

Appendix Six

Assessment of Potential Housing Allocations for Allocation in the Horsham District Local Plan.

- A6.1 In order to establish what land is available to meet the identified housing needs of the District, land identified as being available for development has been subject to a site assessment process to identify whether land is suitable, available and achievable for development over the next 15 years.
- A6.2 An initial site assessment document was published in February 2020 alongside the Horsham District Regulation 18 Consultation Document. These assessments have been reviewed taking account of consultation feedback and updated evidence submitted to the Council. This document provides a summary of the outcome of this revised assessment work. The full updated site assessment will be published alongside the Regulation 19 period of representation.
- A6.3 A copy of the site assessment criteria is available on the Council's website: https://www.horsham.gov.uk/_data/assets/pdf_file/0005/80249/Site-Assessment-Report-Appendix-1-and-2.pdf
- A6.4 Sites which now have planning permission, or where the principle of development has been agreed as a result of an allocation in either the Horsham District Local Plan, Joint Area Action Plan or a Neighbourhood Plan have not been subject to further assessment.
- A6.5 In addition, a number of sites have been proposed which are already located within an existing built-up area boundary. In policy terms, the general principle of development in these locations is considered acceptable. As sites which are within existing built-up areas can be considered under the existing and proposed future policy framework, these were excluded from further assessment.
- A6.7 The NPPF states that certain assets, including Areas of Outstanding Natural Beauty, Sites of Special Scientific Interest and irreplaceable habitats such as ancient woodland should be protected from development. Any sites (promoted for residential, employment or mixed use) and located fully within such areas were therefore considered not to be suitable and were excluded from further assessment.
- A6.8 The NPPF is also clear that planning policies that lead to isolated developments in the countryside should be avoided. Development on land which does not adjoin existing built-up area boundaries and is not of a sufficient scale to bring forward new services and facilities on site, would lead to isolated rural development that perpetuates unsustainable lifestyle patterns. A number of sites proposed to the Council for development in these locations were therefore excluded from further assessment.

A6.9 The remaining sites have been subject to a detailed assessment to determine whether there is potential to allocate the sites in the Local Plan. This document sets out:

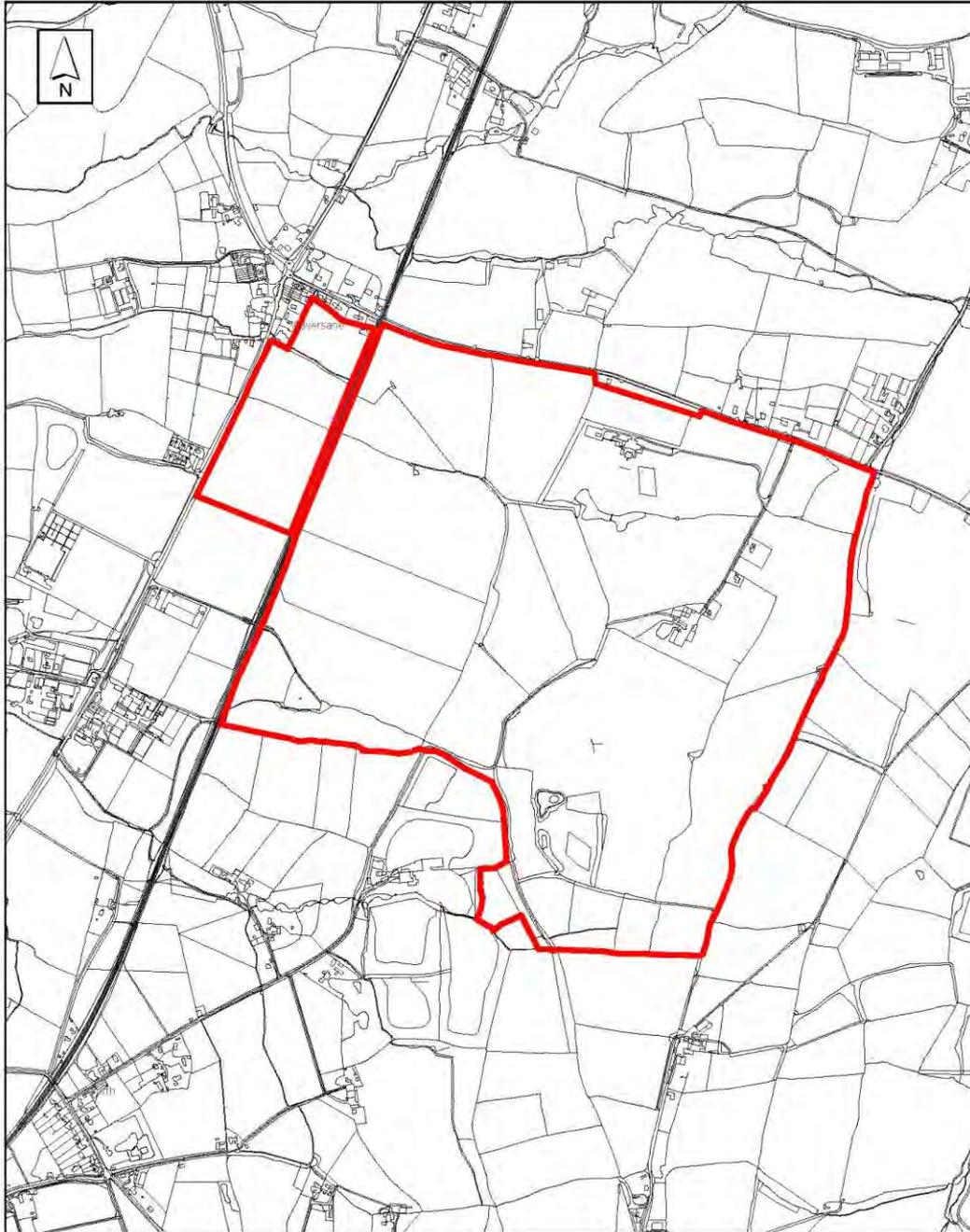
- A summary of the conclusions reached by officers for the main strategic sites considered for allocation
- A summary of the conclusions reached by officers for the smaller sites which officers have recommended for inclusion in the plan. This is presented on a settlement as opposed to parish location.
- A summary table for other sites setting out the reasons reached by officers why other sites assessed are not recommended for allocation

Summary of Strategic Scale Site Assessments

Site Name: Land at Adversane (Kingswood)

SA597

Site Map:



Horsham District Council

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

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**Local Plan Review 2020
Potential Strategic Sites**

Reference No :

Date: 16/10/2020

Drawing No :

Scale : 1:12,000 at A4

Revisions :

Site Area:	Approx 150 hectares
Site Description:	The site is currently greenfield, and comprises primarily pasture and arable land interspersed with hedgerows and some smaller areas of woodland. The landscape is gently undulating. The site is more enclosed to the east of the site and is open in nature on the west of the proposed site close to the A29. The existing settlement of Adversane is located close to the north west corner of the site. Brinsbury College is located to the southwest.
Summary of Proposal:	<p><u>Housing</u></p> <p>The site has been proposed as a strategic scale allocation to deliver around 2,850 homes. The promoters have indicated that they envisage the site to be fully delivered by 2040, meaning that the majority of development would have occurred during the plan period. A range of different types and sizes would be provided with the promoters suggesting that retirement units and self-build plots could be delivered.</p> <p>The site promoters indicate the delivery of 35% affordable housing and have identified where 15 gypsy and traveller pitches could be delivered.</p> <p><u>Employment</u></p> <p>Land west of the A29 already has permission for employment development which would form the basis of an employment centre within the development. This would link to the education and existing employment at / around Brinsbury college and would continue to draw on these links. Other employment would be generated from other uses on site such as education and retail.</p> <p><u>Transport</u></p> <p>The proposed development aims to provide day to day facilities together with employment to minimise the need for travel, with the provision of pedestrian and cycle networks. In terms of travel outside the village, although land is to be safeguarded for a new railway station, but a railway station is not proposed at this point in time. Bus services are proposed to Billingshurst and Horsham to provide access to the rail network. A range of road upgrades are proposed – this includes – a new bridge over the railway removing the need to traverse the level crossing enabling its closure (part of the re-routing of the B2133). Other transport upgrades are proposed offsite including at Five Oaks and the Washington roundabout.</p> <p><u>Education and Community</u></p> <p>The proposal includes the provision with two primary schools and one secondary school being provided on site. In addition new retain would be provided on a new high street and in local centres across the site, The proposal also includes open space, and community facilities, a library, a</p>

	<p>hotel and the potential for health care provision should this be required by the CCG.</p> <p><u>Net zero carbon</u></p> <p>The promoters indicate development would be net zero carbon ready by 2025 and will seek to introduce renewable energy technology throughout the site and exclude gas boilers and gas mains from the development. The promoters also identify the potential for localised on-site renewable energy production as well as the opportunity for the installation of combined heat and power at Kingswood Works.</p>
<p>Site Assessment Summary & Recommendation</p>	
<p>Allocation of this site would have benefits in bringing forward a significant level of residential accommodation that would help in meeting identified housing needs including a range of housing types and sizes. Evidence indicates that 35% affordable housing can be provided. The development would also seek to deliver substantial amounts of employment uses including on land which has already gained planning permission for business development. The site is relatively well located on the A29, but is relatively distant from the main employment settlements of Horsham and Crawley, which is the key focus of housing demand and economic growth. The site is also relatively distant from the south coast, albeit the B2133 provides a road connection to the south of the district along with the A29.</p> <p>The development would deliver of a range of community, retail, health and recreation facilities, which would help meet the everyday needs of residents. The delivery of primary and secondary education provision would help to address needs created by the development as well as needs for the wider area. There is also a clear commitment to delivering a zero carbon and energy efficient development. It is however considered that new residents would still need to travel beyond the site for some of their needs. Whilst the site promoter states that high levels of internalisation could be achieved, this does not reflect current travel patterns in similarly sized settlements in the District, and the extent to which this can be achieved is therefore uncertain.</p> <p>The proposals indicate that they would deliver of public open spaces, as well as formal recreation areas would support healthy lifestyles. The compact nature of the site would help to support active modes of travel and reduce the need for internal trips within the settlement to be made by private vehicles. However the level of open space is proposed is more limited than other comparable sized strategic allocations, and there is less clarity on how open spaces would be provided that other elements of the development proposal.</p> <p>Although attractive, the landscape in the area has not been designated as being of landscape importance. Much of the site is also tranquil in nature. Nevertheless, it is recognised that a development of this scale will have significant changes on the settlement pattern and the wider rural character in this area. It is recognised that the masterplanning framework partially avoids locating development in the most sensitive land parcels, and there is good prospect of mitigating the more significant landscape impacts. There are limited risks from flooding with potential enhancements identified.</p>	

Development in this location would need to address the impact of development on the nearby Mens woodland, which is of international importance for nature conservation. This includes consideration of both loss of feeding grounds and the transport impacts on air quality. It is however recognised that the promoters have indicated that a 15% biodiversity net gain can be delivered on site through a range of different measures.

In terms of built heritage, this site is close to Adversane Conservation Area. Any development would need to address the impacts on the nearby Conservation Area.

The development proposals seeks to promote walking and cycling, and enhancements to public transport. While it is noted that land would be safeguarded for a railway station, there is no certainty this can be delivered due to the need to upgrade the line to the north before additional stations can be provided on this line.

There may also be potential for new bus services and links Billingshurst railway station or that new bus services would significantly reduce private trips. However the exploration of these opportunities appears to be limited at this stage.

A new road would be created from a new roundabout on the A29 that would link to the B2133 in the north-eastern part of the site. This would form the central thoroughfare of the new settlement and would involve the creation of a bridge over the existing railway line. This re-routing would allow the current B2133/railway line level crossing to be shut, providing safety benefits as well as a more consistent flow of traffic. Network Rail have indicated support for this outcome and have agreed, in principle, the location of the bridge.

Whilst there is a focus on securing sustainable transport solutions, as set out above it is considered that the promoter's views about trip internalisation are too optimistic and residents would still be likely to travel using private vehicles to access a wider range of services and employment opportunities. Transport modelling has indicated that a number of road junctions would be overcapacity (including Five Oaks, Pulborough and at Washington). The site promoters have provided detail of potential mitigation measures. However further detailed modelling would be required to understand the precise cumulative impacts together with other sites identified for development. At this stage there therefore remains some uncertainty as to the extent to which these will be effective.

Evidence provided to the Council to date indicates that this site would be able to deliver several thousand homes in the plan period, and that the proposals are viable. The site promoters have previously delivered other new settlements such as Poundbury in Dorset. Whilst the site promoters indicate that 2500 homes could come forward in the plan period, this is considered to be optimistic taking account of the lead-in times for strategic scale development such as the provision of a new railway bridge to facilitate delivery of the full scheme. The Council's own Housing Delivery study indicates that if both East of Billingshurst and Adversane be allocated, the level of homes the housing market could accommodate in this part of the District would further reduce the number of homes this site could deliver during the plan period.

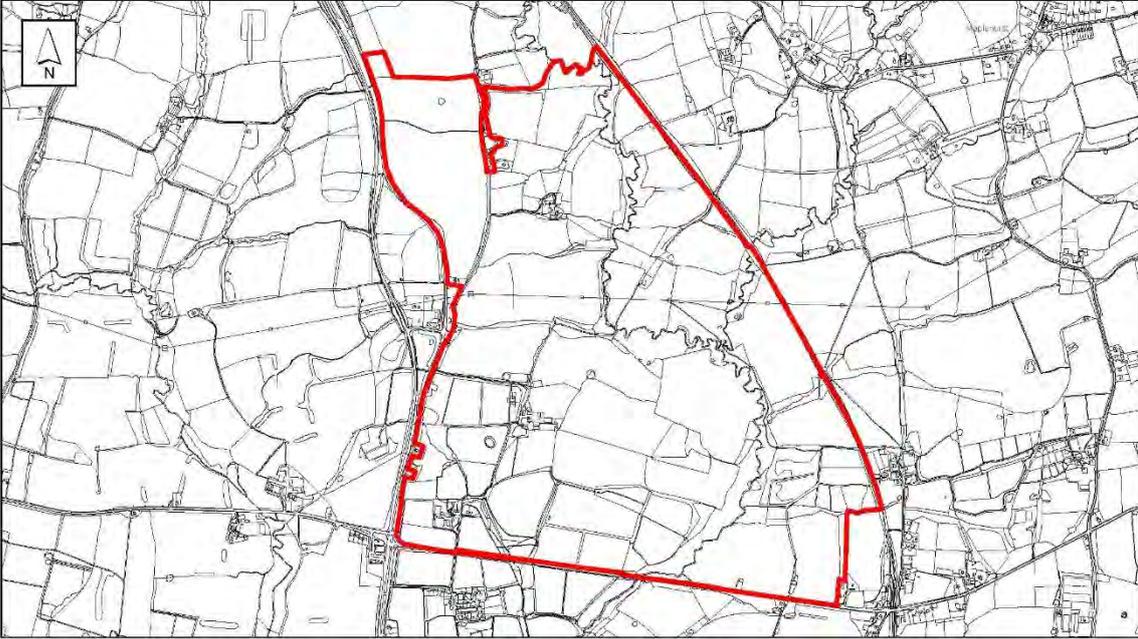
Officer Recommendation: The Council's sustainability appraisal has identified that urban extensions are more sustainable than new settlements. Therefore the decision to allocate any new settlement follows the conclusion that the Council would be unable to meet its housing requirements through the allocation of strategic scale urban extensions.

It is acknowledged that this site has a number of positive qualities that would help contribute to meeting identified housing and other development needs subject to mitigation of transport, landscape, biodiversity and heritage impacts.

In geographical terms, this site is less well connected to the settlements of Horsham, Crawley which is the key area of economic growth and housing demand in North-west Sussex. The site is also less well connected to the south coast. In comparison to some other proposed new settlements, the site therefore performs less well in terms of how it can meet District and wider sub regional housing requirements.

The Council's housing delivery study also outlines that the allocation of this site together with Land East of Billingshurst would have an impact on the total amount of housing that could be delivered in the plan period, taking account of the cumulative impact on the housing market in this part of the District. This would have the effect of lowering the level of housing that would be delivered on this site during the plan period. This would therefore impact on the Council's ability to meet the wider government requirements to meet housing needs.

Taking account of these factors, the site is therefore not recommended for development.

Site Name: Land at Buck Barn	SA716									
Site Map:										
										
<p>Horsham District Council 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;">Land at Buck Barn (Wealdcross)</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 33%;">Reference No.:</td> <td style="width: 33%;">Date : 16/10/2020</td> <td style="width: 33%;">Scale : 1:15,000 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 : 16/10/2020	Scale : 1:15,000 at A4	Drawing No.:	Drawn :	Checked :	Revisions :		
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Site Area:										
Site Description:	<p>The site primarily comprises arable and pasture fields bounded by hedgerows and mature trees. Some isolated mature trees are present within some of the fields. The northern section of the site slopes down towards a mature belt of trees, which bisects the site. The western boundary of the site is the A24. The north-western part of the site is bound by the A24 to the west. The southern boundary of the site adjoins the A272 east of the Buck Barn crossroads junction with the A24. The Downs Link (a strategic recreation route between Guildford and Shoreham-by-Sea) adjoins the site to the east. Although adjacent to the busy road network, the area is predominantly rural in character although there are some urban influences including power lines that run east to west through the site.</p>									
Summary of Proposal:	<p><u>Housing</u></p> <p>The site is proposed for a development of around 3,500 homes. The site promoter has indicated that the development could provide 35% affordable housing and elderly care provision. Potential to deliver accommodation for 12 Gypsies and Traveller pitches has also been identified by this promoter.</p>									

	<p><u>Employment</u></p> <p>The promoter has indicated that 30,000 sqm of employment floorspace (4,000m² of B2, 20,000m² of B8 and 6,000m² of E employment use classes) could be provided.</p> <p><u>Transport</u></p> <p>Access to the site would be obtained from the A272 and the promoters have indicated that they would provide enhancements to the A24; this could include a major upgrade to the Buck Barn crossroads to create a ‘hamburger’ roundabout, and a new junction at or near the B2135 Steyning Road to allow traffic to safely access the northbound carriageway of the A24. It is proposed to enhance and extend bus services to Southwater, Horsham, Crawley and Brighton.</p> <p><u>Education & Community</u></p> <p>Land could be provided for a new primary and secondary school, which the developers would build out. They could if required provide healthcare facilities and are a member of “Healthy New Towns Network,” an organisation committed to prioritising health and wellbeing as an integral part of sustainable new settlements. The site would also provide new community facilities, a retail centre and a family pub-restaurant.</p> <p>The development would also provide open space and sports pitches, including a central ‘village green’, as well as enhancements to the Downs Link.</p> <p><u>Environment</u></p> <p>The site promoters have stated that they could provide biodiversity net gains, and that woodland and hedgerows would be retained wherever possible. Further enhancements would be provided with upgrades to the watercourse to provide water meadows.</p> <p><u>Net Zero Carbon</u></p> <p>The promoter of the site has indicated that Electric Vehicle charging points would be provided for all dwellings, and that all buildings would be built to a high standard following fabric-first approach, battery storage system / energy centre, and will achieve zero-carbon and energy positive technology.</p>
Site Assessment Summary & Recommendation	
<p>Allocation of this site would have benefits in bringing forward a significant level of residential accommodation that would help in meeting identified housing needs including a range of housing types and sizes. Evidence indicates that 35% affordable housing can be provided. The development would also provide additional land for employment. Locationally the site is situated centrally within the District on A24 and A272. The A24 is the only dual carriageway in the District and provides road links to Horsham, Crawley and the south coast.</p>	

The development would deliver a range of community, retail, health and recreation facilities, which would help meet the everyday needs of residents. This including a new secondary school and two new primary schools. This would help to address needs created by the development as well as needs for the wider area. There is also a clear commitment to delivering a zero carbon and energy efficient development. It is however considered that new residents would still need to travel beyond the site for some of their needs. This has been considered by the site promoter in developing a park and ride / bus services to the site.

Although attractive, the landscape in the area has not been designated as being of landscape importance. The site at Buck Barn is rural in character but with some obvious urban influences, namely the A24 and A272 primary roads, and high voltage power lines carried by pylons through the site. Nevertheless, it is recognised that a development of this scale will have significant changes on the settlement pattern and the wider rural character in this area. The capacity of the landscape to accommodate development is variable across the site, but it is considered there is good prospect of mitigating the more significant landscape impacts. There are limited risks from flooding on the proposed development area.

Although further away from sites designated for their international biodiversity importance, the site does have a number of ecological sensitivities. The site contains an area of ancient woodland, and separately, a local wildlife site. The site is also close to the Knepp Estate which is a renown for its rewilding initiative and the delivery of significant biodiversity net gains. This land does not directly adjoin the site – separated by the A24 and A272. It is however recognised that the promoters have indicated that a 16% biodiversity net gain can be delivered on site through a range of different measures. Any development would however need to be carefully designed to avoid key areas with importance for biodiversity and deliver biodiversity net gain.

In terms of built heritage, the setting of existing listed buildings and particularly Tuckman's Farm would need to be taken into account as part of any design and layout of the scheme, to minimise unfavourable impacts.

The development proposals seeks to promote walking and cycling, and enhancements to public transport. The site does not have direct access to a railway station. The promoters are however proposing good quality bus services to the major employment centres of Horsham, Crawley, Worthing and Brighton, with interchange opportunities for accessing Gatwick Airport. It is suggested that road space changes, and improvements to junctions on main roads to improve bus priority, could secure the attractiveness and feasibility of such services.

The site promoters recognise that development will give rise to some additional vehicle journeys. The site promoters have proposed significant changes to provide access to the site as well as improving traffic flow on the A24. This includes upgrades to the Buck WSCC is has identified a need to bring forward upgrades to the A24 without development, and there is therefore potential for these enhancements to have a wider benefit to District residents.

There is the potential impact on Cowfold village centre, which is an Air Quality Management Area (AQMA) declared as a result of traffic congestion at peak travel times. There is therefore the potential for new development to generate additional traffic flows through the village without mitigation. The site promoter has identified a number of means to mitigate these impacts. Impacts on this junction are not identified as a 'showstopper'.

The site promoter is locally based in Horsham District and has experience of delivering large scale urban extensions. Evidence provided to the Council to date indicates that this site would be able to deliver several thousand homes in the plan period, and that the proposals are viable. Whilst the site promoters indicate that 3000 homes could come forward in the plan period, this is considered to be optimistic taking account of the lead-in times for strategic scale

development such as the provision of transport upgrades. The Council's own Housing Delivery study indicates that 2100 homes is more realistic.

Officer Recommendation: The Council's sustainability appraisal has identified that urban extensions are more sustainable than new settlements. Therefore the decision to allocate any new settlement follows the conclusion that the Council would be unable to meet its housing requirements through the allocation of strategic scale urban extensions.

This site has a number of positive qualities that would help contribute to meeting identified housing and other development needs subject to mitigation of transport, landscape, biodiversity and heritage impacts

In geographical terms, this site is located on the A24 which is the main north south route through the District. This provides connections to Horsham and Crawley which is the key area of economic growth and housing demand in North-west Sussex. The A24 also provides a direct road link to Worthing on the south coast. It is therefore considered that the central location of the site within the District provides an opportunity for homes to be delivered that meet those for Horsham District and the wider sub-region. These proposals also present an opportunity to bring forward wider transport upgrades to the A24 which have identified as being required without new development.

In light of the evidence that a new settlement is required to help meet identified housing targets, this site is considered to be the most suitable of the proposed new settlements and is therefore recommended for allocation.

Site Name: Land East of Billingshurst (Little Daux)	SA118									
Site Map:										
<p>Horsham District Council 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 100023888.</small></p>	<p>Land East of Billingshurst (inc school land)</p> <table border="1"> <tr> <td>Reference No.:</td> <td>Date : 2/10/2020</td> <td>Scale : 1: 8,000 at A4</td> </tr> <tr> <td>Drawing No.:</td> <td>Drawn :</td> <td>Checked :</td> </tr> <tr> <td></td> <td></td> <td>Revisions :</td> </tr> </table>	Reference No.:	Date : 2/10/2020	Scale : 1: 8,000 at A4	Drawing No.:	Drawn :	Checked :			Revisions :
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Site Area:	43.5 hectares									
Site Description:	<p>The site lies within the countryside to the east of the village of Billingshurst. The site comprises agricultural fields bounded by hedgerows and trees, which contains a number of paths used by residents of Billingshurst for informal recreation. A tree belt largely screens the site from residential properties to the east which lie within the built form of Billingshurst. The site's southern boundary is defined by the railway line except where it wraps around Rosier Business Park. The site is bounded to the west by the A272. To the north land is currently being brought forward for a development of around 475 homes.</p>									
Summary of Proposal:	<p><u>Housing</u></p> <p>The site is proposed for around 600-650 dwellings as an urban extension of Billingshurst. A range of densities, housing types, sizes and tenures are proposed (35% affordable currently anticipated, compliant with policy) No specific provision is identified for Gypsy and Traveller accommodation.</p>									

	<p><u>Employment</u></p> <p>The site adjoins the existing Rosier business park. Some additional employment or commercial floorspace proposed near this site is proposed.</p> <p><u>Transport</u></p> <p>Access to the site would be obtained from the A272 and the promoters have indicated that they would enhance pedestrian and cycle connectivity with the existing village centre and the train station. A new additional station car park is also being offered.</p> <p>Education and Community</p> <p>Proposals for the site include 2.2 hectares of serviced unfettered land for a primary school, 1 form entry expandable to 2 form entry with SEND and early years. The intent is to provide this in a more centrally located flatter area so as to replace the land to the north of the site currently set aside for this purpose. Also proposed is a community hub area offering facilities such as retail, café, hall, co-working space, community bike club and an Ambulance Community Response Post (ACRP).</p> <p><u>Environment</u></p> <p>Approximately 50% of the site will be accessible natural greenspace / amenity greenspace including a trim trail, several parks with equipped play, community orchard, picnic tables, outdoor gym and enhancements to Wilden's Meadow Local Wildlife Site and retention of the existing framework of trees and hedgerows. The site promoter indicates 17% biodiversity net gain could be achieved.</p> <p><u>Net Zero Carbon</u></p> <p>The promoter is only able to commit to complying with building regulation, consistent with the national approach to low carbon homes. They will take a fabric first approach and seek to develop a strategy to optimise electric vehicle charging points for households and visitor spaces.</p>
<p>Site Assessment Summary & Recommendation</p>	
<p>Allocation of this site would have benefits in bringing forward a significant level of residential accommodation that would help in meeting identified housing needs including a range of housing types and sizes. Evidence indicates that 35% affordable housing can be provided, although the site promoter has indicated an intention to deliver the majority of the affordable housing within the later phases of the build out.</p> <p>The promoter has indicated that this site could provide a site for a primary school, community hub and some employment close to the existing Rosier business park. As currently presented, the site is unlikely to deliver development that goes beyond existing technologies and the requirements of highways and building regulations in respect of helping the District towards becoming zero carbon. The phasing of the community facilities is also proposed within the</p>	

latter half of the build out, and the quanta and type of such provision does not fully meet the Council's requirements. Any development would however need to demonstrate the ability to deliver the facilities in a timely manner in order to cultivate a sense of place and patterns of use as occupation occurs.

The site is well related to the eastern edge of Billingshurst. The site would provide a logical urban extension linked to the urban extension being built out north of the A272. The site promoters have indicated that they have taken a landscape-led approach to the design and layout which seeks to retain sensitive landscape features such as mature trees and hedgerows.

Most of the site is not directly affected by nature conservation designations, and most of the site has been assessed as being of low conservation value. The Local Wildlife Site Wilden's Meadow would be retained and enhanced. Development in this location would need to address the impact of development on the nearby Mens woodland, which is of international importance for nature conservation. This includes consideration of both loss of feeding grounds and the transport impacts on air quality. The site promoters have indicated that the proposals can deliver 17% biodiversity net gain could be achieved on habitats and 12% on hedgerow features.

There are no listed buildings within the proposed development site, but a Grade II Listed Building, Little Daux Farmhouse, is surrounded by the site and another, Rosier Farmhouse, lies within Rosier Business Park between the site and the railway. In addition to this, across the railway to the south lies the Grade II Great Daux Farmhouse. The site is also close to the Billingshurst conservation area, with potential for views to key historic buildings to be impacted. The impact on this nearby heritage would need to be taken into account as part of the design and layout of any scheme.

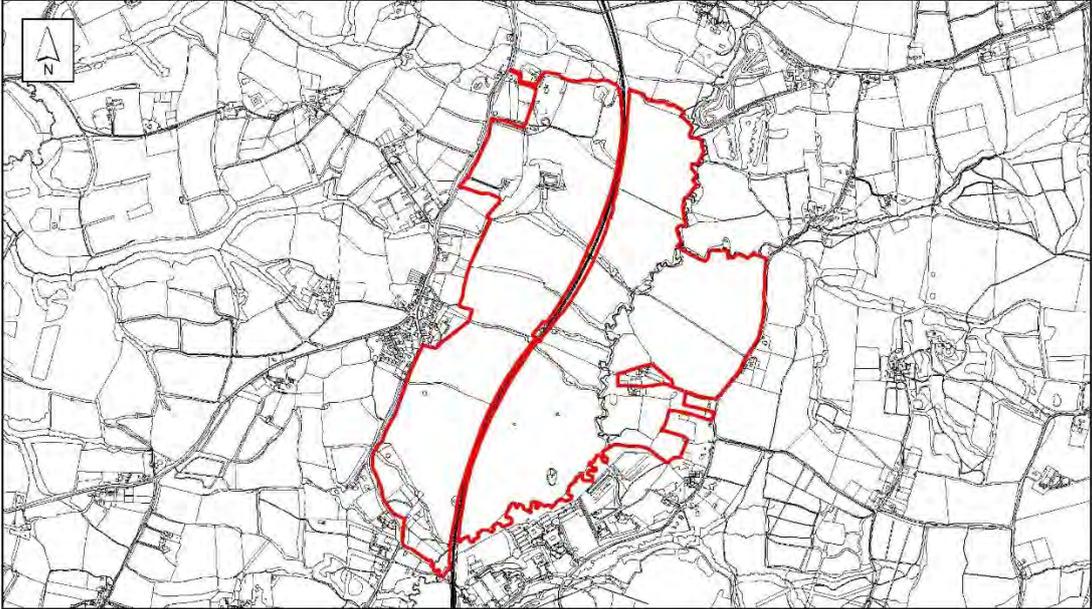
The proposal seeks to promote a high level of accessibility for pedestrians and cyclists. The proposal also seeks to provide footpath links to existing services and facilities including to the railway station and village centre, which at their furthest point lie approximately 2km away. Following feedback from Network Rail, a diversion of the public right of way near an unmanned ground level crossing over the railway has been proposed by the site promoters to enable the closure of this crossing.

Primary vehicular access will be off the A272 via the Amblehurst Green development and a new roundabout north of the railway. The proposed layout has been designed to ensure there is no vehicular access connecting the A272 to Broomfield Drive to prevent rat running. The developer indicates a willingness to contribute towards upgrades identified as part of the wider Local Plan transport mitigation requirements.

The site has been assessed as deliverable and viable.

Officer Recommendation: This site is considered suitable for allocation, given the clear links and relationship with the existing settlement of Billingshurst and proximity to existing public transport links to larger settlements including Horsham and Crawley. Whilst there are no identified 'showstoppers' for this site, there are however a number of therefore a number of issues that need to be resolved, including certainty as to the level and timing of affordable housing, school and road upgrades. In addition, solutions to address the safety of an unmanned pedestrian railway crossing given the proposed increase in residents in close

proximity are also required. As with all strategic allocations, the site will need to contribute towards meeting identified Gypsy and Traveller needs in the District.

Site Name: Land at Kingsfold, Warnham (North West Horsham)		SA459	
Site Map:			
			
<p>Horsham District Council Parkside, Chart Way, Horsham West Sussex RH12 1RL Barbara Childs : Director of Place</p>		<p>Land at Kingsfold</p>	
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		<small>Drawing No :</small>	<small>Scale : 1: 16,000 at A4</small>
		<small>Drawn :</small>	<small>Checked :</small>
		<small>Revisions :</small>	
Site Area:	177ha		
Site Description:	<p>The landscape is predominantly agricultural and rural in character. The Sutton and Mole Valley railway line divides the site centrally into eastern and western parcels. There are tree belts and wooded areas (including designated Areas of Ancient Woodland) that divide the western and eastern parcels of land into smaller fields. Boldings Brook passes through the eastern part of the site, and is surrounded by mature vegetation.</p> <p>The western parcel inclines from the lower land level of the railway line upwards to the A24 Dorking Road in the west. The existing hamlet of Kingsfold is located on a small portion of the western boundary. To the east of the railway line, the land is relatively flat until it meets Boldings Brook, where it inclines eastwards to meet Langhurst Wood Road and Friday Street. The land in the south eastern part of the site is relatively flat and well screened by existing trees and hedgerows.</p>		
Summary of Proposal:	<p><u>Housing</u></p> <p>The site is proposed to deliver a minimum of 1,300 dwellings across five new villages, centred on the existing settlement of Kingsfold and along the A24. Development is proposed both east and west of the railway line. It has been indicated that the site could deliver 35% affordable housing together with sheltered accommodation or a care home to meet the needs of the elderly population. It is stated land would be made available for Gypsy and Traveller accommodation.</p>		

	<p><u>Employment</u></p> <p>The promoter has indicated that a significant new area of business floorspace would be provided with this development providing 75,000m² business community of B1, B2 & B8 uses (or equivalent) and at least one new job per home.</p> <p><u>Transport</u></p> <p>It is proposed that the scheme would deliver an A24 relief road around the settlement of Kingsfold together with other traffic calming measures. The site promoter states that there could be potential for a new parkway station has been identified by the promoter.</p> <p><u>Education and Community</u></p> <p>Promoters of this site have indicated that land could be provided for a new primary school, together with early years and SEND. No secondary school has been identified. The promoter has stated a contribution could be made towards health care including land for a new facility if required</p> <p>It is proposed that open space and sports pitches would be provided together with local shops and village facilities.</p> <p><u>Environment</u></p> <p>The site promoters have committed to biodiversity net gains, and state that they would mitigate adverse environmental effect, including providing land for rewilding. The masterplan shows that the new road would pass through an existing area of ancient woodland. The promoter highlights the provision of 60 hectares of open space and the promotion of the existing green infrastructure to form a country park.</p> <p><u>Net Zero Carbon</u></p> <p>The promoter has indicated that electric vehicle charging points would be provided and has made a commitment to energy efficiency and sourcing energy from non-renewable sources, including schemes such as district heating, solar power and ground source heat pumps.</p>
<p>Site Assessment Summary & Recommendation</p>	
<p>Allocation of this site would have benefits in bringing forward a significant level of residential accommodation that would help in meeting identified housing needs including a range of housing types and sizes. The site is however situated in the very north of the District, and whilst relatively close to Horsham is less able to meet wider housing needs for the whole of the authority area. There is a particularly poor relationship with the south coast in geographic terms.</p> <p>One of the main advantages of the proposals is the potential delivery of an extension to the Broadlands Business Campus of 75,000 sq m and 3,000 jobs, potentially of high quality, particularly given the co-location with the existing employment provision at Broadlands. It is understood access to this area of land would need to be obtained through the current business park in Langhurstwood Road. No evidence of any agreement has been provided to the Council.</p>	

The scheme proposes a number of community benefits, including a 60ha country park, re-wilding of agricultural land, a new primary school, extra care/sheltered accommodation for the elderly and retail facilities. Whilst welcome, future residents would still be heavily reliant on other settlements, particularly Horsham, but also Warnham and potentially settlements further north, into Surrey for main retail facilities, leisure opportunities, secondary school and sixth form provision and GP surgeries.

The positioning of the railway line through the centre of the site, which would effectively sever the site into two distinct parcels, would also result in a scheme that would struggle to deliver a cohesive new community. The layout of the residential development as a series of linear hamlets would also limit community cohesiveness and the ability to create a distinctive sense of place. It is acknowledged that the promoters have tried to address these concerns with the provision of pedestrian and cycle routes and have proposed a new vehicular crossing. This does not however address the fundamental concerns with having small communities straddled either side of a railway line.

There are significant areas of ancient woodland within and around the site. Most of these would be retained - however, the master plan shows the proposed Relief Road cutting through the Warnham Mead Row Area of Ancient Woodland and Traditional Orchard. This would lead to the loss of an irreplaceable habitat. The site promoter indicates the site could deliver 10% biodiversity net gain. However, the emerging national biodiversity net gain matrices will not allow biodiversity net gains to be recorded where ancient woodland is lost – albeit that environmental gains could be recorded.

The site is in a location that has a strong rural character and development of this site is considered to not only result in significant landscape harm, but could also harm the setting of a number of listed buildings and land of archaeological interest. The proximity of the railway line itself, raises the potential for adverse noise impacts, and there is potential for further adverse noise impacts associated with the proposed relief road and the proximity to Gatwick and associated flight paths. It is likely that these noise impacts could be mitigated through appropriate positioning of properties and noise insulation measures, however, locating the properties away from the railway line has placed development in potentially more exposed parts of the landscape.

Connectivity to this settlement is considered to be relatively poor. The settlement will comprise 5 separate villages and will require travel between each, and beyond to meet all their day-to-day needs. This makes achieving a walkable / cyclable settlement form difficult to achieve. Mitigation is reliant on diverting rights of way under the railway. This may help to remove unsafe crossings over the railway line in accordance with Network Rail's nationwide strategy. However, at this stage limited detail on the discussions with network rail have been provided to the Council.

The promoters also propose a new parkway station at Kingsfold and have submitted an Interim Station Viability Assessment Report which suggests there is a good case for a station. To date, there does not appear to be any evidence that Network Rail or the Train Operating Companies support these proposals and there is no realistic prospect of their delivery in the plan period at this stage.

The design, layout and more limited level of community provision would mean residents would likely be reliant on private motor vehicles to access many of their day-to-day needs. This conclusion has also been identified as part of the Sustainability Appraisal which

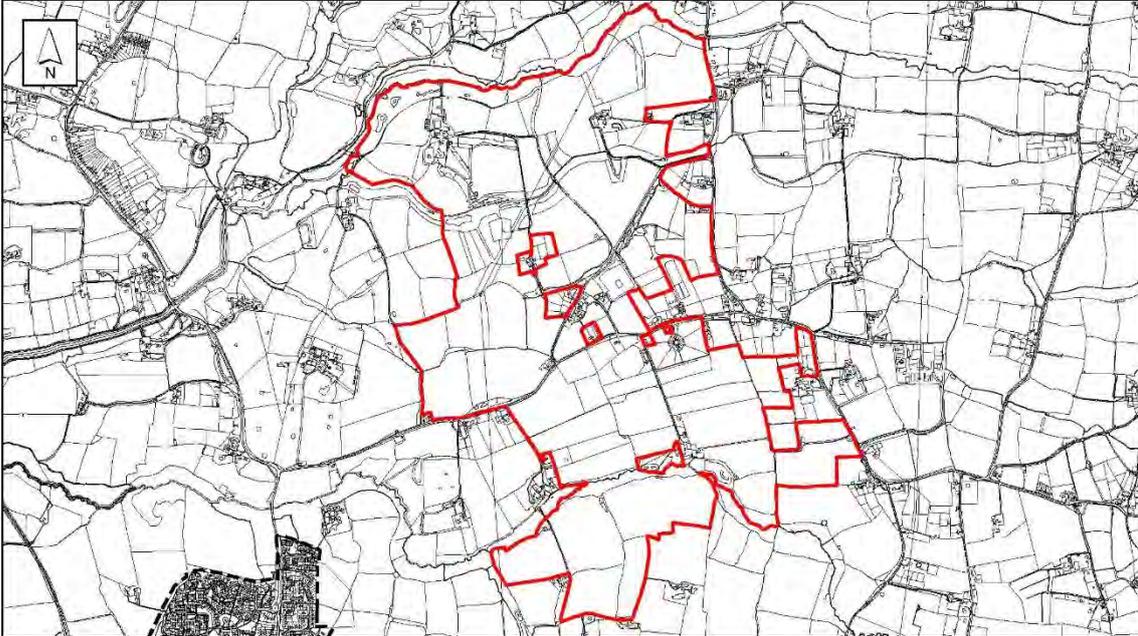
highlights that the nearest town centre and healthcare and education facilities are not within close proximity and are unlikely to be easily accessible to residents.

Whilst the economic aspect of the scheme is proposed to deliver a large amount of employment development, the residential element is relatively small in comparison to other sites that have been submitted. Whilst this, in itself, is not an issue, there is concern that the proposed level of development is not of a sufficient scale to deliver the full package of proposed community benefits. Whilst it is expected that evidence of viability should be submitted to the Council to support the proposals, the Council has only seen limited information to date and there still remains a significant level of doubt whether this scheme could support a relief road and a new parkway station. Further to this, there is no evidence that Network Rail or the train operating company would support the delivery of a railway station in this location.

Officer Recommendation:

The Council's sustainability appraisal has identified that urban extensions are more sustainable than new settlements. Therefore the decision to allocate any new settlement follows the conclusion that the Council would be unable to meet its housing requirements through the allocation of strategic scale urban extensions.

This site is not recommended for allocation due to a combination of the adverse environmental impacts, the difficulty in delivering a cohesive community which is not significantly reliant on other settlements, and lack of certainty as to the deliverability and viability of the scheme.

Site Name: Land North East of Henfield (Mayfield)	SA414									
Site Map:										
										
<p>Horsham District Council 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>	<p style="text-align: center;">Mayfield Market Towns Proposal</p> <table border="1" data-bbox="643 1151 1385 1193"> <tr> <td>Reference No.:</td> <td>Date : 28/09/2020</td> <td>Scale : 1: 20,000 at A4</td> </tr> <tr> <td>Drawing No.:</td> <td>Drawn :</td> <td>Checked :</td> </tr> <tr> <td></td> <td></td> <td>Revisions :</td> </tr> </table>	Reference No.:	Date : 28/09/2020	Scale : 1: 20,000 at A4	Drawing No.:	Drawn :	Checked :			Revisions :
Reference No.:	Date : 28/09/2020	Scale : 1: 20,000 at A4								
Drawing No.:	Drawn :	Checked :								
		Revisions :								
Site Area:	c.310 hectares (c.400 hectares with land for road outside HDC boundary)									
Site Description:	<p>The site lies within the countryside away from any existing built up area boundary, and to the north east of Henfield. It lies between Henfield and two settlements, Sayers Common and Albourne, within the District of Mid Sussex.</p> <p>The landscape in this area is very rural with much of the land in agricultural use, interspersed with hedgerows and tree belts. There are some existing rural businesses within the site, and a formal garden (Sussex Prairie Garden) which is a local tourist attraction from late spring to mid-autumn. There is some localised urban intrusion from pylons which cross the site. The site is relatively flat, with some gentle undulations. The character of the site is relatively enclosed in the north and more open in the south, from where there are clear views to the South Downs National Park. The landscape beyond the site is also countryside, although the village of Henfield is close to the south western boundary of the site and the hamlets of Blackstone, Shermanbury and Wineham also lie close to the site boundary.</p>									

<p>Summary of Proposal:</p>	<p><u>Housing</u></p> <p>The promoter seeks to deliver a new market town of between 5,000 and 7,000 dwellings (depending on the availability of the last phase, phase 7). The promoter seeks to deliver 35% affordable housing together with sheltered accommodation or care home to meet the needs of the elderly population. Land is available for Gypsy and Traveller accommodation. The site promoter has recently indicated that 3,000 homes could be delivered as a first phase of the wider development.</p> <p><u>Employment</u></p> <p>The promoter has indicated that the full scheme would deliver around 7,000 new jobs (1 job per new home) would be provided through the provision of new employment spaces (primarily E and B8 uses) and community and retail uses on the site including all normal town centre uses.</p> <p><u>Transport</u></p> <p>The promoter states that the scheme would deliver a link road to the A23 and they indicate that a public transport corridor, active travel corridors and a transport hub would also be provided as part of the development with links to Burgess Hill and to Henfield on to the Downs Link. The site promoters have stated that any link road to the A23 would not be required for the initial 3,000 home scheme.</p> <p><u>Education and community</u></p> <p>The site would deliver a main town centre and two neighbourhood centres. Land would be provided for early years, new primary schools and a secondary school, early years and SEND provision. The potential to link to Plumpton College has also been highlighted as a possibility.</p> <p>A range of community facilities would also be provided including a new health centre with surgery facilities if required by the CCG, a hotel with a lido, sports hub, open space, leisure facilities, library, 3 faith / community halls, venue / entertainment area, and a social service facility.</p> <p><u>Environment</u></p> <p>More than 40% the site (.c160ha) will deliver green infrastructure / open space including sport pitches. The site promoters have committed to at least 10% biodiversity net gains and the provision of a new Waste Water Treatment Works alongside a grey water recycling system.</p> <p><u>Net Zero Carbon</u></p>
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	<p>The promoter aims to deliver a net carbon neutral / zero carbon. They propose a comprehensive system for heating and cooling buildings, buildings built to zero carbon standards and ultra-low energy homes, a layout providing effective pedestrian and cycle networks, and on-site low carbon and sustainable energy generation (including smart street lighting, Electric Vehicle charging points, car club, domestic Photo Voltaic cells, energy storage facilities).</p>
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Site Assessment Summary & Recommendation

Allocation of this site would have benefits in bringing forward a significant level of residential accommodation that would help in meeting identified housing needs including a range of housing types and sizes. The proposal includes a policy-compliant level of affordable housing, and is well-placed to provide a mix of housing types to respond to local need. The site is located in the south east of the District.

