appendix 5

APPENDIX 1

(HDC SHELAA: LOWER BEEDING)



Horsham District Council

Parkside, Chart Way, Horsham
West Sussex RH12 1RL
Chris Lyons : Director of Planning, Economic Development & Property

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Strategic Housing Land Availability Assessment 2016 Lower Beeding Parish

Reference No : Consultation Draft	Date : 16/11/2015	Scale : 1:16,000 at A2
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		Revisions : 27/06/2016

Lower Beeding Parish

Lower Beeding Parish

The following sites have been considered as part of the June 2016 SHELAA Assessment for Lower Beeding Parish. A map depicting the entire site area and summary of each site assessment is included on the following pages.

Please note that the classification of a site is based on the classification of the Developable area within that site, therefore if part of a site is considered 'developable' 6-10 years, the whole site would be coloured yellow, however in reality only part of that site may be considered suitable for development.

The outcome of the assessment for Lower Beeding Parish is summarised as follows:

SHELAA Reference	Site Name	Site Address	Outcome of Assessment	Total Units
SA567	Land at Glayde Farm	Land at Glayde Farm / Land at Handcross Road	Yellow (6-10 Years Developable)	8
SA575	Land North of Sandygate Lane		Yellow (6-10 Years Developable)	10
SA584	Land South of Church Farm House		Yellow (11+ Years Developable)	6
SA090	Limekiln Copse	Winterpit Lane	Not Currently Developable	0
SA369	Land Adjoining Cisswood House	Sandygate Lane,	Not Currently Developable	0
SA532	The Wheatsheaf PH	Handcross Road, Plummers Plain,	Not Currently Developable	0

Sites submitted to the SHELAA for Lower Beeding Parish but excluded from further assessment:

SHELAA Reference	Site Name	Site Address	Outcome of Assessment
SA150	Land at The Plough	Lower Beeding	COMPLETE
SA180	Leonardslee House	Lower Beeding	The potential yield falls below SHLAA threshold of 6 dwellings
SA227	South Lodge Hotel	Lower Beeding	The potential yield falls below SHLAA threshold of 6 dwellings. NO MAP
SA482	Tetherstone	Hammerpond	This site is considered for commercial use and is therefore excluded from the residential assessment

Parish	Lower Beeding
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SHLAA Reference	SA567	Site Name	Land at Glayde Farm, West of Church Lane
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Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Land at Glayde Farm, West of Church Lane, Lower Beeding		
Years 6-10 Developable	<input checked="" type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	2.687	Suitable	<input checked="" type="checkbox"/>
Not Currently Developable	<input type="checkbox"/>	Greenfield/PDL	Greenfield	Available	<input checked="" type="checkbox"/>
		Site Total	8	Achievable	<input type="checkbox"/>
				Viable	<input type="checkbox"/>

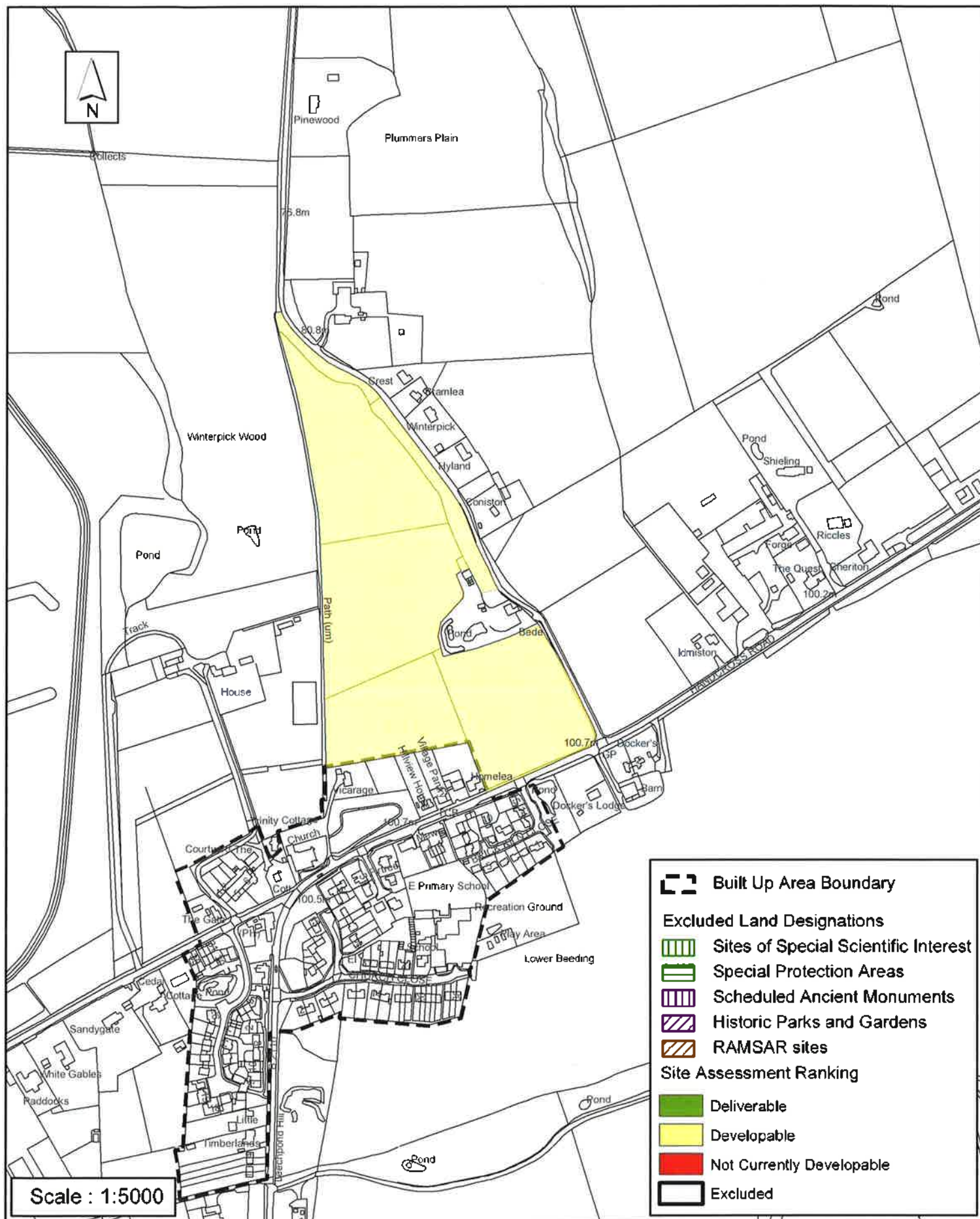
Justification

The site adjoins the settlement edge of Lower Beeding which is classified as a smaller village with limited services and facilities in the HDPF. The landowner has expressed an interest in developing the site, meaning the land is available. The site is well screened from the B2110 by a mature hedgerow and there are no significant physical constraints which would impede development coming forward. Access could be obtained via Handcross Road provided it was compatible with the existing junction into Brickiln Close. There may be potential for a small amount of linear development or small cul-de-sac to mirror that in the existing settlement subject to access considerations which would need to be agreed with WSCC as highways authority. It is recommended the site be considered as part of the emerging Lower Beeding NDP. A scheme of this size would likely be delivered in a single phase and the site is assessed as 6-10 years developable.

Excluded Site	<input type="checkbox"/>	Exclusion Reason
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Lapsed PP	<input type="checkbox"/>	Date
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SA - 567 : Land at Glayde Farm West of Church Lane, Lower Beeding



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Date: 29/10/2015

Revision: 09/06/2016

Horsham District Council

Parkside, Chart Way, Horsham
West Sussex RH12 1RL.

Chris Lyons : Director of Planning, Economic Development & Property

Parish	Lower Beeding
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SHLAA Reference	SA575	Site Name	Land North of Sandygate Lane
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Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Land North of Sandygate Lane, Lower Beeding		
Years 6-10 Developable	<input checked="" type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)		Suitable	<input checked="" type="checkbox"/>
Not Currently Developable	<input type="checkbox"/>	Greenfield/PDL	Greenfield	Available	<input checked="" type="checkbox"/>
		Site Total	10	Achievable	<input type="checkbox"/>
				Viable	<input type="checkbox"/>

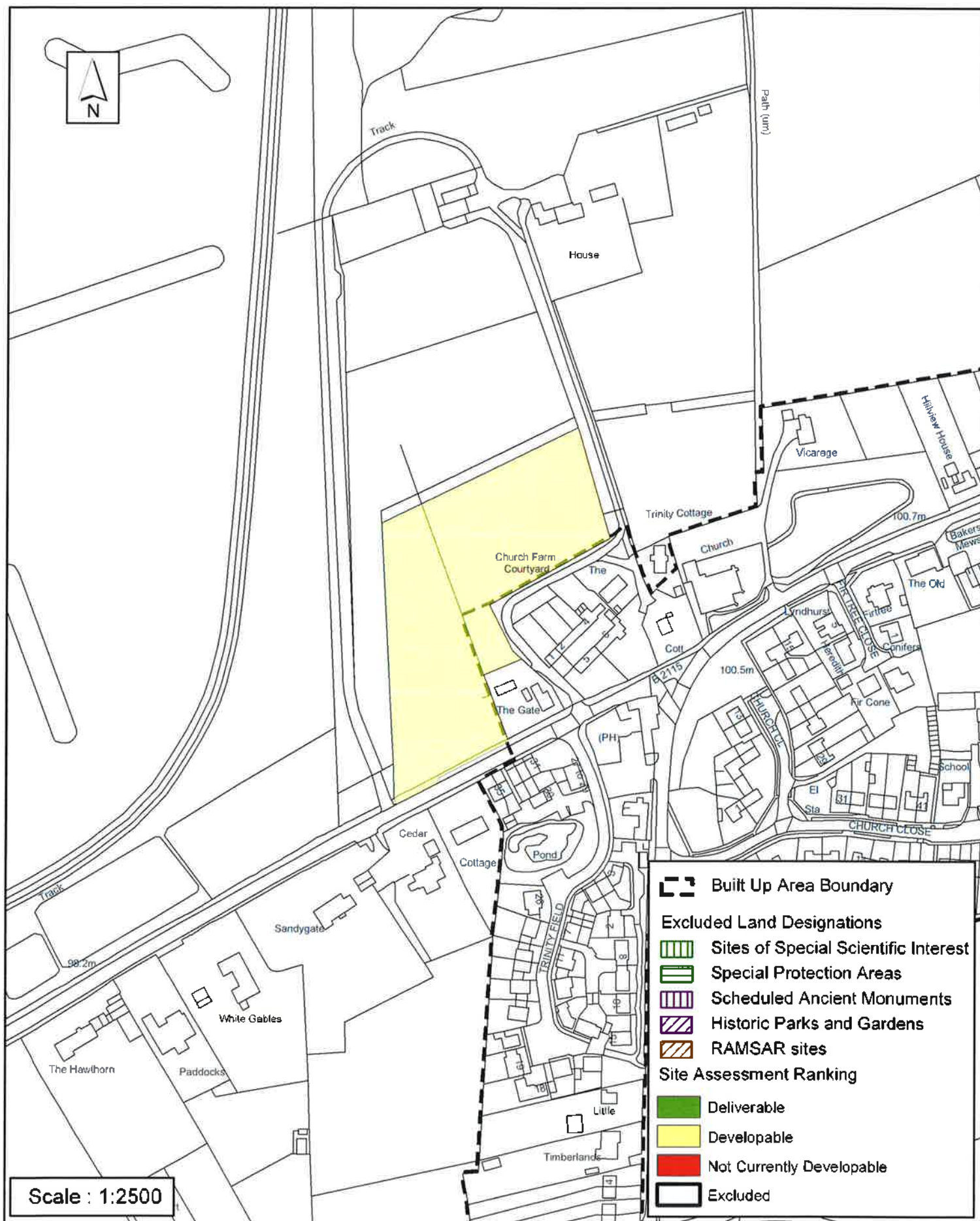
Justification

The site adjoins the settlement edge of Lower Beeding which is classified as a smaller village with limited services and facilities in the HDPF. The site is well screened from the B2110 by a mature hedgerow and there appear to be no physical constraints which would impede the development coming forward. The site is however opposite an existing development of 35 dwellings (DC/09/0237) which cumulatively could have an impact on the landscape. An application for 23 dwellings with associated parking was submitted in 2015 but later withdrawn (DC/15/0923). A scheme of this size would likely be delivered in a single phase. The site is assessed as developable 6-10 years.

Excluded Site	<input type="checkbox"/>	Exclusion Reason
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Lapsed PP	<input type="checkbox"/>	Date
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SA - 575 : Land North of Sangate Lane, Lower Beeding



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Date: 29/10/2015

Revision:

Horsham District Council

Parkside, Chart Way, Horsham
West Sussex RH12 1RL.

Chris Lyons : Director of Planning, Economic Development & Property

Parish	Lower Beeding
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SHLAA Reference	SA584	Site Name	Land south of Church Farm House
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Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Land south of Church Farm House
Years 6-10 Developable	<input type="checkbox"/>		
Years 11+	<input checked="" type="checkbox"/>	Site Area (ha)	0.5
Not Currently Developable	<input type="checkbox"/>	Greenfield/PDL	Greenfield
		Site Total	6
		Suitable	<input checked="" type="checkbox"/>
		Available	<input type="checkbox"/>
		Achievable	<input checked="" type="checkbox"/>
		Viable	<input type="checkbox"/>

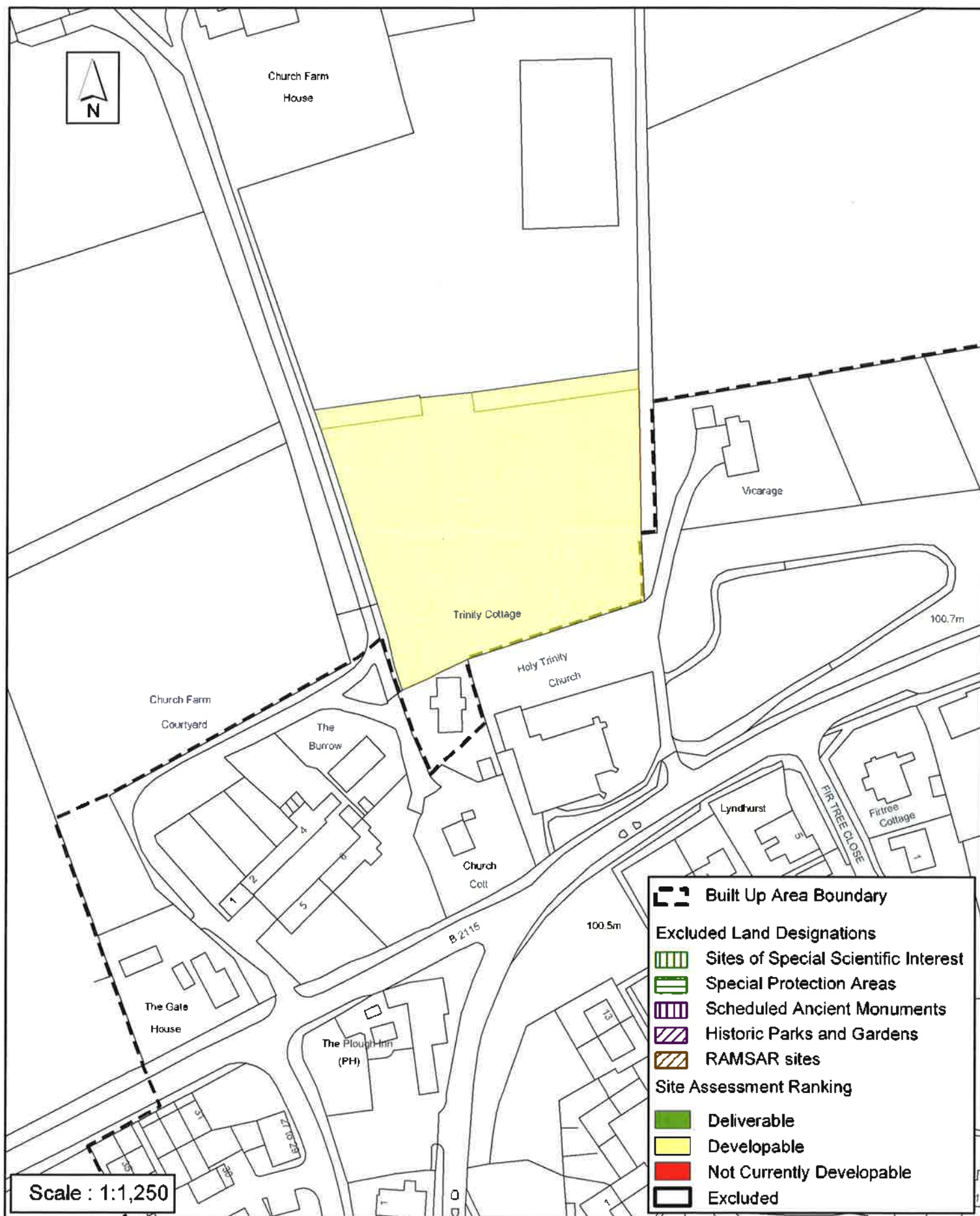
Justification

The landowner has expressed an interest in developing the site and an application for 6 units (DC/10/1534) was submitted but later withdrawn in 2010 indicating the sites availability. The site is flat with few development constraints and abuts the BUAB of Lower Beeding meaning the principle of development is acceptable. However any development would need to take account of the impact on Holy Trinity Church which is a listed Building. In addition, in order to be in compliance with the development plan, the site would need to be allocated, therefore it is recommended the site is considered through the emerging Lower Beeding Neighbourhood Development Plan.

Excluded Site	<input type="checkbox"/>	Exclusion Reason
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Lapsed PP	<input type="checkbox"/>	Date
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SA-584 : Land south of Church Farm House, Lower Beeding



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Date: 14/04/2016

Revision:

Horsham District Council

Parkside, Chart Way, Horsham
West Sussex RH12 1RL.

Chris Lyons : Director of Planning, Economic Development & Property

Parish	Lower Beeding
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SHLAA Reference	SA090	Site Name	Limekiln Copse
------------------------	--------------	------------------	-----------------------

Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Winterpit Lane, Lower Beeding	
Years 6-10 Developable	<input type="checkbox"/>			
Years 11+	<input type="checkbox"/>	Site Area (ha)	2.9	Suitable <input type="checkbox"/>
Not Currently Developable	<input checked="" type="checkbox"/>	Greenfield/PDL	Greenfield	Available <input type="checkbox"/>
		Site Total	0	Achievable <input type="checkbox"/>
				Viable <input type="checkbox"/>

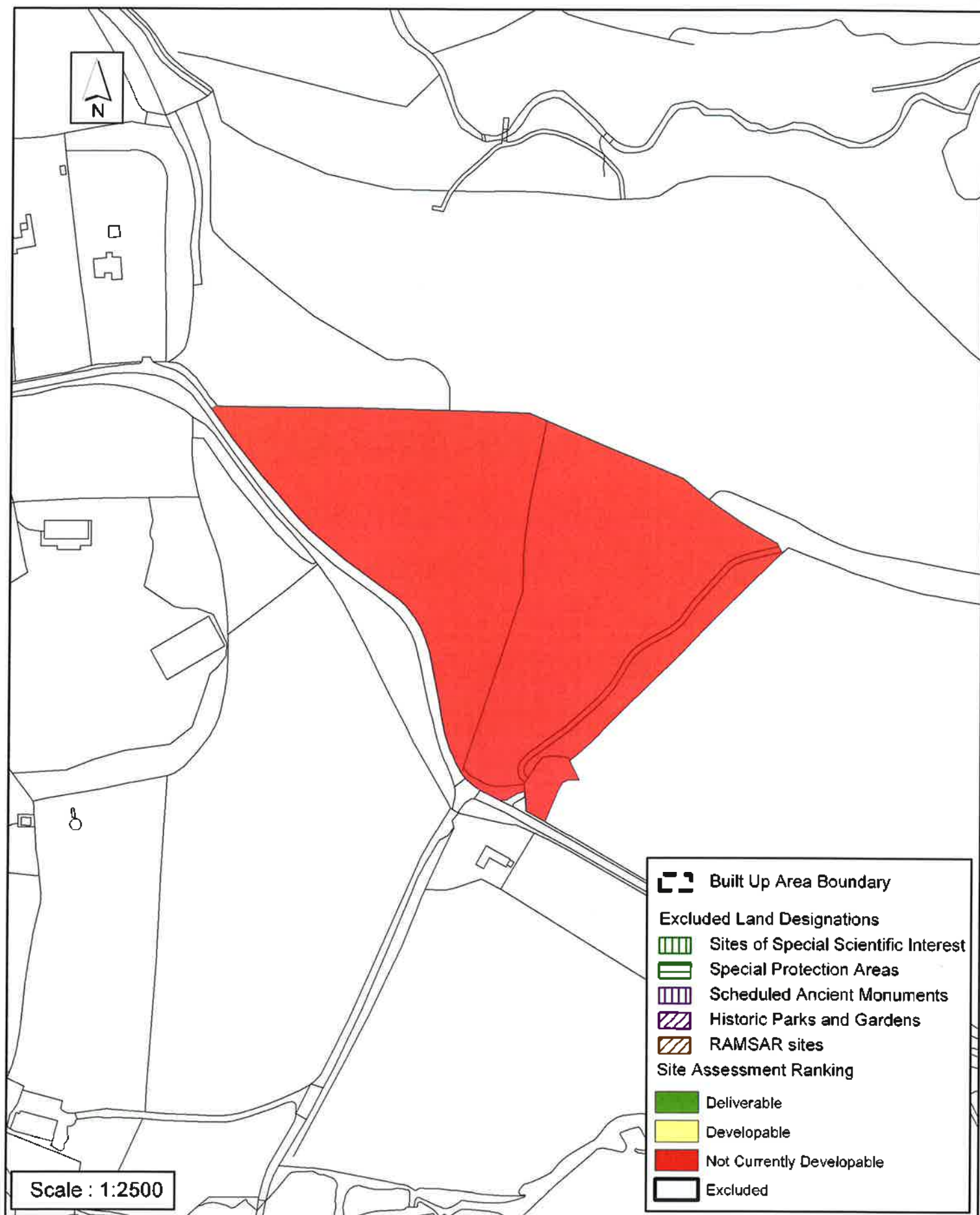
Justification

The site is located in an isolated rural location and unrelated to the Built Up Area and is therefore defined as not currently developable.

Excluded Site	<input type="checkbox"/>	Exclusion Reason
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Lapsed PP	<input type="checkbox"/>	Date
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SA - 090 : Limehill Copse, Lower Beeding



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Date: 31/07/2014

Revision: 29/10/2015

Horsham District Council

Parkside, Chart Way, Horsham
West Sussex RH12 1RL

Chris Lyons : Director of Planning, Economic Development & Property

Parish	Lower Beeding
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SHLAA Reference	SA369	Site Name	Land Adjoining Cisswood House
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Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Sandygate Lane, Lower Beeding		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	2.5	Suitable	<input type="checkbox"/>
Not Currently Developable	<input checked="" type="checkbox"/>	Greenfield/PDL	PDL	Available	<input type="checkbox"/>
		Site Total	0	Achievable	<input type="checkbox"/>
				Viable	<input type="checkbox"/>

Justification

The site is not suitable for development. It is isolated in the countryside and despite it's close proximity to Cisswood House, is in an unsustainable location remote from services and facilities. Development of the site would be constrained by the potential for visual intrusion into the open countryside and neighbouring country house. The site is therefore assessed as not currently developable.

