

# Appendix 2

## Horsham District Regulation 18 Site Assessment Report

Summary of conclusions of land  
identified as having potential for  
housing development

# Contents

Introduction.....	3
Ashington .....	4
Land south of Rectory Lane .....	4
Land North of Rectory Lane.....	8
Barns Green (Itchingfield Parish).....	13
Billingshurst.....	17
Broadbridge Heath (Slinfold and Itchingfield Parishes).....	19
Christ’s Hospital (Southwater Parish).....	21
Cowfold .....	22
Henfield .....	27
Horsham Town (Forest Ward) .....	33
Lower Beeding .....	34
North Horsham.....	37
Partridge Green (West Grinstead Parish).....	38
Pulborough.....	42
Rudgwick.....	45
Rusper .....	47
Small Dole (Henfield Parish).....	50
Steyning .....	52
Storrington and Sullington.....	53
Thakeham .....	56
Upper Beeding.....	58
Warnham.....	61
West Chiltington .....	63

## Introduction

Following a call for sites in 2018 and further detailed site assessment work in 2019, the Horsham District Local Plan Regulation 18 Consultation document identifies a number of 'smaller' sites (fewer than 500 homes) which have been assessed as having some potential for housing development. It will be important to seek views and feedback on all of these sites as part of the consultation process. To help inform the consultation, further detail on the outcome of our site assessment work will be published in the Horsham District Regulation 18 Site Assessment Report.

To inform the Cabinet discussion, this document provides the conclusions for the sites that have been identified as having some potential for development. **It is emphasised that this is not the full or final documentation.**

# Ashington

## Land south of Rectory Lane

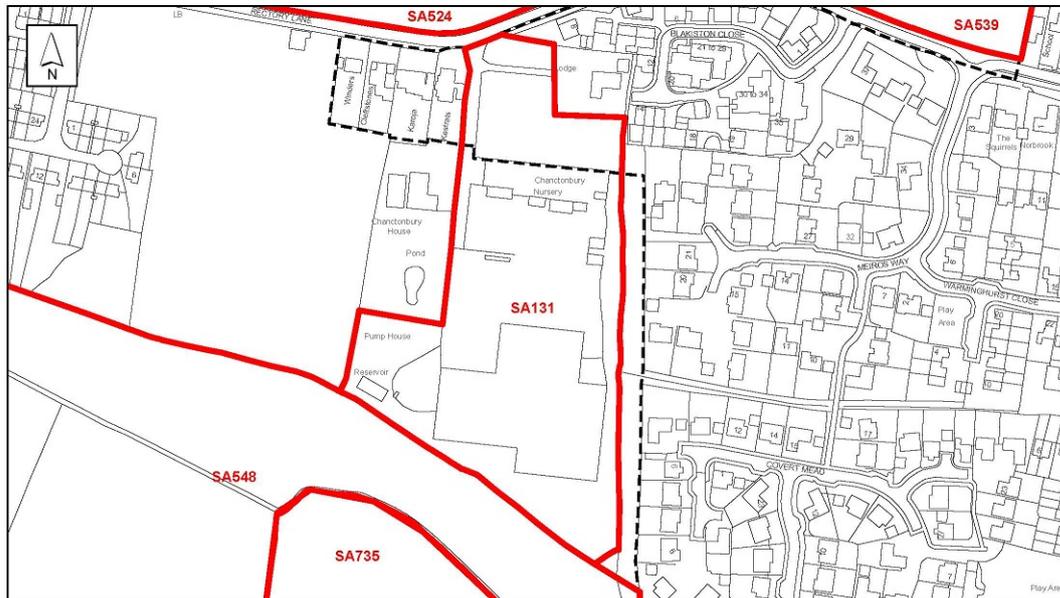
A number of sites have been proposed south of Rectory Lane. These have been identified as having potential to be delivered as a larger site. However, the individual site reports are set out on the following pages. Together they comprise SA122, SA131, SA548 and SA735.

<b>Site Name:</b> Land at Church Farm		<b>SHELAA Ref number:</b> SA122	
<b>Site Map:</b>			
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<b>Parish:</b> Ashington			
<b>Site Assessment Conclusion:</b>			
<p>The northern section of this site has been identified as part of a potential housing allocation in the Ashington Regulation 14 Neighbourhood Plan and may therefore be delivered as part of a wider site allocation. However, if the site is assessed in isolation, the site is located in the countryside with the majority of the site separated from the settlement of Ashington (apart from the north eastern boundary which adjoins the defined settlement boundary of Ashington). The site slopes in a south-north direction with a sharp drop across the centre which runs east to west. Development would adversely affect the setting of a number of heritage assets including three listed buildings in close proximity to the site (including the Grade II* listed parish church of St Peter and St Paul), a Scheduled Monument and an Archaeological Notification Area. With the exception of the land identified by the Parish in their Neighbourhood Plan in the northern part, it is considered that the remainder of the site should not be allocated for development.</p>			
<b>Overall Summary:</b> Very Negative Impacts (unlikely to be mitigated)			
<b>Estimated Housing Numbers:</b> Part of wider total allocation of 225 homes identified by Ashington Parish Council			

**Site Name:** Chanctonbury Nurseries

**SHELAA Ref number:** SA131

**Site Map:**



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**Parish:** Ashington

**Site Assessment Conclusion:**

There are no specific environmental designations on the site some of which has previously been in horticultural use. The site adjoins the settlement boundary of Ashington which is classified as a medium village, having a moderate level of services and facilities. The area has a reasonable bus service linking the village to Horsham and Brighton. Appropriate regard would need to be given to a number of issues such as biodiversity, Brick Clay (Weald Clay) Minerals Safeguarding, Sustainable Drainage Systems (SuDS), climate change adaption and energy efficiency, affordable housing and the capacity of the nearby school. The site is in single ownership.

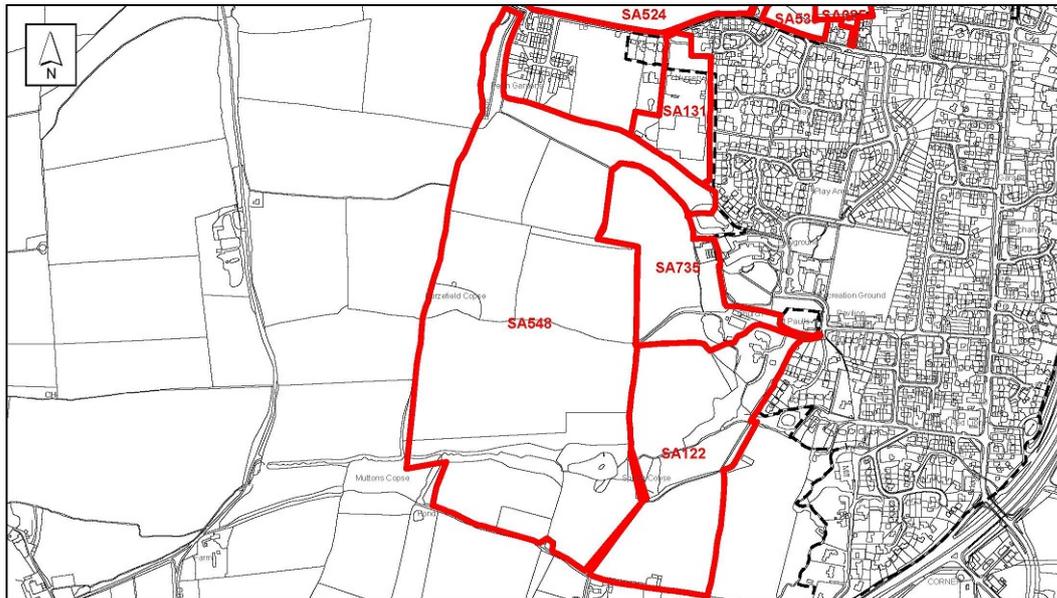
**Overall Summary:** Neutral Impact

**Estimated Housing Numbers:** part of wider total allocation of 225 homes identified by Ashington Parish Council

**Site Name:** Land at Church Farm (Wider site)

**SHELAA Ref number:** SA548

**Site Map:**



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			Revisions :

**Parish:** Ashington

**Site Assessment Conclusion:**

The northern section of this site has been identified as part of a potential housing allocation in the Ashington Regulation 14 Neighbourhood Plan and may come forward for housing delivery via this route. If considered in isolation from the wider joint proposals that have been identified in the draft Neighbourhood Plan documentation, the land is located in the wider countryside with the majority of the site separated from the main settlement apart from a small section on the eastern boundary which adjoins the settlement boundary of Ashington. Overall, development would adversely affect the setting of a number of heritage assets including three listed buildings in close proximity to the site (Grade II\* listed parish church of St Peter and St Paul), Scheduled Monument and Archaeological Notification Area. It is considered that this site as a whole should not be allocated for development. It should be noted SA735 falls within the eastern boundary of the site and has been considered for development as a separate site.

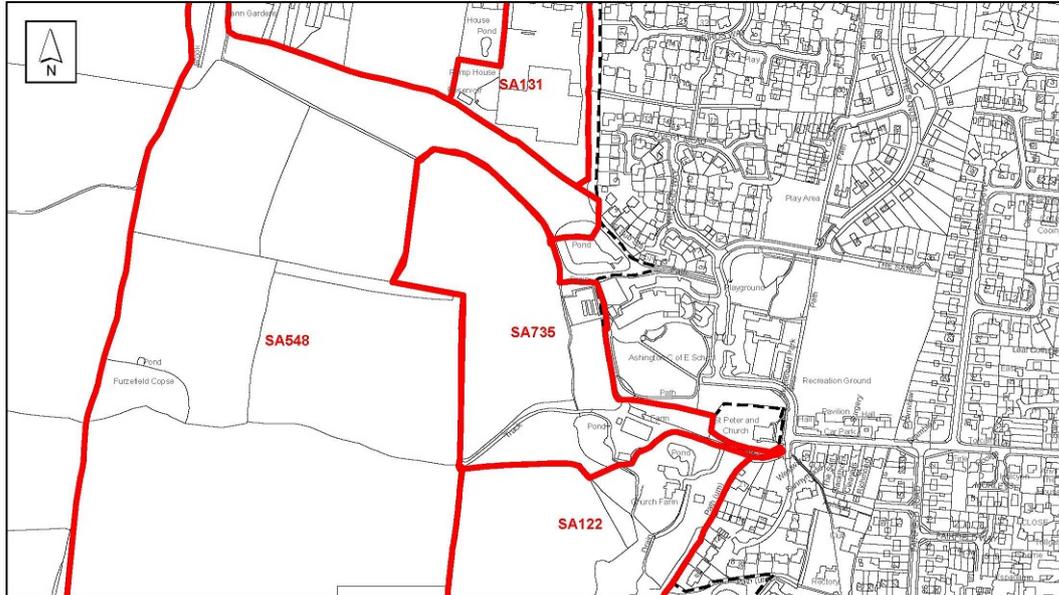
**Overall Summary:** Unfavourable impacts (potential for mitigation)

**Estimated Housing Numbers:** part of wider total allocation of 225 homes identified by Ashington Parish Council

**Site Name:** Land at Church Farm (Smaller site)

**SHELAA Ref number:** SA735

**Site Map:**



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**Parish:** Ashington

**Site Assessment Conclusion:**

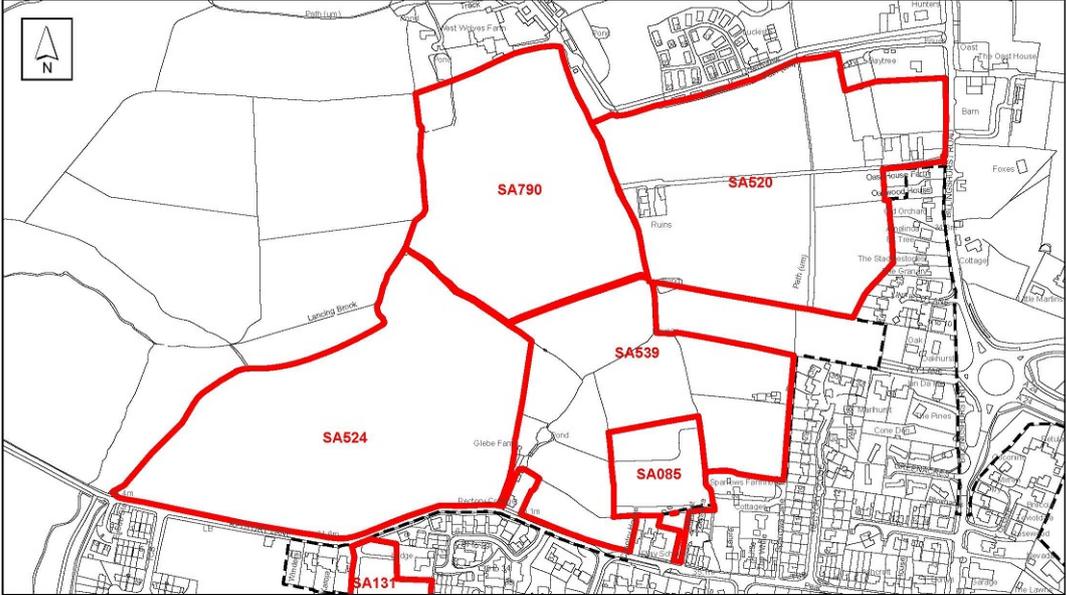
The site has been identified as a potential housing allocation in the Ashington Regulation 14 Neighbourhood Plan. There are no identified environmental designations on the development site which adjoins the settlement boundary of Ashington. The settlement is classified as a medium village, having a moderate level of services and facilities. The site is in single ownership. The area has a reasonable bus service linking the village to Horsham and Brighton. Appropriate regard would need to be given to a number of issues such as archaeology and heritage assets (Archaeological Notification Area adjoins southern boundary), biodiversity, Brick Clay (Weald Clay) Minerals Safeguarding, Sustainable Drainage Systems (SuDS), climate change adaption and energy efficiency, affordable housing and the capacity of the nearby school as well as health facilities.

**Overall Summary:** Neutral Impact

**Estimated Housing Numbers:** part of wider total allocation of 225 homes identified by Ashington Parish Council

## Land North of Rectory Lane

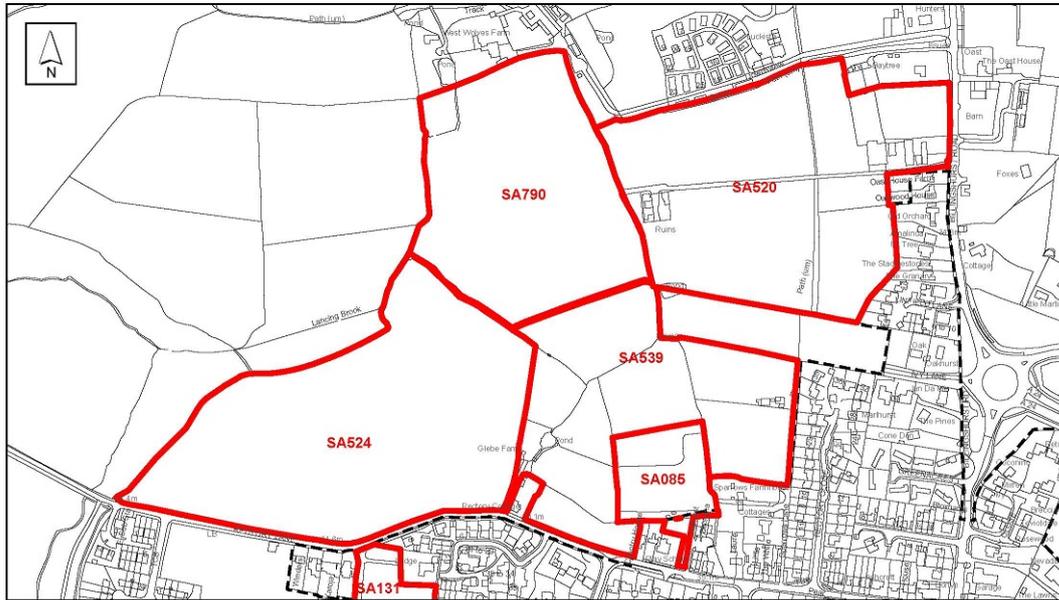
A number of sites have been proposed north of Rectory Lane. These have been identified as having potential to be delivered as a larger site. However, the individual site reports are set out on the following pages. Together they comprise SA085, SA520, SA524, SA539, and SA790.

<b>Site Name:</b> Ashington Glebe Land		<b>SHELAA Ref number:</b> SA085	
<b>Site Map:</b>			
			
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<b>Parish:</b> Ashington			
<b>Site Assessment Conclusion:</b>			
<p>There are no specific environmental designations on this site. The site adjoins the settlement boundary of Ashington which is classified as a medium village, having a moderate level of services and facilities. The area has a reasonable bus service linking the village to Horsham and Brighton. Appropriate regard would need to be given to a number of issues such as biodiversity, Brick Clay (Weald Clay) Minerals Safeguarding, Sustainable Drainage Systems (SuDS), climate change adaption and energy efficiency, affordable housing and the capacity of the nearby school. The site is in single ownership. If brought forward with SA790, SA539, SA085 and SA524 a total of 400 dwellings could be delivered</p>			
<b>Overall Summary:</b> Neutral Impact			
<b>Estimated Housing Numbers:</b> 20			

**Site Name:** Land at Oast House Farm

**SHELAA Ref number:** SA520

**Site Map:**



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**Parish:** Ashington

**Site Assessment Conclusion:**

This site is considered to have potential for housing development. There are no apparent overriding environmental constraints to development. The site adjoins the settlement boundary of Ashington which is classified as a medium village, having a moderate level of services and facilities. The site is thought to be in multiple ownership. The area has a reasonable bus service linking the village to Horsham and Brighton. Appropriate regard would need to be given to a number of issues such as biodiversity, Brick Clay (Weald Clay) Minerals Safeguarding, Sustainable Drainage Systems (SuDS), climate change adaption and energy efficiency, affordable housing and the capacity of the nearby school. It is considered that if brought forward by itself SA520 could deliver a minimum 85-100 dwellings within short to medium term (c.0-10 years). If brought forward with SA790, SA539, SA085 and SA524 a total of 400 dwellings could be delivered.

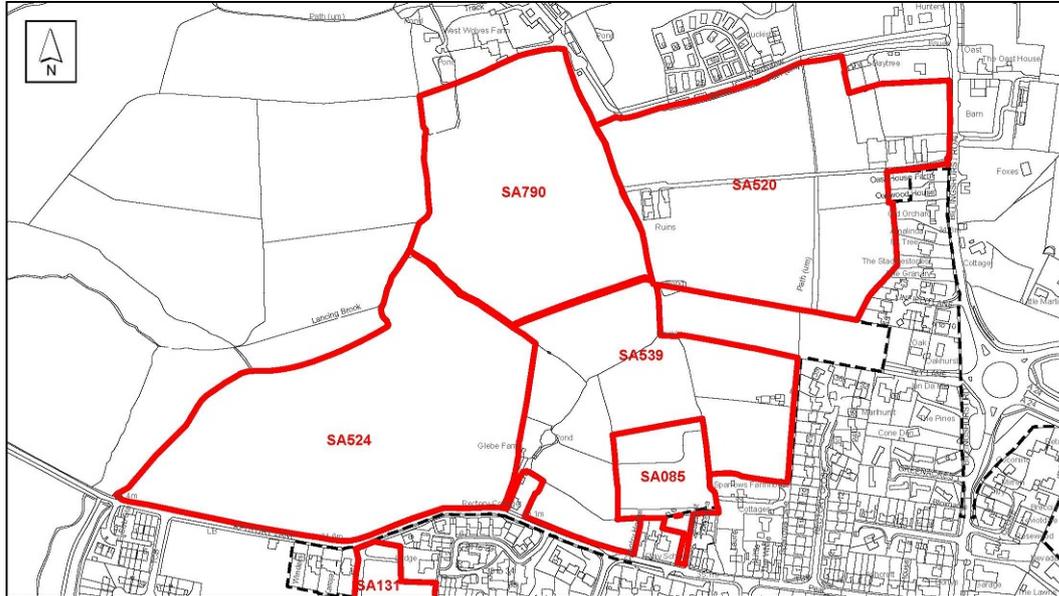
**Overall Summary:** Neutral Impact

**Estimated Housing Numbers:** 95

**Site Name:** Land to the north of Rectory Lane

**SHELAA Ref number:** SA524

**Site Map:**



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**Parish:** Ashington

**Site Assessment Conclusion:**

This site may have potential for housing development as part of a comprehensive scheme, should the sites to the east (SA539 & SA085) also be developed. There are no specific environmental designations on this site. The site adjoins the settlement boundary. Ashington is classified as a medium village, having a moderate level of services and facilities. The area has a reasonable bus service linking the village to Horsham and Brighton. Appropriate regard would need to be given to a number of issues such as biodiversity, Brick Clay (Weald Clay) Minerals Safeguarding, Sustainable Drainage Systems (SuDS), climate change adaption and energy efficiency, affordable housing and the capacity of the nearby school. The site is in single ownership. If brought forward with SA790, SA539, SA085 and SA524 a total of 400 dwellings could be delivered.

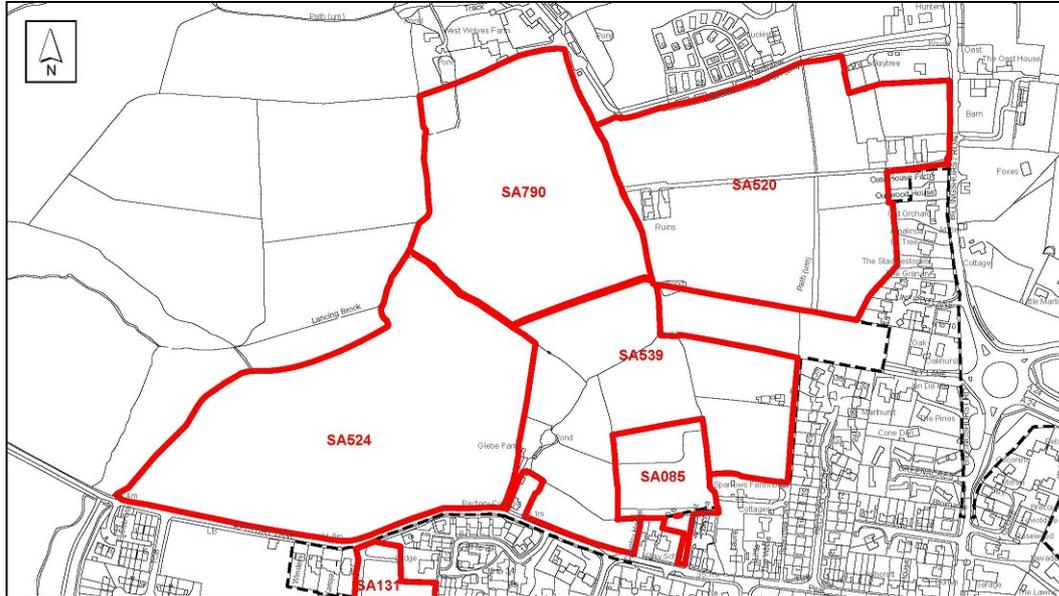
**Overall Summary:** Unfavourable Impacts (with potential for mitigation)

**Estimated Housing Numbers:** 140

**Site Name:** Land North of Glebe Farm, Ashington

**SHELAA Ref number:** SA539

**Site Map:**



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**Parish:** Ashington

**Site Assessment Conclusion:**

There are no specific environmental designations on this site. The site adjoins the settlement boundary of Ashington which is classified as a medium village, having a moderate level of services and facilities. The area has a reasonable bus service linking the village to Horsham and Brighton. Appropriate regard would need to be given to a number of issues such as biodiversity, Brick Clay (Weald Clay) Minerals Safeguarding, Sustainable Drainage Systems (SuDS), climate change adaption and energy efficiency, affordable housing and the capacity of the nearby school. The site is in single ownership. If brought forward with SA790, SA539, SA085 and SA524 a total of 400 dwellings could be delivered.