The wider proposal for 7,000 homes would deliver a wide range of community facilities including schools, provision for health care, open space, retail and land for employment including linkages to existing businesses and education. There is a strong commitment to achieving zero carbon homes. Whilst proposals for an initial scheme of 3,000 homes has been identified, the necessary evidence in terms of how this impacts on the provision of services and facilities including education and the impact on education provision within the wider area has not been provided to the Council. The 3,000 scheme is based around existing land ownership and would give rise to a dispersed settlement pattern that would limit the ability to deliver a cohesive new community.

The site at North East of Henfield is very rural in character. Any development in this location would have a significant impact on the existing rural character of the area. The site is visible from the South Downs National Park and the impact on this landscape and the associated dark skies reserve would need to be addressed. It is recognised that the site promoters have taken care to ensure development would be landscape led with some potential benefit with the full scheme proposing the removal of pylons and placing these below ground. Development would also bring forward biodiversity net gains.

A key difficulty with this site is its location. It has no direct connection to the A road network and has poor access to any railway station, bus service or the main roads in Horsham or the A23 in Mid Sussex. In order to effectively meet district and wider sub regional housing needs, this would require significant upgrade and mitigation and would also need to address the impact of development on the Cowfold and Hassocks AQMAs. Whilst the site promoters have stated that the 3,000 homes would not require a link road, a smaller scheme would also likely be more reliant on surrounding areas for day to day needs and employment, and may proportionately generate more trips. No transport evidence has been submitted to the Council to demonstrate how the transport impacts of a smaller level of development could be effectively mitigated.

Although the site is considered to be financially viable, there are concerns regarding the wider deliverability of the proposal. The wider 7,000 home scheme is in multiple landownership. The seventh phase of development of the wider scheme, whilst not programmed within the plan period is not currently available for development and in the longer term potentially risks generating an ill configured settlement. All scales of development proposal will need to deliver significant new infrastructure. It is envisaged that

the proximity of the site to Mid Sussex District will require some degree of co-operation and joint working irrespective of whether a new link road is provided in the early stages. This including a new link road outside the HDC District boundary. As with all new settlements, the delivery of this scheme is not expected to commence until middle of the plan period. The Council's Housing Delivery study also questions the ability of the scheme to deliver significantly more than 250 homes per year, and delivery of around 2,000 homes is likely to be more realistic.

Officer Recommendation:

The Council's sustainability appraisal has identified that urban extensions are more sustainable than new settlements. Therefore the decision to allocate any new settlement follows the conclusion that the Council is unable to meet its housing requirements through the allocation of strategic scale urban extensions.

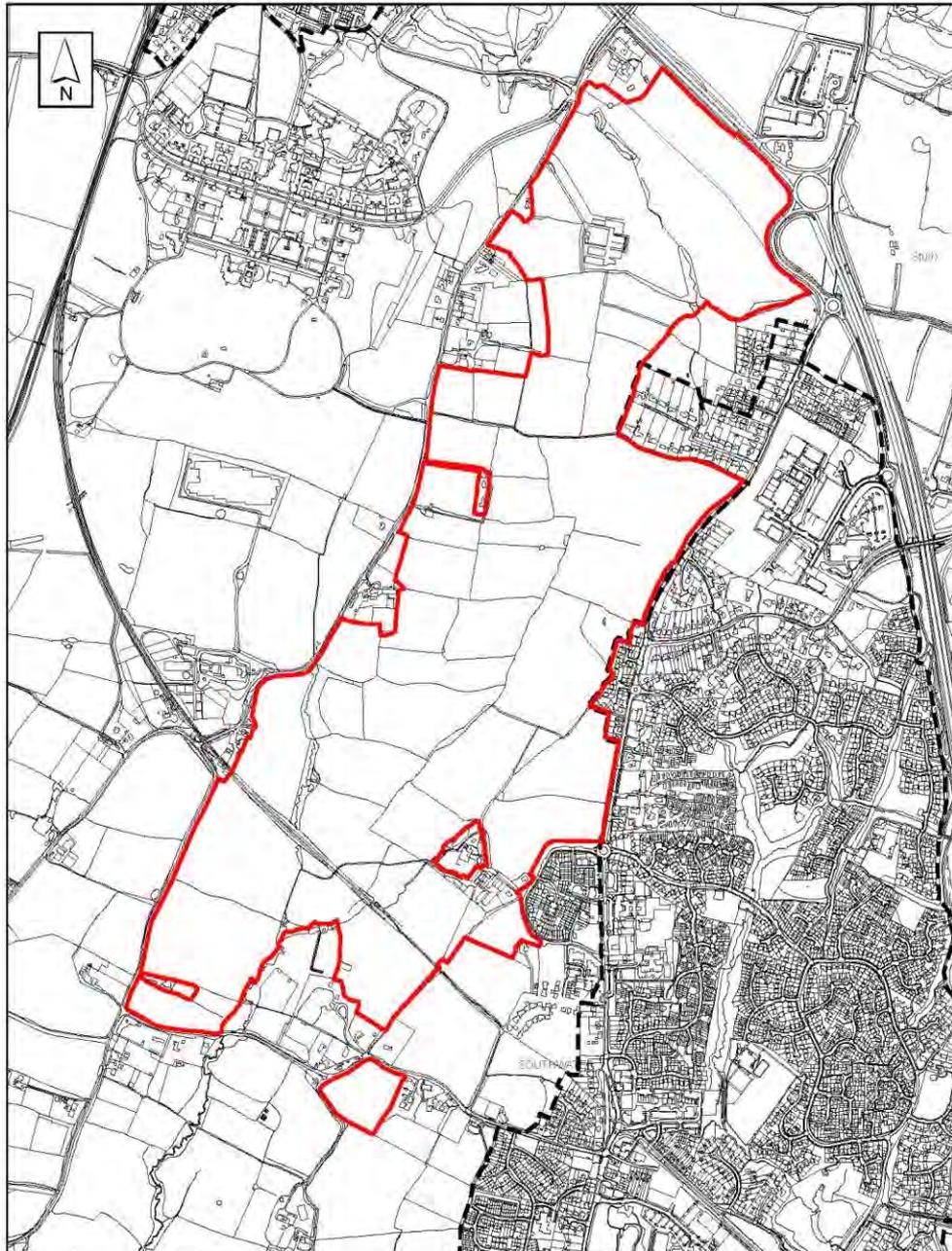
It is acknowledged that this site has a number of positive qualities that would help contribute to meeting identified housing and other development needs subject to mitigation of transport, landscape, biodiversity and heritage impacts. Geographically the site is less well connected to the settlements of Horsham, Crawley which is the key area of economic growth and housing demand in North-west Sussex. Although superficially closer to the coast than other proposed new settlements, existing transport connections in this site are poor with rural roads which would require enhancements.

There is also insufficient evidence provided to the Council justify the allocation of a 3,000 home scheme. The wider scheme also has unresolved landownership issues in terms of being able to fully evidence that the 7,000 can be delivered. Finally the proximity of the site with Mid Sussex District would require engagement with this authority ensure impacts on this District are mitigated effectively is also considered to have an impact on housing delivery rates, and the number of homes which could be provided in the plan period to meet the Council's housing targets. The site is therefore not recommended for allocation.

Site Name: Land West of Southwater

SA119

Site Map:



Horsham District Council

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

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**Local Plan Review 2020
Potential Strategic Sites**

Reference No :

Date: 15/10/2020

Drawing No :

Scale : 1:12,000 at A4

Revisions :

Site Area:

140 ha

<p>Site Description:</p>	<p>The site comprises arable and pasture land interspersed by hedgerows and larger areas of woodland. Overall, the site is rural in character, particularly to the west. To the east and south there are more urban influences where the site adjoins Worthing Road. Land to the south of the south and south east of the site has planning permission for 594 dwellings and associated community facilities. This development has commenced.</p> <p><u>Neighbourhood Plan</u></p> <p>Within the land proposed for development, land north of the Downs Link extending as far as Courtland's Wood has been allocated for a development of a minimum of 422 homes, consisting of a minimum of 350 units within C3 Use Class and minimum of 72 units falling within use Class C2. The plan also identifies a parcel of land south of New Road which is reserved for the provision of a future secondary school. The neighbourhood plan is programmed for referendum on 6 May 2021.</p>
<p>Summary of Proposal:</p>	<p><u>Housing</u></p> <p>The site is being proposed for approximately 1,200 dwellings and is being promoted as an urban extension to Land West of Southwater. The site promoter envisages they could deliver 35% affordable housing. The housing would comprise a mix of predominantly 1 – 3 bedroom properties, together with an Extra Care facility to provide accommodation for the elderly. The site promoter has also indicated that they would be willing to make a number of plots available for custom build, where the design of each home would be tailored to meet the individual need of the purchaser.</p> <p><u>Employment</u></p> <p>Proposals include providing circa 15 acres of employment land (in the north of the site, adjacent to Hop Oast roundabout and the A24) for a mix of employment uses, including offices, R&D space, incubator units, and light industrial units.</p> <p><u>Transport</u></p> <p>The site promoters have also stated that the proposed development would help encourage healthy lifestyles and non-car based travel by providing a good mix of conveniently located amenities, education facilities and places to work.</p> <p>As part of any new development, a new link is proposed to connect the existing and new community with Christ's Hospital railway station. There will be a new link road from the north of the development, connecting the development to Two Mile Ash Road with a new crossing to connect with Christ's Hospital Road.</p> <p>The site promoters are looking at how sustainable connections between Southwater and Horsham can be improved, given the importance of the links between the two settlements. This includes the provision of a new footbridge or crossing across the A24, contributing to a direct route between the two settlements. Other proposals include electric vehicle charging points, and enhancements to the Down's Links.</p>

	<p>The site will be served by four points of access into the development from the Broadacres development and Worthing Road, which will spread traffic evenly across the local highway network. These include a new link road through the development, connecting to Worthing Road immediately to the south of the Hop Oast junction on the A24</p> <p><u>Gypsies & Travellers</u> The site promoter has stated that a parcel of land could be provided to accommodate 4/5 gypsy & traveller pitches in the northern portion of the site, adjacent to the proposed employment land.</p> <p><u>Education</u> Berkeley's has indicated that the proposal would land and contributions towards an all-through school (with primary, secondary and Special Educational Needs provision).</p> <p><u>Community</u> The proposal would provide a community hub and together with some small scale local retail provision to complement Lintot square. Community use at Great House Farmhouse is proposed. A Public square and outdoor event space would be provided. No specific health care centre is identified as it is indicated needs could be met at the existing centre in Southwater.</p> <p><u>Biodiversity</u> The scheme would provide 10% habitat biodiversity net gain, including a 38% gain in linear feature biodiversity (e.g. hedgerows) and 50 acres of open space.</p> <p><u>Net Zero carbon</u> Berkeley's are also committed for this development to have the homes operating at net zero carbon by 2030, in line with the Council's target to be a net zero carbon district by 2030.</p>
Site Assessment against Criteria	
<i>Environmental considerations</i>	
Site Assessment Summary & Recommendation	
<p>Allocation of this site would have benefits in bringing forward a significant level of residential accommodation that would help in meeting identified housing needs including affordable housing. The site is located on the western edge of Southwater, which is one of the largest and most sustainable settlements in the District, offering a wide range of services, employment and good public transport and road links. Development would deliver homes in a key area of housing demand. The site is also close to the A24 which is the main north-south route through the District.</p> <p>The promoter is currently building out a permission for 594 homes on land to the West of Southwater. This site is well located against the existing settlement form of Southwater and would connect directly to the new development to the south which is already being built out.</p>	

This proposal for a mixed use allocation would be for 1,200 homes, including affordable housing and homes for key workers; together land to deliver an all-through school (primary and secondary); a new neighbourhood centre; 15 acres of new employment land, including co-working space for home workers and small businesses; a multi-functional community facility; community use of Great House Farmhouse; 50 acres of open space. The promoters are also committed for this development to have the homes operating at net zero carbon by 2030, in line with the Council's target to be a net zero carbon district by 2030.

The principle of 422 homes on a land parcel to the north of the Downs Link has now been established as part of the made Southwater Neighbourhood Plan. Development would therefore provide almost 800 homes in addition to the identified figure.

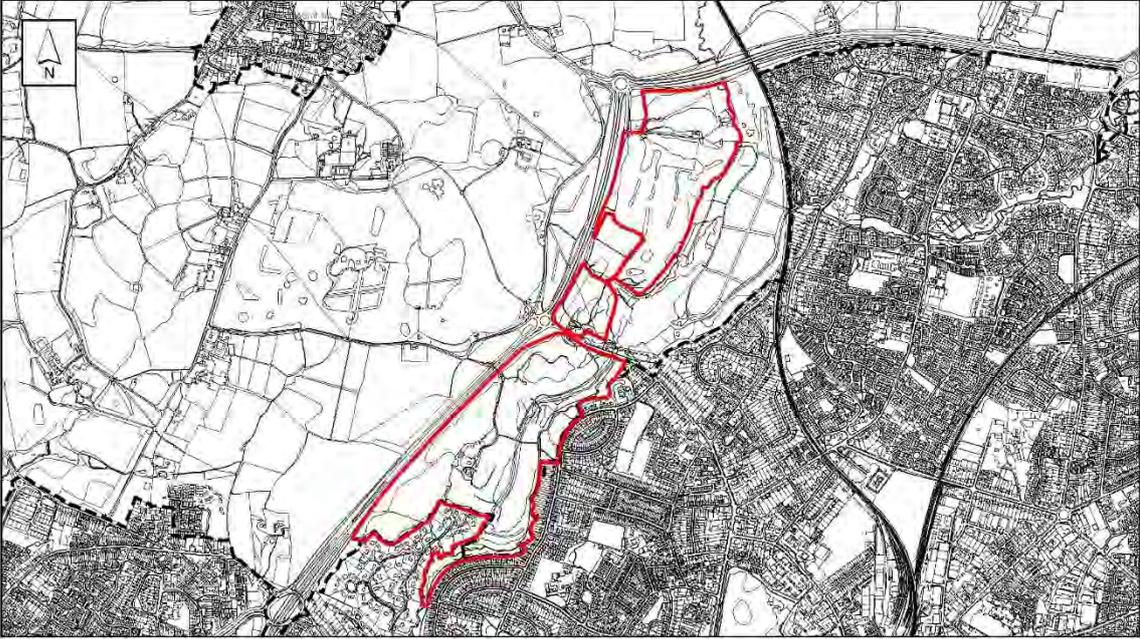
Any development on this site would however need to be sensitively designed to ensure the delivery of biodiversity net gain, the protection of the 2 areas of Ancient Woodland and the setting of the Grade II* listed Great House Farmhouse. It is noted that the site promoters indicate that the site could deliver a 10% net gain in habitat biodiversity and a 38% gain in linear feature biodiversity.

There is a strong commitment to introducing "sustainable travel". The proposed masterplan is based on the principle of walkable and cyclable neighbourhoods, and would also provide link roads to Hop Oast and Two Mile Ash and full signalisation of the Hop Oast Roundabout.

The scheme is considered to be financially viable. Berkeleys Homes is an active housebuilder in the District, with four schemes currently being built out (Broadacres, Land West of Southwater; Paper Yard, Horsham; Windacres Farm, Rudgwick and Highwood, Horsham). Build out rates tend to be steady but, but it is considered that as many of the other sites currently under construction by this promoter are nearing completion, there is an opportunity for the scheme to focus on this location and deliver the 1200 units in the plan period.

Officer Recommendation: Overall it is considered that the proposal is based on a strong vision based on sound place-making principles that would deliver providing education, community facilities, including a restored Great House Farmhouse and employment, and encourage short trips to be made by walking and cycling, rather than by car .

It is considered this site is suitable for allocation.

Site Name: Land at Rookwood, Horsham	SA394									
Site Map:										
										
<p>Horsham District Council Parkside, Chert 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 100028866.</p>	<p style="text-align: center;">Land at Rookwood</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 33%;">Reference No :</td> <td style="width: 33%;">Date : 28/09/2020</td> <td style="width: 33%;">Scale : 1: 16,000 at A4</td> </tr> <tr> <td>Drawing No :</td> <td>Drawn :</td> <td>Checked :</td> </tr> <tr> <td colspan="3">Revisions :</td> </tr> </table>	Reference No :	Date : 28/09/2020	Scale : 1: 16,000 at A4	Drawing No :	Drawn :	Checked :	Revisions :		
Reference No :	Date : 28/09/2020	Scale : 1: 16,000 at A4								
Drawing No :	Drawn :	Checked :								
Revisions :										
Site Area:	Approx 70 hectares									
Site Description:	<p>The site currently comprises a golf course with a mix of open fairways, greens and areas of rough grassland and trees. The site is bounded to the west by the A24 and to the north by the A264. The site is divided into a northern and southern section, separated by the B2237, Warnham Road. The northern section of the site adjoins Warnham Local Nature Reserve to the east, and the southern section of the site adjoins the built form of Horsham, in a predominantly residential part of the town. The eastern boundary of the site in this location is formed by Boldings Brook.</p>									
Summary of Proposal:	<p>The scheme is proposed as an urban extension of Horsham. The initial proposals submitted for the site identified the land north and south of the Warnham Road for a development of around 1,100 homes and associated community facilities. This proposal has been updated, and the most recent proposals on the site are for a housing development to the southern side of the road for 700 – 750 homes providing a mix of different sizes and affordable homes. A small community hub is proposed to support the development. The site promoter has indicated that the overall land parcel could deliver around 5 Gypsy and</p>									

	<p>Traveller pitches. In addition, the land site promoter has confirmed that land could be made available on north of the Warnham road for a primary school if required.</p> <p>No specific health and education facilities would be provided and such provision would be met within Horsham town.</p>
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Site Assessment Summary & Recommendation

Allocation of this site would have benefits in bringing forward a significant level of residential accommodation that would help in meeting identified housing needs including affordable housing. The site is located on the western edge of Horsham and would provide housing in a location which has the highest demand for housing growth in the District.

To date the site proposals lack detail as to how development would contribute towards the aspiration of one job per new home – whilst the proximity to existing employment is recognised, some provision of employment workspace would normally be anticipated in a development of this scale, and specific details on meeting this need are currently limited.

The proposals would also deliver some community benefits including the potential for primary school land, and a small community hub with a shop and other community facilities.

The location of the site is such that residents would be able to rely on existing shops, services and facilities located in the Horsham town, the district's most sustainable settlement.

The development of the site would lead to a loss of existing golf provision. The HDC Open Space Review Report indicates that overall the district would still be well provided for in terms of golf courses. However further detail is required to understand the impact of this site. The Strategic Planning Team have been advised that this matter will be investigated further.

The proposed development site is currently in use as a golf course. The landscaping of the site is therefore man-made rather than a natural landscape. As such, it is not subject to any formal landscape designation. The site is also located within the A24 / A264 road 'envelope' around the town, which provides a firm landscape boundary to the landscape beyond the town.

The northern parcel of the site is however adjacent to Warnham Nature Reserve. Built development of around 1000 homes would have an adverse impact on this site, but the revised proposals for 700 to 750 homes would be concentrated on the southern parcel of the site with no built development north of the Walnut Tree Plantation. These proposals also provide a clear commitment to biodiversity net gain, and whilst further detail is required, the delivery of public open space/green infrastructure in the northern part of the site would likely assist in the realisation of this aim. Such provision is may also have the potential to have a positive impact on Warnham Local Nature Reserve.

The site is close to Chennel's and Bolding Brooks and adjoining land has identified as being at risk from flooding. However no land within the floodplain is identified for built development. The most recent development proposals avoid fairway 15 and the development area is not located in the area at risk from reservoir failure.

Access to services and facilities within Horsham would be within walking and cycling distance for some residents, with the suggestion that there are opportunities to provide new infrastructure that would increase the attractiveness of walking and cycling routes. The proposed transport infrastructure and the delivery of a bus route into the site would increase the likelihood that sustainable transport measures be used to reach locations beyond the site.

A preliminary transport appraisal has been produced by the site promoters for the initial proposal for up to 1,100 homes to reflect a 'worst case scenario'. The promoters indicate that a new roundabout would be created on the B2237 to gain access into both the northern

and southern parcels of the site and have designed it to complement committed improvements to the nearby Robin Hood roundabout.

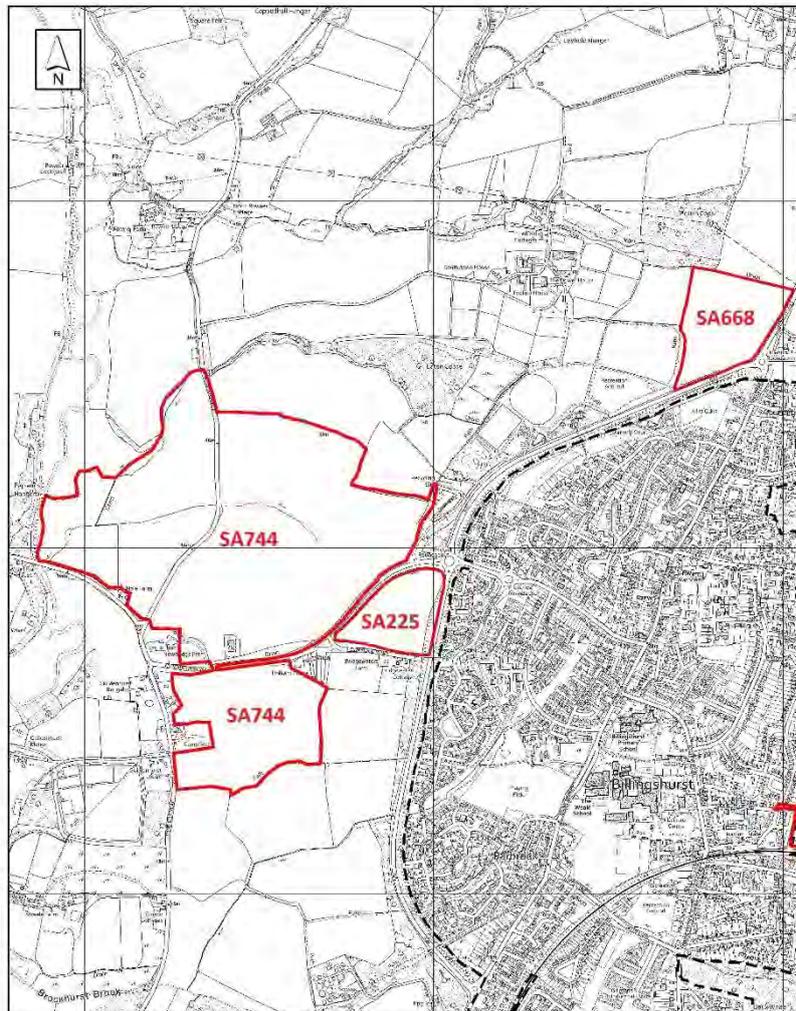
The proposals have been assessed as viable. In light of the additional work that is required to address leisure provision in this location, Strategic Planning have been advised that the site is not currently available. The site cannot currently be considered as deliverable.

Officer Recommendation: The proposed site is well related to Horsham town and would contribute towards providing housing need in an area of greatest demand in the District. Given the location of the site adjacent to the Warnham nature reserve, it considered that any development should be located to the South of the Walnut Tree Plantation to avoid adverse impacts to biodiversity. Overall, the site is considered to be suitable for development in planning terms for allocation, subject to the delivery of necessary transport and environmental impacts, and some provision for local employment. However, given that the strategic planning team has been advised that the site is being re-examined in the context of leisure provision on this site, it is not currently available for development and therefore cannot be allocated in the Local Plan.

Site Name: Land West of Billingshurst (Newbridge Park)

SA744 / SA668 / SA225

Site Map:



<p>Horsham District Council Parkside, Chart Way, Horsham West Sussex RH12 1RL Barbara Childs : Director of Place</p>	<p>Local Plan Review 2020 Potential Strategic Sites</p>	
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	<p>Drawing No :</p>	<p>Revisions :</p>

Site Area: 79 hectares

Site Description: The site lies within the countryside to the west of the village of Billingshurst. The site primarily comprises arable and pasture fields bounded by hedgerows and mature trees. Some isolated mature trees are present within some of the fields. The north eastern parcel (SA668) is relatively flat. The land north of the A29 undulates with a tree-lined valley running east to west through the middle. The land slopes down from the north east to the south and west with a medium slope. The site is separated from the rest of Billingshurst to the east by the A29, which adjoins the site. To the south, west and the north the site is countryside and is very rural in character.

<p>Summary of Proposal:</p>	<p><u>Housing</u></p> <p>The site as a whole is promoted for up to 850 to 1,000 dwellings. The development could provide 35% affordable housing and specific elderly care provision. Potential to deliver accommodation for Gypsies and Travellers has also been identified by this promoter.</p> <p><u>Employment</u></p> <p>Land adjacent to the site at Platt's roundabout has recently gained planning permission for a petrol filling station and some additional commercial units – these would provide employment opportunities and retail provision for new residents. Other than an area of retain on the northern parcel SA668, no additional employment provision is proposed.</p> <p><u>Transport</u></p> <p>Access to the site would be obtained from the A272 and the promoters have indicated that they would enhance pedestrian and cycle connectivity with the existing village centre</p> <p><u>Education and Community</u></p> <p>Promoters of this site have all indicated that land would be provided for a new primary school and other forms of community provision, including health care. The promoters indicate that open space and a country park would be provided together with improvements to jubilee fields playing pitches. Landscape-led design and garden suburb principles would be incorporated into the development.</p> <p><u>Environment</u></p> <p>The promoters also indicate that they could achieve biodiversity net gain and outline measures such as hedgerow planting and woodland and wetland provision.</p> <p><u>Net Zero Carbon</u></p> <p>The promoter has indicated that development would contribute to zero net carbon through a range of measures including electric vehicle charging points would be provided and building regulations and design would contribute to reduced carbon emissions.</p>
<p>Site Assessment Summary & Recommendation</p>	
<p>The allocation of this site would help to provide a meaningful contribution of homes, including affordable homes and elderly accommodation. Although close to Billingshurst which has a good range of services and facilities, the development of this site would lead to a dispersed new settlement form across two land parcels, limiting the ability of the new development to form a cohesive new community. In addition, the land is separated from the existing built form of Billingshurst by the A29. Housing development on the southern parcel does not directly link to the A29, limiting the relationship of the development with the existing settlement. This would also have a negative impact on the local landscape character which is currently very rural in character.</p> <p>The site would also provide some community facilities including a primary school and new country park and enhanced leisure provision. The site is not of a scale to deliver sufficient community services to prevent some reliance on Billingshurst for day to day services and facilities. There are uncertainties as to how secondary school provision arising from this development could be met given the scale of housing proposed, and the understanding that the Weald is approaching capacity.</p>	

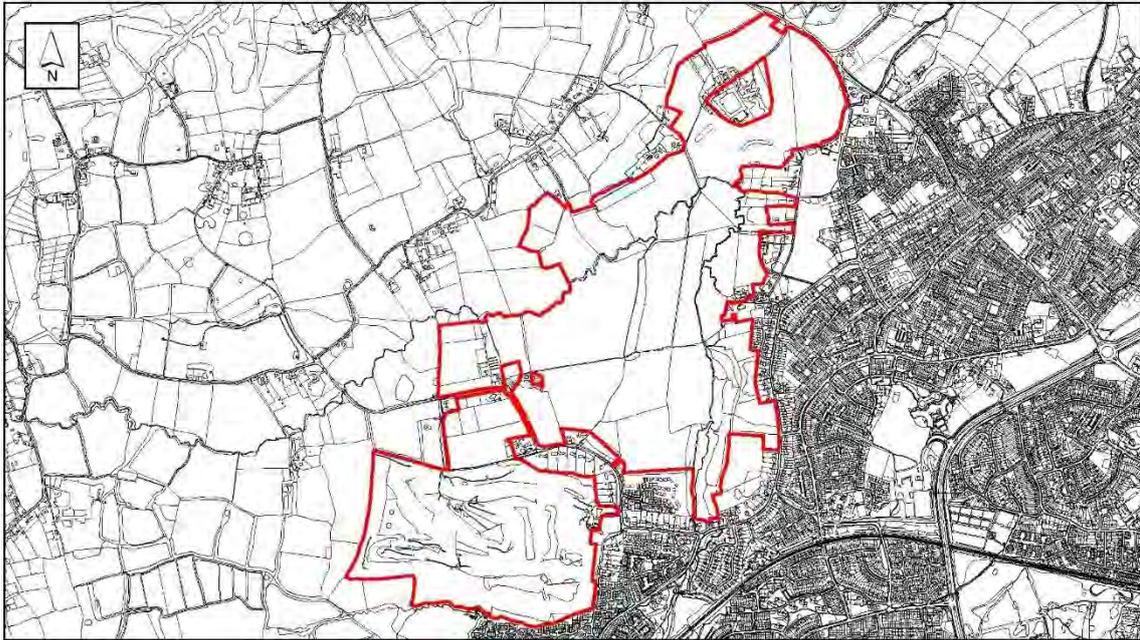
The site is also located close to the Mens which is designated as an SAC and is of international importance for the woodland and barbastelle bat colony. The Upper Arun SSSI and the Wey and Arun Canal, River Arun and adjacent meadows Local Wildlife Site is also relatively close to the site. The site promoters own evidence highlights that these could be adversely impacted. Whilst the site promoter indicates that biodiversity enhancements could be provided, there is very limited information to evidence that impacts could be satisfactorily mitigated. It is also unclear how the impact on heritage assets close to this site would be mitigated.

Although geographically close to Billingshurst, the A29 does present a significant physical barrier in terms of accessing wider community facilities by sustainable measures. Limited work has been undertaken and provided as to how existing bus services could access the new development. A potential mobility hub and car clubs are suggested but no detail is provided as to how this could operate successfully. Access to the railway station would also need to be enhanced.

No detailed transport modelling has been undertaken in relation to this scheme. In addition to the likely additional local journeys into Billingshurst, the site will still generate traffic impacts on the wider road network, particularly if combined with other nearby development proposals. It is therefore unclear what specific transport mitigation measures would be required and how the site promoter would mitigate these issues.

Overall the proposed site has been assessed as viable. Considerably more detail is required to support any allocation / planning application. This includes details around school provision, impact on barbastelle bats (including a detailed appropriate assessment) and transport mitigation. It is therefore not considered that the initial completions would not come forward until much later in the plan period once these issues have been resolved

Officer Recommendation: Whilst this site would help deliver housing to meet the required targets, it is not considered this scheme would deliver a cohesive neighbourhood that is well linked to the existing development in Billingshurst. Development would also have impacts on the landscape, biodiversity and heritage close to the site. To date limited information has been provided to the Council to help demonstrate how the environmental, community and transport impacts can be resolved. The site is not recommended for allocation.

Site Name: Land West of Ifield	SA101									
Site Map:										
										
<p>Horsham District Council 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 100023886</small></p>	<p style="text-align: center;">Land West of Crawley</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 33%;">Reference No :</td> <td style="width: 33%;">Date : 28/09/2020</td> <td style="width: 33%;">Scale : 1: 16,000 at A4</td> </tr> <tr> <td>Drawing No :</td> <td>Drawn :</td> <td>Checked :</td> </tr> <tr> <td></td> <td></td> <td>Revisions :</td> </tr> </table>	Reference No :	Date : 28/09/2020	Scale : 1: 16,000 at A4	Drawing No :	Drawn :	Checked :			Revisions :
Reference No :	Date : 28/09/2020	Scale : 1: 16,000 at A4								
Drawing No :	Drawn :	Checked :								
		Revisions :								
Site Area:	170 hectares									
Site Description:	<p>The site is being promoted by the Government Agency, Homes England. Most of the site comprises arable and pasture fields bounded by hedgerows and mature trees. Ifield Golf Club course, consisting of fairways and woodland, makes up around a third of the site. It is located in the southern section of the site.</p> <p>Some isolated mature trees are present within some of the fields. To the east, the site adjoins the neighbourhood of Ifield in Crawley, and Gatwick Airport is to the north, both of which are key urban influences in this area. Although adjacent to the busy road network, and close to the urban influences, the area is predominantly rural in character including areas of Ancient Woodland.</p>									
Summary of Proposal:	<p>The site is being promoted for 3,250 to 3,900 homes. The site promoter indicates that it could from a standalone extension to Crawley, but has been promoted as the first phase of a wider expansion of the town comprising 10,000 homes in total. The site promoters have identified an</p>									

'area of search' which sweeps in a broad arc around the western edge of Crawley from Faygate in the south west around to Crawley and Gatwick in the north east. Within the area of search Homes England considers that there is potential for up to 10,000 homes which could be delivered as three new neighbourhoods of Crawley.

Land West of Ifield

Housing

The new community of between 3,250 and 3,900 homes. This would include a minimum of 35% affordable housing. A range of housing types and tenures would be provided to respond to local needs. Potential to deliver accommodation for 15 Gypsies and Traveller pitches has also been identified by this promoter with a specific land area identified to the Council through a recent call for Gypsy and Traveller sites.

Employment

The site promoter indicates that as part of the masterplan for a new neighbourhood, the development will deliver workspaces for start-up and intermediate businesses and land for employment which complements the existing offer at Gatwick Airport, and in both Crawley Borough and Horsham district. There is an intention to provide an enterprise/innovation centre as part of the 3,250 home scheme, however details of how this will be delivered, and its scale, have not to date been provided.

Transport

Homes England is proposing that the garden town is a '15-minute neighbourhood' whereby all day-to-day services and facilities are within a 15 minute walk or cycle ride for all residents. Proposals would also seek to ensure that there is access to high levels of public transport including an expansion of the Crawley fastway system. It is proposed that this element of the scheme would provide the first phase of a wider western link road from the A264 to the A23 in the north.

Education and Community

The proposals will deliver two new primary schools and would provide land for a secondary school, which will be delivered in the first phase of any build programme. Schools would provide for special educational needs (SEND), and

	<p>nursery / pre-school provision. A new community centre would be provided which would provide retail space and a community hall and pub/ restaurant. Open space and sports pitches would be provided</p> <p><u>Environment</u></p> <p>The proposed development area contains land which is designated for its importance for biodiversity and landscape including a Local Wildlife site (Ifield brook Meadows), SSSI and ancient woodland. This land is not proposed for built development. The site promoters have committed to a landscape led scheme that would deliver 10% biodiversity net gain. A target of 50% of the land being open space has been identified.</p> <p><u>Net Zero Carbon</u></p> <p>The site promoters state that the development would reduce its carbon footprint and would ensure homes are designed to be zero carbon ready to meet government climate change targets. Opportunities for on-site energy generation would also be provided.</p>
Site Assessment Summary & Recommendation	
<p>Allocation of this site would have benefits in bringing forward a significant level of residential accommodation that would help in meeting identified housing needs including a range of housing types and sizes. Evidence indicates that 35% affordable housing can be provided. The land West of Ifield is adjacent to the built up area of Crawley and benefits from close proximity to existing major employment hubs, and a number of higher order facilities and services at Crawley. It is considered that there is potential for development in this location to help meet some of Crawley's unmet housing needs.</p> <p>The site promoter indicates that the site would deliver a range of services and facilities to facilitate the creation of a new neighbourhood community in this location. This includes the provision of a new secondary school, which could again contribute to meeting existing educational needs in Crawley. Other facilities include retail, sports, open space and employment land.</p> <p>Overall, strategic development at this scale will have an impact on what is currently a generally rural landscape and there are areas where the landscape is sensitive to development. Any development will need to be designed to minimise adverse impacts as far as possible. Without mitigation, there is also potential for adverse biodiversity impacts, including ancient woodland and Ifield Brook Meadows Local Wildlife site. This land is not proposed for built development and the site promoter is committed to providing However it is recognised that the site promoter indicate that 10% biodiversity net gain.</p>	

The site is close to Gatwick Airport – this is beneficial in terms of economic links, but there is potential for new development to be adversely impacted by noise. The indicative masterplan shows that all noise sensitive development will be located to the south of the 60dB noise contour. The site is also close to the river Mole. It is noted that the emerging masterplan limits development to Flood Zone 1, and commits to delivering a comprehensive SuDs strategy. There is also limited capacity for foul drainage and it is anticipated that significant upgrades to sewerage infrastructure may be required.

Homes England has set out a vision for a '15 minute neighbourhood' and taking its lead from the Crawley Neighbourhoods concept. There is a strong commitment to walking, cycling and sustainable travel which builds on the site's proximity to the existing urban area. The site could be connected to existing public transport networks, in particular through expansion of the Crawley Fastway bus network. The site is also relatively close to Ifield railway station.

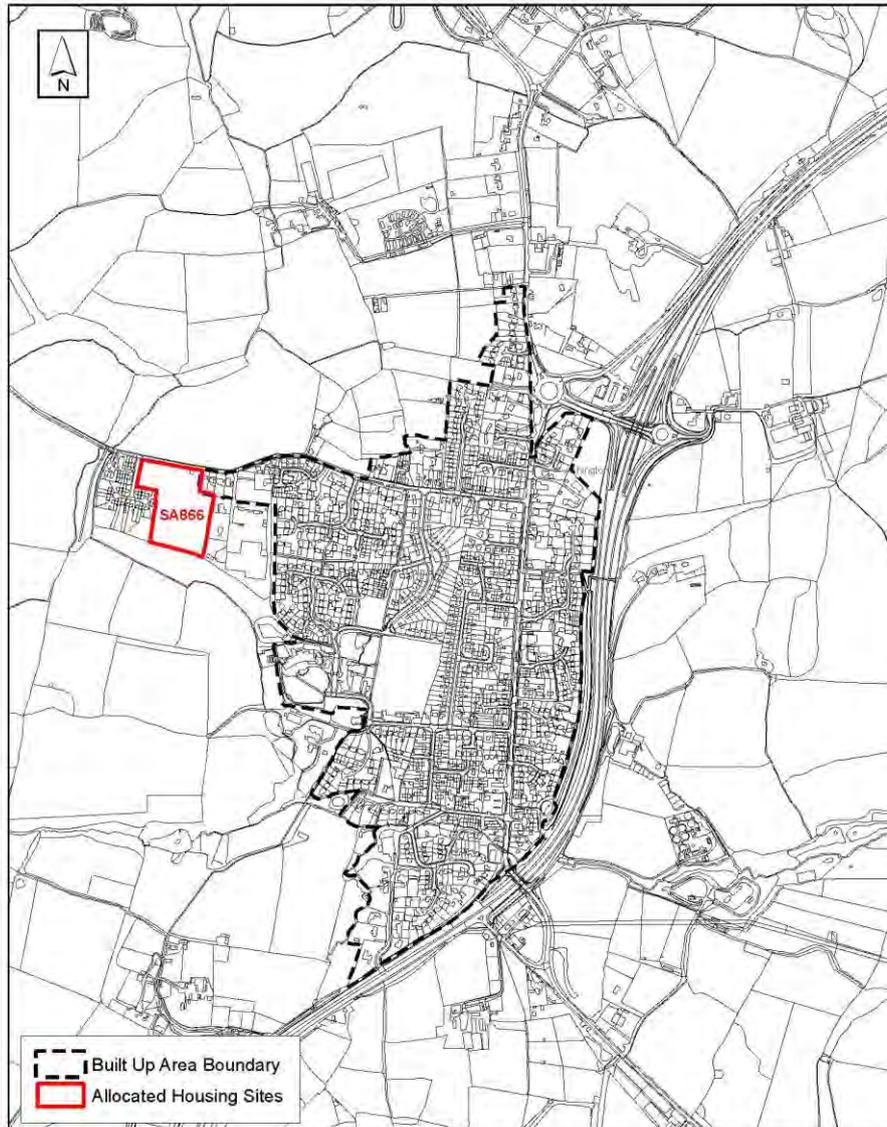
Roads in and around Crawley are known to experience congestion in the area of the proposed development, for example on the A264 corridor and routes into and through Crawley from the west. There is a need to ensure that any development which comes forward addresses the significant local concerns. The first phase of a link road is proposed as part of this scheme but the land ownership and scale of the scheme is insufficient to deliver the full relief road.

The scheme has been assessed as financially viable. The site is promoted by Homes England, who now own or controls 97% of the land. Homes England is the national agency for strategic housing delivery and has a good track record of creating successful new places. As a Government Agency it is also able to help secure infrastructure investment required to accelerate housing delivery. It is therefore considered there is potential to deliver 3,250 homes in the plan period.

Officer Recommendation: Taking account of the location of the site close to both Crawley and Horsham, this site is well located in terms of its ability to meet housing demand and meet unmet housing and educational needs for both towns. Homes England is the national agency for strategic housing delivery and there is potential to help secure infrastructure investment required to accelerate housing delivery. The site is therefore considered suitable for allocation. However, any scheme must be carefully designed to deliver high quality development that minimises landscape, biodiversity and other environmental impacts and takes account of its relationship on the edge of Crawley. The development will also need to deliver very high rates of sustainable travel and contribute towards the delivery of a wider Crawley relief road.

Summary of Smaller Scale Sites Assessed as suitable for Allocation

Ashington Village



Horsham District Council
 Parkside, Chart Way, Horsham
 West Sussex RH12 1RL
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**Local Plan 2021
 Small Site Allocations
 ASHINGTON**

Reference No:	
Date: 28/06/2021	Scale: 1:10,000 at A4
Drawing No:	Revisions:

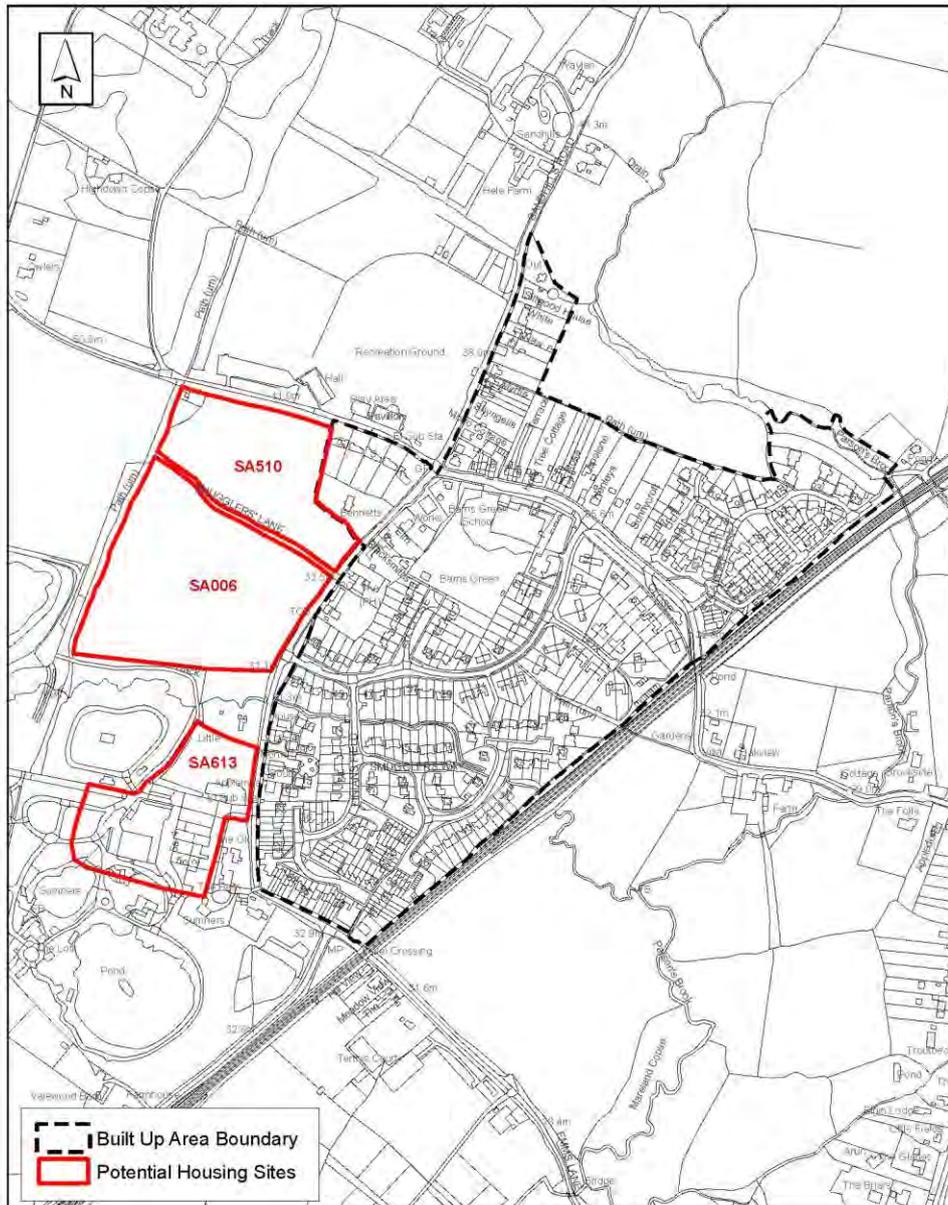
Site Name: Land East of Mousdell Close	SA866								
Site Map:									
<p>Horsham District Council Parkside, Chart Way, Horsham West Sussex RH12 1RL Barbara Childs : Director of Place</p> <p><small>Reproduced by permission of Ordnance Survey map on behalf of HMSO. © Crown copyright and database rights (2020). Ordnance Survey Licence.100023865</small></p>	<p style="text-align: center;">Ashington</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 25%;">Reference No :</td> <td style="width: 25%;">Date : 19/08/2020</td> <td style="width: 25%;">Scale : 1: 2,000 at A4</td> <td style="width: 25%;"></td> </tr> <tr> <td>Drawing No :</td> <td>Drawn :</td> <td>Checked :</td> <td>Revisions :</td> </tr> </table>	Reference No :	Date : 19/08/2020	Scale : 1: 2,000 at A4		Drawing No :	Drawn :	Checked :	Revisions :
Reference No :	Date : 19/08/2020	Scale : 1: 2,000 at A4							
Drawing No :	Drawn :	Checked :	Revisions :						
Parish: Ashington									
Site Area: 2.24Ha									
<p>Site Location: The site is located on the northwest edge of Ashington village. The site is located south of Rectory Lane. The eastern and western boundary abuts existing residential development. To the south lies woodland. The site is currently outside the existing settlement boundary but abuts the existing Built Up Area Boundary on the north eastern corner of the site.</p>									
<p>Site Description: The site comprises of overgrown vegetation and shrub land bounded by existing residential development on the eastern and western boundary ensuring this site is relatively well screened from the wider countryside. Land to the south of the site is bounded by a reasonably extensive strip of woodland.</p>									
Site Assessment Conclusion:									
<p>Ashington village is classified as a medium settlement in the Council's settlement hierarchy and is assessed as being able to accommodate some growth relative to its status in the hierarchy.</p>									
<p>Land East of Mousdell Close has merit with it being close to existing services and a logical extension to the village as it abuts existing residential development on two boundaries. Furthermore, the site also adjoins the Ashington Cluster being now allocated in the Made neighbourhood plan which will deliver investments in community infrastructure. The close proximity of this site with the Ashington Cluster would consolidate growth at the southern half of the village and create a focal point for local residents. It is the Council's view the delivery of this site alongside the sites already identified through the made Ashington Neighbourhood Plan would be an appropriate quantum of development to allocate during this plan period and would reflect the position of the village in the settlement hierarchy. Development at this location is considered sustainable and preferential to other options under consideration in the village. Subsequently, the site is considered capable of being</p>									

allocated on its own merits and in combination with the sites identified in the Ashington Neighbourhood Plan.

