

Parish Housing Land Availability Assessment (PHLAA)

Neighbourhood Plan - Future housing SAYERS COMMON Schedule of sites (long-list)- 21 July 2015 rev 4

We have produced a long list of nine possible housing sites for Sayers Common, to meet the requirements set down in our Neighbourhood Plan (Policies Housing HurstH1 and Housing HurstH3). An appraisal has been undertaken and the suitability of the sites has been assessed by an independent planning consultant.

We are now inviting comments on this assessment from residents, landowners, developers and others who may have an interest.

The CLOSING DATE for comments is Monday 21 September 2015

The following documents are relevant:

1. **Parish Housing Land Availability Assessment (PHLAA) (This document)**
2. **Planning consultant's Report - Site assessments (1 July 2015)**
3. **Sayers Common Housing Land Availability Assessment – Methodology (June 2015)**
4. **Strategic Housing Land Availability Assessment (SHLAA) – Mid Sussex district Council – May 2015**

We are not saying that these sites will be developed, or that they are even suitable for future development. Once we have received comments the Parish Council will select those sites (or site) which are best suited to meeting the policies we have set out in our Neighbourhood Plan.

If you wish to comment, please write or email:

The Clerk to the Council
Hurstpierpoint & Sayers Common Parish Council
Parish Office, Village Centre
Trinity Road
Hurstpierpoint
WEST SUSSEX BN6 9QY

Email: hurstpierpoint.pc@btinternet.com

Please ensure that your comments reach us by Monday 28 September 2015.

Appraisal reference reports:

1. MSDC Strategic Flood Risk Assessment Environment Agency Flood Map
2. 'MAGIC' Listed buildings and Historic Monuments report
3. 'MAGIC' woodlands, SSSI's

Neighbourhood Plan - Future housing SAYERS COMMON
Schedule of sites (long-list) - 21 July 2015 rev 4

| | Ref | Name | Suitability | Number houses |
|------|-----|---|--|---------------|
| HP33 | 613 | Land south of Furzeland Way, White Horse Lodge, Sayers Common | Refer to Dowsett Mayhew Report 1 July 2015 | 6-8 |
| HP30 | 220 | Land north of Kingsland Laines, Sayers Common | Refer to Dowsett Mayhew Report 1 July 2015 | 40 |
| HP28 | 491 | Coombe Down Brighton Road | Refer to Dowsett Mayhew Report 1 July 2015 | 40 |
| HP24 | | White Oaks London Road | Refer to Dowsett Mayhew Report 1 July 2015 | 3 |
| HP34 | 669 | Kings Business Centre | Refer to Dowsett Mayhew Report 1 July 2015 | 30 |
| HP29 | 166 | Land north of Oaklands, Sayers Common | Refer to Dowsett Mayhew Report 1 July 2015 | 6 |
| HP26 | 442 | Allotment Gardens, Sayers Common | Refer to Dowsett Mayhew Report 1 July 2015 | 6-10 |
| HP32 | 601 | Land at Coombe Farm, Sayers Common | Refer to Dowsett Mayhew Report 1 July 2015 | 40 |
| HP35 | | Land north of Kings Centre, Sayers Common | Refer to Dowsett Mayhew Report 1 July 2015 | 30 |

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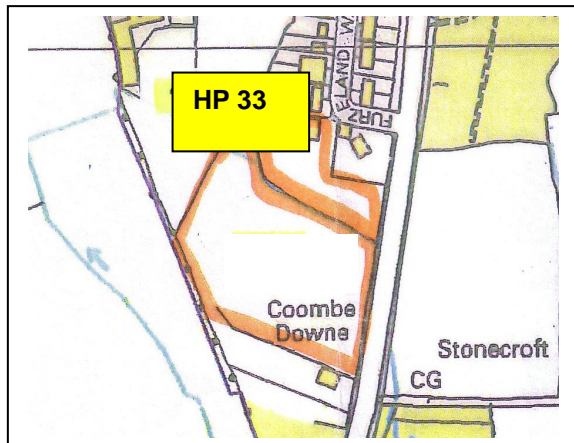
NEIGHBOURHOOD PLAN 2011-31

