

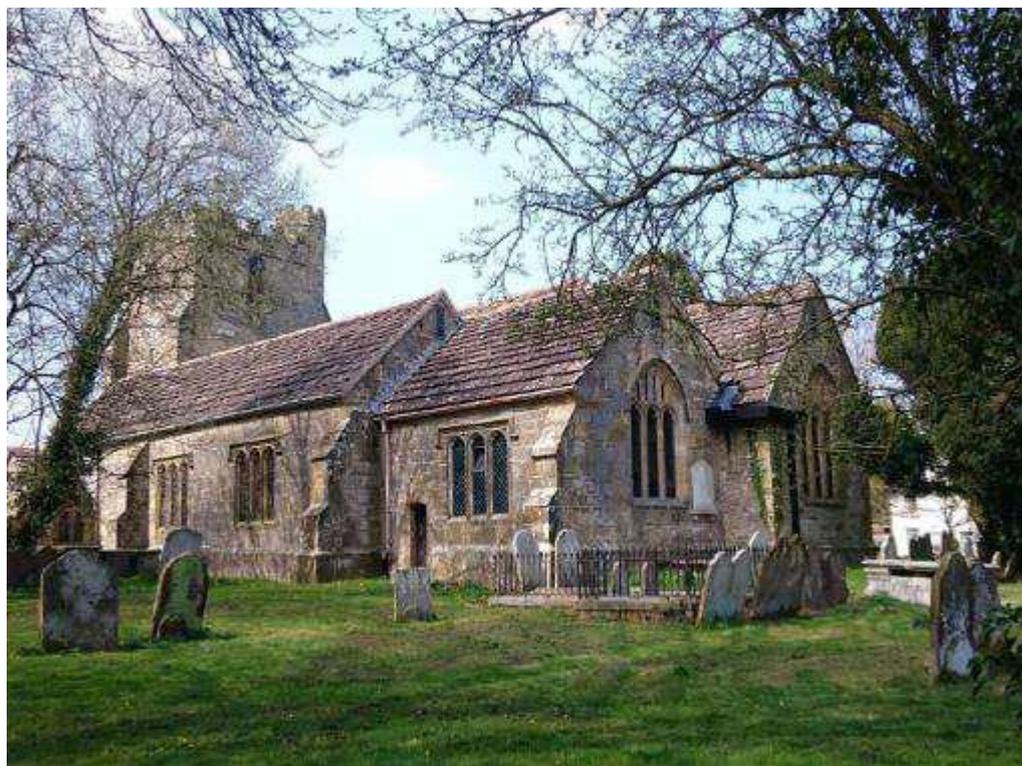
**Cowfold Neighbourhood Plan 2019 – 2031**

**Background Study – Heritage Assets**

**Policy 12 & Supporting Text**

**CNP03 Potters**

**PAPER 3**



**December 2020**

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**Appendix A**            Clean version of supporting text and Policy 12

## 1.0 Introduction

- 1.1 This Background Study undertakes a review of Policy 12 and the supporting text within the Submission Cowfold Neighbourhood Plan (CNP). This policy relates to the site known as “Potters” (reference CNP03). The Study focusses on matters relating to heritage assets and the impact of allocating the site. A site plan is attached as Appendix A to the *Background Study – paper 1 Heritage Assets - Site Selection and Evidence December 2020*.
- 1.2 This Study draws on the information contained within *Background Study – paper 1 Heritage Assets Site Selection and Evidence December 2020* and *Background Study – paper 2 Heritage Assets Submission Sustainability Appraisal December 2020*. In particular, the information contained with the Submission Sustainability Appraisal (SA) Study feeds into amendments and additions proposed for Policy 12 and the supporting text. This Study also contains a further update to the SA as a final exercise to appraise the amended Policy 12 against the sustainability objectives.