The site has potential for allocation subject to the following issues being addressed including improved linkages to the centre of the village, potentially provide financial contributions to education to address possible school expansion; and safeguarding measures concerning the preservation of bat habitats. The site promoter has advised 75 dwellings (36 dwellings to be delivered in the first year with the remaining balance to be made up in the following year). Any proposal should be sympathetic to the edge of settlement location in terms of design, height, massing and materials used.

Estimated Housing Numbers: 75 dwellings

Barns Green (Itchingfield)



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Local Plan 2021 Small Site Allocations BARNs GREEN	
Reference No :	
Date: 28/06/2021	Scale : 1:5,000 at A4
Drawing No :	Revisions :

Site Name: Land South of Smugglers Lane, Barns Green	SA006									
Site Map:										
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		Revisions :								
Parish: Itchingfield										
Site Area: 3.3Ha										
Site Location: The site is in the countryside adjoining the western BUAB of Barns Green.										
Site Description: The site is relatively rural in character and forms agricultural grazing land. Agricultural fields lie to the north and west, low density residential to the east and Sumners Pond camping ground is to the south. Grade II Listed Buildings (The Queens Head public house & Barns Green Stores) are located to the east of the site. A mobile mast is located to the south. Public rights of way runs along the northern and western boundaries. Ancient Woodland (Great Field Rue) runs along the western boundary. The site is relatively flat with a very gentle slope down from west to south east.										
Site Assessment Conclusion:										
<p>Barns Green is classified as a medium settlement in the Council's settlement hierarchy and is assessed as being able to accommodate some growth relative to its status in the hierarchy. There are reasonable services and facilities within the village including a primary school and local stores and would be within walking distance of the site. The village has a good variety of clubs and societies for all interests and ages. The village does rely on other services and facilities in other settlements, but there is a bus service and community transport scheme.</p>										
<p>The site does not lie within or near a protected landscape. The site is relatively flat with a very gentle slope down from west to south east. The Council's Landscape Capacity Study (2020) found the site to have low-moderate capacity for development. The site and surrounding land are not designated for their biodiversity importance. The site is within a Bat Sustenance Zone and Ancient Woodland (Great Field Rue) runs along the western boundary of the site. The site does not contain any known heritage assets however two</p>										

Grade II Listed Buildings (The Queens Head public house & Barns Green stores), are located directly to the east.

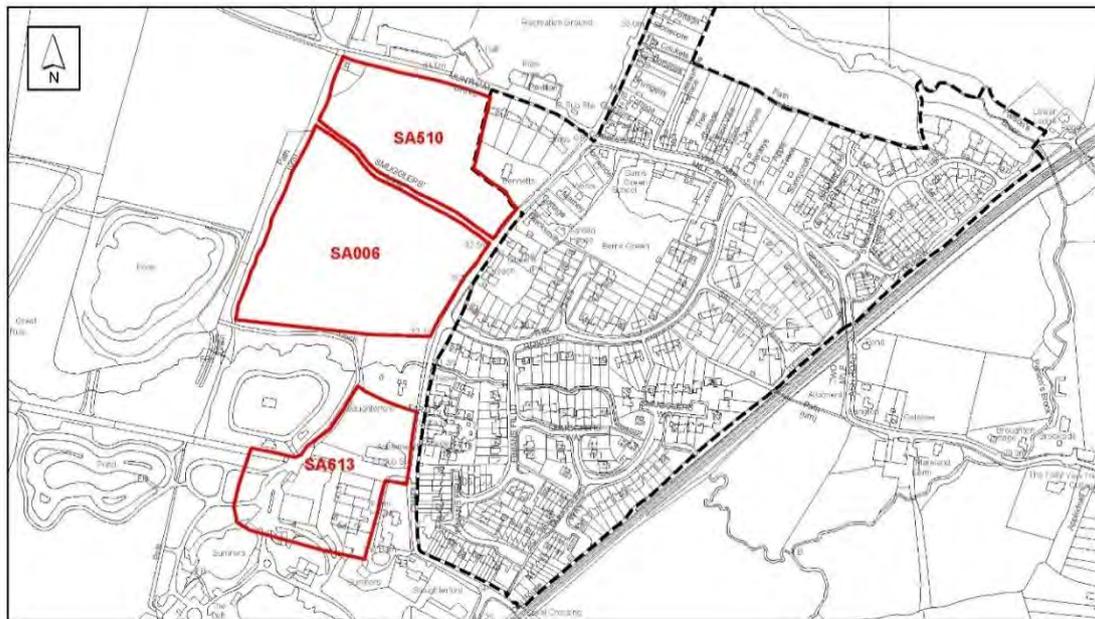
It is considered that the site has potential for allocation subject to the inclusion of suitable measures to protect ancient woodland and mitigate impacts on adjacent listed buildings.

Estimated Housing Numbers: 50

Site Name: Land South of Muntham Drive, Barns Green

SA510

Site Map:



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**Local Plan Review 2021
Barns Green**

Reference No:	Date: 29/06/2021	Scale: 1:4,000 at A4
Drawing No:	Drawn:	Checked:
		Revisions:

Parish: Itchingfield

Site Area: 1.85Ha

Site Location: The site lies within the countryside adjoining the western built up area boundary of Barns Green.

Site Description: The site is an open grass field with a small hobby-farm in the north west corner. Agricultural fields are located to the south and west, the village hall to the north and low density housing to the east which comprises a Grade II Listed Building (Bennetts, Chapel Road). The site is relatively flat with public rights of way running along the western and southern boundary. Most of the sites boundary comprises of hedgerow with semi-mature / mature trees.

Site Assessment Conclusion:

Barns Green is classified as a medium settlement in the Council's settlement hierarchy and is assessed as being able to accommodate some growth relative to its status in the hierarchy. There are reasonable services and facilities within the village including a primary school and local stores and would be within walking distance of the site. The village has a good variety of clubs and societies for all interests and ages. The village does rely on other

services and facilities in other settlements, but there is a bus service and community transport scheme.

The site does not lie within or near a protected landscape. The site is flat grazing field with hedgerow and trees along the boundary. The Council's Landscape Capacity Study (2020) found the site to have low-moderate capacity.

The site and surrounding land are not designated for their biodiversity importance. The site is within a Bat Sustenance Zone and Ancient Woodland (Great Field Rue) is located to the south-west.

The site has potential for allocation subject to the inclusion of suitable measures to protect ancient woodland, but this is not thought to be an impediment that could not be overcome.

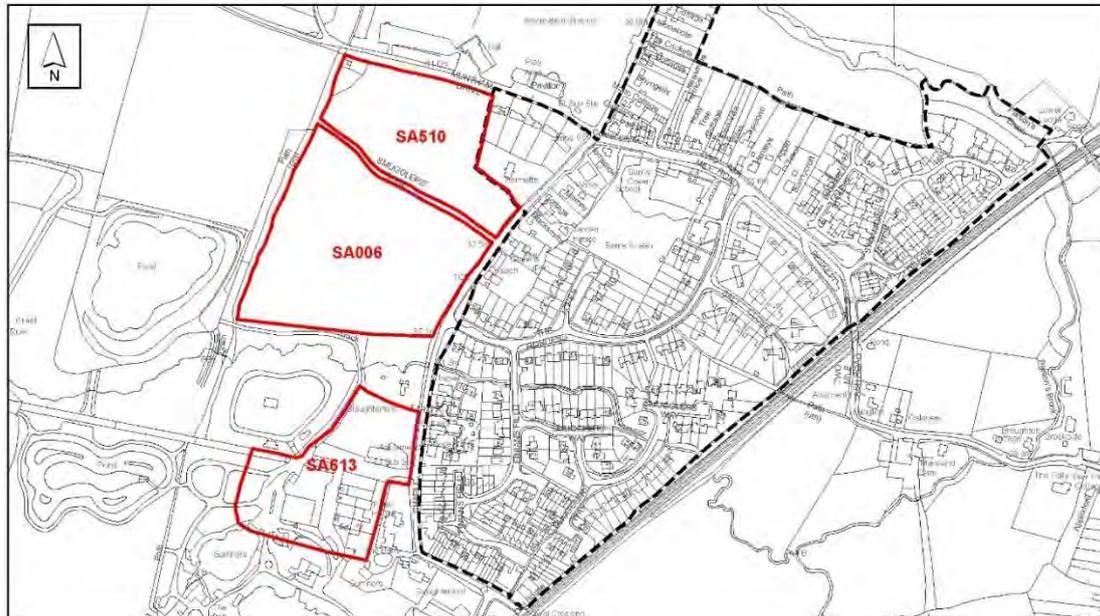
The site itself does not contain any known heritage assets. However, it does adjoin several Grade II Listed Buildings (Bennetts, Blacksmiths Cottage and The Queens Head public house) to the east.

It is considered that the site has potential for allocation subject to the inclusion of suitable measures to protect ancient woodland and mitigate impacts on adjacent listed buildings.

Estimated Housing Numbers: 25

Site Name: Land at Slaughterford Farm (Sumners Pond), Barns Green	SA613
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Site Map:



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Drawing No:	Drawn:	Checked:								
Revisions:										

Parish: Itchingfield

Site Area: 1.5Ha

Site Location: The site adjoins the western built up area boundary of Barns Green.

Site Description: The site is relatively flat and comprises of employment uses within the southern boundary and open grassland used for parking in the northern section. The main camping ground is located to the west of the site, Sumners pond to the south, low density residential to the east and a Grade II Listed Building (Little Slaughterford) to the north. The site is currently used for a number of tourism uses and provides local employment.

Site Assessment Conclusion:

Barns Green is classified as a medium settlement in the Council's settlement hierarchy and is assessed as being able to accommodate some growth relative to its status in the hierarchy. There are reasonable services and facilities within the village including a primary school and local stores and would be within walking distance of the site. The village has a good variety of clubs and societies for all interests and ages. The village does rely on other services and facilities in other settlements, but there is a bus service and community transport scheme.

This is a mixed use proposal, with the site being promoted with an opportunity to increase the level of employment onsite, equating to circa 1,000sqm with a further 335sqm of proposed mezzanine space. An increase of 495sqm than the existing employment floor space provided and would help provide local employment.

The site is part of the Sumners Ponds Farm and camping site – the presence of intrusive modern farm buildings, car parks, caravan and camping facilities erode the rural character and together with its overall low-moderate visual sensitivity result in a moderate capacity to absorb development on this site.

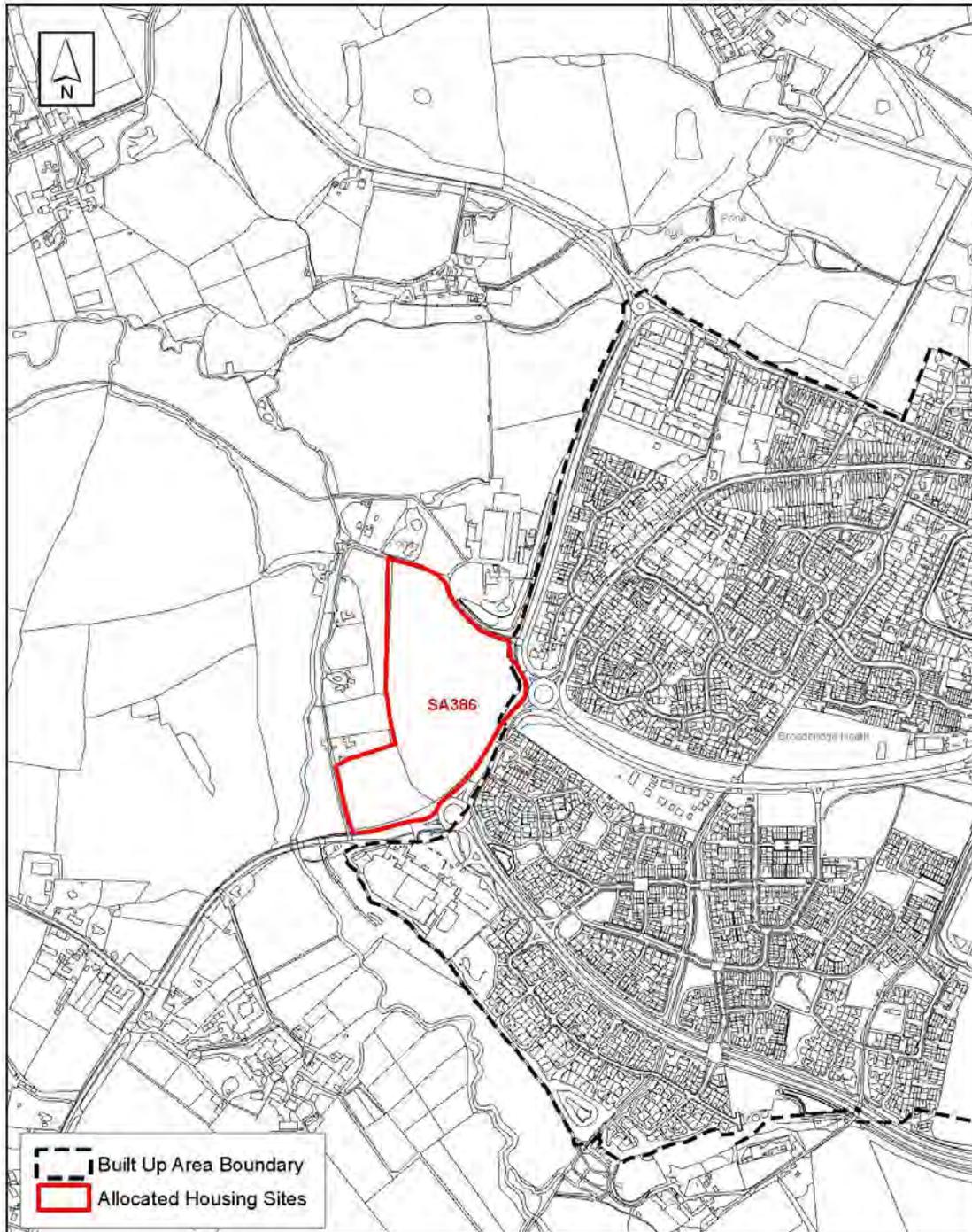
The site and surrounding land are not designated for their biodiversity importance. The site is within a Bat Sustenance Zone. There are no heritage assets contained within the site itself. However, one Grade II Listed Building (Little Slaughterford) adjoins the northern boundary

The site is proposed for allocation in the submission version of the Itchingfield Neighbourhood Plan. The Examiner has concluded that the plan meets the Basic conditions, but has not yet been through referendum or been 'Made'. If the Neighbourhood Plan is 'made' relevant policies in the Neighbourhood Plan would apply.

It is therefore considered that the site has potential for allocation.

Estimated Housing Numbers: 30

Broadbridge Heath



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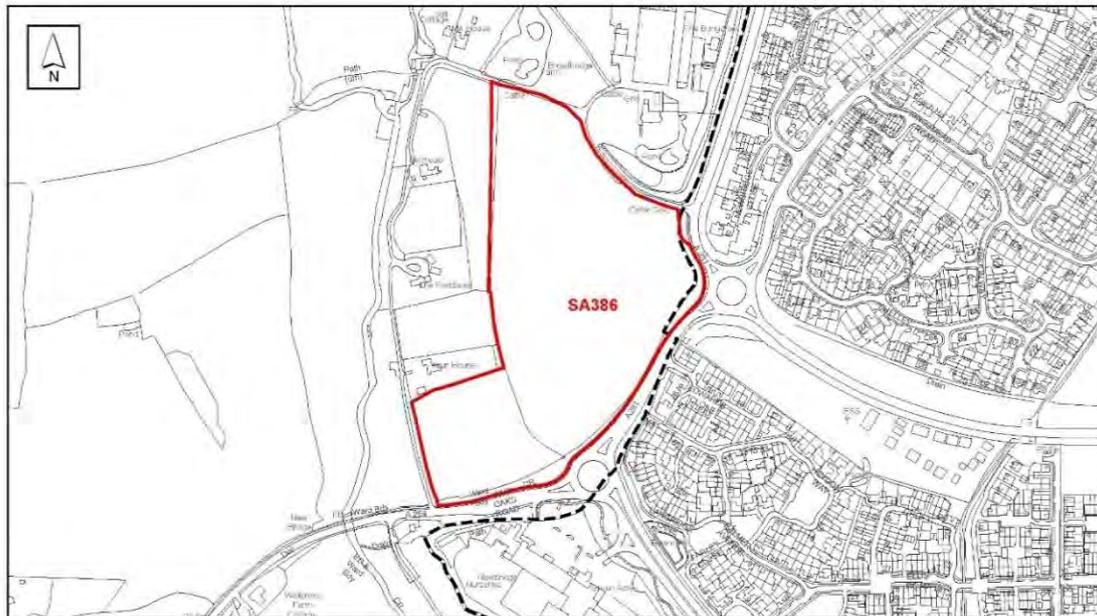
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**Local Plan 2021
 Small Site Allocations
 BROADBRIDGE HEATH**

Reference No :	
Date: 28/06/2021	Scale : 1:8,000 at A4
Drawing No :	Revisions :

Site Name: Land at Lower Broadbridge Farm, near Broadbridge Heath **SA386**

Site Map:



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**Local Plan Review 2021
Slinfold / Broadbridge Heath**

Reference No :	Date : 29/06/2021	Scale : 1:4,000 at A4
Drawing No :	Drawn :	Checked :
		Revisions :

Parish: Slinfold

Site Area: 6.3 hectares

Site Location: This site is located on the western edge of Broadbridge Heath, close to the older built form to the north, and the more recent extension to the south. The site has been submitted by two different site promoters in conjunction with two other adjacent sites, including land opposite Lawson Hunt industrial estate which is considered separately. This assessment focuses on SA386. Other adjoining sites put forward by the promoter are separately assessed.

Site Description: The site is located to the west of Broadbridge Heath and is largely comprised of agricultural land. It is bound by mature and semi-mature trees and numerous tree belts reduce views through the site and obscure the small number of residential dwellings to the west of the site. A Public Right of Way runs adjacent to the northern boundary of the site and the A264/A281 bounds the southern and south eastern edge of the site.

Site Assessment Conclusion:

The site is adjacent to Broadbridge Heath in Slinfold Parish and if it were developed would form part of its urban area. This settlement is classified as a small Towns and Larger Village and has a good range of services and facilities and is therefore seen as being able to accommodate reasonable levels of development. The site is also adjoins the A281 and A264 and is relatively close to Horsham where there is a wider range of services, facilities and employment opportunities.

The site does not lie within or near a protected landscape. The Council's Landscape Capacity Assessment Report (2020) found most of the site to have a moderate capacity for housing (albeit no/low capacity towards the south western part of the site). The site is relatively flat with mature and semi-mature trees sited along most of the boundaries and forming tree belts within the site.

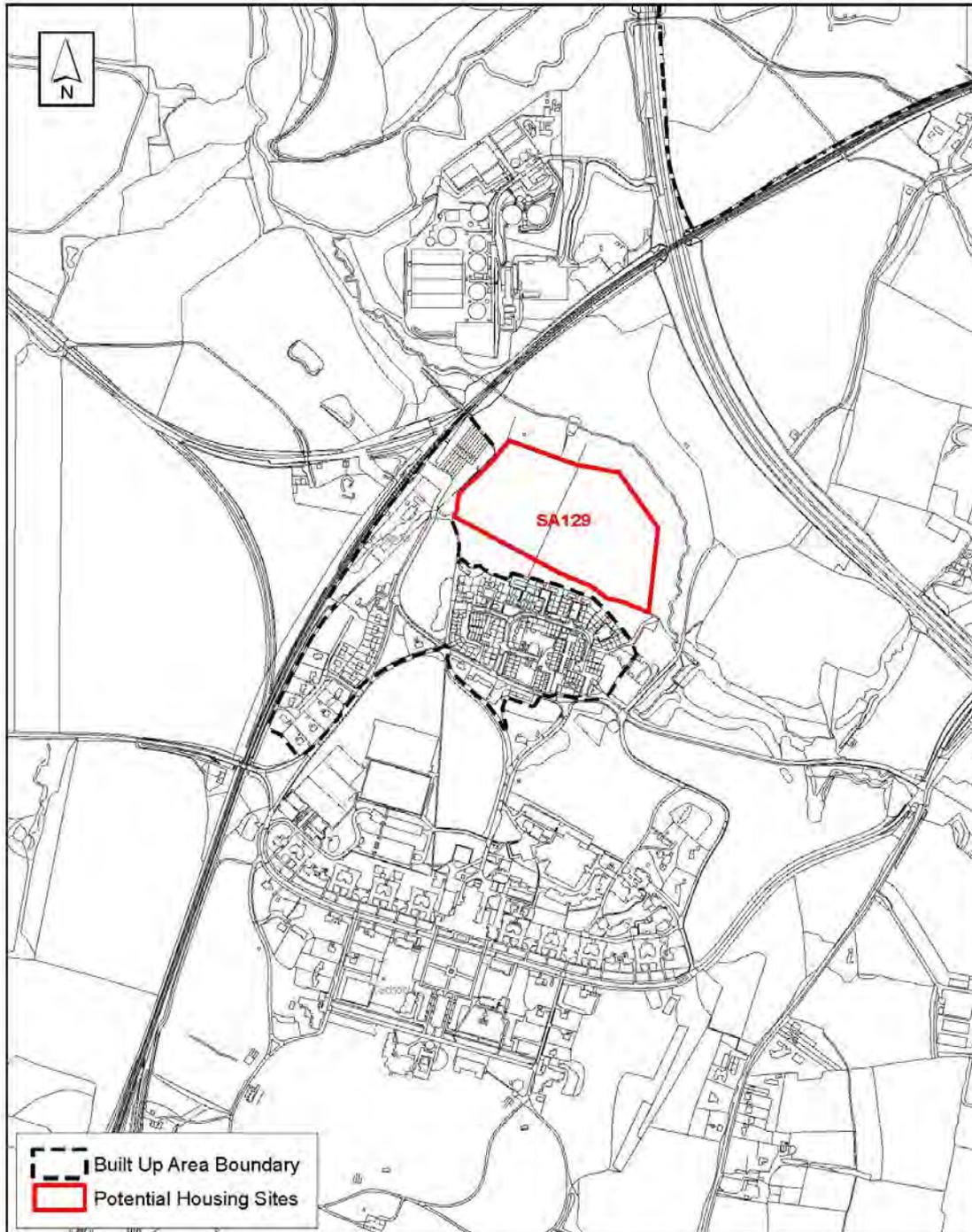
The site and surrounding land are not designated for their biodiversity importance. The site is within a Bat Sustenance Zone. The site does not contain any designated heritage assets, although an Archaeological Site lies to the north west. The Grade II listed Lower Broadbridge Farmhouse lies to the north east of the site and the Grade II listed Mill House and Mill Cottage are sited to the immediate north.

Part of the site is affected by Flood Zones 2 and 3. This adjoins the western edge of the site which is considered to have less potential for development than the eastern portion of the site. The Landscape Masterplan submitted by the promoter shows that no development is proposed in the areas of land with flood risk. A high pressure Gas pipeline also runs through the site.

Overall the site has potential for allocation, though environmental (trees, noise, listed buildings) issues would likely require mitigation. Development would need to have appropriate regard for the High Pressure Gas Pipeline that runs through the site.

Estimated Housing Numbers: 150

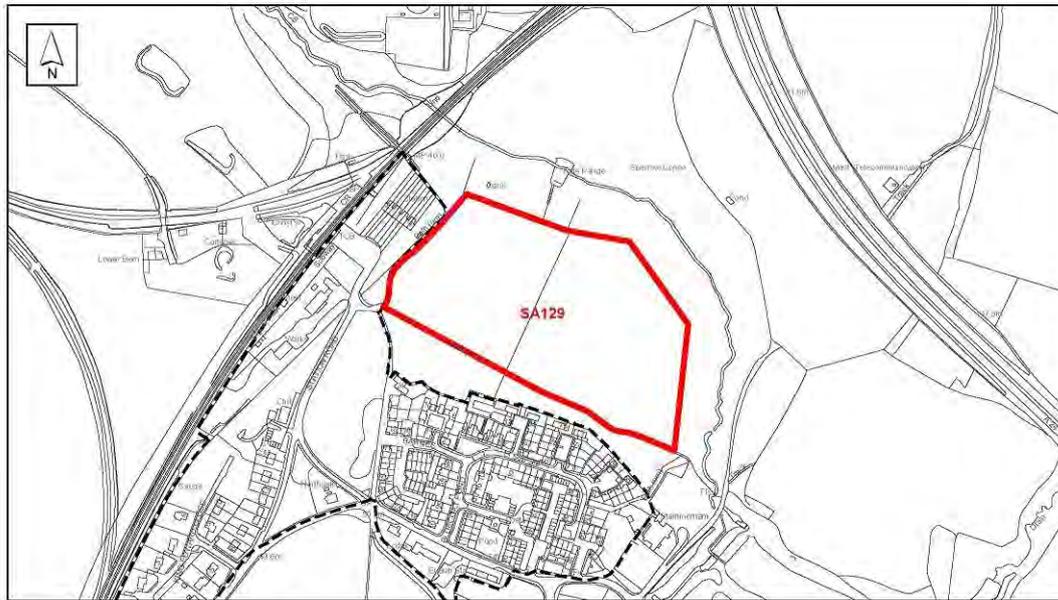
Christ's Hospital



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Local Plan 2021 Small Site Allocations CHRISTS HOSPITAL	
Reference No :	
Date: 30/06/2021	Scale : 1:8,000 at A4
Drawing No :	Revisions :

Site Name: Land at Christ's Hospital, The Warren**SA129****Site Map:****Horsham District Council**

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Christ's Hospital

Reference No:

Date: 09/01/2020

Scale: 1: 4,000 at A4

Drawing No:

Drawn:

Checked:

Revisions

Parish: Southwater**Site Area:** 5.7 hectares**Site Location:** The site is in the countryside, outside the built-up area boundary of Christ's Hospital and adjacent to Christ's Hospital station.**Site Description:** The site is in agricultural use and comprises grassland. A number of mature trees are dotted across the site.**Site Assessment Conclusion:**

Christ's Hospital is identified as a small village in the settlement hierarchy but is considered able to accommodate a limited amount of development. Although there are relatively limited services locally, the site is close to the Christ's Hospital leisure complex which is open to the public. The site is also located approximately 80m to the east of Christ's Hospital station which has regular services to Horsham, Crawley and beyond and is therefore considered to be a sustainable location with regards to public transport.

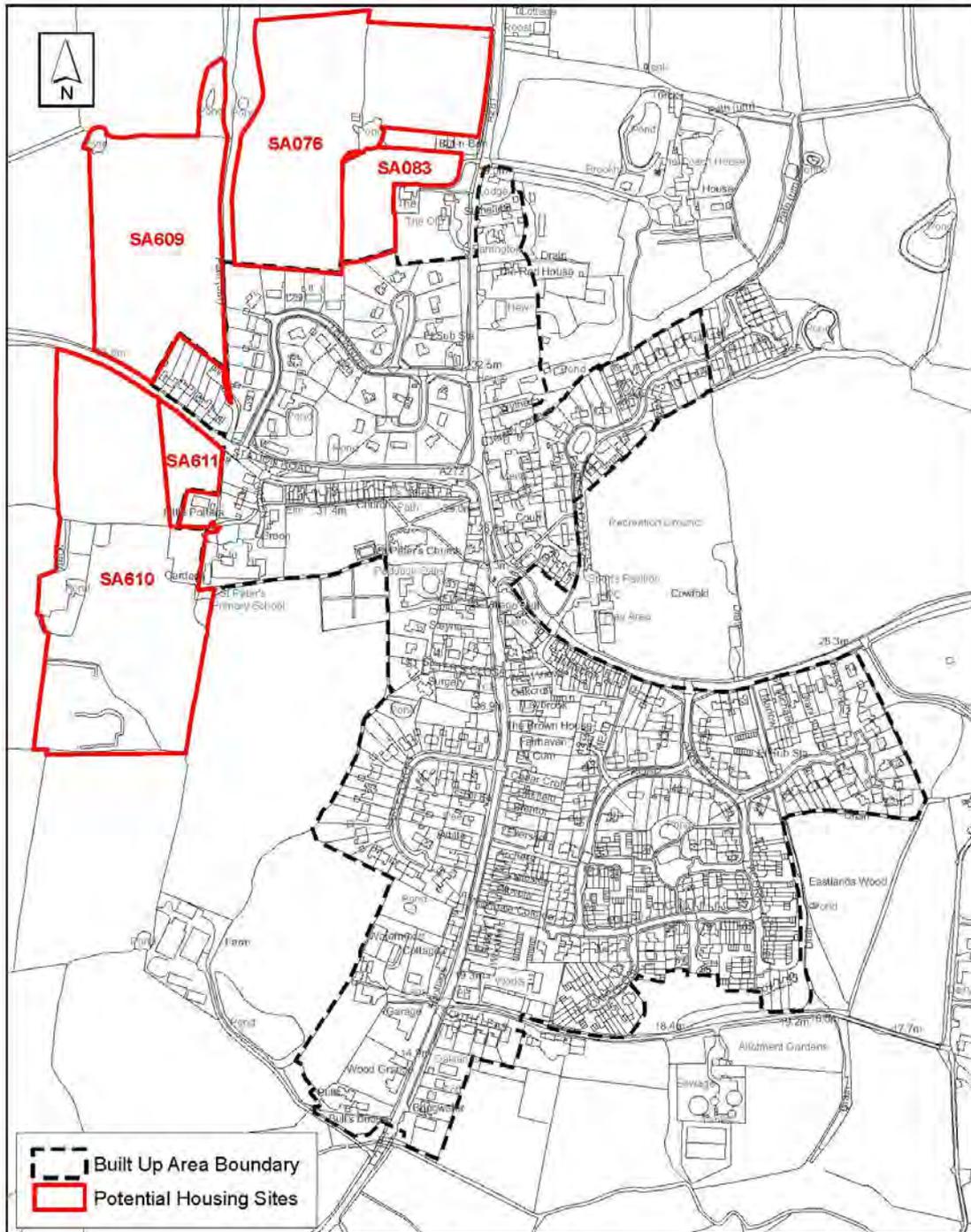
The 2020 landscape capacity assessment has identified this site as being located within Local Landscape Character Area 30: Christ's Hospital. The Study states: "the parkland landscape, historic buildings and their distinctive setting, together with its wider importance within the District results in a landscape which is highly sensitive to large-scale development". It identifies that there is a low-moderate capacity to accommodate medium scale housing. The land to the immediate north of the site is designated as a Local Wildlife Site and Ancient Woodland, which would require a 15m buffer to any new development. There are also mature trees on the western portion of the site which should be retained. There are no other significant environmental impacts which have been identified on the site.

Given the wider landscape impacts the western section of the site is not considered suitable for development. The eastern part of the site could have potential for allocation if a scheme can be designed which limits any impacts on the trees on site and their root protection areas; satisfactory mitigation can be provided for vehicular access and parking at the site and in

the immediate surroundings; and satisfactory mitigation can be designed for the existing public rights of way on the western and southern parts of the site.

Estimated Housing Numbers: 20 dwellings, on the eastern part of the site.

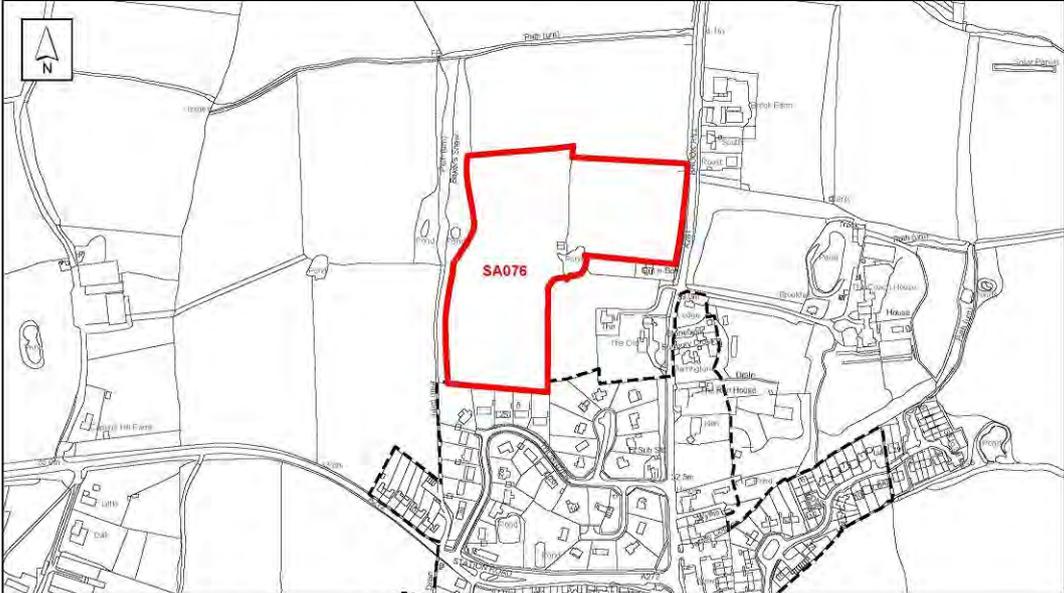
Cowfold



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Local Plan 2021 Small Site Allocations COWFOLD	
Reference No :	
Date : 30/06/2021	Scale : 1:5,000 at A4
Drawing No :	Revisions :

Site Name: Land at Brook Hill		SA076	
Site Map:			
			
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Reference No :	Date : 11/02/2020	Scale : 1 : 4,000 at A4	
Drawing No :	Drawn :	Checked :	Revisions :
Parish: Cowfold			
Site Area: 4.0 hectares			
Site Location:			
The site is in the countryside north of Cowfold and abuts the Built Up Area Boundary along part of the southern edge.			
Site Description:			
The site consists of one large rectangular grassy field and a smaller square field to the northeast. The large field dips steeply to the north and shallowly to the south from a relatively flat central area. The small square field dips very steeply to the north.			
Site Assessment Conclusion:			
Cowfold is classified as a medium settlement in the Council's settlement hierarchy and is assessed as being able to accommodate some growth relative to its status in the hierarchy. There are reasonable services and facilities within the village including a primary school, GP surgery and local stores and would be within walking distance of the site.			
The site is not located within a protected landscape, and is not designated as being of nature conservation importance. There is however potential for the site to be visible from the High Weald AONB, and this would need to be taken into account as part of any design. There are no listed buildings in the immediate proximity of the site. The Cowfold Air Quality Management Area lies close to the site and any development would be required to address the AQMA, including promotion of active/sustainable travel, in line with the Cowfold Air Quality Action Plan 2013 and the Council's Air Quality Planning Guidance.			
The site, in combination with SA083, is proposed for allocation in the submission version of the Cowfold Neighbourhood Plan. The plan has now passed the examination stage and the Examiner has recommended that the plan can proceed to the referendum stage.			

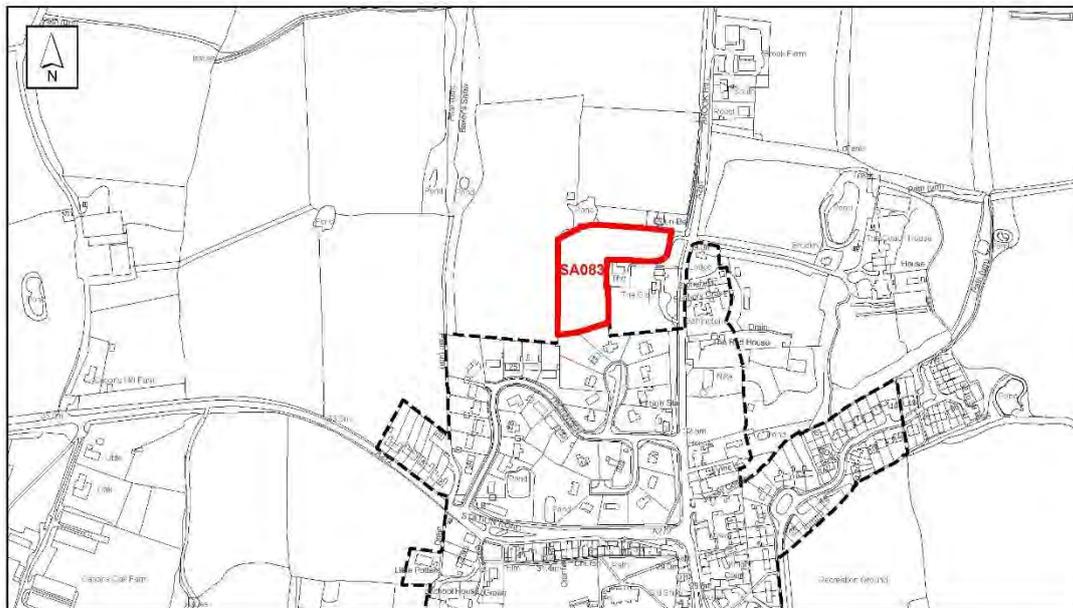
The site is considered to have the potential for development as part of a comprehensive scheme with SA083, subject to further work on access arrangements onto the A281 and a scheme which takes account of landscape impacts on the northern section of the site.

Estimated Housing Numbers: 35 (with SA083)

Site Name: Cowfold Glebe

SA083

Site Map:



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<p>Reproduced by permission of Ordnance Survey map on behalf of HMSO. © Crown copyright and database rights (2020). Ordnance Survey Licence: 100023885</p>		<p>Reference No: _____</p>	<p>Date: 20/08/2020</p>
<p>Drawing No: _____</p>	<p>Drawn: _____</p>	<p>Checked: _____</p>	<p>Scale: 1:4,000 at A4 Revisions: _____</p>

Parish: Cowfold

Site Area: 0.79 hectares

Site Location: The site is in the countryside north of Cowfold and abuts the Built Up Area Boundary along part of the southern edge.

Site Description: The site is an inverted "L" shaped field with hedgerows and trees along the boundaries. It adjoins a residential property to the east.

Site Assessment Conclusion:

Cowfold is classified as a medium settlement in the Council's settlement hierarchy and is assessed as being able to accommodate some growth relative to its status in the hierarchy. There are reasonable services and facilities within the village including a primary school, GP surgery and local stores and would be within walking distance of the site.

The site is not located within a protected landscape, and is not designated as being of nature conservation importance. There is however potential for the site to be visible from the High Weald AONB, and this would need to be taken into account as part of any design. There are no listed buildings in the immediate proximity of the site. The Cowfold Air Quality Management Area lies close to the site and any development would be required to address the AQMA, including promotion of active/sustainable travel, in line with the Cowfold Air Quality Action Plan 2013 and the Council's Air Quality Planning Guidance.

The site, in combination with SA083, is proposed for allocation in the submission version of the Cowfold Neighbourhood Plan. The plan has now passed the examination stage and the Examiner has recommended that the plan can proceed to the referendum stage.

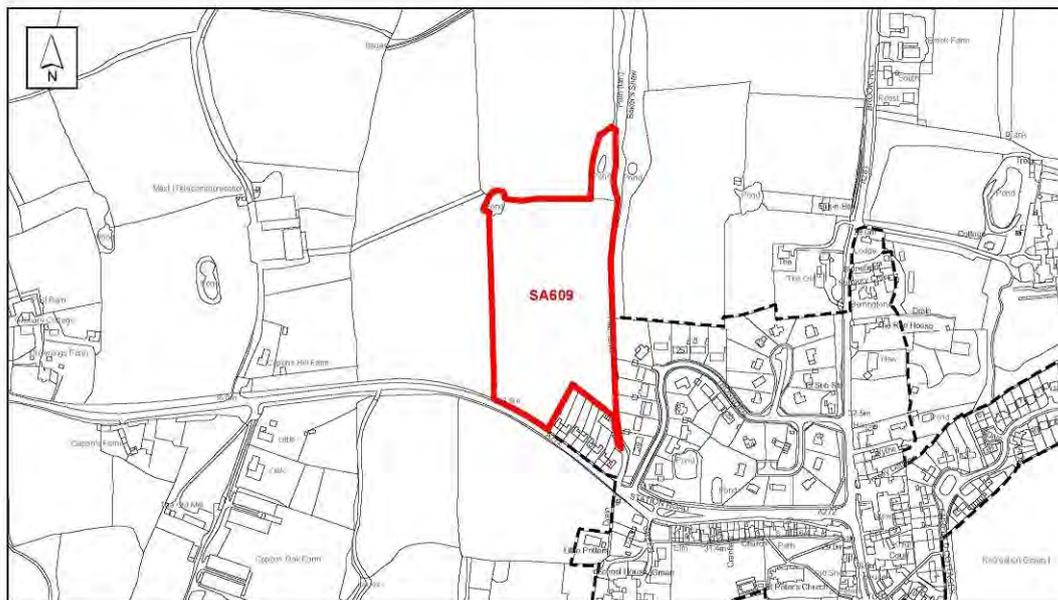
The site is considered to have the potential for development as part of a comprehensive scheme with SA076, subject to further work on access arrangements onto the A281 and a scheme which takes account of landscape impacts on the northern section of the site.

Estimated Housing Numbers: 35 (with SA076)

Site Name: Field West of Cowfold, North of A272

SA609

Site Map:



Horsham District Council

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Cowfold

Reference No :	Date : 11/02/2020	Scale : 1: 4,000 at A4
Drawing No :	Drawn :	Checked :
		Revisions

Parish: Cowfold

Site Area: 2.9 hectares

Site Location: The site is in the countryside north of Cowfold and abuts the Built Up Area Boundary along part of the southeastern edge.

Site Description: The site is a rectangular grass pasture sloping from north to south surrounded by hedgerows with some mature trees.

Site Assessment Conclusion:

Cowfold is classified as a medium settlement in the Council's settlement hierarchy and is assessed as being able to accommodate some growth relative to its status in the hierarchy. There are reasonable services and facilities within the village including a primary school, GP surgery and local stores and would be within walking distance of the site. The site is directly accessible from the A281.

The site is not located within a protected landscape, and would not be visible from the High Weald AONB. The site is not designated as being of nature conservation importance. The site promoter has undertaken detailed ecological surveys which do not indicate the

presence of protected species although this would need to be kept under review. There are no heritage assets within the immediate setting of the site.

The Cowfold Air Quality Management Area lies close to the site and any development would be required to address the AQMA, including promotion of active/sustainable travel, in line with the Cowfold Air Quality Action Plan 2013 and the Council's Air Quality Planning Guidance.

The site is not proposed for allocation in the submission version of the Cowfold Neighbourhood Plan. In view of the increased housing targets placed on the Council, it is considered this site has potential for allocation.

Estimated Housing Numbers: 35

Site Name: Fields West of Cowfold, South of A272**SA610 & SA611****Site Map:****Horsham District Council**

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Cowfold

Reference No :	Date : 20/08/2020	Scale : 1 : 4,000 at A4
Drawing No :	Drawn :	Checked :
		Revisions :

Parish: Cowfold**Site Area:** 5.4 hectares

Site Location: The site consists of two jointly appraised parcels of land in the countryside south west of Cowfold. It abuts the Built Up Area Boundary along part of the northeastern edge

Site Description: The site consists of two fields of grass pasture sloping from north to south surrounded by hedgerows with some mature trees. The southern field contains woodland in its northwest and southwest corners.

Site Assessment Conclusion:

Cowfold is classified as a medium settlement in the Council's settlement hierarchy and is assessed as being able to accommodate some growth relative to its status in the hierarchy. There are reasonable services and facilities within the village including a primary school, GP surgery and local stores and would be within walking distance of the site. The site is directly accessible from the A281.

The site is not located within a protected landscape, and would not be visible from the High Weald AONB. The site is not designated as being of nature conservation importance. The site promoter has undertaken detailed ecological surveys which do not indicate the presence of protected species although this would need to be kept under review.