SAYERS COMMON

Housing Supply Document - Appraisal of known potential housing sites 23 April 2015

| | | | |
|----------------------------|---|-----------------------------|------------------------------------|
| Site ref | HP 33 (MSDC 613) | | |
| Name | Land south of Furzeland Way, White Horse Lodge | | |
| Location | Furzeland Way | | |
| Area (Ha) | 0.5Ha | | |
| Dwellings | 6-8 | | |
| Character/land use | | Physical constraints | |
| Existing use | Agriculture; not in use | Highway access | London Road |
| Previously developed? | No | National Park | No |
| Planning history | | Heritage assets | No |
| Access to services | Distance (m) | Contaminated land | No |
| Primary school | 1500m | Topography | sloping |
| Secondary school | 3000m + | Flood risk area | Stream to south boundary |
| Doctor/Health centre | 3000m + | Impact on views | From south |
| Public transport | 200m | Arboricultural issues | No |
| Post office | 3000m + | Ecology issues | Stream and pond in close proximity |
| Bank | 3000m + | Boundary with built-up area | North side |
| Food retail | 600m + | Deliverability | |
| Formal public open space | 500m | Ownership | Owner promoting site |
| Informal public open space | 300m | Period | |
| Comments | | | |
| | | | |

Location map (not to scale)



Appraisal reference reports:

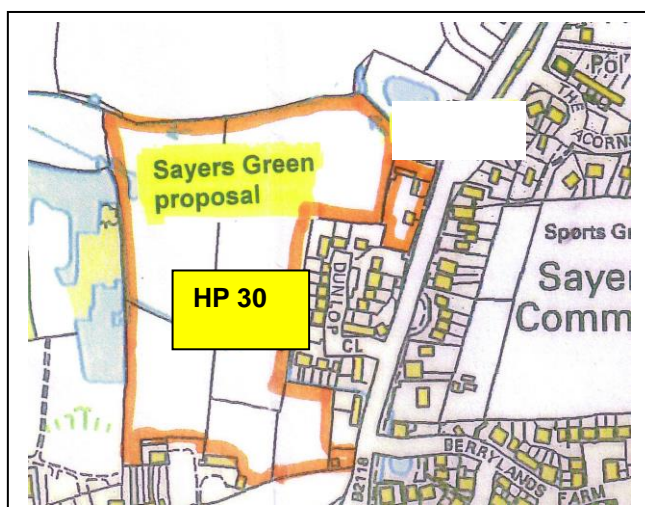
1. MSDC Strategic Flood Risk Assessment Environment Agency Flood Map
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Housing Supply Document - Appraisal of known potential housing sites 23 April 2015

| | | | |
|----------------------------|---|-----------------------------|-------------------------------------|
| Site ref | HP 30 (MSDC 220) | | |
| Name | Kingsland Laines | | |
| Location | Reeds Lane | | |
| Area (Ha) | 5+ | | |
| Dwellings | Up to 40 | | |
| Character/land use | | Physical constraints | |
| Existing use | Agriculture, not in use | Highway access | London Road |
| Previously developed? | No | National Park | No |
| Planning history | Planning application for 120 dwellings refused on appeal 2014 by SoS, inspector recommended approval. | Heritage assets | No |
| Access to services | Distance (m) | Contaminated land | No |
| Primary school | 1500 | Topography | Flat |
| Secondary school | 3000+ | Flood risk area | Localised flooding |
| Doctor/Health centre | 3000 | Impact on views | From immediate boundaries |
| Public transport | 100 | Arboricultural issues | Not significant |
| Post office | 3000 | Ecology issues | Stream and ponds in close proximity |
| Bank | 3000 | Boundary with built-up area | To east and southside |
| Food retail | 300 | Deliverability | |
| Formal public open space | 200 | Ownership | Owner promoting site. |
| Informal public open space | 100 | Period | |
| Comments | | | |
| | | | |