Excluded Site	<input type="checkbox"/>	Exclusion Reason
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Lapsed PP	<input type="checkbox"/>	Date
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SA - 369: Land adj Cisswood House, Sandygate Lane, Lower Beeding



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Date: 26/11/2013

Revision: 06/06/2016

Horsham District Council

Parkside, Chart Way, Horsham
West Sussex RH12 1RL

Chris Lyons : Director of Planning, Economic Development & Property

Parish	Lower Beeding
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SHLAA Reference	SA532	Site Name	The Wheatsheaf
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Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Land at The Wheatsheaf PH, Handcross Road, Plummers Plain		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	0.42	Suitable	<input type="checkbox"/>
Not Currently Developable	<input checked="" type="checkbox"/>	Greenfield/PDL		Available	<input type="checkbox"/>
		Site Total	0	Achievable	<input type="checkbox"/>
				Viable	<input type="checkbox"/>

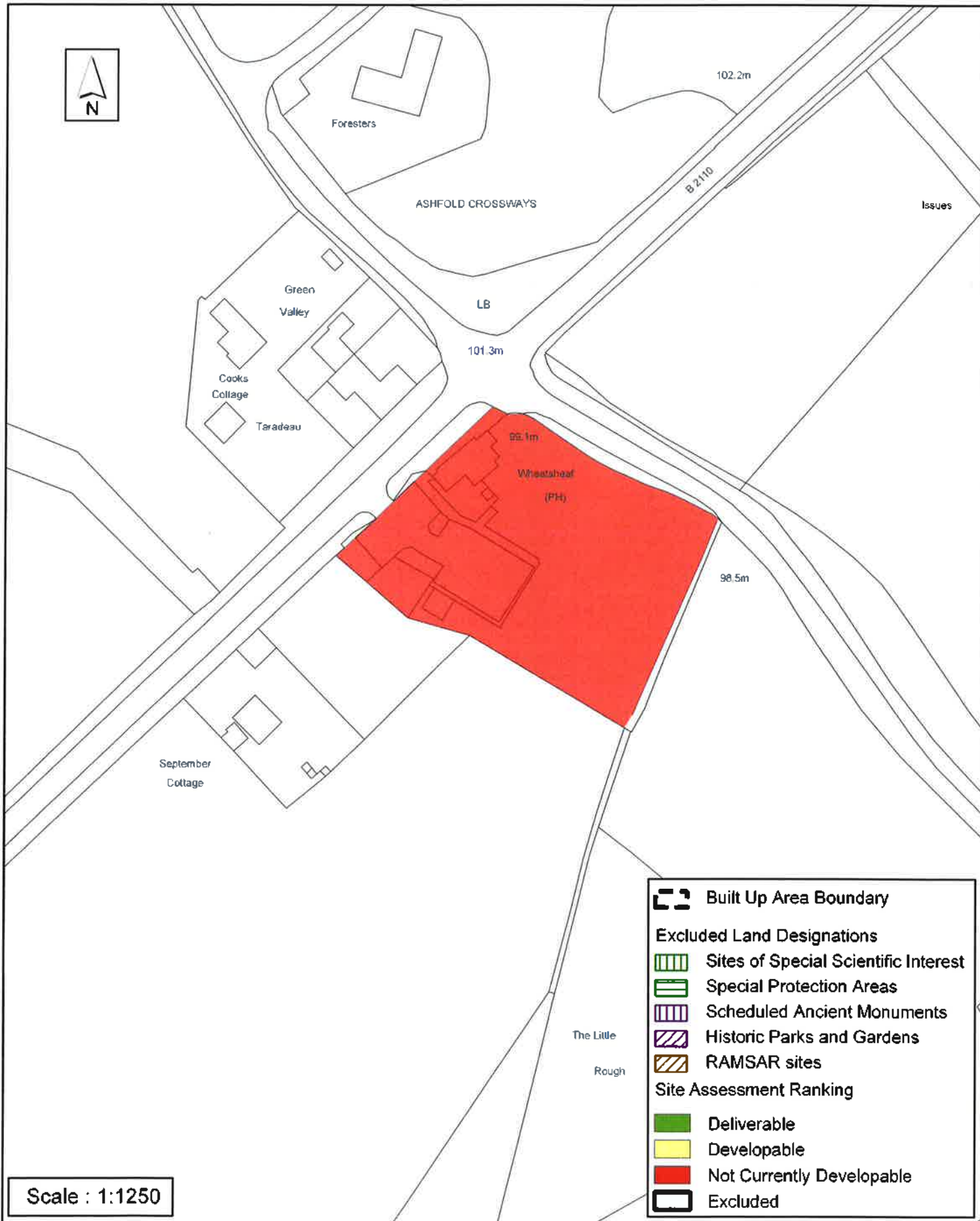
Justification

The site is in an isolated rural location, unrelated to a settlement edge and within the High Weald AONB. As such is considered not suitable for development at the present time.

Excluded Site	<input type="checkbox"/>	Exclusion Reason
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Lapsed PP	<input type="checkbox"/>	Date
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SA - 532 : The Wheatsheaf, Lower Beeding



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Date: 25/10/2015

Revision: 09/12/2015

Horsham District Council

Parkside, Chart Way, Horsham
West Sussex RH12 1RL.

Chris Lyons : Director of Planning, Economic Development & Property

Parish	Lower Beeding
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SHLAA Reference	SA150	Site Name	Land at The Plough
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Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Lower Beeding		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	1	Suitable	<input type="checkbox"/>
Not Currently Developable	<input type="checkbox"/>	Greenfield/PDL	PDL	Available	<input type="checkbox"/>
		Site Total	0	Achievable	<input type="checkbox"/>
				Viable	<input type="checkbox"/>

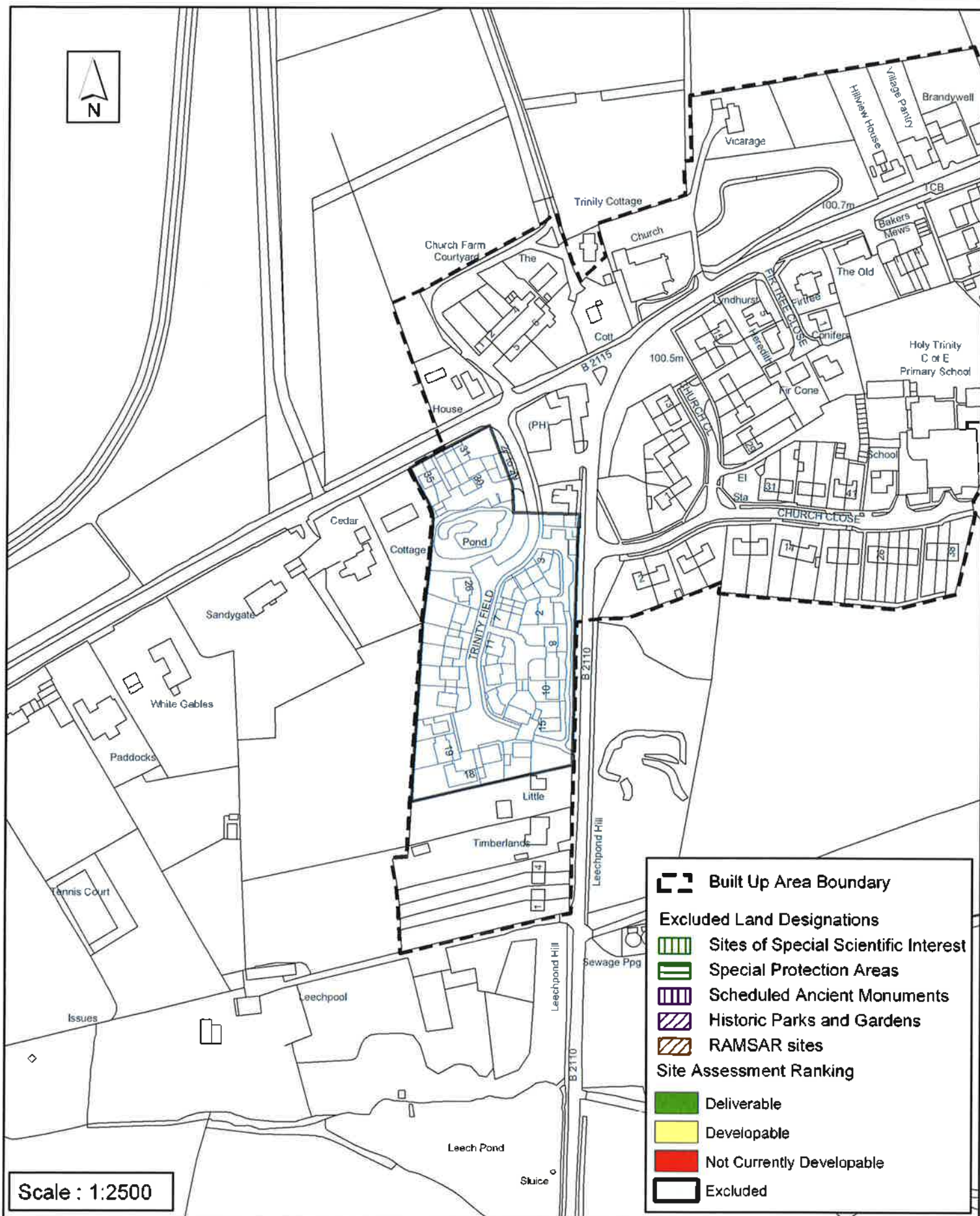
Justification

The site was identified in the Site Specific Allocations document SSA (2007) for 35 dwellings Policy AL 8. Development has now been permitted for 39 dwellings DC/09/0237 and DC/09/0239. Development is now underway.

Excluded Site	<input checked="" type="checkbox"/>	Exclusion Reason	COMPLETE
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Lapsed PP	<input type="checkbox"/>	Date	
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SA - 150 : Land at The Plough, Lower Beeding



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Date: 13/06/2012

Revision: 12/10/2015

Horsham District Council

Parkside, Chart Way, Horsham
West Sussex RH12 1RL

Chris Lyons : Director of Planning, Economic Development & Property

Parish	Lower Beeding
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SHLAA Reference	SA180	Site Name	Leonardslee House
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Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Leonardslee House		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	0.2	Suitable	<input type="checkbox"/>
Not Currently Developable	<input type="checkbox"/>	Greenfield/PDL	PDL	Available	<input type="checkbox"/>
		Site Total	0	Achievable	<input type="checkbox"/>
				Viable	<input type="checkbox"/>

Justification

The site is located in an isolated rural location and unrelated to the Built Up Area and is therefore defined as not currently developable.

Excluded Site	<input checked="" type="checkbox"/>	Exclusion Reason	The potential yield of the site falls below the required SHELAA threshold of 6 dwellings
Lapsed PP	<input type="checkbox"/>	Date	

SA - 180 : Leonardslee House, Lower Beeding



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Date: 12/10/2015

Revision:

Horsham District Council

Parkside, Chart Way, Horsham
West Sussex RH12 1RL.

Chris Lyons : Director of Planning, Economic Development & Property

Parish	Lower Beeding
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SHLAA Reference	SA227	Site Name	South Lodge Hotel
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Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	South Lodge Hotel		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	0.2	Suitable	<input type="checkbox"/>
Not Currently Developable	<input type="checkbox"/>	Greenfield/PDL	PDL	Available	<input type="checkbox"/>
		Site Total	0	Achievable	<input type="checkbox"/>
				Viable	<input type="checkbox"/>

Justification

Excluded Site	<input checked="" type="checkbox"/>	Exclusion Reason	The potential yield of the site falls below the required SHLAA threshold of 6 dwellings
Lapsed PP	<input type="checkbox"/>	Date	

Parish	Lower Beeding
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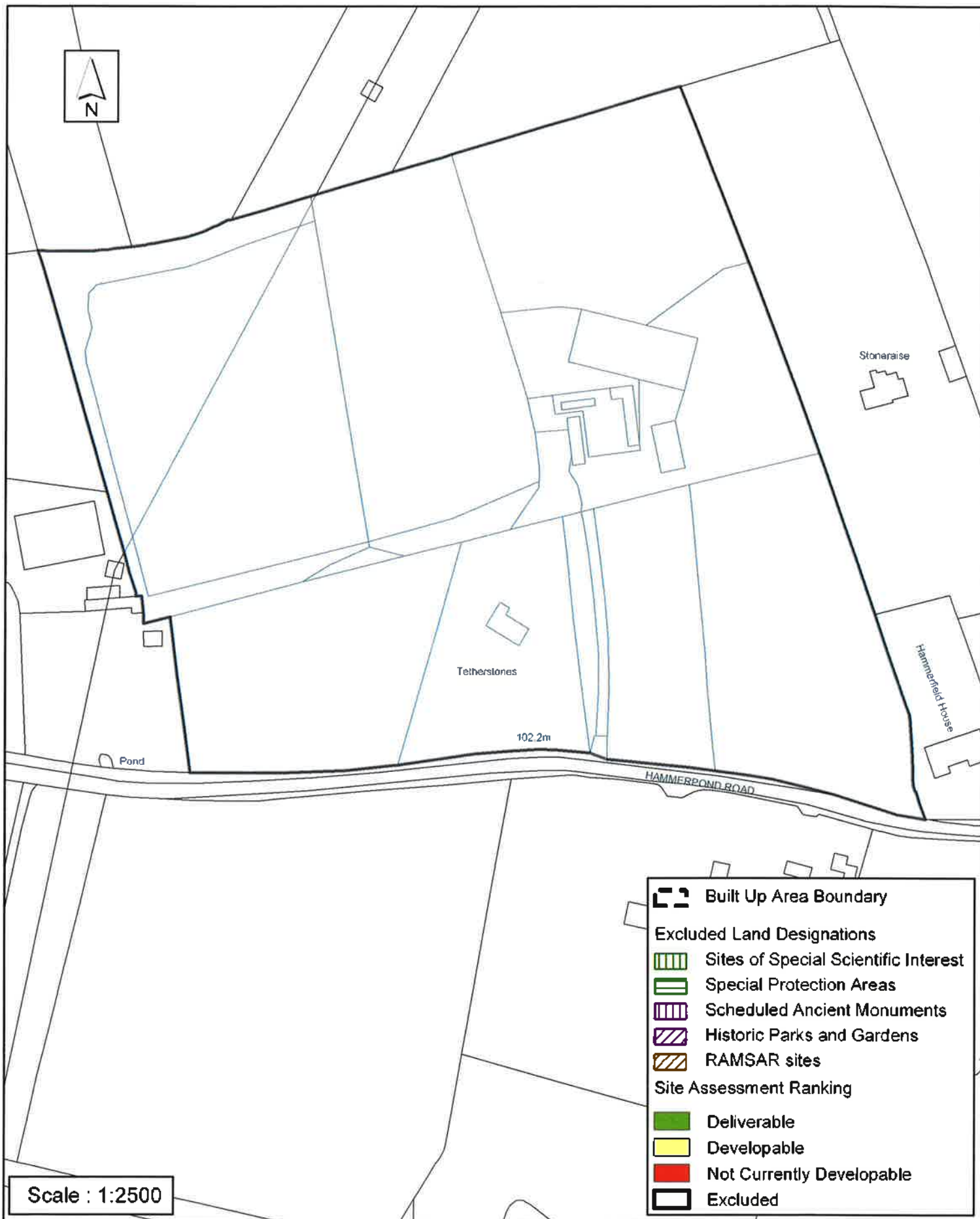
SHLAA Reference	SA482	Site Name	Tetherstone
------------------------	--------------	------------------	--------------------

Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Hammerpond Road, Plummers Plain		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	5.98	Suitable	<input type="checkbox"/>
Not Currently Developable	<input type="checkbox"/>	Greenfield/PDL		Available	<input type="checkbox"/>
		Site Total	0	Achievable	<input type="checkbox"/>
				Viable	<input type="checkbox"/>

Justification

Excluded Site	<input checked="" type="checkbox"/>	Exclusion Reason	This site is considered for commercial use and is therefore excluded from the residential assessment
Lapsed PP	<input type="checkbox"/>	Date	

SA-482 - Tetherstone, Hammerpond Road, Forest, Lower Beeding



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Date: 03/06/2015

Revision: 08/06/2016

Horsham District Council

Parkside, Chart Way, Horsham
West Sussex RH12 1RL

Chris Lyons : Director of Planning, Economic Development & Property

APPENDIX 2

(LOWER BEEDING: CALL FOR SITES ADVERT)

2016-06-13 18:36:14

Lower Beeding Council

As advised in the April magazine article, we have now collated the comments and have met with the consultants and the next stage is to issue 'a call for sites'.

It may be that the reference to 'a call for sites' may alarm some people but this is part of the process and by making the call or request for sites does not mean that sites put forward in respect of this request or those already known will be automatically accepted. In fact this is where the discussion on which sites to include or exclude begins and the conversations started as to the type of development which may or may not be acceptable to the residents. We will also be circulating the businesses in the village asking their opinion on their future requirements and other questions which will help us to make the plan, just that a plan for the village of the future.

As part of the 'call for sites', land owners are invited to contact us via the Neighbourhood Plan dedicated email: lbnp@lowerbeeding.com - Alternatively you are invited to write to the Parish Council Clerk: Michael Tuckwell, 22 Blanches Road, Partridge Green, Horsham, RH13 8HZ. We ask for full details of the land requesting to be considered and any relevant information as to the size of the site and the type of development which may be considered and the possible time span envisaged in the development. E.g. within five years or ten years or later. If any owner would like their land to be considered as undevelopable and be retained as 'Green space' then again we would like to hear from you. Please note all submissions should be made by the 30th June 2016

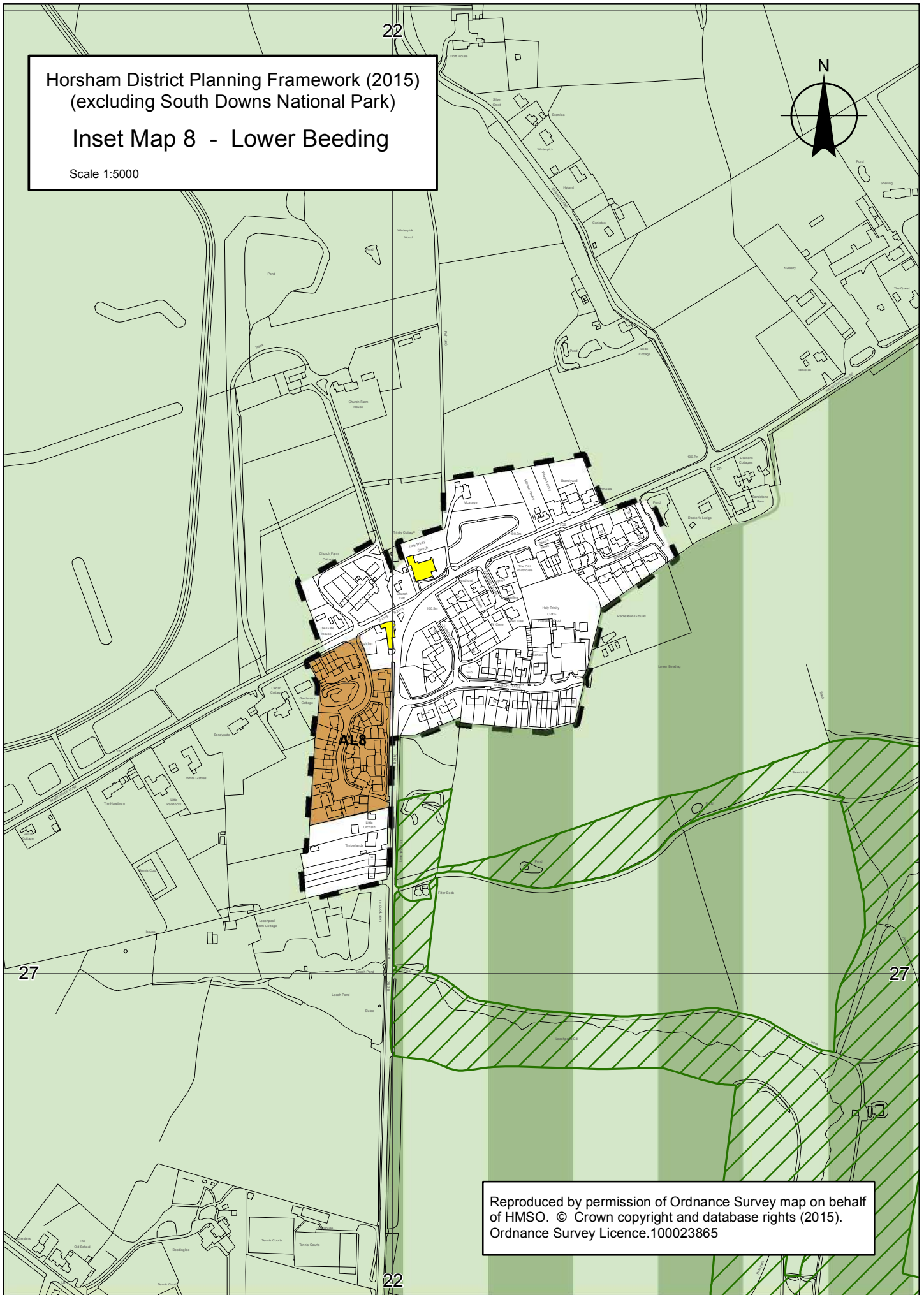
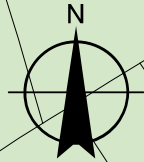
APPENDIX 3

(LOWER BEEDING: BUILT UP AREA BOUNDARY)

Horsham District Planning Framework (2015)
(excluding South Downs National Park)

Inset Map 8 - Lower Beeding

Scale 1:5000



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APPENDIX 4

(LOWER BEEDING: COMPLETIONS AND COMMITMENTS)

Lower Beeding: Completions 2010- 2016

Survey Year	Parish	Permitted	Built Units	Losses
2010/11	LB	2	1	1
2011/12	LB	36	14	0
2012/13	LB	25	15	1
2013/14	LB	11	11	0
2014/15	LB	3	3	0
2015/16	LB	1	1	0
2016/17*	LB	0	0	0
TOTAL		78	45	2

* data is provisional and subject to revision. Data source: West Sussex County Council

Lower Beeding: Permissions Granted 01 January 2016 - 01 August 2017

Planning Reference	Description	Address	Additional units
DC/16/2173	Conversion of buildings into a dwelling house	Barn at Maple Hill Newells Lane Lower Beeding West Sussex	1
DC/16/1558	Conversion of stables into a dwelling	Stables Holme Farm Orchard Winterpit Lane Mannings Heath West Sussex	1
TOTAL			2


APPENDIX 5

(SITE ASSESSMENTS)

APPENDIX 5 (A)

LBP 01 - CRABTREE FIELD, LAND NORTH OF PEPPERSGATE

Lower Beeding Neighbourhood Plan Housing Land Availability Assessment

NP Site Name	Crabtree Field	
Site Address	Land north of Peppersgate Lower Beeding	
NP Site Reference	LBP01	
Site Context	Site Area (hectares)	0.3
	Current Land Use	Grassland.
	Previously Developed Land/Greenfield	Greenfield.
	Boundary Treatment	Bound on the north, south and west by trees and hedges. Site is open to the east.
	Adjacent Land Use	Residential dwellings lie to the south. A public house lies to the north. Open grassland/agricultural land lies to the east.
	Built Up Area Boundary (BUAB) (Adjoins an existing settlement edge/ Outside of BUAB/ Remote from BUAB)	Remote from BUAB.
	Topography	Generally flat.
	Planning History	<p>The site and land to the south has been subject to the following applications:</p> <p>LB/16/97: Demolition/partial demolition of non-listed buildings (conservation area consent): Application: Granted.</p> <p>LB/15/97: Conversion of 2 brick buildings into 3 bed house and garages erection of 22 dwellings and garages (23 in total): Application: Refused</p>