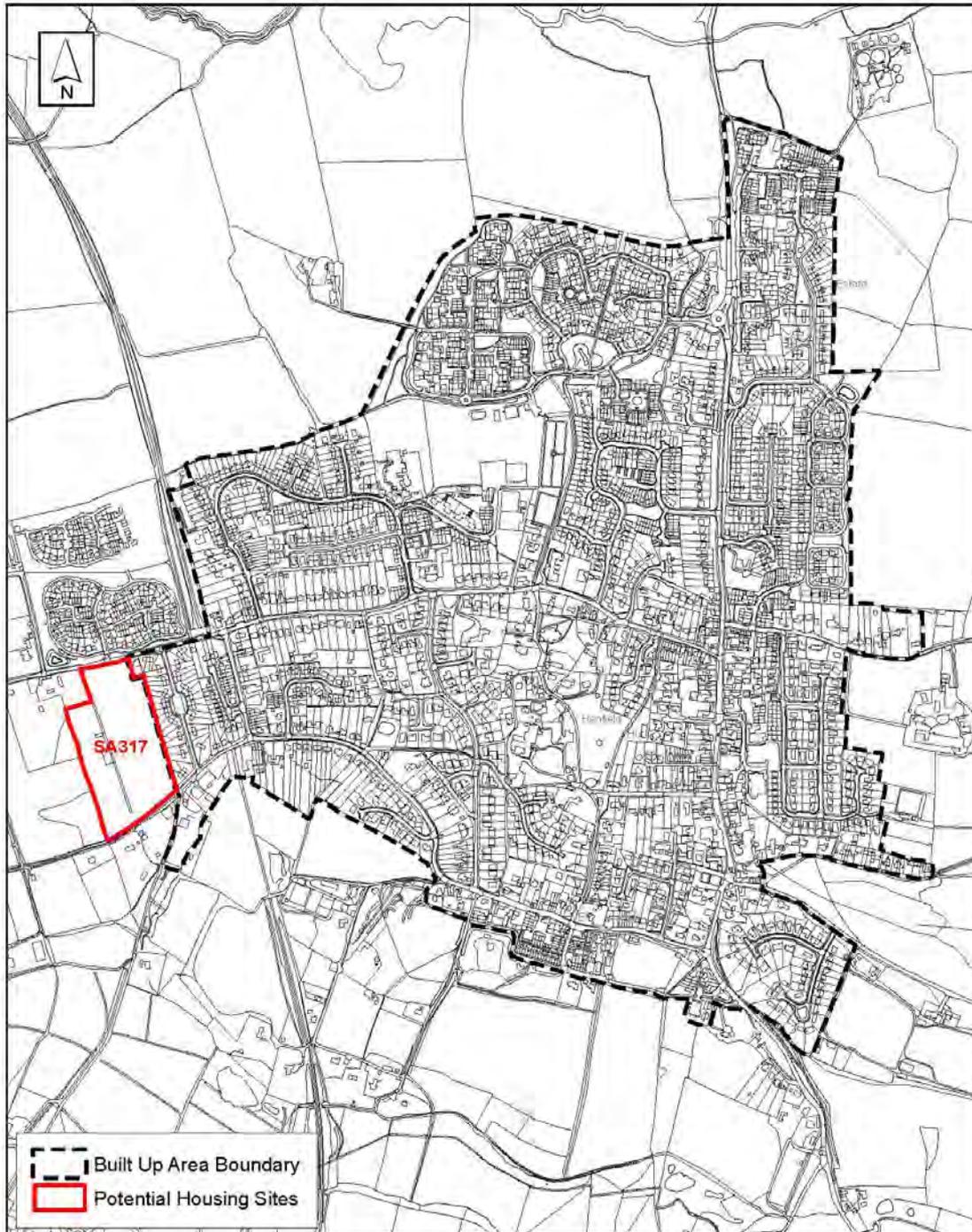
The site is entirely within an Archaeological Notification Area, being a site associated with Medieval Pottery Industry. Appropriate assessment and, if necessary, mitigation provided should the site come forward for development. The site lies adjacent to the Conservation Area. A Heritage Statement may be required before any development could come forward.

The site is proposed for allocation in the submission version of the Cowfold Neighbourhood Plan. The plan has now passed the examination stage and the Examiner has recommended

that the plan can proceed to the referendum stage. It is therefore considered that the northern part of the site is considered to have the potential for development subject to suitable environmental mitigation including heritage impacts being provided.

Estimated Housing Numbers: 35

Henfield

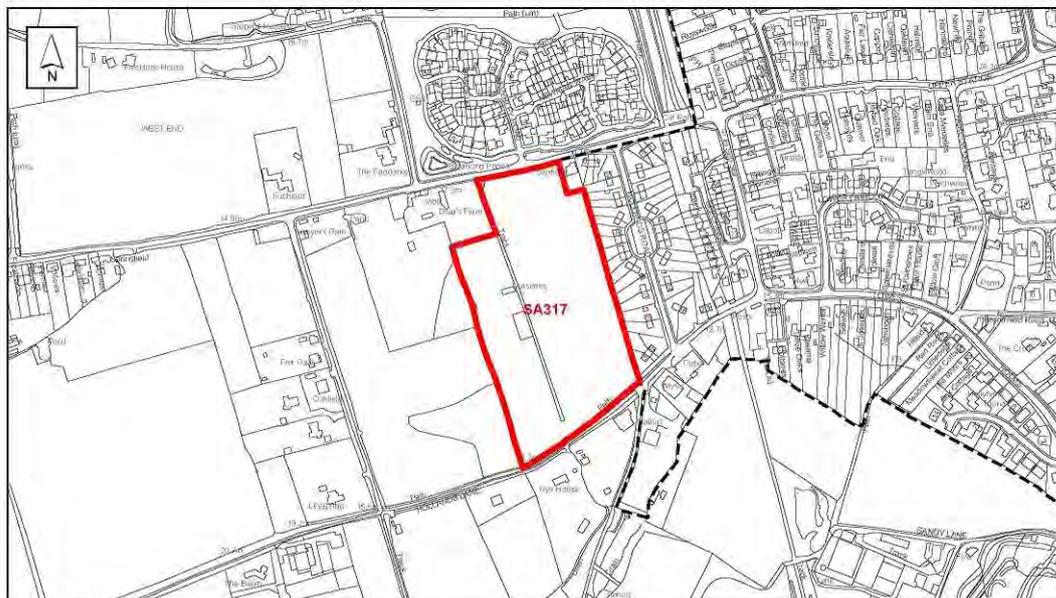


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Local Plan 2021
Small Site Allocations
HENFIELD

Reference No :	
Date: 30/06/2021	Scale : 1:9,000 at A4
Drawing No :	Revisions :

Site Name: Land at Sandgate Nurseries**SA317****Site Map:****Horsham District Council**

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Henfield

Reference No :

Date : 09/01/2020

Scale : 1 : 4,000 at A4

Drawing No :

Drawn :

Checked :

Revisions :

Parish: Henfield**Site Area:** 3.8

Site Location: The site is located on the western edge of Henfield adjoining the built up area boundary but lies outside the existing built up area boundary. The character is predominantly rural in nature.

Site Description: The greenfield site is relatively flat and located on the western edge of Henfield Village. West End Lane bounds the site to the north with residential development abutting the eastern boundary is Holland Road estate. To the west are a number of paddocks and enclosed greenfields. There has been recent development implemented to the north of the site and there is an opportunity to 'round off' development at this location with a sensitive proposal.

Site Assessment Conclusion:

Henfield is classified as a small Towns and Larger Village. The settlement has a good range of services and facilities including a primary school, GP surgery, leisure centre and a range of shops in the village centre. The settlement is therefore considered to be able to accommodate reasonable levels of development. The site is located on the western edge of the village and is within reasonable proximity of these services. Henfield is located on the A281 and is relatively accessible to the strategic road network connecting to Brighton and to Horsham. There is good prospect of access onto both West End Lane to the north and/or Hollands Lane to the south

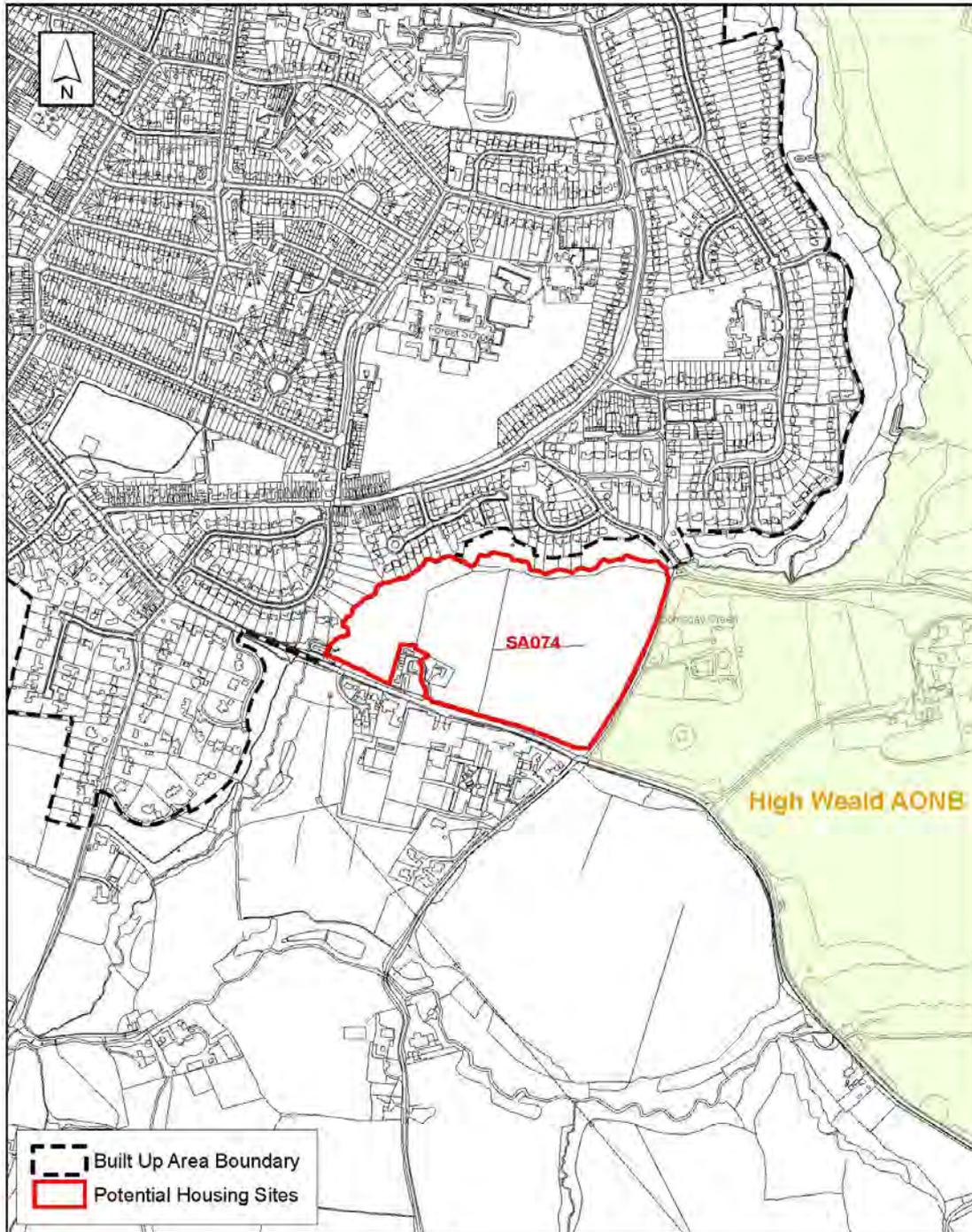
The site is relatively rural in character, given its location on the urban / rural fringe of the village and any development would need to be carefully designed. The site is not however located in an area designated for its landscape importance. The site and surrounding land is not designated as important for nature conservation. Dears Farmhouse is a Grade II listed building and lies at the north-east corner of the site. The setting of this building would

need to be given careful consideration in terms of the design and layout of any scheme that were to come forward in this location.

This site is not allocated in the Henfield Neighbourhood Plan. In view of the increased housing targets placed on the Council, it is considered this site has potential for allocation in addition to the sites identified by the Parish. Any allocation will need to be sensitively designed to take account of its relatively rural setting and the proximity of the listed building.

Estimated Housing Numbers: 55

Horsham Town

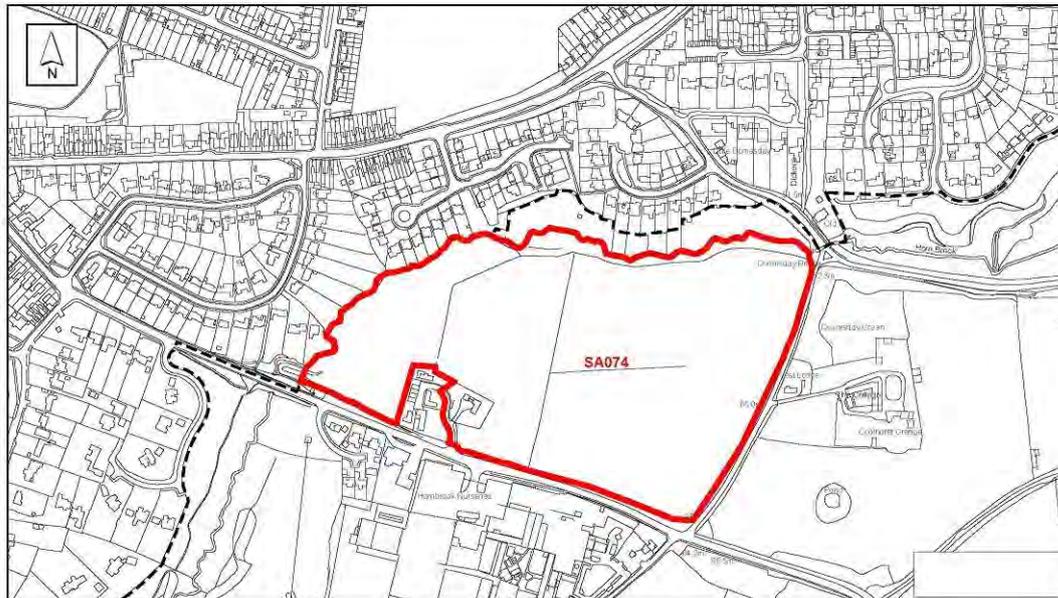


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**Local Plan 2021
 Small Site Allocations
 HORSHAM (Forest)**

Reference No :	
Date : 30/06/2021	Scale : 1:8,000 at A4
Drawing No :	Revisions :

Site Name: Land at Hornbrook Farm**SA074****Site Map:****Horsham District Council**

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Horsham Forest

Reference No:

Date: 20/01/2020

Scale: 1:12,000 at A4

Drawing No:

Drawn:

Checked:

Revisions

Parish: Horsham Forest**Site Area:** 10.45 ha

Site Location: The site is in the countryside and adjoins the south-eastern built up area boundary of Horsham town. Hornbrook forms the site's northern boundary with residential development beyond this. Hornbrook Hill road delineates the site's southwestern boundary with commercial development, woodland, grassland pasture and residential housing beyond this and Doomsday Lane marks the site's eastern boundary with grassland pasture beyond this. To the east of Doomsday Lane also delineates the boundary of the High Weald Area of Outstanding Natural Beauty (AONB).

Site Description: The site is relatively rural in character comprising grassland. The A281 runs along the southern boundary of the site and the remaining boundaries comprise mature trees and hedgerows. A number of mature trees are located along the centre line of the site.

Site Assessment Conclusion:

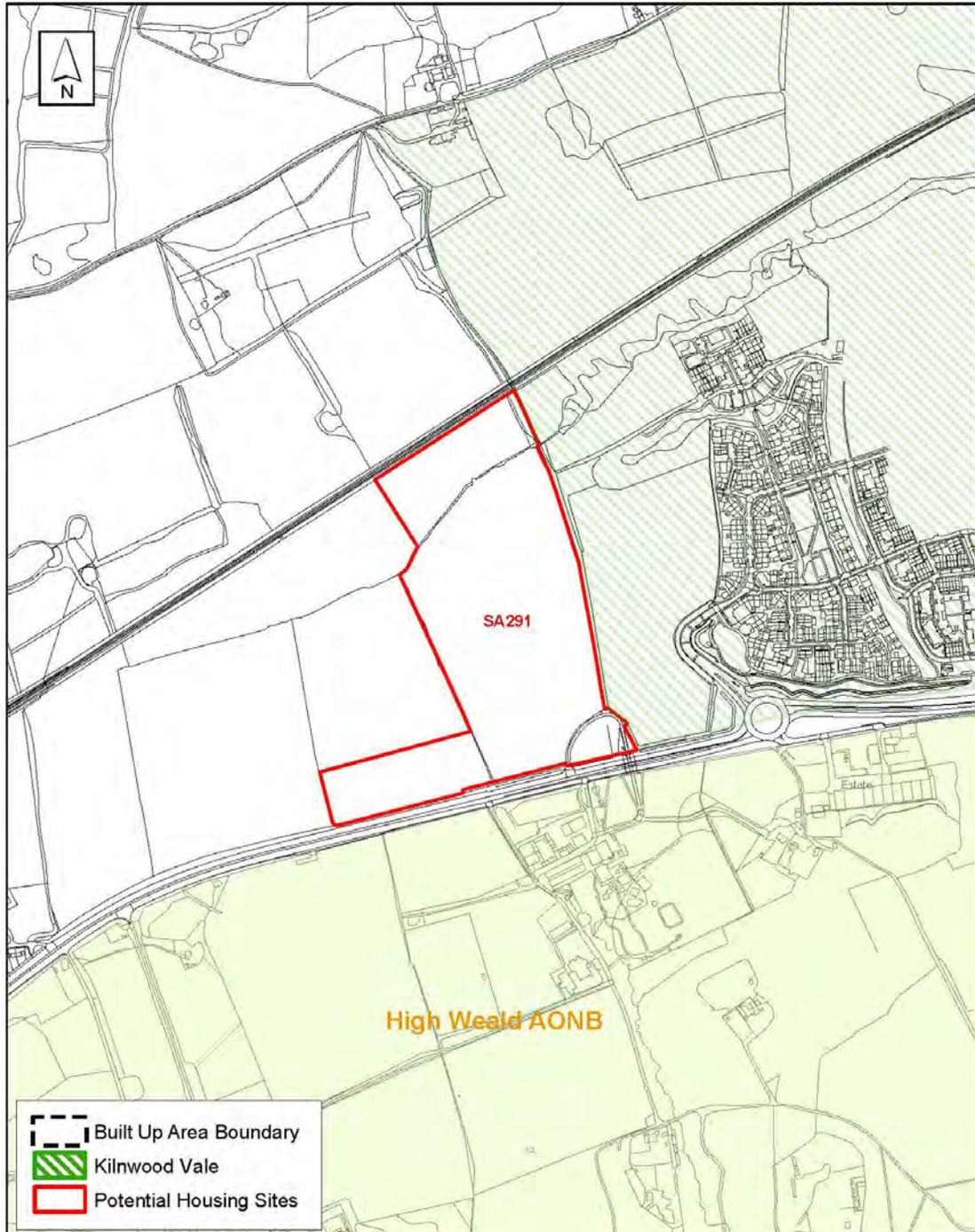
Horsham is the main town in the District and has a wide range of services, facilities and local employment. There are a number of primary and secondary schools, GP surgeries, and district level facilities such as cinemas, and leisure centres. The town has two railway stations and the most regular bus services in the District. The site is located on the eastern edge of the town and there is good proximity to the facilities the town offers with direct access from the site on to the A281.

The site is not located in an area designated for its importance for landscape importance but is on the boundary with the AONB. The south eastern corner of the site is elevated and development in this section of the site would have an adverse impact on the setting of this landscape. The site is not designated as being of importance for nature conservation, but development would be expected to ensure hedgerows, mature trees and the integrity of the river are protected and enhanced. The site is within the setting of Falcon Lodge Hillier Cottage, a Grade II listed building to the south east. The setting of this building would need to be protected.

The site is considered to have potential for development. However the south eastern corner of the site should be excluded from any built development and development would need to be sensitively designed to ensure that the impact on the AONB and nearby listed building is not adversely affected.

Estimated Housing Numbers: 100

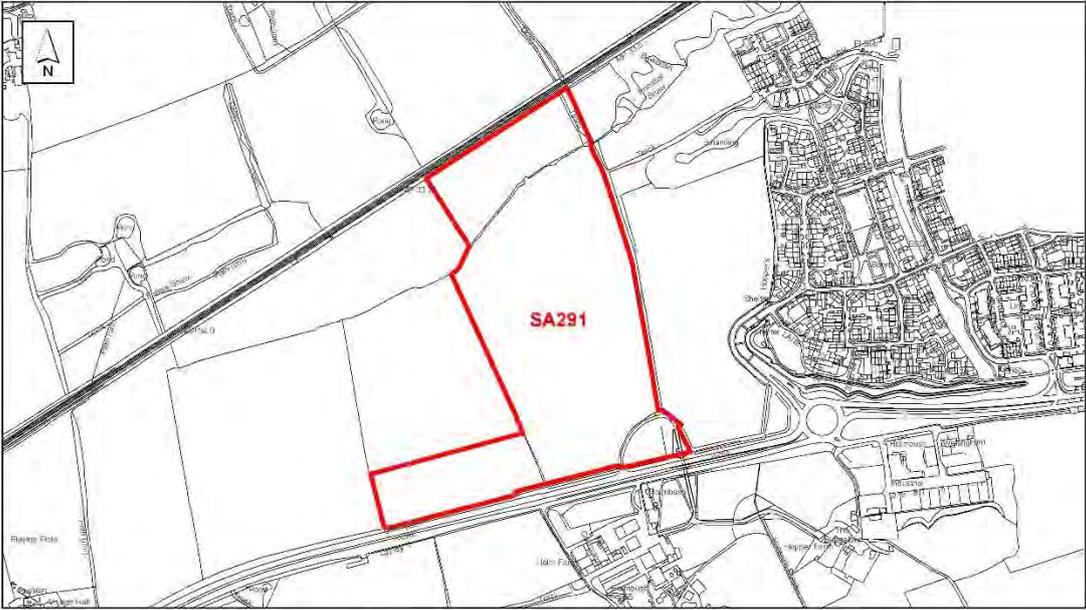
Kilnwood Vale, West of Crawley



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Local Plan 2021 Small Site Allocations WEST OF KILNWOOD VALE	
Reference No :	
Date: 30/06/2021	Scale : 1:8,000 at A4
Drawing No :	Revisions :

Site Name: Land West of Kilnwood Vale		SA291	
Site Map:			
			
Horsham District Council Parkside, Chart Way, Horsham West Sussex RH12 1RL Barbara Childs : Director of Place		Local Plan Review 2021 Colgate	
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		Drawing No :	Checked :
		Drawn :	Scale : 1:6,000 at A4 Revisions :
Parish: Colgate			
Site Area: 15.6 hectares			
Site Location: The site lies in the countryside to the west of the Kilnwood Vale strategic development site and north of the A264. To the south of the A264 lies the High Weald Area of Outstanding Natural Beauty (AONB).			
Site Description: The site is relatively flat and formed of agricultural fields. Bewbush Brook runs through the site at its northern end and the railway line bounds the land to the north. The site is also bounded by hedgerows and some mature trees. Due to the proximity of the site to Gatwick Airport much of the site lies within aerodrome safeguarding areas.			
Site Assessment Conclusion:			
<p>Kilnwood Vale is identified as a large village/small town in the proposed settlement hierarchy and is considered able to sustain further development. Kilnwood Vale is a new neighbourhood for Crawley which is located in Horsham District. The development will when complete have a range of services and facilities and is also in close proximity to Crawley which is the economic focus for North-west Sussex. It is however considered that any development that comes forward in this location would need to contribute to the infrastructure of the Kilnwood Vale development and not place additional pressure on the new services which are delivered in this location. The town has a wide range of services, facilities and local employment. There are a number of primary and secondary schools, GP surgeries, and district level facilities such as cinemas, and leisure centres. The site is relatively close to Faygate railway station (albeit services from this station are limited). Crawley itself has the 'fastway' bus system. The site is directly accessible from the A264. In the longer term there may be potential for land close to this site to help deliver the wider western relief road around Crawley.</p>			
<p>Although the site is not designated as being of landscape importance The High Weald AONB lies to the south of the site, south of the A264. There are also concerns regarding the potential for settlement coalescence between Horsham and Crawley and Crawley and</p>			

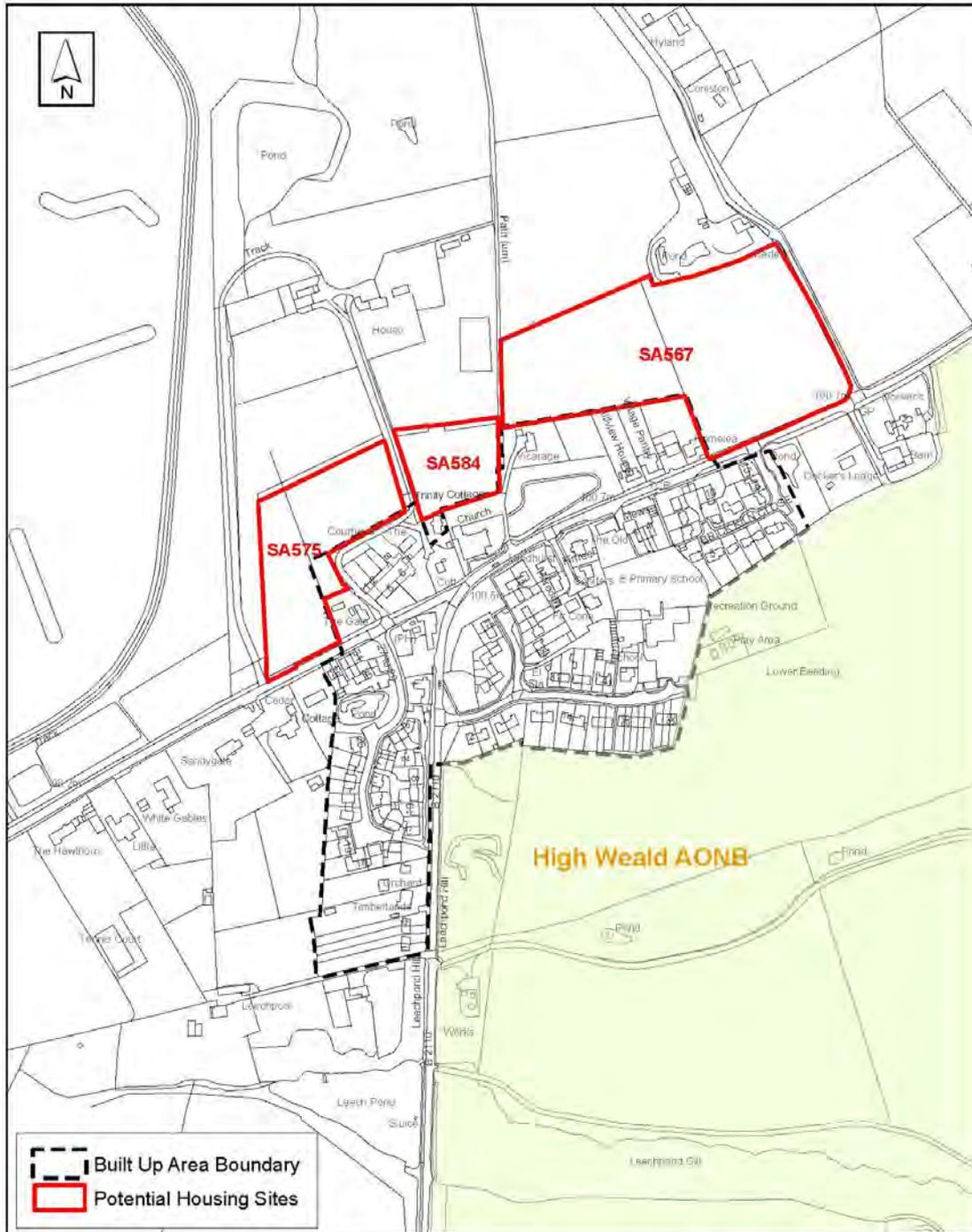
Faygate. Development in this location could have an urbanising effect on the gaps between settlements. The promoters have indicated that landscape mitigation could be provided between the western edge of the site and Faygate which would help to address this issue.

The site is not designated as being of importance for nature conservation, with designated sites some distance away. No specific heritage or flood risk impacts have been identified but there may be a need to mitigate against noise impacts from the A264.

It is considered that this site has potential for allocation for around 350 units in the context of an expansion of the Kinwood Vale neighbourhood. This would however require mitigation to address any noise and landscape impacts – on both the AONB and the potential for settlement coalescence between Horsham and Crawley. In addition land should be safeguarded to ensure a future route for the Crawley Western Link Road. Development will also need to contribute to and not detract from the provision of new community facilities in the ongoing Kinwood Vale development.

Estimated Housing Numbers: 350

Lower Beeding



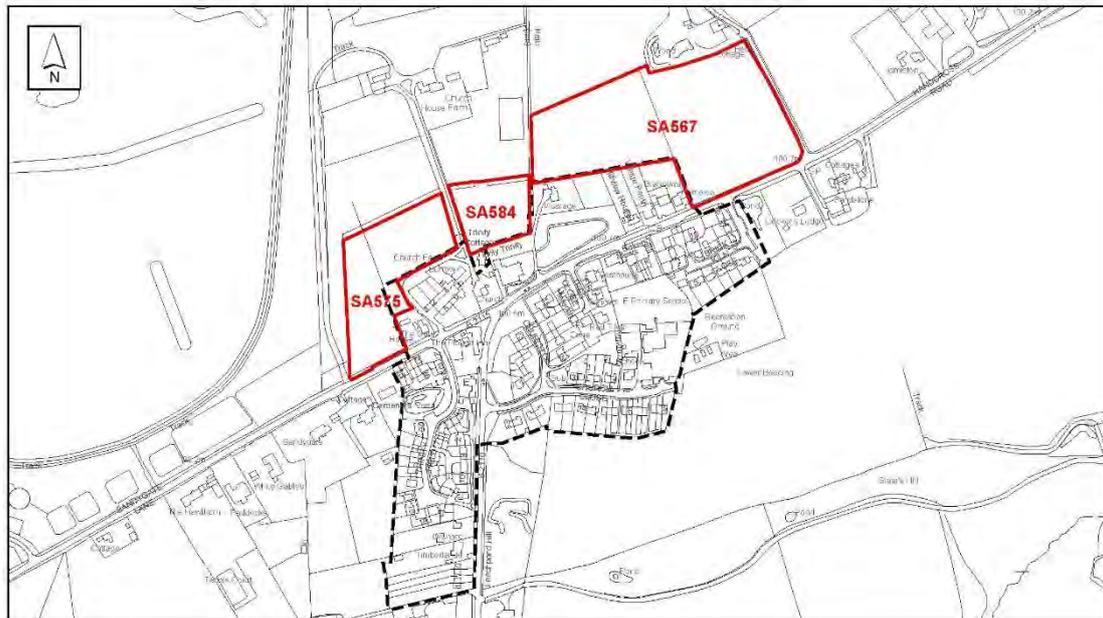
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Local Plan 2021 Small Site Allocations LOWER BEEDING	
Reference No :	
Date: 30/06/2021	Scale : 1:4,000 at A4
Drawing No :	Revisions :

Site Name: Land at Glayde Farm, West of Church Lane **SA567**

Site Map:



Horsham District Council

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**Local Plan Review 2021
Lower Beeding**

Reference No :	Date : 29/06/2021	Scale : 1:4,000 at A4
Drawing No :	Drawn :	Checked :
		Revisions :

Parish: Lower Beeding

Site Area: 2.7 hectares

Site Location: The site lies on the edge of Lower Beeding, with the southern edge of the site abutting the built up area boundary.

Site Description: The site is formed of grassland with boundaries comprising a mixture of fencing, mature trees and shrubs and hedging. There are breaks in trees and planting at points where no physical boundary exists.

Site Assessment Conclusion:

Lower Beeding is identified as a small village in the settlement hierarchy but is considered able to accommodate a limited amount of development. Although there are relatively limited services locally, the village has a primary school, church hall and public house.

The site does not lie within a protected landscape but the High Weald Area of Outstanding Natural Beauty lies approximately 80m south east of the site. The built-up area of Lower Beeding lies in between therefore impact is likely to be somewhat minimised, however any development should take this into account. The site is not designated as being of nature conservation importance, but any development would be required to retain and enhance biodiversity.

The site does not include any designated or undesignated heritage assets within its boundary, although it does sit within the setting of Grade II Listed Holy Trinity Church and any development will be immediately visible in views of the church from all directions.

The site has potential for allocation, and the western section of the site has been identified as an allocation in the Lower Beeding Neighbourhood Plan. In view of the increased housing targets placed on the Council, it is considered the wider site has potential for

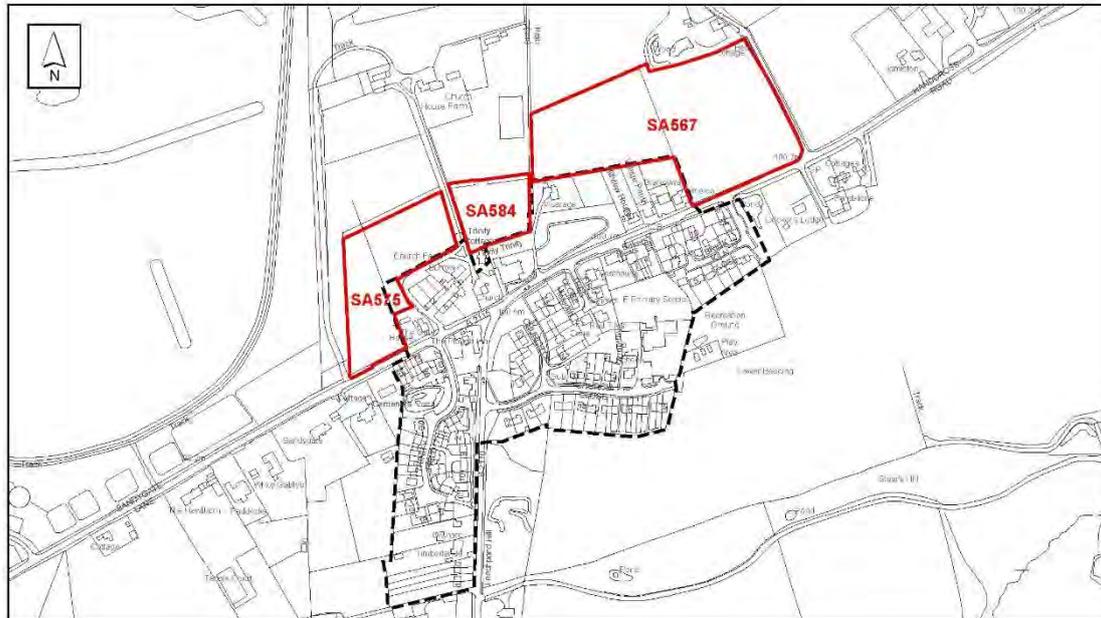
allocation in addition to the land identified by the Parish. Development would need to ensure upon appropriate siting and design of development to minimise impacts on the AONB and Holy Trinity Church.

Estimated Housing Numbers: 30

Site Name: Land North of Sandygate Lane

SA575

Site Map:



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**Local Plan Review 2021
Lower Beeding**

Reference No :	Date : 29/06/2021	Scale : 1:4,000 at A4
Drawing No :	Drawn :	Checked :
		Revisions :

Parish: Lower Beeding

Site Area: 1.1 hectares

Site Location: The site is adjacent to the built up area boundary of Lower Beeding.

Site Description: The site is rural in character and consists of two fields of flat grass pasture. The northern field is bordered by hedegrows to the west, north and east and a fence to the south plus a row of trees separating it from Church Farm courtyard. The southern field is bounded by a hedgerow and the road to the south, a fence to the west and north and a hedgerow to the west.

Site Assessment Conclusion:

Lower Beeding is identified as a small village in the settlement hierarchy but is considered able to accommodate a limited amount of development. Although there are relatively limited services locally, the village has a primary school, church hall and public house.

The site does not lie within a protected landscape but the High Weald Area of Outstanding Natural Beauty lies some 200m to the south east of the site. The built up area of Lower Beeding lies in between therefore impact on this landscape is likely to be minimal

The site is not designated as being of nature conservation importance, but any development would be required to retain and enhance biodiversity.

The site does not include any designated or undesignated heritage assets within its boundary, although it does sit within the setting of Grade II Listed Holy Trinity Church and any development will be immediately visible in views of the church from all directions.

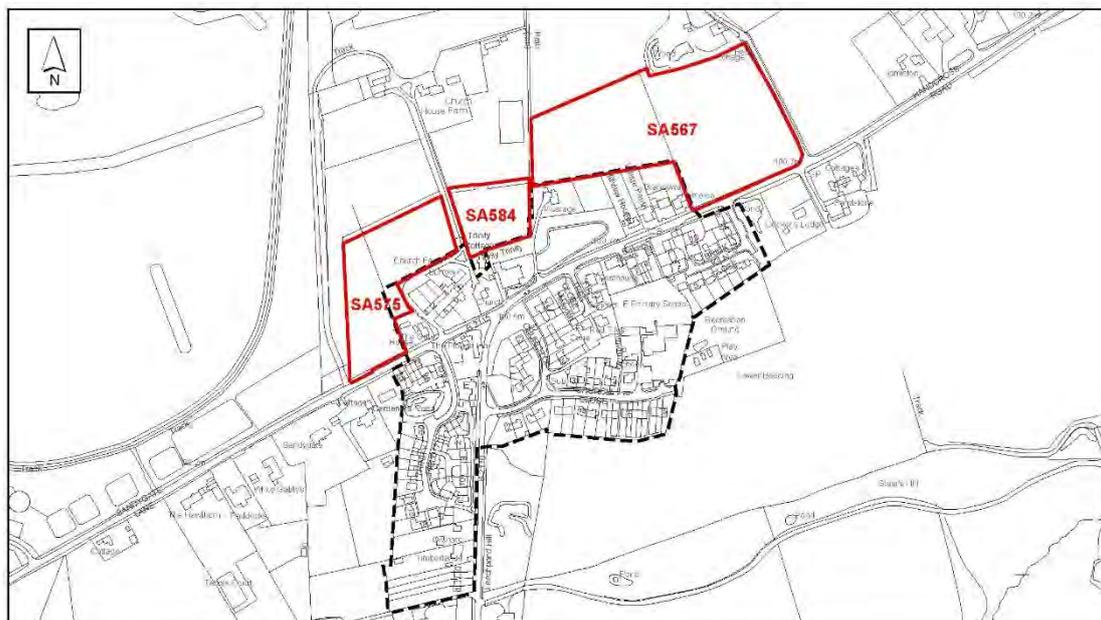
The site has potential for allocation, and the site has been identified as an allocation in the Lower Beeding Neighbourhood Plan. Development would need to ensure upon appropriate siting and design of development on Holy Trinity Church.

Estimated Housing Numbers: 20

Site Name: Land South of Church Farm House

SA584

Site Map:



Horsham District Council

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

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Local Plan Review 2021
Lower Beeding

Reference No :	Date : 29/06/2021	Scale : 1:4,000 at A4
Drawing No :	Drawn :	Checked :
		Revisions :

Parish: Lower Beeding

Site Area: 0.5 hectares

Site Location: The site lies on the edge of Lower Beeding, with the majority of the southern edge of the site abutting the built up area boundary.

Site Description: The site is rural in character, and appears to form grazing land, perhaps associated with the dwelling and the equestrian land to the north. A fence which appears well maintained forms the boundary to the west, with mature trees and hedgerows to the north, south and east. The land appears relatively flat overall, with a gentle incline moving north. Grade II Listed Holy Trinity Church sits directly to the south and the church carpark abuts the southern edge of the site. There is a private track directly to the west which leads to Church Farmhouse, a small private stables and equestrian land which sits to the north. There is a well used Public Right of Way (PROW) along the eastern boundary. Directly to the east of the PROW, and to the southwest, are low density dwellings. Moving south away from the site is higher density residential development which make up the Lower Beeding settlement. Smaller parcels of grazing/agricultural land form the part of the wide area, some of which are being promoted for development (SA567 and SA575).

Site Assessment Conclusion:

Lower Beeding is identified as a small village in the settlement hierarchy but is considered able to accommodate a limited amount of development. Although there are relatively limited services locally, the village has a primary school, church hall and public house.

The site does not lie within a protected landscape but the High Weald Area of Outstanding Natural Beauty lies some 200m to the south east of the site. The built up area of Lower Beeding lies in between therefore impact on this landscape is likely to be minimal

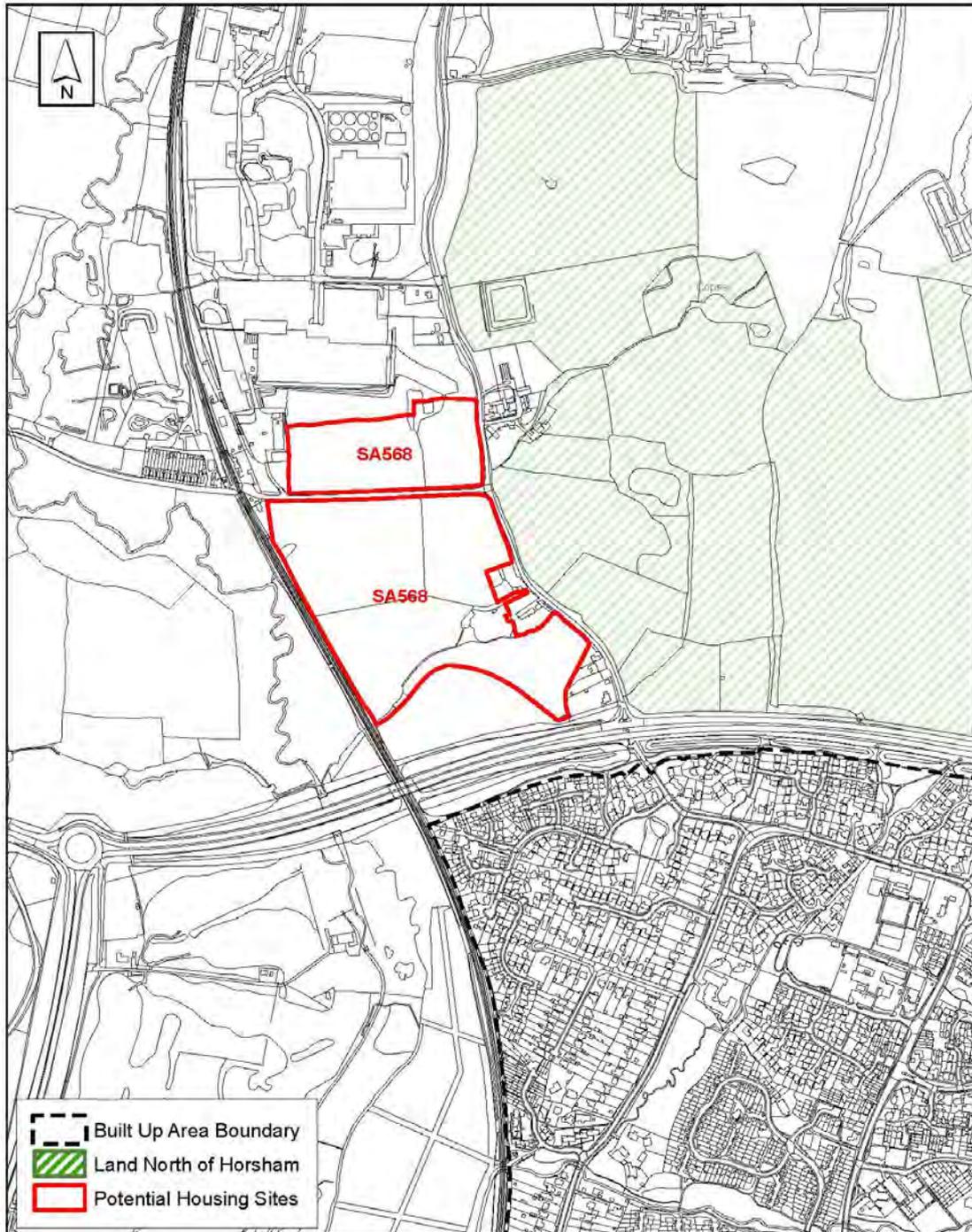
The site is not designated as being of nature conservation importance, but any development would be required to retain and enhance biodiversity.

The site does not include any designated or undesignated heritage assets within its boundary, although it does sit within the setting of Grade II Listed Holy Trinity Church and any development will be immediately visible in views of the church from all directions.

The site has potential for allocation, and the site has been identified as an allocation in the Lower Beeding Neighbourhood Plan. Development would need to ensure upon appropriate siting and design of development on Holy Trinity Church.

Estimated Housing Numbers: 7

North Horsham

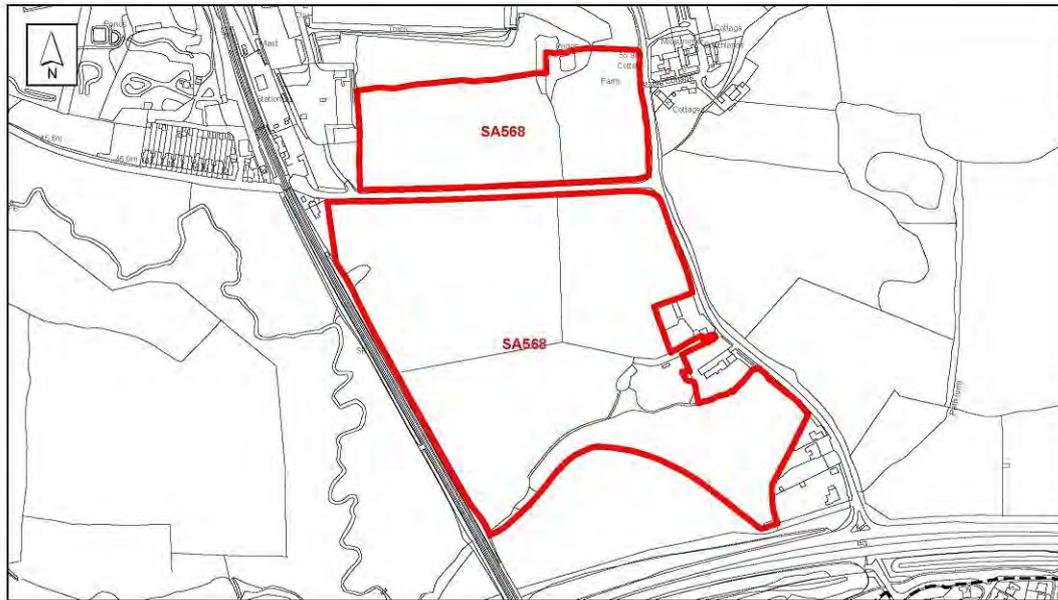


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**Local Plan 2021
 Small Site Allocations
 NORTH HORSHAM**

Reference No :	
Date: 30/06/2021	Scale : 1:8,000 at A4
Drawing No :	Revisions :

Site Name: Land Around Mercer Road, Warnham Station**SA568****Site Map:****Horsham District Council**

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North Horsham

Reference No :

Date : 09/01/2020

Scale : 1 : 4,000 at A4

Drawing No :

Drawn :

Checked :

Revisions

Parish: North Horsham**Site Area:** 14.3 hectares

Site Location: The does not lie within a designated settlement boundary, although it lies to the immediate north of Horsham Built-up area boundary, separated by the A264. To the immediate east of the site lies the North Horsham strategic allocation.