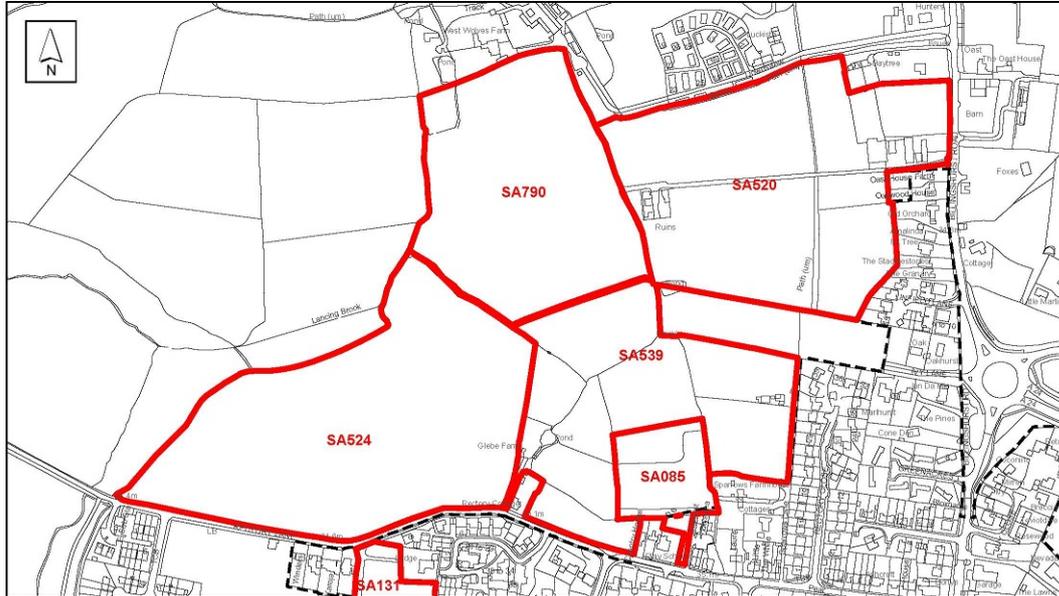
**Overall Summary:** Neutral Impact

**Estimated Housing Numbers:** 80

**Site Name:** Land South of West Wolves Farm

**SHELAA Ref number:** SA790

**Site Map:**



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<b>Ashington</b>			
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**Parish:** Ashington

**Site Assessment Conclusion:**

There are no specific environmental designations on this site. The land lies within easy walking distance to Ashington, which is classified as a medium village, having moderate level of services and facilities. The site is in single ownership. By itself development of this site would be out of keeping. If the land were to come forward with SA520, SA539, SA085 and SA524 the suitability of this site would increase. The area has a reasonable bus service linking the village to Horsham and Brighton. Appropriate regard would need to be given to a number of issues such as biodiversity, Brick Clay (Weald Clay) Minerals Safeguarding, Sustainable Drainage Systems (SuDS), climate change adaption and energy efficiency, affordable housing and the capacity of the nearby school. It is felt that is brought forward together SA790, SA520, SA539, SA085 and SA524 could deliver a total of 400 dwellings.

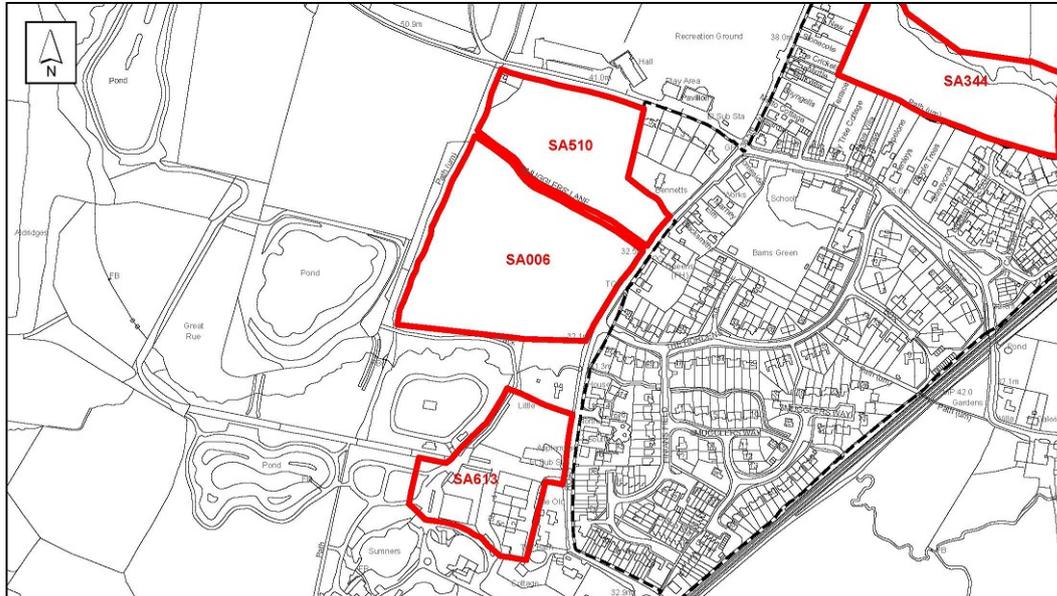
**Overall Summary:** Neutral Impact

**Estimated Housing Numbers:** 70

# Barns Green (Itchingfield Parish)

**Site Name:** Land south of Smugglers Lane    **SHELAA Ref number:** SA006

**Site Map:**



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**Parish:** Itchingfield

**Site Assessment Conclusion:**

The site adjoins the settlement boundary of Barns Green which is classified as a medium village, having a moderate level of service and facilities. The area has a reasonable bus service linking the village to Horsham and Storrington. The site is however thought to be in multiple ownership which may affect the speed at which development could take place. Although the site is not directly affected by any environmental designations, appropriate regard would have to be given to a number of issues such as the impact on the nearby Grade II Listed Buildings (The Queen’s Head public house and the Village Stores & Post Office), biodiversity, Brick Clay (Weald Clay) Minerals Safeguarding, Sustainable Drainage Systems (SuDS), climate change adaption and energy efficiency, affordable housing, and the capacity of the nearby school. The need for improved transport links should be considered.

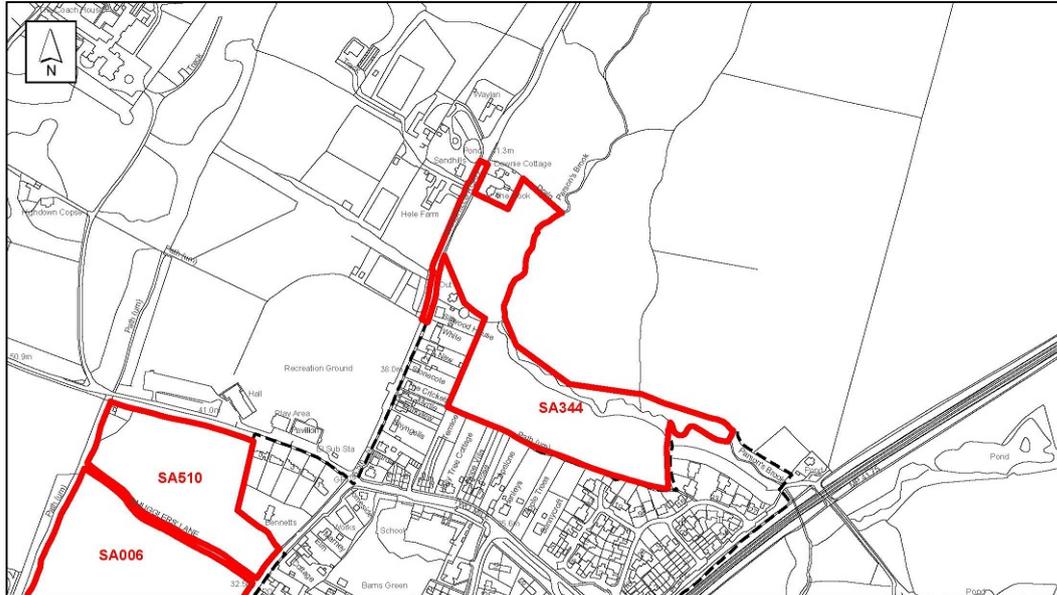
**Overall Summary:** Neutral Impact

**Estimated Housing Numbers:** 50

**Site Name:** Land rear of Two Mile Ash Road Barns Green

**SHELAA Ref number:** SA344

**Site Map:**



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**Parish:** Itchingfield

**Site Assessment Conclusion:**

The site adjoins the settlement boundary of Barns Green which is classified as a medium village, having a moderate level of service and facilities. The area has a reasonable bus service linking the village to Horsham and Storrington. The site is in single ownership. Appropriate regard would have to be given to a number of issues such as the impact on the nearby Grade II Listed Building (Sandhills) and Archaeological Notification Area, biodiversity including 15m buffer for adjoining Ancient Woodland (Parsons Brook) and 12m Root Protection Area (RPA) for adjoining mature trees, a number of which are protected by Tree Preservation Orders, Brick Clay (Weald Clay) Minerals Safeguarding, drainage and flood risk, climate change adaption and energy efficiency, affordable housing, and the capacity of the nearby school. There are also overhead cables running south to north-west of the site. The need for improved transport links should be considered.

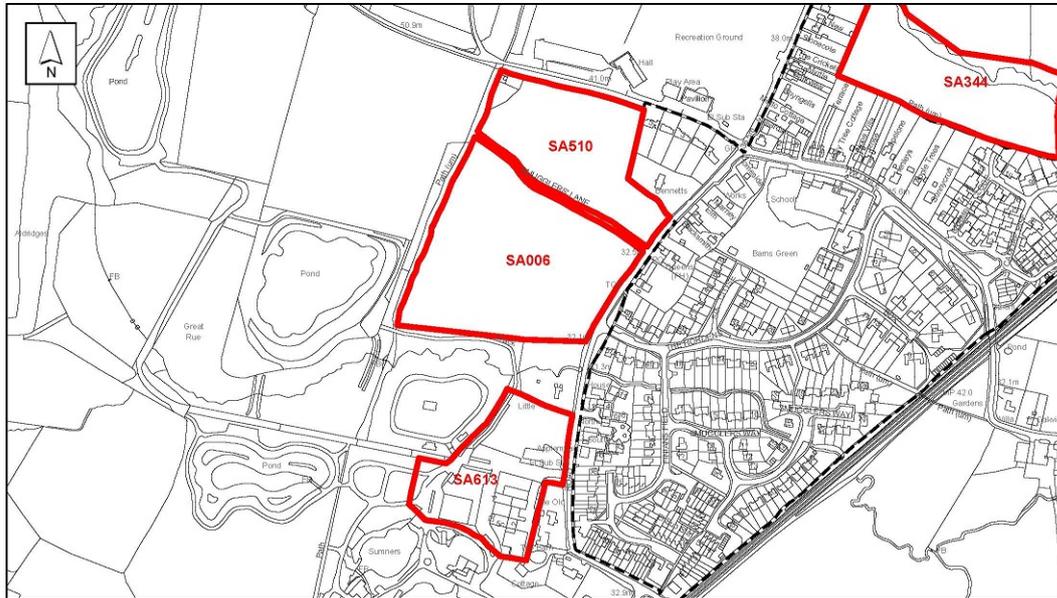
**Overall Summary:** Neutral Impact

**Estimated Housing Numbers:** 30

**Site Name:** Land South of Muntham Drive Barns Green

**SHELAA Ref number:** SA510

**Site Map:**



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<b>Barns Green</b>			
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**Parish:** Itchingfield

**Site Assessment Conclusion:**

The site adjoins the settlement boundary of Barns Green which is classified as a medium village, having a moderate level of service and facilities. The area has a reasonable bus service linking the village to Horsham and Storrington. The site is in single ownership. Appropriate regard would have to be given to a number of issues such as the impact on the nearby Grade II Listed Buildings (Bennetts, Blacksmith's Cottage, The Queen's Head public house and the Village Stores & Post Office), biodiversity, Brick Clay (Weald Clay) Minerals Safeguarding, Sustainable Drainage Systems (SuDS), climate change adaption and energy efficiency, affordable housing, and the capacity of the nearby school. The need for improved transport links should be considered.

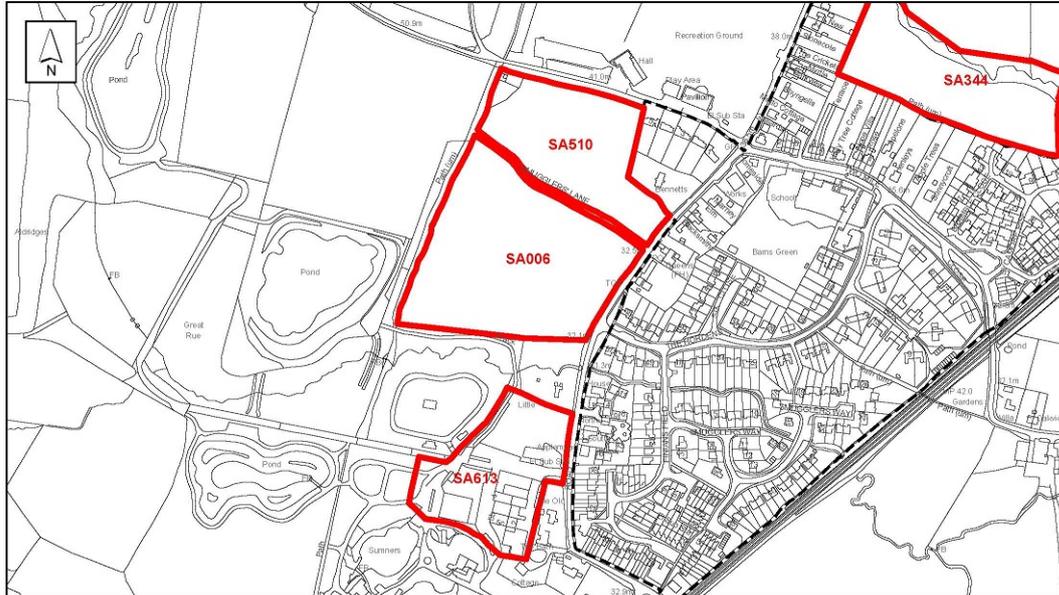
**Overall Summary:** Neutral Impact

**Estimated Housing Numbers:** 25

**Site Name:** Land at Slaughterford Farm  
(Sumners Pond)

**SHELAA Ref number:** SA613

**Site Map:**



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**Parish:** Itchingfield

**Site Assessment Conclusion:**

The site adjoins the settlement boundary of Barns Green which is classified as a medium village, having a moderate level of service and facilities. The area has a reasonable bus service linking the village to Horsham and Storrington. The site is in single ownership. Appropriate regard would have to be given to a number of issues such as the impact on the nearby Grade II Listed Buildings (Little Slaughterford, Bennetts, Blacksmith's Cottage, The Queen's Head public house and the Village Stores & Post Office), biodiversity, Brick Clay (Weald Clay) Minerals Safeguarding, Sustainable Drainage Systems (SuDS), climate change adaption and energy efficiency, affordable housing, and the capacity of the nearby school. The need for improved transport links should be considered.

**Overall Summary:** Neutral Impact

**Estimated Housing Numbers:** 30

# Billingshurst

**Site Name:** Blackthorne Barn

**SHELAA Ref number:** SA656

**Site Map:**



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**Parish:** Billingshurst

**Site Assessment Conclusion:**

The site lies in the countryside adjoining the Built-Up Area Boundary (BUAB) of Billingshurst, which is classified as a small town / larger village in the settlement hierarchy. The village has a good range of services and facilities, including a range of shops, railway station and both primary and secondary schools. The site is being actively promoted for development. It adjoins built development to the north and west of the site and is close to the new development south of Billingshurst which is allocated in the Horsham District Planning Framework. The site lies within the wider Bat Sustenance Zone and Archaeological Notification Area. The western border contains trees protected by Tree Preservation Orders. A Grade II listed dwelling, Great Gillmans Farmhouse lies to the south east of the site. The site itself comprises a dwelling and livery with field/paddock. The proximity of the listed building together with the low density of development adjoining the site is likely to limit the amount of housing which could come forward on this land.

In addition to the above considerations, appropriate regard would need to be given to a number of other issues, such as, biodiversity impacts, Brick Clay (Weald Clay) Minerals Safeguarding, Sustainable Drainage Systems (SuDS), climate change adaptation and energy efficiency, the capacity of the nearby school to accommodate additional development, improved transport links and access to health facilities.

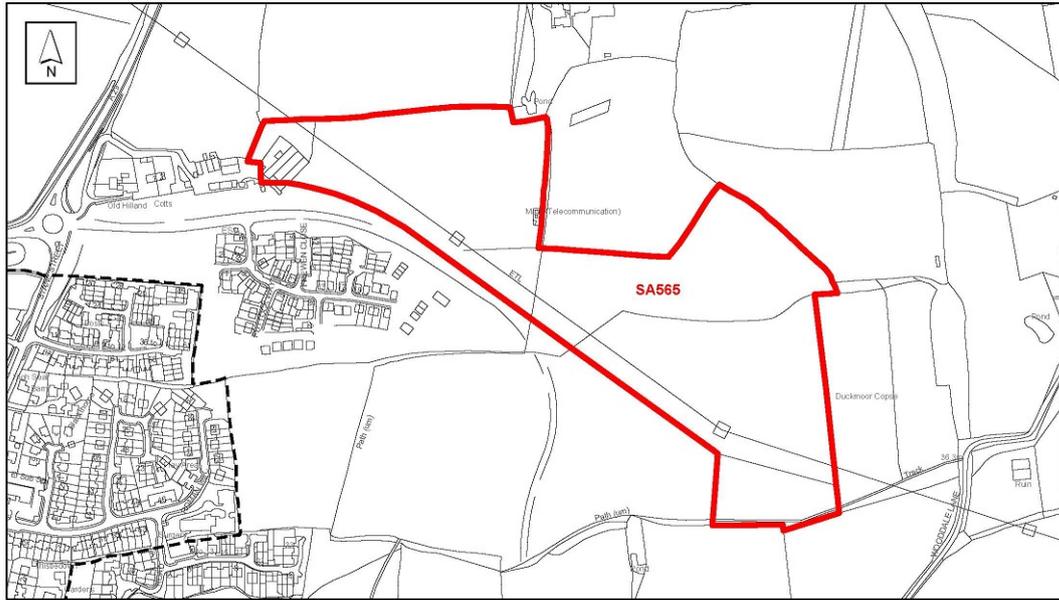
**Overall Summary:** Neutral

**Estimated Housing Numbers:** 8

**Site Name:** Land at Hilland Farm

**SHELAA Ref number:** SA565

**Site Map:**



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<b>Billingshurst</b>			
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**Parish:** Billingshurst

**Site Assessment Conclusion:**

The site is a greenfield site and adjoins a housing development site to the south which is proposed for inclusion in the Built-Up Area Boundary (BUAB) of Billingshurst. It also adjoins a permitted employment site to the north. Billingshurst is identified as a small town / larger village in the settlement hierarchy and has a good range of services and facilities, including a range of shops, railway station and both primary and secondary schools. Due to landscape impacts, only the north-west segment of the wider site (shown above) is considered to have potential for either employment or housing development, subject to appropriate landscape mitigation. There are no other environmental designations on site, but consideration would need to be given to a number of issues such the row of pylons which cross the site, the Archaeological Notification Area, the Bat Sustenance Area, noise or similar from the permitted employment to the north, affordable housing, and the capacity of the nearby schools and health facility.

**Overall Summary:** Neutral Impact

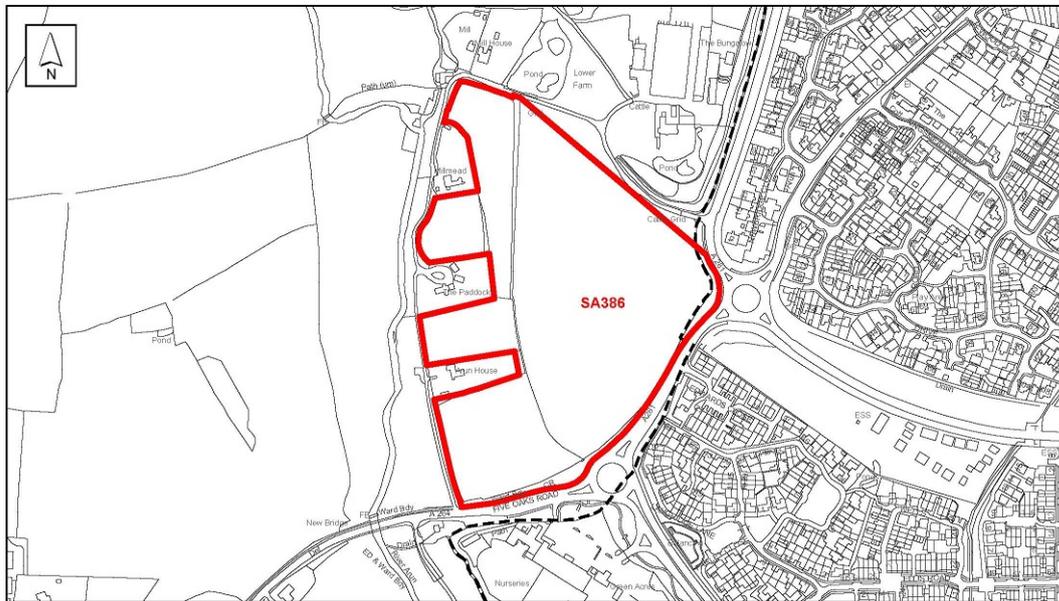
**Estimated Housing Numbers:** 12

# Broadbridge Heath (Slinfold and Itchingfield Parishes)

**Site Name:** Land at Lower Broadbridge Farm

**SHELAA Ref number:** SA386

**Site Map:**



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Drawing No :	Drawn :	Checked :								
		Revisions :								

**Parish:** Slinfold

**Site Assessment Conclusion:**

The site is understood to be in single ownership. The site lies to the west of Broadbridge Heath Built-Up Area Boundary. The site is within easy walking distance of Broadbridge Heath, which is classified as a Small Town/Larger Village with a good range of services and facilities, strong community networks and local employment provision together with reasonable bus services. There are some constraints to development on the site including a high pressure gas pipeline, although it extends through the Wickhurst Green site to the south east. If the site were to be taken forward, this matter would require further exploration to confirm that any building exclusion zone could be accommodated and development could take place. There is an area of flood risk (Flood Zones 2 and 3) to the west and listed buildings that lie to the north and north east, but it is considered that suitable mitigation could address these aspects, particularly if the existing landscaping is retained as part of any proposal. The site is relatively flat with mature and semi-mature trees bounding much of the site and numerous tree belts within the site reducing intervisibility across the site as a whole. The site, therefore, is considered to have good access to services, facilities and leisure opportunities, although it will not deliver a school or health facilities and would therefore be reliant on the existing facilities in Broadbridge Heath.