Biodiversity and Arboriculture	Biodiversity Designations (e.g. Site Special Scientific Interest)	There are no biodiversity designations on the site.
	Arboriculture Designations (e.g. Semi Ancient Natural Woodland)	There are no arboriculture designations on the site.
	Comments	
Heritage Assets	Listed Buildings or Scheduled Ancient Monument	A Grade II Listed Building (The Crabtree Inn) lies to the north of the site.
	Conservation Area	The site lies within the Crabtree Conservation Area.
	Archaeological Potential	<p>None on site.</p> <p>MWS10398 lies to the north of the site. It is a monument of historic farmstead.</p> <p>MWS80 lies to the west. It is a monument in the House and Garden of South Lodge.</p>
	Comments	
Landscape	Designations (e.g. Area of Outstanding Natural Beauty (AONB))	Site lies inside the High Weald AONB.
	Character	<p>The site lies within an area identified by Horsham District Council as Landscape Character Area M1 Crabtree and Nuthurst Ridge and Ghyll Farmlands.</p> <p>The Crabtree and Nuthurst Ridge and Ghyll Farmlands cover the southern part of the Parish. It is an area that is well wooded and is an enclosed landscape of steep wooded ridges and ghylls, as well as small valleys situated on the Tunbridge Wells Sand. It has a strong network of small to large sized woods, shaws and hedgerows, which enclose mainly small pasture fields. As a result, views are generally confined. Farmland ponds, hedgerow oaks and steep winding lanes are also distinctive features.</p> <p>The assessment notes the overall landscape condition is good, although there are localised areas where it is declining due to loss of hedgerows.</p>
	Sensitivity	<p>The Assessment notes the overall sensitivity to change is deemed to be high due to the many landscape qualities of the area, and locally visually prominent topography.</p> <p>Key sensitivities are defined as large scale housing development, incremental improvements, suburbanisation and changes in traditional land management.</p>

	Capacity	<p>HDC carried out a Landscape Capacity Assessment. The key objectives are to provide an assessment of the landscape capacity of the land around existing Category 1 and Category 2 settlements.</p> <p>The Assessment identified 2 study areas in the Parish. Landscape Study Area LB1 elates to land south of Sandygate Lane. Landscape Study Area LB2 relates to land north of Sandygate Lane together with a smaller area to the south of it.</p> <p>The site lies outside LB1 and LB2.</p>	
	Comments		
Public Rights of Way (PRoW)	Within site	An identified walk runs along the western boundary on the A281.	
	Adjacent	A PRoW lies to the south of the site.	
	Comments		
Flood Risk	Strategic Flood Risk Assessment (SFRA) DATA	SFRA notes “preliminary assessment shows any new allocations for housing development at Lower Beeding will not fall within Flood Zone 2 or 3”.	
	Flood Maps for Planning (Rivers and Sea)	Flood Zone 1.	
	Comments		
Accessibility	Proximity to	Primary school	2110m
		Age Concern Facility (Holy Trinity Church)	2270m
		Hotel/Leisure (a. South Lodge b. Cisswood Hotel)	a) 304m b) 2140m
		Public House (a. Crabtree b. The Plough Inn)	a) 50m b) 2150m
		Village Hall	1390m
		Formal public open space (tennis courts)	1510m


		Informal open space (school playing field)	2110m
		Bus Stop	50m (bus stop at Crabtree Public House)
	Vehicular access constraints	Access could be achieved off A281.	
	Comments		
Utilities	Comments	It is assumed all potential housing sites are, or can be made, accessible to local infrastructure, defined as water, surface and foul water drainage, electricity and gas.	
Site Consideration	Ownership	The site is in single ownership.	
	Constraints	<p>The site is remote from the BUAB.</p> <p>The site is in the AONB.</p> <p>The site is within the Crabtree Conservation Area.</p>	
	Proposed Use	Residential.	
	Estimated Capacity	<p>It is considered 0.2 hectares would be available for development at a low density. This would equate to 5 dwellings.</p> <p>It is acknowledged the Site Promoter has proposed that 4 units could be accommodated on the site.</p>	
	Mitigation	Due to the constraints of the site, it is not considered possible to provide adequate mitigation.	
	Deliverable/ Developable/Achievable	It is considered the site is available now. There are no known reasons to indicate the site is not available. The site is remote from the BUAB and therefore considered unsuitable for development.	
	Comments	<p>The site is currently grassland. It is bound on the north, south and west by trees and hedges. The site is open to the east. Residential dwellings lie to the south. A public house lies to the north. Open grassland/ agricultural land lies to the east.</p> <p>The site is remote from the BUAB and is therefore not in reasonable proximity to the services on offer in Lower Beeding. It is in close proximity to services in Crabtree.</p>	

		<p>The site lies within the High Weald AONB.</p> <p>Given the constraints of the site and its remoteness from the BUAB, it is not considered suitable for development.</p>
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APPENDIX 5 (B)

LBP 02 - LAND NORTH OF MILL LANE, MILL LANE

Lower Beeding Neighbourhood Plan Housing Land Availability Assessment

NP Site Name	Land North of Mill Lane.	
Site Address	Mill Lane, Lower Beeding	
NP Site Reference	LBP 02	
Site Context	Site Area (hectares)	0.7
	Current Land Use	Grassland.
	Previously Developed Land/Greenfield	Greenfield.
	Boundary Treatment	Site is bound on the south by trees. The east and west boundary are more open. The northern boundary is more open in nature.
	Adjacent Land Use	Residential.
	Built Up Area Boundary (BUAB) (Adjoins an existing settlement edge/ Outside of BUAB/ Remote from BUAB)	Remote from BUAB.
	Topography	Generally flat.
	Planning History	None.
Biodiversity and Arboriculture	Biodiversity Designations (e.g. Site Special Scientific Interest)	No biodiversity designations on site.

	Arboriculture Designations (e.g. Semi Ancient Natural Woodland)	The site is designated Woodpasture and Parkland BAP Priority Habitat. Also designated as a Priority Habitat - Deciduous Woodland and Woodland Improvement (England) High Spatial Priority.
	Comments	
Heritage Assets	Listed Buildings or Scheduled Ancient Monument	A Grade II Listed Building (The Crabtree Inn) lies to the south west of the site.
	Conservation Area	The site lies outside the Crabtree Conservation Area.
	Archaeological Potential	None on site. MWS10398 lies to the west of the site. It is a monument of historic farmstead.
	Comments	
Landscape	Designations (e.g. Area of Outstanding Natural Beauty(AONB))	The site lies inside the High Weald AONB.
	Character	<p>The site lies within an area identified by Horsham District Council as Landscape Character Area M1 Crabtree and Nuthurst Ridge and Ghyll Farmlands.</p> <p>The Crabtree and Nuthurst Ridge and Ghyll Farmlands cover the southern part of the Parish. It is an area that is well wooded and is an enclosed landscape of steep wooded ridges and ghylls, as well as small valleys situated on the Tunbridge Wells Sand. It has a strong network of small to large sized woods, shaws and hedgerows, which enclose mainly small pasture fields. As a result, views are generally confined. Farmland ponds, hedgerow oaks and steep winding lanes are also distinctive features.</p> <p>The assessment notes the overall landscape condition is good, although there are localised areas where it is declining due to loss of hedgerows.</p>
	Sensitivity	<p>The Assessment notes the overall sensitivity to change is deemed to be high due to the many landscape qualities of the area, and locally visually prominent topography.</p> <p>Key sensitivities are defined as large scale housing development, incremental improvements, suburbanisation and changes in traditional land management.</p>
	Capacity	HDC carried out a Landscape Capacity Assessment. The key objectives are to provide an assessment of the landscape capacity of the land around existing Category 1 and Category 2 settlements.

		<p>The Assessment identified 2 study areas in the Parish. Landscape Study Area LB1 relates to land south of Sandygate Lane. Landscape Study Area LB2 relates to land north of Sandygate Lane together with a smaller area to the south of it.</p> <p>The site lies outside LB1 and LB2.</p>	
	Comments		
Public Rights of Way (PRoW)	Within site	None.	
	Adjacent	None.	
	Comments		
Flood Risk	Strategic Flood Risk Assessment (SFRA) DATA	SFRA notes “preliminary assessment shows any new allocations for housing development at Lower Beeding will not fall within Flood Zone 2 or 3”.	
	Flood Maps for Planning (Rivers and Sea)	Flood Zone 1.	
	Comments		
	Proximity to	Primary school	2100m
		Age Concern Facility (Holy Trinity Church)	2270m
		Hotel/Leisure a) South Lodge b) Cisswood Hotel	a) 18m b) 2100m
		Public House a) Crabtree b) The Plough Inn	a) 233m b) 2160m
		Village Hall	1390m


		Formal public open space (Tennis Courts)	1050m
		Informal open space (school playing field)	2100m
		Bus Stop	233 (Bus stop at Crabtree pub)
	Vehicular access constraints	Site could be accessed off Mill Lane.	
	Comments		
Utilities	Comments	It is assumed all potential housing sites are, or can be made, accessible to local infrastructure, defined as water, surface and foul water drainage, electricity and gas.	
Site Consideration	Ownership	The site is in single ownership.	
	Constraints	The site remote from the BUAB. The site is in the AONB.	
	Proposed Use	Residential.	
	Estimated Capacity	It is considered 0.5 hectares would be available for development at a low density. This would equate to 10 dwellings.	
	Mitigation	Reinforce and reinstate boundaries.	
	Deliverable/ Developable/Achievable	It is considered the site is available now. There are no known reasons to indicate the site is not available. The site is remote from the BUAB and in the High Weald AONB. It is therefore considered unsuitable for development.	
	Comments	The site is currently grassland. The site is remote from the BUAB and is therefore not in reasonable proximity to the services on offer in Lower Beeding. It is in close proximity to services in Crabtree. The site lies within the High Weald AONB.	

		Given the constraints of the site and its remoteness from the BUAB, it is not considered suitable for development.
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APPENDIX 5 (C)

LBP 03 - CYDER FARM, BRIGHTON ROAD

Lower Beeding Neighbourhood Plan Housing Land Availability Assessment

NP Site Name	Cyder Farm	
Site Address	Cyder Farm, Brighton Road	
NP Site Reference	LBP 03	
Site Context	Site Area (hectares)	0.17.
	Current Land Use	Residential and farm building.
	Previously Developed Land/Greenfield	Previously developed land.
	Boundary Treatment	The south and western boundary is bound by trees and hedging. The north and eastern boundary is open.
	Adjacent Land Use	Residential.
	Built Up Area Boundary (BUAB) (Adjoins an existing settlement edge/ Outside of BUAB/ Remote from BUAB)	Remote from BUAB.
	Topography	Generally flat.
	Planning History	LB/21/91: Existing sewage works/outfall to be replaced with modern foul water system site: Mill Lane Lower Beeding.
Biodiversity and Arboriculture	Biodiversity Designations (e.g. Site Special Scientific Interest)	There are no biodiversity designations on the site.

	Arboriculture Designations (e.g. Semi Ancient Natural Woodland)	There are no arboriculture designations on the site.
	Comments	
Heritage Assets	Listed Buildings or Scheduled Ancient Monument	A Grade II Listed Building (The Crabtree Inn) lies to the south of the site.
	Conservation Area	The site lies within the Crabtree Conservation Area.
	Archaeological Potential	<p>None on site.</p> <p>MWS10398 lies to the west of the site. It is a monument of historic farmstead.</p> <p>MWS80 lies to the west. It is a monument in the House and Garden of South Lodge.</p>
	Comments	
Landscape	Designations (e.g. Area of Outstanding Natural Beauty (AONB))	Site lies outside the High Weald AONB.
	Character	<p>The site lies within an area identified by Horsham District Council as Landscape Character Area M1 Crabtree and Nuthurst Ridge and Ghyll Farmlands.</p> <p>The Crabtree and Nuthurst Ridge and Ghyll Farmlands cover the southern part of the Parish. It is an area that is well wooded and is an enclosed landscape of steep wooded ridges and ghylls, as well as small valleys situated on the Tunbridge Wells Sand. It has a strong network of small to large sized woods, shaws and hedgerows, which enclose mainly small pasture fields. As a result, views are generally confined. Farmland ponds, hedgerow oaks and steep winding lanes are also distinctive features.</p> <p>The assessment notes the overall landscape condition is good, although there are localised areas where it is declining due to loss of hedgerows.</p>
	Sensitivity	<p>The Assessment notes the overall sensitivity to change is deemed to be high due to the many landscape qualities of the area, and locally visually prominent topography.</p> <p>Key sensitivities are defined as large scale housing development, incremental improvements, suburbanisation and changes in traditional land management.</p>


	Capacity	<p>HDC carried out a Landscape Capacity Assessment. The key objectives are to provide an assessment of the landscape capacity of the land around existing Category 1 and Category 2 settlements.</p> <p>The Assessment identified 2 study areas in the Parish. Landscape Study Area LB1 relates to land south of Sandygate Lane. Landscape Study Area LB2 relates to land north of Sandygate Lane together with a smaller area to the south of it.</p> <p>The site lies outside LB1 and LB2.</p>	
	Comments		
Public Rights of Way (PRoW)	Within site	An identified walk runs along the western boundary on the A281.	
	Adjacent	A Bridleway lies to the west of the A281	
	Comments		
Flood Risk	Strategic Flood Risk Assessment (SFRA) DATA	SFRA notes “preliminary assessment shows any new allocations for housing development at Lower Beeding will not fall within Flood Zone 2 or 3”.	
	Flood Maps for Planning (Rivers and Sea)	Flood Zone 1.	
	Comments		
	Proximity to	Primary school	1790 m
		Age Concern Facility	1940m
		Hotel/Leisure (a. South Lodge b. Cisswood Hotel)	a) 16m b) 1820m
		Public House (a. Crabtree b. The Plough Inn)	a) 257m b) 1830m
		Village Hall	1080m
		Formal public open space (Tennis Courts)	1190m

		Informal open space (school playing field)	1790m
		Bus Stop	258m (Bus stop on A281).
	Vehicular access constraints	None	
	Comments	Access could be achieved off the A281.	
Utilities	Comments	It is assumed all potential housing sites are, or can be made, accessible to local infrastructure, defined as water, surface and foul water drainage, electricity and gas.	
Site Consideration	Ownership	The site is in single ownership.	
	Constraints	<p>The site is remote from the BUAB.</p> <p>The site is within the Crabtree Conservation Area.</p>	
	Proposed Use	Residential.	
	Estimated Capacity	It is considered 0.13 hectares would be available for development at a low density. This would equate to 3 dwellings.	
	Mitigation	Retention and reinforcement of boundaries.	
	Deliverable/ Developable/Achievable	It is considered the site is available now. There are no known reasons to indicate the site is not available. The site is remote from the BUAB and therefore considered unsuitable for development.	
	Suitability	<p>The site comprises a residential dwelling and a farm building. The south and western boundary is bound by trees and hedging. The north and eastern boundary is open. Residential dwellings are adjacent to the site.</p> <p>The site is remote from the BUAB and is therefore not in reasonable proximity to the services on offer in Lower Beeding. It is in close proximity to services in Crabtree.</p> <p>It lies within the Crabtree Conservation area.</p> <p>Given the constraints of the site and its remoteness from the BUAB, it is not considered suitable for development.</p>	

APPENDIX 5 (D)

LBP 04 - PRONGERS ORCHARD, LEECHPOOL HILL

Lower Beeding Neighbourhood Plan Housing Land Availability Assessment

NP Site Name	Prongers Orchard	
Site Address	Land at Prongers Orchard, Leechpond Hill	
NP Site Reference	LBP04	
Site Context	Site Area (hectares)	2.4
	Current Land Use	Open grassland.
	Previously Developed Land/Greenfield	Greenfield.
	Boundary Treatment	Site is bound by trees and hedging on all sides.
	Adjacent Land Use	Residential lies to the south. Playing fields lies to the north.
	Built Up Area Boundary (BUAB) (Adjoins an existing settlement edge/ Outside of BUAB/ Remote from BUAB)	Outside of BUAB, which lies 526m to the north.
	Topography	Generally flat.
	Planning History	<p>Lower Beeding Sports and Social Club Community Hall forms part of the site. It has been subject to the following applications:</p> <p>LB/34/02: Single-story extension and detached garage for storage. Application: Granted.</p> <p>LB/4/02: Single-storey front extension. Application: Granted.</p> <p>DC/06/2369: Demolition of existing modular nursery building and erection of new modular building. Application: Granted.</p>

		<p>The southern part of the site has been subject to the following application</p> <p>DC/04/1236: Erection of a 17.5 metre high timber telecommunications mast, 3 antennae, 2 dishes and ground based equipment housing. Application: Refused.</p>
Biodiversity and Arboriculture	Biodiversity Designations (e.g. Site Special Scientific Interest)	There are no biodiversity designations on site.
	Arboriculture Designations (e.g. Semi Ancient Natural Woodland/Tree Preservation Order)	The site is designated as Woodland Priority Habitat, High Spatial Priority and Lower Spatial Priority.
	Comments	
Heritage Assets	Listed Buildings or Scheduled Ancient Monument	A Grade II Listed Building known as Lodge to North West of Leonardslee lies to the south east of the site.
	Conservation Area	The site lies outside the Crabtree Conservation Area, which lies in the south of the Parish.
	Archaeological Potential	<p>None on site.</p> <p>MWS8552 lies to the north west of the site. It is a monument milestone (constructed (post) post medieval -1770 AD.</p>
	Comments	
Landscape	Designations (e.g. Area of Outstanding Natural Beauty (AONB))	Site lies outside of High Weald AONB.
	Character	<p>The site lies within an area identified by Horsham District Council as Landscape Character Area N1 Mannings Heath Farmland.</p> <p>Area N1 covers the central part of the parish. The Assessment notes this area has a more open character compared with adjacent High Weald character areas. It has a medium to large scale field pattern of arable and pasture farmland, a fragmented hedgerow pattern, and generally few woodlands. Despite the erosion of the farmland landscape, distinctive characteristics include patches of heath, tall wooded shaws, and sandstone farmsteads.</p> <p>The Assessment identifies the key issues as: past loss of hedgerows; recreational pressures; introduction of suburban features along main roads.</p>

	Sensitivity	The Assessment notes that overall sensitivity to change is moderate, reflecting moderate inter-visibility and moderate landscape qualities. It notes areas with a stronger network of hedgerows and woodland are of higher sensitivity. Key sensitivities are listed as: large scale recreational development, introduction of suburban features; infill development along roads; high density housing development.	
	Capacity	<p>HDC carried out a Landscape Capacity Assessment. The key objectives are to provide an assessment of the landscape capacity of the land around existing Category 1 and Category 2 settlements.</p> <p>The Assessment identified 2 study areas in the Parish. Landscape Study Area LB1 relates to land south of Sandygate Lane. Landscape Study Area LB2 relates to land north of Sandygate Lane together with a smaller area to the south of it.</p> <p>The site lies outside LB1 and LB2.</p>	
	Comments		
Public Rights of Way (PROW)	Within site	None.	
	Adjacent	A PROW lies to the north of the site. It crosses in an west-east direction from the A281 to meet the B2110 and continues east.	
	Comments		
Flood Risk	Strategic Flood Risk Assessment (SFRA) DATA	SFRA notes “preliminary assessment shows any new allocations for housing development at Lower Beeding will not fall within Flood Zone 2 or 3”.	
	Flood Maps for Planning (Rivers and Sea)	Flood Zone 1.	
	Comments		
Accessibility	Proximity to	Primary school	774m
		Age Concern Facility (Holy Trinity Church)	874m
		Hotel/Leisure (a. South Lodge (b. Cisswood Hotel)	a) 1080m b)1390m
		Public House (a. Crabtree (b. The Plough Inn)	a) 1340m b) 758m


		Village Hall	0m
		Formal public open space (tennis courts)	112m
		Informal open space (school playing field)	773m
		Bus Stop	413m (Bus stop on A281)
	Vehicular access constraints	Access could be achieved off Leechpond Hill.	
	Comments		
Utilities	Comments	It is assumed all potential housing sites are, or can be made, accessible to local infrastructure, defined as water, surface and foul water drainage, electricity and gas.	
Site Consideration	Ownership	The site is in single ownership.	
	Constraints	Outside of BUAB. The site is designated as Woodland Priority Habitat, High Spatial Priority and Lower Spatial Priority.	
	Proposed Use	Residential.	
	Estimated Capacity	It is considered 1.5 hectares would be available for development at a low density. This would equate to 30 dwellings on site. It is acknowledged the Site Promoter has proposed that 6 units could be accommodated on the site.	
	Mitigation	Retention and reinforcement of boundaries.	
	Deliverable/ Developable/Achievable	It is considered the site is available now. There are no known reasons to indicate the site is not available. The site is outside of the BUAB and therefore not considered suitable for development.	
	Comments	The site is currently open grassland. The site is bound by trees and hedging on all sides. Residential lies to the south. Playing fields lies to the north. The site is outside of the BUAB, which lies 568m to the north. It is in reasonable proximity to services on offer in Lower Beeding.	

		<p>The site is designated as Woodland Priority Habitat, High Spatial Priority and Lower Spatial Priority.</p> <p>Given the site's constraints and its location outside of, and not adjoining, the BUAB it is not considered suitable for development.</p>
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APPENDIX 5 (E)

LBP 05 - LEECHPOOL, LEECHPOOL HILL

Lower Beeding Neighbourhood Plan Housing Land Availability Assessment

NP Site Name	Leechpool	
Site Address	Leechpool Hill, Lower Beding.	
NP Site Reference	LBP05	
Site Context	Site Area (hectares)	1.7
	Current Land Use	Residential/equestrian use.
	Previously Developed Land/Greenfield	Previously developed land.
	Boundary Treatment	Site is bound to the south, west and partially on the northern boundary by trees and hedging.
	Adjacent Land Use	Residential lies to the north.
	Built Up Area Boundary (BUAB) (Adjoins an existing settlement edge/ Outside of BUAB/ Remote from BUAB)	North eastern edge of the site adjoins the BUAB.
	Topography	Site rises to the north.
	Planning History	<p>On the eastern side of site:</p> <p>DC/13/2245: Erection of 2 semi-detached dwellings with associated parking. Application: Granted.</p> <p>DC/13/1726: Erection of 2 semi-detached dwellings. Application: Withdrawn.</p> <p>On the western side of site:</p> <p>DC/10/0242: 2-storey extensions and alterations including chimney and former windows. Application: Refused.</p>

		<p>DC/10/1246: 2-storey extensions and alterations including chimney and dormer windows. Application: Granted.</p> <p>DC/05/2962: Sand school and erection of 3 stables. Application: Granted.</p>
Biodiversity and Arboriculture	Biodiversity Designations (e.g. Site Special Scientific Interest)	No biodiversity designation on site.
	Arboriculture Designations (e.g. Semi Ancient Natural Woodland)	The site is designated as a Woodland Priority Habitat Network (Lower Spatial Priority).
	Comments	
Heritage Assets	Listed Buildings or Scheduled Ancient Monument	A Grade II Listed Building (The Plough Inn) lies at the junction of B2155 and B2110, to the north of the site.
	Conservation Area	The site lies outside the Crabtree Conservation Area, which lies in the south of the Parish.
	Archaeological Potential	None.
	Comments	
Landscape	Designations (e.g. Area of Outstanding Natural Beauty (AONB))	Site lies outside of High Weald AONB.
	Character	<p>The site lies within an area identified by Horsham District Council as Landscape Character Area N1 Mannings Heath Farmland.</p> <p>Area N1 covers the central part of the parish. The Assessment notes this area has a more open character compared with adjacent High Weald character areas. It has a medium to large scale field pattern of arable and pasture farmland, a fragmented hedgerow pattern, and generally few woodlands. Despite the erosion of the farmland landscape, distinctive characteristics include patches of heath, tall wooded shaws, and sandstone farmsteads.</p> <p>The Assessment identifies the key issues as: past loss of hedgerows; recreational pressures; introduction of suburban features along main roads.</p>
	Sensitivity	The Assessment notes that overall sensitivity to change is moderate, reflecting moderate inter-visibility and moderate landscape qualities. It notes areas with a stronger network of hedgerows and woodland are of higher sensitivity. Key sensitivities are listed as: large scale recreational development, introduction of suburban features; infill development along


		roads; high density housing development.	
	Capacity	<p>HDC carried out a Landscape Capacity Assessment. The key objectives are to provide an assessment of the landscape capacity of the land around existing Category 1 and Category 2 settlements.</p> <p>The Assessment identified 2 study areas in the Parish. Landscape Study Area LB1 relates to land south of Sandygate Lane. Landscape Study Area LB2 relates to land north of Sandygate Lane together with a smaller area to the south of it.</p> <p>The site lies outside LB1 and LB2.</p>	
	Comments		
Public Rights of Way	Within site	None within the site.	
	Adjacent	A Footpath lies to west (Path no. 1722) which runs in a northeast-southwest direction between Sandygate Lane and the A281 road.	
	Comments		
Flood Risk	Strategic Flood Risk Assessment DATA	SFRA notes “preliminary assessment shows any new allocations for housing development at Lower Beeding will not fall within Flood Zone 2 or 3”.	
	Flood Maps for Planning (Rivers and Sea)	Flood Zone 1.	
	Comments		
Accessibility	Proximity to	Primary school	192m
		Age Concern (Holy Trinity Church)	349m
		Hotel/Leisure (a. South Lodge (b. Cisswood Hotel)	a) 1610m b) 980m
		Public House (a. Crabtree (b. The Plough Inn)	a) 1860m b) 238m
		Village Hall	521m

		Formal public open space (tennis courts)	403m
		Informal open space (school playing field)	192m
		Bus Stop	681m (bus stop on Sandygate Lane)
	Vehicular access constraints	Accessed could be achieved off Leechpond Hill.	
	Comments		
Utilities	Comments	It is assumed all potential housing sites are, or can be made, accessible to local infrastructure, defined as water, surface and foul water drainage, electricity and gas.	
Site Consideration	Ownership	The site is in single ownership.	
	Constraints	Part of the site is designated as Priority Habitat, High Spatial Priority.	
	Proposed Use	Residential.	
	Estimated Capacity	It is considered 1.2 hectares would be available for development at a medium density. This would equate to 36 dwellings.	
	Mitigation	Reinforce and reinstate boundaries.	
	Deliverable/Developable/Achievable	It is considered the site is available now. There are no known reasons to indicate the site is not available. However, it is not considered that the site offers a suitable location for development.	
	Comments	<p>The site is currently in residential and equestrian use. The site is bound to the south, west and partially on the northern boundary by trees and hedging.</p> <p>The north eastern edge of the site adjoins the BUAB however the site is generally surrounded by countryside with residential gardens to the north.</p> <p>Given the surrounding land use and configuration of the site, it is visually isolated from Lower Beeding and in isolation is not considered suitable for housing.</p>	

APPENDIX 5 (F)

LBP 06 - FOXGLOVES, BRIGHTON ROAD

Lower Beeding Neighbourhood Plan Housing Land Availability Assessment

NP Site Name	Foxgloves	
Site Address	Foxgloves Brighton Road Lower Beeding RH13 6NQ	
NP Site Reference	LBP06	
Site Context	Site Area (Hectares)	2.07
	Current Land Use	Residential/part grassland.
	Previously Developed Land/Greenfield	Part previously developed land/part greenfield.
	Boundary Treatment	Tree belt and hedges bound the site on all sides.
	Adjacent Land Use	Agricultural land lies to the north. Residential properties lie to the south, east and west.
	Built Up Area Boundary (BUAB) (Adjoins an existing settlement edge/ Outside of BUAB/ Remote from BUAB)	Remote from BUAB.
	Topography	Generally flat.
	Planning History	DC/07/0999: 2-strey rear extension (replacing existing single storey), single storey side link extension to existing garage, rear retractable pool cover and garden store/summerhouse. Application: Refused. DC/07/2874: 2-storey rear extension (replacing existing single storey). Application: Granted.