## 2.0 Background

- 2.1 Concerns and an objection to the site allocation were raised by Historic England (HE) in their letters dated 24th Dec 2019 (Regulation 14 stage representation letter) and 25th May 2020 (Regulation 16 representation letter). Copies of the letters are held by Cowfold Parish Council.
- 2.2 In their representations, HE state that where a site allocation could have effects for a heritage asset that is otherwise protected through national and local planning policy, there is a potential conflict that reduces clarity for decision makers. In such circumstances it is necessary to provide guidance within the policy about how this conflict should be managed to avoid or minimise that harm and to ensure the benefits that are considered to justify residual harm are secured.
- 2.3 HE also state that the development forms part of the setting of the Cowfold Conservation Area. It would be appropriate to consider referencing siting and layout of development within the site, as well as the design of buildings and landscaping within the policy and HE suggested that bullet point k is amended to refer to the need to preserve or enhance the character or appearance of the conservation area and the contribution made by its setting.
- 2.4 HE continue, within the May 2020 representation to note that whilst the site allocation Policy CNP03 has been amended to identify the need for archaeological investigation, the level of protection required and process of consideration set out in the revised policy falls below the standards required in the NPPF.
- 2.5 The information below summarises the key heritage assets and a summary of some of the issues raised by HE in their representations. Further information has been included with extracts from the West Sussex Historic Environment Record (HER).

### **Listed Buildings**

There is one listed building in close proximity to the proposed site. Potters Cottage is Grade II and is located to the north east of the site. Any development located to the northern part of the site would need to ensure there is no detrimental impact on the setting of the listed building and the rear curtilage. This would mean that new development should maintain a gap between new build and the listed building. Design, scale, materials, layout and landscaping of any new development will also need to take into account the character and setting of the listed building.

### **Conservation Area**

Part of the boundary of the site on the eastern side is contiguous with the boundary of the Conservation Area. This is at the very northern part of the eastern boundary. The development forms part of the setting of the Cowfold Conservation Area and, as part of the main approach to the area from the A272 is a prominent area that has a significant impact on its character and appearance. It will be appropriate to consider how siting and layout of development within the site, as well as the design of buildings and landscaping should take the potential impact of change to this approach and the connection between the village conservation area and its rural surroundings into account to minimise any impact.

### **Archaeological Notification Areas (ANA)**

There are two ANAs that will be affected by the site allocation. One of these covers the site and an area to the west and relates to the post-mediaeval pottery industry. The other is to the east of the site and forms part of the mediaeval core of the village centred around the church. There are two other parts to this ANA and these are located some distance from Potters. Information is provided within the HERs and is largely based on limited documentary evidence from the 19th century and cartographic

evidence. The data points for the larger of the ANAs covering the site have been provided on a map and these are:

MWS13354 Monument: Site of Potters Farm Historic Farmstead, Cowfold

MWS7815 Monument: Field Name - 'Potters Field'

MWS7816 Monument: Field Name - 'Potters Field'

MWS7817 Monument: Field Name - 'Potters Mead'

MWS7818 Monument: Field Name - 'Potters Barn'

MWS9321 Monument: Site of Bakers Hovel Historic Outfarm, Cowfold

Several of these are located within the site allocation area and the area to the north identified for development.

The impact of proposed development and the allocation of the site will need to be assessed in light of the ANA details held with HERS. It is likely that there may be some potential for impact on subsurface archaeological remains and that mitigation for potential harm through loss of remains will need to be considered and the requirements set out within the policy.

Further assessment, using the information provided by HERS and the outline of development on the site, is required in order to determine the weight given to the conservation of the heritage asset (the greatest weight being given to those that are demonstrably of national interest), the need for development and the possible benefits of the scheme.

### **3.0 Amendments to Policy 12 and Supporting Text**

- 3.1 Background Study papers 1 and 2 have provided updated information on the site assessment details with regards to heritage. They have also re-appraised the site and the policy against the sustainability objectives and updated the appraisal tables. These studies have concluded that accurate information needs to be presented as part of the site assessment work in the first instance.
- 3.2 The Submission Sustainability Appraisal (SA) did not identify what the potential impact of the development at Potters on the significance of the various heritage assets local to the site, how this impact has been taken into account in allocating this site, or what mitigation has been proposed to avoid or minimise these negative impacts. Amendments to the SA are set out in an accompanying Background Study paper 2 and this has indicated that amendments are required to both the supporting text and to Policy 12.
- 3.3 This Background Study brings together the information gathered from the amended site assessment work and consultation statement and the SA and presents a set of changes to the Submission CNP supporting text to Policy 12 and the policy itself. *Table 1 Changes to Supporting Text* is set out below. It is recommended that these changes are made to the original submission documents.