Site Description: The land is largely formed of grazing land (semi-improved grassland) and is flanked by mature trees and hedgerows along its boundaries and along Mercer Road. This separates the site into two parcels.

Site Assessment Conclusion:

Horsham is the main town in the District and has a wide range of services, facilities and local employment. There are a number of primary and secondary schools, GP surgeries, and district level facilities such as cinemas, and leisure centres. The town has two railway stations and the most regular bus services in the District. The site is also adjacent to the strategic allocation to the North of Horsham which has planning permission for 2,750 homes. This will change the character of this area and deliver new community facilities including a GP practice, which will be relatively close to any new development. A small element of employment space is also proposed on this site.

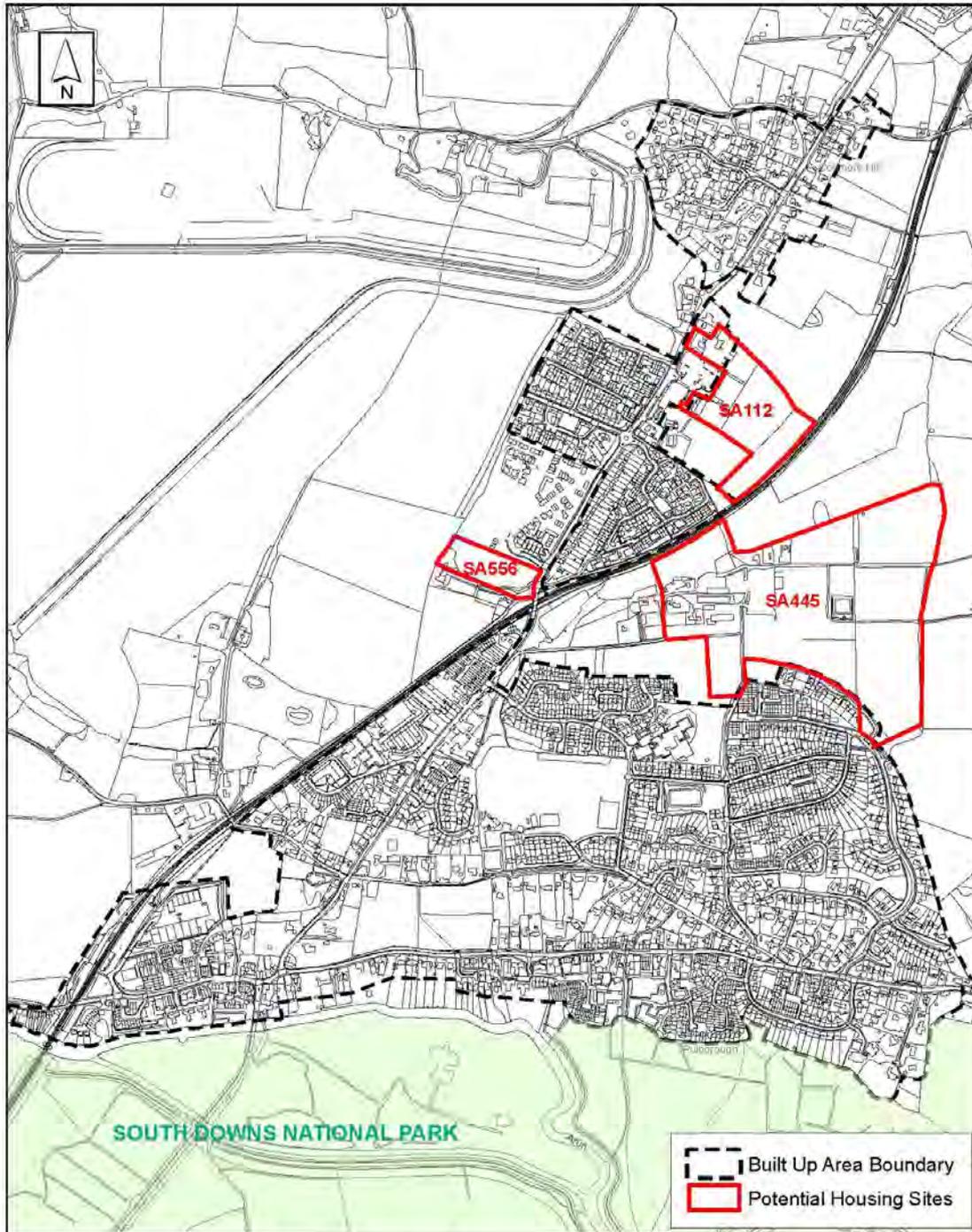
There are no landscape designations impacting the site. There is an area of Ancient Woodland located in the northernmost part of the site and a buffer would be required. Due to the location of the A264, railway line and nearby commercial units, the site may be impacted by noise which may require mitigation.

Though currently detached from Horsham town, the site is adjacent to the North Horsham Strategic allocation and the site is therefore considered to have potential for allocation. Development would need to ensure that development does not impact on the delivery of

the North Horsham strategic allocation, has appropriate regard to any noise issues and mitigates against any harm to Ancient Woodland.

Estimated Housing Numbers: 300

Pulborough

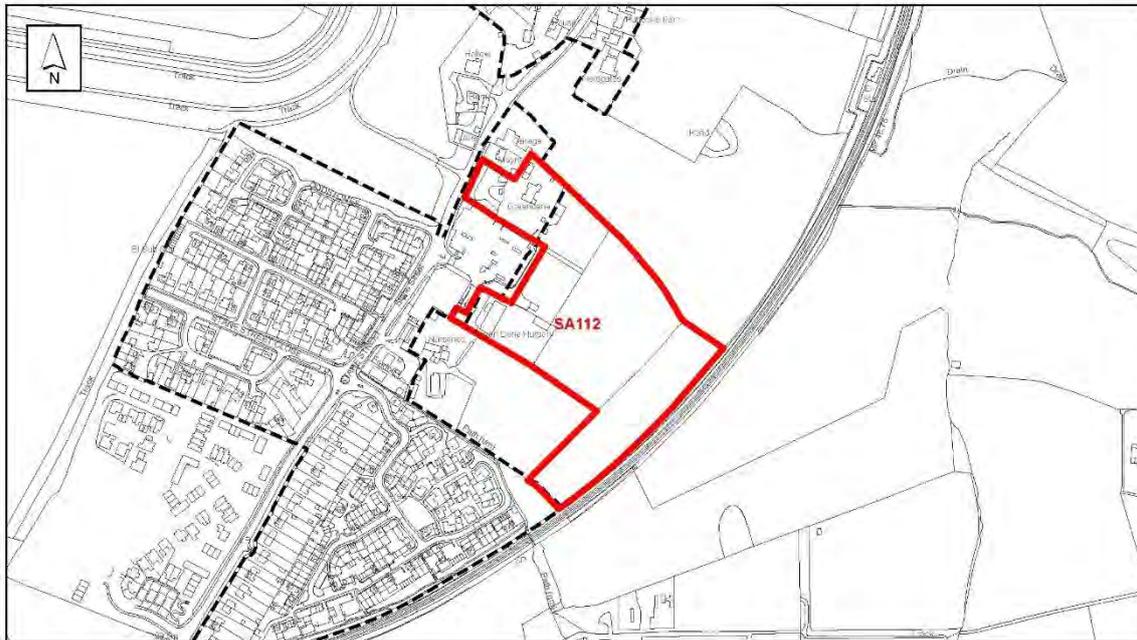


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**Local Plan 2021
 Small Site Allocations
 PULBOROUGH**

Reference No :	
Date: 30/06/2021	Scale : 1:10,000 at A4
Drawing No :	Revisions :

Site Name: Land at Greendene**SA112****Site Map:****Horsham District Council**

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Pulborough

Reference No :	Date : 19/08/2020	Scale : 1: 4,000 at A4
Drawing No :	Drawn :	Checked :
		Revisions :

Parish: Pulborough**Site Area:** 3.7 hectares

Site Location: The site is located to the northeast of Codmore Hill. Some of the site is located within the Pulborough/Codmore Hill built up area boundary though the majority of the site is located just outside this designation.

Site Description: The site is partly developed to the west with the eastern section comprising a small field with the railway line and countryside to the east. The main area of the site forms an area of grassland with mature trees and hedges on the boundary. The site promoter has secured agreement with additional landowners which has allowed an expansion of the site boundary and subsequent increase in the site area.

Site Assessment Conclusion:

Pulborough and Codmore Hill is classed as a larger village, with a good range of services and facilities, strong community networks and local employment provision, together with reasonable rail and/or bus services. These include supermarkets and convenience stores plus other retail facilities including a pharmacy, hair salon, greengrocers, a library, primary school, public houses, a village hall and a range of sports facilities and social/sports clubs suitable for all age groups and covering a wide set of interests. The settlement is therefore considered to be able to accommodate reasonable levels of development.

Pulborough has the benefit of a mainline railway station with regular services to Horsham, London and the south coast throughout the day and evening. The site adjoins the railway line to the east – there is a nearby pedestrian crossing of the railway and the potential for safer access would need to be investigated.

There are also bus services providing regular access to local villages and towns. The site is within reasonable walking distance to the main amenities in the village including both supermarkets with Sainsburys directly adjacent to the site to the west.

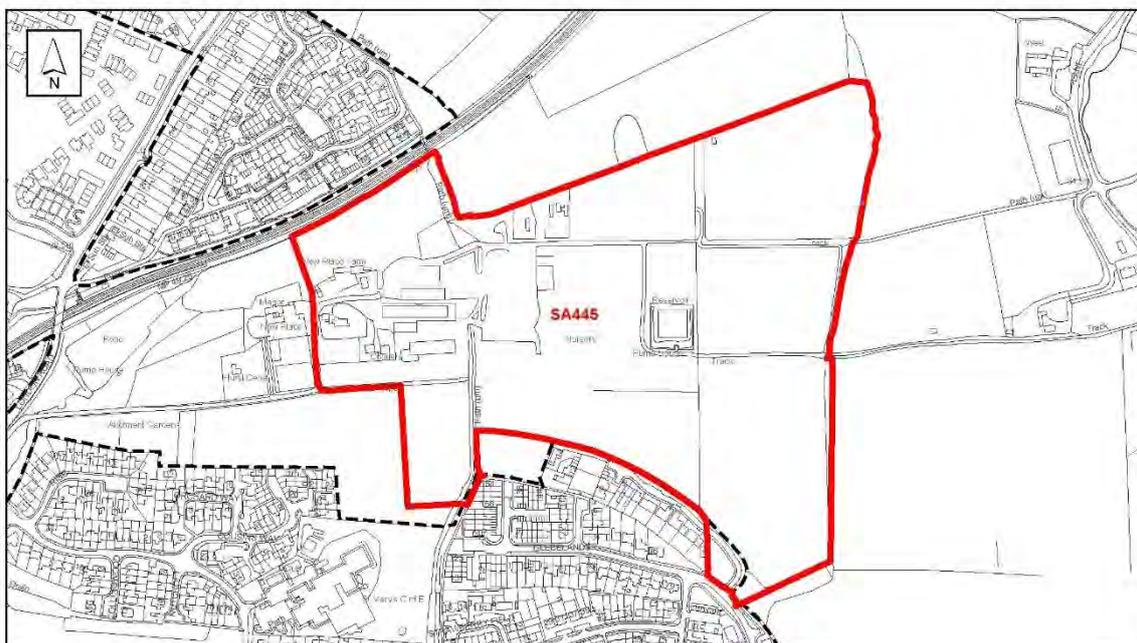
The site is partially developed, and is not located on land which is designated as being of landscape importance. However development would need to provide landscape mitigation be provided to soften the urban edge The site is not designated as being of importance for wildlife but is located within a Bat Sustenance zone and the impact on barbastelle bats would need to be considered as part of any development proposals. A Grade II Listed Building is located around 100m from the site – the impact on this asset would need to be considered, but as it is on the opposite site of the A29 it is not considered an overriding constraint.

This site is not allocated in the Pulborough Neighbourhood Plan. In view of the increased housing targets placed on the Council, it is considered this site has potential for allocation in addition to the sites identified by the Parish. This requires appropriate landscape, biodiversity and impacts arising from the site’s proximity to the rail line to be mitigated.

Estimated Housing Numbers: 60

Site Name: Land adjacent to Drovers Lane (New Place Farm) | **SA445**

Site Map:



<p>Horsham District Council 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 100023866</p>	Pulborough		
	Reference No :	Date : 26/08/2020	Scale : 1: 4,000 at A4
Drawing No :	Drawn :	Checked :	Revisions :

Parish: Pulborough

Site Area: 17 hectares (including approx. 5 hectares to be designated 'Country Park')

Site Location: The site lies within the countryside and partially adjoins the northern edge of the built up area boundary of Pulborough and the southern boundary of Codmore Hill, separated only by the railway line.

Site Description: The site largely comprises previously developed land, as it is currently in operation as a wholesale plant nursery, with the exception of the area adjoining the Codmore Hill built up area boundary, which is characterised by dense vegetation. To the north of this area of vegetation is the railway line. A public right of way extends along the southern boundary and traverses through its eastern section.

Site Assessment Conclusion:

Pulborough and Codmore Hill is classed as a larger village, with a good range of services and facilities, strong community networks and local employment provision, together with reasonable rail and/or bus services. These include supermarkets and convenience stores plus other retail facilities including a pharmacy, hair salon, greengrocers, a library, primary school, public houses, a village hall and a range of sports facilities and social/sports clubs suitable for all age groups and covering a wide set of interests. The settlement is therefore considered to be able to accommodate reasonable levels of development.

Pulborough has the benefit of a mainline railway station with regular services to Horsham, London and the south coast throughout the day and evening. There are also bus services providing regular access to local villages and towns. The site is within reasonable walking distance to the main amenities in the village.

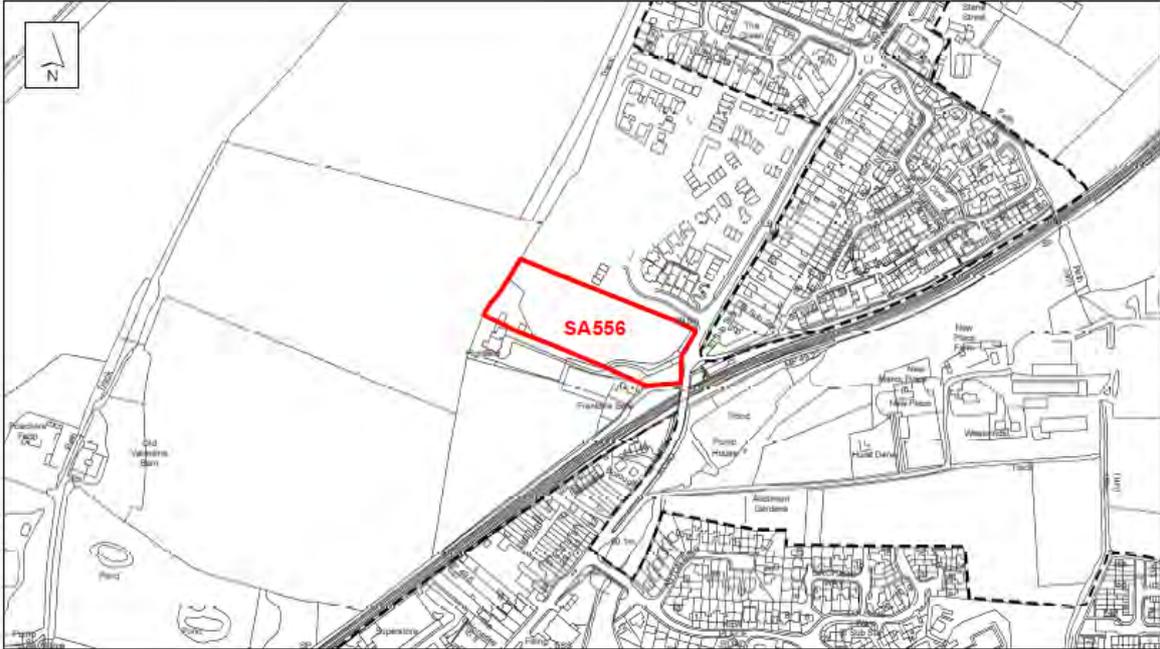
Although not located in the South Downs National Park, the landscape in this area is elevated and development of the whole site would have an adverse impact on the setting of the park. There is considered to be some capacity for large scale housing development on lower parts of the area due to the poor to moderate landscape condition in the area.

The site is within a Bat Sustainance Zone. The site and surrounding land are not designated as Local Wildlife Sites. An Ecological Feasibility Appraisal was undertaken on behalf of the site promoter in June 2019 which concluded that the site is not considered to be subject to any overriding ecological constraint. If progressed as a development site appropriate ecological assessments would be required and enhancements to ensure that bat feeding grounds are not lost.

The eastern portion of the site is located in an Archaeological Notification Area. The Grade II* Listed New Place Manor and Grade II Listed Archway and Garden Wall at New Place are located to the immediate west of the site. The impact of development on these heritage assets would need to be considered as part of any allocation.

The site has been allocated for development within the Pulborough Neighbourhood Plan. This plan is currently at Examination and the outcome is not yet known. It is however considered that this site is suitable for allocation. However development should be confined to the lower part of the site to avoid adverse landscape impacts including the South Downs National Park. Heritage and biodiversity mitigation will also be required.

Estimated Housing Numbers: 170

Site Name: Land at Highfields, Codmore Hill	SA556
Site Map:	
 <p>The map shows a site labeled 'SA556' outlined in red. It is situated in a rural area to the west of a built-up area of Codmore Hill. A railway line runs diagonally through the site, and the A29 road is visible to the east. The site is bounded by trees and hedgerows. A north arrow is located in the top left corner of the map area.</p>	
Parish: Pulborough	
Site Area: 1.0 ha	
Site Location: The site is located in the countryside to the west of the built up area of Codmore Hill, separated by the A29, Stane Street. The site lies immediately south of an area of land being developed for 97 dwellings with associated infrastructure and open space.	
Site Description: The site largely comprises grassland. It is bound along its western, southern and eastern boundaries by trees and hedgerows. The site also contains further individual trees. To the east lies the railway line and the A29, to the south is a number of residential dwellings and further west lies agricultural land.	
Site Assessment Conclusion:	
<p>Pulborough and Codmore Hill is classed as a larger village, with a good range of services and facilities, strong community networks and local employment provision, together with reasonable rail and/or bus services. These include supermarkets and convenience stores plus other retail facilities including a pharmacy, hair salon, greengrocers, a library, primary school, public houses, a village hall and a range of sports facilities and social/sports clubs suitable for all age groups and covering a wide set of interests. The settlement is therefore considered to be able to accommodate reasonable levels of development.</p>	
<p>Pulborough has the benefit of a mainline railway station with regular services to Horsham, London and the south coast throughout the day and evening. There are also bus services providing regular access to local villages and towns. The site is within reasonable walking distance to the main amenities in the village.</p>	
<p>The site is a small field south of an area of land which is now coming forward for residential development. This has changed the nature of the landscape on the site which is now more closely related to the urban form. There are however thick tree belts on the southern edge of the site which form a firm landscape boundary with the surrounding countryside. The impact of additional development in this location on the South Downs National Park would need to be considered.</p>	

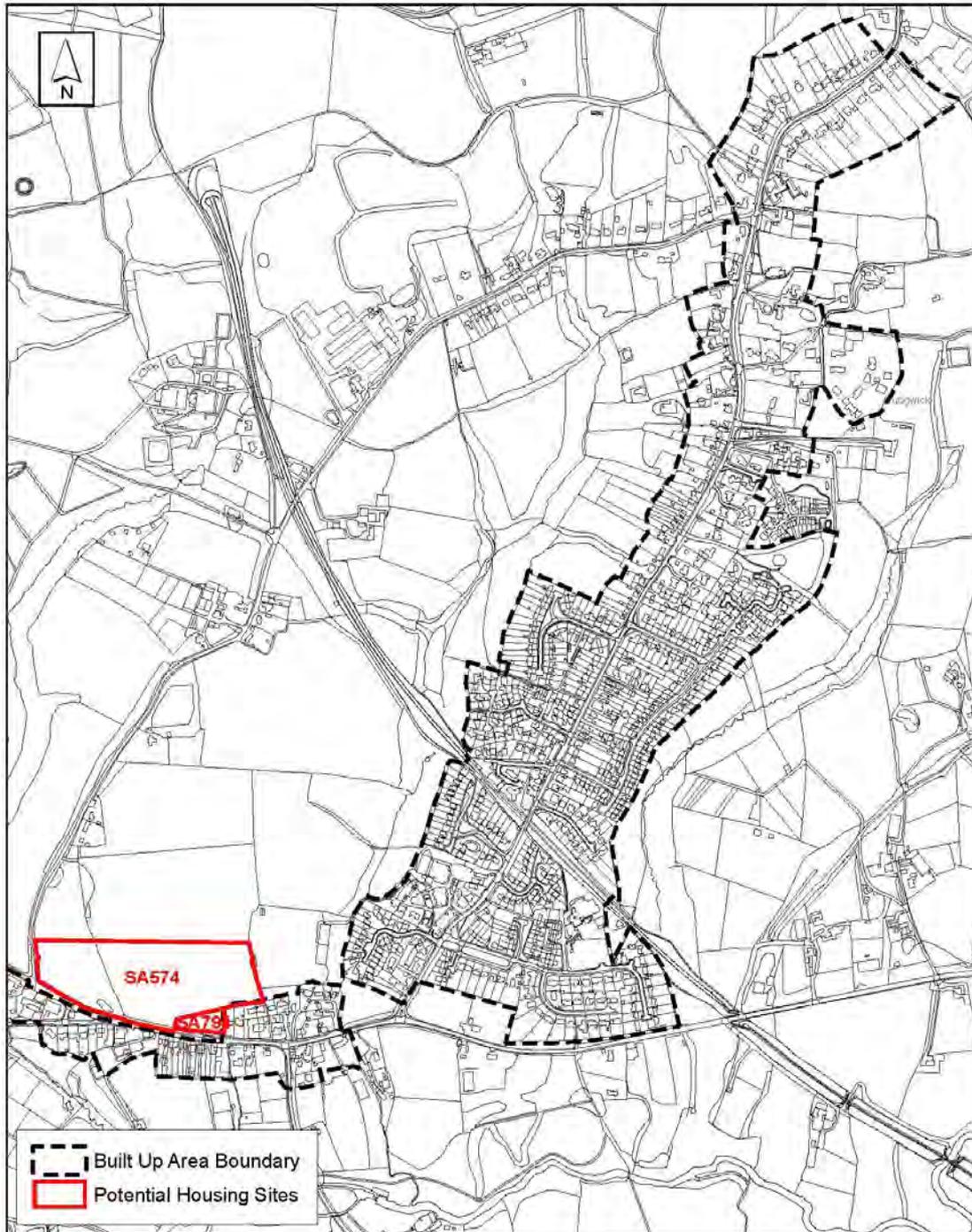
The site is within a Bat Sustainance Zone. The site and surrounding land are not designated as Local Wildlife Sites and whilst the impact on Barbastelle bats would need to be considered the site is not considered to be subject to any overriding ecological constraint.

The site lies within an Archaeological Notification area, and any allocation would need to consider the impact of development on any heritage assets on the site.

The site has been allocated for development within the Pulborough Neighbourhood Plan. This plan is currently at Examination and the outcome is not yet known. It is however considered that this site is suitable for allocation though issues concerning archaeological notification area, vehicular access, biodiversity and National Park are to be addressed.

Estimated Housing Numbers: 25

Rudgwick

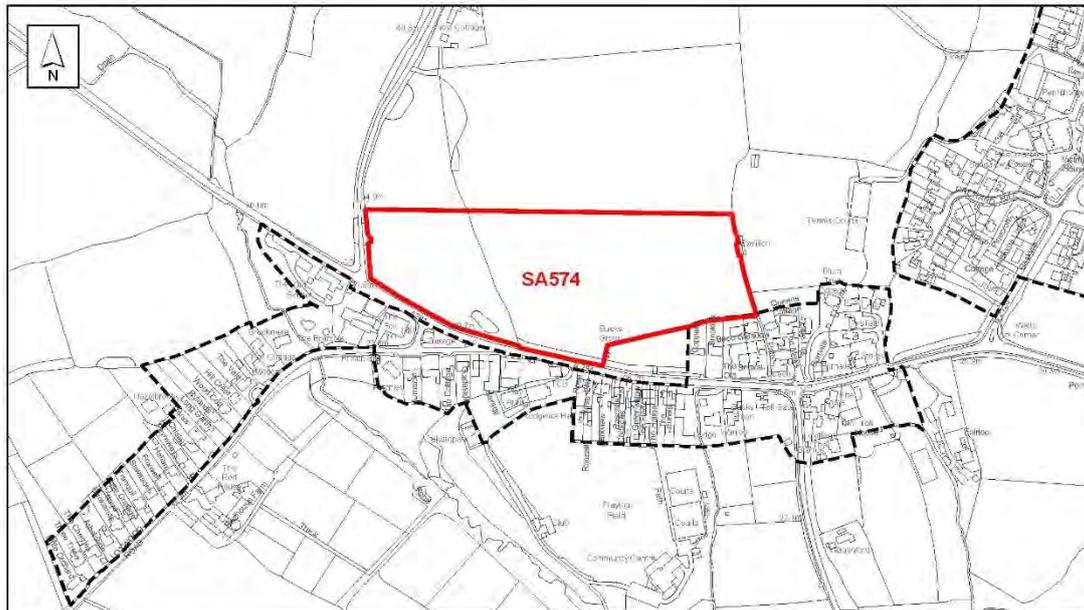


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**Local Plan 2021
 Small Site Allocations
 RUDGWICK**

Reference No :	
Date: 30/06/2021	Scale : 1:9,000 at A4
Drawing No :	Revisions :

Site Name: Land North of Guildford Road, Bucks Green**SA574****Site Map:****Horsham District Council**

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**Local Plan Review 2021
Bucks Green / Rudgwick**

Reference No:	Date: 01/07/2021	Scale: 1:4,000 at A4
Drawing No:	Drawn:	Checked:
		Revisions:

Parish: Rudgwick**Site Area:** 4.9 hectares

Site Location: The site is located north of the A281 Guildford Road. It is north and west of the main built form of Bucks Green, which is a small linear settlement along the A281. This settlement adjoins the larger village of Rudgwick to the north.

Site Description: The site comprises two open grass fields. The boundary of the site is open to the north. To the south the site is bounded by trees / hedging. A mature tree line runs north west to south east through the site, effectively dividing the site in to two separate parcels.

Site Assessment Conclusion:

Rudgwick is classified as a medium settlement in the Council's settlement hierarchy and is assessed as being able to accommodate some growth relative to its status in the hierarchy. There are reasonable services within the village including a primary school, public houses and village store with a post office. There are a range of sports facilities and a good variety of clubs and societies for all interests and ages.

Primary access to this site can be obtained from the A281. There is an hourly bus services to the village Monday – Saturday which provides public transport to both Horsham and Guildford.

The site comprises two open grass fields that rise from the south to the north. The boundary of the site is open to the north. To the south the site is bounded by trees / hedging. A mature tree line runs north west to south east through the site, effectively dividing the site in to two separate parcels. Given the open nature of the northern boundary, some significant landscaping is likely to be needed and development on the highest part of the site limited.

Site Location: The site abuts the built up area boundary of Bucks Green to the east and across Guilford road to other properties in the built up area.

Site Description: The site is relatively flat and is largely surrounded by trees and vegetation. The site is mostly overgrown and in a poor condition and contains dilapidated structures, evidencing its former use as a pig farm.

Site Assessment Conclusion:

Rudgwick is classified as a medium settlement in the Council's settlement hierarchy and is assessed as being able to accommodate some growth relative to its status in the hierarchy. There are reasonable services within the village including a primary school, public houses and village store with a post office. There are a range of sports facilities and a good variety of clubs and societies for all interests and ages.

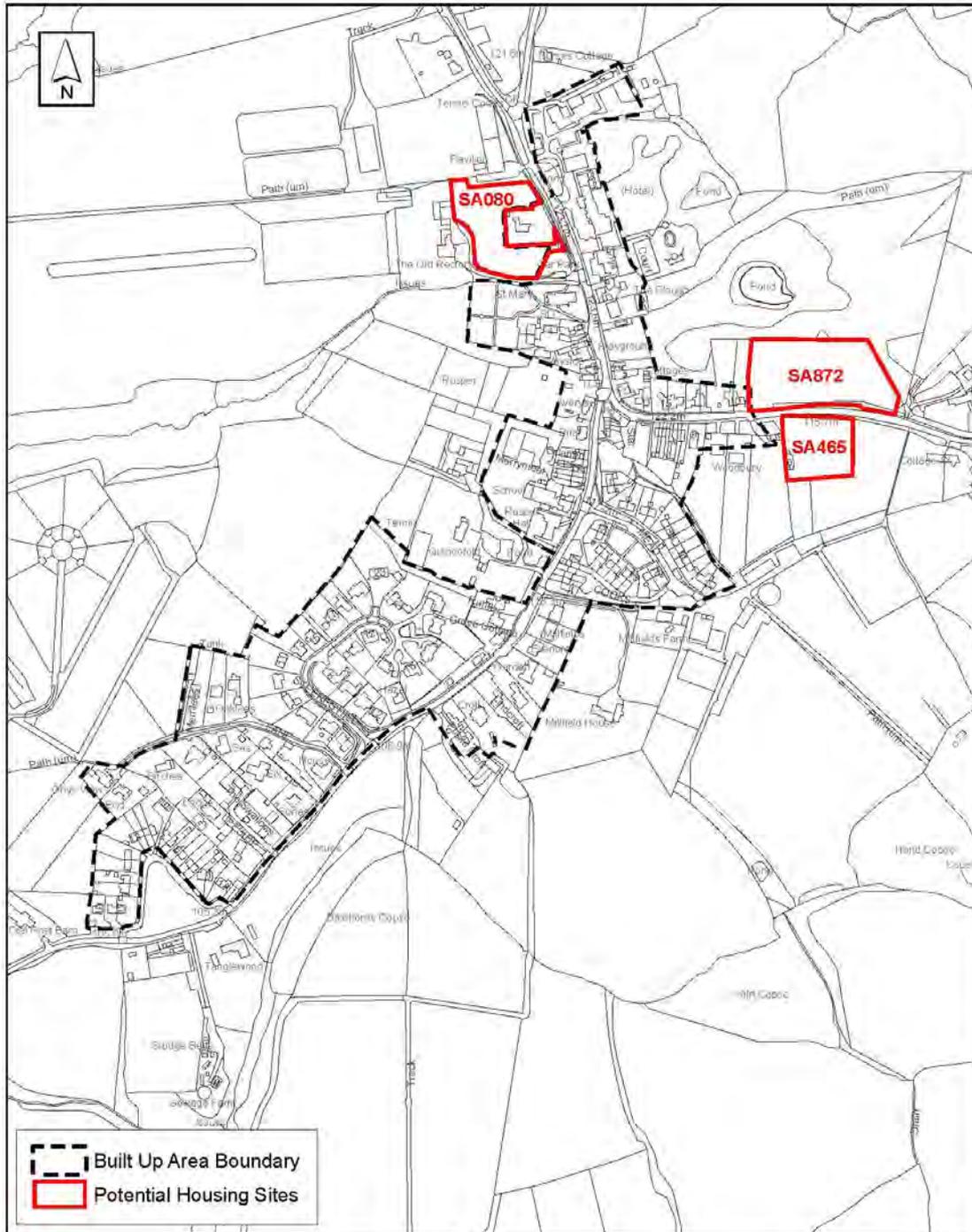
Primary access to this site can be obtained from the A281. There is an hourly bus services to the village Monday – Saturday which provides public transport to both Horsham and Guildford. The bus stop is adjacent to the site.

The site does not lie within a projected landscape. It lies within an area that the Landscape Capacity Study identifies as having a Low-Moderate capacity to accommodate small scale housing. The presence of trees on its boundary separates it from open fields to its north. The site is bounded by numerous trees protected by TPOs to the south. The land is within a Bat Sustenance Zone which requires habitats to be maintained for the protected Barbastelle Bat. If allocated, this site would require appropriate ecological assessments and suitable protection, mitigation and biodiversity enhancement provided

The site has potential for allocation, though any development should ensure that the operation of the bus stop is not compromised and would require suitable protection, mitigation and biodiversity enhancement. The site is adjacent to SA574 which has also been assessed as suitable for allocation. The potential to deliver these sites as part of a comprehensive scheme should be considered.

Estimated Housing Numbers: 6

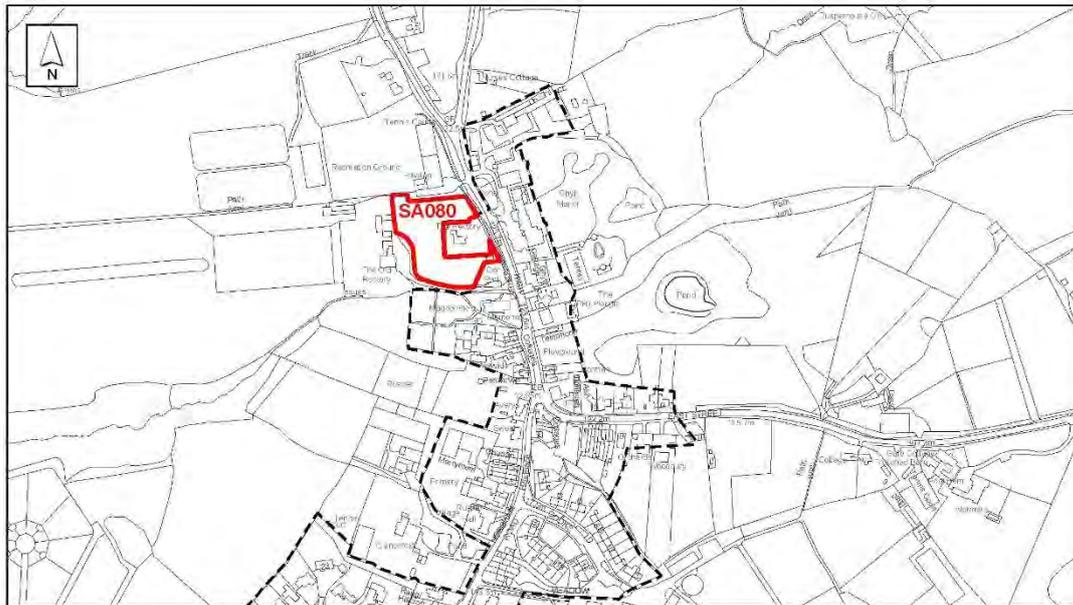
Rusper



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Local Plan 2021 Small Site Allocations RUSPER	
Reference No :	
Date: 30/06/2021	Scale : 1:5,000 at A4
Drawing No :	Revisions :

Site Name: Rusper Glebe**SA080****Site Map:****Horsham District Council**

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**Local Plan Review 2021
Rusper**

Reference No :

Date : 01/07/2021

Scale : 1:4,000 at A4

Drawing No :

Drawn :

Checked :

Revisions :

Parish: Rusper**Site Area:** 0.6 hectares**Site Location:** The site adjoins the northwest built up area boundary of Rusper.

Site Description: The site consists of gently undulating scrubby grassland and wraps around the residential dwelling, The Rectory, in a 'C' shape. The site is bordered on most boundaries by semi-mature and mature trees. Views into the site from the High Street are obscured. Towards the rear of the site, along the western boundary, lies a small wooded area. The site lies wholly within the Rusper Conservation Area. Tennis courts and playing pitches lie to the north. To the immediate north of the site lies a Public Right of Way and is lined with very large, mature trees which are considered to form an important feature of the surrounding landscape.

Site Assessment Conclusion:

Rusper is identified as a small village in the settlement hierarchy but is considered able to accommodate a limited amount of development. The village has a limited range 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, 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. The nearest larger settlements are Horsham and Crawley.

The site does not lie within or near a protected landscape. It is bordered on most boundaries by semi-mature and mature trees which contain the site from the wider surroundings. The site lies wholly within the Rusper Conservation Area. The non-designated heritage asset, The Old Rectory lies the west, the Grade I listed Parish Church of St Mary to the south and the Ghyll Manor Hotel to the east. To the east and south east of the site lie the Grade II listed buildings, Ghyll Cottage and The Plough Inn. It is therefore considered that the site could accommodate a very modest amount of development only.

Rusper lies in relatively close proximity to Gatwick Airport and sits under flight paths associated with the airport (the site lies within the 57 Leq noise contour).

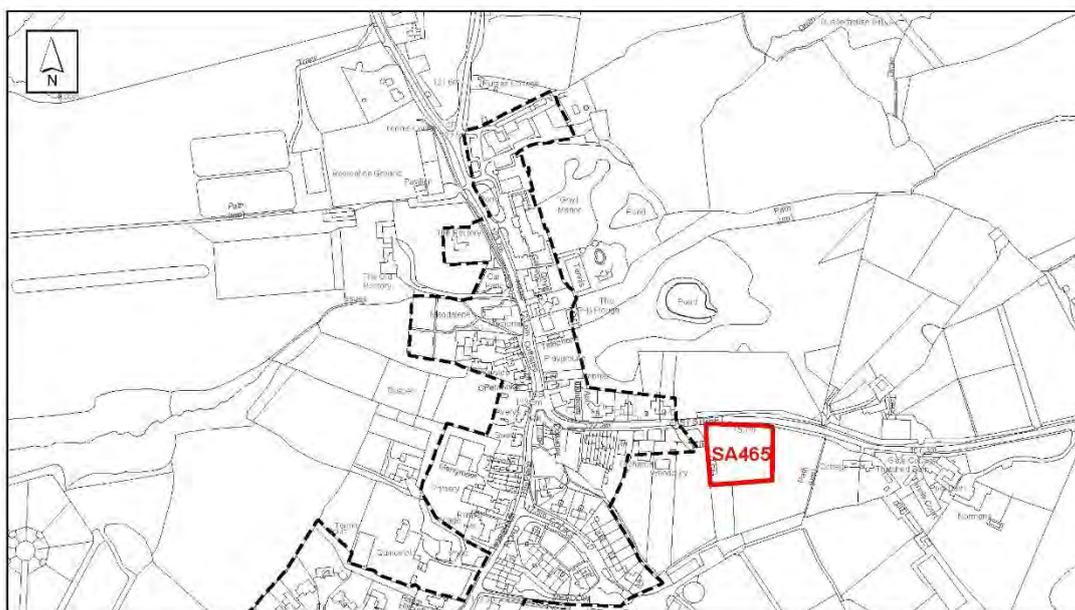
The site has potential for allocation subject to issues such as heritage/conservation with development respecting the setting of the conservation area and environmental quality (noise derived from overhead Gatwick air traffic) should be investigated to ensure noise levels are acceptable in planning terms being mitigated.

Estimated Housing Numbers: 12

Site Name: Land at East Street

SA465

Site Map:



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Local Plan Review 2021
Rusper

Reference No :

Date : 01/07/2021

Scale : 1:4,000 at A4

Drawing No :

Drawn :

Checked :

Revisions :

Parish: Rusper

Site Area: 0.4 hectares

Site Location: The site lies in a countryside location to the east of the built-up area boundary of Rusper. It does not adjoin the current built-up area boundary, but the adjoining site to the west which has planning permission for residential development which will change the existing settlement form.

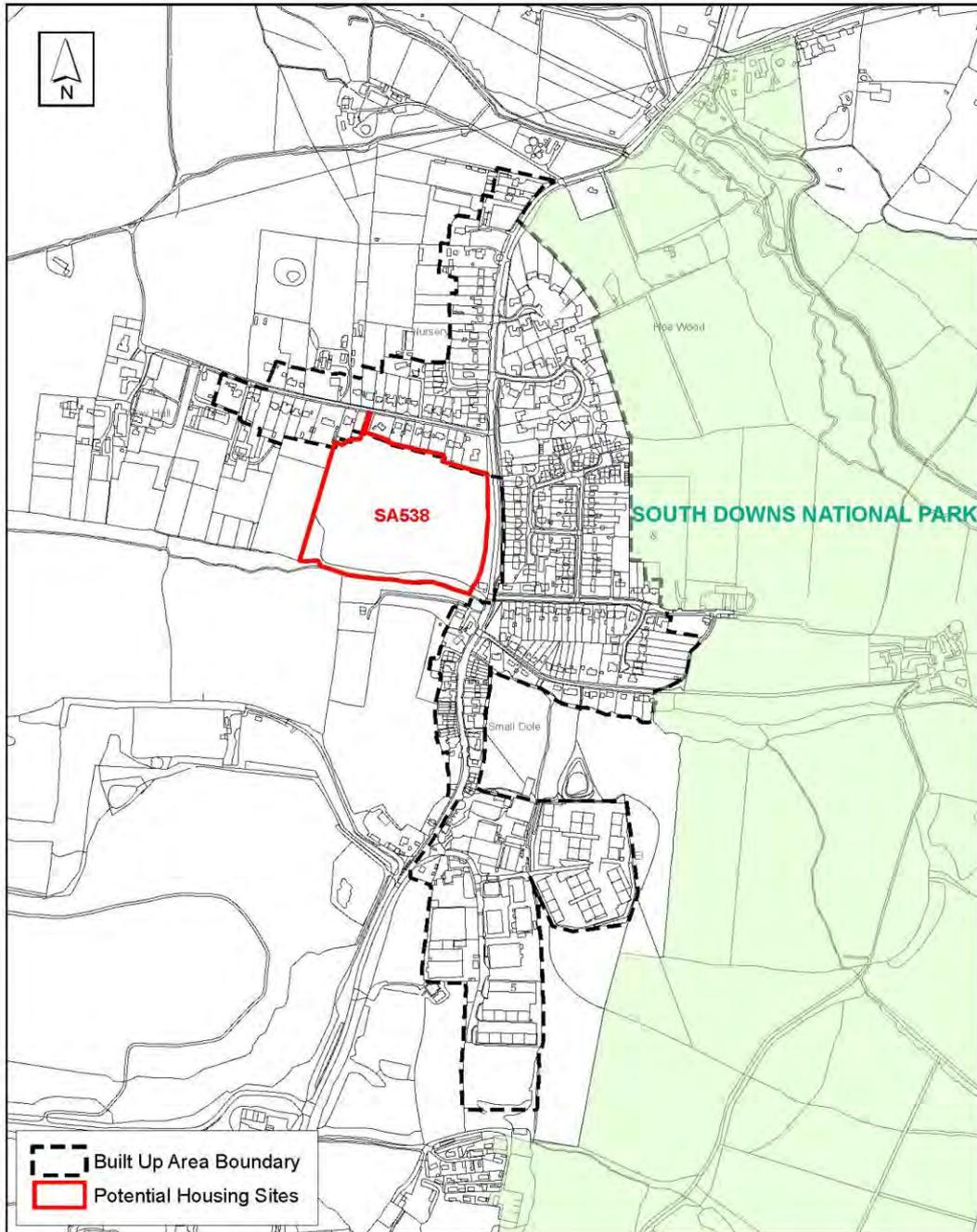
Site Description: The site consists of an area of grassland, possibly used for grazing, bounded by trees to the north, a fence to the east and part of the southern and western boundary. Part of the southern boundary is open to the field to the south and there are agricultural or equestrian buildings on the western edge of the site. The site is separated from East Street to the north by trees and hedges.