Biodiversity and Arboriculture	Biodiversity Designations (e.g. Site Special Scientific Interest)	No biodiversity designations on site.
	Arboriculture Designations (e.g. Semi Ancient Natural Woodland)	Southern portion of the site is designated at Woodland Priority Habitat Network – High Spatial Priority.
	Comments	A priority habitat woodland which is partly designated as ancient replanted woodland lies to the west of the site.
Heritage Assets	Listed Buildings or Scheduled Ancient Monument	There are no listed buildings on site. A Grade II Listed Building (Old Church House, The Glebe) lies to the east of the site.
	Conservation Area	The site lies outside of the Crabtree Conservation area, which lies in the south of the Parish.
	Archaeological Potential	None on site. MWS8552 lies to the south of the site. It is a milestone monument (constructed, (post) Post Medieval – 1770 AD).
	Comments	
Landscape	Designations (e.g. Area of Outstanding Natural Beauty (AONB))	Site lies outside of the High Weald AONB.
	Character	The site lies within an area identified by Horsham District Council as Landscape Character Area N1 Mannings Heath Farmland. Area N1 covers the central part of the parish. The Assessment notes this area has a more open character compared with adjacent High Weald character areas. It has a medium to large scale field pattern of arable and pasture farmland, a fragmented hedgerow pattern, and generally few woodlands. Despite the erosion of the farmland landscape, distinctive characteristics include patches of heath, tall wooded shaws, and sandstone farmsteads. The Assessment identifies the key issues as: past loss of hedgerows; recreational pressures; introduction of suburban features along main roads.
	Sensitivity	The Assessment notes that overall sensitivity to change is moderate, reflecting moderate inter-visibility and moderate landscape qualities. It notes areas with a stronger network of hedgerows and woodland are of higher sensitivity. Key sensitivities are listed as: large scale recreational development, introduction of suburban features; infill development along roads; high density housing development.


	Capacity	<p>HDC carried out a Landscape Capacity Assessment. The key objectives are to provide an assessment of the landscape capacity of the land around existing Category 1 and Category 2 settlements.</p> <p>The Assessment identified 2 study areas in the Parish. Landscape Study Area LB1 relates to land south of Sandygate Lane. Landscape Study Area LB2 relates to land north of Sandygate Lane together with a smaller area to the south of it.</p> <p>The site lies outside of LB1 and LB2.</p>	
	Comments		
Public Rights of Way (PRoW)	Within site	None within the site.	
	Adjacent	None adjacent to the site.	
	Comments		
Flood Risk	Strategic Flood Risk Assessment (SFRA) DATA	SFRA notes “preliminary assessment shows any new allocations for housing development at Lower Beeding will not fall within Flood Zone 2 or 3”.	
	Flood Maps for Planning (Rivers and Sea)	Flood Risk Zone 1.	
	Comments		
Accessibility	Proximity to	Primary school	1320m
		Age Concern (Holy Trinity Church)	1270m
		Hotel/Leisure (a. South Lodge b. Cisswood Hotel)	a) 1310m b) 499m
		Public House (a. Crabtree b. The Plough Inn)	a) 1560m b) 1250m
		Village Hall	853m
		Formal public open space (tennis courts)	972m

		Informal open space (school playing field)	1320m
		Bus Stop	408m (Bus Stop on A281 north of the site)
	Vehicular access constraints	Access could be achieved off the A281.	
	Comments		
Utilities	Comments	It is assumed all potential housing sites are, or can be made, accessible to local infrastructure, defined as water, surface and foul water drainage, electricity and gas.	
Site Consideration	Ownership	The site is in single ownership.	
	Constraints	The site is remote from the BUAB.	
	Proposed Use	Residential.	
	Estimated Capacity	It is considered 1.38 hectares would be available for development at low density. This would equate to 27 dwellings.	
	Mitigation	Retention and reinforcement of boundaries.	
	Deliverable/ Developable/Achievable	It is considered the site is available now. There are no known reasons to indicate the site is not available. Given the sites location outside of the BUAB, the site is not considered suitable for development.	
	Comments	<p>The site is currently in use as part residential and part agricultural field. Tree belt and hedges bound the site on all sides. Agricultural land lies to the north. Residential properties lie to the south, east and west.</p> <p>The site is remote from the BUAB and not within a reasonable distance from services on offer in Lower Beeding.</p> <p>Given the site is remote from the BUAB, it is not considered suitable for development.</p>	

APPENDIX 5 (G)

LBP 07 - NEWELLS, LAND TO THE EAST OF NEWELLS LANE

Lower Beeding Neighbourhood Plan Housing Land Availability Assessment

NP Site Name	Newells	
Site Address	Land to the east of Newells Lane.	
NP Site Reference	LBP07	
Site Context	Site Area (hectares)	0.27.
	Current Land Use	Grassland and an outbuilding.
	Previously Developed Land/Greenfield	Greenfield.
	Boundary Treatment	Site bound on all sides by dense trees and hedging.
	Adjacent Land Use	Agricultural.
	Built Up Area Boundary (BUAB) (Adjoins an existing settlement edge/ Outside of BUAB/ Remote from BUAB)	Remote from BUAB.
	Topography	Generally flat.
	Planning History	None.
Biodiversity and Arboriculture	Biodiversity Designations (e.g. Site Special Scientific Interest)	There are no biodiversity designations on the site.

	Arboriculture Designations (e.g. Semi Ancient Natural Woodland)	Site designated as Woodland Priority Habitat (High and Low Spatial Priority) and as Woodland Improvement (England) (High Spatial Priority).
	Comments	
Heritage Assets	Listed Buildings or Scheduled Ancient Monument	<p>None on site.</p> <p>A Grade II Listed Building (Newells Farm Cottage) lies to the north west of the site.</p>
	Conservation Area	The site lies outside the Crabtree Conservation Area, which lies in the south of the Parish.
	Archaeological Potential	<p>None on site.</p> <p>MWS12582 lies to the north west of the site. It is a farmstead monument.</p>
	Comments	
Landscape	Designations (e.g. Area of Outstanding Natural Beauty (AONB))	Site lies outside the High Weald AONB.
	Character	<p>The site lies within an area identified by Horsham District Council as Landscape Character Area N1 Mannings Heath Farmland.</p> <p>Area N1 covers the central part of the parish. The Assessment notes this area has a more open character compared with adjacent High Weald character areas. It has a medium to large scale field pattern of arable and pasture farmland, a fragmented hedgerow pattern, and generally few woodlands. Despite the erosion of the farmland landscape, distinctive characteristics include patches of heath, tall wooded shaws, and sandstone farmsteads.</p> <p>The Assessment identifies the key issues as: past loss of hedgerows; recreational pressures; introduction of suburban features along main roads.</p>
	Sensitivity	The Assessment notes that overall sensitivity to change is moderate, reflecting moderate inter-visibility and moderate landscape qualities. It notes areas with a stronger network of hedgerows and woodland are of higher sensitivity. Key sensitivities are listed as: large scale recreational development, introduction of suburban features; infill development along roads; high density housing development.
	Capacity	HDC carried out a Landscape Capacity Assessment. The key objectives are to provide an assessment of the landscape capacity of the land around existing Category 1 and Category 2 settlements.


		<p>The Assessment identified 2 study areas in the Parish. Landscape Study Area LB1 relates to land south of Sandygate Lane. Landscape Study Area LB2 relates to land north of Sandygate Lane together with a smaller area to the south of it.</p> <p>The site lies outside LB1 and LB2.</p>	
	Comments		
Public Rights of Way (PRoW)	Within site	None.	
	Adjacent	A PRoW lies to the north of the site. It runs from west of Newells Lane and continues east to the A281.	
	Comments		
Flood Risk	Strategic Flood Risk Assessment (SFRA) DATA	SFRA notes “preliminary assessment shows any new allocations for housing development at Lower Beeding will not fall within Flood Zone 2 or 3”.	
	Flood Maps for Planning (Rivers and Sea)	Flood Zone 1.	
	Comments		
Accessibility	Proximity to	Primary school	2020m
		Age Concern (Holy Trinity Church)	1870m
		Hotel/Leisure (a. South Lodge (b. Cisswood Hotel)	a) 2680m b) 1090m
		Public House (a. Crabtree (b. The Plough Inn)	a) 2990m b) 1970m
		Village Hall	2740m
		Formal public open space (tennis courts)	2620m
		Informal open space (school playing field)	2020m
		Bus Stop	605m (Bus stop on A281)

	Vehicular access constraints	Site could be accessed off Newells Lane.
	Comments	
Utilities	Comments	It is assumed all potential housing sites are, or can be made, accessible to local infrastructure, defined as water, surface and foul water drainage, electricity and gas.
Site Consideration	Ownership	The site is in single ownership.
	Constraints	The site is remote from the BUAB. The site designated as Woodland Priority Habitat (High and Low Spatial Priority).
	Proposed Use	Residential.
	Estimated Capacity	It is considered 0.13 hectares would be available for development at a low density. This would equate to 2 dwellings.
	Mitigation	Retention and reinforcement of boundaries.
	Deliverable/ Developable/Achievable	It is considered the site is available now. There are no known reasons to indicate the site is not available. The site is remote from the BUAB and therefore considered unsuitable for development.
	Comments	The site comprises grassland and an outbuilding. It is bound on all sides by dense trees and hedging. The site is designated as Woodland Priority Habitat (High and Low Spatial Priority). The site is remote from the BUAB and therefore not in reasonable proximity to services on offer in Lower Beeding. Given the site is remote from the BUAB, it is not considered suitable for development.

APPENDIX 5 (H)

LBP 08 - LIMEKILN COPSE, WINTERPIT LANE

Lower Beeding Neighbourhood Plan Housing Land Availability Assessment

NP Site Name	Limekiln Copse	
Site Address	Winterpit Lane	
NP Site Reference	LBP 08	
Site Context	Site Area	3.0 hectares.
	Current Land Use	Woodland/part grassland.
	Previously Developed Land/Greenfield	Greenfield.
	Boundary Treatment	Bound by dense trees on all sides.
	Adjacent Land Use	Mannings Heath Golf Club lies to the north and east of the site. Residential properties lie to the west.
	Built Up Area Boundary Built Up Area Boundary (BUAB) (Adjoins an existing settlement edge/ Outside of BUAB/ Remote from BUAB)	Remote from BUAB.
	Topography	Land falls away from Winterpit Lane.
	Planning History	None.

Biodiversity and Arboriculture	Biodiversity Designations (e.g. Site Special Scientific Interest)	No biodiversity designations on site.
	Arboriculture Designations (e.g. Semi Ancient Natural Woodland)	Western part of the site is designated as Priority Habitat and Ancient & Semi-Natural Woodland. Majority of site is also designated as Priority Habitat Inventory – Deciduous Woodland.
	Comments	
Heritage Assets	Listed Buildings or Scheduled Ancient Monument	There are no Listed Buildings on the site or in close proximity of the site.
	Conservation Area	The site lies outside the Crabtree Conservation Area, which lies in the south of the Parish.
	Archaeological Potential	None.
	Comments	
Landscape	Designations (e.g. Area of Outstanding Natural Beauty (AONB))	Site lies within High Weald AONB.
	Character	<p>The site lies within an area identified by Horsham District Council as Landscape Character known as St. Leonard's Forest.</p> <p>St. Leonard's Forest cover the northern part of the Parish. It is a very densely wooded area, with a landform of flat top ridges and steep sided ghylls, which cuts into the underlying Tunbridge Wells Sand. This combination creates a strongly enclosed landscape with confined views. The area includes a medium scale field pattern of regular arable fields which divides the woodlands.</p> <p>The Assessment identifies the key issues as continuing loss of heathland through development pressure or poor management; widespread conifer plantations on ancient woodland/heathland; rhododendron invasion along roads; expansion of horse paddocks; urban fringe development along ridgetop roads; suburbanisation along roads; localised erosion of lands from car parking, associated with fishing at hammer ponds.</p>
	Sensitivity	The Assessment notes the areas overall sensitivity to change is high. Key sensitivities area suburbanisation/urban edge development. Small scale incremental changes to roads; changes in farmland management, expansion of horse paddocks.
	Capacity	HDC carried out a Landscape Capacity Assessment. The key objectives are to provide an assessment of the landscape capacity of the land around existing Category 1


		<p>and Category 2 settlements.</p> <p>The Assessment identified 2 study areas in the Parish. Landscape Study Area LB1 relates to land south of Sandygate Lane. Landscape Study Area LB2 relates to land north of Sandygate Lane together with a smaller area to the south of it.</p> <p>The site lies outside LB1 and LB2.</p>	
	Comments		
Public Rights of Way (PRoW)	Within site	None.	
	Adjacent	A Bridleway lies to the south of Winterpit Lane.	
	Comments		
Flood Risk	Strategic Flood Risk Assessment (SFRA) DATA	SFRA notes “preliminary assessment shows any new allocations for housing development at Lower Beeding will not fall within Flood Zone 2 or 3”.	
	Flood Maps for Planning (Rivers and Sea)	Flood Zone 1.	
	Comments		
	Proximity to	Primary school	2000m
		Age concern (Trinity Church)	1840m
		Hotel/Leisure a) South Lodge b) Cisswood	a) 3800m b) 2600m
		Public House a) Crabtree b) The Plough Inn	a) 4060m b) 1960m
		Village Hall	2720m
		Formal public open space (tennis courts)	2600m

		Informal open space (school playing field)	2000m
		Bus Stop	1600m (Bus Stop on B2110)
	Vehicular access constraints	Access could be achieved off Winterpit Lane.	
	Comments		
Utilities	Comments	It is assumed all potential housing sites are, or can be made, accessible to local infrastructure, defined as water, surface and foul water drainage, electricity and gas.	
Site Consideration	Ownership	The site is in single ownership.	
	Constraints	<p>The site is remote from the BUAB.</p> <p>The western part of the site is designated as Priority Habitat and Ancient replanted Woodland</p> <p>The site lies within the AONB.</p>	
	Proposed Use	Residential.	
	Estimated Capacity	Given the extent of woodland on site it is not considered there is any capacity on site to accommodate residential development.	
	Mitigation	Due to the constraints of the site, it is not considered possible to provide adequate mitigation.	
	Deliverable/ Developable/Achievable	It is considered the site is available now. There are no known reasons to indicate the site is not available. However, it is not considered that the site offers a suitable location for development.	
	Comments	<p>The majority of the site is woodland. It is bound by dense trees on all sides.</p> <p>Mannings Heath Golf Club lies to the north and east of the site. Residential properties lie to the west.</p> <p>The site is remote from the BUAB and services on offer in Lower Beeding.</p> <p>The site lies within the High Weald AONB.</p> <p>Given the constraints of the site and its remoteness from the BUAB, it is not considered suitable for development.</p>	

APPENDIX 5 (I)

**LBP 09 - CISWOOD HOUSE HOTEL,
SANDYGATE LANE**

Lower Beeding Neighbourhood Plan Housing Land Availability Assessment

NP Site Name	Cisswood House Hotel	
Site Address	Sandygate Lane, Lower Beeding, Horsham, Horsham RH13 6NF	
NP Site Reference	LBP09	
Site Context	Site Area (hectares)	2.0
	Current Land Use	Hotel.
	Previously Developed Land/Greenfield	Previously developed land.
	Boundary Treatment	The A281 bounds the south western boundary of the site. The B2115 bounds the south eastern boundary. The west and northern boundary have some trees and hedging and are more open in nature.
	Adjacent Land Use	Equestrian uses and facilities are located to the north.
	Built Up Area Boundary (BUAB) (Adjoins an existing settlement edge/ Outside of BUAB/ Remote from BUAB)	Outside of BUAB, which lies 552m to the east.
	Topography	Generally flat.
	Planning History	DC/15/0589: Demolition of existing staff accommodation block. Erection of 4 detached dwellings served by new access onto Brighton Road and erection of one block comprising 25 flats, one block comprising 12 flats and 10 staff bedsits/studio flats and detached cycle store, both served by existing access on Sandygate Lane: Application Refused. Appeal: dismissed.

		<p>DC/14//1796: Erection of four new residential houses: Application: Refused.</p> <p>DC/05/0453: Single-storey extension to restaurant and 2 x two-storey bedroom extensions to provide 12 bedrooms: Application granted.</p>
Biodiversity and Arboriculture	Biodiversity Designations (e.g. Site Special Scientific Interest)	No biodiversity designations on site.
	Arboriculture Designations (e.g. Semi Ancient Natural Woodland/Tree Preservation Order)	Part of the site is designated as Priority Habitat (Deciduous Woodland)
	Comments	
Heritage Assets	Listed Buildings or Scheduled Ancient Monument	A Grade II Listed Building (Newells Cottages, 1 & 2) lies to the south west of the site.
	Conservation Area	The site lies outside the Crabtree Conservation Area, which lies in the south of the Parish.
	Archaeological Potential	MWS9799 lies between A281 and B2115. It is a monument site of church farm historic farmstead.
	Comments	
Landscape	Designations (e.g. Area of Outstanding Natural Beauty (AONB))	Site lies outside the High Weald AONB.
	Character	<p>The site lies within an area identified by Horsham District Council as Landscape Character Area N1 Mannings Heath Farmland.</p> <p>Area N1 covers the central part of the parish. The Assessment notes this area has a more open character compared with adjacent High Weald character areas. It has a medium to large scale field pattern of arable and pasture farmland, a fragmented hedgerow pattern, and generally few woodlands. Despite the erosion of the farmland landscape, distinctive characteristics include patches of heath, tall wooded shaws, and sandstone farmsteads.</p> <p>The Assessment identifies the key issues as: past loss of hedgerows; recreational pressures; introduction of suburban features along main roads.</p>

	Sensitivity	The Assessment notes that overall sensitivity to change is moderate, reflecting moderate inter-visibility and moderate landscape qualities. It notes areas with a stronger network of hedgerows and woodland are of higher sensitivity. Key sensitivities are listed as: large scale recreational development, introduction of suburban features; infill development along roads; high density housing development.	
	Capacity	<p>HDC carried out a Landscape Capacity Assessment. The key objectives are to provide an assessment of the landscape capacity of the land around existing Category 1 and Category 2 settlements.</p> <p>The Assessment identified 2 study areas in the Parish. Landscape Study Area LB1 relates to land south of Sandygate Lane. Landscape Study Area LB2 relates to land north of Sandygate Lane together with a smaller area to the south of it.</p> <p>The site lies outside of LB1 and LB2.</p>	
	Comments		
Public Rights of Way (PRoW)	Within site	None within the site.	
	Adjacent	A PRoW lies to the south of Sandygate Lane.	
	Comments		
Flood Risk	Strategic Flood Risk Assessment (SFRA) DATA	SFRA notes “preliminary assessment shows any new allocations for housing development at Lower Beeding will not fall within Flood Zone 2 or 3”.	
	Flood Maps for Planning (Rivers and Sea)	Flood Zone 1.	
	Comments		
Accessibility	Proximity to	Primary school	915m
		Age Concern (Holy Trinity Church)	766m
		Hotel/Leisure (a. South Lodge b. Cisswood Hotel)	a) 1820m b) on site


		Public House (a. Crabtree b. The Plough Inn)	a) 2070m b) 871m
		Village Hall	1640m
		Formal public open space (Tennis Courts)	1510m
		Informal open space (school playing field)	915m
		Bus Stop	31m (Bus stop on Sandygate Lane).
	Vehicular access constraints	None	
	Comments	Existing access off A281 and B2115	
Utilities	Comments	It is assumed all potential housing sites are, or can be made, accessible to local infrastructure, defined as water, surface and foul water drainage, electricity and gas.	
Site Consideration	Ownership	The site is in single ownership.	
	Constraints	The site is outside of the BUAB. Part of the site is designated as Priority Habitat.	
	Proposed Use	Residential.	
	Estimated Capacity	It is considered 1.45 hectares would be available for development at a low density. This would equate to 29 dwellings. It is acknowledged the Site Promoter has proposed that 42 units could be accommodated on the site.	
	Mitigation	Retention and reinforcement of boundaries.	
	Deliverable/ Developable/Achievable	It is considered the site is available now. There are no known reasons to indicate the site is not available. Given the site is outside of and not adjoining the BUAB it is not considered suitable for development.	