Location map (not to scale)



Appraisal reference reports:

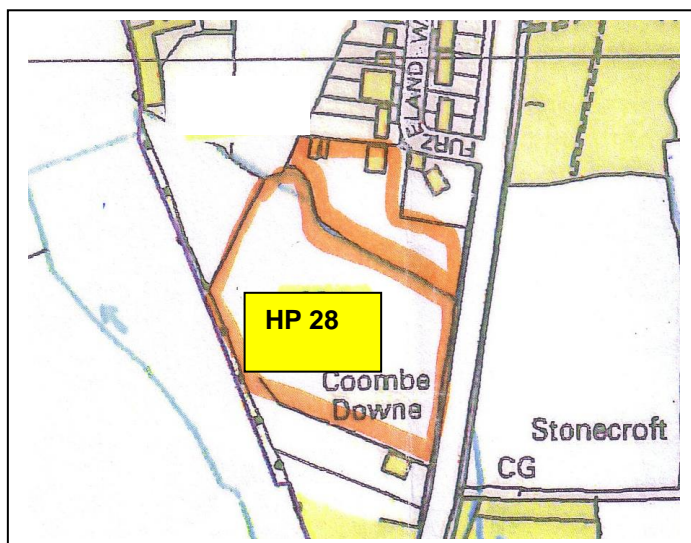
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NEIGHBOURHOOD PLAN 2011-31 SAYERS COMMON

Housing Supply Document - Suggested corrections 30th May 2015

| | | | |
|----------------------------|--|-----------------------------|---|
| Site ref | HP 28 (491) | | |
| Name | Land North of Coombe Down | | |
| Location | London Road | | |
| Area (Ha) | Approx. 1.52 Ha | | |
| Dwellings | Up to 15 (Northern section unsuitable for housing) | | |
| Character/land use | | Physical constraints | |
| Existing use | Fallow Meadow | Highway access | London Road |
| Previously developed? | No | National Park | No |
| Planning history | Consultation on use a 'Rural Exception site' | Heritage assets | No |
| Access to services | Distance (m) | Contaminated land | No |
| Primary school | 1500 | Topography | Land falls away to Northern boundary |
| Secondary school | 3000+ | Flood risk area | Stream to north boundary. Significant Road Runoff |
| Doctor/Health centre | 3000 | Impact on views | From immediate boundaries |
| Public transport | 50 | Arboricultural issues | Not significant |
| Post office | 3000 | Ecology issues | Stream and pond present. Areas of dense scrub |
| Bank | 3000 | Boundary with built-up area | None |
| Food retail | 700 | Deliverability | |
| Formal public open space | 600 | Ownership | Owner promoting site. |
| Informal public open space | 300 | Period | |
| Comments | | | |
| Suitability | Suggested corrections by new owner. | | |

Location map (not to scale)



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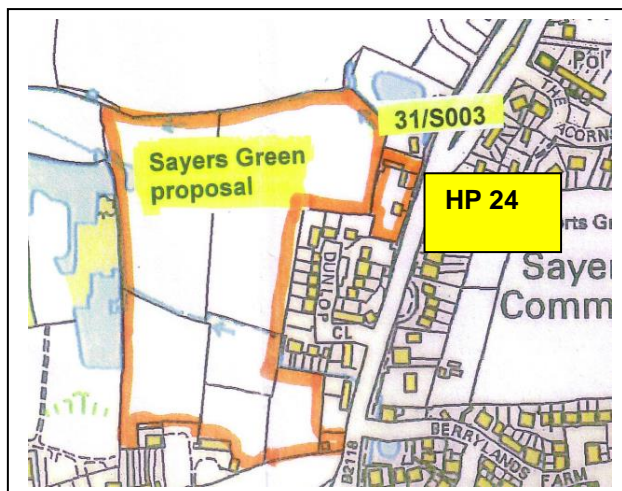
1. MSDC Strategic Flood Risk Assessment Environment Agency Flood Map
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NEIGHBOURHOOD PLAN 2011-31 SAYERS COMMON