**TABLE 1 - Changes to Supporting Text**

CNP Paragraph number		Existing text with modifications <sup>1</sup>	New and Additional Text
New	Existing		
	6.7.4	Sites CNP04, CNP05, CNP06, CNP08 and CNP09 were not selected due to their poor conformance to HDPF policy. Sites CNP01, CNP02, CNP03 and CNP07 were taken forward as the shortlist of candidate sites for allocation for housing development in the CNP. Detail on all 9 sites together with their conformance to appraisal criteria was first presented to Parish Council members on 13th April and then at a Public Exhibition on 1st March 2019. <del>Sites CNP01 and CNP03 were finally selected as best meeting the criteria and the needs of the community.</del>	
6.7.5			<b>Appendix 11 attached to the Consultation Statement provides detailed information on the Public Exhibition in March 2019. It includes site assessment information which supports the conclusions on how sites were selected for inclusion within the CNP. Sites CNP01 and CNP03 were finally selected as best meeting the criteria and the needs of the community. The Sustainability Appraisal January 2020 (please see Background Study paper 1 December 2020) provides an assessment of the site for allocation.</b>
6.7.10			<b>Site CNP03 Potters has been allocated within the CNP due to the number of positive impacts the development will secure. It has been assessed through the site appraisal process and the Sustainability Appraisal (SA). The SA (please see Background Study Paper 2 December 2020) considered both the allocation of the site and the policy and assessed these against the sustainability objectives. The Study paper considered several further additions to the policy. The site adheres to HDPF Policies</b>

<sup>1</sup> Text to be deleted is ~~crossed through~~. New text is in **bold**.

6.7.11	6.7.9	<p>This site has good compliance to HDPF Policy, the site is particularly well situated with regard to the School and Church, is within 500m of key amenities and has the potential to provide a school drop of area. However, providing safe access and egress during peak traffic times, particularly with the additional school traffic, will need careful consideration. <del>Special consideration needs to be given to the northern, A281<sup>2</sup>, frontage to avoid an adverse impact on the street scene.</del></p>	<p><b>The site is located to the west of the existing built up area boundary.</b> It is particularly well situated with regard to the School and Church, is within 500m of key amenities, <b>such as the village centre</b>, and has the potential to provide a school drop of area. However, providing safe access and egress during peak traffic times, particularly with the additional school traffic, will need careful consideration. <b>It is located in Flood Zone 1</b></p>
6.7.12			<p><b>The site is located to the west of the Cowfold Conservation Area. It forms part of the setting of the Conservation Area and, as part of the main approach to the area from the A272 is a prominent location that has a significant impact on its character and appearance. Currently the site is an open area of greenfield land with low hedgerows and trees that allow for views across the site and beyond. On the approach into Cowfold, very little is seen of the village centre and therefore the rural nature of the setting of the Conservation Area is important in this location. The original village of Cowfold is centred around St. Peter’s Church and the green which lies to the east of the site. Consideration has been given to the siting and layout of development within the site, as well as the design of buildings and landscaping. The policy would need to address the potential impact of the change to this approach to the CA and the connection between the village conservation area and its rural surroundings. The site is also in close proximity to Potters Cottage - Grade II listed which is located to the north east of the site and St Peters Church – Grade I listed building.</b> Special consideration needs to be given to the northern, A272, frontage to avoid an adverse impact on the street scene and the Conservation Area.</p>
6.7.13			<p><b>There are two ANAs that will be affected by the site allocation. One of these covers the site and an area to the west and relates to the post-mediaeval pottery industry (DWS8547). The other is to the east of the site and forms part of the mediaeval core of the village centred around the church (DWS8548). There has been no archaeological investigation within this area, and as no development has taken place, there is the potential for below-ground non-</b></p>

<sup>2</sup> The incorrect road number is referenced in the CNP. This should be the A272.