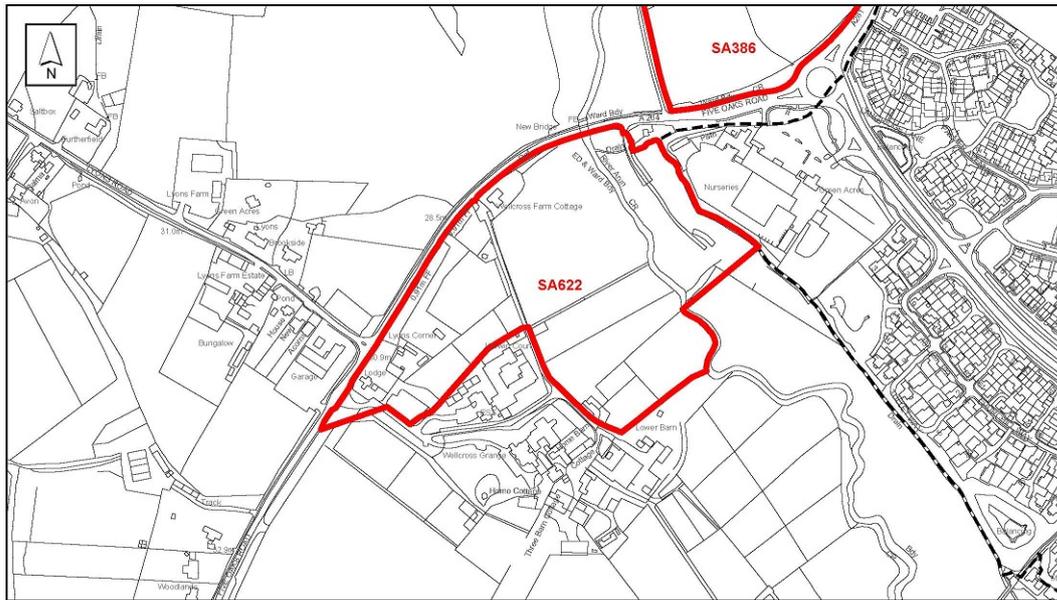
**Overall Summary:** Neutral Impact

**Estimated Housing Numbers:** 120-150

**Site Name:** Land at Wellcross Farm

**SHELAA Ref number:** SA622

**Site Map:**



<b>Horsham District Council</b> Parkside, Chart Way, Horsham West Sussex, RH12 1RL Barbara Childs : Director of Place		<b>Itchingfield</b>	
Reference No :	Date : 09/01/2020	Scale : 1 : 4,000 at A4	
Drawing No :	Drawn :	Checked :	Revisions :

**Parish:** Itchingfield

**Site Assessment Conclusion:**

This site is located in the countryside, south west of the Built-up Area Boundary (BUAB) of Broadbridge Heath. The site is separated from Broadbridge Heath by the River Arun and its associated flood plain (fluvial Flood Zones 2 and 3) and would be subject to the completion of a sequential test and exceptions test if necessary (see Policy 38 of the HDPF). Access to the site is constrained due to the narrow and unlit nature of the road at this point. Given that the River Arun divides the settlement of Broadbridge Heath from the development site and that the site would be relatively open to the north and south east, it is not considered that site relates well with Broadbridge Heath. As a result, the scope of the site to accommodate general residential development is considered to be limited. However, the site may have some potential to accommodate an appropriate Exceptions Housing Scheme, Retirement Housing and /or Specialist Care accommodation given the proximity to Broadbridge Heath and the existing specialist facilities on-site associated with Wellcross Grange, subject to other constraints being acceptable. The site is currently understood to be in multiple ownership (4 owners).

**Overall Summary** Unfavourable Impacts (potential for mitigation)

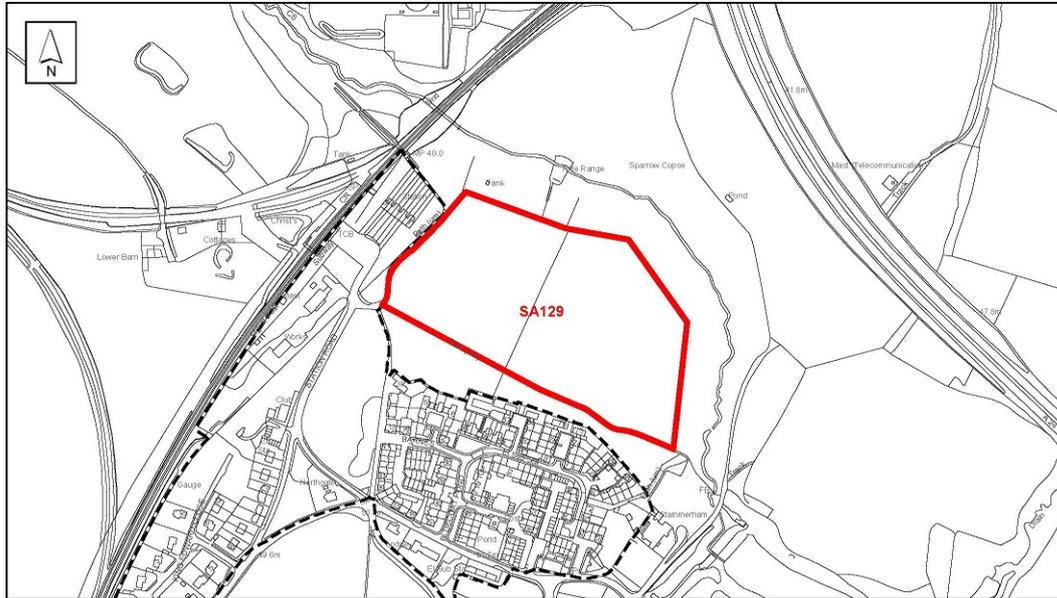
**Estimated Housing Numbers:** Suitable for Exceptions Housing Schemes/Retirement Housing and Specialist Care accommodation only

# Christ's Hospital (Southwater Parish)

**Site Name:** Land at The Warren, Christ's Hospital

**SHELAA Ref number:** SA129

**Site Map:**



<p><b>Horsham District Council</b>          Parkside, Chart Way, Horsham          West Sussex RH12 1RL          Barbara Childs : Director of Place</p> <p><small>Reproduced by permission of Ordnance Survey map on behalf of HMSO. © Crown copyright and database rights (2020). Ordnance Survey Licence: 100023865</small></p>	<p style="text-align: center;"><b>Christ's Hospital</b></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 33%;">Reference No :</td> <td style="width: 33%;">Date : 09/01/2020</td> <td style="width: 33%;">Scale : 1: 4,000 at A4</td> </tr> <tr> <td>Drawing No :</td> <td>Drawn :</td> <td>Checked :</td> </tr> <tr> <td colspan="3" style="text-align: right;">Revisions :</td> </tr> </table>	Reference No :	Date : 09/01/2020	Scale : 1: 4,000 at A4	Drawing No :	Drawn :	Checked :	Revisions :		
Reference No :	Date : 09/01/2020	Scale : 1: 4,000 at A4								
Drawing No :	Drawn :	Checked :								
Revisions :										

**Parish:** Southwater

**Site Assessment Conclusion:**

The site lies in the countryside near and to the north of the Built up Area Boundary (BUAB) of Christ's Hospital. Woodland lies to the north and east. It is understood to be in single ownership by Christ's Hospital Foundation. There may be potential for older persons accommodation given the proximity and popularity of the site (sheltered accommodation at Bluecoat Pond), immediately to the south. The western edge of the site is located 80m to the east of Christ Hospital train station and is considered to be a sustainable location with regards to public transport. Such considerations would be important for residents who are unable to rely on the private car. There are, however, a number of potential constraints on site, which would need to be considered including, traffic impacts, given the rural nature of the surrounding roads, the trees on site a number of which are protected by Tree Preservation Orders, the wider Bat Sustenance Zone within which the site lies, and the Public Rights of Way (PRoW) running along the southern boundary and across the south western corner. In addition appropriate regard needs to be given to a number of issues, such as, biodiversity impacts, Brick Clay (Weald Clay) and Building Stone Minerals Safeguarding, Sustainable Drainage Systems (SuDS), climate change adaptation and energy efficiency, and access to health facilities.

**Overall Summary:** Neutral Impact

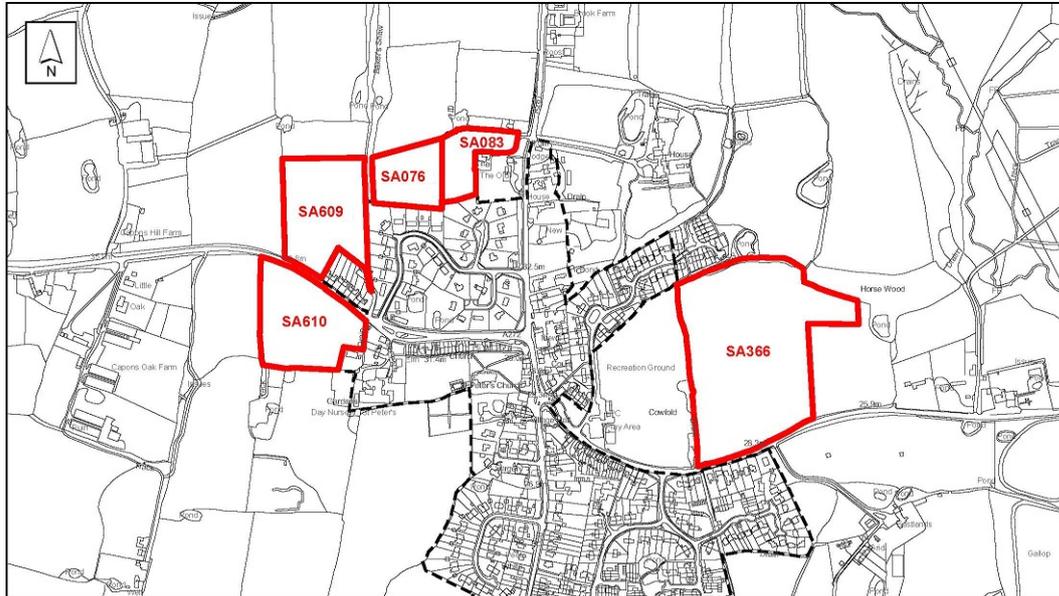
**Estimated Housing Numbers:** 35

# Cowfold

**Site Name:** Land at Brook Hill

**SHELAA Ref number:** SA076

**Site Map:**



<p><b>Horsham District Council</b>                  Parkside, Chart Way, Horsham                  West Sussex RH12 1RL                  Barbara Childs : Director of Place</p> <p><small>Reproduced by permission of Ordnance Survey map on behalf of HMSO. © Crown copyright and database rights (2020). Ordnance Survey Licence: 100023895</small></p>	<p><b>Cowfold</b></p>		
<p>Reference No :                  Drawing No :</p>	<p>Drawn :</p>	<p>Date : 09/01/2020                  Checked :</p>	<p>Scale : 1: 4,000 at A4                  Revisions :</p>

**Parish:** Cowfold

**Site Assessment Conclusion:**

This site comprises grassland bounded to the west and east by mature trees. Land to the south adjoins the existing Built-Up Area Boundary (BUAB) of Cowfold. Cowfold is classified as a medium village, having a moderate level of services and facilities. The area has a reasonable bus service linking the village to Horsham and Brighton via Partridge Green and Henfield. Appropriate regard would need to be given to a number of issues such as the impact on the nearby Grade II Listed Buildings (Barrington House and Brookhill Cottage), biodiversity, Brick Clay (Weald Clay) Minerals Safeguarding, Sustainable Drainage Systems (SuDS), climate change adaption and energy efficiency, affordable housing, capacity of the nearby school and the nearby Air Quality Management Area (AQMA). Land to the north of this site is steeply sloping and development would potentially be highly visible, and may therefore have a negative impact on the landscape. Access to the site from the A281 or any other route is also problematic if the site is developed in isolation. However the southern limb of the site which is less visible could potentially be developed along with neighbouring site SA083. The site has been identified by Cowfold Parish Council as part of the Neighbourhood Plan preparation work.

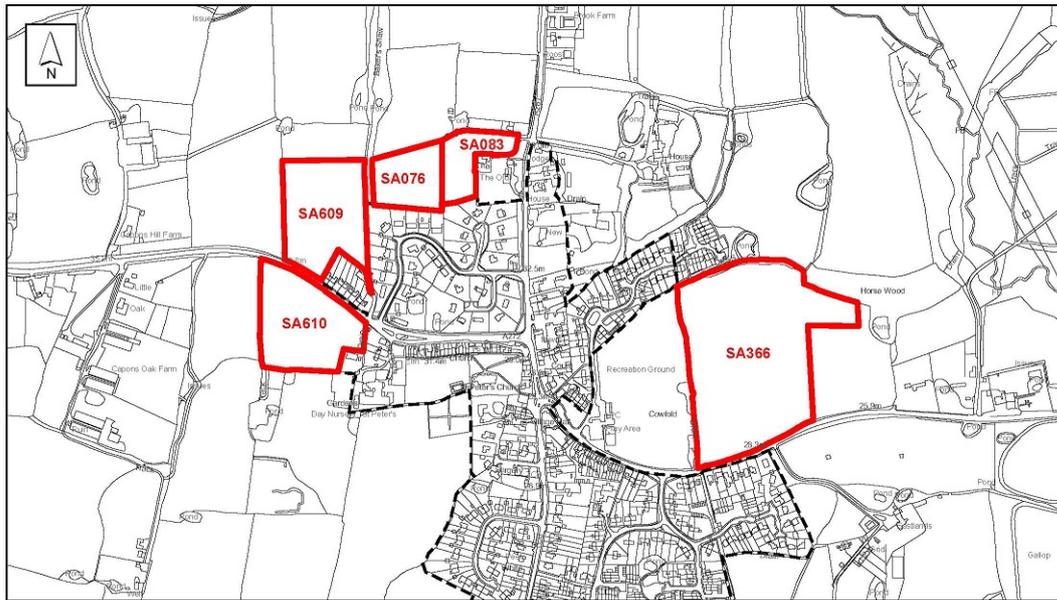
**Overall Summary:** Unfavourable Impacts (with potential for mitigation)

**Estimated Housing Numbers:** 10-15

**Site Name:** Cowfold Glebe

**SHELAA Ref number:** SA083

**Site Map:**



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Drawing No:	Drawn :	Checked :	Scale : 1 : 4,000 at A4
			Revisions :

**Parish:** Cowfold

**Site Assessment Conclusion:**

This site has no specific environmental constraints to development onsite. The site adjoins the settlement boundary of Cowfold which is classified as a medium village, having a moderate level of services and facilities. The area has a reasonable bus service linking the village to Horsham and Brighton via Partridge Green and Henfield. Appropriate regard would need to be given to a number of issues such as the impact on the nearby Grade II Listed Buildings (Barrington House and Brookhill Cottage), biodiversity, Brick Clay (Weald Clay) Minerals Safeguarding, Sustainable Drainage Systems (SuDS), climate change adaption and energy efficiency, affordable housing, capacity of the nearby schools and the nearby Air Quality Management Area (AQMA). There may also be capacity to make more efficient use of land in the area by considering this site with the southern limb of SA076 which also abuts The Built-Up Area Boundary (BUAB) of Cowfold. The site has been identified by Cowfold Parish Council as part of the Neighbourhood Plan preparation work. Together there may be potential for around 75 units.

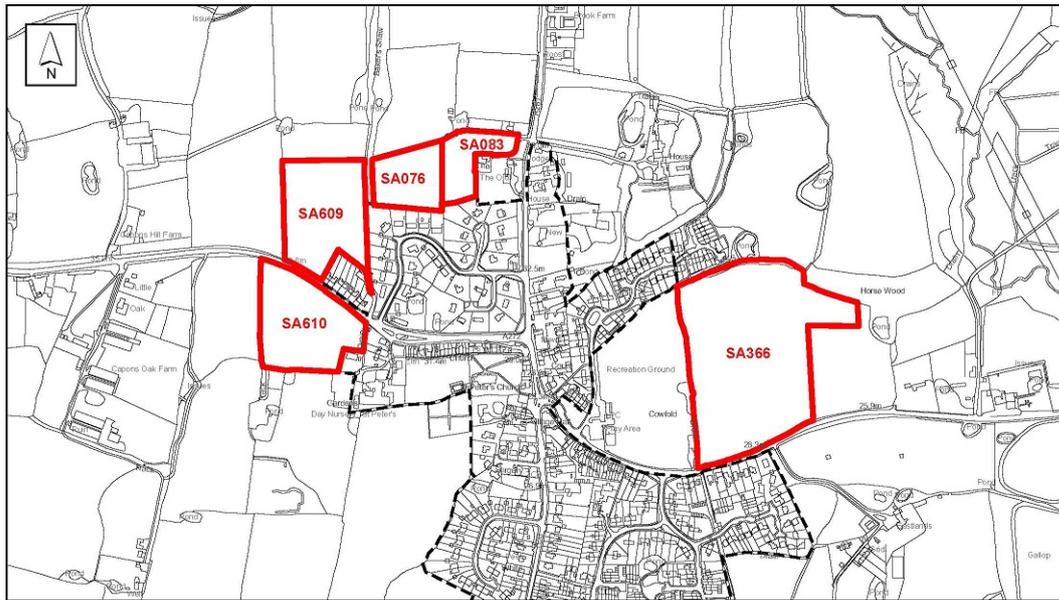
**Overall Summary:** Neutral Impact

**Estimated Housing Numbers:** 5 -10

**Site Name:** Land East of Cowfold

**SHELAA Ref number:** SA366

**Site Map:**



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			Revisions :

**Parish:** Cowfold

**Site Assessment Conclusion:**

This site has no specific environmental constraints to development on-site. The site adjoins the built up area boundary of Cowfold which is classified as a medium village, having a moderate level of services and facilities. There is a reasonable bus service linking the village to Horsham and Brighton. Appropriate regard would need to be given to a number of issues, such as the impact on the nearby Grade II Listed building, Allfreys, and its setting, the area of Ancient Woodland to the north, Brick Clay (Weald Clay) Minerals Safeguarding, the nearby Cowfold Air Quality Management Area (AQMA) and the siting of the area in relation to the recreation ground. Development in this location would impact on the settlement form to the east and impacts on the landscape and surroundings would need to be mitigated. Any proposal should also address climate change adaptation and mitigation, affordable housing, the capacity of local schools and health facilities and what steps can be made to improve transport links. The site is in single ownership.

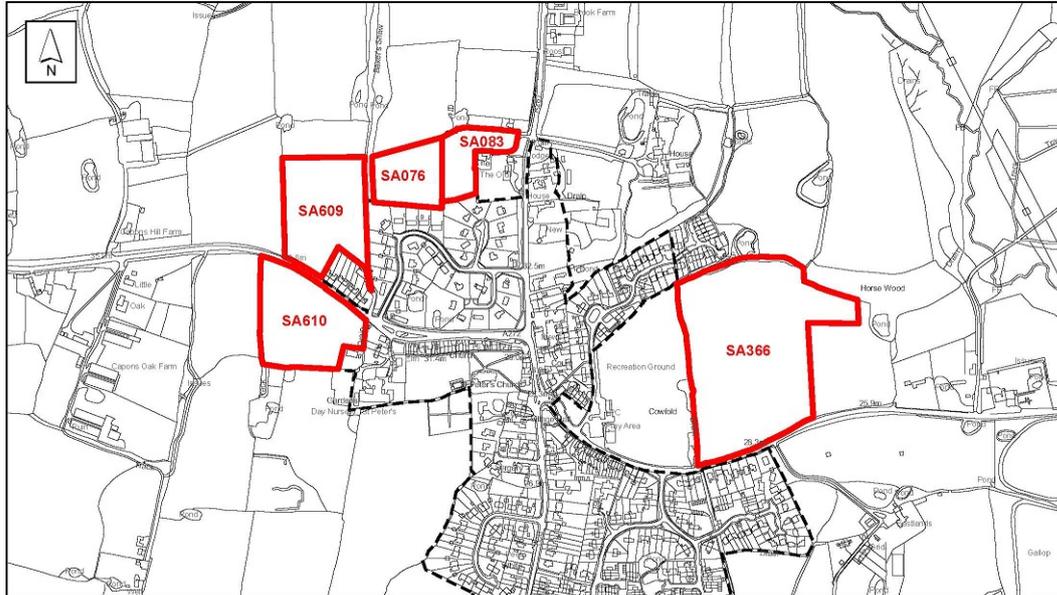
**Overall Summary:** Neutral Impact

**Estimated Housing Numbers:** 100 is considered to be the maximum in this location.

**Site Name:** Field West of Cowfold, North of A272

**SHELAA Ref number:** SA609

**Site Map:**



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Reference No :	Date : 09/01/2020	Scale : 1: 4,000 at A4										
Drawing No :	Drawn :	Checked :										
Revisions :												

**Parish:** Cowfold

**Site Assessment Conclusion:**

This site has no specific environment constraints to development onsite. The site adjoins the settlement boundary of Cowfold which is classified as a medium village, having a moderate level of services and facilities. The area has a reasonable bus service linking the village to Horsham and Brighton via Partridge Green and Henfield. Appropriate regard would need to be given to a number of issues such as the impact on biodiversity, Brick Clay (Weald Clay) Minerals Safeguarding, Sustainable Drainage Systems (SuDS), climate change adaption and energy efficiency, affordable housing and the capacity of the nearby school and the nearby Cowfold Air Quality Management Area. The site is in single ownership.

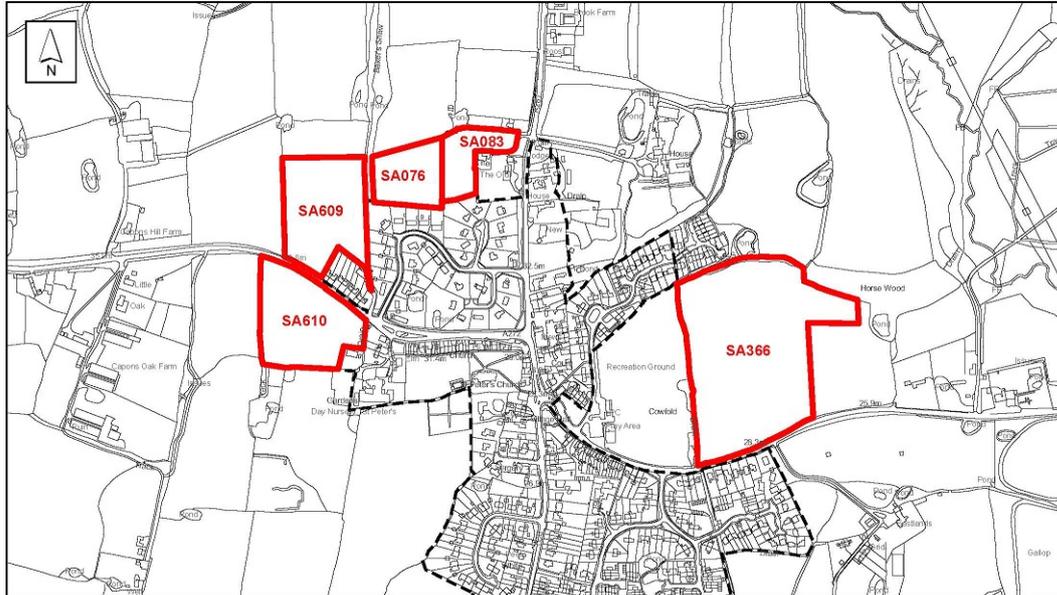
**Overall Summary:** Neutral Impact

**Estimated Housing Numbers:** 35

**Site Name:** Fields West of Cowfold, South of A272

**SHELAA Ref number:** SA610

**Site Map:**



<p><b>Horsham District Council</b>          Parkside, Chart Way, Horsham          West Sussex RH12 1RL          Barbara Childs : Director of Place</p>	<p>Cowfold</p>		
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	<p>Drawing No :</p>	<p>Drawn :</p>	<p>Checked :          Revisions :</p>

**Parish:** Cowfold

**Site Assessment Conclusion:**

This site has no specific environmental constraints to development on-site. The site adjoins the settlement boundary of Cowfold which is classified as a medium village, having a moderate level of services and facilities. The area has a reasonable bus service linking the village to Horsham and Brighton via Partridge Green and Henfield. Appropriate regard would need to be given to a number of issues such as the impact on biodiversity, Brick Clay (Weald Clay) Minerals Safeguarding, Sustainable Drainage Systems (SuDS), climate change adaption and energy efficiency, affordable housing, capacity of the nearby school and health facilities, and improved transport links. Given nearby housing densities the site could potentially support up to 35 dwellings. The site is in single ownership and has been identified by the Parish in the draft Neighbourhood Plan.

**Overall Summary:** Neutral Impact

**Estimated Housing Numbers:** 35

# Henfield

**Site Name:** Land north of Furners Lane

**SHELAA Ref number:** SA005

**Site Map:**



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Drawing No :	Drawn :	Checked :	Revisions :

**Parish:** Henfield

**Site Assessment Conclusion:**

SA005 is located on the eastern edge of Henfield. The settlement is classified as small town / larger village and has a wide range of services and facilities close to the site including shops, and a primary school. Access will need to be delivered from Charlwood Drive. The site is open to the east, and any development will need to provide a significant landscape buffer to provide a defensible boundary to development which could otherwise have significant impacts on the landscape and settlement form. The impact on local school places and the local doctor's surgery should also be considered as part of any proposal for development on this site.