Housing Supply Document - Appraisal of known potential housing sites 23 April 2015

| | | | |
|----------------------------|--------------------------------------|-----------------------------|---------------------------|
| Site ref | HP 24 | | |
| Name | White Oaks | | |
| Location | London road | | |
| Area (Ha) | 0.6 | | |
| Dwellings | 3 (planning permission granted 2014) | | |
| Character/land use | | Physical constraints | |
| Existing use | Farm buildings | Highway access | London road |
| Previously developed? | No | National Park | No |
| Planning history | Planning permission granted | Heritage assets | Adjacent GII listed bldg |
| Access to services | Access to services | DContaminated land | Not known |
| Primary school | 1500 | Topography | Flat |
| Secondary school | 3000+ | Flood risk area | Localised ponding |
| Doctor/Health centre | 3000 | Impact on views | From immediate boundaries |
| Public transport | 100 | Arboricultural issues | Trees present |
| Post office | 3000 | Ecology issues | None known |
| Bank | 3000 | Boundary with built-up area | Three sides |
| Food retail | 100 | Deliverability | |
| Formal public open space | 200 | Ownership | Owner promoting site. |
| Informal public open space | 100 | Period | |
| Comments | | | |
| | | | |

Location map (not to scale)



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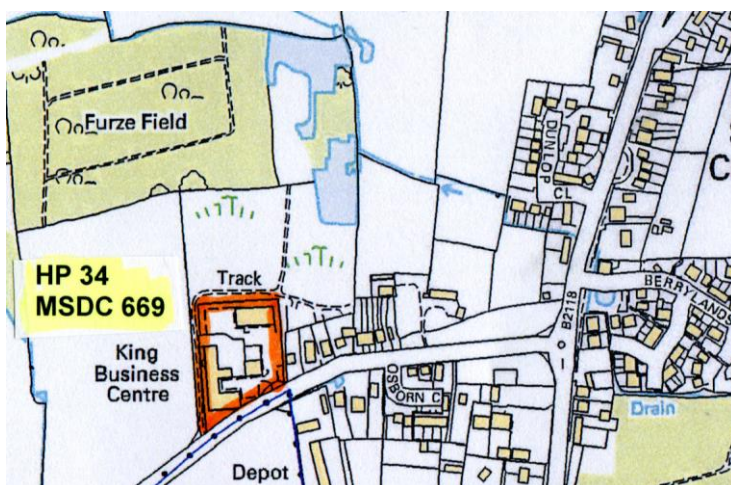
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| | | | |
|----------------------------|---------------------------|-----------------------------|---|
| Site ref | HP 34 (669) | | |
| Name | Kings Business Centre | | |
| Location | Reeds Lane | | |
| Area (Ha) | 2.0 | | |
| Dwellings | Up to 30 | | |
| Character/land use | | Physical constraints | |
| Existing use | Employment | Highway access | Reeds Lane |
| Previously developed? | No | National Park | No |
| Planning history | No | Heritage assets | No |
| Access to services | Access to services | Contaminated land: | Not known, but current industrial uses. |
| Primary school | 1500 | Topography | Flat |
| Secondary school | 3000+ | Flood risk area | None |
| Doctor/Health centre | 3000 | Impact on views | From immediate boundaries |
| Public transport | 500 | Arboricultural issues | None known |
| Post office | 3000 | Ecology issues | None known |
| Bank | 3000 | Boundary with built-up area | none |
| Food retail | 700 | Deliverability | |
| Formal public open space | 800 | Ownership | Owner promoting site. |
| Informal public open space | 400 | Period | |
| Comments | | | |
| | | | |

Location map (not to scale)