Site Assessment Conclusion:

Rusper is identified as a small village in the settlement hierarchy but is considered able to accommodate a limited amount of development. The village has a limited range of services

Parish: Rusper
Site Area: 0.9Ha
Site Location: The site is located to the north of East Street and abuts the eastern edge of the village. The site is classified as a smaller village in the settlement hierarchy
Site Description: The site comprises of an enclosed parcel of land currently use for grazing livestock. The western boundary abuts existing residential development. The northern edge of the site abuts Ghyll Manor Field. A number of mature trees can be found on the southern boundary fronting onto East Street. The site is also relatively flat.
<p>Site Assessment Conclusion:</p> <p>Rusper is identified as a small village in the settlement hierarchy but is considered able to accommodate a limited amount of development. The village has a limited range 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, 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. The nearest larger settlements are Horsham and Crawley.</p> <p>The site does not lie within or near a protected landscape. The Council's Landscape Capacity Study (2020) found the site to have low-moderate landscape capacity, but development would need to ensure the existing landscape features are protected and enhanced. The site and surrounding land is not designated as important for nature conservation and no overriding ecological constraints have been identified. Should this site come forward for development it is envisage any application should be supported by environmental/ecological survey ascertain the presence of protected species. Where possible mature trees should be retained and support is given to improving biodiversity net gain on this site.</p> <p>The site does not contain any designated heritage assets, however the northern part of the site is in relatively close proximity to the Rusper Conservation Area. Rusper lies in relatively close proximity to Gatwick Airport and sits under flight paths associated with the airport (the site lies within the 57 Leq noise contour).</p> <p>It is considered this site has potential for allocation, but any development on the site would need to retain and enhance landscaping biodiversity and have regard to the setting of the Conservation Area and mitigating noise impacts from Gatwick.</p>
Estimated Housing Numbers: 20

Small Dole



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

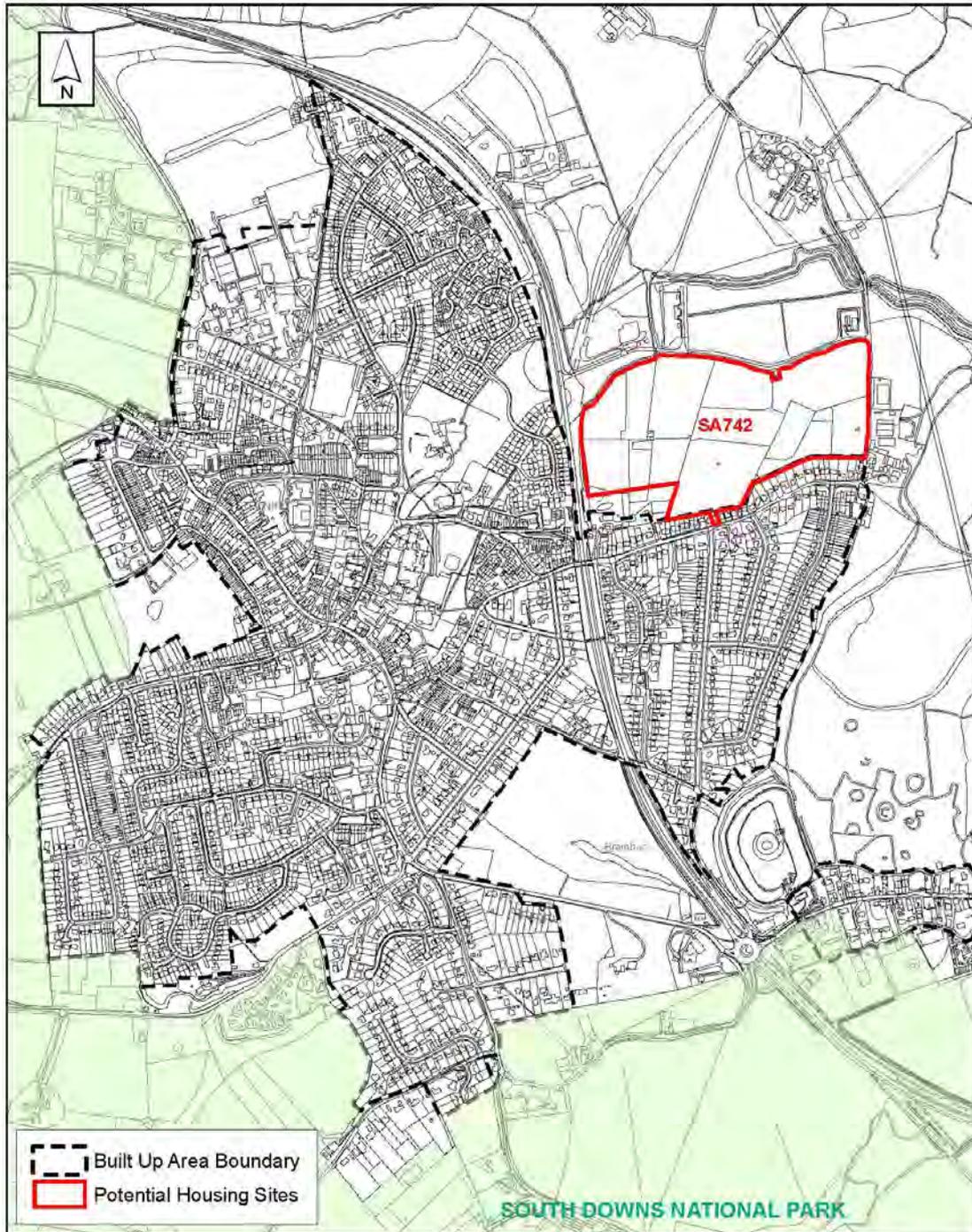
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Local Plan 2021 Small Site Allocations SMALL DOLE	
Reference No :	
Date: 06/07/2021	Scale : 1:8,000 at A4
Drawing No :	Revisions :

Site Name: Land West of Shoreham Road, Small Dole		SA538	
Site Map:			
			
Horsham District Council Parkside, Chart Way, Horsham West Sussex RH12 1RL Barbara Childs - Director of Place		Local Plan Review 2021 Small Dole	
<small>Reproduced by permission of Ordnance Survey map on behalf of HMSO. © Crown copyright and database rights (2021). Ordnance Survey Licence: 100023865</small>		Reference No:	Date: 06/07/2021
		Drawing No:	Scale: 1:4,000 at A4
		Drawn:	Checked:
		Revisions:	
Parish: Upper Beeding			
Site Area: 5.5 hectares			
Site Location: The site is located on the western edge of Small Dole abutting the site settlement boundary (northern boundary). The site comprises of sloping greenfield site (arable).			
Site Description: The site is greenfield and used for arable purposes. The site topography slopes gently from north to south. There is a sub station located on the south eastern corner of the site. A mature tree belt can be found on the eastern and southern boundary.			
Environmental Considerations			Neutral Impacts
Landscape: The site is generally well contained in the landscape as it is bounded by mature trees and hedges, particularly to the south. The landscape is mostly rural in character but has been assessed as having moderate capacity for small scale housing development in the 2020 landscape capacity assessment. 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. Any proposal should also look to minimise any adverse impact on the setting of the national park.			
Biodiversity: The site has not been designated as important for nature conservation. The site would need to be subject to further investigation for ecological impacts should the site come forward for development with suitable measures for mitigation and biodiversity net gain put in place.			
Archaeology/Heritage: No known constraints.			
Environmental Quality: The site is greenfield with some mature woodland bordering the site. There are no other known constraints.			
Flooding/Drainage: The site does not lie within an area identified as at risk of flooding (Flood zone 1). There is indication of some surface water flooding on the southern boundary which should be addressed.			
Climate/Renewables/Energy Efficiency: No known impacts or clear proposals.			

Social Considerations	Neutral Impacts
Housing: The site is being promoted for around 40 homes. Any proposal would be expected to policy compliant regarding affordable housing provision.	
Education: Small Dole has no school and would be reliant for provision in Upper Beeding and Steyning for Primary and Secondary education.	
Health: There are no local health facilities and residents would be reliant on services in neighbouring settlements.	
Leisure/Recreation/Community Facilities: Small Dole has some local amenities including, village hall and sports pitches and the development could provide recreation and open space.	
Transport*: Access could be attained directly onto the A2037 subject to any highway issues being mitigated. Small Dole has some bus services to higher level settlements.	
Other Infrastructure: No details have been provided in respect of future communication technology. A medium gas pipeline runs along the eastern boundary and this would need to be taken into account in proposed site layout.	
Economic Considerations	Neutral Impacts
Economy: The site is a greenfield site promoted for housing and as such it would not result in the loss of employment nor will it deliver employment. Small Dole does provides local employment opportunities through Mackleys Industrial Estate or Henfield Business Park located to the north of the village although some residents will likely travel by car to work in larger surrounding settlements like Worthing or Brighton.	
Retail: The site is promoted for housing and as such it would not result in the loss of retail, nor will it deliver retail. There is some convenience retail located within Small Dole and there is the local Post Office, but a greater range of shops would require travel to settlements placed higher in the settlement hierarchy.	
Site Assessment Conclusion: The site has potential for allocation subject to issues concerning landscape and surface water flooding being addressed in a satisfactory manner.	
Estimated Housing Numbers: 40	

Steining



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Local Plan 2021
Small Site Allocations
STEYNING

Reference No :	
Date: 30/06/2021	Scale : 1:10,000 at A4
Drawing No :	Revisions :

Site Name: Land at Glebe Farm		SA742	
Site Map:			
Horsham District Council Parkside, Chart Way, Horsham West Sussex RH12 1RL Barbara Childs : Director of Place		Steyning	
<small>Reproduced by permission of Ordnance Survey map on behalf of HMSO. © Crown copyright and database rights (2021). Ordnance Survey Licence. 100023866</small>		Reference No :	Date : 11/02/2021
Drawing No :	Drawn :	Checked :	Scale : 1:4,000 at A4 Revisions :
Parish: Steyning			
Site Area: 13.5 hectares			
Site Location: The site is located immediately to the north and east of Steyning village. The site is bounded by existing residential development to the south along Kings Barn Lane and the Steyning By-Pass (A283) to the west. Kings Barn Lane also runs along the site's eastern boundary, beyond which is open countryside. The entire site is located outside of the Built-Up Area Boundary but abuts the settlement edge on its western and southern boundary. The site is bisected from the main body of Steyning by the A283.			
Site Description: The site comprises farmland which falls within the ownership of Glebe Farm. The site is currently used as a paddock for grazing and is undulating in nature. A public right of way (No. 2585) runs along the site's north western boundary providing a pedestrian connection to Steyning.			
Site Assessment Conclusion:			
<p>Steyning is classified as a small Towns and Larger Village. The settlement has a good range of services and facilities including a primary school, GP surgery, leisure centre and a range of shops in the village centre. The settlement is therefore considered to be able to accommodate reasonable levels of development. The site is considered to be within reasonable walking distance of many of these facilities. The village is served by a regular bus service to the coast and through Horsham District from Billingshurst and towards Burgess Hill. The nearest station is in Shoreham by Sea. The site could be accessed from the A283, and further secondary access from Kings Barn Lane.</p> <p>The site is located within assessed as having moderate capacity for medium-scale housing development. The site is relatively contained with the topography undulating across the site but would need to be designed to minimise the impact of the nearby South Downs National Park, with which the site has a close relationship.</p>			

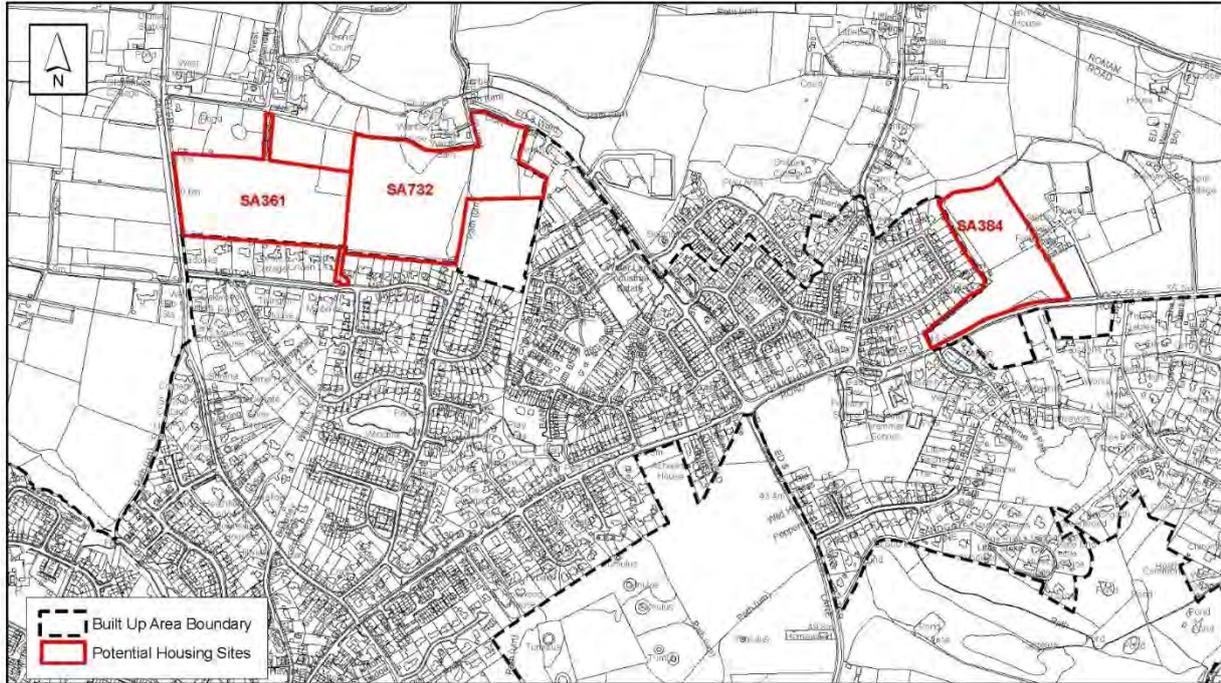
The site and surrounding land is not designated as important for nature conservation and there are not considered to be any overriding ecological constraints preventing the allocation of this site. Any development would need to ensure there are no impacts on the local wildlife site located to the east of the site and be designed to deliver biodiversity enhancements.

Northfield Cottage is a Grade II listed building located to the south east of the site. Due consideration of the setting of this heritage asset would be required should the site be allocated to minimise the impact on the heritage asset/listed building.

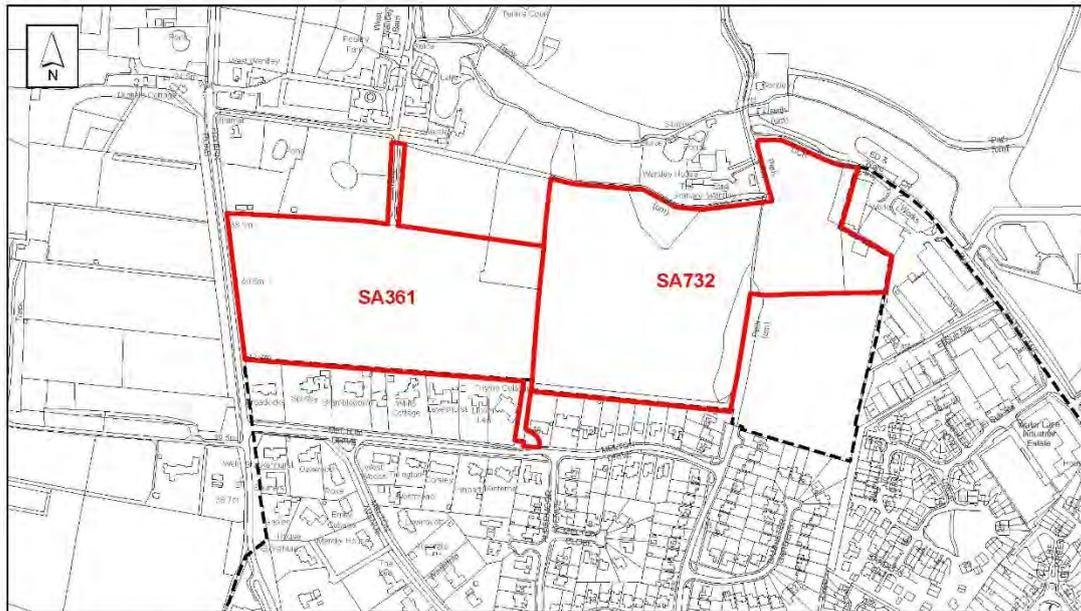
The site is considered to have potential for allocation if opportunities to address issues concerning improving environment quality, provide safe vehicular access, support biodiversity net gain and improve pedestrian and cycle connectivity back into the village centre are taken up. Any scheme should also be a landscape-led proposal with green infrastructure provision as a key component of any proposal. Views across to the South Downs should also be integral to any consideration of site layouts appropriate to this location.

Estimated Housing Numbers: 240

Storrington



<p>Horsham District Council Parkside, Chart Way, Horsham West Sussex RH12 1RL Barbara Childs : Director of Place</p>	<p>Local Plan 2021 Small Site Allocations STORRINGTON & SULLINGTON</p>		
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	<p>Drawing No :</p>	<p>Drawn :</p>	<p>Checked :</p>
			<p>Revisions :</p>

Site Name: Land North of Melton Drive**SA361/SA732****Site Map:****Horsham District Council**

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West Sussex RH12 1RL
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Storrington

Reference No :

Date : 16/12/2020

Scale : 1:4,000 at A4

Drawing No :

Drawn :

Checked :

Revisions :

Parish: Storrington and Sullington**Site Area:** 10.7 hectares

Site Location: The site comprises of agricultural fields that once formed part of a poultry farm and is located on the northern built up edge of Storrington. The main part of the site is generally level and the northern parts are crossed by electricity cables in a north-east to west direction. The centre of Storrington is located about 1KM to the south where there is a good range of local shops and community/leisure facilities. The settlement of West Chiltington Common is to the north of the northern boundary of the appraisal site. The northern boundary of the South Downs National Park is located approximately 1-2KM to the south of the promotion site.

Site Description: The site comprises of two separate parcels of land (SA361 and SA732) and lies within the countryside adjoining the northern Built-up Area Boundary of Storrington & Sullington. The northern and eastern boundaries are mainly defined by a mix of trees and hedgerows. The southern boundary predominately backs onto the rear gardens of the residential properties in Melton Drive. This boundary is partly defined by a mix of trees, hedgerows and fences. Fryern Road runs along the full extent of the western boundary which is marked by a chain link fence. To the north of the site there are several sporadically located residential properties and agricultural buildings interspersed with small paddocks, gardens, ponds and woodland. A grade II* listed building (West Wantley House) is located about 100m to the north of the site and East Wantley Farm (containing a former farmhouse which is Grade II listed) is located about 250m to the north-east. To the east the site abuts Land to the north of Downsview Avenue which was allocated for about 60 dwellings (and is the subject of resolution to grant outline planning permission for up to 62 dwellings under DC/19/2015) in the 'made' Storrington, Sullington and Washington Neighbourhood Plan.

Site Assessment Conclusion:

Storrington is classified as a small Towns and Larger Village. The settlement has a good range of services and facilities including a primary school, GP surgery, leisure centre and a

range of shops in the village centre. The settlement is therefore considered to be able to accommodate reasonable levels of development. The site is considered to be within reasonable walking distance of many of these facilities although enhanced pedestrian and cycling facilities would be required as part of any allocation. Vehicular access could be delivered off Fryern Lane. A local bus stop is located approximately 0.5 miles away. The village is well connected to the strategic road network, and there is a reasonable bus service. The site has reasonable connections to A283/A24 putting local residents from Storrington relatively close to large population centres at Horsham Town, Brighton, Shoreham and Worthing.

The HDC landscape capacity assessment indicates a low capacity for change in the wider area. In addition, 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. There is no intervisibility between the two settlements with undulating topography and intervening woodland preventing direct sight lines between the two villages. The 'made' neighbourhood plan allocation 'Land North of Downsview' to the immediate east of SA732 within the gap has presented an opportunity to consolidate the northern edge of the village with a sympathetic landscape-led proposal with provision of open space should be pursued on the northern half of both sites which would provide a long-term defensible edge to the village and present a natural buffer to local heritage assets.

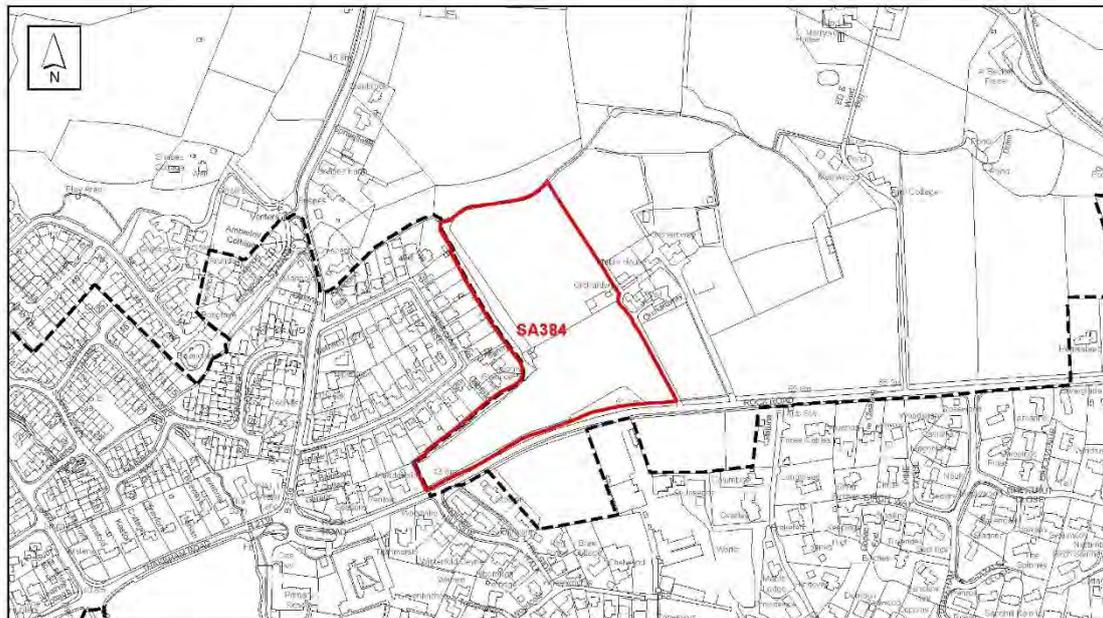
The site is not designated as important for nature conservation however; the site does lie within a Bat Sustenance Zone. There will be a requirement to maintain feeding habitats for bats. Further detailed ecological assessment work would be necessary should the site be allocated, in order to ensure that suitable mitigation and biodiversity net gain can be achieved. There should be consideration of potential impacts of surface water discharges on the nearby Hurston Warren SSSI.

The site does not contain any designated heritage assets within its curtilage but the Grade II Listed Building (East Wantley House) and Grade II* West Wantley House are located to north of the site. Although separated by a row of trees, the impact of development on the setting of this building would require appropriate mitigation to preserve the setting of the listed buildings. This is considered to limit the total level of development which can come forward in this location.

Storrington village centre is designated as an AQMA. Any development would need to take account of this designation and actively ensure development does not impact on the poor air quality in this area and be designed to be in accordance with the Council's Air Quality Management Guidance.

Land north of Melton Lane is considered to have potential for allocation subject to landscape-led comprehensive scheme focused on the southern section of the site. Development would need to be landscape led and adequately address landscape biodiversity, archaeology/heritage, air and environmental quality.

Estimated Housing Numbers: 70 dwellings

Site Name: Land at Rock Road, Storrington**SA384****Site Map:****Horsham District Council**

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Local Plan Review 2021
Storrington

Reference No :	Date : 29/06/2021	Scale : 1:4,000 at A4
Drawing No :	Drawn :	Checked :
		Revisions :

Parish: Thakeham**Site Area:** 3.25 hectares

Site Location: Although in Thakeham Parish, the site is adjacent to the built-up area boundary of Storrington and Sullington located north of Rock Road.

Site Description: The site comprises of two agricultural fields, with a barn located in the centre of the site on the eastern boundary. The northern field is relatively flat with the southern field having a gentle slope which runs in a south west direction. To the west and south lies the small town / village of Storrington and Sullington. Land to the north is agricultural fields. The north, west and southern boundaries are screened by a well-established hedgerow which incorporates mature trees. The eastern boundary is defined by an existing farm lane and an established hedgerow. Rock Road runs along the southern boundary. Three dwellings lie directly to the east.

Site Assessment Conclusion:

Storrington is classified as a small Towns and Larger Village. The settlement has a good range of services and facilities including a primary school, GP surgery, leisure centre and a range of shops in the village centre. The settlement is therefore considered to be able to accommodate reasonable levels of development. The site is considered to be within reasonable walking distance of many of these facilities, with years 7 and 8 of Steyning Grammar school 300m from the site. The village is well connected to the strategic road network, and there is a reasonable bus service. The site has reasonable connections to A283/A24 putting local residents from Storrington relatively close to large population centres at Horsham Town, Brighton, Shoreham and Worthing.

The site is not subject to any landscape designation and is well screened from the surrounding landscape by trees and hedgerows. Any development in this location would need to ensure landscape impacts are mitigated.

The site and surrounding land is not designated as important for nature conservation. The site does lie within a Bat Sustenance Zone requiring the retention and maintenance of feeding habitats for bats. A Tree Preservation Order, covering a number of trees, is located within an adjoining property of the south west corner of the site and would require a Root Protection Area. If progressed as a development site appropriate ecological assessments will be needed and suitable protection and mitigation and biodiversity enhancement will be required.

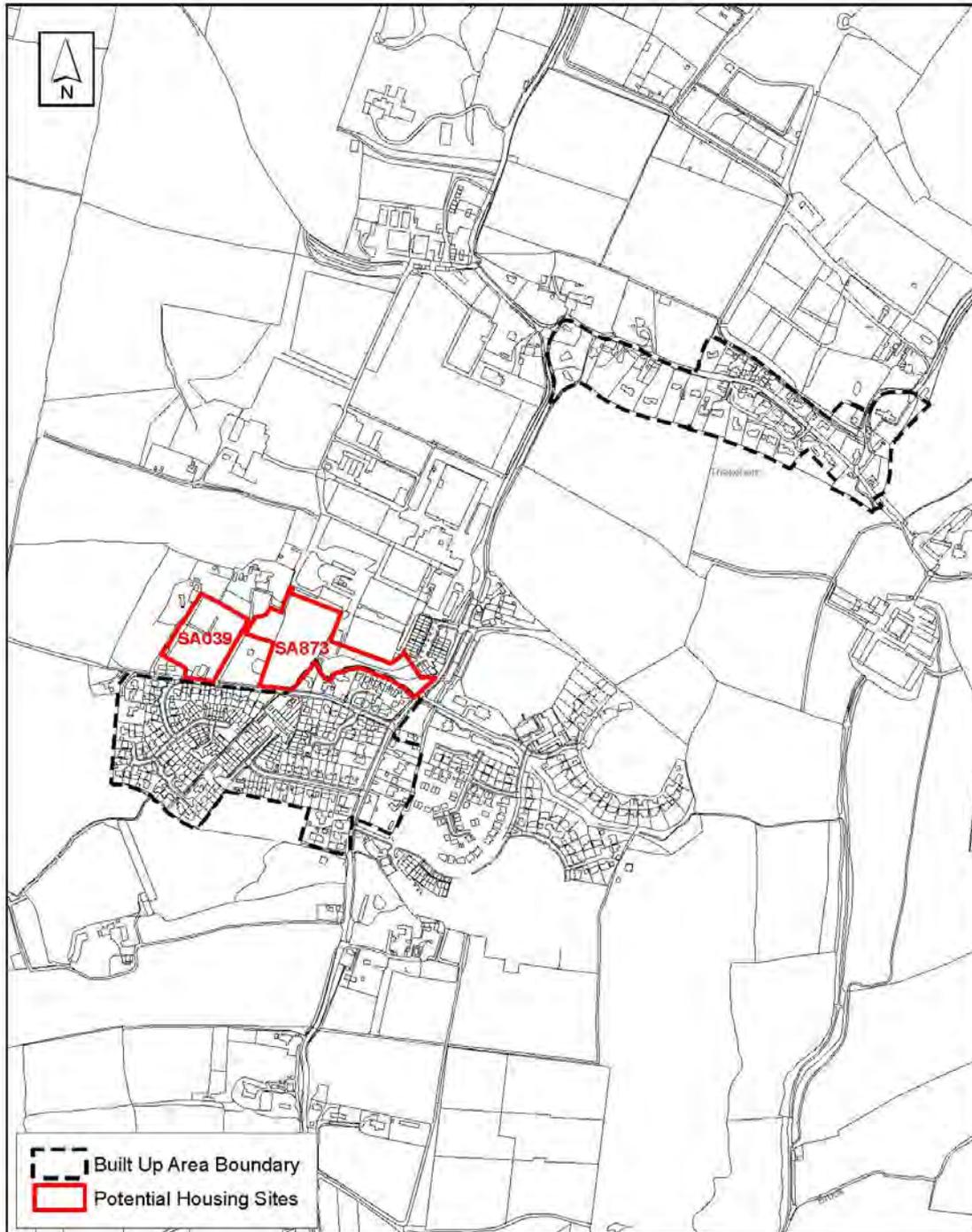
An Archaeological Notification Area is located south of the site and a Grade II Listed Building (Penfolds) is located to the south west. The setting of the Listed Building will need to be respected, and any site layout will need to take account of its setting.

Storrington village centre is designated as an AQMA. Any development would need to take account of this designation and actively ensure development does not impact on the poor air quality in this area and be designed to be in accordance with the Council's Air Quality Management Guidance.

It is considered the site has potential for allocation subject to any impacts on biodiversity, heritage, Archaeology and the Storrington Air Quality Management Area being mitigated.

Estimated Housing Numbers: 75

Thakeham

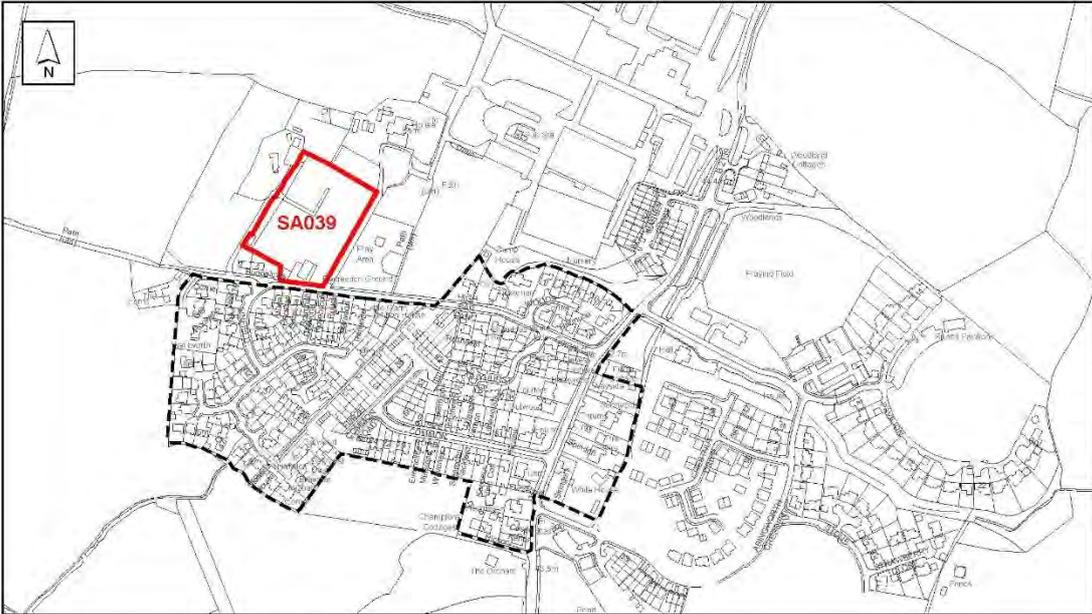


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**Local Plan 2021
 Small Site Allocations
 THAKEHAM**

Reference No :	
Date: 30/06/2021	Scale : 1:8,000 at A4
Drawing No :	Revisions :

Site Name: Land North High Bar Lane		SA039	
Site Map:			
			
Horsham District Council Parkside, Chart Way, Horsham West Sussex RH12 1RL Barbara Childs : Director of Place		Local Plan Review 2021 Thakeham	
<small>Reproduced by permission of Ordnance Survey map on behalf of HMSO. © Crown copyright and database rights (2021). Ordnance Survey Licence: 100023865</small>		Reference No : Drawing No :	Date : 01/07/2021 Checked : Revisions :
Parish: Thakeham			
Site Area: 0.93 hectares			
Site Location: The site lies within the countryside adjoining the northern built up area boundary of Thakeham, north of High Bar Lane.			
Site Description: The site consists of scrubby grassland with a vacant building located in the southern section. An overhead cable runs in a north-south direction across the site. A recreation ground is located to the east, medium-low density residential to the south and single detached dwellings to the north and west.			
Site Assessment Conclusion:			
<p>Thakeham village has recently expanded following the growth at the former Abingworth nursery site. This has delivered an expanded range of services and facilities leading to a proposed classification of the settlement as medium village the Council's settlement hierarchy. It has a moderate level of service and facilities including a primary school, public house and convenience store. There are a range of sports pitches including a Cricket Pavilion. The village has a good variety of clubs and societies for all interests and ages. It is assessed as being able to accommodate some growth relative to its status in the hierarchy.</p> <p>The site does not lie within or near a protected landscape. It is relatively flat with a gentle slope running south to north. The site is well screened to the north and east by established tree lines. There are defined hedgerows along the western boundary which should be retained if the site is allocated.</p> <p>The site is not designated as important for nature conservation, however, the site does lie within a Bat Sustenance Zone and habitats to maintain feeding habitats for bats would need to be retained. However, it is not considered that there are overriding constraints to</p>			

development in this location. The site does not contain or lie within the immediate setting of any designated heritage assets.

Development in this location will lead to some additional journeys to Storrington which has a wider range of services and facilities than Thakeham. The impact of any additional traffic on the Air Quality Management Area in Storrington to the south would need to be a consideration if development were to come forward in this location. Development would need to be designed to be in accordance with the Council's Air Quality Management Guidance.

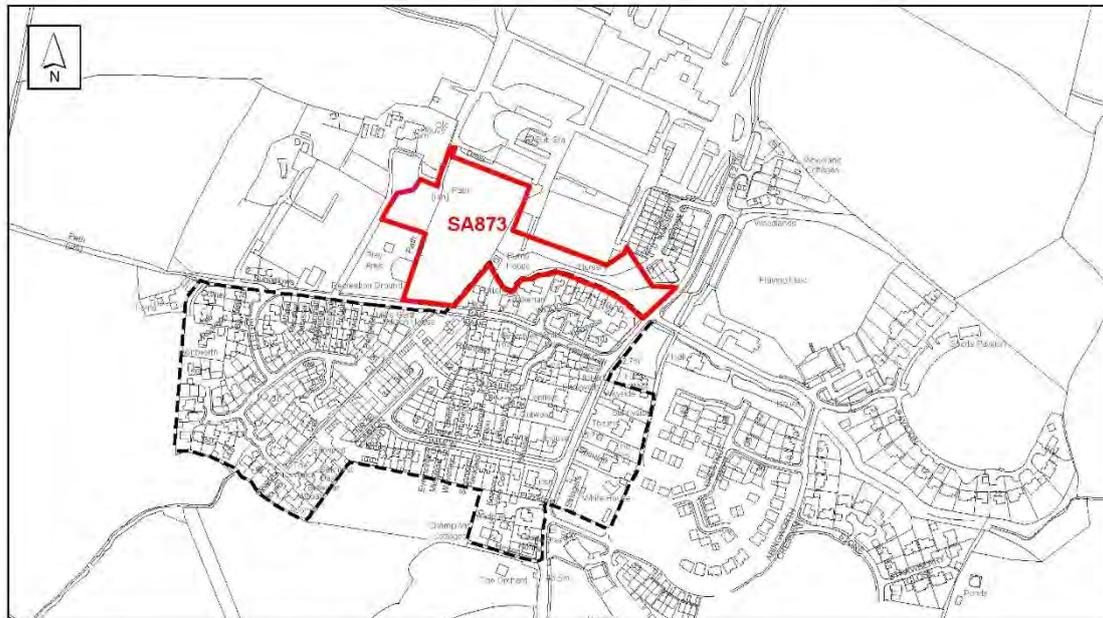
It is considered the site has potential for allocation. Development should seek to retain the existing hedgerows onsite and would need to ensure there are not adverse impacts on Storrington AQMA.

Estimated Housing Numbers: 25

Site Name: Land West of Stream House

SA873

Site Map:



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**Local Plan Review 2021
Thakeham**

Reference No :	Date : 01/07/2021	Scale : 1:4,000 at A4
Drawing No :	Drawn :	Checked :
		Revisions :

Parish: Thakeham

Site Area: 1.9 hectares

Site Location: The site is located adjacent to the built up area boundary to the south and south east. To the north and east lies a complex related to the cultivation of mushrooms.

Site Description: The site is an irregular shape and is surrounded by both residential and commercial development. The site is greenfield and lies off High Bar Lane. The land rises to the north and is bounded by mature tree cover to its south, west and north, which screens it from wider views.

Site Assessment Conclusion:

Thakeham village has recently expanded following the growth at the former Abingworth nursery site. This has delivered an expanded range of services and facilities leading to a proposed classification of the settlement as medium village the Council's settlement hierarchy. It has a moderate level of service and facilities including a primary school, public house and convenience store. There are a range of sports pitches including a Cricket Pavilion. The village has a good variety of clubs and societies for all interests and ages. It is assessed as being able to accommodate some growth relative to its status in the hierarchy.

The site does not lie within a protected landscape. Tree coverage on the site's boundary and the presence of development around the site (north, south and west) would limit views into and out of the site from a wider area.

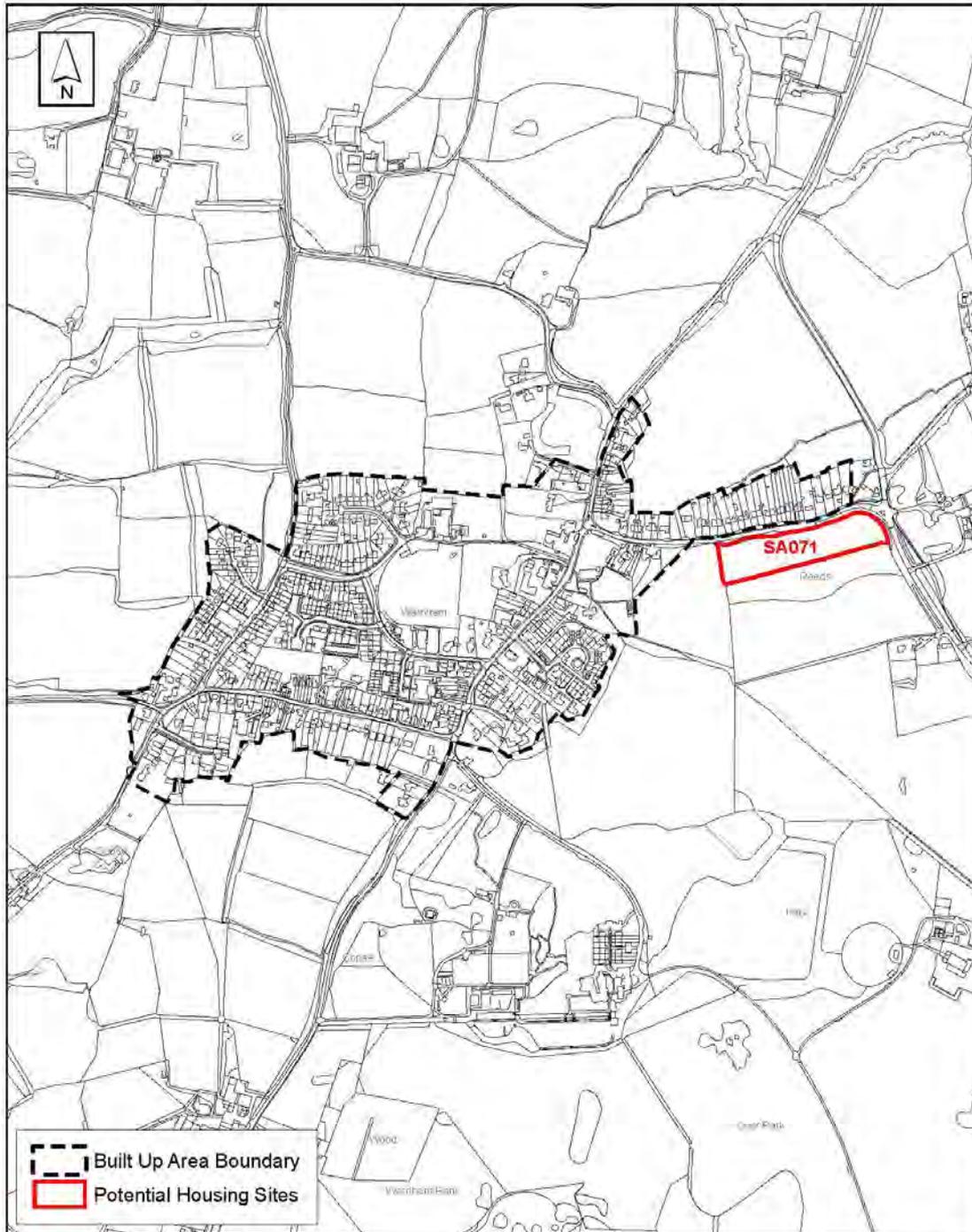
The site is not designated as important for nature conservation, however, the site does lie within a Bat Sustenance Zone and habitats to maintain feeding habitats for bats would need to be retained. However it is not considered that there are overriding constraints to development in this location. The site does not contain or lie within the immediate setting of any designated heritage assets.

Development in this location will lead to some additional journeys to Storrington which has a wider range of services and facilities than Thakeham. The impact of any additional traffic on the Air Quality Management Area in Storrington to the south would need to be a consideration if development were to come forward in this location. Development would need to be designed to be in accordance with the Council's Air Quality Management Guidance.

It is considered the site has potential for allocation. Development should seek to retain the existing screening onsite and would need to ensure there are not adverse impacts on Storrington AQMA.

Estimated Housing Numbers: 40

Warnham

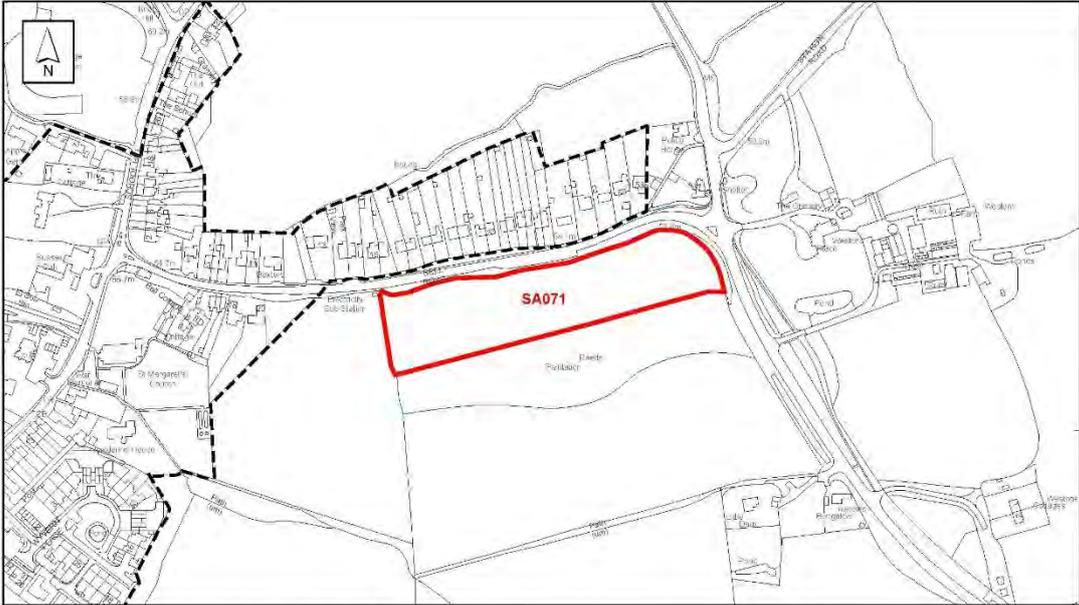


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**Local Plan 2021
 Small Site Allocations
 WARNHAM**

Reference No :	
Date: 30/06/2021	Scale : 1:8,000 at A4
Drawing No :	Revisions :

Site Name: Land South of Bell Road		SA071	
Site Map:			
			
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Scale : 1:3,000 at A4			
Parish: Warnham			
Site Area: 1.4 hectares			
Site Location: The sites lies to the south of Bell Road which is to the east of Warnham. The site is outside of the built form of Warnham but adjoins the built up area boundary (BUAB), via Bell Road.			
Site Description: The site comprises grazing land. It is bounded by mature vegetation along all its boundaries with the area immediately south forming Reeds Plantation. The site itself is relatively unconstrained although the Warnham Conservation Area lies to the west and the Grade II listed Westons Place and a listed timber outbuilding lie approximately 80m to the east.			
Site Assessment Conclusion:			
<p>Warnham is classified as a medium village the Council's settlement hierarchy. It has a moderate level of service and facilities including a primary school, public house and convenience store. The village has a good variety of clubs and societies for all interests and ages. It is assessed as being able to accommodate some growth relative to its status in the hierarchy.</p> <p>The site is currently accessible via Bell Road which forms the northern site boundary. Suitable access to the site could be provided from this road, although it would involve the removal of vegetation to facilitate its provision. Bell Road is sited off the A24 which lies to the east of the site and forms part of the District's major road network. The provision of appropriate footways and cycle routes would be considered an important part of any development proposals, if the site were to come forward. The impact of noise from the A24 should be considered as part of any development proposals.</p> <p>The site is not designated as being of landscape importance. The site is relatively contained within the landscape, bounded by an area of mature woodland to the south. It is relatively</p>			

well related to the row of development on Bell Road to the north. The Council's Landscape Capacity Study (2020) found the wider landscape area to have no / low capacity for residential development. Should the site be allocated, a sensitively designed landscape led proposal would be required being limited to the northern most strip of the site to reflect the development form to the north of Bell Road.