	Comments	<p>The site is currently in use as a hotel.</p> <p>The A281 bounds the south western boundary of the site. The B2115 bounds the south eastern boundary.</p> <p>Part of the site is designated as Priority Habitat.</p> <p>The site lies outside of the BUAB, which lies 552m to the east. It is in reasonable proximity to services on offer in Lower Beeding.</p> <p>Given the site's location outside, and not adjoining the BUAB, it is not considered suitable for development.</p>
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APPENDIX 4 (J)

**LBP 10 - SANDYGATE LANE, LAND NORTH OF
SANDYGATE LANE**

Lower Beeding Neighbourhood Plan Housing Land Availability Assessment

NP Site Name	Sandygate Lane	
Site Address	Land to the north of Sandygate Lane	
NP Site Reference	LBP10	
Site Context	Site Area (hectares)	1.16
	Current Land Use	Paddocks.
	Previously Developed Land/Greenfield	Greenfield.
	Boundary Treatment	Tree belt and hedges bound the site on all sides.
	Adjacent Land Use	To the north and east is Cisswood stables. Sandygate Lane lies to the south. Cisswood Hotel lies to the west.
	Built Up Area Boundary (BUAB) (Adjoins an existing settlement edge/ Outside of BUAB/ Remote from BUAB)	Outside of the BUAB, which lies 507m to the east.
	Topography	Flat on an east/west ridge line.
	Planning History	DC/15/2131: Outline application for a residential development comprising 21 dwellings and access with all matters reserved except for means of access. Application withdrawn.

Biodiversity and Arboriculture	Biodiversity Designations (e.g. Site Special Scientific Interest)	There are no biodiversity designations on the site.
	Arboriculture Designations (e.g. Semi Ancient Natural Woodland)	The site is designated as Woodland Priority Habitat Network (England) – Lower Spatial Priority.
	Comments	
Heritage Assets	Listed Buildings or Scheduled Ancient Monument	There are no Listed Buildings within close proximity of the site.
	Conservation Area	The site lies outside the Crabtree Conservation Area, which lies in the south of the Parish.
	Archaeological Potential	None on site. MWS9799 lies to the west of the site. It is a site of Church Farm Historic Farmstead.
	Comments	
Landscape	Designations (e.g. Area of Outstanding Natural Beauty (AONB))	Site lies outside the High Weald AONB.
	Character	<p>The site lies within an area identified by Horsham District Council as Landscape Character Area N1 Mannings Heath Farmland.</p> <p>Area N1 covers the central part of the parish. The Assessment notes this area has a more open character compared with adjacent High Weald character areas. It has a medium to large scale field pattern of arable and pasture farmland, a fragmented hedgerow pattern, and generally few woodlands. Despite the erosion of the farmland landscape, distinctive characteristics include patches of heath, tall wooded shaws, and sandstone farmsteads.</p> <p>The Assessment identifies the key issues as: past loss of hedgerows; recreational pressures; introduction of suburban features along main roads.</p>
	Sensitivity	The Assessment notes that overall sensitivity to change is moderate, reflecting moderate inter-visibility and moderate landscape qualities. It notes areas with a stronger network of hedgerows and woodland are of higher sensitivity. Key sensitivities are listed as: large scale recreational development, introduction of suburban features; infill development along roads; high density housing development.


	Capacity	<p>HDC carried out a Landscape Capacity Assessment. The key objectives are to provide an assessment of the landscape capacity of the land around existing Category 1 and Category 2 settlements.</p> <p>The Assessment identified 2 study areas in the Parish. Landscape Study Area LB1 relates to land south of Sandygate Lane. Landscape Study Area LB2 relates to land north of Sandygate Lane together with a smaller area to the south of it.</p> <p>The site lies outside LB1 and LB2.</p>	
	Comments		
Public Right of Way (PRoW)	Within site	None.	
	Adjacent	A PRoW lies to the south of Sandygate Lane. The PRoW travels south west to the A281.	
	Comments		
Flood Risk	Strategic Flood Risk Assessment (SFRA) DATA	SFRA notes “preliminary assessment shows any new allocations for housing development at Lower Beeding will not fall within Flood Zone 2 or 3”.	
	Flood Maps for Planning (Rivers and Sea)	Flood Zone 1.	
	Comments		
Accessibility	Proximity to	Primary school	746m
		Age Concern Facility (Holy Trinity Church)	693 m
		Hotel/Leisure (a. South Lodge b. Cisswood Hotel)	a) 1880m b) 82m
		Public House (a. Crabtree b. The Plough Inn)	a) 2130m b) 678m
		Village Hall	1440
		Formal public open space (tennis courts))	1320m

		Informal open space (school playing field)	746m
		Bus Stop	31 m (Bus stop on Sandygate Lane)
	Vehicular access constraints	The site could be accessed off Sandygate Lane.	
	Comments		
Utilities	Comments	It is assumed all potential housing sites are, or can be made, accessible to local infrastructure, defined as water, surface and foul water drainage, electricity and gas.	
Site Consideration	Ownership	The site is in single ownership.	
	Constraints	The site lies outside of the BUAB.	
	Proposed Use	Residential.	
	Estimated Capacity	<p>It is considered 0.9 hectares would be available for development at low density. This would equate to 17 dwellings.</p> <p>It is acknowledged that the Developer states that they will not be prescriptive in terms of level and types of development.</p>	
	Mitigation	Retention and reinforcement of boundaries.	
	Deliverable/ Developable/Achievable	It is considered the site is available now. There are no known reasons to indicate the site is not available. Given the site location outside of the BUAB, the site is not considered suitable for residential development.	
	Comments	<p>The site is currently in use as paddock(s). Tree belt and hedges bound the site on all sides. To the north and east is Cisswood stables. Cisswood Hotel lies to the west.</p> <p>The site lies outside of the BUAB, which lies 507m to the east. It is in reasonable proximity to services on offer in Lower Beeding.</p> <p>Given the site's location outside of and not adjoining the BUAB, it is not considered suitable for development.</p>	

APPENDIX 5 (K)

LBP 11 - CISSWOOD RACING STABLES, SANDYGATE LANE

Lower Beeding Neighbourhood Plan Housing Land Availability Assessment

NP Site Name	Cisswood Racing Stables.	
Site Address	Cisswood Racing Stables, Sandgate Lane.	
NP Site Reference	LBP11	
Site Context	Site Area (hectares)	1.9.
	Current Land Use	Paddocks.
	Previously Developed Land/Greenfield	Greenfield.
	Boundary Treatment	A tree belt/hedging bounds the site on the southern boundary beyond which lies the B2115 (Sandygate Lane). Trees and hedging lie on the eastern boundary. The western and northern boundary is undefined.
	Adjacent Land Use	An equine gallop lies to the north. Equine facilities lie to the west. Agricultural land/pastures lies to the east. Sandygate Lane is on the southern boundary beyond which lie residential dwellings.
	Built Up Area Boundary (BUAB) (Adjoins an existing settlement edge/ Outside of BUAB/ Remote from BUAB)	Outside of the BUAB, which lies 262 m to the east.
	Topography	Generally flat.
	Planning History	LB/11/98: Overhead line and pole transformer: Permitted No further applications related directly to the site. Other applications relate to the revocation of Cisswood Stables, located to the west of the site.

Biodiversity and Arboriculture	Biodiversity Designations (e.g. Site Special Scientific Interest)	There are no biodiversity designations on the site.
	Arboriculture Designations (e.g. Semi Ancient Natural Woodland)	Western portion of the site falls within the Woodland Priority Habitat Network (Lower Spatial Priority). There are no other arboriculture designations on the site.
	Comments	
Heritage Assets	Listed Buildings or Scheduled Ancient Monument	<p>A Grade II Listed Building (The Plough Inn) lies at the junction of B2155 and B2110, to the east of the site.</p> <p>A further Grade II Listed Building (The Parish Church of the Holy Trinity) lies to the east of the site.</p>
	Conservation Area	The site lies outside of the Crabtree Conservation area, which lies in the south of the Parish.
	Archaeological Potential	<p>None on the site.</p> <p>MWS9799 lies to the west of the site, a monument: site of Church Farm Historic Farmstead.</p>
	Comments	
Landscape	Designations (e.g. Area of Outstanding Natural Beauty (AONB))	Site lies outside the High Weald AONB.
	Character	<p>The site lies within an area identified by Horsham District Council as Landscape Character Area N1 Mannings Heath Farmland.</p> <p>Area N1 covers the central part of the parish. The Assessment notes this area has a more open character compared with adjacent High Weald character areas. It has a medium to large scale field pattern of arable and pasture farmland, a fragmented hedgerow pattern, and generally few woodlands. Despite the erosion of the farmland landscape, distinctive characteristics include patches of heath, tall wooded shaws, and sandstone farmsteads.</p> <p>The Assessment identifies the key issues as: past loss of hedgerows; recreational pressures; introduction of suburban features along main roads.</p>
	Sensitivity	The Assessment notes that overall sensitivity to change is moderate, reflecting moderate inter-visibility and moderate landscape qualities. It notes areas with a stronger network of hedgerows and woodland are of higher sensitivity. Key sensitivities are listed as: large scale recreational development, introduction of suburban features; infill development along roads; high density housing development.

	Capacity	<p>HDC carried out a Landscape Capacity Assessment. The key objectives are to provide an assessment of the landscape capacity of the land around existing Category 1 and Category 2 settlements.</p> <p>The Assessment identified 2 study areas in the Parish. Landscape Study Area LB1 relates to land south of Sandygate Lane. Landscape Study Area LB2 relates to land north of Sandygate Lane together with a smaller area to the south of it.</p> <p>The site lies outside LB1 and LB2.</p>	
	Comments		
Public Right of Way (PRoW)	Within site	None.	
	Adjacent	A PRoW lies to the south of Sandygate Lane and travels south to the A281.	
	Comments		
Flood Risk	Strategic Flood Risk Assessment DATA	SFRA notes “preliminary assessment shows any new allocations for housing development at Lower Beeding will not fall within Flood Zone 2 or 3”.	
	Flood Maps for Planning (Rivers and Sea)	Flood Zone 1.	
	Comments		
Accessibility	Proximity to	Primary school	485m
		Age Concern Facility (Holy Trinity Church)	440m
		Hotel/Leisure (a. South Lodge b. Cisswood Hotel)	a) 2000m b) 293m
		Public House (a. Crabtree b. The Plough Inn)	a) 2390m b) 400m
		Village Hall	1200m
		Formal public open space (tennis courts)	1040m


		Informal open space (school playing field)	485m
		Bus Stop	At site entrance
	Vehicular access constraints	The site could be accessed off Sandygate Lane.	
	Comments		
Utilities	Comments	It is assumed all potential housing sites are, or can be made, accessible to local infrastructure, defined as water, surface and foul water drainage, electricity and gas.	
Site Consideration	Ownership	The site is in single ownership.	
	Constraints	The site lies outside of the BUAB, which lies 262m to the east.	
	Proposed Use	Residential.	
	Estimated Capacity	<p>It is considered 1.1 hectares would be available for development at low density. This would equate to 20 dwellings.</p> <p>It is acknowledged the Site Promoter has proposed that 4 units could be accommodated on the site.</p>	
	Mitigation	Retention and reinforcement of boundaries.	
	Deliverable/ Developable/Achievable	<p>It is considered the site is available now. There are no known reasons to indicate the site is not available.</p> <p>Given the site is outside of and not adjoining the BUAB, it is not considered suitable for development.</p>	
	Comments	<p>The site is currently in use as paddocks. A tree belt/hedging bounds the site on the southern boundary beyond which lies the B2115 (Sandygate Lane). Trees and hedging lie on the eastern boundary. The western and northern boundary is undefined.</p> <p>An equine gallop lies to the north. Equine facilities lie to the west. Agricultural land/pastures lies to the east. Sandygate Lane is on the southern boundary beyond which lie residential dwellings.</p>	

		<p>The site lies to the north of Sandygate which is more rural in nature than land to the south and is visually divorced from Lower Beeding. The northern boundary is open and extends to open countryside.</p> <p>The site is outside of the BUAB, which lies 262 m to the east. It is therefore in close proximity to services on offer in Lower Beeding.</p> <p>Given the site's location outside of the BUAB and the rural nature of its surroundings, it is not considered suitable for development.</p>
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APPENDIX 5 (L)

**LBP 12 - HAWTHORNS, LITTLE PADDOCKS
AND WHITE GABLES, LAND SOUTH OF
SANDYGATE LANE**

Lower Beeding Neighbourhood Plan Housing Land Availability Assessment

NP Site Name	Hawthorns, Little paddocks and White Gables	
Site Address	Land south of Sandygate Lane	
NP Site Reference	LBP12	
Site Context	Site Area (hectares)	1
	Current Land Use	Mixed land use: part of residential curtilage, tennis courts and open grassland.
	Previously Developed Land/Greenfield	Greenfield.
	Boundary Treatment	The site is partly bound on all sides by trees and hedging.
	Adjacent Land Use	Residential.
	Built Up Area Boundary (BUAB) (Adjoins an existing settlement edge/ Outside of BUAB/ Remote from BUAB)	Outside of BUAB, which lies 186m to the east.
	Topography	Generally flat.
	Planning History	<p>LB/38/94: Retention of stable block: Application: Granted</p> <p>The southern and western part of the site forms part of "The Hawthorn". This land has been subject to the following applications</p> <p>DC/10/0119: Demolition of existing double and single garages and pool rest room and erection of double garage and new pool amenity area. Application: Granted.</p>

		<p>DC/11/2580: Site extension and associated alterations to the front, rear and side elevations to western end of the existing property. Application: Granted.</p> <p>LB/11/00: Tennis court and perimeter fence. Application: Granted</p> <p>LB/14/94: Erection of a front porch: Application granted.</p>
Biodiversity and Arboriculture	Biodiversity Designations (e.g. Site Special Scientific Interest)	There are no biodiversity designations on the site.
	Arboriculture Designations (e.g. Semi Ancient Natural Woodland)	Site partially falls within the Woodland Priority Habitat Network (England) – Lower Spatial Priority.
	Comments	
Heritage Assets	Listed Buildings or Scheduled Ancient Monument	<p>A Grade II Listed Building (The Parish Church of the Holy Trinity) lies to the north east of the site.</p> <p>A further Grade II Listed Building (The Plough Inn) lies at the junction of B2155 and B2110 to the east of the site.</p>
	Conservation Area	The site lies outside the Crabtree Conservation Area, which lies in the south of the Parish.
	Archaeological Potential	<p>None on site.</p> <p>MWS9799 lies to the east. It is a farmstead monument.</p>
	Comments	
Landscape	Designations (e.g. Area of Outstanding Natural Beauty (AONB))	Site lies outside the High Weald AONB.
	Character	<p>The site lies within an area identified by Horsham District Council as Landscape Character Area N1 Mannings Heath Farmland.</p> <p>Area N1 covers the central part of the parish. The Assessment notes this area has a more open character compared with adjacent High Weald character areas. It has a medium to large scale field pattern of arable and pasture farmland, a fragmented hedgerow pattern, and generally few woodlands. Despite the erosion of the farmland landscape, distinctive characteristics include patches of heath, tall wooded shaws, and sandstone farmsteads.</p> <p>The Assessment identifies the key issues as: past loss of hedgerows; recreational pressures; introduction of suburban features along main roads.</p>

	Sensitivity	The Assessment notes that overall sensitivity to change is moderate, reflecting moderate inter-visibility and moderate landscape qualities. It notes areas with a stronger network of hedgerows and woodland are of higher sensitivity. Key sensitivities are listed as: large scale recreational development, introduction of suburban features; infill development along roads; high density housing development.	
	Capacity	<p>HDC carried out a Landscape Capacity Assessment. The key objectives are to provide an assessment of the landscape capacity of the land around existing Category 1 and Category 2 settlements.</p> <p>The Assessment identified 2 study areas in the Parish. Landscape Study Area LB1 relates to land south of Sandygate Lane. Landscape Study Area LB2 relates to land north of Sandygate Lane together with a smaller area to the south of it.</p> <p>The site lies within LB2. The Assessment states whilst the area is of relatively low visual sensitivity, the fine-grained pattern of small hedged pasture fields are generally in good condition, and historic features give the area a high landscape character sensitivity, which are sensitive to housing development. This means there is only low to moderate capacity for small scale housing development.</p> <p>Overall landscape capacity is identified as “low to moderate”.</p>	
	Comments		
Public Rights of Way (PRoW)	Within site	None within the site.	
	Adjacent	Public Footpath (no.1722) lies to the west of the site.	
	Comments		
Flood Risk	Strategic Flood Risk Assessment (SFRA) DATA	SFRA notes “preliminary assessment shows any new allocations for housing development at Lower Beeding will not fall within Flood Zone 2 or 3”.	
	Flood Maps for Planning (Rivers and Sea)	Flood Zone 1.	
	Comments		
Accessibility	Proximity to	Primary school	501m


		Age Concern (Holy Trinity Church)	347m
		Hotel/Leisure (a. South Lodge b. Cisswood Hotel)	a) 2220m b) 380m
		Public House (a. Crabtree b. The Plough Inn)	a) 2480m b) 456m
		Village Hall	1220m
		Formal public open space (tennis court)	1100m
		Informal open space (school playing field)	501m
		Bus Stop	84m (Bus stop on Sandygate Lane)
	Vehicular access constraints	Access could be achieved off Sandygate Lane.	
	Comments		
Utilities	Comments	It is assumed all potential housing sites are, or can be made, accessible to local infrastructure, defined as water, surface and foul water drainage, electricity and gas.	
Site Consideration	Ownership	The site is in single ownership.	
	Constraints	The site lies outside of the BUAB. The site is partially designated as woodland of lower spatial priority.	
	Proposed Use	Residential.	
	Estimated Capacity	It is considered 0.66 hectares would be available for development at low density. This would equate to 13 dwellings.	
	Mitigation	Retention and reinforcement of boundaries.	
	Deliverable/ Developable/Achievable	It is considered the site is available now. There are no known reasons to indicate the site is not available. In isolation, it is not considered suitable for development.	

		Should the site come forward with land to the east it could potentially be considered suitable for development.
	Comments	<p>Part of the site forms residential curtilage, tennis courts and open grassland. The site is partly bound on all sides by trees and hedging. The site is therefore relatively visually contained and screened from view.</p> <p>Residential properties lie to the south, east and west.</p> <p>The site is outside of BUAB, which lies 186m to the east. It is in close proximity to services on offer in Lower Beeding.</p> <p>The site is partially designated as woodland of lower spatial priority.</p> <p>If the site were to come forward with land to the east it could potentially deliver an acceptable layout of housing that would relate to the BUAB. With appropriate buffering and landscaping the development of the site could be contained.</p> <p>In isolation, it is not considered suitable for development. Should the site come forward with land to the east it could potentially be considered suitable for development.</p>

APPENDIX 5 (M)

LBP 13 - SANDYGATE, SANDYGATE LANE

Lower Beeding Neighbourhood Plan Housing Land Availability Assessment

NP Site Name	Sandygate	
Site Address	Sandygate, Sandygate Lane, Lower Beeding	
NP Site Reference	LBP13	
Site Context	Site Area (hectares)	0.3
	Current Land Use	Residential.
	Previously Developed Land/Greenfield	Previously developed land.
	Boundary Treatment	Site is bound by trees and hedging.
	Adjacent Land Use	Residential dwellings.
	Built Up Area Boundary (BUAB) (Adjoins an existing settlement edge/ Outside of BUAB/ Remote from BUAB)	Outside BUAB, which lies 92m to the east.
	Topography	Generally flat.
	Planning History	No planning history.
Biodiversity and	Biodiversity Designations (e.g. Site Special Scientific Interest)	There are no biodiversity designations on the site.

Arboriculture	Arboriculture Designations (e.g. Semi Ancient Natural Woodland)	The site falls within a Woodland Priority Habitat Network (Lower Spatial Priority).
	Comments	
Heritage Assets	Listed Buildings or Scheduled Ancient Monument	<p>A Grade II Listed Building (The Plough Inn) lies at the junction of B2155 and B2110, to the east of the site.</p> <p>A further Grade II Listed Building (The Parish Church of the Holy Trinity) lies to the north east of the site.</p>
	Conservation Area	The site lies outside of the Crabtree Conservation area, which lies in the south of the Parish.
	Archaeological Potential	None on site. MWS9799 lies to the east. It is a farmstead monument.
	Comments	
Landscape	Designations (e.g. Area of Outstanding Natural Beauty (AONB))	The site lies outside the High Weald AONB.
	Character	<p>The site lies within an area identified by Horsham District Council as Landscape Character Area N1 Mannings Heath Farmland.</p> <p>Area N1 covers the central part of the parish. The Assessment notes this area has a more open character compared with adjacent High Weald character areas. It has a medium to large scale field pattern of arable and pasture farmland, a fragmented hedgerow pattern, and generally few woodlands. Despite the erosion of the farmland landscape, distinctive characteristics include patches of heath, tall wooded shaws, and sandstone farmsteads.</p> <p>The Assessment identifies the key issues as: past loss of hedgerows; recreational pressures; introduction of suburban features along main roads</p>
	Sensitivity	The Assessment notes that overall sensitivity to change is moderate, reflecting moderate inter-visibility and moderate landscape qualities. It notes areas with a stronger network of hedgerows and woodland are of higher sensitivity. Key sensitivities are listed as: large scale recreational development, introduction of suburban features; infill development along roads; high density housing development.

	Capacity	<p>HDC carried out a Landscape Capacity Assessment. The key objectives are to provide an assessment of the landscape capacity of the land around existing Category 1 and Category 2 settlements.</p> <p>The Assessment identified 2 study areas in the Parish. Landscape Study Area LB1 relates to land south of Sandygate Lane. Landscape Study Area LB2 relates to land north of Sandygate Lane together with a smaller area to the south of it.</p> <p>The site lies within LB2. The Assessment states whilst the area is of relatively low visual sensitivity, the fine-grained pattern of small hedged pasture fields are generally in good condition, and historic features give the area a high landscape character sensitivity, which are sensitive to housing development. This means there is only low to moderate capacity for small scale housing development.</p> <p>Overall landscape capacity is identified as “low to moderate”.</p>	
	Comments		
Public Rights of Way (PRoW)	Within site	None within the site.	
	Adjacent	None adjacent.	
	Comments		
Flood Risk	Strategic Flood Risk Assessment (SFRA) DATA	SFRA notes “preliminary assessment shows any new allocations for housing development at Lower Beeding will not fall within Flood Zone 2 or 3”.	
	Flood Maps for Planning (Rivers and Sea)	Flood Zone 1.	
	Comments		
Accessibility	Proximity to	Primary school	277m
		Age Concern (Holy Trinity Church)	229m
		Hotel/Leisure (a. South Lodge (b. Cisswood Hotel)	a) 2080m b) 539m
		Public House (a. Crabtree (b. The Plough Inn)	a) 2340m b) 232m


		Village Hall	1010m
		Formal public open space (Tennis Court)	874m
		Informal open space (school playing field)	277m
		Bus Stop	206m (Bus stop on Sandygate Lane).
	Vehicular access constraints	Access could be achieved off Sandygate Lane.	
	Comments		
Utilities	Comments	It is assumed all potential housing sites are, or can be made, accessible to local infrastructure, defined as water, surface and foul water drainage, electricity and gas.	
Site Consideration	Ownership	The site is in the single ownership.	
	Constraints	The site is designated as Woodland Priority Habitat, Lower Spatial Priority.	
	Proposed Use	Residential.	
	Estimated Capacity	It is considered 0.2 hectares would be available for development at low density. This would equate to 4 dwellings.	
	Mitigation	Retention and reinforcement of boundaries.	
	Deliverable/ Developable/Achievable	It is considered the site is available now. There are no known reasons to indicate the site is not available. Given the site's proximity to the BUAB it could potentially be considered suitable for development.	
	Comments	<p>The site is currently in residential use. It is bound by trees and hedging. Residential dwellings lie to the east and west.</p> <p>The site lies outside of the BUAB, which lies 92m to the east. It is in close proximity to the services on offer in Lower Beeding.</p> <p>Given the size constraints of the site it may be difficult to facilitate significant additional dwellings. It is possible however, that the site in isolation could deliver an additional 1 or 2 dwellings.</p>	

		<p>Should the site come forward with adjoining land, it could potentially be considered suitable as part of a larger scale development.</p> <p>Both in isolation and potentially in combination with adjoining land, the site is considered potentially suitable for housing development.</p>
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APPENDIX 5 (N)

LBP 14 - CEDAR COTTAGE, SOUTH OF SANDYGATE LANE

Lower Beeding Neighbourhood Plan Housing Land Availability Assessment

NP Site Name	Cedar Cottage	
Site Address	Cedar Cottages South of Sandygate Lane, Lower Beeding	
NP Site Reference	LBP14	
Site Context	Site Area (hectare)	1.07
	Current Land Use	Residential.
	Previously Developed Land/Greenfield	Previously developed land.
	Boundary Treatment	The site is bound by trees and hedging on the southern, western boundary. To the north lies Sandygate Lane. The Trinity Fields developments bounds the site on the east.
	Adjacent Land Use	Residential dwellings lie to the east, west and south of the site. Agricultural land lies to the north.
	Built Up Area Boundary (BUAB) (Adjoins an existing settlement edge/ Outside of BUAB/ Remote from BUAB)	The site adjoins the BUAB on the eastern boundary.
	Topography	Generally flat.
	Planning History	Part of the site was subject to planning application: DC/05/0323: Demolition of Cedar Cottage and erection of replacement chalet style dwelling. Application granted.
Biodiversity and Arboriculture	Biodiversity Designations (e.g. Site Special Scientific Interest)	No biodiversity designation.