			<p>designated heritage assets associated to the pottery industry. Information is provided within the HERs and is largely based on limited documentary evidence from the 19th century and cartographic evidence. An appraisal of the site within the SA has considered how to minimise conflict between the need to conserve the ANA heritage assets and the positive impact the site allocation will bring to the community. The SA concluded that it will be necessary to provide guidance within the policy about how this conflict should be managed. The existence of archaeological remains is linked to the pottery industry. This is considered to be an important asset in local terms and is of local interest. Whilst there may be an impact on the some of the below-ground non-designated heritage assets associated to the pottery industry and the medieval village of Cowfold – the significance of these are at a level that will not prevent the site being allocated for development. The policy will need to ensure that the design of the development, including the layout of buildings and open space, is informed by a programme of archaeological investigation but that as the assets are of local importance, it is concluded that the location of development to the northern part of the site will have minimal impact on the ANAs.</p>
6.7.14	6.7.10	<p>This proposal is located on Flood Zone 1 agricultural land and has good conformance to HDPF policies, of particular note are policies 2, 3, 4, 25, 31, 35 and 40. The proposals preserve existing woodlands, trees and ponds. The site is adjacent to the Conservation Area although there are no other heritage assets giving cause for concern. The SHELAA December 2018 lists SA609 as developable. Proposals include a landscape buffer to the west, separating the development from the existing woodland and planted buffer to the south providing visual containment. A substantial tract of land to the south of this buffer is proposed as community land.</p>	<p>The community benefits from the scheme are significant and outweigh the impacts the heritage assets, which can be mitigated. Proposals include a landscape buffer to the west, separating the development from the existing woodland and planted buffer to the south providing visual containment. A substantial tract of land to the south of this buffer is proposed as community land.</p>
6.7.15	6.7.11		<p>There is a significant current issue relating to mixed vehicular and pedestrian access to the school and adjacent nursery. There is very limited parking for staff and parents at the school with the only access via a private road. For safety reasons it has been agreed that no vehicles</p>

			shall use this road to access the school during children drop-off or collection times. As a result, parents are parking either on the main A272 or in the Thornden residential area. This poses a safety risk as well as significant disquiet for the residents of Thornden. The developer is aware of this and has proposed that they put in place a safe car parking facility sized and located to accommodate staff parking and the safe drop-off and collection of Primary aged school children as well as nursery aged children to the adjacent nursery. <b>These benefits are of significant value to the local community and would not be achieved without the allocation of the site.</b>
6.7.16	6.7.12	The developer has agreed to incorporate an appropriate children's play space within the development boundary.	

- 3.4 In addition to proposed changes to the supporting text, the wording to Policy 12 requires amending to take on board the recommended changes submitted by Historic England and the results of the revised SA. The revised policy is shown below. The new text is in **bold** and text to be deleted is ~~crossed through~~. A clean version of the supporting text and policy is attached as **Appendix A**.

Policy 12: Potters, CNP03 - see Policies Map

- i. Development proposals for up to 35 residential units on land at Potters, as shown on the Policies Map, will be supported where:
- a. the housing density reflects the character and setting of the site;
  - b. proposals provide safe and suitable access for vehicles, cyclists and pedestrians;
  - c. proposals provide for traffic calming at the junction of the access with the A272;
  - d. proposals include a safe and accessible 'drop-off' point to serve the adjacent school and children's nursery including an associated high-quality, illuminated, all-weather non-vehicular access from the drop off point to the school and nursery;
  - e. proposals allow for the retention and enhancement of existing mature trees and hedgerows within and around the edge of the site;
  - f. proposals provide a robust soft landscape buffer to protect the character of the area, particularly on the western and southern boundary of the housing area; **also to the east of the site where it abuts the rear boundary of several residential properties including the Grade II listed building - Potters Cottage;**
  - g. the amenity of all existing residential properties bordering the site is protected;
  - h. proposals provide appropriate children's play space to meet the needs of the development;
  - i. proposals provide public open space, as detailed on the Policies Map, to be available for use as such, in perpetuity, for example, by transfer of the ownership to the Parish Council or other specially created trust; together with mechanism/commitments for ongoing management and maintenance to ensure that the space remains of a high quality;
  - j. the layout results in a high quality frontage with the A272;
  - k. a mineral resource assessment is undertaken to ascertain whether economically viable mineral resources are present and whether extraction is practicable, as required by Policy M9 of the West Sussex Joint Minerals Local Plan;
  - l. provide a Transport Assessment at the planning application stage;
  - ~~m. the design of the development, including the layout of buildings and open spaces is demonstrably informed by an appropriate archaeological investigation to preserve and, where not possible, record in-situ remains;~~
  - m. the design of the development, including the layout of buildings and open space, is informed by a programme of archaeological investigation conducted according to a brief agreed with the Council's archaeological advisor and is designed to preserve remains of importance in-situ giving the greatest weight to any remains of national interest. Where the preservation of remains is not merited they should be recorded to appropriate level of detail prior to their loss and provision for interpretation of the site's past, as revealed and made available within the village either on site or at another suitable location; and,**
  - n. the design, layout and form of the development preserves or enhances the character of a Conservation Area and the contribution made by its setting. Development should be set back a substantial distance from the roadside, in addition to retaining the front hedgerow as far as possible in order to retain a green landscape approach to the Conservation Area.**

3.5 Finally, *Table 2 (SA Appraisal of Revised Policy 12)* below appraises the revised wording of Policy 12, taking into account the mitigation measures relating to the heritage assets.