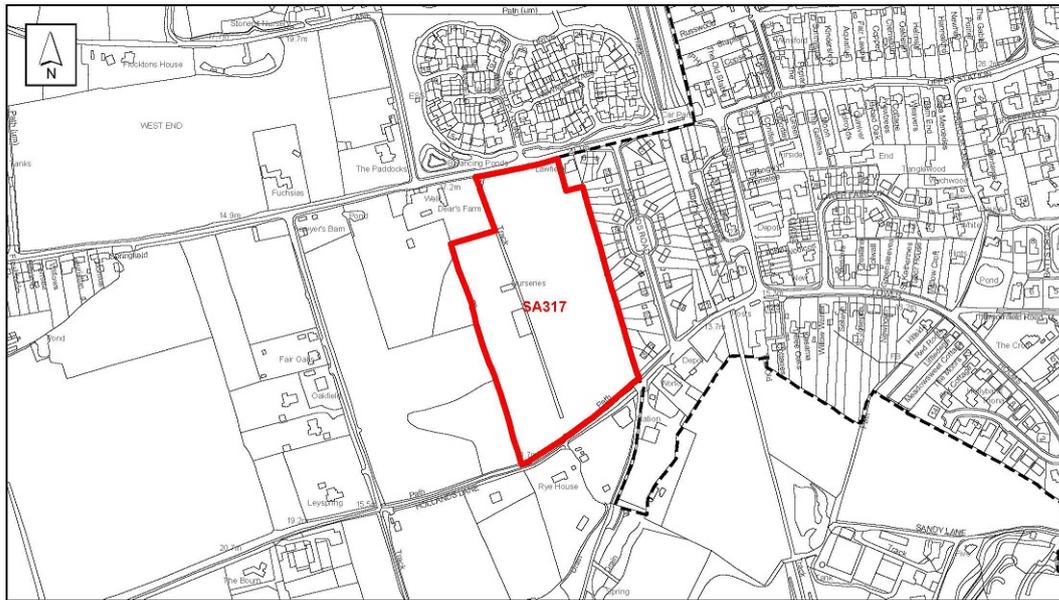
**Overall Summary:** Favourable Impacts

**Estimated Housing Numbers:** 100

**Site Name:** Sandgate Nursery, Henfield

**SHELAA Ref number:** SA317

**Site Map:**



<b>Horsham District Council</b> Parkside, Chart Way, Horsham West Sussex, RH12 1RL Barbara Childs : Director of Place		Henfield	
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			Revisions :

**Parish:** Henfield

**Site Assessment Conclusion:**

SA317 lies on the western edge of Henfield Village. The settlement is classified as small town / larger village and has a wide range of services and facilities close to the site including shops, and a primary school. The location is rural in character, but the site is relatively flat and development here could comprise a 'rounding off' of village form effectively 'mirroring' the recent Barratt development opposite. Existing boundaries, but in particular the western boundary, would need to be enhanced and strengthened to create a defensible boundary. There is a listed building located on the north east corner of the site and the setting would need to be respected and the potential for suitable mitigation would need to be demonstrated before any development could come forward at this location. It is envisaged any proposal should be landscape led given the highly sensitive location.

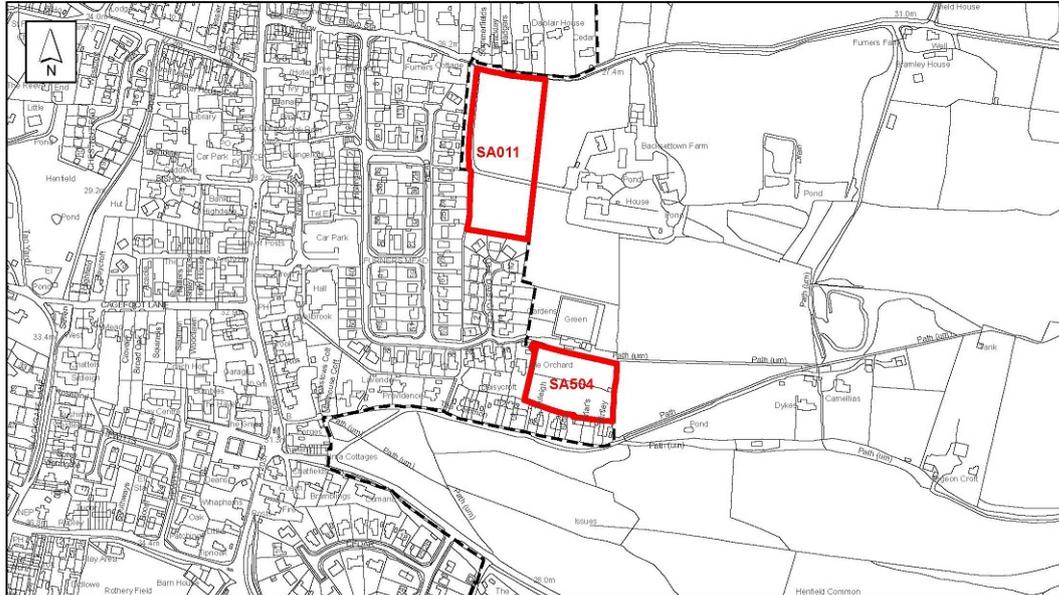
**Overall Summary:** Unfavourable Impacts (with potential for mitigation)

**Estimated Housing Numbers:** 55

**Site Name:** Land West of Backsettown Farm

**SHELAA Ref number:** SA011

**Site Map:**



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		Revisions :								

**Parish:** Henfield

**Site Assessment Conclusion:**

The site abuts the Built-Up Area Boundary (BUAB) of Henfield and lies on the eastern edge of Henfield Village. The settlement is classified as small town / larger village and has a wide range of services and facilities close to the site including shops, and a primary school. The site is relatively flat and comprises grassland. There are two mature trees on the western boundary which are protected by Tree Preservation Orders. Backsettown Farmhouse is a Grade II listed building and the setting would need to be taken into account with a careful treatment of the eastern site boundary. Access along Furners Lane is narrow and access via an existing building adjoining the site may be necessary. The site has been identified as suitable for development in the Henfield Neighbourhood Plan.

**Overall Summary:** Neutral Impacts

**Estimated Housing Numbers:** 25

**Site Name:** Land at Wantley Hill

**SHELAA Ref number:** SA065

**Site Map:**



**Horsham District Council**

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Revisions :

**Parish:** Henfield

**Site Assessment Conclusion:**

The site abuts the Built-Up Area Boundary (BUAB) of Henfield and lies on the eastern edge of Henfield Village. Henfield is classified as a small town / larger village and has a wide range of services and facilities close to the site including shops, and a primary school. The site is relatively flat and comprises grassland. The south eastern corner of the site has been identified as suitable for approximately 25 dwellings in the Henfield Neighbourhood Plan (Regulation 16) with the remainder allocated for sport and open space. It is therefore considered that there is potential for development in the south eastern corner for up to 40 dwellings subject to suitable access and appropriate regard to a number of other issues such as, biodiversity, Brick Clay (Weald Clay) Minerals Safeguarding, Sustainable Drainage Systems (SuDS), climate change adaption and energy efficiency, affordable housing, capacity of the nearby school and health facility, and improved sustainable transport links.

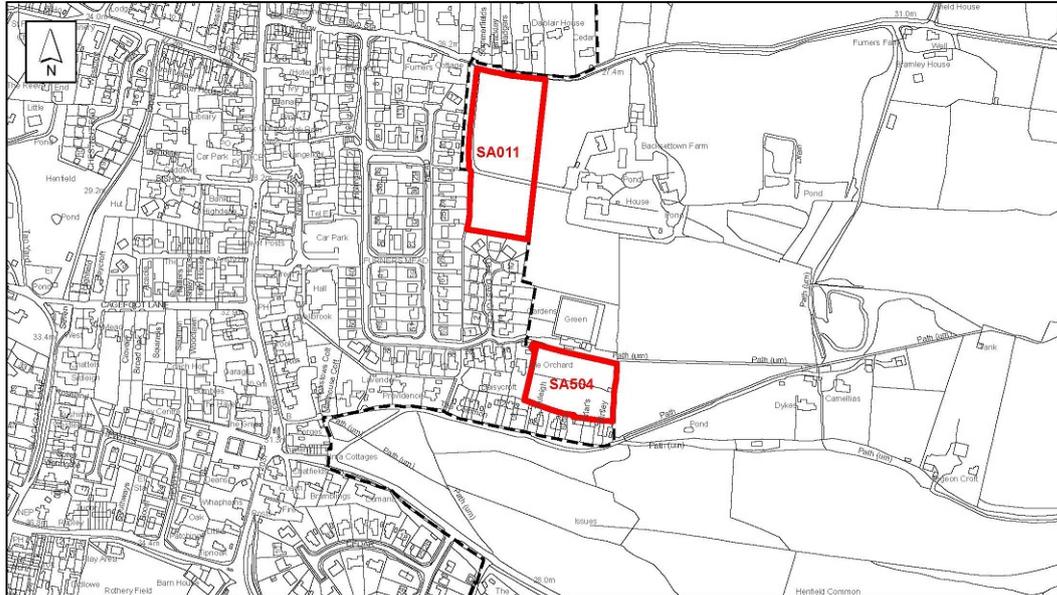
**Overall Summary:** Neutral Impact

**Estimated Housing Numbers:** 40

**Site Name:** Land South of Bowls Club, off Furners Mead

**SHELAA Ref number:** SA504

**Site Map:**



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<p>Reference No :</p>	<p>Date : 09/01/2020</p>	<p>Scale : 1: 4,000 at A4</p>	
<p>Drawing No :</p>	<p>Drawn :</p>	<p>Checked :</p>	<p>Revisions :</p>

**Parish:** Henfield

**Site Assessment Conclusion:**

The site abuts the Built-Up Area Boundary (BUAB) of Henfield and lies on the eastern edge of Henfield Village. The settlement is classified as small town / larger village and has a wide range of services and facilities close to the site including shops, and a primary school. The site is relatively flat, surrounded by residential uses to the south and west. Access to the site already exists. It includes two trees protected by Tree Preservation Orders and abuts Henfield Conservation Area and lies close to Grade II Listed Buildings, the setting of which would need to be considered and mitigated if necessary. The site has been identified as suitable for development in the Henfield Neighbourhood Plan.

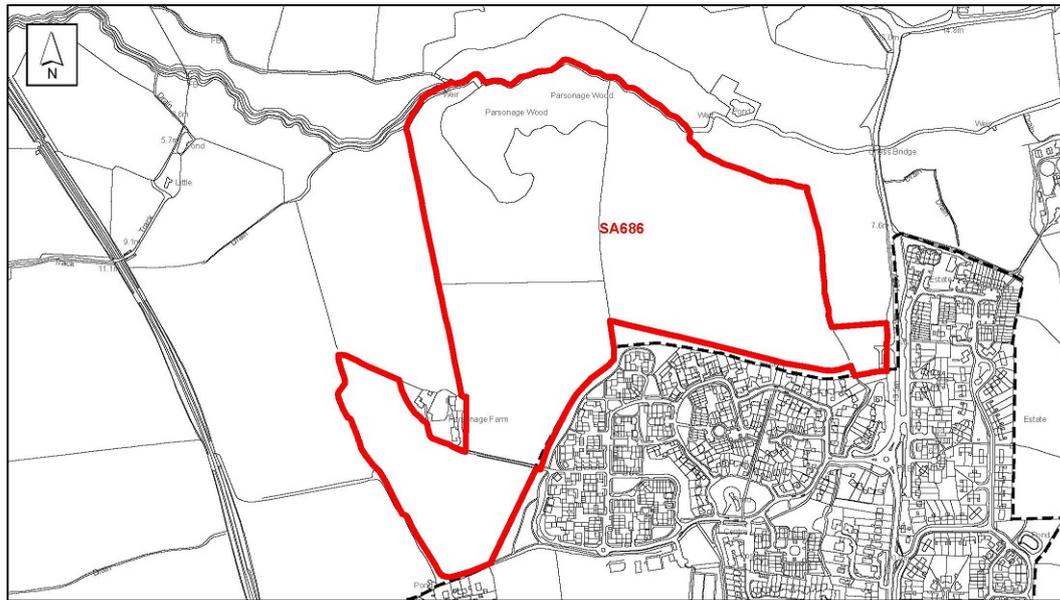
**Overall Summary:** Neutral Impact

**Estimated Housing Numbers:** 10

**Site Name:** Land at Parsonage Farm

**SHELAA Ref number:** SA686

**Site Map:**



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**Parish:** Henfield

**Site Assessment Conclusion:**

The site currently comprises agricultural land extending north and eastwards from the existing settlement boundary. The site abuts the Built-Up Area Boundary (BUAB) of Henfield and lies on the eastern edge of Henfield Village. The settlement is classified as small town / larger village and has a wide range of services and facilities close to the site including shops, and a primary school. Development would therefore have impacts on the existing landscape and settlement form which would require careful mitigation through design and layout of any scheme. The site is relatively close to the primary school and leisure centre although the village centre is further to the south. Henfield has a good range of services and facilities. Land on the northern boundary is at risk of flooding (Flood Zones 2 and 3) but is not proposed as built development. Overall, it is considered that this site has some potential for development subject to adverse impacts being successfully mitigated. The site has been identified as suitable for development in the Henfield Neighbourhood Plan

**Overall Summary:** Unfavourable Impacts –potential for mitigation

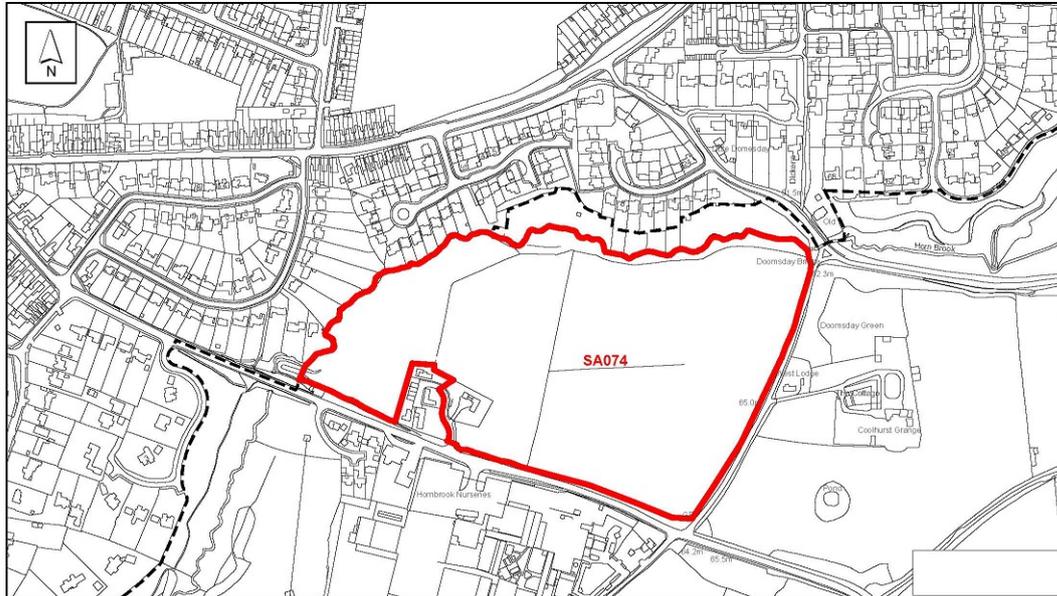
**Estimated Housing Numbers:** 100

# Horsham Town (Forest Ward)

**Site Name:** Land at Hornbrook Farm

**SHELAA Ref number:** SA074

**Site Map:**



<p><b>Horsham District Council</b>                  Parkside, Chart Way, Horsham                  West Sussex RH12 1RL                  Barbara Childs : Director of Place</p>		<p>Horsham Forest</p>	
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		<p>Scale : 1: 12,000 at A4</p>	<p>Revisions :</p>

**Parish:** Horsham Forest

**Site Assessment Conclusion:**

The land adjoins the settlement boundary of Horsham, the main settlement in the District, which has a large range of employment opportunities, services and facilities including a number of schools and railway stations. The area has a good bus services to Horsham and to Henfield, Brighton and Crawley. It is not considered that all the site is developable but it is considered that there are no apparent overriding environmental constraints to development subject to suitable mitigation. The site boundary adjoins the Horn Brook on the northern and western site boundaries and is associated with an area of flood risk (Flood Zones 2 and 3). There is a mature tree line which currently provides a boundary to the town, and this would need to be considered very carefully and any development would need to be sensitively designed. Consideration and potential mitigation would also need to be given to preserving the setting of the High Weald Area of Outstanding Natural Beauty (AONB) which lies to the east of the site. Further consideration would be required to protect the setting of the Grade II listed Hillier Cottage and Falcon Lodge which lies approximately 15m to the south of the site. Appropriate regard would need to be given to a number of issues such as Sustainable Drainage Systems (SuDS), climate change adaption, energy efficiency, and affordable housing. It is considered that the site could provide up to 100 dwellings. The site is understood to be in single ownership.

**Overall Summary:** Neutral Impact

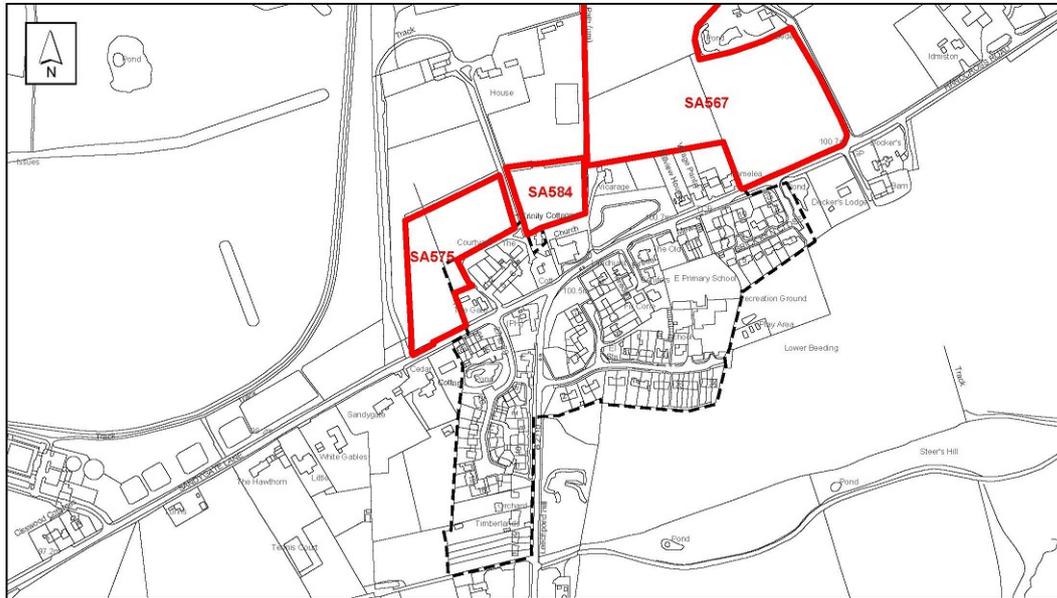
**Estimated Housing Numbers:** 100

# Lower Beeding

**Site Name:** Land south of Church Farm House

**SHELAA Ref number:** SA584

**Site Map:**



**Horsham District Council**  
 Parkside, Chart Way, Horsham  
 West Sussex, RH12 1RL  
 Barbara Childs : Director of Place

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<b>Lower Beeding</b>			
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**Parish:** Lower Beeding

**Site Assessment Conclusion:**

The site lies within easy walking distance of Lower Beeding, which is classified as a small village. Lower Beeding does have limited services, with no retail facilities, however it is approximately 4.2 miles from the village to Horsham town centre (around 10 minutes by car or 30 minutes by bus) and good access from the site to the A281, A272 and A23. Appropriate regard would have to be given to the proximity of the site to the Grade II listed church and pub and development must be sensitive to the impact on these heritage assets, however development in proximity to these is, in principle, acceptable. Climate change adaptation and mitigation, including Sustainable Drainage Systems (SuDS) should also be addressed where possible, as well as layout, design and landscaping which responds to the landscape character sensitivity of the wider area. The site is in single ownership. The site has been identified as having potential for development by the Parish Council as part of the preparation of the Lower Beeding Neighbourhood Plan.

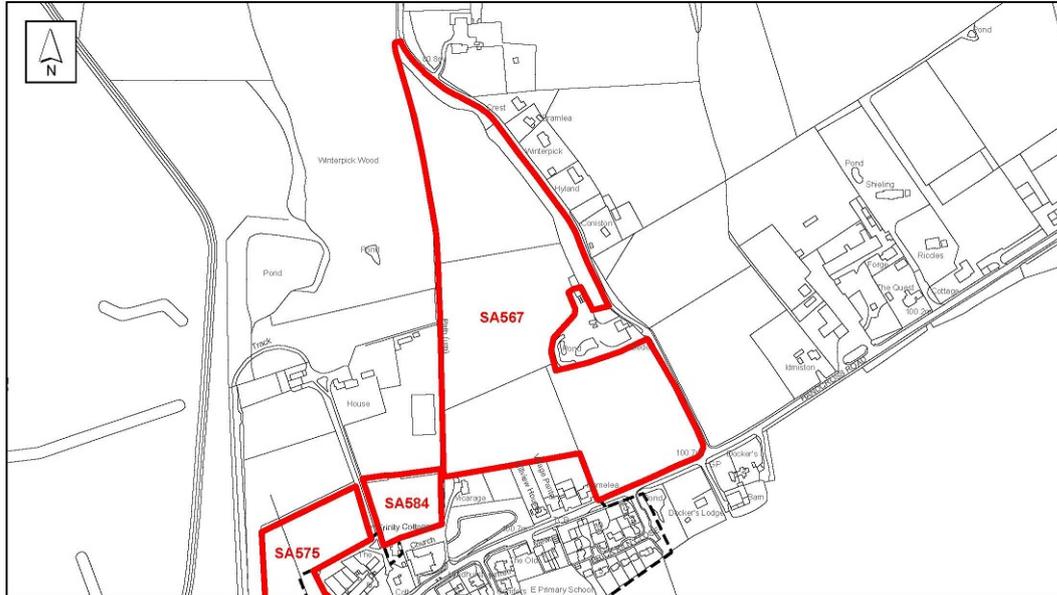
**Overall Summary:** Neutral Impact

**Estimated Housing Numbers:** 6

**Site Name:** Land at Glayde Farm, West of Church Lane

**SHELAA Ref number:** SA567

**Site Map:**



<p><b>Horsham District Council</b>          Parkside, Chart Way, Horsham          West Sussex RH12 1RL          Barbara Childs : Director of Place</p>	<p>Lower Beeding</p>		
<p>Reproduced by permission of Ordnance Survey map on behalf of HMSO. © Crown copyright and database rights (2020).          Ordnance Survey Licence: 100023865</p>	<p>Reference No :          Drawing No :</p>	<p>Date : 09/01/2020          Checked :</p>	<p>Scale : 1: 4,000 at A4          Revisions :</p>

**Parish:** Lower Beeding

**Site Assessment Conclusion:**

The site adjoins the built up area boundary of Lower Beeding, which is classified as a small village. Lower Beeding does have limited services, with no retail facilities, however it is approximately 4.2 miles from the village to Horsham town centre (around 10 minutes by car or 30 minutes by bus) and good access from the site to the A281, A272 and A23. Appropriate regard would need to be given to a number of issues such as the impact on the nearby Grade II Listed Holy Trinity Church, biodiversity, Sustainable Drainage Systems (SuDS), climate change adaptation and mitigation, affordable housing, capacity of nearby schools and healthcare facilities and improved transport links. The south western corner of the site is being considered as part of the Lower Beeding Neighbourhood Plan and this would support the allocation of the remainder of the site. The site is understood to be in single ownership.