	Arboriculture Designations (e.g. Semi Ancient Natural Woodland)	The site falls within the Woodland Priority Habitat Network (Lower Spatial Priority).
	Comments	
Heritage Assets	Listed Buildings or Scheduled Ancient Monument	<p>A Grade II Listed Building (The Parish Church of the Holy Trinity) lies to the north east of the site.</p> <p>A further Grade II Listed Building (The Plough Inn) lies at the junction of B2155 and B2110 to the east of the site.</p>
	Conservation Area	The site lies outside the Crabtree Conservation Area, which lies in the south of the Parish.
	Archaeological Potential	<p>None on site.</p> <p>MWS9799 lies to the east. It is a farmstead monument.</p>
	Comments	
Landscape	Designations (e.g. Area of Outstanding Natural Beauty (AONB))	Site lies outside the High Weald AONB.
	Character	<p>The site lies within an area identified by Horsham District Council as Landscape Character Area N1 Mannings Heath Farmland.</p> <p>Area N1 covers the central part of the parish. The Assessment notes this area has a more open character compared with adjacent High Weald character areas. It has a medium to large scale field pattern of arable and pasture farmland, a fragmented hedgerow pattern, and generally few woodlands. Despite the erosion of the farmland landscape, distinctive characteristics include patches of heath, tall wooded shaws, and sandstone farmsteads.</p> <p>The Assessment identifies the key issues as: past loss of hedgerows; recreational pressures; introduction of suburban features along main roads.</p>
	Sensitivity	The Assessment notes that overall sensitivity to change is moderate, reflecting moderate inter-visibility and moderate landscape qualities. It notes areas with a stronger network of hedgerows and woodland are of higher sensitivity. Key sensitivities are listed as: large scale recreational development, introduction of suburban features; infill development along roads; high density housing development.

	Capacity	<p>HDC carried out a Landscape Capacity Assessment. The key objectives are to provide an assessment of the landscape capacity of the land around existing Category 1 and Category 2 settlements.</p> <p>The Assessment identified 2 study areas in the Parish. Landscape Study Area LB1 relates to land south of Sandygate Lane. Landscape Study Area LB2 relates to land north of Sandygate Lane together with a smaller area to the south of it.</p> <p>The site lies within LB2. The Assessment states whilst the area is of relatively low visual sensitivity, the fine-grained pattern of small hedged pasture fields are generally in good condition, and historic features give the area a high landscape character sensitivity, which are sensitive to housing development. This means there is only low to moderate capacity for small scale housing development.</p> <p>Overall landscape capacity is identified as “low to moderate”.</p>	
	Comments		
Public Rights of Way	Within site	None within the site.	
	Adjacent	None adjacent.	
	Comments		
Flood Risk	Strategic Flood Risk Assessment (SFRA) DATA	SFRA notes “preliminary assessment shows any new allocations for housing development at Lower Beeding will not fall within Flood Zone 2 or 3”.	
	Flood Maps for Planning (Rivers and Sea)	Site is within Flood Zone 1.	
	Comments		
Accessibility	Proximity to	Primary school	281m
		Age Concern (Holy Trinity Church)	233m
		Hotel/Leisure (a. South Lodge b. Cisswood Hotel)	a) 2340m b) 534m
		Public House (a. Crabtree b. The Plough Inn)	a) 2590m b) 237 m


		Village Hall	993m
		Formal public open space (tennis court)	882m
		Informal open space (school playing field)	281m
		Bus Stop	197m (Bus stop on Sandygate Lane)
	Vehicular access constraints	None	
	Comments	Existing access off Sandygate Lane.	
Utilities	Comments	It is assumed all potential housing sites are, or can be made, accessible to local infrastructure, defined as water, surface and foul water drainage, electricity and gas.	
Site Consideration	Ownership	The site is in single ownership.	
	Constraints	<p>The site lies outside of the BUAB.</p> <p>The site is partially designated as woodland of lower spatial priority.</p>	
	Proposed Use	Residential.	
	Estimated Capacity	<p>It is considered 0.71 hectares would be available for development at low density. This would equate to 14 dwellings.</p> <p>It is acknowledged the Site Promoter has proposed that 30 units could be accommodated on the site.</p>	
	Mitigation	Retention and reinforcement of boundaries.	
	Deliverable/ Developable/Achievable	<p>It is considered the site is available now. There are no known reasons to indicate the site is not available.</p> <p>Given the site's proximity to the BUAB and the unconstrained nature of the site, it is considered the site is potentially suitable for development.</p>	

	Comments	<p>Part of the site is currently in residential use. The site is bound by trees and hedging on the southern and western boundary and is therefore relatively visually contained.</p> <p>The Trinity Fields developments bounds the site on the east. Further residential development lies to the west and south of the site. Agricultural land beyond lies to the north.</p> <p>The site is partially designated as woodland of lower spatial priority.</p> <p>The site is adjacent to the BUAB and in close proximity to the services on offer in Lower Beeding.</p> <p>Given the extent of the site and its configuration, a suitable layout could be achieved.</p> <p>The site in combination with adjoining land could also potentially be considered suitable for a larger scale development.</p> <p>Both in isolation and potentially in combination with adjoining land, the site is considered potentially suitable for development.</p>
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APPENDIX 5 (O)

LBP 15 - GARDENERS COTTAGE, SANDYGATE LANE

Lower Beeding Neighbourhood Plan Housing Land Availability Assessment

NP Site Name	Gardeners Cottage	
Site Address	Gardeners Cottage Sandygate Lane Lower Beeding	
NP Site Reference	LBP15	
Site Context	Site Area (hectares)	0.15 ha
	Current Land Use	Residential.
	Previously Developed Land/Greenfield	Part previously developed land/part Greenfield.
	Boundary Treatment	The site is bound by a hedge on the northern boundary. It is primarily bound by fencing on all other boundaries.
	Adjacent Land Use	Residential dwellings lie to the south, east and west.
	Built Up Area Boundary (BUAB) (Adjoins an existing settlement edge/ Outside of BUAB/ Remote from BUAB)	Adjoins the BUAB.
	Topography	Generally flat.
	Planning History	DC/15/0792: Proposed alterations etc so as to convert existing roof space into a bedroom complete with en-suite facilities. Application refused. DC/15/1395: Proposed alterations etc, so as to convert existing roof space into a bedroom complete with en-suite facilities. Application granted.

Biodiversity and Arboriculture	Biodiversity Designations (e.g. Site Special Scientific Interest)	There are no biodiversity designations on the site.
	Arboriculture Designations (e.g. Semi Ancient Natural Woodland)	Site falls within Woodland Priority Habitat Network (Lower Spatial Priority)
	Comments	
Heritage Assets	Listed Buildings or Scheduled Ancient Monument	The closest Listed Building lies at the junction of B2155 and B2110. A further listed building lies to the south east of the site at Holy Trinity Church
	Conservation Area	The site lies outside the Crabtree Conservation Area, which lies in the south of the Parish.
	Archaeological Potential	None on site. MWS9799 lies to the east. It is a farmstead monument.
	Comments	
Landscape	Designations (e.g. Area of Outstanding Natural Beauty (AONB))	Site lies outside the High Weald AONB.
	Character	<p>The site lies within an area identified by Horsham District Council as Landscape Character Area N1 Mannings Heath Farmland.</p> <p>Area N1 covers the central part of the parish. The Assessment notes this area has a more open character compared with adjacent High Weald character areas. It has a medium to large scale field pattern of arable and pasture farmland, a fragmented hedgerow pattern, and generally few woodlands. Despite the erosion of the farmland landscape, distinctive characteristics include patches of heath, tall wooded shaws, and sandstone farmsteads.</p> <p>The Assessment identifies the key issues as: past loss of hedgerows; recreational pressures; introduction of suburban features along main roads.</p>
	Sensitivity	The Assessment notes that overall sensitivity to change is moderate, reflecting moderate inter-visibility and moderate landscape qualities. It notes areas with a stronger network of hedgerows and woodland are of higher sensitivity. Key sensitivities are listed as: large scale recreational development, introduction of suburban features; infill development along roads; high density housing development

	Capacity	<p>HDC carried out a Landscape Capacity Assessment. The key objectives are to provide an assessment of the landscape capacity of the land around existing Category 1 and Category 2 settlements.</p> <p>The Assessment identified 2 study areas in the Parish. Landscape Study Area LB1 relates to land south of Sandygate Lane. Landscape Study Area LB2 relates to land north of Sandygate Lane together with a smaller area to the south of it.</p> <p>The site lies within LB2. The Assessment states whilst the area is of relatively low visual sensitivity, the fine grained pattern of small hedged pasture fields are generally in good condition, and historic features give the area a high landscape character sensitivity, which are sensitive to housing development. This means there is only low to moderate capacity for small scale housing development.</p> <p>Overall landscape capacity is identified as “low to moderate”.</p>	
	Comments		
Public Rights of Way (PRoW)	Within site	None.	
	Adjacent	None.	
	Comments		
Flood Risk	Strategic Flood Risk Assessment (SFRA) DATA	SFRA notes “preliminary assessment shows any new allocations for housing development at Lower Beeding will not fall within Flood Zone 2 or 3”.	
	Flood Maps for Planning (Rivers and Sea)	Flood Zone 1.	
	Comments		
Accessibility	Proximity to	Primary school	243m
		Age Concern (Holy Trinity Church)	193m
		Hotel/Leisure (a. South Lodge b. Cisswood Hotel)	a) 2050m b) 573m
		Public House (a. Crabtree b. The Plough Inn)	a) 2310m b) 200m


		Village Hall	960m
		Formal public open space (tennis courts)	850m
		Informal open space (school playing field)	243m
		Bus Stop	239m (Bus stop on Sandygate Lane)
	Vehicular access constraints	Existing access off Sandygate Lane.	
	Comments		
Utilities	Comments	It is assumed all potential housing sites are, or can be made, accessible to local infrastructure, defined as water, surface and foul water drainage, electricity and gas.	
Site Consideration	Ownership	The site is in single ownership.	
	Constraints	The site is designated as Woodland priority habitat: Lower Spatial priority.	
	Proposed Use	Residential.	
	Estimated Capacity	It is considered 0.06 hectares would be available for development at low density. This would equate to 1 dwellings.	
	Mitigation	Retention and reinforcement of boundaries.	
	Deliverable/ Developable/Achievable	It is considered the site is available now. There are no known reasons to indicate the site is not available. Given the site's proximity to the BUAB it could potentially be considered suitable for development.	
	Comments	<p>The site is currently in residential use. It is bound by trees and hedging. Residential dwellings lie to the east and west.</p> <p>The site is adjacent to the BUAB and is in close proximity to the services on offer in Lower Beeding.</p> <p>Given the size constraints of the site it may be difficult to facilitate significant additional dwellings. It is possible however, that the site in isolation could deliver an additional 1 or 2 dwellings.</p>	

		Given the site's proximity to the BUAB, it is considered potentially suitable for housing development.
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APPENDIX 5 (P)

**LBP 16 - SANDYGATE LANE, SANDYGATE
LANE (NORTH WEST OF HOLY TRINITY)**

Lower Beeding Neighbourhood Plan Housing Land Availability Assessment

NP Site Name	Sandygate Lane	
Site Address	Sandygate Lane (north west of Holy Trinity)	
NP Site Reference	LBP16	
Site Context	Site Area (hectares)	1.1.
	Current Land Use	Agricultural land.
	Previously Developed Land/Greenfield	Greenfield land.
	Boundary Treatment	Tree belt and hedges bound the site on the north south and eastern boundary. The western boundary is primarily open.
	Adjacent Land Use	Residential dwellings lie to the south. Agricultural land surrounds the site on the other sides.
	Built Up Area Boundary (BUAB) (Outside of BUAB/Adjoins an existing settlement edge/Remote)	The site partly falls within the BUAB and adjoins the BUAB on the southern boundary.
	Topography	Generally flat.
	Planning History	DC/15/0923: Outline application for the erection of 23 dwellings, with associated parking, garaging and landscaping, and creation of new access into the B2155, Sandygate Lane (access and layout for consideration). Application: Withdrawn.
Biodiversity and Arboriculture	Biodiversity Designations (e.g. Site Special Scientific Interest)	There are no biodiversity designations on the site.

	Arboriculture Designations (e.g. Semi Ancient Natural Woodland)	There are no arboriculture designations on the site.
	Comments	
Heritage Assets	Listed Buildings or Scheduled Ancient Monument	<p>A Grade II Listed Building (The Parish Church of the Holy Trinity) lies to the south east of the site.</p> <p>A further Grade II Listed Building (The Plough Inn) lies at the junction of B2155 and B2110, south of the site.</p>
	Conservation Area	The site lies outside the Crabtree Conservation Area, which lies in the south of the Parish.
	Archaeological Potential	<p>None on site.</p> <p>MWS9467 lies immediately to the east. It is a cross constructed (post) WW1-1918 AD.</p>
	Comments	
Landscape	Designations (e.g. Area of Outstanding Natural Beauty (AONB))	The site lies outside the High Weald AONB.
	Character	<p>The site lies within an area identified by Horsham District Council as Landscape Character Area N1 Mannings Heath Farmland.</p> <p>Area N1 covers the central part of the parish. The Assessment notes this area has a more open character compared with adjacent High Weald character areas. It has a medium to large scale field pattern of arable and pasture farmland, a fragmented hedgerow pattern, and generally few woodlands. Despite the erosion of the farmland landscape, distinctive characteristics include patches of heath, tall wooded shaws, and sandstone farmsteads.</p> <p>The Assessment identifies the key issues as: past loss of hedgerows; recreational pressures; introduction of suburban features along main roads</p>
	Sensitivity	The Assessment notes that overall sensitivity to change is moderate, reflecting moderate inter-visibility and moderate landscape qualities. It notes areas with a stronger network of hedgerows and woodland are of higher sensitivity. Key sensitivities are listed as: large scale recreational development, introduction of suburban features; infill development along roads; high density housing development.

	Capacity	<p>HDC carried out a Landscape Capacity Assessment. The key objectives are to provide an assessment of the landscape capacity of the land around existing Category 1 and Category 2 settlements.</p> <p>The Assessment identified 2 study areas in the Parish. Landscape Study Area LB1 relates to land south of Sandygate Lane. Landscape Study Area LB2 relates to land north of Sandygate Lane together with a smaller area to the south of it.</p> <p>The site lies within LB2. The Assessment states whilst the area is of relatively low visual sensitivity, the fine-grained pattern of small hedged pasture fields are generally in good condition, and historic features give the area a high landscape character sensitivity, which are sensitive to housing development. This means there is only low to moderate capacity for small scale housing development.</p> <p>Overall landscape capacity is identified as “low to moderate”.</p>	
	Comments		
Public Rights of Way (PRoW)	Within site	None within site.	
	Adjacent	A PRoW lies to the east of the site.	
	Comments		
Flood Risk	Strategic Flood Risk Assessment (SFRA) DATA	SFRA notes “preliminary assessment shows any new allocations for housing development at Lower Beeding will not fall within Flood Zone 2 or 3”.	
	Flood Maps for Planning (Rivers and Sea)	Flood Zone 1.	
	Comments		
Accessibility	Proximity to	Primary school	226m
		Age Concern (Holy Trinity Church)	172m
		Hotel/Leisure (a. South Lodge (b. Cisswood Hotel)	a) 2030m b) 597m
		Public House (a. Crabtree (b. The Plough Inn)	a) 2300 b) 180m


		Village Hall	944m
		Formal public open space (tennis courts)	835m
		Informal open space (school playing field)	226m
		Bus Stop	269m (Bus stop Sandygate Lane)
	Vehicular access constraints	The site could be accessed off Sandygate Lane.	
	Comments		
Utilities	Comments	It is assumed all potential housing sites are, or can be made, accessible to local infrastructure, defined as water, surface and foul water drainage, electricity and gas.	
Site Consideration	Ownership	The site is in single ownership (Devine Homes).	
	Constraints	No environmental constraints.	
	Proposed Use	Residential.	
	Estimated Capacity	<p>It is considered 0.73 hectares would be available for development at a medium density. This would equate to 22 dwellings on site.</p> <p>It is acknowledged the Site Promoter has proposed that 13 units could be accommodated on the site.</p>	
	Mitigation	Retention and reinforcement of boundaries including consideration of the effect on the Listed Building to the south.	
	Deliverable/Developable/Achievable	It is considered the site is available now. There are no known reasons to indicate the site is not available. The site is within and adjacent to the BUAB and therefore could potentially be considered suitable for development.	
	Comments	<p>The site comprises agricultural land. Tree belt and hedges bound the site on the north south and eastern boundary. The western boundary is primarily open. Residential dwellings lie to the south east.</p> <p>The site is within and adjacent to the BUAB. It is in close proximity to services on offer in Lower Beeding.</p>	

		<p>Consideration will need to be given to the protection of the western and northern boundary through the appropriate use of landscaping and buffers.</p> <p>The proximity of the Listed Building to the south east will require consideration in the development of the site.</p> <p>Given the site's proximity to the BUAB it is considered potentially suitable for development.</p>
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APPENDIX 5 (Q)

**LBP 17 - TRINITY COTTAGE, LAND WEST OF
THE VICARAGE, HANDCROSS ROAD,
PLUMMERS PLAIN**

Lower Beeding Neighbourhood Plan Housing Land Availability Assessment

NP Site Name	Trinity Cottage	
Site Address	Land West of The Vicarage Handcross Road Plummers Plain	
NP Site Reference	LBP17	
Site Context	Site Area (hectares)	0.43
	Current Land Use	Grassland.
	Previously Developed Land/Greenfield	Greenfield.
	Boundary Treatment	Trees and hedging bound the site on the north, east and southern boundary. An access track bounds the site on the west.
	Adjacent Land Use	Holy Trinity Church lies to immediately to the south. The vicarage lies to the east.
	Built Up Area Boundary (BUAB) (Adjoins an existing settlement edge/ Outside of BUAB/ Remote from BUAB)	Adjoins the BUAB on the southern and eastern boundary.
	Topography	Generally flat.
	Planning History	DC/101534: Application for the erection of 6 dwellings (2 open market and 4 affordable) with associated parking. Provision of additional parking for Holy Trinity Church and provision of over-spill parking for Church Farm Courtyard and existing adjoining properties (Outline). Application: Withdrawn.

Biodiversity and Arboriculture	Biodiversity Designations (e.g. Site Special Scientific Interest)	There are no biodiversity designations on the site.
	Arboriculture Designations (e.g. Semi Ancient Natural Woodland)	There are no arboriculture designations on the site.
	Comments	
Heritage Assets	Listed Buildings or Scheduled Ancient Monument	<p>A Grade II Listed Building (The Parish Church of the Holy Trinity) lies immediately to the south of the site.</p> <p>A further Grade II Listed Building (The Plough Inn) lies at the junction of B2155 and B2110.</p>
	Conservation Area	The site lies outside the Crabtree Conservation Area, which lies in the south of the Parish.
	Archaeological Potential	<p>None on site.</p> <p>MWS9467 lies to the south. It is a Cross (constructed, (post) WW I -1918 AD)</p>
	Comments	
Landscape	Designations (e.g. Area of Outstanding Natural Beauty (AONB))	Site lies out the High Weald AONB.
	Character	<p>The site lies within an area identified by Horsham District Council as Landscape Character Area N1 Mannings Heath Farmland.</p> <p>Area N1 covers the central part of the parish. The Assessment notes this area has a more open character compared with adjacent High Weald character areas. It has a medium to large scale field pattern of arable and pasture farmland, a fragmented hedgerow pattern, and generally few woodlands. Despite the erosion of the farmland landscape, distinctive characteristics include patches of heath, tall wooded shaws, and sandstone farmsteads.</p> <p>The Assessment identifies the key issues as: past loss of hedgerows; recreational pressures; introduction of suburban features along main roads</p>
	Sensitivity	The Assessment notes that overall sensitivity to change is moderate, reflecting moderate inter-visibility and moderate landscape qualities. It notes areas with a stronger network of hedgerows and woodland are of higher sensitivity. Key sensitivities are listed as: large scale recreational development, introduction of suburban features; infill development along roads; high density

		housing development.	
	Capacity	<p>HDC carried out a Landscape Capacity Assessment. The key objectives are to provide an assessment of the landscape capacity of the land around existing Category 1 and Category 2 settlements.</p> <p>The Assessment identified 2 study areas in the Parish. Landscape Study Area LB1 relates to land south of Sandygate Lane. Landscape Study Area LB2 relates to land north of Sandygate Lane together with a smaller area to the south of it.</p> <p>The site lies within LB2. The Assessment states whilst the area is of relatively low visual sensitivity, the fine-grained pattern of small hedged pasture fields are generally in good condition, and historic features give the area a high landscape character sensitivity, which are sensitive to housing development. This means there is only low to moderate capacity for small scale housing development.</p> <p>Overall landscape capacity is identified as “low to moderate”.</p>	
	Comments		
Public Rights of Way (PRoW)	Within site	A PRoW runs along the eastern boundary.	
	Adjacent	None adjacent.	
	Comments		
Flood Risk	Strategic Flood Risk Assessment (SFRA) DATA	SFRA notes “preliminary assessment shows any new allocations for housing development at Lower Beeding will not fall within Flood Zone 2 or 3”.	
	Flood Maps for Planning (Rivers and Sea)	Flood Zone 1.	
	Comments		
Accessibility	Proximity to	Primary school	163m
		Age Concern (Holy Trinity Church)	112m
		Hotel/Leisure (a. South Lodge	a) 1950m


		(b. Cisswood Hotel)	
		Public House (a. Crabtree b. The Plough Inn)	a) 2220m b) 119m
		Village Hall	880m
		Formal public open space (tennis courts)	759m
		Informal open space (school playing field)	163m
		Bus Stop	214m (Bus stop on Handcross Road)
	Vehicular access constraints	Access could be achieved off Sandygate Lane via an existing access way.	
	Comments		
Utilities	Comments	It is assumed all potential housing sites are, or can be made, accessible to local infrastructure, defined as water, surface and foul water drainage, electricity and gas.	
Site Consideration	Ownership	The site is in single ownership.	
	Constraints	A Grade II Listed Building (The Parish Church of the Holy Trinity) lies immediately to the south of the site	
	Proposed Use	Residential.	
	Estimated Capacity	It is considered 0.28 hectares would be available for development at a medium density. This would equate to 8 dwellings on site.	
	Mitigation	Retention and reinforcement of boundaries including consideration of the effect on the Listed Building to the south of the site.	
	Deliverable/ Developable/Achievable	It is considered the site is available now. There are no known reasons to indicate the site is not available. The site is adjacent to the BUAB and therefore could potentially be considered suitable for development.	

