

# RESERVE SITES

## Site 3. Field opposite Hampton Cottages



### Why have we got reserve sites?

We will probably get enough houses from the 9 sites you've looked at today to satisfy Horsham District Council.

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But a landowner may withdraw a site, so we need a couple of reserve sites.

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These two reserve sites scored lower on the same planning grounds than the 9 recommended sites.

## Site 9. Swallowfield Paddock



### Location

The site is in Maplehurst alongside Nuthurst Road on the east side.

Access to the development will be opposite Hampton Cottages.

It abuts an existing property

### Development Characteristics

- Arguably adjoins the built up area of the hamlet
- Outside of the AONB
- Site covers approx. 2.2 hectares. Any development will use only a part of the site
- Indicative development of 6-8 dwellings\*
- Screened from the road, development behind existing tree line
- Greenfield, currently not used for Agriculture

\* Dwellings means living accommodation.  
A semi-detached house is 2 dwellings.

### Location

The site is in Mannings Heath just off Church Road and A281. Access to the site will use the same drive as Swallowfield Nursery and Swallowfield House.

### Development Characteristics

- Does not currently adjoin the BUAB
- Outside of the AONB
- In the HDC's SHLAA as not currently developable
- Site covers 1.07 hectares
- Indicative development of 9-15 dwellings\*
- Appropriate Scale – low density housing - mixture of house sizes to include smaller properties
- Screened from the road by existing tree line
- Greenfield site
- Access to Church Road to be considered for impact on traffic

\* Dwellings means living accommodation.  
A semi-detached house is 2 dwellings.