**Table 2 - SA Appraisal of Revised Policy 12**

**Policy 12: Potters, CNP03 - see Policies Map**

i. Development proposals for up to 35 residential units on land at Potters, as shown on the Policies Map, will be supported where:

- a. the housing density reflects the character and setting of the site;
- b. proposals provide safe and suitable access for vehicles, cyclists and pedestrians;
- c. proposals provide for traffic calming at the junction of the access with the A272;
- d. proposals include a safe and accessible 'drop-off' point to serve the adjacent school and children's nursery including an associated high-quality, illuminated, all-weather non-vehicular access from the drop off point to the school and nursery;
- e. proposals allow for the retention and enhancement of existing mature trees and hedgerows within and around the edge of the site;
- f. proposals provide a robust soft landscape buffer to protect the character of the area, particularly on the western and southern boundary of the housing area; also to the east of the site where it abuts the rear boundary of several residential properties including the Grade II listed building - Potters Cottage;
- g. the amenity of all existing residential properties bordering the site is protected;
- h. proposals provide appropriate children's play space to meet the needs of the development;
- i. proposals provide public open space, as detailed on the Policies Map, to be available for use as such, in perpetuity, for example, by transfer of the ownership to the Parish Council or other specially created trust; together with mechanism/commitments for ongoing management and maintenance to ensure that the space remains of a high quality;
- j. the layout results in a high quality frontage with the A272;
- k. a mineral resource assessment is undertaken to ascertain whether economically viable mineral resources are present and whether extraction is practicable, as required by Policy M9 of the West Sussex Joint Minerals Local Plan;
- l. provide a Transport Assessment at the planning application stage;
- m. the design of the development, including the layout of buildings and open spaces is demonstrably informed by an appropriate archaeological investigation to preserve and, where not possible, record in-situ remains;
- m. the design of the development, including the layout of buildings and open space, is informed by a programme of archaeological investigation conducted according to a brief agreed with the Council's archaeological advisor and is designed to preserve remains of importance in-situ giving the greatest weight to any remains of national interest. Where the preservation of remains is not merited they should be recorded to appropriate level of detail prior to their loss and provision for interpretation of the site's past, as revealed and made available within the village either on site or at another suitable location; and,
- n. the design, layout and form of the development preserves or enhances the character of a Conservation Area and the contribution made by its setting. Development should be set back a substantial distance from the roadside, in addition to retaining the front hedgerow as far as possible in order to retain a green landscape approach to the Conservation Area.

Site	Objective 1: Conserve/ Enhance Rural Character	Objective 2: Protect/ Enhance Biodiversity	Objective 3: Protect/ Enhance Heritage Assets	Objective 4: Flooding	Objective 5: Air Quality	Objective 6: Transport & Highway Safety	Objective 7: Housing Need & Affordable Housing	Objective 8: Crime	Objective 9: Improve Non- Car Modes of Transport	Objective 10: Maintain/ Enhance Community Infrastructure	Objective 11: Maintain/ Enhance Economic Base	Objective 12: Stable Employment/ Address Disparities
CNP03 - Potters	<b>X</b>	<b>?V</b>	<b>?V</b>	<b>0</b>	<b>?X</b>	<b>?V</b>	<b>√√</b>	<b>0</b>	<b>?V</b>	<b>√√</b>	<b>0</b>	<b>0</b>
<p>The policy, as amended, scores as having a negative impact on objective 1 – conserve and enhance the rural character. It is unlikely this score will change. The site is currently open land and the allocation will result in the site being developed. This will lead to the loss of rural character.</p> <p>The policy now scores as having a slight positive impact on objective 3 – protecting/enhancing heritage assets. More information has been included within the policy to reflect the consultation response from Historic England (HE) at the Reg 14 and Reg 16 stage. The amended sections of the policy relate to the ANAs, the Conservation Area and the nearby Listed Building.</p> <p>In addition, the supporting text to the policy is widened to include details from the site assessment work and the SA (as set out in this Study paper) so that it is clear why the site is suitable for allocation and how the policy addresses the existence of the ANA. It is not considered there are any archaeological remains of national interest but nevertheless, the proposed amendment secures a process of ensuring remains are either preserved or recorded.</p> <p>The policy also scores as having a slight negative impact on objective 5 - air quality.</p> <p>There are a number of positive impact scores for the policy and this provides a summary of what benefits the allocation brings to the local community. The site scores as having a significant positive impact on sustainability objective 10: maintain/enhance community infrastructure. This scores have changed from that shown in Table A as the policy outlines a number of community improvements and facilities.</p>												
<b>√√</b>	significant positive impact on the sustainability objectives						<b>?X</b>	possible negative or slight negative impact on the sustainability objectives				
<b>√</b>	positive impact on the sustainability objective						<b>X</b>	negative impact on the sustainability objective.				
<b>?V</b>	possible positive or slight positive impact on the sustainability objectives.						<b>XX</b>	significant negative impact on the sustainability objectives				
<b>0</b>	No impact or neutral impact of sustainability objectives.											