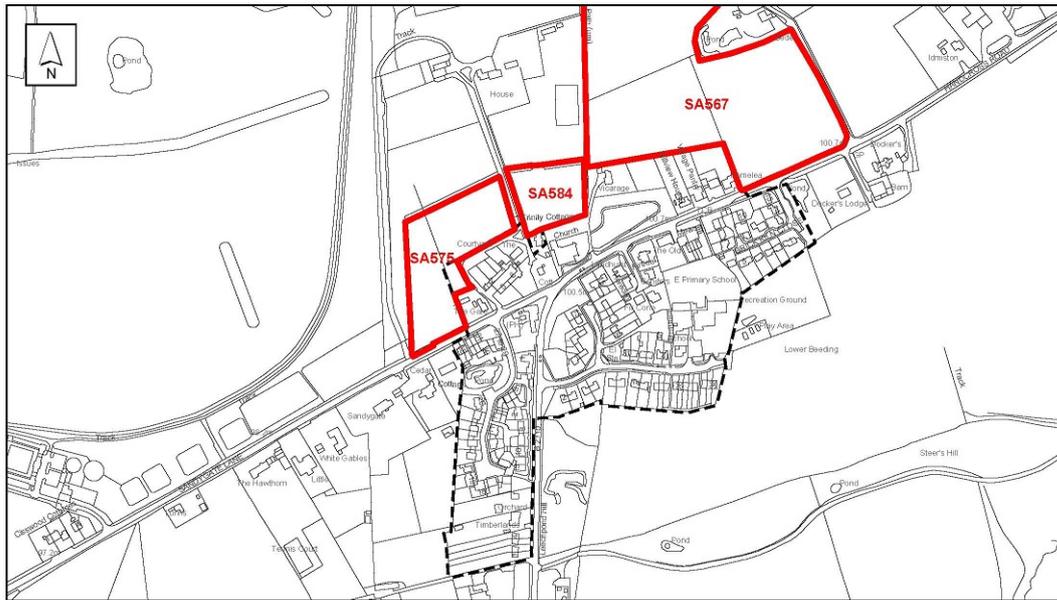
**Overall Summary:** Neutral Impact

**Estimated Housing Numbers:** 30

**Site Name:** Land North of Sandygate Lane

**SHELAA Ref number:** SA575

**Site Map:**



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Lower Beeding			
Reference No :	Date :	Scale : 1 : 4,000 at A4	
Drawing No :	Drawn :	Checked :	Revisions :

**Parish:** Lower Beeding

**Site Assessment Conclusion:**

There are no specific environmental designations on the site which is within easy walking distance of Lower Beeding. The village has limited services, with no retail facilities, however it is approximately 4.2 miles from the village to Horsham town centre (around 10 minutes by car or 30 minutes by bus) and good access from the site to the A281, A272 and A23. Appropriate regard would have to be given to the proximity of the site to the Grade II listed church and pub and development must be sensitive to the impact on these heritage assets, however development in proximity to these is, in principle, acceptable. Climate change adaptation and mitigation, including Sustainable Drainage Systems (SuDS) should also be addressed where possible, as well as layout, design and landscaping which responds to the landscape character sensitivity of the wider area. The site is thought to be in multiple ownership. The site has been identified by the Parish Council as part of their Neighbourhood Plan preparation.

**Overall Summary:** Neutral Impact

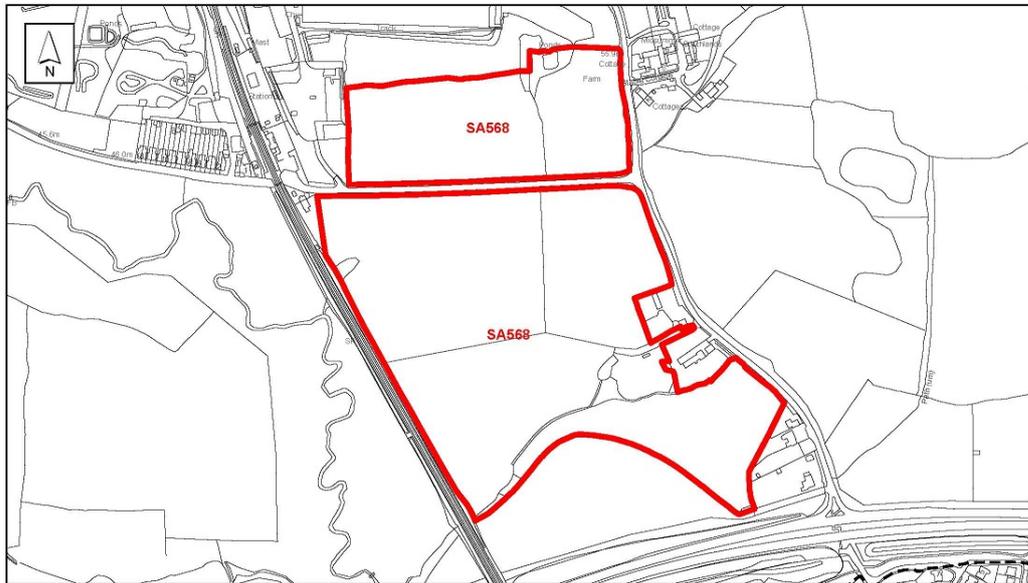
**Estimated Housing Numbers:** 20

# North Horsham

**Site Name:** Land Around Mercer Road, Warnham Station

**SHELAA Ref number:** SA568

**Site Map:**



**Horsham District Council**  
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<b>North Horsham</b>			
Reference No :	Date : 09/01/2020	Scale : 1: 4,000 at A4	
Drawing No :	Drawn :	Checked :	Revisions :

**Parish:** North Horsham

**Site Assessment Conclusion:**

It is understood that the site is in multiple ownership (two owners). Warnham Railway Station lies to the immediate north west of the site. The A264 lies adjacent to the southern boundary of the site and forms part of the District's major road network, providing access to much larger settlements such as Horsham, where a large range of service and facilities and employment and leisure opportunities exist. Pedestrian and cycle access is currently relatively poor but pedestrian and cycle connectivity could be improved with pedestrian footways along Mercer Road and Langhurst Wood Road and proposed crossing improvements at the A264 creating better accessibility to Horsham. There are currently no bus stops within the local area, although it may be possible to explore providing these with the local bus operator(s), particularly given the potential size of this scheme and the adjacent North Horsham strategic allocation (it is likely that bus services in this area will be strengthened as a result of this strategic allocation). Although the site does not currently lie within easy walking distance of services and facilities, the site's proximity to the adjacent North Horsham strategic allocation will mean that suitable services and facilities will be delivered as part of the development proposals for this strategic allocation. These services and facilities will therefore also benefit any housing that may come forward on this site. Appropriate regard would need to be given to a number of issues such as biodiversity impacts and opportunities for biodiversity gain, Brick Clay (Weald Clay) and Building Stone Minerals Safeguarding, Sustainable Drainage Systems (SuDS), climate change adaptation and energy efficiency and the impact on nearby schools and health facilities, neither of which are being delivered as part of the proposals.

**Overall Summary:** Neutral Impact

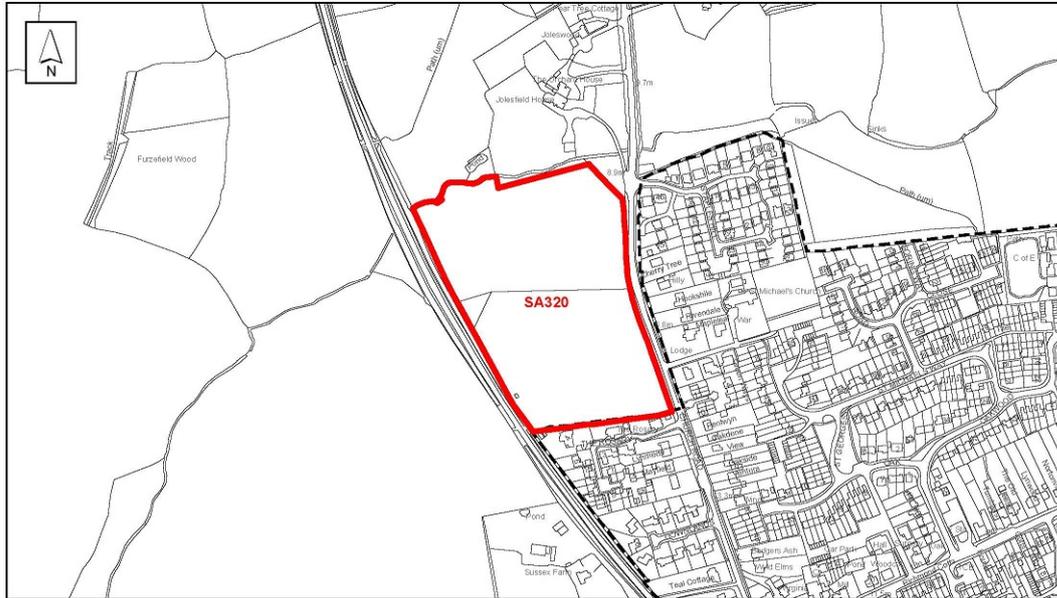
**Estimated Housing Numbers:** 350

# Partridge Green (West Grinstead Parish)

**Site Name:** Land West of Church Road  
Partridge Green

**SHELAA Ref number:** SA320

**Site Map:**



**Horsham District Council**  
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<b>Partridge Green</b>			
Reference No :	Date : 09/01/2020	Scale : 1: 4,000 at A4	
Drawing No :	Drawn :	Checked :	Revisions :

**Parish:** West Grinstead

**Site Assessment Conclusion:**

The site lies in easy walking distance to the local facilities and shops in Partridge Green, which has been classified as a larger village as part of the Local Plan review process. It has a good level of services and facilities including shops and a primary school. The area has a reasonable bus service linking the village to Horsham and Brighton via Cowfold and Henfield. The Downs Link also offers an off road route for pedestrians, cyclists and horse riders to the south and north. A High Pressure Gas pipeline runs adjacent to the western boundary of the site and the site is therefore affected by the 150m buffer zone. However, development of the site to the south has come forward in the past, suggesting that development can come forward in this location and the presence of the pipeline does not cause an insurmountable constraint. Appropriate regard would also need to be given to a number of other issues such as the protection of trees and the trees on-site which are already protected by Tree Preservation Orders and the capacity of the nearby school and health facility.

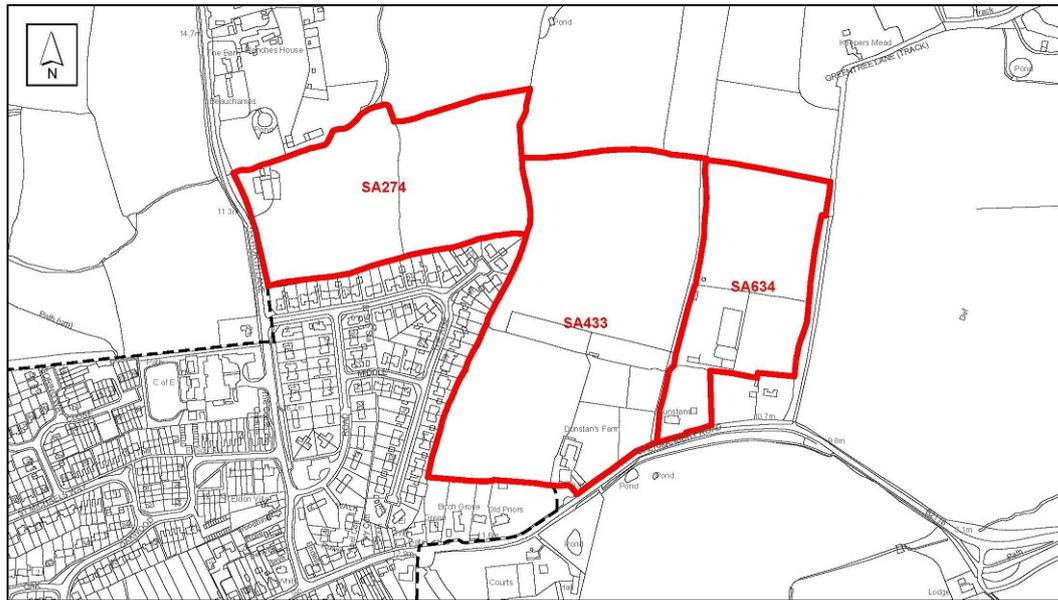
**Overall Summary:** Neutral Impact

**Estimated Housing Numbers:** 70

**Site Name:** Land north of the Rise

**SHELAA Ref number:** SA274

**Site Map:**



**Horsham District Council**  
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<b>Partridge Green</b>			
Reference No :	Date :	Scale : 1: 4,000 at A4	
Drawing No :	Drawn :	Checked :	Revisions :

**Parish:** West Grinstead

**Site Assessment Conclusion:**

This site is considered to have potential for housing development. Although it is noted that the West Grinstead Neighbourhood Plan (Regulation 14 Pre-Submission, July 2019) proposes to designate the western section of the site as a Local Gap to help prevent the coalescence of Partridge Green with Littleworth. The site adjoins the settlement boundary of Partridge Green which has been classified as a larger village as part of the Local Plan review process, with a good level of services and facilities including shops and a primary school. The area has a reasonable bus service linking the village to Horsham and Brighton via Cowfold and Henfield. There are no apparent overriding environmental constraints to development although the impact on landscape, settlement coalescence, the three Grade II Listed Buildings (Beauchamps, The Barn at Beauchamps and Blanches) to the north of the western section, capacity of the nearby school and health facility, and improved transport links will need to be considered further

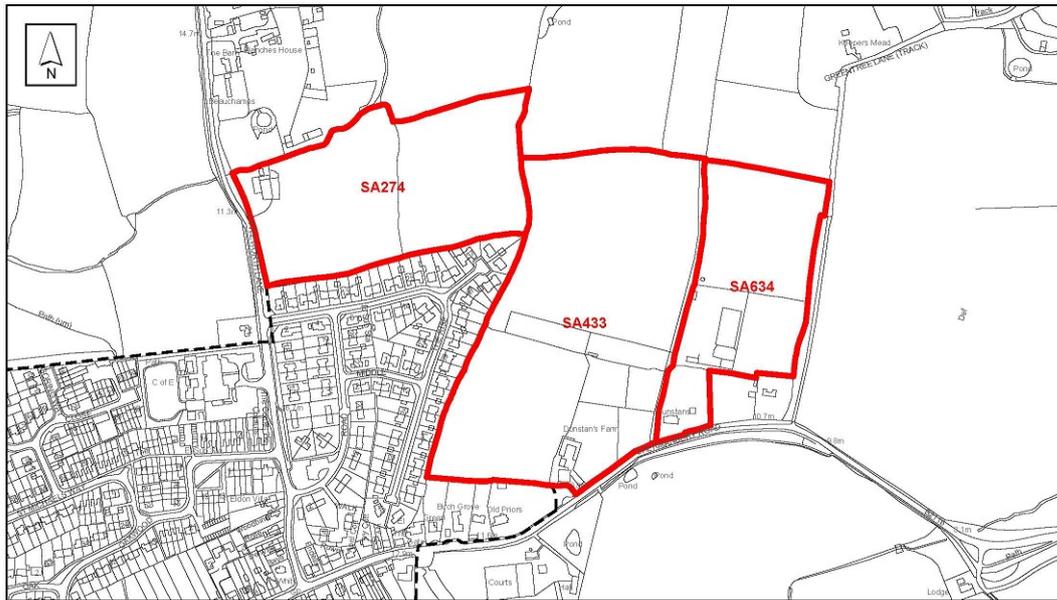
**Overall Summary:** Neutral Impact

**Estimated Housing Numbers:** 55

**Site Name:** Land at Dunstans Farm

**SHELAA Ref number:** SA433

**Site Map:**



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<b>Partridge Green</b>			
Reference No :	Date :	Scale : 1: 4,000 at A4	
Drawing No :	Drawn :	Checked :	Revisions :

**Parish:** West Grinstead

**Site Assessment Conclusion:**

There are no apparent overriding constraints to development and the site adjoins the settlement boundary of Partridge Green which has been classified as a larger village as part of the Local Plan review process, with a good level of services and facilities including shops and a primary school. A Public Right of Way lies beside the eastern boundary of the site. The area has a reasonable bus service linking the village to Horsham and Brighton via Cowfold and Henfield. Appropriate regard would need to be given to a number of issues such as the impact on the nearby Grade II Listed Buildings (Old Priors and Keepers Mead), biodiversity, Brick Clay (Weald Clay) Minerals Safeguarding, Sustainable Drainage Systems (SuDS), climate change adaption and energy efficiency, affordable housing, capacity of the nearby school and health facility, and improved transport links.

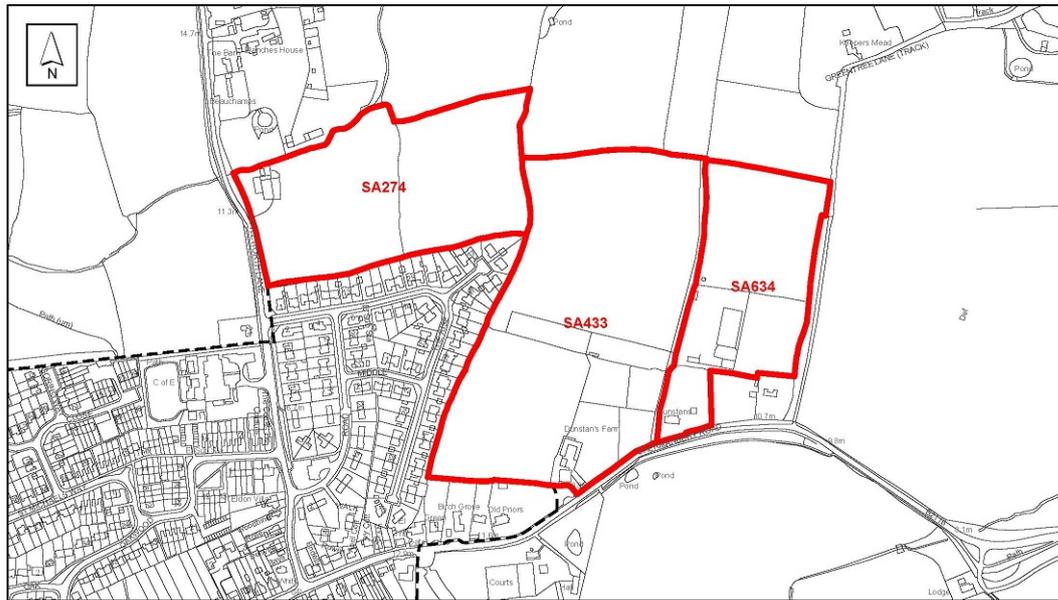
**Overall Summary:** Neutral Impact

**Estimated Housing Numbers:** 90

**Site Name:** Land at Dunstans

**SHELAA Ref number:** SA634

**Site Map:**



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<b>Partridge Green</b>			
Reference No :	Date :	Scale : 1: 4,000 at A4	
Drawing No :	Drawn :	Checked :	Revisions :

**Parish:** West Grinstead

**Site Assessment Conclusion:**

The site lies within the countryside near to but not adjoining the Built up Area Boundary (BUAB) of Partridge Green, which has been classified as a larger village as part of the Local Plan review process, with a good level of services and facilities including shops and a primary school. The area has a reasonable bus service linking the village to Horsham and Brighton via Cowfold and Henfield. By itself the development of this site would not be suitable as it would lead to isolated development away from the existing settlement boundary. However, there may be potential for a more comprehensive development with SA433. Appropriate regard would need to be given to a number of issues such as the impact on the nearby Grade II Listed Building (Keepers Mead), biodiversity, Brick Clay (Weald Clay) Minerals Safeguarding, Sustainable Drainage Systems (SuDS), climate change adaptation and energy efficiency, affordable housing, capacity of the nearby school and health facility, and improved sustainable transport links.

**Overall Summary:** Unfavourable Impact (with potential for mitigation)

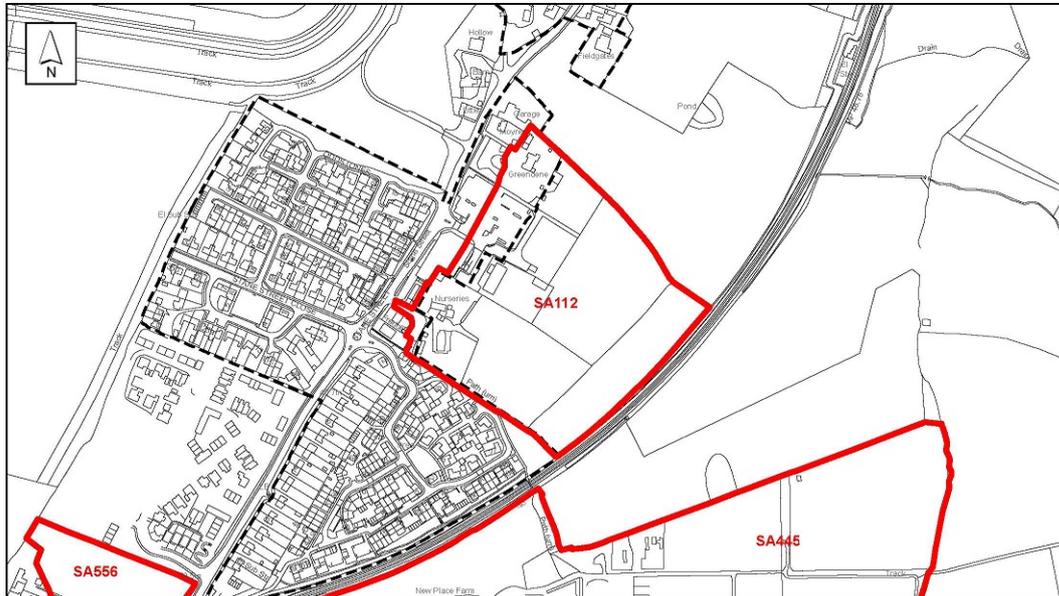
**Estimated Housing Numbers:** 110 with SA433.

# Pulborough

**Site Name:** Land at Greendene

**SHELAA Ref number:** SA112

**Site Map:**



<p><b>Horsham District Council</b>                  Parkside, Chart Way, Horsham                  West Sussex RH12 1RL                  Barbara Childs : Director of Place</p> <p><small>Reproduced by permission of Ordnance Survey map on behalf of HMSO. © Crown copyright and database rights (2020).                  Ordnance Survey Licence: 100023865</small></p>	<p><b>Pulborough</b></p>		
	<p>Reference No :                  Drawing No :</p>	<p>Drawn :</p>	<p>Date : 09/01/2020                  Checked :</p>

**Parish:** Pulborough

**Site Assessment Conclusion:**

This is a 5 hectare site located on the northern settlement boundary of Codmore Hill. Together with Pulborough to the south the settlements are classified as a small town/larger village. They have a good range of services and facilities including primary schools, shops, village hall and a railway station. Although there are landscape sensitivities, were this site to be allocated for development it is considered that there are opportunities to improve the urban edge which is currently heavily compromised by Sainsbury's car park. To mitigate any landscape impacts a significant part of the proposed site would need to remain undeveloped and instead be used to enhance biodiversity and soften the urban edge. It is unknown whether single or multiple ownership which has the potential to impact on delivery rates.