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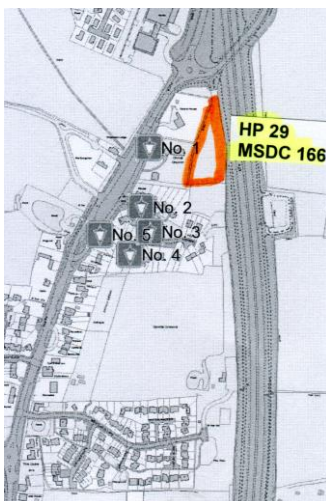
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Housing Supply Document - Appraisal of known potential housing sites 23 April 2015

| | | | |
|----------------------------|-------------------------------|-----------------------------|---------------------------|
| Site ref | HP29 (166) | | |
| Name | Land north of Oaklands | | |
| Location | | | |
| Area (Ha) | 0.50 | | |
| Dwellings | c 6 | | |
| Character/land use | | Physical constraints | |
| Existing use | Not is use | Highway access | London Road |
| Previously developed? | No | National Park | No |
| Planning history | No | Heritage assets | No |
| Access to services | Access to services | Contaminated land | Not known |
| Primary school | 1500 | Topography | Flat |
| Secondary school | 3000+ | Flood risk area | |
| Doctor/Health centre | 3000 | Impact on views | From immediate boundaries |
| Public transport | 300 | Arboricultural issues | None known |
| Post office | 3000 | Ecology issues | None known |
| Bank | 3000 | Boundary with built-up area | none |
| Food retail | 500 | Deliverability | |
| Formal public open space | 300 | Ownership | Owner promoting site. |
| Informal public open space | 300 | Period | |
| Comments | | | |
| | | | |

Location map (not to scale)



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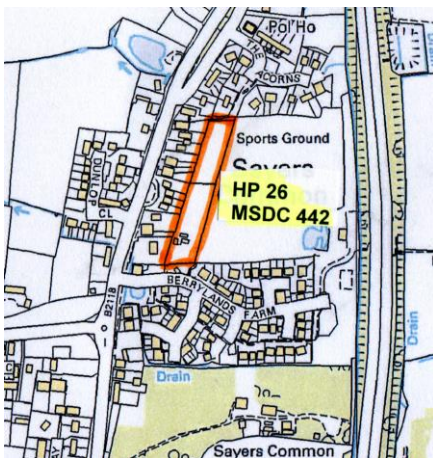
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Housing Supply Document - Appraisal of known potential housing sites 23 April 2015

| | | | |
|----------------------------|---|-----------------------------|---------------------------------|
| Site ref | HP26 (442) | | |
| Name | Allotment Gardens, Sayers Common | | |
| Location | | | |
| Area (Ha) | 0.67 | | |
| Dwellings | C 6 -10 | | |
| Character/land use | | Physical constraints | |
| Existing use | Allotments | Highway access | London road, Berrylands, Acorns |
| Previously developed? | No | National Park | No |
| Planning history | No | Heritage assets | No |
| Access to services | Access to services | Contaminated land | Probably not |
| Primary school | 1500 | Topography | Flat |
| Secondary school | 3000+ | Flood risk area | |
| Doctor/Health centre | 3000 | Impact on views | From immediate boundaries |
| Public transport | 200 | Arboricultural issues | None known |
| Post office | 3000 | Ecology issues | None known |
| Bank | 3000 | Boundary with built-up area | Western side |
| Food retail | 200 | Deliverability | |
| Formal public open space | 0 | Ownership | Owner promoting site. |
| Informal public open space | 0 | Period | |
| Comments | | | |
| | | | |

Location map (not to scale)