**APPENDIX A**

**Clean Version of Supporting  
Text and Policy 12**

## **Amended supporting information and Policy 12 Cowfold Neighbourhood Plan Background study December 2020**

### **6.7 Selected Sites**

*6.7.1 – 6.7.3 remain as submission version CNP*

- 6.7.4 Sites CNP04, CNP05, CNP06, CNP08 and CNP09 were not selected due to their poor conformance to HDPF policy. Sites CNP01, CNP02, CNP03 and CNP07 were taken forward as the shortlist of candidate sites for allocation for housing development in the CNP. Detail on all 9 sites together with their conformance to appraisal criteria was first presented to Parish Council members on 13th April and then at a Public Exhibition on 1st March 2019.
- 6.7.5 Appendix 11 attached to the Consultation Statement provides detailed information on the Public Exhibition in March 2019. It includes site assessment information which supports the conclusions on how sites were selected for inclusion within the CNP. Sites CNP01 and CNP03 were finally selected as best meeting the criteria and the needs of the community. The Sustainability Appraisal January 2020 (as amended in Background Study paper December 2020) provides an assessment of the site for allocation.

*Paragraphs relating to Brook Hill, CNP01 remain as submission version CNP*

#### **6.7.9 Potters, CNP03**

- 6.7.10 Site CNP03 Potters has been allocated within the CNP due to the number of positive impacts the development will secure. It has been assessed through the site appraisal process and the Sustainability Appraisal (SA). The SA (as updated in Background study paper December 2020) considered both the allocation of the site and the policy and assessed these against the sustainability objectives. The Study paper considered several further additions to the policy. The site also has good compliance to HDPF Policies.
- 6.7.11 The site is located to the west of the existing built up area boundary. It is particularly well situated with regard to the School and Church, is within 500m of key amenities, such as the village centre, and has the potential to provide a school drop off area. However, providing safe access and egress during peak traffic times, particularly with the additional school traffic, will need careful consideration. It is located on Flood Zone 1.
- 6.7.12 The site is located to the west of the Cowfold Conservation Area. It forms part of the setting of the Conservation Area and, as part of the main approach to the area from the A272 is a prominent location that has a significant impact on its character and appearance. Currently the site is an open area of greenfield land with low hedgerows and trees that allow for views across the site and beyond. On the approach into Cowfold, very little is seen of the village centre and therefore the rural nature of the setting of the Conservation Area is important in this location. The original village of Cowfold is centred around St. Peter's Church and the green which lies to the east of the site. Consideration has been given to the siting and layout of development within the site, as well as the design of buildings and landscaping. The policy would need to address the potential impact of the change to this approach to the CA and the connection between the village conservation area and its rural surroundings. The site is also in close proximity to Potters Cottage - Grade II listed which is located to the north east of the site and St Peter's Church - Grade I listed building. Special consideration needs to be given to the northern, A272, frontage to avoid an adverse impact on the street scene and the Conservation Area.