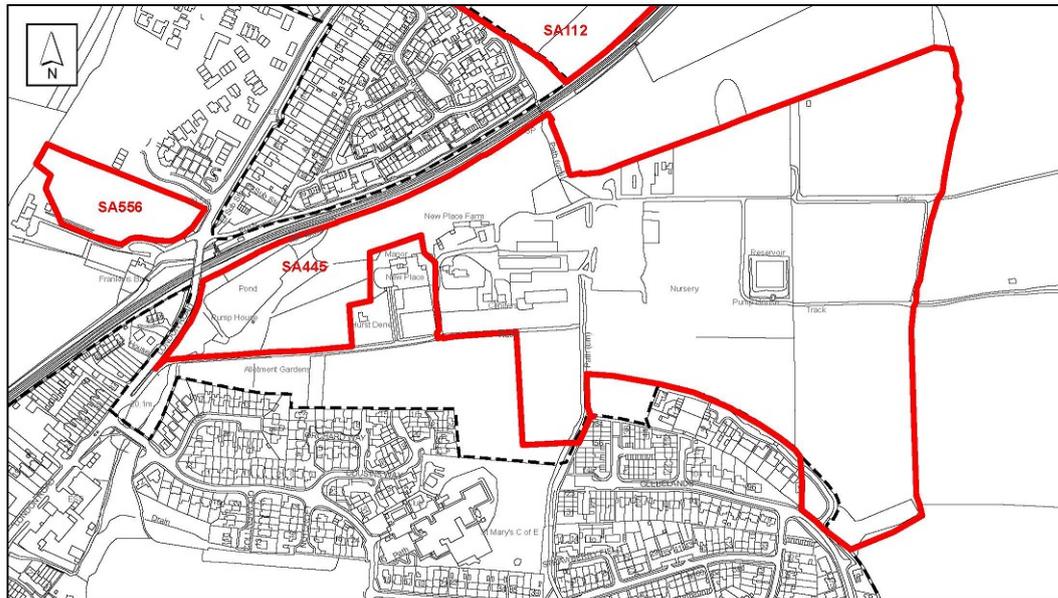
**Overall Summary:** Neutral impact

**Estimated Housing Numbers:** 30

**Site Name:** Land adj Drovers Lane (New Place Farm)

**SHELAA Ref number:** SA445

**Site Map:**



<p><b>Horsham District Council</b>                  Parkside, Chart Way, Horsham                  West Sussex RH12 1RL                  Barbara Childs : Director of Place</p> <p>Reproduced by permission of Ordnance Survey map on behalf of HMSO. © Crown copyright and database rights (2020).                  Ordnance Survey Licence: 100023865</p>	<b>Pulborough</b>		
	Reference No :	Date : 09/01/2020	Scale : 1: 4,000 at A4
Drawing No :	Drawn :	Checked :	Revisions :

**Parish:** Pulborough

**Site Assessment Conclusion:**

The site is located on the northern settlement boundary of Pulborough. Together with Codmore Hill, the settlement is classified as a larger village and has a good range of services and facilities including primary schools, shops, village hall and a railway station. The site is currently being promoted as one large site totalling 19 hectares. This includes area to the north that would be retained as greenfield in the form of a 'country park'. The site is thought to be in multiple ownership (at least 2 landowners). The southern part of the site and part of the northern section of the site are considered to have overriding environmental constraints to development particularly in terms of landscape impact. In addition, access to the site would need to be resolved. The site is reasonably well connected to village facilities and, subject to appropriate mitigation, development on the eastern portion of the site is likely to be acceptable in landscape terms. The topography of the northern area, and landscape sensitivity evident on the ground, means that any development should be limited to areas south of the public right of way that cuts across the submitted site in an east-west direction.

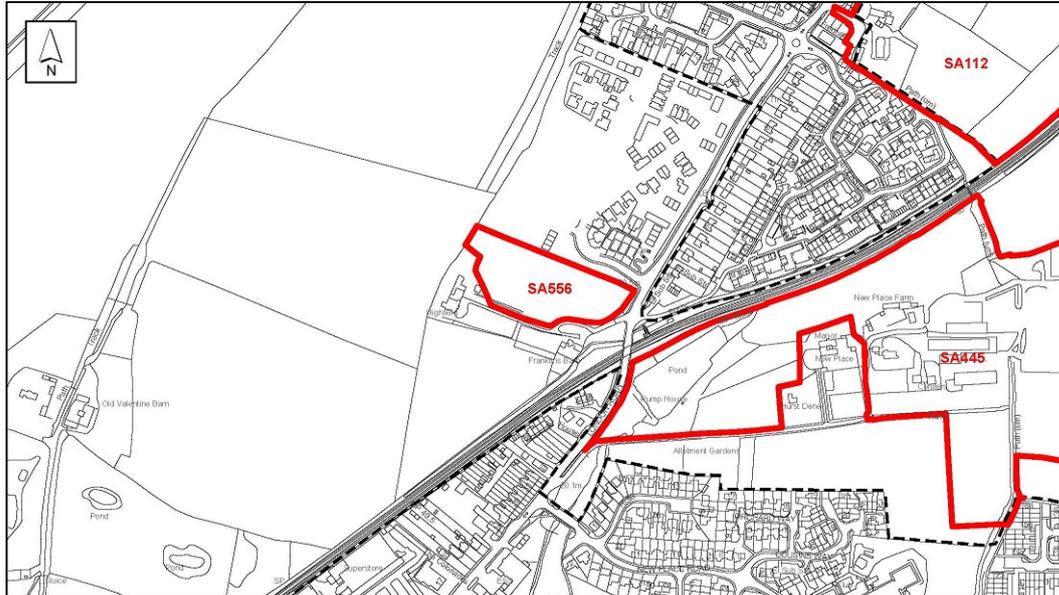
**Overall Summary:** Neutral Impact

**Estimated Housing Numbers:** 120

**Site Name:** Land at Highfields, Codmore Hill

**SHELAA Ref number:** SA556

**Site Map:**



<b>Horsham District Council</b> Parkside, Chart Way, Horsham West Sussex RH12 1RL Barbara Childs : Director of Place		Pulborough	
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Drawing No :	Drawn :	Checked :	Scale : 1: 4,000 at A4
			Revisions :

**Parish:** Pulborough

**Site Assessment Conclusion:**

The site adjoins the settlement boundary of Pulborough. Together with Codmore Hill, the settlement is classified as a larger village and has a good range of services and facilities including primary schools, shops, village hall and a railway station. This site is single ownership and directly adjoins land which is currently being brought forward for development. The site therefore has a relationship with the built form of Pulborough. There are however a number of trees on site and an assessment of whether trees on site are worthy of protection and further understanding of the impact on the wider landscape would be necessary.

**Overall Summary :** Neutral Impact

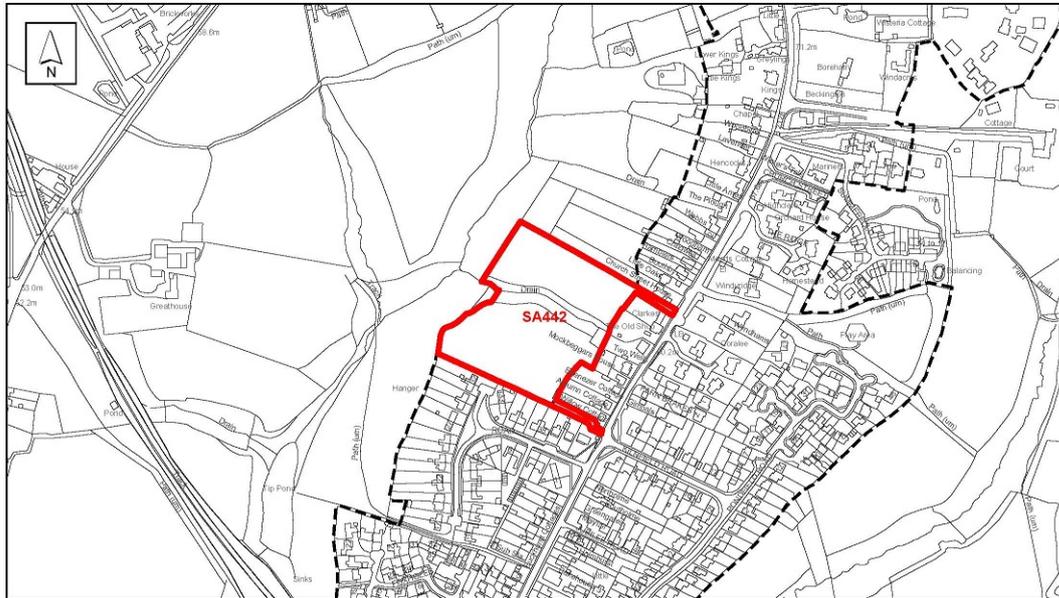
**Estimated Housing Numbers:** 25

# Rudgwick

**Site Name:** Land to the West of Church Street

**SHELAA Ref number:** SA442

**Site Map:**



<p><b>Horsham District Council</b>                  Parkside, Chart Way, Horsham                  West Sussex, RH12 1RL                  Barbara Childs - Director of Place</p>		<p><b>Rudgwick</b></p>	
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<p>Drawing No: _____</p>	<p>Drawn: _____</p>	<p>Checked: _____</p>	<p>Scale: 1: 4,000 at A4</p>
		<p>Revisions: _____</p>	

**Parish:** Rudgwick

**Site Assessment Conclusion:**

This site adjoins the settlement boundary of Rudgwick and Bucks Green which is classified as a medium village, having a moderate level of services and facilities. The area has a good bus service linking the village to Horsham and Guildford. The site is in multiple ownership. The site has no specific environmental designations. Appropriate regard would have to be given to a number of issues such as impact on the nearby Grade II Listed Buildings (Willow Cottage, Autumn Cottage, Ebenezer Cottage, Horseshoe Cottage and Two Wells), biodiversity including adjoining Ancient Woodland (Greathouse Hanger) and 15m buffer, Brick Clay (Weald Clay) Minerals Safeguarding, Sustainable Drainage Systems (SuDS), climate change adaption and energy efficiency, affordable housing, capacity of the nearby school and health facility, and improved transport links.

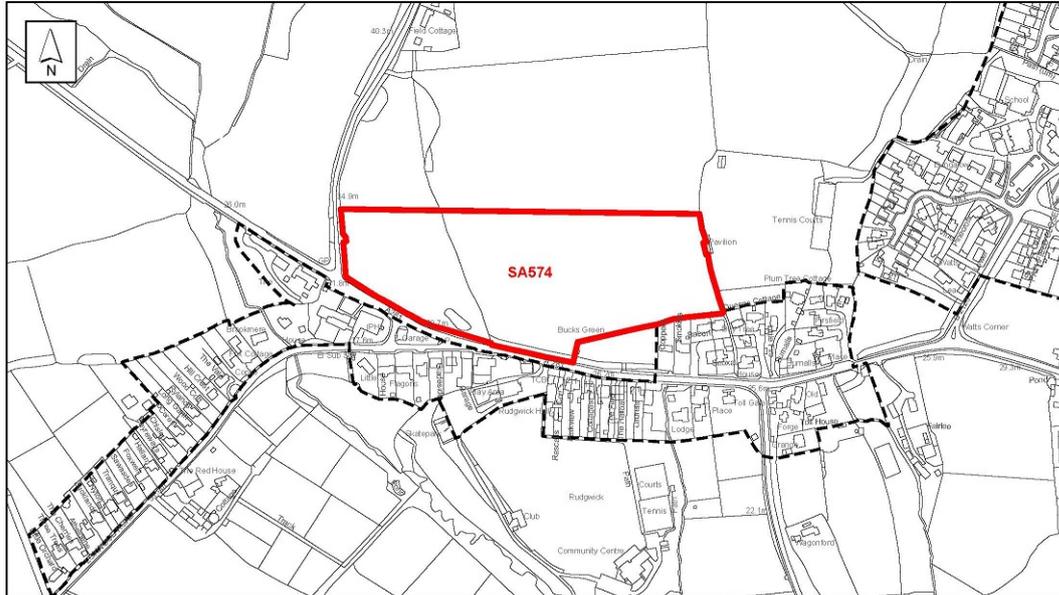
**Overall Summary :** Neutral Impact

**Estimated Housing Numbers:** 30

**Site Name:** Land North of Guildford Road,  
Bucks Green

**SHELAA Ref number:** SA574

**Site Map:**



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	Reference No :	Date : 09/01/2020	Scale : 1: 4,000 at A4
Drawing No :	Drawn :	Checked :	Revisions :

**Parish:** Rudgwick

**Site Assessment Conclusion:**

This site adjoins the settlement boundary of Rudgwick and Bucks Green which is classified as a medium village, having a moderate level of services and facilities. The area has a good bus service linking the village to Horsham and Guildford. The site is in single ownership. The site has no specific environmental designations. Appropriate regard would have to be given to a number of issues such as impact on the nearby Grade II Listed Building (The Fox Inn), biodiversity including adjoining Traditional Orchard, Brick Clay (Weald Clay) Minerals Safeguarding, Sustainable Drainage Systems (SuDS), climate change adaption and energy efficiency, affordable housing, capacity of the nearby school and health facility, and improved transport links. The site is large in comparison with existing built development in this location. Development in this location has the potential to impact landscape and settlement character. It would therefore be necessary to consider the form and layout of any development to reflect its surroundings and a lower density than proposed by the promoters is likely to be appropriate.

**Overall Summary :** Negative Impact (Potential for mitigation)

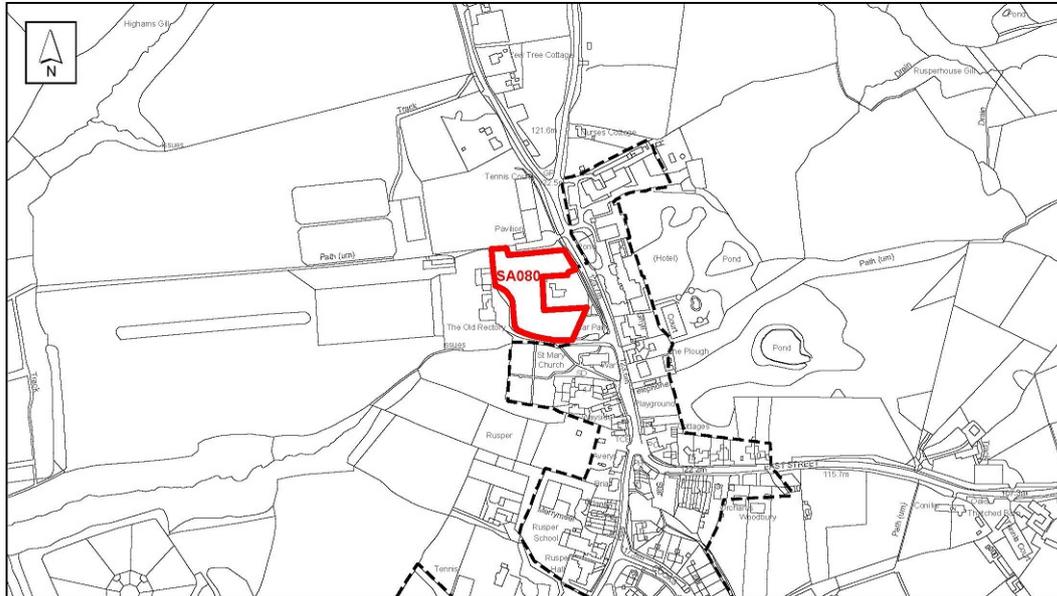
**Estimated Housing Numbers:** 120

# Rusper

**Site Name:** Rusper Glebe

**SHELAA Ref number:** SA080

**Site Map:**



<p><b>Horsham District Council</b>          Parkside, Chart Way, Horsham          West Sussex RH12 1RL          Barbara Childs : Director of Place</p>		<p><b>Rusper</b></p>	
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<p>Drawing No :</p>	<p>Drawn :</p>	<p>Checked :</p>	<p>Scale : 1: 4,000 at A4</p>
		<p>Revisions :</p>	

**Parish:** Rusper

**Site Assessment Conclusion:**

The site adjoins the Built-Up Area Boundary (BUAB) of Rusper to the west. The village has a limited range of services and facilities, although these are considered to be within easy walking distance of the site (<300m). These services and facilities include a primary school, public house, convenience store with Post Office, village hall, church and a bi-weekly mobile library service. Sports facilities include a tennis court, football pitch and games courts. There is a limited bus service providing some connectivity to Horsham town centre and the large supermarket in Broadbridge Heath but this service only operates on Mondays and Thursdays. The roads around the village are very rural although these local roads do provide access to the A264 which forms part of the district's major road network.

There are no significant constraints to development, although the impact of any development on the Rusper Conservation Area, the setting of the nearby Grade I (Parish Church of St Mary Magdalene), the Grade II listed Ghyll Manor Cottage and The Plough Inn and the non-designated heritage asset, The Old Rectory, would require consideration.

**Overall Summary :** Unfavourable Impacts (with potential for mitigation)

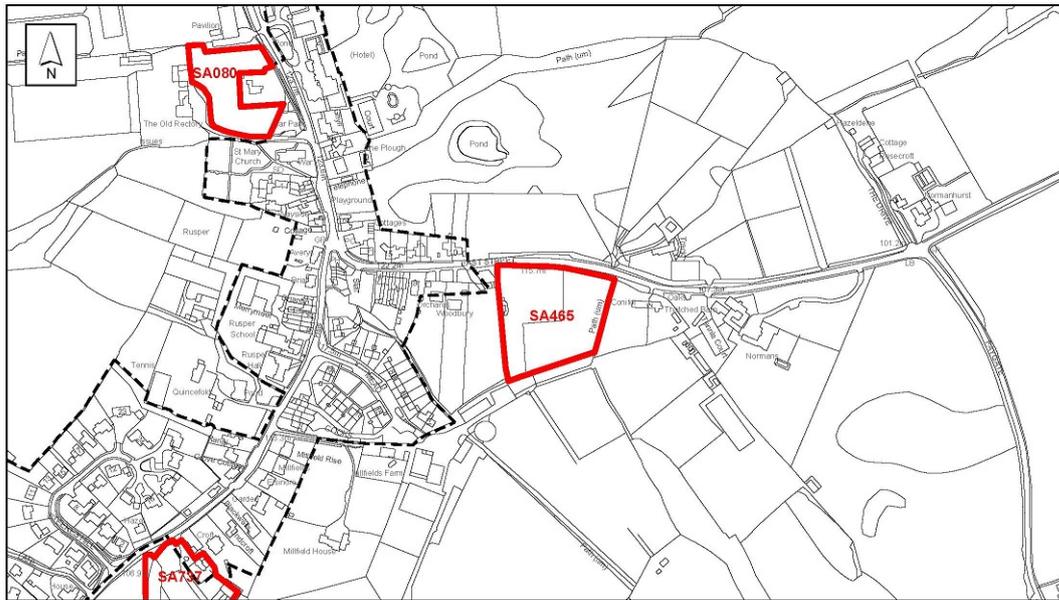
**Estimated Housing Numbers:** 12



**Site Name:** Land at East Street

**SHELAA Ref number:** SA465

**Site Map:**



<b>Horsham District Council</b> Parkside, Chart Way, Horsham West Sussex, RH12 1RL Barbara Childs : Director of Place	<b>Rusper</b>		
	Reference No : Drawing No :	Date : 09/01/2020 Drawn :	Scale : 1 : 4,000 at A4 Checked : Revisions :

**Parish:** Rusper

**Site Assessment Conclusion:**

The site is located to the east of Rusper. The site is relatively flat and there are no specific environmental designations on the site. It does not adjoin the current Built-Up Area Boundary (BUAB), although it adjoins the settlement edge via SA583. Rusper is a "Small Village" according to the settlement hierarchy of the Horsham District Planning Framework. "Smaller Villages" have limited services, facilities and social networks and are reliant on larger settlements to access most of their requirements.

The site is in easy walking distance of the local facilities which include a primary school, public house, convenience store with Post Office and village hall. There is a limited bus service providing some connectivity to Horsham town centre and the large supermarket in Broadbridge Heath but this service only operates on Mondays and Thursdays.

The site is relatively unconstrained and does not lie within or near a protected landscape. It is considered that the site could come forward in conjunction with SA583 which has planning permission for 6 units and was granted under DC/14/1936. It is understood that development of this site is underway and the planning permission has been implemented. This site is understood to be in the same ownership as SA583.

**Overall Summary :** Unfavourable Impacts (with potential for mitigation)

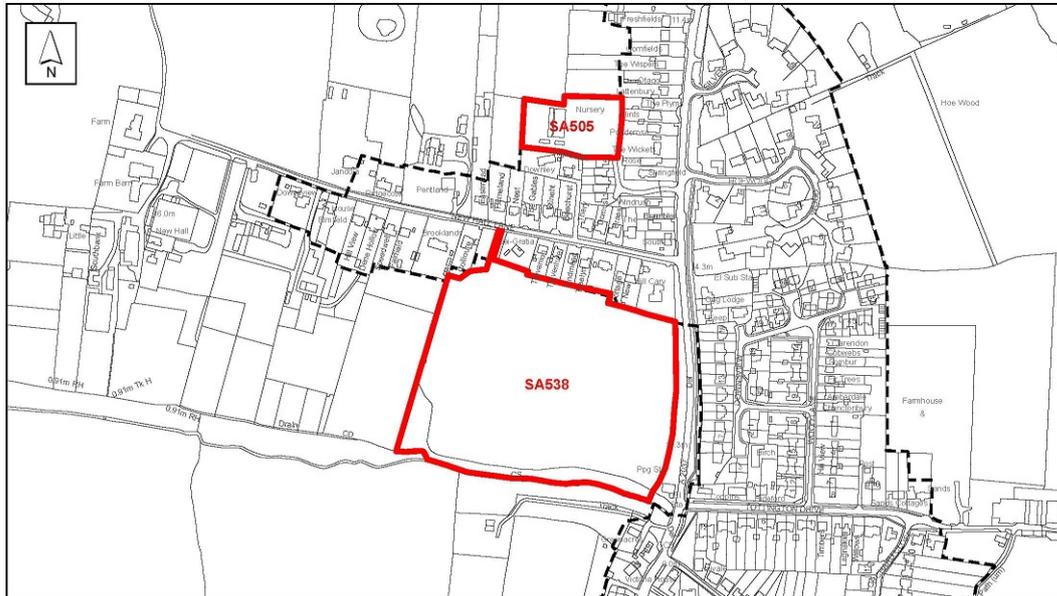
**Estimated Housing Numbers:** 12

# Small Dole (Henfield Parish)

**Site Name:** Highdown Nursery

**SHELAA Ref number:** SA505

**Site Map:**



**Horsham District Council**  
 Parkside, Chart Way, Horsham  
 West Sussex RH12 1RL  
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<b>Ashington</b>			
Reference No :	Date :	09/01/2020	
Drawing No :	Drawn :	Checked :	Revisions :

**Parish:** Henfield

**Site Assessment Conclusion:**

The site is located on the boundary of Small Dole which is classified as a smaller village. It has some local amenities including a local shop, village hall and sports pitches. There are also some bus services connecting the site to Henfield in particular. However it is likely there will be some reliance on the car to reach day to day services. The site is currently a commercial operation (horticultural nursery) viability evidence and a period of marketing may be required in order to demonstrate the use of this land is no longer viable. New Hall Farm lane is a private lane (Public Right of Way) located to the south and could provide access into the site. The landowner has indicated they have rights of access across the 'Beeches' providing access directly onto A2037. Any proposal must have due regard to the amenity value of adjacent properties especially to the east and south. A number of trees can be found on the northern and western boundary of the site.