	Comments	<p>The site is currently grassland. Trees and hedging bound the site on the north, east and southern boundary. An access track bounds the site on the west.</p> <p>Holy Trinity Church lies to immediately to the south. The vicarage lies to the east. The effect of development on the Church will therefore need careful consideration. The proximity of the Church may impact on the quantum and scale of development the site could facilitate.</p> <p>The site adjoins the BUAB on the southern and eastern boundary. It is in close proximity to services on offer in Lower Beeding.</p> <p>Given the site's proximity to the BUAB it is considered potentially suitable for development.</p>
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APPENDIX 5 (R)

LBP 18 - CHURCH LANE INDUSTRIAL ESTATE, CHURCH LANE

Lower Beeding Neighbourhood Plan Housing Land Availability Assessment

NP Site Name	Church Lane Industrial Estate	
Site Address	Church Lane Farm Estate, Church Lane, Lower Beeding.	
NP Site Reference	LBP18	
Site Context	Site Area (hectares)	1.4.
	Current Land Use	Commercial.
	Previously Developed Land/Greenfield	Previously Developed Land.
	Boundary Treatment	The site is bound by trees and hedging on all sides.
	Adjacent Land Use	Residential dwellings lie to the north, south and west. Open grassland/agricultural land lies to the east.
	Built Up Area Boundary (BUAB) (Adjoins an existing settlement edge/ Outside of BUAB/ Remote from BUAB)	Remote from BUAB.
	Topography	Generally flat.
	Planning History	<p>Unit 10 Church Lane: LB/18/96: Variations of conditions 3 and 9 on LB/22/90 and change of use of some areas. Application: Withdrawn.</p> <p>Unit 10 Church Lane: LB/22/90: Change of use of horticultural buildings to part storage (b8 use) and part business (b1 use). Application: Granted.</p> <p>Church Lane: LB/31/03-Change of use to B1 Light Industrial. Units 1-5 and 7. Application: Granted.</p>

		<p>Unit 10 Church Lane: LB/27/96- Renewal of LB/30/91 to use buildings for vehicle storage alterations and provision of hardstanding for 51 cars. Application: Granted.</p> <p>Unit 10 Church Lane: LB/30/91: Use of buildings for vehicle storage, alterations to unit e and provision of hardstanding for 51 cars. Application: Granted.</p>
Biodiversity and Arboriculture	Biodiversity Designations (e.g. Site Special Scientific Interest)	There are no biodiversity designations on the site.
	Arboriculture Designations (e.g. Semi Ancient Natural Woodland)	The sites falls within a Woodland Priority Habitat Network (Lower Spatial Priority).
	Comments	
Heritage Assets	Listed Buildings or Scheduled Ancient Monument	<p>There are no Listed Buildings on the site.</p> <p>There are no Listed Buildings within close proximity of the site.</p> <p>A Grade II Listed Buildings lies north of the site, Hammer Pond Guest House.</p>
	Conservation Area	The site lies outside the Crabtree Conservation Area, which lies in the south of the Parish.
	Archaeological Potential	<p>None on site.</p> <p>MWS5353 is a pillbox (WW II- 1939 AD to 1945 AD) monument.</p>
	Comments	
Landscape	Designations (e.g. Area of Outstanding Natural Beauty (AONB))	Site lies outside the High Weald AONB.
	Character	<p>The site lies within an area identified by Horsham District Council as Landscape Character Area N1 Mannings Heath Farmland.</p> <p>Area N1 covers the central part of the parish. The Assessment notes this area has a more open character compared with adjacent High Weald character areas. It has a medium to large scale field pattern of arable and pasture farmland, a fragmented hedgerow pattern, and generally few woodlands. Despite the erosion of the farmland landscape, distinctive characteristics include patches of heath, tall wooded shaws, and sandstone farmsteads.</p>

		The Assessment identifies the key issues as: past loss of hedgerows; recreational pressures; introduction of suburban features along main roads.	
	Sensitivity	The Assessment notes that overall sensitivity to change is moderate, reflecting moderate inter-visibility and moderate landscape qualities. It notes areas with a stronger network of hedgerows and woodland are of higher sensitivity. Key sensitivities are listed as: large scale recreational development, introduction of suburban features; infill development along roads; high density housing development.	
	Capacity	<p>HDC carried out a Landscape Capacity Assessment. The key objectives are to provide an assessment of the landscape capacity of the land around existing Category 1 and Category 2 settlements.</p> <p>The Assessment identified 2 study areas in the Parish. Landscape Study Area LB1 relates to land south of Sandygate Lane. Landscape Study Area LB2 relates to land north of Sandygate Lane together with a smaller area to the south of it.</p> <p>The site lies outside of LB1 and LB2.</p>	
	Comments		
Public Rights of Way	Within site	None within the site.	
	Adjacent	None adjacent to the site.	
	Comments		
Flood Risk	Strategic Flood Risk Assessment (SFRA) DATA	SFRA notes “preliminary assessment shows any new allocations for housing development at Lower Beeding will not fall within Flood Zone 2 or 3”.	
	Flood Maps for Planning (Rivers and Sea)	Flood Risk 1.	
	Comments		
Accessibility	Proximity to	Primary school	1560m
		Age Concern (Holy Trinity Church)	1400m
		Hotel/Leisure (a. South Lodge b. Cisswood Hotel)	a) 3350m b) 2100m


		Public House (a. Crabtree (b. The Plough Inn)	a) 3600m b) 1510m
		Village Hall	2270m
		Formal public open space (tennis courts)	2150m
		Informal open space (school playing field)	1560m
		Bus Stop	1260m (bus stop on Handcross Road)
	Vehicular access	The site could be accessed off Church Lane.	
	Comments		
Utilities	Comments	It is assumed all potential housing sites are, or can be made, accessible to local infrastructure, defined as water, surface and foul water drainage, electricity and gas.	
Site Consideration	Ownership	The site is in single ownership.	
	Constraints	The site is currently in commercial use. The development of the site for residential purposes would result in a loss of employment land. The site is remote from the BUAB.	
	Proposed Use	Residential.	
	Estimated Capacity	It is considered 1.09 hectares would be available for development at a low density. This would equate to 21 dwellings. It is acknowledged the Site Promoter has proposed that 28 units could be accommodated on the site.	
	Mitigation	Retention and reinforcement of boundaries.	
	Deliverable/ Developable/Achievable	It is considered the site is available now. There are no known reasons to indicate the site is not available. The site could potentially offer an opportunity to redevelop the site for residential uses.	

	Comments	<p>The site is currently in commercial use and comprises previously developed land where development is encouraged.</p> <p>It is understood there are concerns regarding the effect of the commercial use of the site on the local character of the area and on the local highway network.</p> <p>The site is bound by trees and hedging on all sides. Residential dwellings lie to the north, south and west. Open grassland/agricultural land lies to the east.</p> <p>In order to overcome concerns, the site could potentially be considered for residential development.</p> <p>The site is however remote from the BUAB and not in reasonable proximity to services in Lower Beeding.</p>
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APPENDIX 5 (S)

LBP 19 - LAND AT GLAYDE FARM, WEST OF CHURCH LANE

Lower Beeding Neighbourhood Plan Housing Land Availability Assessment

NP Site Name	Land at Glayde Farm	
Site Address	Land at Glayde Farm, West of Church Lane	
NP Site Reference	LBP19	
Site Context	Site Area (hectares)	6.29
	Current Land Use	Agricultural land/grassland.
	Previously Developed Land/Greenfield	Greenfield.
	Boundary Treatment	The site is bound on all sides by dense trees and hedging.
	Adjacent Land Use	Residential lies to the south. Agricultural land surrounds the site on the north, west and east.
	Built Up Area Boundary (BUAB) (Adjoins an existing settlement edge/ Outside of BUAB/ Remote from BUAB)	Adjoins the BUAB on the south western boundary.
	Topography	Southern part of site is flat. Northern part falls away sharply.
	Planning History	None.
Biodiversity and Arboriculture	Biodiversity Designations (e.g. Site Special Scientific Interest)	There are no biodiversity designations on site.

	Arboriculture Designations (e.g. Semi Ancient Natural Woodland)	Part of the site in the north western corner and south eastern part of the site is designated as Woodland Priority Habitat Network, High Spatial Priority. The remainder of the site also falls within a Woodland Priority Habitat Network, Lower Spatial Priority.
	Comments	
Heritage Assets	Listed Buildings or Scheduled Ancient Monument	<p>A Grade II Listed Building (The Plough Inn) lies at the junction of B2155 and B2110, to the west of the site.</p> <p>A further Grade II Listed Building (The Parish Church of the Holy Trinity) lies to the south west of the southern part of the site.</p>
	Conservation Area	The site lies outside of the Crabtree Conservation area, which lies in the south of the Parish.
	Archaeological Potential	<p>None on site.</p> <p>MWS9467 lies to the west. It is a Cross (Constructed (post) WW1 – 1918AD).</p>
	Comments	
Landscape	Designations (e.g. Area of Outstanding Natural Beauty (AONB))	Site lies out the High Weald AONB
	Character	<p>The site lies within an area identified by Horsham District Council as Landscape Character Area N1 Mannings Heath Farmland.</p> <p>Area N1 covers the central part of the parish. The Assessment notes this area has a more open character compared with adjacent High Weald character areas. It has a medium to large scale field pattern of arable and pasture farmland, a fragmented hedgerow pattern, and generally few woodlands. Despite the erosion of the farmland landscape, distinctive characteristics include patches of heath, tall wooded shaws, and sandstone farmsteads.</p> <p>The Assessment identifies the key issues as: past loss of hedgerows; recreational pressures; introduction of suburban features along main roads.</p>
	Sensitivity	The Assessment notes that overall sensitivity to change is moderate, reflecting moderate inter-visibility and moderate landscape qualities. It notes areas with a stronger network of hedgerows and woodland are of higher sensitivity. Key sensitivities are listed as: large scale recreational development, introduction of suburban features; infill development along roads; high density housing development.

	Capacity	<p>HDC carried out a Landscape Capacity Assessment. The key objectives are to provide an assessment of the landscape capacity of the land around existing Category 1 and Category 2 settlements.</p> <p>The Assessment identified 2 study areas in the Parish. Landscape Study Area LB1 relates to land south of Sandygate Lane. Landscape Study Area LB2 relates to land north of Sandygate Lane together with a smaller area to the south of it.</p> <p>The site lies within LB2. The Assessment states whilst the area is of relatively low visual sensitivity, the fine-grained pattern of small hedged pasture fields are generally in good condition, and historic features give the area a high landscape character sensitivity, which are sensitive to housing development. This means there is only low to moderate capacity for small scale housing development.</p> <p>Overall landscape capacity is identified as “low to moderate”.</p>	
	Comments		
Public Rights of Way (PRoW)	Within site	A PRoW runs along the western boundary of the site.	
	Adjacent	A PRoW lies to the south of the Handcross Road.	
	Comments		
Flood Risk	Strategic Flood Risk Assessment (SFRA) DATA	SFRA notes “preliminary assessment shows any new allocations for housing development at Lower Beeding will not fall within Flood Zone 2 or 3”.	
	Flood Maps for Planning (Rivers and Sea)	Flood Zone 1.	
	Comments		
Accessibility	Proximity to	Primary school	360m
		Age Concern (Holy Trinity Church)	203m
		Hotel/Leisure (a. South Lodge b. Cisswood Hotel)	a) 2150m b) 939m
		Public House (a. Crabtree b. The Plough Inn)	a) 2410m b) 315m


		Village Hall	1080m
		Formal public open space (tennis courts)	957m
		Informal open space (school playing field)	360m
		Bus Stop	72m (Bus stop on Handcross Road)
	Vehicular access constraints	Access could be achieved off Handcross Road.	
	Comments		
Utilities	Comments	It is assumed all potential housing sites are, or can be made, accessible to local infrastructure, defined as water, surface and foul water drainage, electricity and gas.	
Site Consideration	Ownership	The site is in single ownership.	
	Constraints	Part of the sites are designated as Woodland Priority Habitat, high spatial priority.	
	Proposed Use	Residential.	
	Estimated Capacity	It is considered 4.1 hectares would be available for development at a medium density. This would equate to 120 dwellings on site.	
	Mitigation	Retention and reinforcement of boundaries.	
	Deliverable/ Developable/Achievable	It is considered the site is available now. There are no known reasons to indicate the site is not available. The southern part of the site is adjacent to the BUAB and therefore it is considered the southern part of the site could potentially be considered suitable for development.	
	Comments	<p>The site is currently in use as agricultural land/grassland. It is bound on all sides by dense trees and hedging.</p> <p>Agricultural land surrounds the site on the north, west and east.</p> <p>Parts of the site are designated as Priority Woodland Priority Habitat, High Spatial Priority.</p> <p>The northern 2 field parcels of the site are considered to be remote from the BUAB and are rural in nature and character.</p>	

		<p>The southern field parcels adjoin the BUAB on the south western boundary. They are in close proximity to the services on offer in Lower Beeding. Residential dwellings lie to the south west of the site and development of the site could be seen in this context.</p> <p>Should the southern field parcels be developed the northern and western boundaries would require appropriate landscaping and buffering.</p> <p>Given the visually remote nature of the northern field parcels they are not considered suitable for development. Given the southern field parcels proximity to the BUAB, they are considered potentially suitable for development.</p>
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APPENDIX 5 (T)

LBP 20 - LAND SOUTH OF HANDCROSS ROAD

Lower Beeding Neighbourhood Plan Housing Land Availability Assessment

NP Site Name	Land south of Handcross Road	
Site Address	Land south of Handcross Road	
NP Site Reference	LBP20	
Site Context	Site Area (hectares)	6.98.
	Current Land Use	Agricultural land.
	Previously Developed Land/Greenfield	Greenfield.
	Boundary Treatment	The site is bound to the north and south by trees lines. The eastern boundary is open whilst the western boundary is part tree lined and part open.
	Adjacent Land Use	Residential dwelling lies to the north and west. Agricultural land lies to the east and the south.
	Built Up Area Boundary (BUAB) (Adjoins an existing settlement edge/ Outside of BUAB/ Remote from BUAB)	Parts of the site adjoins the BUAB.
	Topography	Generally flat.
	Planning History	None.
Biodiversity and Arboriculture	Biodiversity Designations (e.g. Site Special Scientific Interest)	There are no biodiversity designations on the site.
	Arboriculture	Parts of the site include high and low spatial priority

	Designations (e.g. Semi Ancient Natural Woodland)	woodland. The site also falls within a Woodland Improvement area (High Spatial Priority).
	Comments	Ancient woodland and priority habitat lie to the south of the site.
Heritage Assets	Listed Buildings or Scheduled Ancient Monument	<p>A Grade II Listed Building (The Parish Church of the Holy Trinity) lies to the north west of the site.</p> <p>A further Grade II Listed Building (The Plough Inn) lies at the junction of B2155 and B2110, west of the site.</p>
	Conservation Area	The site lies outside the Crabtree Conservation Area, which lies in the south of the Parish.
	Archaeological Potential	<p>None on site.</p> <p>MWS9496 lies to the east of the site, a site of Brickyard Farm Historic Farmstead.</p>
	Comments	
Landscape	Designations (e.g. Area of Outstanding Natural Beauty (AONB))	Site lies within the High Weald AONB.
	Character	<p>The site lies within an area identified by Horsham District Council as Landscape Character Area N1 Mannings Heath Farmland.</p> <p>Area N1 covers the central part of the parish. The Assessment notes this area has a more open character compared with adjacent High Weald character areas. It has a medium to large scale field pattern of arable and pasture farmland, a fragmented hedgerow pattern, and generally few woodlands. Despite the erosion of the farmland landscape, distinctive characteristics include patches of heath, tall wooded shaws, and sandstone farmsteads.</p> <p>The Assessment identifies the key issues as: past loss of hedgerows; recreational pressures; introduction of suburban features along main roads.</p>
	Sensitivity	The Assessment notes that overall sensitivity to change is moderate, reflecting moderate inter-visibility and moderate landscape qualities. It notes areas with a stronger network of hedgerows and woodland are of higher sensitivity. Key sensitivities are listed as: large scale recreational development, introduction of suburban features; infill development along roads; high density housing development.

	Capacity	<p>HDC carried out a Landscape Capacity Assessment. The key objectives are to provide an assessment of the landscape capacity of the land around existing Category 1 and Category 2 settlements.</p> <p>The Assessment identified 2 study areas in the Parish.</p> <p>The site lies within Landscape Study Area LB1. This area relates to land south of Sandygate Lane. The Assessment notes that landscape features and qualities in this area are moderately sensitive reflecting the extent to which the landscape is open from the east, but enclosed on other sides by woodland. The Assessment considers that there is moderate visual sensitivity and, despite being in the AONB only moderate landscape value.</p>	
	Comments		
Public Rights of Way (PRoW)	Within site	Yes, a bridleway runs along the eastern boundary.	
	Adjacent	Bridleway 2832 travels along eastern boundary of site and continues east to adjacent land before turning south.	
	Comments		
Flood Risk	Strategic Flood Risk Assessment (SFRA) DATA	SFRA notes “preliminary assessment shows any new allocations for housing development at Lower Beeding will not fall within Flood Zone 2 or 3”.	
	Flood Maps for Planning (Rivers and Sea)	Flood Zone 1	
	Comments		
Accessibility	Proximity to	Primary school	510m
		Age Concern Facility (Holy Trinity Church)	355m
		Hotel/Leisure (a. South Lodge b. Cisswood Hotel)	a) 2310m b) 1120m
		Public House (a. Crabtree b. The Plough Inn)	a) 2560m b) 459m
		Village Hall	1220m

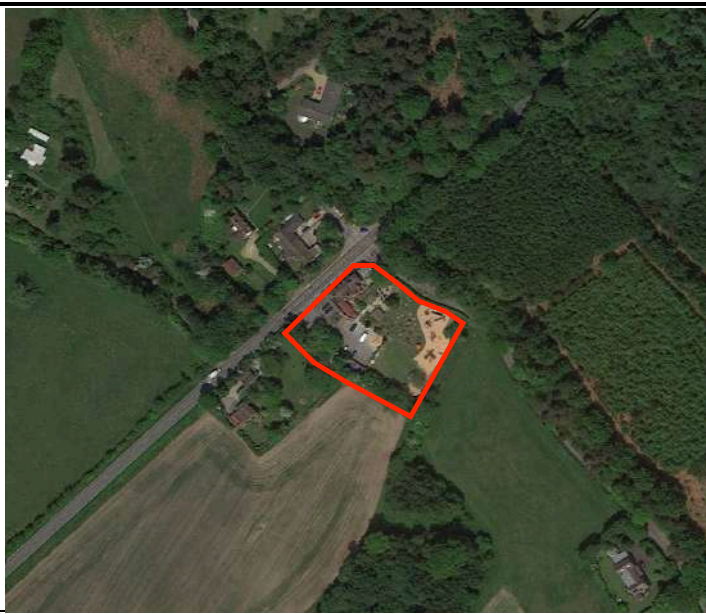
		Formal public open space (tennis courts)	1100m
		Informal open space (school playing field)	510m
		Bus Stop	98.45m (bus stop on Handcross Road)
	Vehicular access constraints	Access could be provided off Handcross Road B2110.	
	Comments		
Utilities	Comments	It is assumed all potential housing sites are, or can be made, accessible to local infrastructure, defined as water, surface and foul water drainage, electricity and gas.	
Site Consideration	Ownership	The site is in single ownership.	
	Constraints	The site lies within the High Weald AONB.	
	Proposed Use	Residential.	
	Estimated Capacity	<p>It is considered 3.93 hectares would be available for development at a medium density. This would equate to 117 dwellings.</p> <p>It is acknowledged the Site Promoter has proposed that 95 units could be accommodated on the site.</p>	
	Mitigation	Due to the constraints of the site (AONB) it is not considered possible to provide adequate mitigation.	
	Deliverable/ Developable/Achievable	<p>It is considered the site is available now. There are no known reasons to indicate the site is not available. However, it is not considered the site is suitable for development.</p>	
	Comments	<p>The site currently comprises agricultural land and is rural in character.</p> <p>The site is bound to the north and south by trees lines. The eastern boundary is open whilst the western boundary is part tree lined and part open. A bridleway runs along the eastern boundary. The site is therefore visually exposed from public vantage points.</p>	

		<p>Residential dwelling lies to the north and west. Agricultural land lies to the east and the south.</p> <p>Parts of the site adjoin the BUAB. It is in close proximity to services on offer in Lower Beeding.</p> <p>The site lies within the High Weald AONB.</p> <p>Given the constraints of the site it is not considered suitable for development.</p>
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APPENDIX 5 (U)

**LBP 21 - WHEATSHEAF, HANDCROSS ROAD,
PLUMMERS PLAIN**

Lower Beeding Neighbourhood Plan Housing Land Availability Assessment

NP Site Name	Wheatsheaf	
Site Address	The Wheatsheaf PH, Handcross Road, Plummers Plan	
NP Site Reference	LBP21	
Site Context	Site Area (hectares)	0.4.
	Current Land Use	Public House.
	Previously Developed Land/Greenfield	Previously developed land.
	Boundary Treatment	Low lying hedging on northern boundary. Hedging and trees on southern boundary. B2110 bounds the site on the west. Eastern boundary is more open.
	Adjacent Land Use	Residential lies to the west and south.
	Built Up Area Boundary (BUAB) (Adjoins an existing settlement edge/ Outside of BUAB/ Remote from BUAB)	Remote from the BUAB.
	Topography	Generally flat, slopes to the east.
	Planning History	LB/9/96: Extension of existing car park to provide 18 additional spaces and closure of access. Application: Granted. DC/08/1462: Retention of gazebo. Application: Granted. DC/09/1151: Single storey kitchen store. Application: Granted. DC/10/2025: Retention of kitchen store (to replace

		<p>dilapidated store) including covered area to protect existing refrigeration units. Application: Granted.</p> <p>DC/13/0930: Erection of garden bar. Application: Granted.</p> <p>DC/14/2437: Provision of balcony over flat roof area to side/west elevation. Application Refused. Appeal: Dismissed.</p>
Biodiversity and Arboriculture	Biodiversity Designations (e.g. Site Special Scientific Interest)	No biodiversity designations on site.
	Arboriculture Designations (e.g. Semi Ancient Natural Woodland/Tree Preservation Order)	Site falls within a Woodland Priority Habitat Network (High Spatial Priority) and Woodland Improvement Area (High Spatial Priority).
	Comments	
Heritage Assets	Listed Buildings or Scheduled Ancient Monument	There are no Listed Buildings on the site or in close proximity of the site.
	Conservation Area	The site lies outside the Crabtree Conservation Area, which lies in the south of the Parish.
	Archaeological Potential	None.
	Comments	
Landscape	Designations (e.g. Area of Outstanding Natural Beauty (AONB))	Site lies within High Weald AONB.
	Character	<p>The site lies within an area identified by Horsham District Council as Landscape Character known as St. Leonard's Forest.</p> <p>St. Leonard's Forest cover the northern part of the Parish. It is a very densely wooded area, with a landform of flat top ridges and steep sided ghylls, which cuts into the underlying Tunbridge Wells Sand. This combination creates a strongly enclosed landscape with confined views.</p> <p>The area includes a medium scale field pattern of regular arable fields which divides the woodlands.</p> <p>The Assessment identifies the key issues as continuing loss of heathland through development pressure or poor management; widespread conifer plantations on ancient woodland/heathland; rhododendron invasion along roads; expansion of horse paddocks; urban fringe development along ridgetop roads; suburbanisation along roads; localised erosion of lands from car parking, associated</p>

		with fishing at hammer ponds.	
	Sensitivity	The Assessment notes the areas overall sensitivity to change is high. Key sensitivities area: suburbanisation/urban edge development. Small scale incremental changes to roads; changes in farmland management, expansion of horse paddocks.	
	Capacity	<p>HDC carried out a Landscape Capacity Assessment. The key objectives are to provide an assessment of the landscape capacity of the land around existing Category 1 and Category 2 settlements.</p> <p>The Assessment identified 2 study areas in the Parish. Landscape Study Area LB1 elates to land south of Sandygate Lane. Landscape Study Area LB2 relates to land north of Sandygate Lane together with a smaller area to the south of it.</p> <p>The site lies outside LB1 and LB2.</p>	
	Comments		
Public Rights of Way (PRoW)	Within site	None.	
	Adjacent	None.	
	Comments		
Flood Risk	Strategic Flood Risk Assessment (SFRA) DATA	SFRA notes “preliminary assessment shows any new allocations for housing development at Lower Beeding will not fall within Flood Zone 2 or 3”.	
	Flood Maps for Planning (Rivers and Sea)	Flood Zone 1.	
	Comments		
	Proximity to	Primary school	2330m
		Age Concern (Trinity Church)	2180m
		Hotel/Leisure a) South Lodge b) Cisswood	a) 4130m b) 2910m
		Public House a) Crabtree	a) 4390m b) 2290m


		b) The Plough Inn	
		Village Hall	3060m
		Formal public open space (Tennis Courts)	2930m
		Informal open space (school playing field)	2330m
		Bus Stop	At entrance to site.
	Vehicular access constraints	Access could be achieved off B2110 Handcross Road.	
	Comments		
Utilities	Comments	It is assumed all potential housing sites are, or can be made, accessible to local infrastructure, defined as water, surface and foul water drainage, electricity and gas.	
Site Consideration	Ownership	The site is in single ownership.	
	Constraints	The site is remote from BUAB. The site lies within the AONB.	
	Proposed Use	Residential.	
	Estimated Capacity	It is considered 0.3 hectares would be available for development at a low density. This would equate to 6 dwellings.	
	Mitigation	Retention and reinforcement of boundaries.	
	Deliverable/ Developable/Achievable	It is considered the site is available now. There are no known reasons to indicate the site is not available. Given the remote location of the site it is not considered suitable for development.	
	Comments	The site is currently a public house. It lies adjacent to the B2110. Residential land lies to the west and south. It is remote from the BUAB and from the services on offer in Lower Beeding. The site lies within the High Weald AONB.	