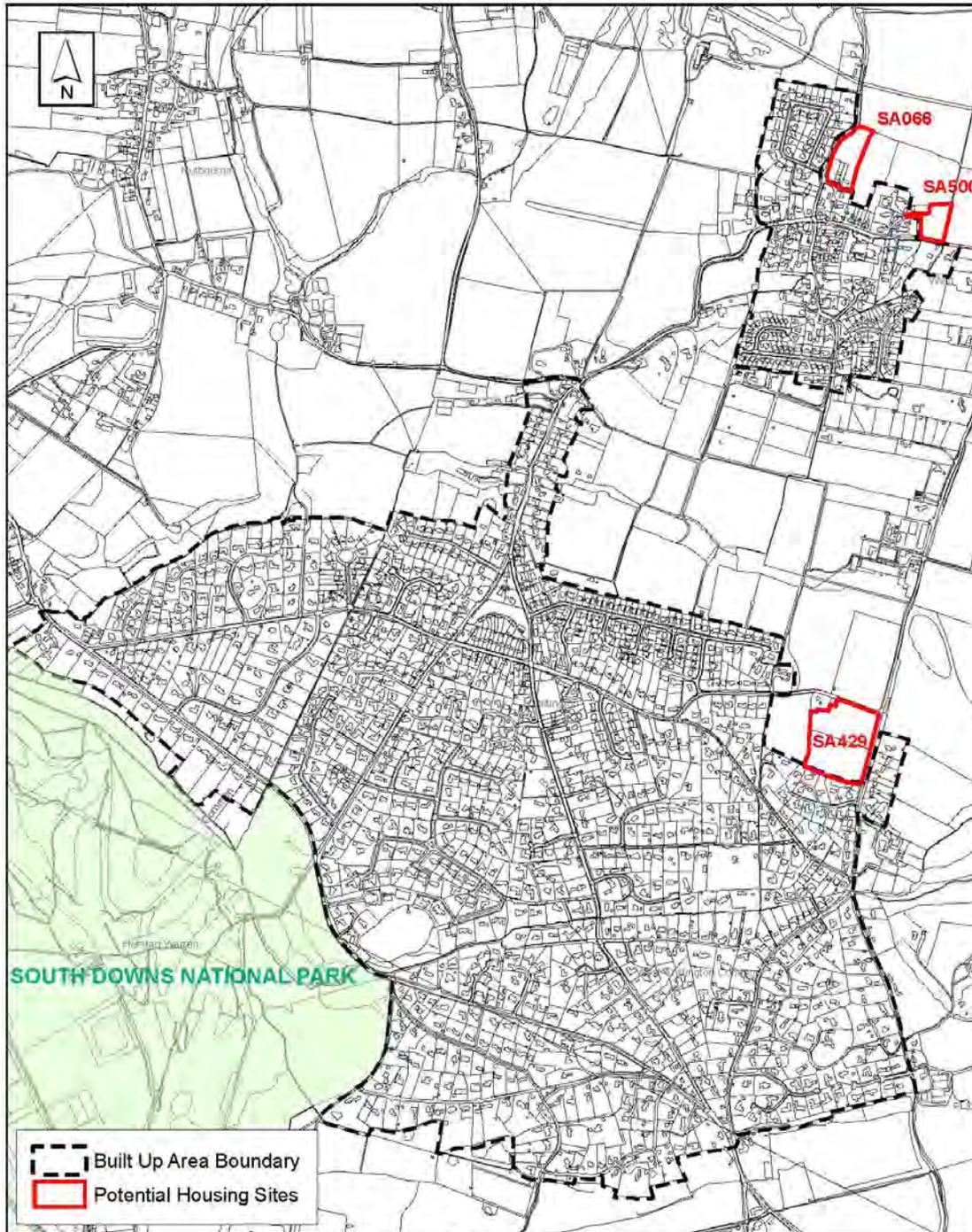
The site and surrounding land is not designated as important for nature conservation and no overriding ecological constraints have been identified. If allocated, appropriate ecological assessments will be needed and suitable protection, mitigation and biodiversity enhancement provided.

Warnham Conservation Area lies to the west of the site in which a number of Grade II listed buildings are sited. The Grade II listed Westons Place and The Granary also lie to the east of the site. If this site were to be developed, due regard to the setting of these designations and suitable mitigation would be required.

The site is considered to have potential for allocation subject to landscape, heritage and noise issues being suitably mitigated.

Estimated Housing Numbers: 20

West Chiltington and West Chiltington Common

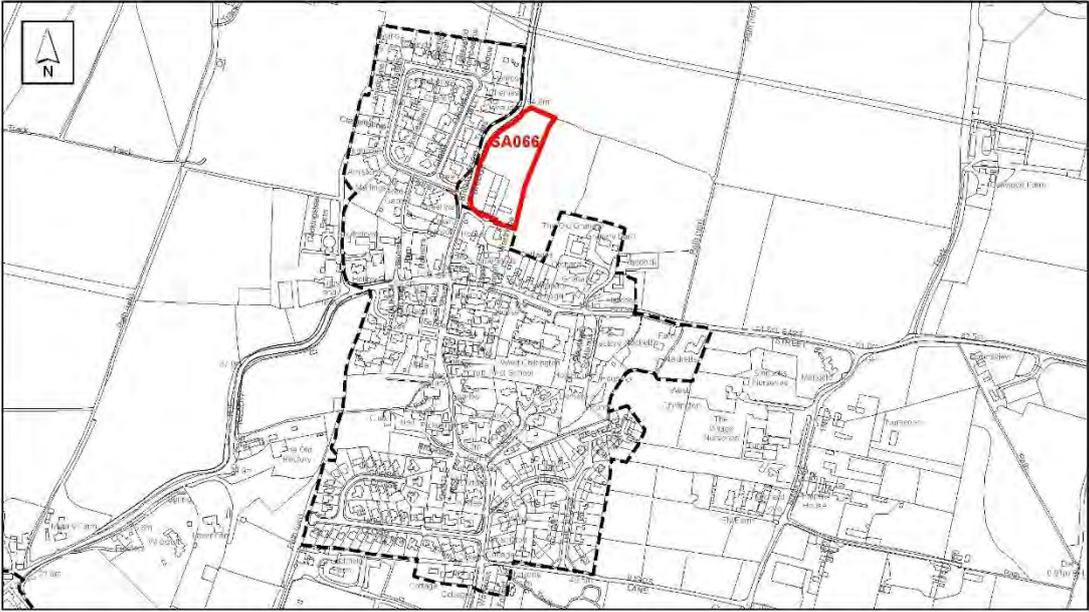


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Local Plan 2021
Small Site Allocations
WEST CHILTINGTON

Reference No :	
Date: 30/06/2021	Scale : 1:12,000 at A4
Drawing No :	Revisions :

Site Name: Land at Hatches Estate, West Chiltington		SA066	
Site Map:			
			
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		Drawing No:	Scale: 1:5,000 at A4
		Drawn:	Checked:
		Revisions:	
Parish: West Chiltington			
Site Area: 0.89 hectares			
Site Location: The site lies adjacent to the north eastern built-up area boundary of West Chiltington.			
Site Description: The site is relatively rural in character and consists of agricultural grazing land with a number of existing farm buildings. Low density residential development lies to the south and west with agricultural fields to the north and east. There are five large oak trees along the eastern boundary, all of which are subject to a Tree Preservation Order. An established hedgerow with mature trees runs along the western boundary.			
Site Assessment Conclusion:			
<p>West Chiltington & West Chiltington Common is classified as a 'medium village' in the settlement hierarchy, having a moderate level of service and facilities including a primary school, public house and convenience store. There are a range of sports pitches including a sports pavilion. The village has a good variety of clubs and societies for all interests and ages. It is assessed as being able to accommodate some growth relative to its status in the hierarchy.</p> <p>The site is not designated as being of landscape importance. The Council's Landscape Capacity Study (2020) found the area to have moderate-high capacity for small scale housing. However suitable consideration in the design of development on trees protected by Tree Preservation Orders would be required. The potential effect of additional traffic on the character of the adjoining narrow rural lane would need further careful consideration.</p> <p>The site and surrounding land is not designated as important for nature conservation, however, it does lie within a Bat Sustenance Zone and habitats to maintain feeding habitats for bats would need to be retained. A Preliminary Ecological Appraisal has been undertaken which has not identified any overriding ecological constraints.</p>			

The site does not contain or lie within the immediate setting of any designated heritage assets. West Chiltington Conservation Area, including a number of Listed Buildings lie a short distance to the south west. The impact of any development on the site would need to take account of the impacts on these buildings.

The impact of any additional traffic on the Air Quality Management Area in Storrington would need to be considered if development were to come forward in this location. Development would need to be in accordance with the Council’s Air Quality Management Guidance.

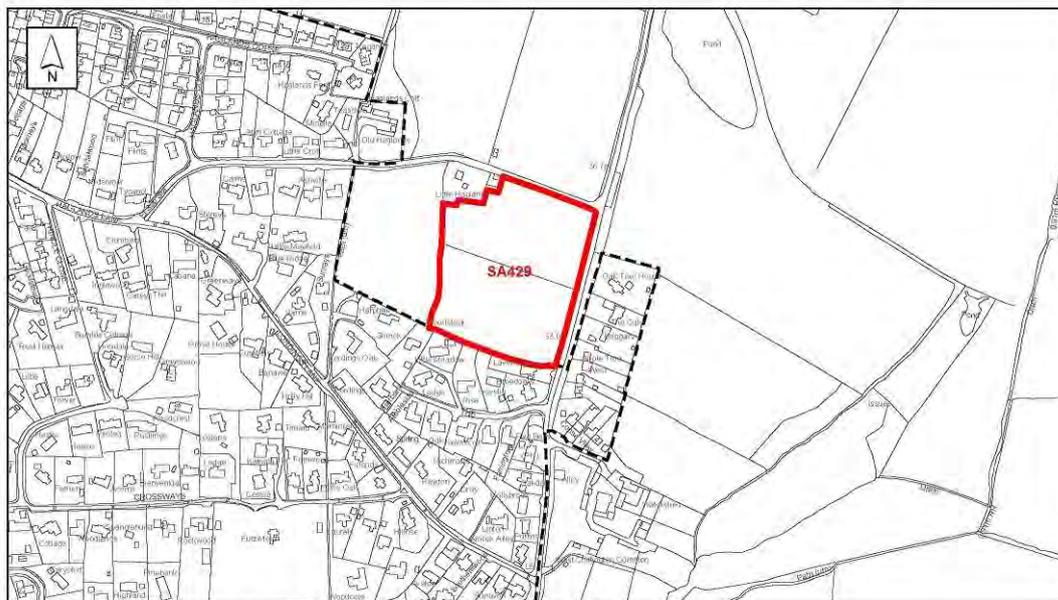
The site has potential for allocation subject to suitable consideration in the design of development on trees protected by Tree Preservation Orders and mitigates impacts on the historic environment and air quality in Storrington.

Estimated Housing Numbers: 15

Site Name: Land West of Smock Alley, South of Little Haglands

SA429

Site Map:



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

Parish: West Chiltington

Site Area: 1.3 hectares

Site Location: The site lies within the countryside and adjoins the built up area boundary of West Chiltington Common to the west, south and east.

Site Description: The site is relatively rural in character and consists of scrubby grassland and bushes. Low density residential lies to the south and east, woodland to the west and agricultural land to the north. A detached dwelling adjoins the north west corner of the site. An established hedgerow with mature trees surrounds the site and runs along the centre in an east west direction.

Site Assessment Conclusion:

West Chiltington & West Chiltington Common is classified as a 'medium village' in the settlement hierarchy, having a moderate level of service and facilities including a primary school, public house and convenience store. There are a range of sports pitches including a sports pavilion. The village has a good variety of clubs and societies for all interests and ages. It is assessed as being able to accommodate some growth relative to its status in the hierarchy.

The site is relatively well contained in the landscape and adjoins existing built development to the south and east. It is therefore relatively well related to the existing settlement form. The Council's Landscape Capacity Study (2020) found the area to have no-low capacity for development and therefore, development would be required to be sensitively designed should development come forward on the site and be limited in the number of homes that is delivered.

The site is not designated as important for nature conservation, however, it does lie within a Bat Sustainance Zone and habitats to maintain feeding habitats for bats would need to be retained. The western boundary of the site adjoins a wooded area known as Haglands Copse, which is protected by a Tree Preservation Order. Ecology Reports have already been undertaken in support of previous planning application (DC/15/1389) and no overriding ecological constraints have been identified.

The site does not contain or lie within the immediate setting of any designated heritage assets.

The impact of any additional traffic on the Air Quality Management Area in Storrington would need to be considered if development were to come forward in this location. Development would need to be in accordance with the Council's Air Quality Management Guidance.

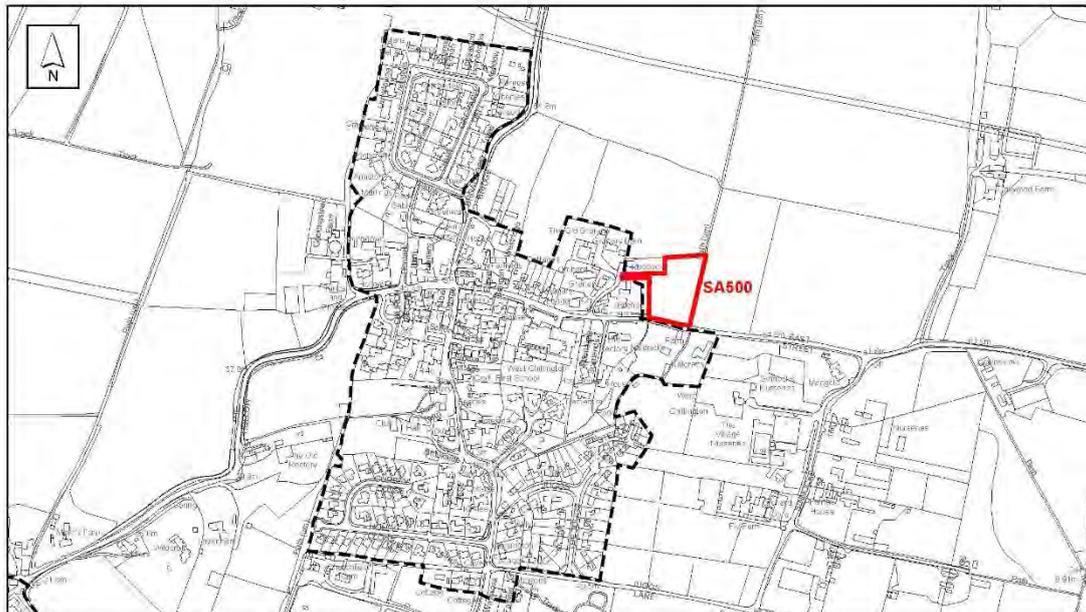
The site has potential for allocation subject to suitable consideration of the design of development on trees protected by Tree Preservation Orders, the local landscape with a limited total number of homes on the site and mitigates impacts and air quality in Storrington.

Estimated Housing Numbers: 15

Site Name: Land to the East of Hatches House, East Street, West Chiltington

SA500

Site Map:



Horsham District Council

Parkside, Chart Wey, Horsham
West Sussex RH12 1RL
Barbara Childs - Director of Place

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**Local Plan Review 2021
West Chiltington**

Reference No :

Date : 01/07/2021

Scale : 1:5,000 at A4

Drawing No :

Drawn :

Checked :

Revisions :

Parish: West Chiltington

Site Area: 0.5 hectares

Site Location: The site is located to the east of West Chiltington village, north of East Street.

Site Description: The site is an open field bounded by hedgerows to the north, south and east with those to the north and south incorporating a number of trees. To the south and west lies West Chiltington Village. Agricultural land is located to the east north with a dwelling adjoining the north west boundary of the site.

Site Assessment Conclusion:

West Chiltington & West Chiltington Common is classified as a 'medium village' in the settlement hierarchy, having a moderate level of service and facilities including a primary school, public house and convenience store. There are a range of sports pitches including a sports pavilion. The village has a good variety of clubs and societies for all interests and ages. It is assessed as being able to accommodate some growth relative to its status in the hierarchy.

The site is not designated as being of landscape importance. The site comprises of one field which is relatively flat. It is well screened by defined hedgerows which incorporate a number of trees. The Council's Landscape Capacity Study (2020) found the area to have moderate-high capacity for small scale housing development.

The site and surrounding land is not designated as important for nature conservation. The site does lie within a Bat Sustenance Zone requiring the retention and maintenance of feeding habitats for bats. However no overriding ecological constraints have been identified. Two Grade II Listed Buildings lie to the south. Any development would need to ensure the

setting of these properties is not adversely affected and suitable mitigation measures provided.

The impact of any additional traffic on the Air Quality Management Area in Storrington would need to be considered if development were to come forward in this location. Development would need to be in accordance with the Council's Air Quality Management Guidance.

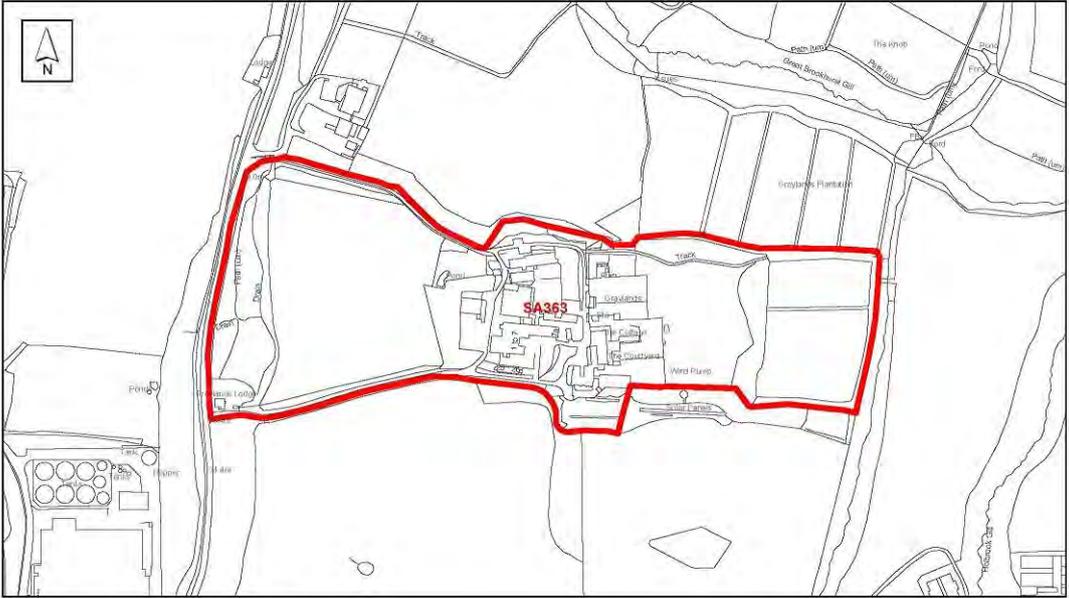
The site has potential for allocation subject to suitable consideration in the design of development biodiversity and mitigates impacts on the historic environment and air quality in Storrington.

Estimated Housing Numbers: 6

Sites Proposed for Employment Allocation

This section sets out the results of the Site Assessment work for sites which have been proposed Employment or employment led mix use development. The sites are set out in parish order.

North Horsham

Site Name: Land at Graylands Estate		SA363	
Site Map:			
			
Horsham District Council Parkside, Chart Way, Horsham West Sussex, RH12 1RL Barbara Childs - Director of Place		North Horsham	
<small>Reproduced by permission of Ordnance Survey map on behalf of HMSO. © Crown copyright and database rights (2020). Ordnance Survey Licence 100023865</small>		<small>Reference No :</small>	<small>Date : 28/01/2020</small>
<small>Drawing No :</small>	<small>Drawn :</small>	<small>Checked :</small>	<small>Scale : 1 : 4,000 at A4</small> <small>Revisions</small>
Parish: North Horsham			
Site Area: 5.39 ha			
Site Location: The site is located in the countryside outside the current built up area boundary to the north west of Horsham Town. This split site, two fields either side of the existing Graylands Estate / employment area, lies in an elevated countryside location. The western section adjoins the North Horsham strategic development allocation, but at present agricultural fields lie to the south. To the north is a field/woodland then clay quarry, to the west is a landfill site, and to the east of the site is woodland. The site has good access via a private tarmac driveway which is a one way loop via a separate entrance and exit on to Langhurstwood Road, which connects to the A264 to the south.			
Site Description: The site comprises two agricultural fields divided by Graylands Estate, a recently refurbished employment focussed and managed mixed use area which has a dedicated car park and on site Café. It particularly appeals to the micro enterprise business sector and Small to Medium sized businesses. The 1.2ha field to the east is well screened by trees to the north, east and south. The 3.2ha field to the west is also screened by trees. Along the southern border there are far reaching views towards Horsham and the South Downs.			
Site Assessment Conclusion:			

The centre of this site is in existing employment use. The site is located close to the North Horsham allocation and has the potential to provide additional local employment options for new residents moving to the new development.

The site does not lie within or near a protected landscape. Although in an elevated position from the south the site is reasonably screened by trees and woodland. The site falls with Landscape Character Area 10 in the Landscape Capacity Study 2020 and is considered to have no / low capacity for medium and large scale housing and also for large scale employment. With the right design and mitigation measures the site is considered to have some capacity for employment use due to the surrounding context and presence of other employment use.

The western and north eastern boundary adjoin Ancient Woodland and any development would need to take account of this and retain, as a minimum, a 15m buffer. The proposed developable area excludes the woodland and enhancements could be sought. A Site of Special Scientific Interest (SSSI) and Local Wildlife Site (LWS) lie near the northern boundary. The promoter has provided an Ecological Report and no overriding ecological constraints have been identified.

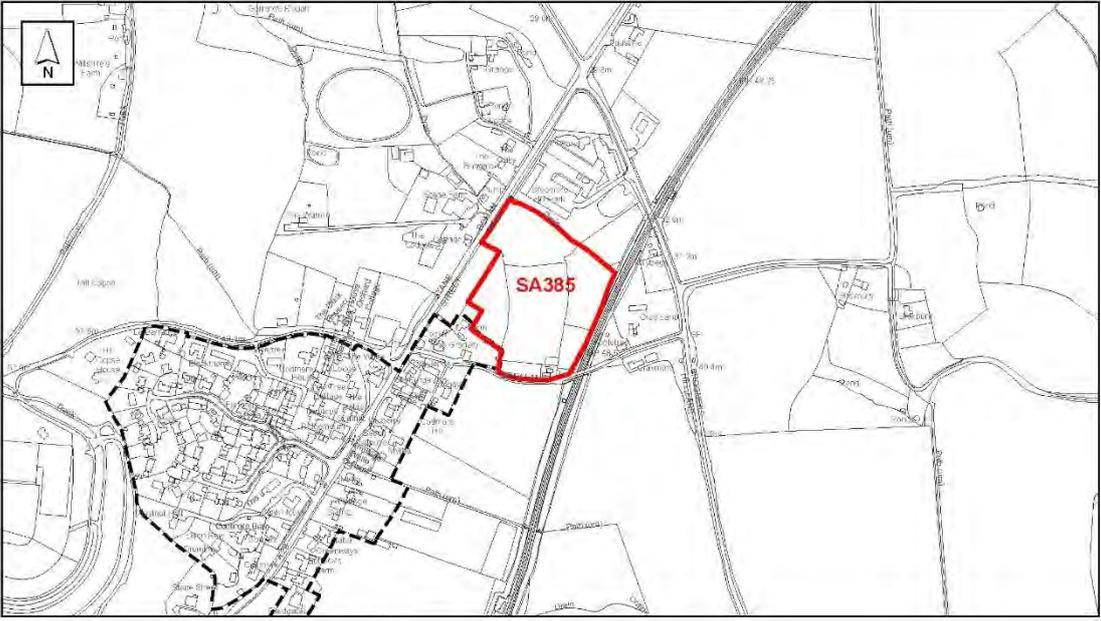
Archaeological Notification Area (Medieval Moated Site & Warnham Brickworks) adjoins the southern boundary and a Scheduled Monument lies across a field to the south west. These would need to be considered if developed. The site is relatively tranquil. There can be odour and / or disturbance from the Landfill site, quarry and Brickworks to the north and southwest of the site which would need to be taken into account.

It is considered the western field has potential for allocation for employment subject to appropriate regard to a number of issues such as the provision of a buffer and enhancement to the Ancient Woodland, landscape mitigation measures, biodiversity and the nearby SSSI and LWS, Archaeology, Warnham Brickworks Major Hazard buffer zone, and provision of sustainable transport links. It would form an extension to the existing Graylands Estate which is a managed employment / mixed use area and a proposed Key Employment Area. This would provide additional employment opportunities for new residents in the North of Horsham area. It is not considered the split site should be allocated for residential (in full or as part of a mixed use allocation) given the surrounding uses and potential 'agent of change' impacts, and taking account of the significant land area already allocated for residential nearby. Nor is it considered the eastern field should be allocated for employment, indeed such an increase in employment in this location could undermine the viability and delivery of the western field.

Existing Floor Space / Area: 754.43 sq. m.

Estimated Additional Floor Space / Area: up to 3.2 ha / c.9,025sqm

Pulborough

Site Name: Land South of Broomers Hill Business Park		SA385	
Site Map:			
			
Horsham District Council Parkside, Chart Way, Horsham West Sussex RH12 1RL Barbara Childs : Director of Place		Pulborough	
<small>Reproduced by permission of Ordnance Survey map on behalf of HMSO. © Crown copyright and database rights (2020). Ordnance Survey Licence: 100023865</small>		Reference No :	Date : 04/11/2020
Drawing No :	Drawn :	Checked :	Scale : 1:5,000 at A4 Revisions :
Parish: Pulborough			
Site Area: 2.73 ha			
Site Location: The site lies in the countryside adjoining the northern built up area boundary of Codmore Hill and the southern boundary of the existing employment area known as Broomers Hill Industrial Park / Broomers Hill Business Park. The site lies off the A29 but there is no pedestrian access to the adjoining settlement of Codmore Hill. (The site previously formed part of the wider SHLAA site SA172 which included the existing Business Park)			
Site Description: The site comprises agricultural fields and woodland bounded by hedgerows. The Arun Valley railway line adjoins the site to the east. The northern boundary adjoins the Broomers Hill Industrial Park, which was built in the 1990's and comprises two storey brick and metal clad buildings incorporating warehousing and car parking.			
Site Assessment Conclusion: The site adjoins settlement of Codmore Hill to the south and the existing Broomers Hill business park to the north. The site has been identified in the emerging Pulborough Neighbourhood Plan as an employment allocation for business expansion in this location. The Neighbourhood Plan has now commenced Examination. Allocation would enable the expansion of Broomers Hill Industrial Park and increase employment opportunities in Codmore Hill and within the southern part of Horsham District.			
The site does not lie within or near a protected landscape. The site is relatively close to the South Downs National Park and views from this landscape may need to be addressed. The Landscape Capacity Study assesses the area to have a no / low capacity for development. With the right design and mitigation measures the site is considered to have some capacity for employment use due to the surrounding context and presence of other employment use.			

The site and surrounding land is not designated as important for nature conservation. The site is within a bat sustenance zone and habitats to maintain feeding habitats for bats would need to be retained. No overriding ecological constraints have been identified. The site does not contain or lie within the immediate setting of any designated heritage assets.

It is considered the site has potential for allocation for employment subject to appropriate regard to a number of issues such as landscape mitigation, biodiversity and bat sustenance zone, and sustainable transport.

Existing Floor Space / Area: 0 ha

Estimated Additional Floor Space / Area: 2.7 ha / 7,000sqm

Southwater

Site Name: Land South West of Hop Oast Roundabout

SA703

Site Map:



Horsham District Council

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

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Southwater

Reference No :

Date : 04/11/2020

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Drawing No :

Drawn :

Checked :

Revisions :

Parish: Southwater

Site Area: 1.05 ha

Site Location: The site is in the countryside, just outside the northern built up area boundary of Southwater and south of a main access route into Horsham (The Hop Oast roundabout). It is bound by the A24 to the east and the main northern access route to Southwater. Beyond the road, to the south and north there is woodland and to the east is an agricultural field.

Site Description: The site is a large agricultural field enclosed and surrounded by the A24 and the main access road to the north of Southwater. It is separated from the wider countryside and has been urbanised by virtue of the road layout and its location just off the A24 and just to the north of the built up area of Southwater. Its continuation in agricultural use has largely been compromised after its use as a site management storage area for the improvements to the Hop Oast junction. There is an existing field access from Worthing Road to the south. There is no made footpath from the site. A maintained footpath from the

end of Blakes Farm road passes south of the site to an uncontrolled pedestrian crossing of the A24 dual carriageway. From there a made footpath continues towards Horsham.

Site Assessment Conclusion:

The site is a large agricultural field enclosed and surrounded by the A24 and the main access road to the north of Southwater. The surrounding roads give the site an urbanised character and there are not considered to be any overriding landscape impacts which would prevent allocation of the site. However suitable screening would need to be provided.

The site is not designated as important for nature conservation, however, to the south lies woodland protected by a Tree Preservation Order (TPO) and Newlane Wood Ancient Woodland to the south east. This would need to be taken into account in considering any development proposals. The site does not contain or lie within the setting of any designated heritage assets.

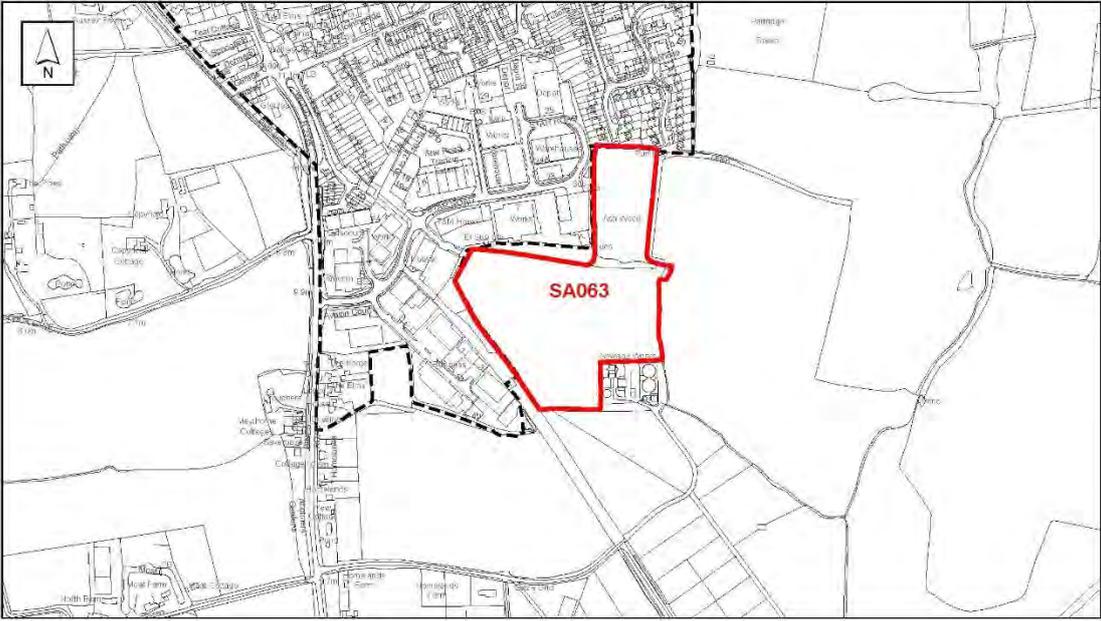
The site is affected by road noise from the adjoining A24 and roundabout. The site location, next to the Major Road Network (A24) and is enclosed by roads, affects its ability to be used effectively for agriculture.

It is considered the site has potential for allocation for employment subject to appropriate regard to a number of issues such as the creation of safe vehicle/pedestrian/cycle access and highway impacts on the nearby junction, landscape screening, minerals safeguarding, biodiversity and impact on nearby Ancient Woodland, and the potential impacts from surface water and wastewater on the Upper Arun SSSI and the scope for mitigation.

Existing Floor Space / Area: 0

Estimated Additional Floor Space / Area: 1ha / 3,000 sqm

West Grinstead

Site Name: Land South of Star Road Trading Estate		SA063	
Site Map:			
			
Horsham District Council Parkside, Chart Way, Horsham West Sussex RH12 1RL Barbara Childs : Director of Place		Partridge Green	
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Drawing No :	Drawn :	Checked :	Revisions :
Parish: West Grinstead			
Site Area: 5.1 ha			
Site Location: The site lies within the countryside adjoining the southern built up area 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 with strong community networks and local employment provision, including shops and a primary school. It acts as a hub for smaller villages but also has some reliance on larger settlements to meet some of the residents day to day needs. The site is located to the south east of the Star Road Trading Estate.			
Site Description: The site consists of scrubby grassland and has some evidence of fly tipping. To the north and west of the site is the Star Road Trading Estate which is designated a Key Employment Area. Ash Wood, an Ancient Woodland, lies in the northern part of the eastern section and the eastern and southern boundaries comprise agricultural land, with the exception of the far south-eastern corner of the site which is a sewage treatment works. The site has an existing access point onto the Star Trading Estate suitable for vehicles.			
Site Assessment Conclusion: This site adjoins Star Road Industrial estate which is in active employment use. The site promoter is seeking to expand this site.			
<p>The site is relatively flat with some undulating areas. It comprises scrubby grassland with some trees within the site and along the boundaries which comprise a mixture of hedgerows and industrial fencing. The Landscape Capacity Study assesses the area to have moderate to high capacity for development</p>			
<p>The site is not designated as important for nature conservation, however, the north eastern section contains an area of Ancient Woodland which is also protected by a Tree Preservation Order (TPO). This would require at least a 15m buffer should development</p>			

take place on this land. The proposed developable area excludes the woodland. The site does not contain or lie within the setting of any designated heritage assets.

The site is affected by noise/odour/nuisance from the adjoining Industrial Estate and Sewerage Treatment Works. The layout of any development may have to be informed by an odour assessment and would have to provide access to the existing sewage infrastructure for maintenance and upsizing purposes, as considered appropriate by Southern Water. A high pressure gas pipeline and its 150m buffer affects much of the site, it is noted however that, this has not unduly limited development on land adjacent. The western half of the site lies within a 150m consultation buffer zone around a major hazard site which would need to be taken into account.

It is considered the site has potential for allocation for employment subject to appropriate regard to a number of issues such as minerals safeguarding, odour assessment, provision of an off-road link to the Downs Link, biodiversity, and also access, maintenance and buffer around the Ancient Woodland (which is also protected by a Tree Preservation Order), sewerage treatment works, major hazard sites and underground high pressure gas pipeline. It is not considered suitable for housing due to the constraints and the potential adverse impacts from noise and nuisance from the existing trading/industrial estate and sewerage treatment works.

Existing Floor Space / Area: 0

Estimated Additional Floor Space / Area: 3.9 ha (c.9,000sqm)

Housing Sites not recommended for Allocation

This table provides a high level summary of the reasons why the following sites are not recommended for allocation.

Settlement	Ref	Site Name	Summary of reason/s not recommended for allocation
Ashington	SA077	Land east of Wolves Farm	The site is not recommended to come forward as an allocation in the local plan review. The location of the site is detached and separated from the main village of Ashington by the A24. This proposal will effectively create a satellite to Ashington village which is unrelated in form and function. The scale of development proposed would have a significant impact on the wider open countryside and would be detrimental to the rural character of the locality but would not be of a sufficient scale to provide a wide range of services and facilities for the new community and would require onward travel to Ashington or beyond.
Ashington	SA085 SA520 SA524 SA539 SA790	Ashington Northern Cluster	Ashington is classified as a medium settlement with some capacity for development. This site is located to the north of the village and is further away from services and facilities than land allocated in the neighbourhood plan and other land at Mousdell Close. The cumulative impact from a further allocations for several hundred homes would adversely impact on local infrastructure capacity, the environment and pressure on social integration is considered to be unsustainable for a settlement regarded as a medium village in the hierarchy.
Ashington	SA708	Land West of the White House	The site does not have potential for allocation because the developable area is constrained by floodplain significantly limiting the potential net developable area of the site. Development would also urbanise an edge of village rural location impacting the rural character of the area.
Barns Green	SA344	Land rear of Two Mile Ash Road, Barns Green	The northern boundary of this site is designated as Ancient Woodland. The buffer required to maintain the integrity of the ancient woodland is considered to join with the curtilages of 'outpost' and Silwood House. This may impact the ability to provide a suitable access to the site, taking account of a number of Tree Preservation Orders exist along the southern boundary of the site. The deliverability of this site is therefore not certain.
Billingshurst	SA043	Land at Kingslea Farm	The site does not have potential for allocation for housing. Development would encroach into the wider landscape in this sensitive location and extend the built form of the village further to the south towards Adversane and lessen the gap between the two settlements. The setting of adjacent heritage assets could also be adversely impacted by development in this location.

Settlement	Ref	Site Name	Summary of reason/s not recommended for allocation
Billingshurst	SA409	Land East of Lordings Road	The site does not have potential for allocation for housing/mixed use development because it does not relate well to the existing settlement boundary, creating a new development that is unrelated to Billingshurst and requiring travel to the main village for services and facilities. The site is relatively large scale and has not been presented in a unified scheme together with other proposals for strategic development in this area, further limiting the deliverability of the site.
Billingshurst	SA560	Land off Marringdean Road	The Landscape Capacity Study concludes that the area is considered to have no or very limited capacity for development. Development in this location would therefore lead to urbanisation and extension of the settlement form to the south east. In addition, Significant strategic scale development has been delivered in Billingshurst with a further allocation proposed in this plan. It is considered that alongside the additional proposed strategic allocation, which will deliver greater infrastructure benefits to the settlement, the quantum of development would put further cumulative stress on local infrastructure capacity, the local environment and social integration and is considered to be unsustainable.
Billingshurst	SA607	Land at Kingsfold Cottage, Marringdean Road	Significant strategic scale development has been delivered in Billingshurst with a further allocation proposed in this plan. It is considered that alongside the additional proposed strategic allocation, which will deliver greater infrastructure benefits to the settlement, the quantum of development would put further cumulative stress on local infrastructure capacity, the local environment and social integration and is considered to be unsustainable.
Billingshurst	SA642	Land at Bridgewater Farm	The site does not have potential for allocation for housing/mixed use development because it does not relate well to the existing settlement boundary, creating a new development that is unrelated to Billingshurst and requiring travel to the main village for services and facilities. The site is relatively large scale and has not been presented in a unified scheme together with other proposals for strategic development in this area, further limiting the deliverability of the site.
Billingshurst	SA656	Land at Blackthorn Barn	Significant strategic scale development has been delivered in Billingshurst with a further allocation proposed in this plan. It is considered that alongside the additional proposed strategic allocation, which will deliver greater infrastructure benefits to the settlement, the quantum of development would put further cumulative stress on local infrastructure capacity, the local environment and social integration and is considered to be unsustainable.
Billingshurst	SA678	Kingsmead	The site lies within the countryside detached from and to the south east of the Built up Area Boundary of Billingshurst The Landscape Capacity Study

Settlement	Ref	Site Name	Summary of reason/s not recommended for allocation
			<p>concludes that the area is considered to have no or very limited capacity for development. Development in this location would therefore lead to urbanisation and extension of the settlement form to the south east, particularly in isolation.</p> <p>Significant strategic scale development has been delivered in Billingshurst with a further allocation proposed in this plan. It is considered that alongside the additional proposed strategic allocation, which will deliver greater infrastructure benefits to the settlement, the quantum of development would put further cumulative stress on local infrastructure capacity, the local environment and social integration and is considered to be unsustainable.</p>
Billingshurst	SA698	Old Reservoir Farm	<p>This site is located east of the strategic development East of Billingshurst which is nearing completion. Development would contribute to eastern ward development beyond the landscaping on the easternmost boundary of the site. The site is further from services and facilities in Billingshurst village centre and is less sustainable than other sites proposed for allocation in the village. Significant strategic scale development has been delivered in Billingshurst with a further allocation proposed in this plan. It is considered that alongside the additional proposed strategic allocation, which will deliver greater infrastructure benefits to the settlement, the quantum of development would put further cumulative stress on local infrastructure capacity, the local environment and social integration and is considered to be unsustainable.</p>
Bramber	SA758	Land at Clays Field	<p>The site is not recommended to come forward as an allocation. The site plays an important role in the landscape and heritage setting of both Steyning and Bramber and provides valued local amenity provision for residents of both villages. The landscape capacity study (2020) has identified this location as having limited/no capacity for housing. Long views of the South Downs must also be considered with some parts of the site visible from the National Park.</p>
Billingshurst	SA759	Land at St Andrews Hill Farm	<p>The site does not have potential for allocation for housing / mixed use allocation. This is because it does not relate well to the existing settlement boundary given its configuration and the separation caused by the A29, and would have a significant landscape impact, bringing Billingshurst south towards Adversane. The site is also located adjacent or near to other large sites promoted for development where there is a lack of a cohesive unified plan for such strategic, comprehensive development proposal in this area, this therefore impacts upon the deliverability of the site.</p>
Billingshurst	SA770	Land North of A272 West of Woodale Lane	<p>This site is located east of the strategic development East of Billingshurst which is nearing completion. Development would contribute to eastern ward</p>

Settlement	Ref	Site Name	Summary of reason/s not recommended for allocation
			development beyond the landscaping on the easternmost boundary of the site. The site is further from services and facilities in Billingshurst village centre and is less sustainable than other sites proposed for allocation in the village. Significant strategic scale development has been delivered in Billingshurst with a further allocation proposed in this plan. It is considered that alongside the additional proposed strategic allocation, which will deliver greater infrastructure benefits to the settlement, the quantum of development would put further cumulative stress on local infrastructure capacity, the local environment and social integration and is considered to be unsustainable.
Broadbridge Heath	SA102	North of Lower Broadbridge Farm	The site is located to the west of Lawson Hunt Industrial Estate. The eastern most portion of this site is considered to have potential for an expansion of employment land, albeit it is not being promoted for this use and is therefore not deliverable. Given the proximity of the site to the road and existing commercial uses to the east and south it is considered that the potential impact on the amenity of future users (eg noise, lighting) means this site is not suitable for residential development.
Broadbridge Heath	SA492	Land adjacent Lyons Farm	The site is not considered to have potential for allocation. Development has been assessed to have a significant negative landscape impact and result in the creation of urban sprawl into the countryside beyond Broadbridge Heath. The site in isolation does not relate well to the existing urban form of Broadbridge Heath and would not be considered to be in a sustainable location to deliver housing.
Broadbridge Heath	SA766	Lower Broadbridge Heath Farm	The site does not have potential for allocation. It lies within a Building Stone Minerals Safeguarding Area with the access and processing area forming part of the safeguarding associated with Theale Farm. Further, development of this site would be dependent on the relocation of Horsham Stone & Reclamation which could be problematic. There are also significant concerns regarding the heritage impacts on the adjacent Grade II listed Lower Broadbridge Farm.
Colgate	SA295	Greater Faygate	The site is located centrally between Horsham and Crawley, and development would leave no clear gap between these two towns, and give rise to a continuous urban form. It has also not been satisfactorily demonstrated by the site promoter that the character of Faygate would be preserved, maintaining a sense of its own separate identity. In addition, development would have the potential to harm a number of listed buildings for which limited information regarding mitigation has been provided. No information has been submitted in relation to the potential presence of protected species within the site and the biodiversity impacts.

Settlement	Ref	Site Name	Summary of reason/s not recommended for allocation
Cowfold	SA052	Land at Eastlands Farm	The site is not considered to have potential for development due to the negative impacts on environmental considerations. The site is separated from the village form by woodland and would create a small enclave of houses unrelated to the current settlement form. There is also potential loss of Eastlands Wood, impact on heritage and unresolved access arrangements.
Cowfold	SA366	Land East of Cowfold	<p>The site consists of an arable field with crops in the centre and grassland on the boundary. The site is highly visible from the A272 approach to the village, and it is considered that development in this location has the high potential for the perception of sprawl into open countryside.</p> <p>Cowfold Neighbourhood Plan identifies land for housing development in the village – this plan has been examined and can progress to Examination It is considered that the cumulative impact from a further allocations would adversely impact on local infrastructure capacity, the environment and pressure on social integration is considered to be unsustainable for a settlement regarded as a medium village in the hierarchy</p>
Cowfold	SA747	Land South of Eastlands Lane	The site contains a number of areas of dense trees and shrubs and there are two TPOs on the northern boundary. It is considered development could have an adverse impact on landscape and biodiversity. The site is accessed from Eastlands Lane, a narrow private lane and Public Right of Way joining the A281 to the west. Any development of this site would require the widening of this track which is single lane in places and it is not clear whether this is achievable and the site therefore deliverable.
Cowfold	SA782	Land at Brookhill	Development would extend the settlement form northwards and could give the appearance of ribbon development and adversely impact the rural character of this area. The site would also adversely impact the complex of listed buildings at Brookhill.
Cowfold	SA791	Land East of Eastlands Lane	The site is not considered to have potential for allocation due to its separation from the built up area boundary and urban form of Cowfold which would lead to an isolated development unrelated to the settlement form. Substantial improvements to road access would also be necessary and it is unclear the extent to which this is achievable.
Henfield	SA005	Land North of Furners Lane	The site is promoted for a development of 400-450 homes, including the provision of a retirement village. However, the development is in a visually prominent location which would extend the settlement form of the village to the east in a form unrelated to the existing settlement form impact on the wider countryside would create an urbanising effect on a sensitive rural location.

