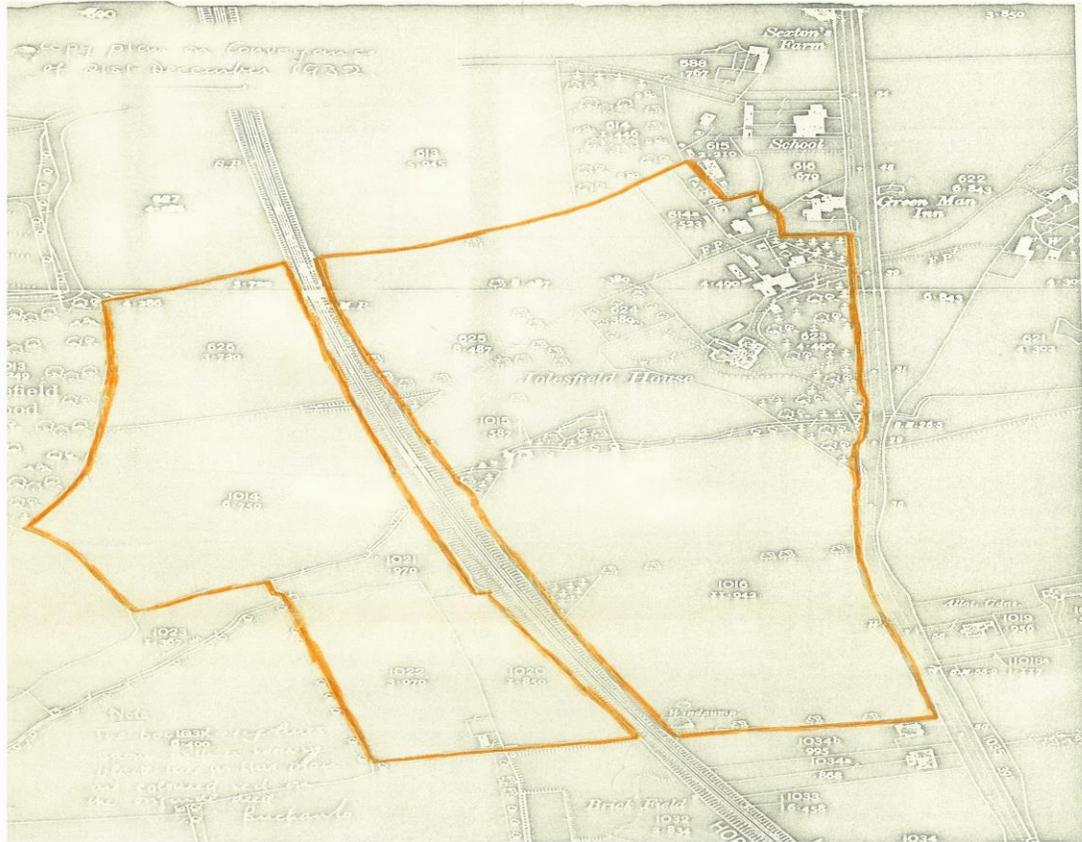


WGNPWG Policy Background Document

APPENDIX Part Four

Map showing Jolesfield House and its estate.

vi) 1932 Conveyancing Map of Jolesfield House estate



Conveyancing map showing the extent of the Jolesfield House estate when purchased by Mrs.Cicely Thomson-Glover in 1932. The grounds of the estate remained the same until 1960.

vii) HDC Development Management Planning Committee South report November 2016 into the proposed development application, DC/16/2064, from The Manser Practice, submitted September 2016

The following paragraph comments upon the issue of coalescence between Partridge Green and Jolesfield:

Paragraph 6.9 states:

"The 2001 Partridge Green and Dial Post Design Statement SPG provides an assessment of the characteristics of settlements in the area. It identifies Jolesfield as a separate hamlet to the north of Partridge Green, the focal point of which was the Green Man pub. Section 6a of the Design Statement SPG advises that open spaces are an essential part of the landscape and an integral part of the rural character of the area, providing important buffers between areas of different uses and character, which it states is "especially true of the...areas of remaining open countryside that separate Partridge Green, Jolesfield and Littleworth Lane". It goes on to state that "The retention of the open areas between Littleworth and Jolesfield and Partridge Green, centred around Jolesfield Common...is considered of key importance by the local communities". While development at Staples Hill has encroached on the gap between Partridge Green and Jolesfield to a degree, the proposed development would add to the cumulative impact of development in this gap, by developing on the western side of Church Road. The guidance in the SPG adds weight to the need to ensure that any development of this site achieves a suitable transition from Partridge Green to Jolesfield, which maintains the distinction between the two areas and protects the more rural character and setting of Jolesfield. The HDC Landscape Architect highlights the importance of any development at this site maintaining the separate characters of these two areas, and providing a suitable transition in any new development. This results in conflict with Policy 27, which seeks to protect landscapes from development which would result in the coalescence of settlements and maintain the identity of places and settlements.

viii) Horsham District Landscape Capacity Study (April 2014) – Area PG4

The specific commentary in regard to Area PG4 is as follows:

Landscape Study Area PG4

Landscape Character Sensitivity

- Gently undulating landform
- Variable field pattern of small, medium and large pasture fields
- Small copses and woodland
- Some historic cottages and scattered suburban houses
- Some attractive views to the wider countryside to the west
- Mostly rural character

Assessment - Moderate/High

Visual Sensitivity

The visual sensitivity of this area has been assessed as mostly low-moderate due to the screening effects of trees and woodland. It should however be noted that the larger fields in the south of the area would be more visually sensitive.

Assessment - Low/Moderate

Combined Landscape Sensitivity - Moderate/High

Landscape Value

- Ecological interest of species rich hedgerows and small woodlands
- Moderate tranquility due to lack of road noise except close to the B2135
- Important amenity value provided by the Downs Link long distance footpath

Assessment - Moderate

Landscape Capacity

This area has a moderate-high landscape character sensitivity, with many landscape features and qualities sensitive to housing development. Together with the moderate landscape value it is considered there is only low-moderate capacity for small scale housing development. Development into the west of the area would create the appearance of any development as an incursion into the countryside. The larger open fields in the south of the area would be more visually sensitive but there may be some capacity in the two fields between Church Road and the Downs Link.

Overall Landscape Capacity - Low/Moderate

The definition of Low/Moderate capacity is (Table 6):

"The area only has potential to be able to accommodate development in limited locations without unacceptable adverse landscape and visual impacts or compromising the values attached to it, taking account of any appropriate mitigation."