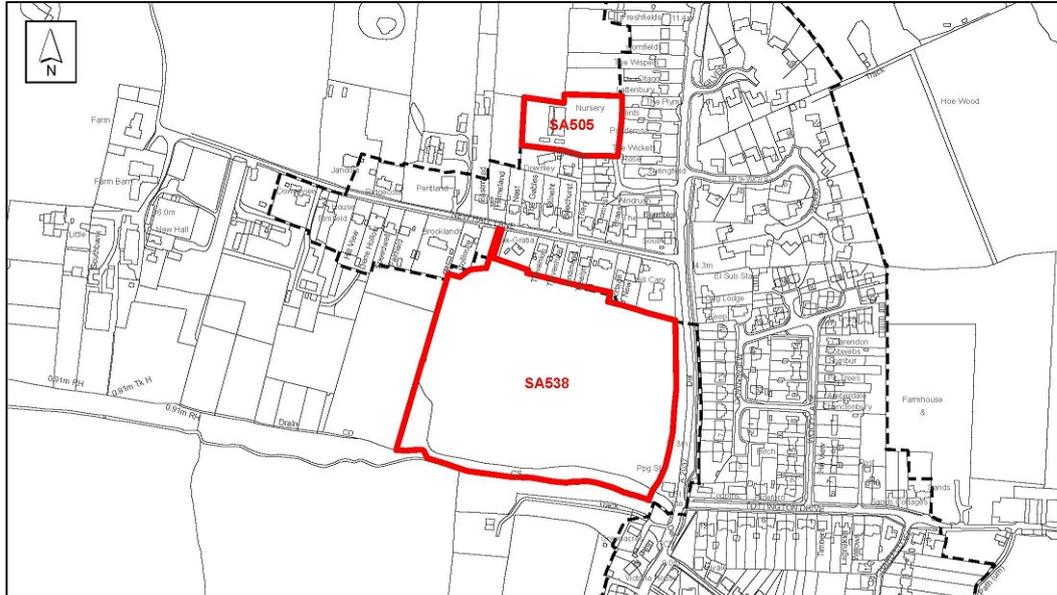
**Overall Summary :** Neutral Impact

**Estimated Housing Numbers:** 40

**Site Name:** Land West of Shoreham Road, Small Dole

**SHELAA Ref number:** SA538

**Site Map:**



<p><b>Horsham District Council</b>                  Parkside, ChartWey, Horsham                  West Sussex RH12 1RL                  Barbara Childs : Director of Place</p> <p>Reproduced by permission of Ordnance Survey map on behalf of HMSO. © Crown copyright and database rights (2020).                  Ordnance Survey Licence.100023865</p>	<b>Ashington</b>		
	Reference No :	Date : 09/01/2020	Scale : 1: 4,000 at A4
Drawing No :	Drawn :	Checked :	Revisions :

**Parish:** Henfield

**Site Assessment Conclusion:**

The site is located on the eastern boundary of Small Dole which is classified as a smaller village. It has some local amenities including a local shop, village hall and sports pitches. There are also some bus services connecting the site to Henfield in particular. However it is likely there will be some reliance on the car to reach day to day services. The site is greenfield and slopes gently north to south. The landscape capacity study indicates a moderate capacity for development in this location and development. Any development on this site should seek to retain the mature tree belts and it is considered any development should be restricted to eastern end of the site with a significant proportion of the site (western end) given to open space and recreation use. Access could be delivered from the A2037. It is noted an electricity substation is located on the south east corner of the site and appropriate mitigation would be necessary. Given the topography of the site Sustainable Drainage Systems (SUDS) may be appropriate along the southern boundary and presents an opportunity to have a net increase in biodiversity. It should be noted a medium gas pipeline runs along the eastern boundary. Appropriate mitigation would be required.

**Overall Summary :** Neutral Impact

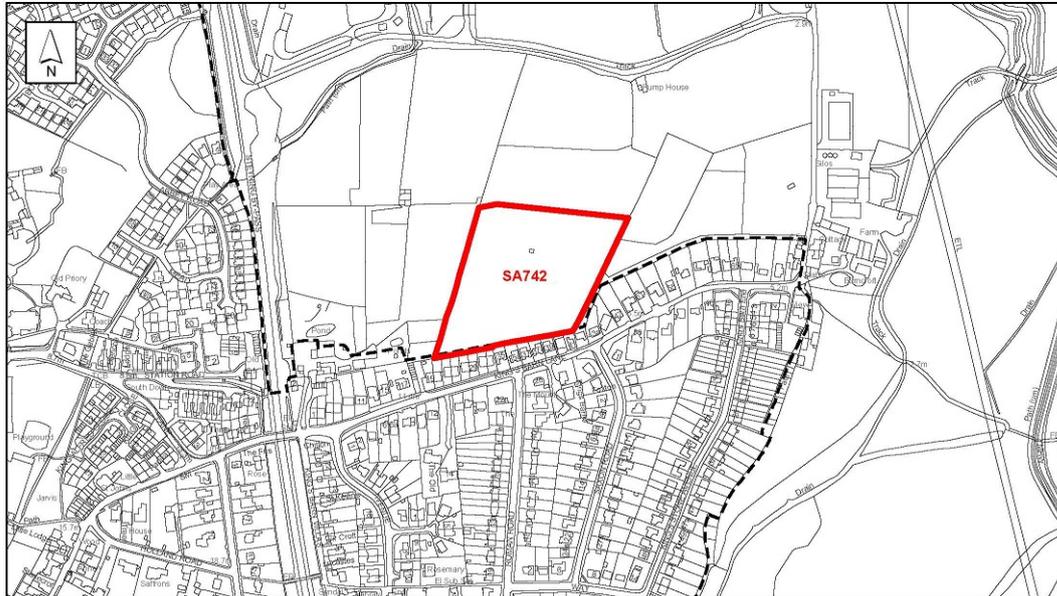
**Estimated Housing Numbers:** 40

# Steyning

**Site Name:** Land at Glebe Farm, Steyning

**SHELAA Ref number:** SA742

**Site Map:**



<b>Horsham District Council</b> Parkside, Chart Way, Horsham West Sussex RH12 1RL Barbara Childs : Director of Place		<b>Steyning</b>	
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Drawing No :	Drawn :	Checked :	Scale : 1: 4,000 at A4 Revisions :

**Parish:** Steyning

**Site Assessment Conclusion:**

The site is located on the northern boundary of Steyning, on the eastern side of the village. The settlement is classified as a larger village and has a good range of services and facilities including a range of shops, primary and secondary school and a leisure centre. The site has reasonable bus services to the south coast and Brighton, and also to Storrington and Henfield. The topography and landscape is undulating with views across the site restricted from public vantage points. The site becomes more rural to the north, but overall there is considered to be moderate landscape capacity for development. It is not considered the entire site proposed by the site promoter is suitable for development due to the undulating nature and proximity to the South Downs National Park. It is considered a more modest development along the southern boundary is more appropriate especially within the context of the settlement edge and rural location. This is subject to a suitable access via Kings Barn Lane through the demolition of an existing residential property along the residential street.

**Overall Summary:** Neutral Impact

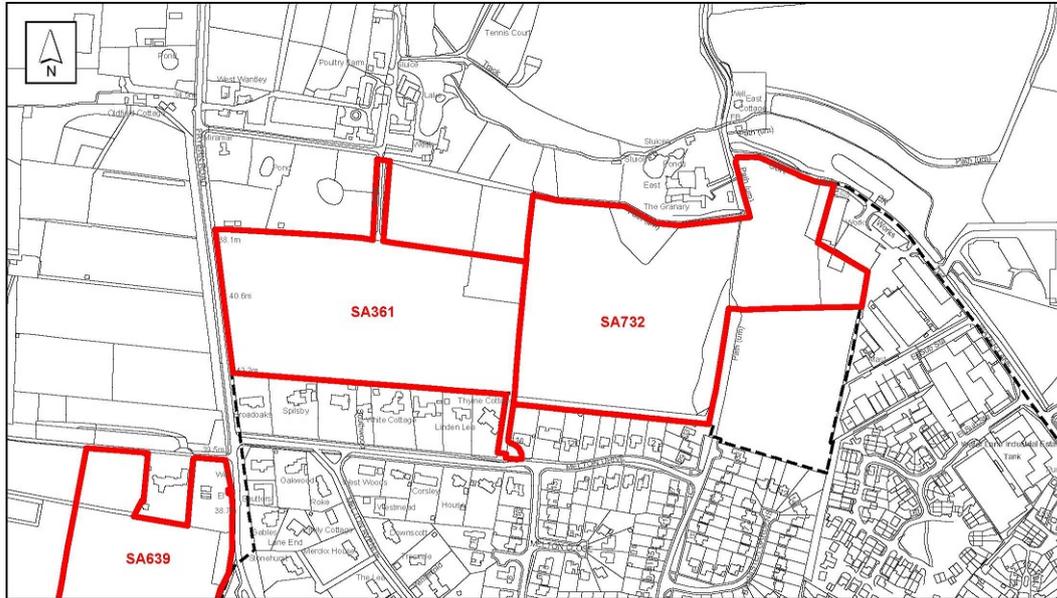
**Estimated Housing Numbers:** 50

# Storrington and Sullington

**Site Name:** Land to the north of Melton Drive

**SHELAA Ref number:** SA361

**Site Map:**



<b>Horsham District Council</b> Parkside, Chart Way, Horsham West Sussex RH12 1RL Barbara Childs : Director of Place		<b>Storrington and Sullington</b>	
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**Parish:** Storrington and Sullington

**Site Assessment Conclusion:**

Land to the north of Melton Drive (SA361) comprises approximately 4.7 hectares to the north of Storrington village adjacent to the built up area but outside the existing settlement boundary. Access would be either via a narrow road between properties onto Melton Drive or directly onto Fryern Road which is a country lane with no pavement. Mature tree belts line the eastern and western boundary. Existing residential development abuts the southern boundary with a number of trees located on this boundary with preservation status. An existing Public Right of Way lies to the north of the site. Storrington is classified as a Small Town/Larger Village with a good range of services and facilities and the site is within reasonable walking distance of local services.

It should be noted the site adjoins SA732 and there may therefore be potential to consider these two sites comprehensively. Any proposal would have regard to the heritage asset located to the north of the site and its setting Grade II \* Listed Building West Wantley Farmhouse. Furthermore, this area is also identified as a mineral safeguarding zone for Building Stone and Brick Clay and should be afforded appropriate consideration.

The 'made' Storrington, Sullington & Washington Neighbourhood Plan includes a Green Gap Policy between Storrington and West Chiltington (Policy 9: Green Gap) to retain a viable gap between settlements. Development at this location could possibly be in conflict with this policy and any proposal would have to demonstrate that it did not contribute to any further coalescence between the two separate settlements.

Any proposal at Land to the North of Melton Drive should address climate change adaption and energy efficiency, affordable housing, capacity of the nearby school, health facilities, and improved transport links. The Storrington AQMA is located to the south approximately 1km. Any proposal should not exacerbate a further deterioration in air quality.

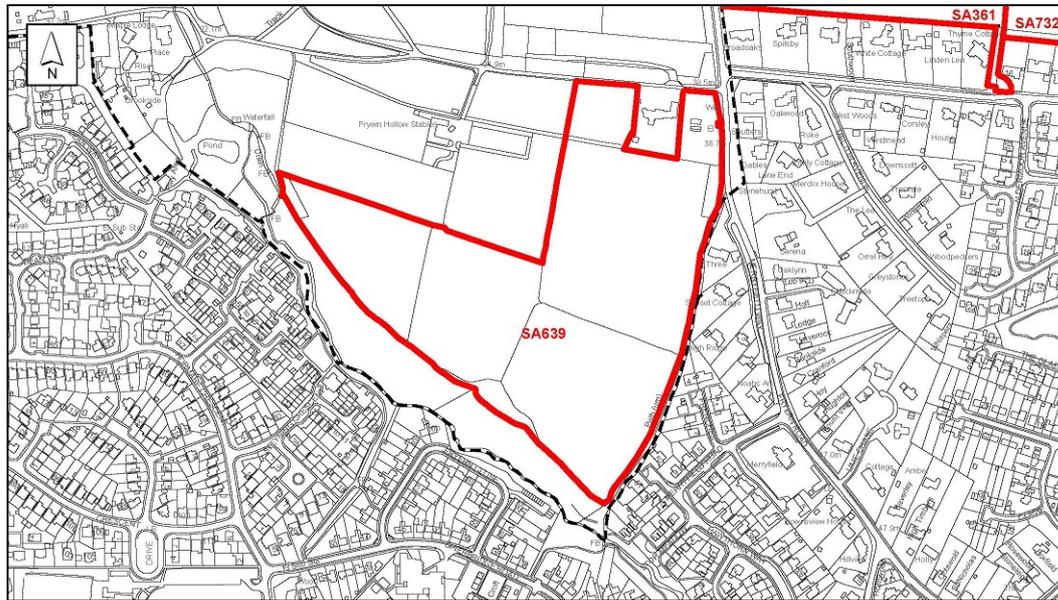
**Overall Summary:** Neutral Impact

**Estimated Housing Numbers:** 60

**Site Name:** Land off Fryern Road

**SHELAA Ref number:** SA639

**Site Map:**



<b>Horsham District Council</b> Parkside, Chart Way, Horsham West Sussex, RH12 1RL Barbara Childs : Director of Place		Storrington and Sullington	
Reference No:	Date:	Scale: 1: 4,000 at A4	
Drawing No:	Drawn:	Checked:	Revisions:

**Parish:** Storrington and Sullington

**Site Assessment Conclusion:**

Land off Fryern Road is a greenfield site totalling approximately 9.1 hectares and located north west of the village centre. The site abuts the settlement edge but lies outside the existing settlement boundary. Storrington is classified as a Small Town/Larger Village with a good range of services and facilities. The site is located within reasonable walking distance to access local services in the village centre.

The site is currently used for agriculture purposes and characterised by a number of mature hedgerows which traverse across the site. Similarly, a number of mature tree belts are located on the southern, eastern and western boundary. The western tree belt is covered by a Tree Preservation Order (TPO). Residential properties adjoin the eastern boundary and are predominantly low density in character. Furthermore, a number of established Public Rights of Way (PRoW) abut the eastern and north edge of the site. The River Stor also abuts the southern boundary of the site where it has been identified as being at risk to flooding (Flood Zone 2). Vehicular access would be via Fryern Road, a semi-rural road without a formal footway.

The 'Made' Storrington, Sullington & Washington Neighbourhood Plan includes a Green Gap Policy between Storrington and West Chiltington (Policy 9: Green Gap) to retain a viable gap between settlements. Development at this location could possibly be in conflict with this policy and any proposal would have to demonstrate that it does not contribute to any further coalescence between the two separate settlements.

Any proposal in this location would have to consider a number of issues such as the impact on biodiversity including 12m Root Protection Area (RPA) for mature trees including those which are protected by Tree Preservation Orders, landscape and topography, Building Stone and Soft Sand Minerals Safeguarding, Sustainable Drainage Systems (SuDS), climate change adaption and energy efficiency, affordable housing, capacity of the nearby

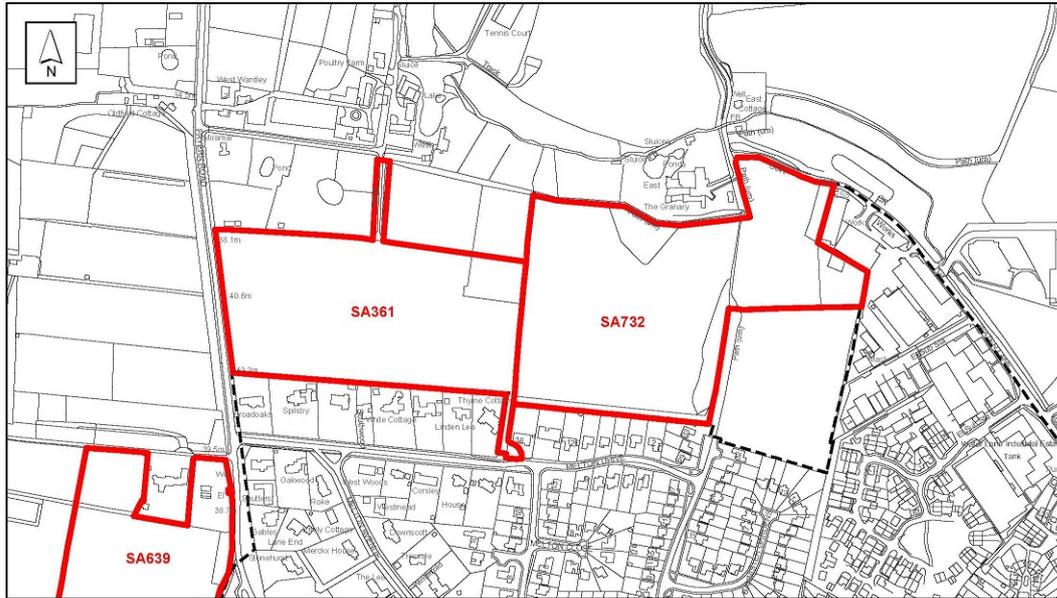
school, health facilities, and improved transport links. The Storrington Air Quality Management Area (AQMA) is located to the south approximately 1km. Any proposal should not exacerbate a further deterioration in air quality.

**Overall Summary:** Neutral Impact

**Estimated Housing Numbers:** 60

**Site Name:** Land South of Northlands Lane **SHELAA Ref number:** SA732

**Site Map:**



<b>Horsham District Council</b> Parkside, Chart Way, Horsham West Sussex, RH12 1RL Barbara Childs : Director of Place		<b>Storrington and Sullington</b>	
Reference No:	Date: 09/01/2020	Scale: 1: 4,000 at A4	Revisions:
Drawing No:	Drawn:	Checked:	

**Parish:** Storrington and Sullington

**Site Assessment Conclusion:**

Land South of Northlands Lane (SA732) comprises a greenfield parcel of land located to the north of the village. The site abuts the settlement edge but is outside the existing settlement boundary. Storrington is classified as a Small Town/Larger Village with a good range of services and facilities. Land South of Northlands Lane is within single ownership and is reasonable walking distance to local shops and services.

Existing residential development abuts the southern boundary of the site and the recently 'made' Storrington, Sullington and Washington Neighbourhood Plan has allocated the adjacent parcel of land to the east for at least 60 dwellings (Land North of Downsview). A public right of way adjoins the eastern and northern boundary of the site. This would need to be retained and where possible enhanced. Opportunities to improve pedestrian connectivity between the site and the wider village and its services would be required. The 'made' Storrington, Sullington & Washington Neighbourhood Plan includes a Green Gap Policy between Storrington and West Chiltington (Policy 9: Green Gap) to retain a viable gap between settlements. Development at this location could possibly be in conflict with this policy and any proposal would have to demonstrate that it did not contribute to any further coalescence between the two separate settlements.

Any proposal would have regard to the heritage asset located to the north of the site and its setting (Grade II Listed Building East Wantley Farm), a traditional orchard also abuts the northern boundary and should be retained and where possible enhanced. Furthermore, this area is also identified as mineral safeguarding zone for Building Stone and Brick Clay and should be afforded appropriate consideration.

It should be noted the site adjoins SA361 and there may therefore be potential to consider these two sites comprehensively. Any proposal at Land South of Northlands Lane should address climate change adaption and energy efficiency, affordable housing, capacity of the

nearby school, health facilities, and improved transport links. The Storrington Air Quality Management Area (AQMA) is located to the south approximately 1km. Any proposal should not exacerbate a further deterioration in air quality.

**Overall Summary:** Neutral Impact

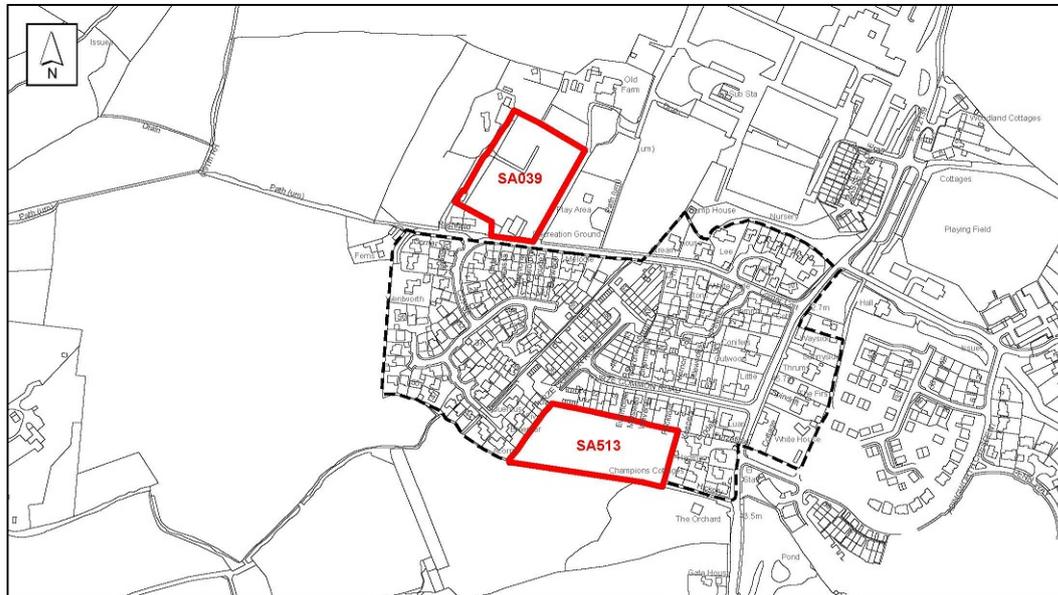
**Estimated Housing Numbers:** 60

# Thakeham

**Site Name:** Land North of High Bar Lane

**SHELAA Ref number:** SA039

**Site Map:**



**Horsham District Council**

Parkside, Chart Way, Horsham  
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Barbara Childs : Director of Place

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**Thakeham**

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Drawing No :	Drawn :	Checked :
		Revisions :

**Parish:** Thakeham

**Site Assessment Conclusion:**

The land adjoins the settlement boundary of Thakeham which as a result of recent development has been classified as a medium village as part of the Local Plan Review, as it now has some additional new services, although there is still a reliance on larger settlements to meet day to day needs. The area has a reasonable bus service linking the village to Storrington, Pulborough and Horsham as well as Chichester via Pulborough and Arundel. The site has no specific environmental designations. The site is currently thought to be in multiple ownership which may impact the delivery rate. Appropriate regard would need to be given to a number of issues including access, overhead cables running in a north-south direction across the site, biodiversity, Sustainable Drainage Systems (SuDS), climate change adaption and energy efficiency, affordable housing, capacity of nearby school, health facilities and improved transport links. The impact of any additional traffic on the Air Quality Management Area in Storrington to the south would also need to be a consideration if development were to come forward in this location.

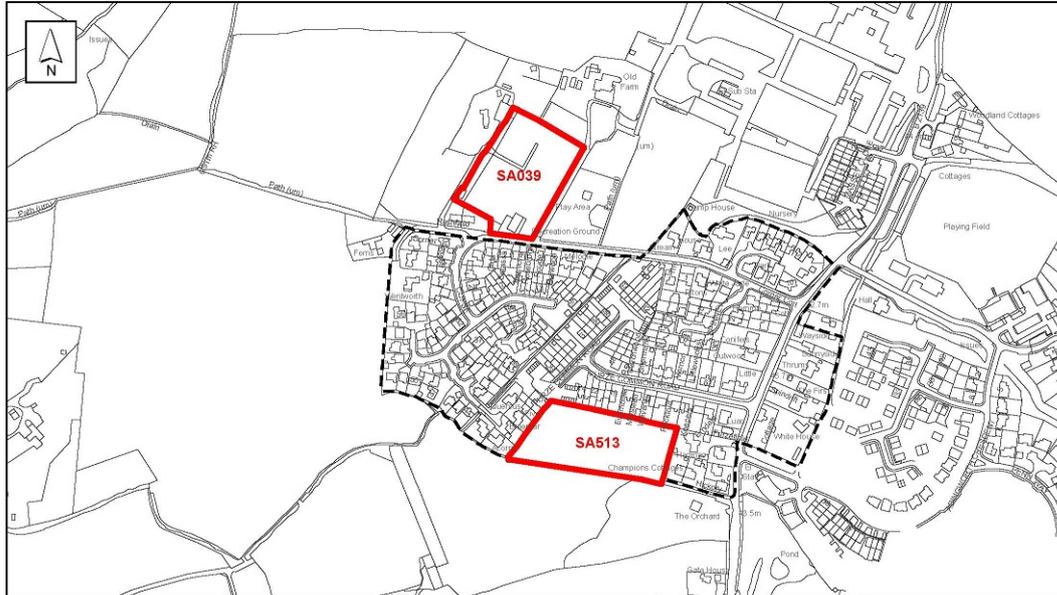
**Overall Summary:** Neutral Impact

**Estimated Housing Numbers:** 20

**Site Name:** Land to the south of Furze Common Road

**SHELAA Ref number:** SA513

**Site Map:**



<p><b>Horsham District Council</b>          Parkside, Chart Way, Horsham          West Sussex RH12 1RL          Barbara Childs : Director of Place</p>		<p><b>Thakeham</b></p>	
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**Parish:** Thakeham

**Site Assessment Conclusion:**

The land adjoins the settlement boundary of Thakeham which as a result of recent development has been classified as a medium village as part of the Local Plan Review, as it now has some additional new services, although there is still a reliance on larger settlements to meet day to day needs. The area has a reasonable bus service linking the village to Storrington, Pulborough and Horsham as well as Chichester via Pulborough and Arundel. The site is in single ownership. There are no specific environmental designations on site, but consideration would need to be given to a number of issues including improvement to access, Building Stone Minerals Safeguarding, biodiversity which includes a 12m Root Protection Area of adjoining trees, Sustainable Drainage Systems (SuDS), climate change adaption and energy efficiency, affordable housing, capacity of nearby school, health facilities and improved transport links. The impact of any additional traffic on the Air Quality Management Area in Storrington to the south would also need to be a consideration if development were to come forward in this location.