- 6.7.13 There are two ANAs that will be affected by the site allocation. One of these covers the site and an area to the west and relates to the post-mediaeval pottery industry (DWS8547). The other is to the east of the site and forms part of the mediaeval core of the village centred around the church (DWS8548). There has been no archaeological investigation within this area, and as no development has taken place, there is the potential for below-ground non-designated heritage assets associated to the pottery industry. Information is provided within the HERs and is largely based on limited documentary evidence from the 19th century and cartographic evidence. An appraisal of the site within the SA has considered how to minimise conflict between the need to conserve the ANA heritage assets and the positive impact the site allocation will bring to the community. The SA concluded that it will be necessary to provide guidance within the policy about how this conflict should be managed. The existence of archaeological remains is linked to the pottery industry. This is considered to be an important asset in local terms and is of local interest. Whilst there may be an impact on some of the below-ground non-designated heritage assets associated to the pottery industry and the medieval village of Cowfold – the significance of these are at a level that will not prevent the site being allocated for development. The policy will need to ensure that the design of the development, including the layout of buildings and open space, is informed by a programme of archaeological investigation but as the assets are of local importance, it is concluded that the location of development to the northern part of the site will have minimal impact on the ANAs.
- 6.7.14 The community benefits from the scheme are significant and outweigh the impacts the heritage assets, which can be mitigated. Proposals include a landscape buffer to the west, separating the development from the existing woodland and planted buffer to the south providing visual containment. A substantial tract of land to the south of this buffer is proposed as community land.
- 6.7.15 There is a significant current issue relating to mixed vehicular and pedestrian access to the school and adjacent nursery. There is very limited parking for staff and parents at the school with the only access via a private road. For safety reasons it has been agreed that no vehicles shall use this road to access the school during children drop-off or collection times. As a result, parents are parking either on the main A272 or in the Thornden residential area. This poses a safety risk as well as significant disquiet for the residents of Thornden. The developer is aware of this and has proposed that they put in place a safe car parking facility sized and located to accommodate staff parking and the safe drop-off and collection of Primary aged school children as well as nursery aged children to the adjacent nursery. These benefits are of significant value to the local community and would not be achieved without the allocation of the site.
- 6.7.16 The developer has agreed to incorporate an appropriate children's play space within the development boundary.

**Policy 12: Potters, CNP03 - see Policies Map**

- i. Development proposals for up to 35 residential units on land at Potters, as shown on the Policies Map, will be supported where:
- a. the housing density reflects the character and setting of the site;
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  - c. proposals provide for traffic calming at the junction of the access with the A272;
  - d. proposals include a safe and accessible 'drop-off' point to serve the adjacent school and children's nursery including an associated high-quality, illuminated, all-weather non-vehicular access from the drop off point to the school and nursery;
  - e. proposals allow for the retention and enhancement of existing mature trees and hedgerows within and around the edge of the site;
  - f. proposals provide a robust soft landscape buffer to protect the character of the area, particularly on the western and southern boundary of the housing area; also to the east of the site where it abuts the rear boundary of several residential properties including the Grade II listed building - Potters Cottage;
  - g. the amenity of all existing residential properties bordering the site is protected;
  - h. proposals provide appropriate children's play space to meet the needs of the development;
  - i. proposals provide public open space, as detailed on the Policies Map, to be available for use as such, in perpetuity, for example, by transfer of the ownership to the Parish Council or other specially created trust; together with mechanism/commitments for ongoing management and maintenance to ensure that the space remains of a high quality;
  - j. the layout results in a high quality frontage with the A272;
  - k. a mineral resource assessment is undertaken to ascertain whether economically viable mineral resources are present and whether extraction is practicable, as required by Policy M9 of the West Sussex Joint Minerals Local Plan;
  - l. provide a Transport Assessment at the planning application stage;
  - m. the design of the development, including the layout of buildings and open space, is informed by a programme of archaeological investigation conducted according to a brief agreed with the Council's archaeological advisor and is designed to preserve remains of importance in-situ giving the greatest weight to any remains of national interest. Where the preservation of remains is not merited they should be recorded to appropriate level of detail prior to their loss and provision for interpretation of the site's past, as revealed and made available within the village either on site or at another suitable location; and,
  - n. the design, layout and form of the development preserves or enhances the character of a Conservation Area and the contribution made by its setting. Development should be set back a substantial distance from the roadside, in addition to retaining the front hedgerow as far as possible in order to retain a green landscape approach to the Conservation Area.