		Given the constraints of the site it is not considered suitable for development.
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APPENDIX 4 (V)

LBP 22 - HANDFORD WAY, LAND TO THE SOUTH OF HANDFORD WAY, PLUMMERS PLAIN

Lower Beeding Neighbourhood Plan Housing Land Availability Assessment

NP Site Name	Handford Way.	
Site Address	Land to the south of Handford Way, Plummers Plain.	
NP Site Reference	LBP22.	
Site Context	Site Area (hectares)	0.66.
	Current Land Use	Woodland.
	Previously Developed Land/Greenfield	Greenfield.
	Boundary Treatment	Dense woodland bounds the site on all sites.
	Adjacent Land Use	Residential lies to the north, east and west. B2100 lies to the south.
	Built Up Area Boundary (BUAB) (Adjoins an existing settlement edge/ Outside of BUAB/ Remote from BUAB)	Remote from the BUAB.
	Topography	Generally flat.
	Planning History	DC/05/0200: Insertion of 2 gates off Handford way. Application: Refused.
Biodiversity and Arboriculture	Biodiversity Designations (e.g. Site Special Scientific Interest)	None.

	Arboriculture Designations (e.g. Semi Ancient Natural Woodland)	Site is designated as Priority Habitat – Deciduous Woodland and Woodland Priority Habitat Network High Spatial Priority. The site also falls within a Woodland Improvement area (High Spatial Priority).
	Comments	
Heritage Assets	Listed Buildings or Scheduled Ancient Monument	There are no Listed Buildings on the site or in close proximity of the site.
	Conservation Area	The site lies outside the Crabtree Conservation Area, which lies in the south of the Parish.
	Archaeological Potential	None.
	Comments	
Landscape	Designations (e.g. Area of Outstanding Natural Beauty (AONB))	Site lies within the High Weald AONB.
	Character	<p>The site lies within an area identified by Horsham District Council as Landscape Character Area N1 Mannings Heath Farmland.</p> <p>Area N1 covers the central part of the parish. The Assessment notes this area has a more open character compared with adjacent High Weald character areas. It has a medium to large scale field pattern of arable and pasture farmland, a fragmented hedgerow pattern, and generally few woodlands. Despite the erosion of the farmland landscape, distinctive characteristics include patches of heath, tall wooded shaws, and sandstone farmsteads.</p> <p>The Assessment identifies the key issues as: past loss of hedgerows; recreational pressures; introduction of suburban features along main roads.</p>
	Sensitivity	The Assessment notes that overall sensitivity to change is moderate, reflecting moderate inter-visibility and moderate landscape qualities. It notes areas with a stronger network of hedgerows and woodland are of higher sensitivity. Key sensitivities are listed as: large scale recreational development, introduction of suburban features; infill development along roads; high density housing development.
	Capacity	<p>HDC carried out a Landscape Capacity Assessment. The key objectives are to provide an assessment of the landscape capacity of the land around existing Category 1 and Category 2 settlements.</p> <p>The Assessment identified 2 study areas in the Parish. Landscape Study Area LB1 relates to land south of Sandygate</p>


		Lane. Landscape Study Area LB2 relates to land north of Sandygate Lane together with a smaller area to the south of it. The site lies outside LB1 and LB2.	
	Comments		
Public Rights of Way (PRoW)	Within site	None within the site.	
	Adjacent	None.	
	Comments		
Flood Risk	Strategic Flood Risk Assessment (SFRA) DATA	SFRA notes “preliminary assessment shows any new allocations for housing development at Lower Beeding will not fall within Flood Zone 2 or 3”.	
	Flood Maps for Planning (Rivers and Sea)	Flood Zone 1.	
	Comments		
	Proximity to	Primary School	2360m
		Age Concern (Holy Trinity Church)	2200m
		Hotel Leisure a) South Lodge b) Cisswood	a) 4140m b) 2950m
		Public House a) Crabtree b) The Plough Inn	a) 4390m b) 2310m
		Village Hall	3070m
		Formal public open space (Tennis Courts)	2950m
		Informal open space (school playing field)	2360m
		Bus Stop	46 m (Bus stop on Handcross Road)

	Vehicular access constraints	Access could be achieved off Handcross Road.
	Comments	
Utilities	Comments	It is assumed all potential housing sites are, or can be made, accessible to local infrastructure, defined as water, surface and foul water drainage, electricity and gas.
Site Consideration	Ownership	The site is in single ownership.
	Constraints	<p>The site is remote from the BUAB.</p> <p>The site is designated as Priority Habitat – Deciduous Woodland and Woodland Priority Habitat Lower Spatial Priority.</p> <p>The site lies within the High Weald AONB.</p>
	Proposed Use	Residential.
	Estimated Capacity	Given the extent of woodland on site it is not considered there is any capacity on site to accommodate residential development.
	Mitigation	Due to the constraints of the site, it is not considered possible to provide adequate mitigation.
	Deliverable/ Developable/Achievable	It is considered the site is available now. There are no known reasons to indicate the site is not available. However, it is not considered that the site offers a suitable location for development.
	Comments	<p>The majority of the site is woodland. Dense woodland bounds the site on all sides.</p> <p>The site is remote from the BUAB and services on offer in Lower Beeding.</p> <p>The site lies within the High Weald AONB.</p> <p>Given the constraints of the site it is not considered suitable for development.</p>

APPENDIX 4 (W)

**LBP 23 - OLD CAMP FARM, BRIGHTON
ROAD, MONKSGATE**

Lower Beeding Neighbourhood Plan Housing Land Availability Assessment

NP Site Name	Old Camp Farm	
Site Address	Brighton Road, Monks Gate, Lower Beeding, RH13 6JD	
NP Site Reference	LBP23	
Site Context	Site Area (hectares)	2.2.
	Current Land Use	Grassland.
	Previously Developed Land/Greenfield	Greenfield.
	Boundary Treatment	Site is bound on the south and east by trees and hedging. The northern boundary is open. The western boundary is more open with less dense hedging.
	Adjacent Land Use	Commercial and residential use.
	Built Up Area Boundary (BUAB) (Adjoins an existing settlement edge/ Outside of BUAB/ Remote from BUAB)	Remote from BUAB of Lower Beeding
	Topography	Flat.
	Planning History	None.
Biodiversity and Arboriculture	Biodiversity Designations (e.g. Site Special Scientific Interest)	No biodiversity designations.

	Arboricultural Designations (e.g. Semi Ancient Natural Woodland/Tree Preservation Order)	Site is designated as Woodland Priority Habitat, Lower Spatial Priority.
	Comments	
Heritage Assets	Listed Buildings or Scheduled Ancient Monument	No Listed Buildings in close proximity to the site.
	Conservation Area	Site lies outside of Crabtree Conservation Area, which lies in the south of the Parish.
	Archaeological Potential	None.
	Comments	
Landscape	Designations (e.g. Area of Outstanding Natural Beauty (AONB))	Site lies outside of High Weald AONB.
	Character	<p>The site lies within an area identified by Horsham District Council as Landscape Character Area N1 Mannings Heath Farmland.</p> <p>Area N1 covers the central part of the parish. The Assessment notes this area has a more open character compared with adjacent High Weald character areas. It has a medium to large scale field pattern of arable and pasture farmland, a fragmented hedgerow pattern, and generally few woodlands. Despite the erosion of the farmland landscape, distinctive characteristics include patches of heath, tall wooded shaws, and sandstone farmsteads.</p> <p>The Assessment identifies the key issues as: past loss of hedgerows; recreational pressures; introduction of suburban features along main roads.</p>
	Sensitivity	The Assessment notes that overall sensitivity to change is moderate, reflecting moderate inter-visibility and moderate landscape qualities. It notes areas with a stronger network of hedgerows and woodland are of higher sensitivity. Key sensitivities are listed as: large scale recreational development, introduction of suburban features; infill development along roads; high density housing development.
	Capacity	HDC carried out a Landscape Capacity Assessment. The key objectives are to provide an assessment of the landscape capacity of the land around existing Category 1 and Category 2 settlements.

		<p>The Assessment identified 2 study areas in the Parish. Landscape Study Area LB1 relates to land south of Sandygate Lane. Landscape Study Area LB2 relates to land north of Sandygate Lane together with a smaller area to the south of it.</p> <p>The site lies outside of LB1 and LB2.</p>	
	Comments		
Public Rights of Way (PRoW)	Within site	None within the site.	
	Adjacent	A bridleway runs adjacent to the site along the eastern boundary.	
	Comments		
Flood Risk	Strategic Flood Risk Assessment (SFRA) DATA	SFRA notes “preliminary assessment shows any new allocations for housing development at Lower Beeding will not fall within Flood Zone 2 or 3”.	
	Flood Maps for Planning (Rivers and Sea)	Flood Zone 1.	
	Comments		
	Proximity to	Primary school	1560m
		Age Concern Facility	1400m
		Hotel/Leisure a) South Lodge b) Cisswood Hotel	a) 2310m b) 637m
		Public House a) Crabtree b) The Plough Inn	a) 2560m b) 1510m
		Village Hall	1870m
		Formal public open space (Tennis Courts)	2020m


		Informal open space (school playing field)	1560m
		Bus Stop	68m (Bus Stop on Brighton Road)
	Vehicular access constraints		
	Comments		
Utilities	Comments	It is assumed all potential housing sites are, or can be made, accessible to local infrastructure, defined as water, surface and foul water drainage, electricity and gas.	
Site Consideration	Ownership	The site is in single ownership.	
	Constraints	<p>The site is remote from the BUAB.</p> <p>The site is designated as Woodland Priority Habitat, Lower Spatial Priority.</p>	
	Proposed Use	Residential.	
	Estimated Capacity	<p>It is considered 1.65 hectares would be available for development at a low density. This would equate to 33 dwellings.</p> <p>Note: Site promoter has indicated between 4 and 12 dwellings could be accommodated on the site.</p>	
	Mitigation	Retention and reinforcement of boundaries.	
	Deliverable/ Developable/Achievable	<p>It is considered the site is available now. There are no known reasons to indicate the site is not available. Given the site's remote location it is not considered suitable for development.</p>	
	Comments	<p>The site is greenfield site and is in use as agricultural land.</p> <p>It is bound on the south and east by trees and hedging. The northern boundary is open. The western boundary is more open with less dense hedging.</p> <p>The site is designated as Woodland Priority Habitat, Lower Spatial Priority.</p> <p>The site is remote from the BUAB and services on offer in Lower Beeding.</p>	

		Given the site is remote from the BUAB, it is not considered suitable for development.
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APPENDIX 5

(LBP24:CEDAR COTTAGE & TIMBERLANDS)

Lower Beeding Neighbourhood Plan Housing Land Availability Assessment

NP Site Name	Cedar Cottage & Timberlands (Combined assessment of LBP 14 and land to the south)	
Site Address	South of Sandygate Lane, Lower Beeding	
NP Site Reference	LBP24	

Site Context	Site Area (hectares)	1.50 Ha
	Current Land Use	Residential in the northern part of the site. Grassland in the southern part of the site.
	Previously Developed Land/Greenfield	Partly previously developed land.
	Boundary Treatment	Trees, hedging and fencing surround the site.
	Adjacent Land Use	Residential land lies to the south, east and north west. Agricultural land lies to the south west and north of Sandygate Lane.
	Built Up Area Boundary (BUAB) (Outside of BUAB/Adjoins an existing settlement edge/Remote)	Eastern boundary adjoins the BUAB.
	Topography	The northern part is generally ; southern part falls away to the south.
	Planning History	Northern part of site was subject to planning application: DC/05/0323 Demolition of Cedar Cottage and erection of replacement chalet style dwelling. Approved. 01/04/2005.

Biodiversity and Arboriculture	Biodiversity Designations (e.g. Site Special Scientific Interest)	No biodiversity designations.
	Arboricultural Designations (e.g. Semi Ancient Natural Woodland/Tree Preservation Order)	Site is partially designated as Woodland Priority Habitat Network- Lower Spatial Priority.
	Comments	
Heritage Assets	Listed Buildings or Scheduled Ancient Monument	<p>No listed buildings on site.</p> <p>A Grade II Listed Building (The Parish Church of the Holy Trinity) lie to the north east of the site.</p> <p>A further Grade II Listed Building (The Plough Inn) lies at the junction of B2155 and B2110, to the east of the site.</p>
	Conservation Area	The site lies outside the Crabtree Conservation Area, which lies in the south of the Parish.
	Archaeological Potential	<p>None.</p> <p>MWS9799 lies to the east. It is a farmstead monument.</p>
	Comments	
Landscape	Designations (e.g. Area of Outstanding Natural Beauty)	The site lies outside the High Weald AONB.
	Character	<p>The site lies within an area identified by Horsham District Council as Landscape Character Area N1 Mannings Heath Farmland.</p> <p>Area N1 covers the central part of the parish. The Assessment notes this area has a more open character compared with adjacent High Weald character areas. It has a medium to large scale field pattern of arable and pasture farmland, a fragmented hedgerow pattern, and generally few woodlands. Despite the erosion of the farmland landscape, distinctive characteristics include patches of heath, tall wooded shaws, and sandstone farmsteads.</p> <p>The Assessment identifies the key issues as: past loss of hedgerows; recreational pressures; introduction of suburban features along main roads.</p>

	Sensitivity	The Assessment notes that overall sensitivity to change is moderate, reflecting moderate inter-visibility and moderate landscape qualities. It notes areas with a stronger network of hedgerows and woodland are of higher sensitivity. Key sensitivities are listed as: large scale recreational development, introduction of suburban features; infill development along roads; high density housing development.
	Capacity	<p>HDC carried out a Landscape Capacity Assessment. The key objectives are to provide an assessment of the landscape capacity of the land around existing Category 1 and Category 2 settlements.</p> <p>The Assessment identified 2 study areas in the Parish. Landscape Study Area LB1 relates to land south of Sandygate Lane. Landscape Study Area LB2 relates to land north of Sandygate Lane together with a smaller area to the south of it.</p> <p>The site lies within LB2. The Assessment states whilst the area is of relatively low visual sensitivity, the fine grained pattern of small hedged pasture fields are generally in good condition, and historic features give the area a high landscape character sensitivity, which are sensitive to housing development. This means there is only low to moderate capacity for small scale housing development.</p> <p>Overall landscape capacity is identified as “low to moderate”.</p>
	Comments	
Public Rights of Way (PRoW)	Within site	None within the site.
	Adjacent	None adjacent to the site.
	Comments	
Flood Risk	Strategic Flood Risk Assessment (SFRA) DATA	SFRA notes “preliminary assessment shows any new allocations for housing development at Lower Beeding will not fall within Flood Zone 2 or 3”.
	Flood Maps for Planning (Rivers and Sea)	Flood Zone 1.
	Comments	


	Proximity to	Primary school	281m
		Age Concern Facility	233m
		Hotel/Leisure a) South Lodge b) Cisswood Hotel	a)2340m b)534m
		Public House a) Crabtree b) The Plough Inn	a) 2590m b)237m
		Village Hall	993m
		Formal public open space (Tennis Courts)	882m
		Informal open space (school playing field)	281m
		Bus Stop	197m (Bus stop on Sandygate Lane)
	Vehicular access constraints	None.	
	Comments	Land promoters have indicated access to the site could be achieved off Sandygate Lane.	
Utilities	Comments	It is assumed all potential housing sites are, or can be made, accessible to local infrastructure, defined as water, surface and foul water drainage, electricity and gas.	
Site Consideration	Ownership	The site is in multiple ownership.	
	Constraints	Site is partially designated as Woodland Priority Habitat Network- Lower Spatial Priority.	
	Proposed Use	Residential.	
	Estimated Capacity	It is considered 1.11 hectares would be available for development at a medium density. This would equate to 33 dwellings.	

	Mitigation	Retention and reinforcement of boundaries.
	Deliverable/ Developable/Achievable	<p>It is considered that the site is available now. There are no known reasons to indicated the site is not available.</p> <p>Given the site's proximity to the BUAB and the unconstrained nature of the site, it is considered the site is potentially suitable for development.</p>
	Comments	<p>Part of the site is in residential use, with grassland to the south. The site is bound by trees and hedging and fencing on all sides and surrounded by residential dwellings to the south, east and west.</p> <p>The eastern boundary of the site adjoins the BUAB and is in close proximity to services on offer in Lower Beeding.</p> <p>The site is partially designated as woodland of lower spatial priority.</p> <p>Given the extent of the site and its configuration, it is considered that a suitable layout could be achieved. Site promoters have indicated access could be achieved off Sandygate Lane.</p> <p>Taking into account the sites proximity to the BUAB and the relatively contained nature of the site, it could potentially be suitable for development.</p>

APPENDIX 5

(LBP25: HAVEN MOTORS)

Lower Beeding Neighbourhood Plan Housing Land Availability Assessment

NP Site Name	Haven Motor	
Site Address	Haven Motor Co, Handcross Road, Horsham, West Sussex, RH13 6NX.	
NP Site Reference	LBP25	

Site Context	Site Area (hectares)	0.26 Ha.
	Current Land Use	Car sales garage
	Previously Developed Land/Greenfield	Previously Developed land.
	Boundary Treatment	Bordered to the east and west with fencing and hedging. Southern boundary open to the Handcross Road with some railings. Northern boundary borders an extended parking area of hardstanding, serving the car sales garage.
	Adjacent Land Use	Residential to the east and west, open greenfield to the north. Handcross Road to the south.
	Built Up Area Boundary (BUAB) (Outside of BUAB/Adjoins an existing settlement edge/Remote)	Remote from BUAB of Lower Beeding.
	Topography	Generally flat.
	Planning History	LB/5/94: Illuminated totem & fascia signs. Approved 16/03/1994.

Biodiversity and Arboriculture	Biodiversity Designations (e.g. Site Special Scientific Interest)	No biodiversity designation on site.
	Arboricultural Designations (e.g. Semi Ancient Natural Woodland/Tree Preservation Order)	Site is designated as Lower Spatial Priority Woodland Habitat Network.
	Comments	
Heritage Assets	Listed Buildings or Scheduled Ancient Monument	No Listed Buildings on site or in close proximity of the site.
	Conservation Area	The site lies outside of Crabtree Conservation area which lies to the south.
	Archaeological Potential	None.
	Comments	
Landscape	Designations (e.g. Area of Outstanding Natural Beauty)	Site lies outside of High Weald AONB.
	Character	<p>The site lies within an area identified by Horsham District Council as Landscape Character known as St. Leonard's Forest.</p> <p>St. Leonard's Forest cover the northern part of the Parish. It is a very densely wooded area, with a landform of flat top ridges and steep sided ghylls, which cuts into the underlying Tunbridge Wells Sand. This combination creates a strongly enclosed landscape with confined views.</p> <p>The area includes a medium scale field pattern of regular arable fields which divides the woodlands.</p> <p>The Assessment identifies the key issues as continuing loss of heathland through development pressure or poor management; widespread conifer plantations on ancient woodland/heathland; rhododendron invasion along roads; expansion of horse paddocks; urban fringe development along ridgetop roads; suburbanisation along roads; localised erosion of lands from car parking, associated with fishing at hammer ponds.</p>
	Sensitivity	The Assessment notes the areas overall sensitivity to change is high. Key sensitivities area: suburbanisation/urban edge development. Small scale incremental changes to roads; changes in farmland management, expansion of horse paddocks.
	Capacity	HDC carried out a Landscape Capacity Assessment. The key objectives are to provide an assessment of the landscape capacity of the land around existing Category 1 and Category 2 settlements.

		<p>The Assessment identified 2 study areas in the Parish. Landscape Study Area LB1 relates to land south of Sandygate Lane. Landscape Study Area LB2 relates to land north of Sandygate Lane together with a smaller area to the south of it.</p> <p>The site lies outside LB1 and LB2.</p>	
	Comments		
Public Rights of Way (PRoW)	Within site	None.	
	Adjacent	None.	
	Comments		
Flood Risk	Strategic Flood Risk Assessment (SFRA) DATA	SFRA notes “preliminary assessment shows any new allocations for housing development at Lower Beeding will not fall within Flood Zone 2 or 3”.	
	Flood Maps for Planning (Rivers and Sea)	Flood Zone 1.	
	Comments		
	Proximity to	Primary school	1300m
		Age Concern Facility	1060m
		Hotel/Leisure a) South Lodge b) Cisswood Hotel	a) 3000m b) 1800m
		Public House a) Crabtree b) The Plough Inn	a) 3250m b) 1120m
		Village Hall	1920m
		Formal public open space (Tennis Courts)	1770m

		Informal open space (school playing field)	1300m
		Bus Stop	115m
	Vehicular access constraints	Access could be achieved off B2110 Handcross Road.	
	Comments		
Utilities	Comments	It is assumed all potential housing sites are, or can be made, accessible to local infrastructure, defined as water, surface and foul water drainage, electricity and gas.	
Site Consideration	Ownership	The site is in single ownership.	
	Constraints	<p>The site is remote from BUAB.</p> <p>Site is designated as Lower Spatial Priority Woodland Habitat</p> <p>The site is currently in commercial use. The development of the site for residential purposes would result in a loss of employment land.</p>	
	Proposed Use	Residential.	
	Estimated Capacity	It is considered 0.19 hectares would be available for development at a low density. This would equate to 4 dwellings.	
	Mitigation	Retention and reinforcement of boundaries.	
	Deliverable/ Developable/Achievable	<p>It is considered the site is available now. There are no known reasons to indicate the site is not available.</p> <p>The site could potentially offer an opportunity to redevelop the site for residential uses.</p>	
	Comments	<p>The site is currently in uses as a car sales garage and comprises previously developed land where development is encouraged.</p> <p>It lies adjacent to the B2110 Handcross Road. Residential land lies to the east and west.</p> <p>It is remote from the BUAB and from the services on offer in Lower Beeding.</p> <p>The site lies outside of the High Weald AONB.</p>	

		<p>Given the current commercial use of the site and residential uses either side, residential redevelopment may promote an amenity /visual enhancement to the site.</p> <p>However the site is remote from the BUAB and not in reasonable proximity to services in Lower Beeding.</p>
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