**Overall Summary:** Neutral Impact

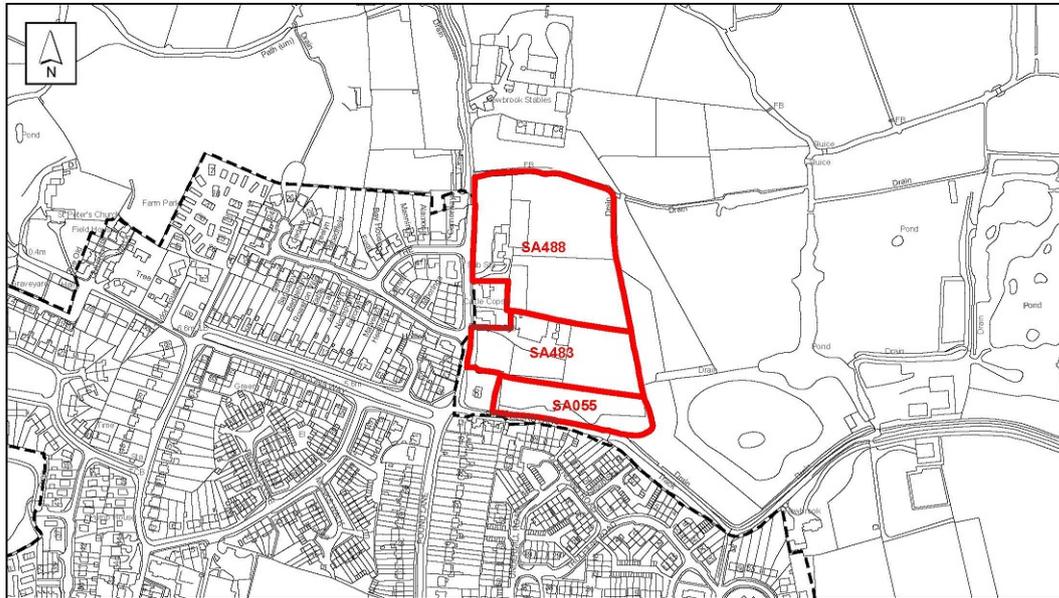
**Estimated Housing Numbers:** 20

# Upper Beeding

**Site Name:** Land at Little Paddocks Pound Lane

**SHELAA Ref number:** SA488

**Site Map:**



<p><b>Horsham District Council</b>                  Parkside, Chart Way, Horsham                  West Sussex RH12 1RL                  Barbara Childs : Director of Place</p> <p><small>Reproduced by permission of Ordnance Survey map on behalf of HMSO. © Crown copyright and database rights (2020).                  Ordnance Survey Licence: 100023865</small></p>	<b>Upper Beeding</b>		
	Reference No:	Date : 09/01/2020	Scale : 1: 4,000 at A4
Drawing No :	Drawn :	Checked :	Revisions :

**Parish:** Upper Beeding

**Site Assessment Conclusion:**

The site forms part of a wider allocation in the Upper Beeding Neighbourhood Plan for 70 units together with SA483 and SA055. The draft plan has passed the Examination and a referendum will be held in March 2020. It is therefore considered appropriate to identify this site. Should the plan be 'Made' it would not be necessary to allocate this site in the Local Plan, but at this stage is included for completeness.

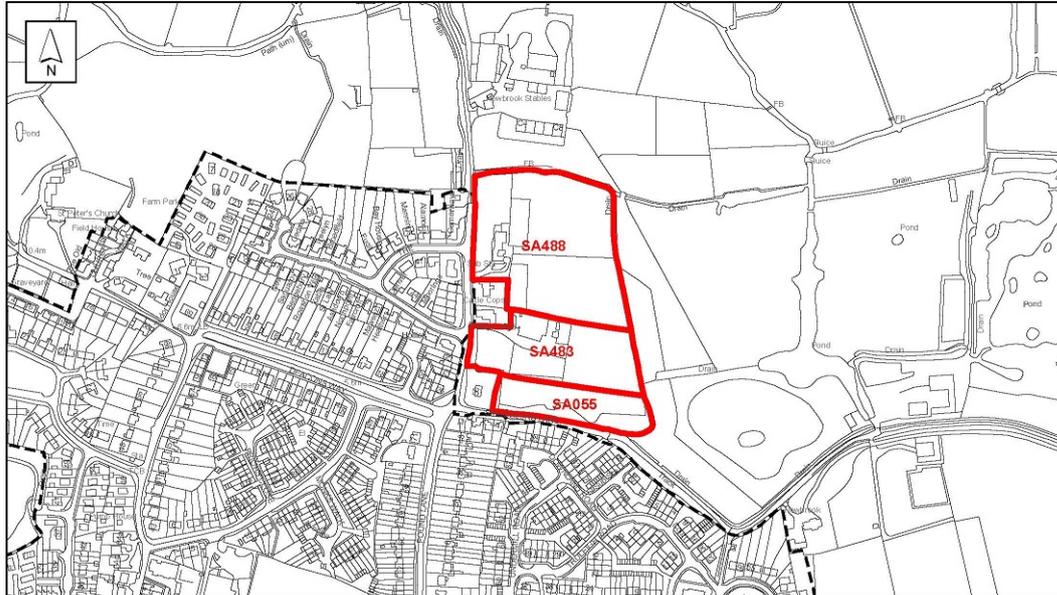
**Overall Summary:** Favourable Impacts

**Estimated Housing Numbers:** 20

**Site Name:** Land at Smugglers Lane,  
Upper Beeding

**SHELAA Ref number:** SA055

**Site Map:**



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	Reference No :	Date : 09/01/2020	Scale : 1: 4,000 at A4
Drawing No :	Drawn :	Checked :	Revisions :

**Parish:** Upper Beeding

**Site Assessment Conclusion:**

The site forms part of a wider allocation in the Upper Beeding Neighbourhood Plan for 70 units together with SA488 and SA483. The draft plan has passed the Examination and a referendum will be held in March 2020. It is therefore considered appropriate to identify this site. Should the plan be 'Made' it would not be necessary to allocate this site in the Local Plan, but at this stage is included for completeness.

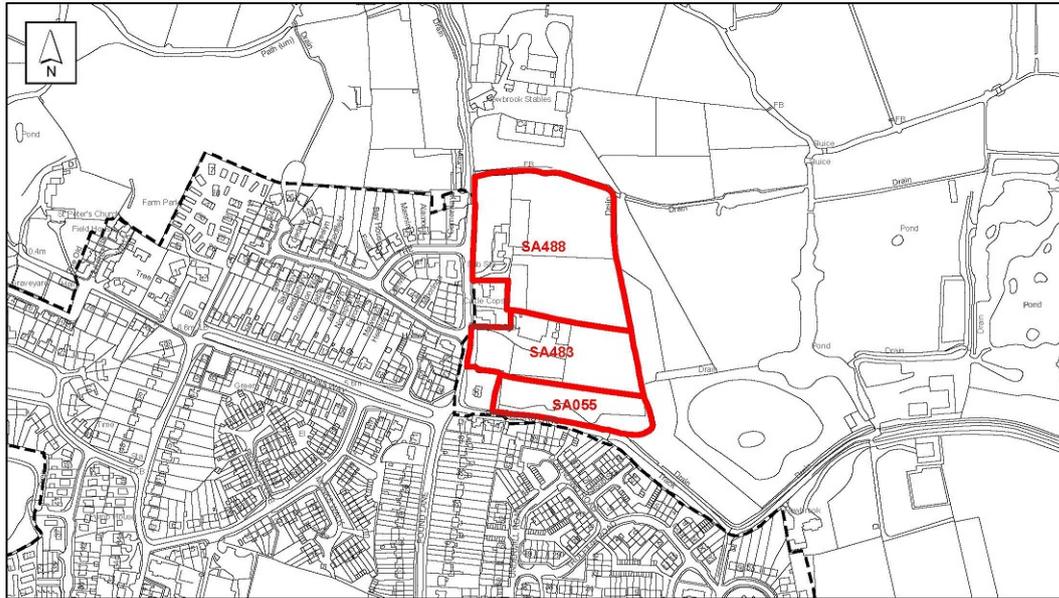
**Overall Summary:** Favourable Impacts

**Estimated Housing Numbers:** 25

**Site Name:** Land East of Pound Lane

**SHELAA Ref number:** SA483

**Site Map:**



**Horsham District Council**  
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<b>Upper Beeding</b>			
Reference No :	Date :	Scale : 1 : 4,000 at A4	
Drawing No :	Drawn :	Checked :	Revisions :

**Parish:** Upper Beeding

**Site Assessment Conclusion:**

The site forms part of a wider allocation in the Upper Beeding Neighbourhood Plan for 70 units together with SA488 and SA055. The draft plan has passed the Examination and a referendum will be held in March 2020. It is therefore considered appropriate to identify this site. Should the plan be 'Made' it would not be necessary to allocate this site in the Local Plan, but at this stage is included for completeness.

**Overall Summary:** Favourable Impacts

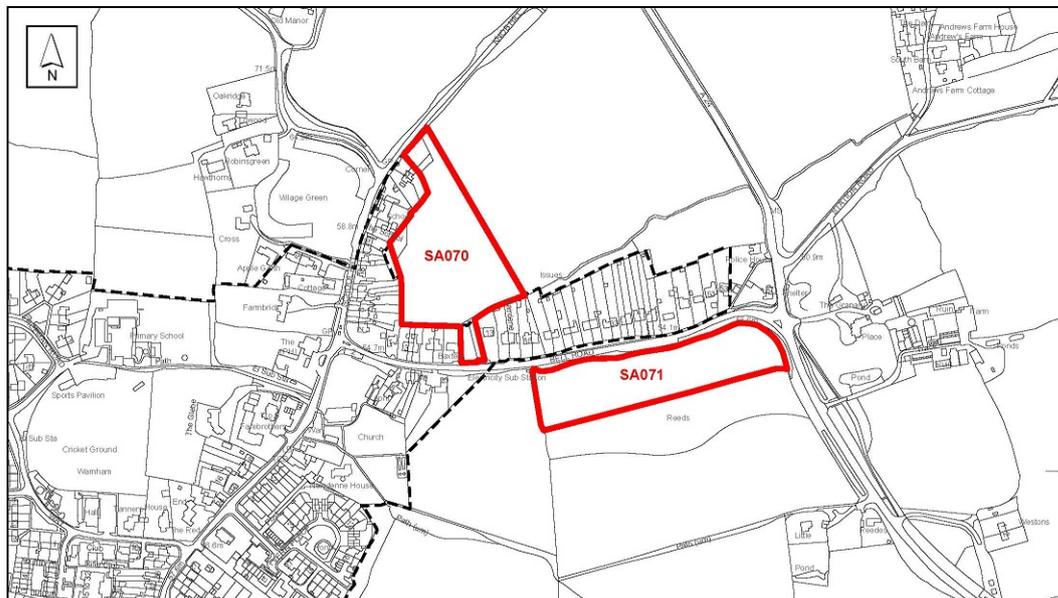
**Estimated Housing Numbers:** 15

# Warnham

**Site Name:** Land north of Bell Road

**SHELAA Ref number:** SA070

**Site Map:**



**Horsham District Council**

Parkside, Chart Way, Horsham  
West Sussex RH12 1RL  
Barbara Childs : Director of Place

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**Warnham**

Reference No :	Date : 09/01/2020	Scale : 1: 4,000 at A4
Drawing No :	Drawn :	Checked :
		Revisions :

**Parish:** Warnham

## Site Assessment Conclusion:

The site is understood to be in single ownership and is located to the north east of the Built-Up Area Boundary (BUAB) of Warnham which is classified as a “Medium Village.” There is a moderate level of services and facilities which are within easy walking distance of the site (<300m). These services and facilities include a primary school, a church, a village hall, a convenience store and other retail stores. There is an hourly bus service that runs Monday to Saturday with further services available on Sunday. A railway station is located to the north east of the village which offers ½ hourly services but this is not within easy walking distance. The village does not have a medical facility and residents are reliant on the services in nearby settlements.

The site does not lie within or near a protected landscape and the land itself is relatively unconstrained. Warnham Conservation Area lies to the immediate west and south west and there are numerous Grade II listed buildings that lie in close proximity to the site. The Grade I Parish Church of St Margaret is also approximately 100m to the south west. Given the potential impact on these heritage assets a suitable mitigation strategy would be essential, were the site to come forward for allocation.

The Landscape Capacity Study has assessed the site as having low-moderate capacity for small-scale housing development. The provision of a suitable landscape buffer along the north eastern boundary of the site would be an important part of any development proposals if the site were to be allocated. In addition regard would need to be given to the provision of an appropriate access to the site, biodiversity impacts, Brick Clay (Weald Clay) and Building Stone Minerals Safeguarding, Sustainable Drainage Systems (SuDS), climate change adaptation and energy efficiency, the capacity of the nearby school to accommodate additional development, improved transport links and access to health facilities.

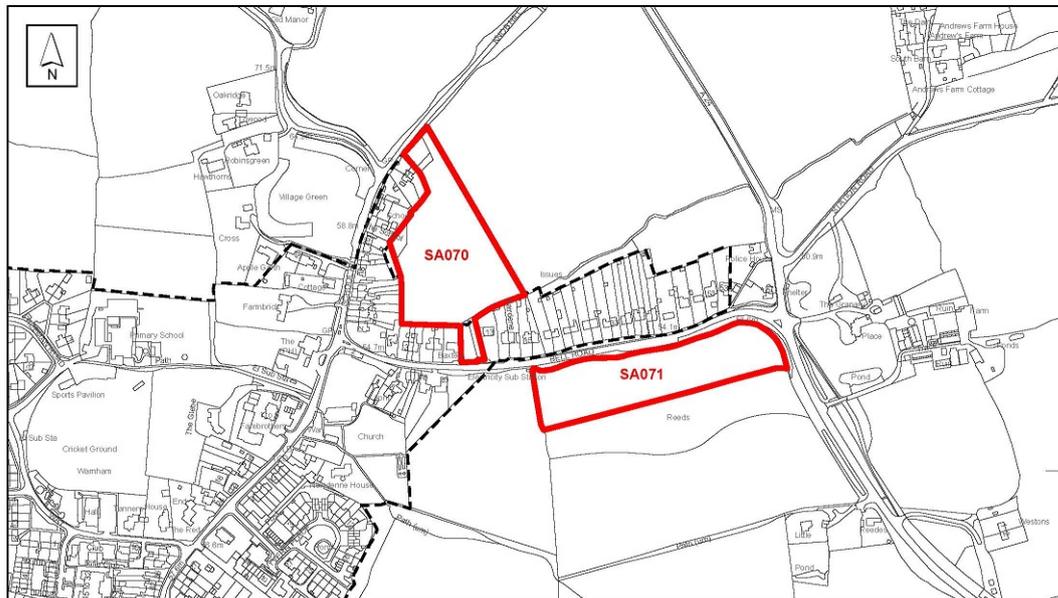
**Overall Summary:** Neutral Impact

**Estimated Housing Numbers:** 20-30

**Site Name:** Land south of Bell Road

**SHELAA Ref number:** SA071

**Site Map:**



<b>Horsham District Council</b> Parkside, Chart Way, Horsham West Sussex RH12 1RL Barbara Childs : Director of Place		<b>Warnham</b>	
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Drawing No :	Drawn :	Checked :	Revisions :

**Parish:** Warnham

**Site Assessment Conclusion:**

The site is understood to be in single ownership and is located to the east of the Built-Up Area Boundary (BUAB) of Warnham which is classified as a “Medium Village”. The village has a moderate level of services and facilities which are considered to be within easy walking distance of the site (<300m). These services and facilities include a primary school, a church, a village hall, a convenience store and retail stores. There is an hourly bus service that runs Monday to Saturday with further services available on Sunday. A railway station is located to the north east of the village which offers ½ hourly services but this does not lie within easy walking distance. The village does not have a medical facility and residents are therefore reliant on the services in nearby settlements.

The site does not lie within or near a protected landscape and the land itself is relatively unconstrained. However, the Warnham Conservation lies to the west and to the east of the site lies the Grade II listed Westons Place and a listed timber outbuilding. Given the potential impact on these heritage assets a suitable mitigation strategy would be required, were the site to come forward for allocation.

The site itself is relatively well screened on all boundaries by mature vegetation but the wider landscape is considered sensitive and a landscape-led approach would be essential should the site come forward for allocation.

In addition to the above considerations, regard would need to be given to the provision of an appropriate access to the site, biodiversity impacts, Brick Clay (Weald Clay) and Building Stone Minerals Safeguarding, Sustainable Drainage Systems (SuDS), climate change adaptation and energy efficiency, the capacity of the nearby school to accommodate additional development, improved transport links and access to health facilities.

**Overall Summary:** Neutral Impact

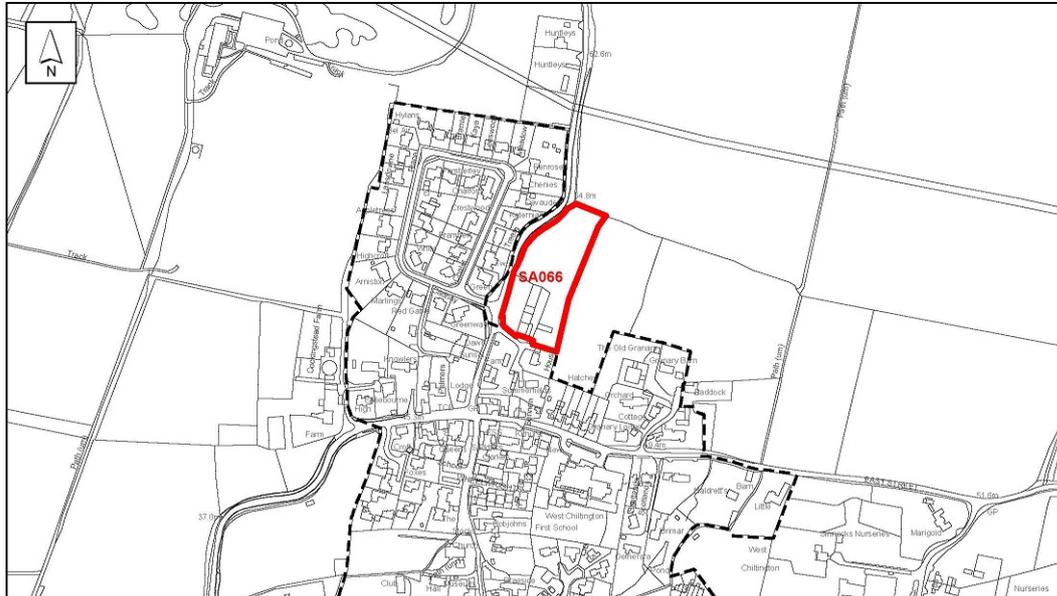
**Estimated Housing Numbers:** 20

# West Chiltington

**Site Name:** Land at Hatches Estate

**SHELAA Ref number:** SA066

**Site Map:**



<p><b>Horsham District Council</b>          Parkside, Chart Way, Horsham          West Sussex RH12 1RL          Barbara Childs : Director of Place</p>		<p>West Chiltington</p>	
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**Parish:** West Chiltington

**Site Assessment Conclusion:**

The site adjoins the settlement boundary of West Chiltington which is classified as a medium village, having a moderate level of services and facilities although there is still a reliance on larger settlements to meet day to day needs. The area has a limited but reasonable bus service linking the village to Horsham, Pulborough and Storrington. The site is in single ownership. There are no specific environmental designations on the site, but consideration would still need to be given to a number of issues including biodiversity, Building Stone Minerals Safeguarding, Sustainable Drainage Systems (SuDS), climate change adaption and energy efficiency, affordable housing, capacity of nearby school, health facilities and improved transport links. The impact of any additional traffic on the Air Quality Management Area in Storrington to the south would also need to be a consideration if development were to come forward in this location.

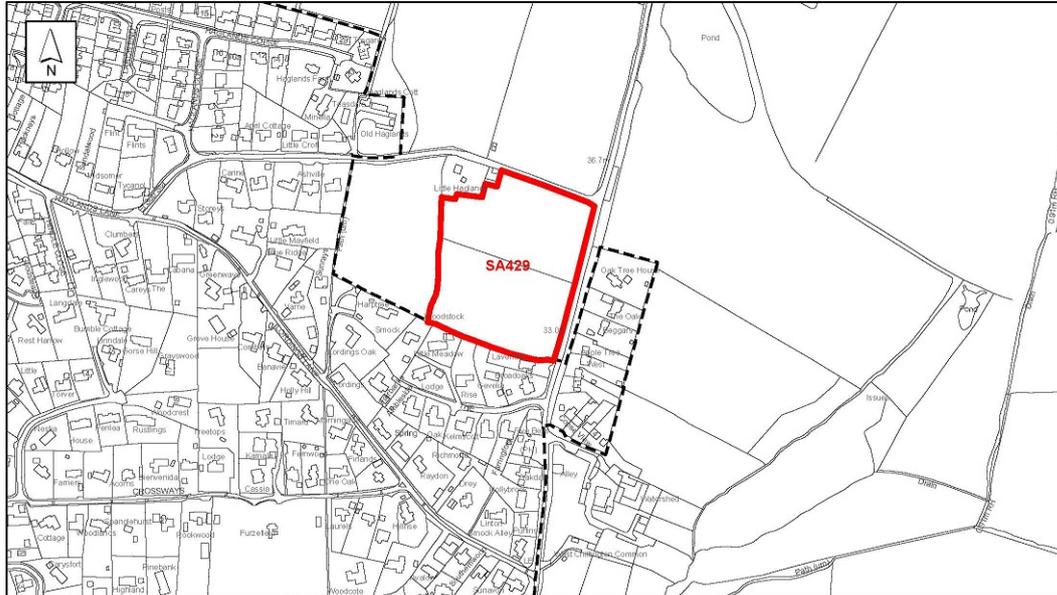
**Overall Summary:** Neutral Impact

**Estimated Housing Numbers:** 15

**Site Name:** Land West of Smock Alley, S of Little Haglands

**SHELAA Ref number:** SA429

**Site Map:**



<p><b>Horsham District Council</b>          Parkside, Chart Way, Horsham          West Sussex RH12 1RL          Barbara Childs : Director of Place</p>	<p>West Chilmington</p>		
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	<p>Drawing No :</p>	<p>Drawn :</p>	<p>Checked :</p>
			<p>Revisions :</p>

**Parish:** West Chilmington

**Site Assessment Conclusion:**

The site adjoins the settlement boundary of West Chilmington Common which is classified as a medium village, having a moderate level of services and facilities although there is still a reliance on larger settlements to meet day to day needs. The area has a limited but reasonable bus service linking the village to Horsham, Pulborough and Storrington. The site is in single ownership. There are no specific environmental designations on the site, but consideration would still need to be given to a number of issues including biodiversity, Soft Sand Minerals Safeguarding, Sustainable Drainage Systems (SuDS), climate change adaption and energy efficiency, affordable housing, capacity of nearby school, health facilities and improved transport links. The impact of any additional traffic on the Air Quality Management Area in Storrington to the south would also need to be a consideration if development were to come forward in this location.

**Overall Summary:** Neutral Impact

**Estimated Housing Numbers:** 14