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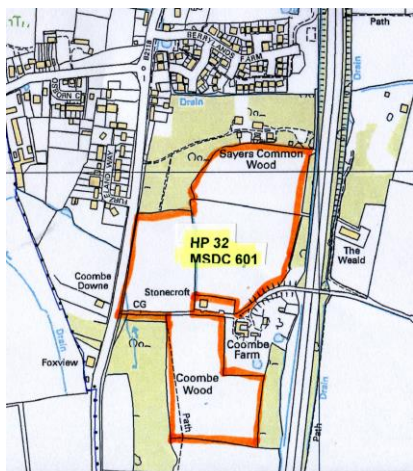
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| | | | |
|----------------------------|---|-----------------------------|---|
| Site ref | HP32 (601) | | |
| Name | Land at Coombe Farm, Sayers Common | | |
| Location | | | |
| Area (Ha) | 13.3 | | |
| Dwellings | Density up to 30 dpHa | | |
| Character/land use | | Physical constraints | |
| Existing use | Agriculture | Highway access | London Road |
| Previously developed? | No | National Park | No |
| Planning history | No | Heritage assets | No |
| Access to services | Access to services | Contaminated | Current agriculture, so probably none sloping |
| Primary school | 1500 | Topography | |
| Secondary school | 3000+ | Flood risk area | None |
| Doctor/Health centre | 3000 | Impact on views | From immediate boundaries |
| Public transport | 200 | Arboricultural issues | None known |
| Post office | 3000 | Ecology issues | None known |
| Bank | 3000 | Boundary with built-up area | none |
| Food retail | 700 | Deliverability | |
| Formal public open space | 600 | Ownership | Owner promoting site. |
| Informal public open space | 500 | Period | |
| Comments | | | |
| | | | |

Location map (not to scale)



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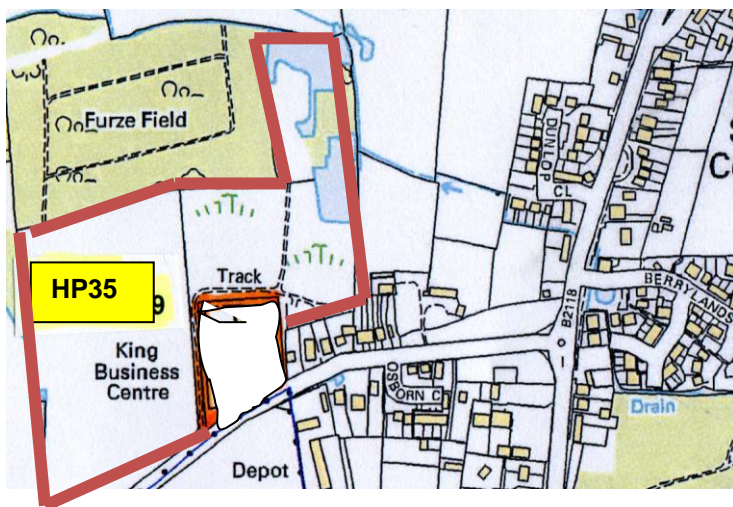
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NEIGHBOURHOOD PLAN 2011-31 SAYERS COMMON

Housing Supply Document - Appraisal of known potential housing sites 13 May 2015

| | | | |
|----------------------------|---|-----------------------------|---|
| Site ref | HP35 | | |
| Name | Land north of Kings Centre, Sayers Common | | |
| Location | | | |
| Area (Ha) | 3.5 + | | |
| Dwellings | 30 | | |
| Character/land use | | Physical constraints | |
| Existing use | Former brick fields | Highway access | Reeds Lane |
| Previously developed? | No | National Park | No |
| Planning history | No | Heritage assets | No |
| Access to services | Access to services | Contaminated | Not known, but owner advises none flat |
| Primary school | 1500 | Topography | |
| Secondary school | 3000+ | Flood risk area | None |
| Doctor/Health centre | 3000 | Impact on views | From immediate boundaries |
| Public transport | 300 | Arboricultural issues | None known |
| Post office | 3000 | Ecology issues | Possibly around ponds on north side of site |
| Bank | 3000 | Boundary with built-up area | Southern edge |
| Food retail | 700 | Deliverability | |
| Formal public open space | 700 | Ownership | Owner promoting site. |
| Informal public open space | 300 | Period | |
| Comments | | | |
| | | | |

Location map (not to scale)



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