Settlement	Ref	Site Name	Summary of reason/s not recommended for allocation
			<p>Furners Lane is narrow and rural in character and further assessment is required to ensure the local road network could accommodate additional growth.</p> <p>The site has not been allocated by the community in the Made Neighbourhood Plan. The cumulative impact from a further allocations for several hundred homes would adversely impact on local infrastructure capacity, the environment and pressure on social integration is considered to be unsustainable for a settlement regarded as a medium village in the hierarchy.</p>
Henfield	SA017	Land north east of Backsettown Farm	The site lies outside the existing settlement boundary, albeit adjacent to land allocated in Henfield Neighbourhood Plan. The site is very rural in character and due to the potential impact on Backsettown Farm listed building would not be well related to the built form of Henfield. It is unclear to what extent access can be achieved from Furners Lane which is narrow and very rural in character.
Henfield	SA035	Rear of Hollands Lane	The site does not have potential for allocation due to landscape impacts on the wider open countryside to the south and long views of the South Downs. Access is also dependent on SA487 which is occupied by employment uses and would impact the amenity of potential residents with vehicular traffic required to traverse and share the access with commercial vehicles.
Henfield	SA665	Chanctonbury View	Development at this edge of village location would further urbanise the rural character in this setting with medium views into the open countryside and the South Downs. There are significant issues with adverse impacts to both the landscape and heritage issues including three listed buildings and Henfield Conservation Area.
Henfield	SA692	The Paddocks	The site is densely vegetated and does not relate to the urban form. The area is predominantly rural in character and further development would see an urbanisation and intensification that would negatively change the character of the area. The area is predominantly rural in character and further development would see an urbanisation and intensification that would negatively change the character of the area. While recent development to the east has occurred along West End Lane adjacent to the Paddocks, Stonepit Lane would be a defensible boundary precluding further ribbon development along West End Lane.
Henfield	SA693	Land east of Wantley Hill	The site does not have potential for allocation. It is considered the landscape impacts would have a very significant negative impact on the character and settlement form of Henfield. The cumulative impact of development alongside the Neighbourhood Plan and Local Plan allocation would have a negative impact on the local infrastructure capacity, environmental and social fabric of the village

Settlement	Ref	Site Name	Summary of reason/s not recommended for allocation
Horsham	SA060	Land south of Athelstan Way	The site abuts the built up area boundary of Horsham to the north and east but lies outside the settlement boundary. The site lies within Chesworth Farm, which is an open area popular with local residents and of high amenity value and is also designated as a Local Wildlife Site. The landscape is highly sensitive to development, particularly in the north of the site, with sloping topography increasing the visual impact of any development on views from Public Rights of Way. Tree Protection Orders covering trees along the northern and eastern boundaries.
Horsham	SA298	Land at Chesworth Farm	The site is not suitable for allocation. The site adjoins the southern settlement boundary of Horsham and is close to the existing town centre services and facilities. Development on this site would however have very significant adverse impacts on landscape, together with the loss of a recreational amenity. The site has also been identified as supporting a wide range of biodiversity and would also potentially impact on a significant heritage asset. Development would need to address Flood zones 2 and 3 along the edge of the River Arun and possible impacts on the heritage assets.
Horsham	SA570	Land south of Hilliers Garden Centre	The site is not considered to have potential for housing development – residential development would be separated from the built form of the town and would require access through Hilliers Garden Centre / other commercial uses. The site would be more appropriate for commercial use if required.
Horsham	SA728	Land at Ben Acre	The site is not appropriate for allocation. There is a restrictive covenant in place that the site be used as open space which would disqualify the site coming forward as a potential housing site subject to legal change. Constraints such as close proximity of the High Weald AONB to the east, TPOs on the northern boundary would impact on potential delivery and layout. Furthermore, vehicular access into the site has not been demonstrated to ensure adequate delivery.
Horsham	SA785	Land to the Rear of Hawthorns	The site is not considered to have potential for housing development. The landscape is highly sensitive to development, with sloping topography increasing the visual impact of any development on views from existing Public Rights of Way. The amount of development on the site may fall below the SHLAA threshold and vehicular access into the site requires further clarification before it can be considered capable of accommodating development.
Lower Beeding	SA657	Land at Cedar Cottage	Lower Beeding is classified as a small settlement with some limited capacity for development. A number of sites have been identified by the parish in their neighbourhood plan, which has passed Examination and can proceed to examination. It is considered that the cumulative impact from a further allocations would adversely impact on local infrastructure capacity, the environment and

Settlement	Ref	Site Name	Summary of reason/s not recommended for allocation
			pressure on social integration is considered to be unsustainable for a small settlement with limited services and facilities.
Lower Beeding	SA700	Land north of Brighton Road (Monks Gate)	The site is large in scale to the existing linear settlement pattern and development in this location would therefore have a significant negative impact on the landscape and settlement and wider rural character. There are limited services and facilities local. Development in this location would be too small to deliver the necessary upgrades, which would perpetuate unsustainable travel patterns.
Lower Beeding	SA729	Land at Sandygate,	Developed in isolation, this site would give rise to a development on the edge of the settlement that would not be well related to the existing settlement form and density. In addition, Lower Beeding is classified as a small settlement with some limited capacity for development. A number of sites have been identified by the parish in their neighbourhood plan, which has passed Examination and can proceed to examination. It is considered that the cumulative impact from a further allocations would adversely impact on local infrastructure capacity, the environment and pressure on social integration is considered to be unsustainable for a small settlement with limited services and facilities.
Mannings Heath	SA420	Swallowfield Paddock	The site does not have potential for allocation for housing. Development of the site would have a harmful impact upon the open rural 'Parkland' landscape to the south and the wider open countryside.
Mannings Heath	SA684	Land at Woolmers	The north eastern boundary of the site is heavily wooded, and this limits the relationship of the site with the existing built form and could give the appearance of a large urban development in an otherwise rural and semi-rural setting. As such, the site does not relate well to the predominant built form of the existing settlement and this is exacerbated by the A281 Brighton Road, and its projection to the south. Development would therefore either appear isolated in a more rural landscape or lead to the significant removal of woodland which would adversely impact upon the character and appearance of this rural village, the surrounding landscape and also biodiversity.
North Horsham	SA363	Graylands Estate	The site is not considered to have potential for housing allocation, given the existing employment use on the site which would impact on the amenity on existing and potential residents. Given its current employment use and relative isolation, SA363 would not be suitable as a housing allocation.
North Horsham	SA750	Land at Graylands and Morris Farm	This land adjoins Land to the North of Horsham which is a strategic allocation with outline planning permission to bring forward around 2,750 homes. The allocation at North Horsham was landscape-led and it is considered that development on this land which rises to the north would be visually intrusive and have significant adverse landscape impacts.

Settlement	Ref	Site Name	Summary of reason/s not recommended for allocation
North Horsham	SA751	Land at Huntley Farm, Old Holbrook	This land adjoins Land to the North of Horsham which is a strategic allocation with outline planning permission to bring forward around 2,750 homes. The allocation at North Horsham was landscape-led and it is considered that development on this land which rises to the north would be visually intrusive and have significant adverse landscape impacts
Partridge Green	SA274	Land North of the Rise	Whilst the site does not lie within or near a protected landscape. Development would however extend the built form of the settlement to the north effectively linking Partridge Green with the more sporadic form of Littleworth, and resulting in the perception of settlement coalescence.
Partridge Green	SA320	Land West of Church Road Partridge Green	<p>Considered in isolation, the site has potential for housing development, delivery of a suitable site access, the restrictions applicable to the high pressure gas pipeline to the west of the site and the need to avoid harm to environmental assets and suitable landscaping being provided.</p> <p>This site lies in Partridge Green, a village that lies within the parish of West Grinstead, where a new settlement of around 2,100 homes is proposed to be allocated in the Local Plan at Buck Barn. At this stage it is envisaged that during the early stages of development at Buck Barn, there may be some reliance on services and facilities in Partridge Green which could cumulatively have an adverse impact on existing services and facilities in this location. Therefore, in order to prevent cumulative negative impacts, it is not considered preferable to allocate small sites in Partridge Green at this time.</p>
Partridge Green	SA433	Land at Dunstans Farm	<p>Considered in isolation, the site has potential for housing development, delivery of a suitable site access, and the need to avoid harm to environmental assets including the setting of the listed building and suitable landscaping being provided.</p> <p>This site lies in Partridge Green, a village that lies within the parish of West Grinstead, where a new settlement of around 2,100 homes is proposed to be allocated in the Local Plan at Buck Barn. At this stage it is envisaged that during the early stages of development at Buck Barn, there may be some reliance on services and facilities in Partridge Green which could cumulatively have an adverse impact on existing services and facilities in this location. Therefore, in order to prevent cumulative negative impacts, it is not considered preferable to allocate small sites in Partridge Green at this time.</p>

Settlement	Ref	Site Name	Summary of reason/s not recommended for allocation
Partridge Green	SA634	Land north of Shermanbury Road	Considered in isolation, the site is unrelated to the existing built form of Partridge Green and would lead to a small development close to but not directly relating to the settlement. This is considered to have adverse landscape impacts.
Pulborough	SA087	Pulborough West Glebe	The site does not have potential for allocation because development on the site would have an adverse impact on the setting of the Grade 1 Listed St Mary's Church and the Pulborough (Church Place) Conservation Area, and on an Archaeological site.
Pulborough	SA340	Land East of A29, Codmore Hill	The site does not have potential for allocation because it would significantly alter the established settlement pattern extending village form northwards, encroach upon countryside with a strong rural character, and have an unacceptable impact on landscape character.
Pulborough	SA677	Land at Toat Café and Whitelands	The site does not have potential for allocation for housing because it is detached from Pulborough village and other nearby settlements, with access to local services reliant on the private car. It is therefore unsustainable with regards proposals for new homes, although it may be suitable for a use such as a hotel.
Pulborough	SA711	East Glebe	The site does not have potential for allocation because it would significantly and adversely impact on the setting of the conservation area, and adversely affect the historic and landscape character of this part of the village.
Pulborough	SA767	Land south of Highfield	The site does not have potential for allocation because development would represent an incursion into the countryside beyond established physical boundaries, would significantly alter the settlement pattern, would lack integration with the existing settlement, and would have a negative impact on the landscape.
Pulborough	SA881	Codmore Lane	The site does not have potential for allocation because development in this location would have an unacceptable adverse impact on the landscape and rural setting of the area.
Rudgwick	SA327	Land East of Woodfalls Manor, Bucks Green	It is not considered that the site is suitable for allocation as it would result in a linear ribbon development that would negatively impact on the visual and physical break between Bucks Green and Tisman's Commons. The location is also relatively distant from services and facilities and may increase journeys by car.
Rudgwick	SA336	Land west of Watts Corner	The site consists of one heavily vegetated agricultural field and is bounded by hedgerows incorporating a number of trees giving the characteristic of countryside rather than having a connection with the built environment located either side. It provides both a visual and physical break between the settlements of Rudgwick and Bucks Green and therefore development would have a significant negative impact.

Settlement	Ref	Site Name	Summary of reason/s not recommended for allocation
Rudgwick	SA434	Land at Junction of Church Street/Watts Corner	The site is not considered suitable for allocation. Development would have a significant negative impact on the rural character of the area.
Rudgwick	SA442	Land to the west of Church Street	The site adjoins an area of ancient woodland to the west. These link to the mature trees which bound the site and may act as wildlife corridors. In addition The site adjoins eight residential properties of which five (Two Wells, Horseshoe Cottage, Ebenezer Cottage, Autumn Cottage and Willow Cottage) are Grade II listed. The setting of these dwellings would need to be considered should development come forward in this location, and together with the proximity of the site to the ancient woodland the developable area is limited and deliverability of this site uncertain at this stage.
Rudgwick	SA578	Land at Fairlee, Rudgwick	the nature of the site gives the characteristic of countryside rather than relating to the built form of Rudgwick and development would have a significant negative impact on this, impacting on the rural character. A Grade II Listed Building (Green Lanes) is located in the adjoining field to the east, with a further two Grade II Listed Building to the south of the site on the opposite side of the A281. Any development would have a harmful impact on the setting of these heritage assets.
Rudgwick	SA669	Swallow Ridge, Rudgwick	The site is not considered suitable for allocation. Development at the site would be unrelated to the existing settlement form and have an adverse impact on the rural character and setting of the settlement.
Rudgwick	SA683	Land East of Highcroft Drive	The site may have has some potential for allocation, but would be very limited in number. Further work is required to consider the impact of development on the nearby conservation area and archaeological notification area, which may impact on the level of development which could come forward in this location. Due to this uncertainty the site is not allocated at the current time.
Rudgwick	SA702	Land adj to the Old Parsonage, North of Kelsey	It is well screened by established hedgerows which also incorporate a number of mature trees, giving the characteristic of being rural countryside rather than relating to the built form of Rudgwick. A Grade I Listed Building (Holy Trinity Church) is located to the west of the site, with a further three Grade II Listed Buildings beyond. The site also adjoins Rudgwick Conservation Area and an Archaeological Notification Area. Any development would have a harmful impact on the setting of these heritage assets. Development would have a negative impact on this characteristic.
Rudgwick	SA731	Land south Of Bucks Green Place	The site is not considered suitable for allocation. Development at the site would lead to a development that is unrelated to the distinctive linear form of development at Buck's Green and would have an adverse impact on the rural character of the settlement.

Settlement	Ref	Site Name	Summary of reason/s not recommended for allocation
Rudgwick	SA880	Land west of King's Head	The site is not considered suitable for allocation. Development on the site would negatively impact on the rural character of the settlement and the setting of the conservation area.
Rusper	SA598	Millfield Farm Buildings	Rusper has a linear settlement form. Although a small portion of the site adjoins the settlement boundary, the site is not well related to the built form and would lead to development that is not well related to the existing settlement. There is little in the way of a defensible landscape boundary, which would be visually intrusive with long views into the open, wider countryside.
Rusper	SA621	Hawkebourne Farm	This land adjoins Land to the North of Horsham which is a strategic allocation with outline planning permission to bring forward around 2,750 homes. The allocation at North Horsham was landscape-led and it is considered that development on this land which rises to the north would be visually intrusive and have significant adverse landscape impacts.
Rusper	SA630	Land west of Baldhorns Copse	Although it is located next to the built-up area boundary of Rusper, development of the site would involve the significant clearing of trees which would affect the rural setting and character of the village. Redevelopment would likely result in a negative impact on biodiversity and the developable area would be significantly reduced by the need for buffers from ancient woodland and the watercourses.
Rusper	SA737	Pucks Croft Cottage and Land South	Rusper is classified as a small settlement with some limited capacity for development. It is considered that the cumulative impact from further allocations would adversely impact on local infrastructure capacity, the environment and pressure on social integration is considered to be unsustainable for a small settlement with limited services and facilities
Rusper	SA738	Land east of Baldhorns Copse	The site does not have potential for allocation as the site lies within the countryside and is detached from the edge of the settlement and in isolation would not come forward as a potential development site. The site also includes an Area of Ancient Woodland and the necessity for a buffer would reduce the developable area of the site and affect the ability to provide vehicular access. Given that the site is heavily wooded, development would likely result in the loss of biodiversity as well as adversely impacting the character and setting of the local landscape.
Rusper	SA745	Land East of Ghyll Manor	The site does not have potential for allocation because it does not relate well to the existing built form of Rusper and would create a large scale urbanised intrusion into the wider open landscape, which is not well connected with the existing settlement form.
Rusper	SA752	Land at Bensons Farm	This land adjoins Land to the North of Horsham which is a strategic allocation with outline planning permission to bring forward around 2,750 homes. The

Settlement	Ref	Site Name	Summary of reason/s not recommended for allocation
			allocation at North Horsham was landscape-led and it is considered that development on this land which rises to the north would be visually intrusive and have significant adverse landscape impacts.
Rusper	SA753	Land at Kings Farm	This land adjoins Land to the North of Horsham which is a strategic allocation with outline planning permission to bring forward around 2,750 homes. The allocation at North Horsham was landscape-led and it is considered that development on this land which rises to the north would be visually intrusive and have significant adverse landscape impacts.
Slinfold	SA061	Land north west of West Way	The site is relatively flat with small pasture/grazing fields, hedgerows providing an important rural setting for the historic core of the village to the north. Views into the open countryside to the south can be achieved from this location. The rural character of this location contributes significantly to the rural setting of Slinfold and is important to the setting of the Conservation Area and it is considered development would have significant adverse impacts on the setting of the conservation area and harm the wider rural character and appearance of the village.
Slinfold	SA576	Land at Stane Street	This site has been assessed as very visually sensitive to development. It is highly visible from A29 and forms part of the setting of Slinfold Conservation Area. Development would have significant adverse impacts on the setting of the conservation area and harm the wider rural character and appearance of the village
Slinfold	SA714	Land West of the Farthings	The site is relatively flat with small pasture/grazing fields, hedgerows providing an important rural setting for the historic core of the village to the north. Views into the open countryside to the south can be achieved from this location. The rural character of this location contributes significantly to the rural setting of Slinfold and is important to the setting of the Conservation Area and it is considered development would have significant adverse impacts on the setting of the conservation area and harm the wider rural character and appearance of the village.
Slinfold	SA722	Land West of Clapgate Lane	This site has been assessed as very visually sensitive to development. It is highly visible from A29 and forms part of the setting of Slinfold Conservation Area. Development would have significant adverse impacts on the setting of the conservation area and harm the wider rural character and appearance of the village
Slinfold	SA734	Land East of Crosby Farm	The site is not recommended to come forward as an allocation in the Local Plan Review. The site extends out into the open countryside and would be detached from the main body of the village. Development would not be well related to the

Settlement	Ref	Site Name	Summary of reason/s not recommended for allocation
			urban form and would adversely impact on the rural character and setting of the village.
Small Dole	SA505	Highdown Nurseries, off Shoreham Road	<p>The ability to deliver this site is not fully certain due to the need to agree 3rd party agreement to access the site. Further assessment also is required regarding the potential for contamination on the former agricultural holdings.</p> <p>In addition, Small Dole is classified as a small settlement with some limited capacity for development. A number of sites have been identified in the village by Henfield and Upper Beeding Parish Council's in their respective neighbourhood plans which are now made. It is considered that the cumulative impact from a further allocation would adversely impact on local infrastructure capacity, the environment and pressure on social integration is considered to be unsustainable for a small settlement with limited services and facilities.</p>
Small Dole	SA571	Land at Streatham Farm	This site is open in character with a closer relationship to the countryside rather than the built form of Small Dole. Development in this location would result in further urbanisation an edge of the settlement extending into the open countryside and impacting on rural character. New Hall Lane is currently a private road would have to be upgraded to adoptable standards to increase potential capacity to service the site.
Small Dole	SA572	Land South of West Mill Lane, Small Dole	This site is a triangular parcel of land does not relate well to the existing settlement form and is more closely linked with the surrounding countryside. Development in this location would impact negatively on the rural character and contribute towards urbanisation on the edge of the settlement location. The close proximity of the sewerage works would also negatively impact on any potential proposal through odour emissions.
Southwater	SA324	The Copse	<p>This site is located on the rural / urban fringe and development at this location. The site is enclosed on its northern side by a row of trees. These trees are the subject of a Tree Preservation Order (TPO 1477), due to their collective contribution to the character and appearance of the locality, at the transition between Southwater and the open countryside to the north. It is considered development would unavoidably change the character of the settlement's edge.</p> <p>Significant strategic scale development has been delivered in Southwater with a further allocation proposed in this plan. It is considered that alongside the additional proposed strategic allocation, which will deliver greater infrastructure benefits to the settlement, the quantum of development would put further</p>

Settlement	Ref	Site Name	Summary of reason/s not recommended for allocation
			cumulative stress on local infrastructure capacity, the local environment and social integration and is considered to be unsustainable.
Southwater	SA408	Land west of the Copse	The site is not considered suitable for allocation. Access to the site needs to be demonstrated (it is not currently accessible to the wider road network, and the only access would be through Site SA324). It is also not clear how development on site could be delivered in light of how widely the revised Tree Preservation Order (TPO/1543).
Southwater	SA435	Land north of Parthings Lane, Tower Hill	Although this site adjoins the built up area of Horsham, it is south of the railway line which provides a clear boundary to the town and limiting the relationship of the land with the wider town. The landscape south forms an important part of the visual separation between Horsham and both Tower Hill and Southwater and is rural in character. New development would therefore lead to the coalescence of Horsham with Tower Hill and significant adverse landscape impacts. In addition, access to the town
Southwater	SA599	Land at Worthing Road and Tower Hill	The site does not have potential for allocation because the site is located outside of the built-up area boundary of Horsham, in the countryside and would extend built form beyond the railway line, a defensible boundary and lessen the gap between Horsham and Tower Hill causing settlement coalescence between Horsham and Southwater.
Southwater	SA416	The Hermitage, Tower Hill	The site does not have potential for allocation because the site is located outside of the built-up area boundary of Horsham, in the countryside and would extend built form beyond the railway line, a defensible boundary and lessen the gap between Horsham and Tower Hill causing settlement coalescence between Horsham and Southwater.
Southwater	SA701	Land at Rascals Farm	<p>The proposed site is situated on the southern edge of Southwater village. The site is slightly separated from the built form by (Rascals Wood) which is designated as ancient woodland. It is therefore less well related to the settlement than other sites proposed for development in around the village.</p> <p>The site is further from services and facilities in Southwater village centre and is less sustainable than other sites proposed for allocation in the village. Significant strategic scale development has been delivered in Southwater with a further allocation proposed in this plan. It is considered that alongside the additional proposed strategic allocation, which will deliver greater infrastructure benefits to the settlement, the quantum of development would put further cumulative stress on local infrastructure capacity, the local environment and social integration and is considered to be unsustainable.</p>

Settlement	Ref	Site Name	Summary of reason/s not recommended for allocation
Southwater	SA725	Land South of Hogs Wood, Shipley	The site mainly comprises woodland. The southernmost woodland strip forms the landscape buffer between Millfield and the countryside beyond. Development would result in the loss of this landscaping and is not considered suitable for development. Only the westernmost portion of the site is open fields and is bounded to the north by designated ancient woodland. Access to the site would either need to be obtained through the ancient woodland, which would lead to the loss of an irreversible habitat, or be obtained through from Shipley road and would require the loss of a mature treeline to gain access. The site is further from services and facilities in Southwater village centre and is less sustainable than other sites proposed for allocation in the village. Significant strategic scale development has been delivered in Southwater with a further allocation proposed in this plan. It is considered that alongside the additional proposed strategic allocation, which will deliver greater infrastructure benefits to the settlement, the quantum of development would put further cumulative stress on local infrastructure capacity, the local environment and social integration and is considered to be unsustainable.
Southwater	SA743	Land at Woodfords	The site is further from services and facilities in Southwater village centre and is less sustainable than other sites proposed for allocation in the village. Significant strategic scale development has been delivered in Southwater with a further allocation proposed in this plan. It is considered that alongside the additional proposed strategic allocation, which will deliver greater infrastructure benefits to the settlement, the quantum of development would put further cumulative stress on local infrastructure capacity, the local environment and social integration and is considered to be unsustainable.
Southwater	SA328	Lanaways Farm	The site does not have potential for allocation as it is located outside the built-up area boundary in the countryside and would result in an isolated rural development, which may have significant negative impacts on the setting of nearby listed buildings. In the event that the wider strategic site to the south is allocated for development, the site would potentially have a closer relationship to the settlement boundary.
Southwater	SA754	Horsham Golf and Fitness	The site does have some positive aspects with respect of leisure provision, there are uncertainties that all that is proposed on the site can be delivered (e.g. the athletics track). The proposal will also lead to a reduction of the existing golf course. Whilst there are other sites in the District, further detail would be needed to demonstrate how these needs are no longer required / could be provided.

Settlement	Ref	Site Name	Summary of reason/s not recommended for allocation
			<p>The site, whilst close to Southwater is located on the eastern side of the A24, and is therefore physically separated from the existing services and facilities in the village. Whilst linkages could be enhanced as part of the proposals, the scale of the development is not at a level where new infrastructure could be provided on-site to provide a range of services and facilities and therefore deliver a new community with a sense of place. There would inevitably be a need to travel to either Southwater/ Horsham or beyond some of which will be by car.</p> <p>The site is also located in the countryside between Horsham and Southwater. Although there are urban influences, the landscape in this area is predominantly very rural in character and development of the site would cause landscape harm by reducing the visual separation between Horsham and Southwater and negatively impact upon the character of each settlement. It is also noted that a number of other land parcels have been promoted for development between Horsham and Southwater, and the allocation of this site could place pressure for further development in the future and further contribute to settlement coalescence.</p>
Southwater	SA784	Land south of Tower Hill	The site lies in the countryside, located away from the Horsham built-up area boundary and in-between Horsham and Southwater. Some sections of the site adjoining the Worthing Road are bounded by low hedgerows. The site is therefore highly visible in these sections. New development would be visually intrusive in an area which relates to the wider countryside and would lead to the coalescence of the two separate and distinct settlements and significant adverse landscape impacts. The site is not of such a scale that it could deliver sufficient infrastructure that would not lead to additional journeys to Southwater or Horsham.
Southwater	SA852	The Fords, Bonfire Hill	The site is not considered suitable for allocation. While the site adjoins the southern boundary of a potential strategic allocation, this part of the strategic site is proposed as a green buffer to development north of the Downs Link and development at SA852 would be left in isolation, giving rise to an otherwise isolated area of development within wider countryside.
Steypning	SA608	Land at Kings Barn Farm	This site is very open and sits within an area which forms part of the landscape setting of the existing built form of Steypning, with wide open views across the Adur valley north and to the South Downs National Park. Development would be visually intrusive and adversely impact the setting of this protected landscape. Part of the site falls within the River Adur Water Meadows and Wyckham Wood Local Wildlife Site with notable ornithological and botanical interest. In addition

Settlement	Ref	Site Name	Summary of reason/s not recommended for allocation
			the Grade II listed Kings Barn Old Cottages lies within the farm complex and outside the BUAB but is listed as a heritage asset. The site is therefore not assessed as being suitable for development.
Storrington	SA021	Land South of Kithurst Lane	The northern section of the site is enclosed by mature tree belts, but the southern section of the site is more open with no firm site boundary. The land contributes to the rural setting of the village and provides a buffer with the South Downs National Park, the boundary of which is to the south of this site. The site is sited adjacent to the Conservation Area (Storrington Conservation Area lies to the east of the site). The impact on the setting of the Conservation Area would be an important consideration should this site come forward for development. The Storrington Conservation Area Appraisal and Management Plan 2018 identifies the landscape fringe of this part of the Conservation Area with a high sensitivity to change associated with development. The site is not assessed as being suitable for allocation.
Storrington	SA316	Hurston Grove	The proposed development would extend into the backland of a number of existing residential properties located on the edge of the village which would alter the character of the area and urbanising the transition to the countryside beyond. It is unclear whether access arrangements to adoptable standards can be achieved. The site is not recommended for development.
Storrington (Thakeham Parish)	SA469	Land West of Storrington Road, Thakeham	This site is not recommended to progress as an allocation in the local plan review. The site is considered to be detached from the existing settlement pattern of the village and would be unrelated to the current settlement form. Development at this location would impact negatively on the rural character and landscape.
Storrington	SA485	Land South of Bax Close	SA485 and SA486 are presented as one proposal by the site promoter. Both sites are in a visually sensitive location close to the boundary of the South Downs National Park. The adverse impact on this landscape mean the site is not assessed as suitable for development.
Storrington	SA486	Land adjacent to Clay Lane	SA485 and SA486 are presented as one proposal by the site promoter. Both sites are in a visually sensitive location close to the boundary of the South Downs National Park. The adverse impact on this landscape mean the site is not assessed as suitable for development.
Storrington	SA497	Land at Longbury Hill	Although adjoining the built up area boundary of Storrington, the site is not in easy walking distance of the main services and facilities. This is considered likely to encourage vehicle use through narrow private lanes of Heath Common, harming the distinctive character of this area.

Settlement	Ref	Site Name	Summary of reason/s not recommended for allocation
Storrington (Thakeham Parish)	SA499	Land to the Rear of Fairlands	This site is not recommended to progress as an allocation in the local plan review. The site is considered to be detached from the existing settlement pattern of the village and would be unrelated to the current settlement form. Development at this location would impact negatively on the rural character and landscape.
Storrington	SA639	Land off Fryern Road	<p>This location has a predominantly strong rural character and is sensitive to development. The site is separated from the current built form by floodplain to the south and by the road to the east. It is considered development in this location would have detrimental impact on local landscape character.</p> <p>The site has not been allocated by the community in the Made Neighbourhood Plan and is less suitable than other sites promoted to the Council given the landscape impacts. The cumulative impact from further allocations would adversely impact on local infrastructure capacity, the environment and pressure on social integration is considered to be unsustainable for the settlement.</p>
Storrington	SA763	Land West of Greenacres	The proposed development would extend into the backland of a number of existing residential properties located on the edge of the village which would alter the character of the area and urbanising the transition to the countryside beyond. It is unclear whether access arrangements to adoptable standards can be achieved.
Storrington	SA865	Tennis Club	The site does not have potential for allocation because it would negatively impact on the setting of the Conservation Area and the listed buildings nearby. Furthermore, the loss of community facilities will reduce the recreational offer in the village. Issues remain regarding providing suitable vehicular access to potentially service 25 dwellings on a single lane including safe access for waste management vehicles and construction vehicles.
Thakeham	SA513	Land to the south of Furze Common Road	A significant improvement to existing access would be needed to accommodate development on the site and it has not yet been fully demonstrated this can be achieved raising concerns over the deliverability of this site.
Thakeham	SA712	Land at South Hill Farm	The site does not have potential for allocation as it would result in development extending into a rural area and would not be in keeping with the existing settlement pattern.
Thakeham	SA869	The Orchard, Storrington Road	The site is constrained with a number of mature trees some of which have Tree Preservation Order status. This will require the implementation of appropriate root protection zones affecting the net developable area of the site. Furthermore, development at this location would cause harm to the rural character of the settlement.

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Upper Beeding	SA629	Land north of Church Farm Walk	The site does is highly sensitive to development in terms of heritage and biodiversity. The setting of the Grade II* church and direct impact of the Local Wildlife site would be negatively affected by housing development. The edge of village location would be further urbanised with housing development and would impact on the rural character in this location.
Warnham	SA070	Land north of Bell Road	The site is not considered suitable for allocation given the potential for significant harm to the setting of the numerous listed buildings and the Warnham Conservation Area to the west of the site. Further constraints in both landscape and heritage would prohibit this site coming forward.
Warnham	SA564	Land to the east of Tuggles Plat	The site contributes to the open rural character of the setting of Warnham Conservation Area. There are also a number of Grade II Listed Buildings on Friday Street abutting the site and the impact of development would need to be considered. The potential harm from development to the local heritage assets is considered to be significant.
West Chiltington	SA014	Land north of Finches Lane	The land is raised adjoining the properties on Mill Road with a gentle slope downwards in a northerly direction. It is heavily vegetated throughout. Woodland covers the western and northern sections of the site with a number of trees located in the south eastern section of the site giving the characteristic of being countryside rather than relating to the built form of West Chiltington Common. A Tree Preservation Order covers half of the site, with only the central eastern section of the site not being included within the designated area. A Root Protection Zone would be required for these areas, limiting the developable area. The landscape impacts and limited developable area limit the suitability of this site for allocation.
West Chiltington	SA059	Land at Southlands	The proposed site is a large area of agricultural land. Development of the site would likely result in its negative landscape impacts including on the South Downs National Park which is visible from this location. In addition the site is unrelated to the current settlement form and would give the appearance of sporadic development in the countryside.
West Chiltington	SA319	Land at Smock Alley	The site does not have potential for allocation. The site is not considered to have potential for allocation due to its negative landscape impacts. In addition, the scale of development, such as historic application DC/17/1692, would be limited in capacity of 5 dwellings, which falls below the site threshold.

Employment Sites not recommended for Allocation

This table provides a high level summary of the reasons why the following sites are not recommended for allocation.

Parish:	SHLAA Ref:	Site Address:	Reason:
Ashington	SA817	Land West of Malthouse Lane	The site is not considered suitable for employment allocation. It is recognised that this site is located adjacent to an existing employment area, however, the land is not well related to the existing development in landscape terms or configuration. It would extend the built form of development north, leading to urbanisation in an area which lies in the countryside and has a rural character despite the A24 to the east of the site. The site is also distant from the settlement boundaries of Ashington and Washington.
Billingshurst	SA623	Land at Andrews Hill, Billingshurst	The site is not considered suitable for employment allocation for a number of reasons including its location and configuration in relation to the settlement of Billingshurst. Development would create linear urbanising / ribbon development in the countryside.
Billingshurst	SA573	Land at Hilland Farm North (Employment)	The site is not considered suitable for employment allocation. It lies within the countryside buffer surrounding the recent urban extension to Billingshurst, with the new A272 link road and pylons / power lines reinforcing the sites separation from the urban area. The topography largely disconnects the site from the employment site under construction to the north.
Billingshurst	SA819	Rosier Business Park	It is considered that the core 'employment' section of this site be designated as a new Key Employment Area. It is not considered the site need to be specifically allocated for additional employment given the general support for expansion via the employment policies and the recommended allocation of a mixed use scheme East of Billingshurst which will enable the scheme to expand if required.
Horsham – Forest Ward	SA570	Land South of Hilliers Garden Centre	The site is not considered suitable for employment allocation. The key reason is the uncertainty over its availability and deliverability for employment given it has primarily been promoted for housing for which the site is not considered suitable. The location and configuration of the site sits uncomfortably with the built up area boundary of Horsham, there are access issues and pylons / power lines cross the site.
North Horsham	SA191	Broadlands Business Campus	The site forms a commitment and is no longer considered to form a potential employment allocation. Nor is it considered it should be designated a new Key

Parish:	SHLAA Ref:	Site Address:	Reason:
			Employment Area (KEA) along with the Fisher Clinical Services site to the west due to the changes in the Uses Classes Order which mean this office site no longer forms a 'B' type use, which are the uses protected and promoted in KEAs.
North Horsham	SA568a	Land North of Mercer Road	The site is not considered suitable for employment allocation. The site is considered more appropriate for housing and has been recommended for allocation for this purpose, subject to the provision of a small on-site employment hub. If the full extent of the site were developed for employment, this may impact upon the viability of existing and proposed employment site to the North of Horsham.
Pulborough	SA677	Land at Toat Café and Whitelands	This site is not considered suitable for employment allocation. Whilst previously developed land, the site lies within the countryside in a relatively isolated rural location, unrelated to any settlement edge. It is therefore not considered appropriate for residential or employment development. It is however considered that the brownfield site may support other leisure based activities such as a hotel or rural tourism activity. This site may have potential as a wedding venue, weekend lodges or local gastronomy centre, which have been identified as strands in the Horsham District Visitor Economy Strategy. The land owner has indicated that they do not consider the latter uses as viable and the site is therefore not considered to be deliverable at the current time.
Pulborough	SA830	Land North of Broomers Hill Park	The site is not considered suitable for employment allocation. Its development would create linear urbanising /ribbon development in the countryside. In addition to this, when regard is given to the site promoted and considered suitable for employment allocation to the south of Broomers Hill Industrial Park, there is a lack of evidence to demonstrate there is a need for further employment in this location and / or impact upon the viability of expansion to the south of the Industrial Park.
Shipley	SA644 and SA645	Land North and South of Buck Barn Services	This site is not considered suitable for employment allocation. The site is located within the wider Knepp Estate and has been identified as part of a rewilding project. Additionally, it is considered the development would conflict with the provision of employment land which would be delivered at Buck Barn should this site be allocated.
Slinfold	SA102	North of Lower Broadbridge Farm	The site is located to the west of Lawson Hunt Industrial Estate. The eastern most portion of this site is considered to have potential for an expansion of employment land, albeit it is not being promoted for this use and is therefore not deliverable.

Parish:	SHLAA Ref:	Site Address:	Reason:
Slinfold	SA833	Land North and South of Maydwell Avenue	This site is not considered suitable for employment allocation for a number of reasons including the significant impact of urbanisation of the landscape beyond the confines of Slinfold and traffic. It is considered the employment and environmental policies appropriately enable growth of employment beyond the boundaries of the existing KEAs that is in keeping with the area.
Southwater	SA626	Land West of Hop Oast	This site is not considered suitable for employment allocation. Although close to the major road network, there is currently no direct access to the site and further work would be required to understand if this could be achieved. The site is also bisected by a high pressure gas main which can limit the amount of development which can take place in the easements along these pipelines. The site also forms part of a wider mixed use promoted scheme considered within SA784. There is some uncertainty as to whether the site remains available.
Warnham	SA325	Land at Westons Farm	This site is not considered suitable for employment allocation. Overall the site is large in scale, but the form of the site would lead to urbanisation of the landscape beyond the immediate confines of Horsham and the new development under construction at North Horsham, and lead to coalescence with Warnham. Environmental impacts, including flood risk, would also require mitigation. Although new access to the site could potentially be delivered from the A24/A264 roundabout, via a proposed additional lane, further work to understand highways safety and the cumulative impact with new development and programmed road upgrades in the area are necessary. Without improvements in local bus services the site is likely to be accessed predominantly by private motor vehicles as it is some distance from Horsham town and the services are hourly from Warnham Station. The impacts of this large site upon the viability of the employment within the 'North of Horsham' strategic site under construction, along with other impacts such as traffic, are likely to be unfavourable if not negative in the present employment market climate.
Warnham	SA842	Land North of Station Road	The site is not considered suitable for employment allocation due to a number of reasons including potential harmful impact upon the viability of existing / proposed employment in the area, access and transport impacts, urbanisation and coalescence.

Housing Sites Excluded from the full site assessment process

This section sets out the sites which were not subjected to the full site assessment process. Sites have been excluded from the site assessment process for a number of reasons, as set out below:

Housing Sites below the SHLAA threshold (under 5 dwellings)

Parish	Ref	Site Name
Ashington	SA242	26 Warminghurst Close
Billingshurst	SA222	Dewhurst, 82 High Street
Billingshurst	SA255	38A Station Road
Billingshurst	SA261	The Manor House
Billingshurst	SA440	Land at the end of Roman Way
Colgate	SA670	Land at Home Farm, St Leonards Forest
Horsham Denne	SA050	Land at 18 Oliver Road
Horsham Denne	SA215	Saxon Weald House
Horsham Denne	SA230	Seldwyla
Horsham Denne	SA268	Orchard Gate, Appletree Cottage
Horsham Denne	SA269	The Chantry
Horsham Forest	SA208	Next to Piano Centre
Horsham Forest	SA265	19 Brighton Road
Horsham Forest	SA348	Old Doomsday
Horsham Trafalgar	SA249	34 Rushams Road
Itchingfield	SA266	Water Farm
Itchingfield	SA632	Land N of Sunnycroft, Apple Trees & Henleys
Lower Beeding	SA180	Leonardslee House
Lower Beeding	SA227	South Lodge Hotel
Lower Beeding	SA663	Plot Between Foresters and Rowans
North Horsham	SA138	137 Crawley Road
North Horsham	SA241	Land east of 4 Ramsey Close
North Horsham	SA604	Land at Holbrook School Lane, Horsham
Nuthurst	SA093	Saddlers Farm Mannings Heath
Nuthurst	SA355	Swallowfield Nursery
Nuthurst	SA370	Copsale Village Hall
Nuthurst	SA628	Land at Micklepage Leigh
Pulborough	SA257	15 The Spinney
Rudgwick	SA224	Bookers and Stresa
Rudgwick	SA271	Station Garage
Rudgwick	SA529	The Fox Inn
Shermanbury	SA595	Wyndham Pool
Southwater	SA238	Ye Old Barn
Southwater	SA279	Rosbank
Southwater	SA280	Pond Farmhouse
Southwater	SA343	Blinks Wood, Southwater/Shipleigh
Southwater	SA350	Land north of High Winds
West Grinstead	SA721	Land South Of Mill Lane, Littleworth

Steyning	SA264	Clovelly
Steyning	SA276	119 High Street
Steyning	SA288	99 High Street
Storrington & Sullington	SA226	St Mary's Villa, 1 Fern Road
Storrington & Sullington	SA236	Silver Birches
Storrington & Sullington	SA245	Land east of Sawyards
Storrington & Sullington	SA251	2 Brook Close
Thakeham	SA231	40 Crescent Rise
Thakeham	SA869	The Orchard, Storrington Road
Billingshurst	SA675	Land off Little East Street
Upper Beeding	SA253	38 Church Lane
Horsham Denne	SA545	The Crescent
Warnham	SA650	Garden land at Stone Farm Granary
Horsham Trafalgar	SA676	Wedgwood
Warnham	SA662	Baynards Motor Company
West Chiltington	SA240	Unit 4 Haglands Lane
West Grinstead	SA221	Halfacre and The Chalet
West Grinstead	SA260	Land between 16 and 20 Meyers Wood
West Grinstead	SA353	South of South Lodge
West Grinstead	SA679	Land at Lock Farm
Woodmancote	SA541	Blackstone Rise Garages

Housing/Employment Sites allocated/commitments within a development plan

Parish	Ref	Site Name
Ashington	SA122/131 /548/735	Land South of Rectory Lane
Billingshurst	SA108	South of Billingshurst Allocation
Broadbridge Heath	SA680	Land at Hares Hill
Broadbridge Heath	SA580	Land North of Heath Barn Farm
Broadbridge Heath	SA632	Wellcross Farm
Henfield	SA011	Land West of Backsettown Farm
Henfield	SA065	Land East Wantley Hill
Henfield	SA504	Land South of the Bowls Club
Henfield	SA586	South and East of Parsonage Farm
Henfield	SA681	Land North of Old Brickworks (Employment)
Henfield	SA848	Southgrounds (Employment)
Nuthurst	SA258	Land opposite The Dun Horse
Nuthurst	SA303	Land at Great Ventors Farm
Nuthurst	SA328	Land at Saxtons Farm
Nuthurst	SA371	Holly Farm
Nuthurst	SA405	Land adjacent to Heathtolt Cottages
Storrington/Sullington	SA748	Land at Ravenscroft
Storrington/Sullington	SA549	Land at Old Mill Drive
Storrington/Sullington	SA519	Land at Old London Road
Storrington/Sullington	SA550	Land at Post Office
Storrington/Sullington	SA561	Angel Sandpit

Storrington/Sullington	SA618	Land North of Downsview Avenue
Slinfold	SA654	Land at Crosby Farm
Slinfold	SA655	The Cobblers
Slinfold	SA012	Land West of Spring Lane
Slinfold	SA337	Land East of Hayes Lane
Thakeham	SA012	Thakeham Tiles
Thakeham	SA512	Threals Farm
Upper Beeding	SA689	Land at Oxcroft Farm

Sites located away from the settlement edge and in an isolated rural location.

Parish	Ref	Site Name
Ashington	SA498	Lodge Farm, Ashington
Billingshurst	SA043	Land at Kingslea Farm
Billingshurst	SA056	Land at Borough Farm, Stane St, Five Oaks
Billingshurst	SA078	Denhams
Billingshurst	SA094	Land at Chantry Farm
Billingshurst	SA109	Land North of Tisserand Farm
Billingshurst	SA606	Land at Wooddale Lane
Billingshurst	SA612	Land S of New Road & E of Wooddale Lane
Billingshurst	SA623	Land at Andrews Hill Farm
Billingshurst	SA718	Land at Wellers Farm
Billingshurst	SA741	Land East of Marringdean Manor
Billingshurst	SA760	St Andrews Farm
Billingshurst	SA761	Land at Rainbow End Farm
Billingshurst	SA776	Bromeliad Nursey, Steepwood View & Curytail
Colgate	SA057	Land at Little Clovers Farm, Faygate
Colgate	SA514	Cow Barn & Mid Benson's Fields
Colgate	SA527	The Cherry Tree
Cowfold	SA778	Land at Capons Hill Farm
Cowfold	SA859	Capons Hill Farm
Henfield	SA496	Land around West End Lane
Henfield	SA542	The Paddock, Dears Farm
Henfield	SA690	Land North West of Rushmears Nursery
Henfield	SA017	Land at Backsettown Farm, Furners Lane,
Henfield	SA692	The Paddocks, Stonepit Lane
Henfield	SA358	Land at Westlands Nurseries
Horsham Forest	SA073	Land to the north of Hampers Lane
Horsham Forest	SA098	Forest Farm
Itchingfield	SA522	Itchingfield School
Itchingfield	SA649	Land at Plumtree Cross Lane, Bucks Green
Lower Beeding	SA369	Land Adjoining Cisswood House Hotel
Lower Beeding	SA779	Land at Prongers Orchard
North Horsham	SA444	Land South East of Langhurstwood Road
Nuthurst	SA374	Copsale Farm

Nuthurst	SA375	Barnfields Farm
Nuthurst	SA464	Land east of the A281
Nuthurst	SA646	Land at Shuckers Farm Copsale Road
Nuthurst	SA777	Land at Millers Mead
Pulborough	SA042	3 Sites at Manor Farm, Nutbourne
Pulborough	SA235	Land at Longlands, Marehill
Pulborough	SA404	Mare Hill House
Pulborough	SA566	Land at Batts Lane
Pulborough	SA635	Land at Toat Café and Lorry Park
Pulborough	SA677	Land at Toat Café and Whitelands
Pulborough	SA830	Land Opposite Broomers Hill Park
Rudgwick	SA027	Land north of Bowcroft Lane
Rudgwick	SA082	Rudgwick Glebe, Lynwick Street
Rudgwick	SA526	Land Adjoining The Blue Ship PH
Rudgwick	SA781	Land at Smithers Farm
Rusper	SA666	Croudace Ltd Builders Yard
Rusper	SA694	Sports Horses International Ltd Stud Farm
Rusper	SA738	Land east of Baldhorns Copse
Rusper	SA870	Land North of Kilnwood Vale
Rusper	SA598	Millfield Farm Horsham Road
Shermanbury	SA100	Land at Brighton Road, Shermanbury
Shermanbury	SA351	Wychwood Paddocks
Shermanbury	SA415	Springlands
Shermanbury	SA585	Part Home Farm, Shermanbury
Shipley	SA010	Land at Home Farm Coolham
Shipley	SA103	Land at St Cuthman's
Shipley	SA234	Land at Sincox Lane, Shipley
Shipley	SA507	Kings Platt
Shipley	SA508	Kings Field
Shipley	SA509	Sailors Copse Field
Shipley	SA516	Land at Vine Cottage, Coolham
Shipley	SA517	William Penn School Site
Shipley	SA543	Land North of Little Woodfords
Shipley	SA769	Land between Brook Cottage and Foxcroft, Coolham
Shipley	SA771	Land East of Hooklands Lane, Shipley
Slinfold	SA013	Blacklands
Slinfold	SA290	Brackensfield Farm
Slinfold	SA547	Land East of Waterside
Slinfold	SA624	Land at Woodside, Clemsfold
Slinfold	SA627	Land at Clemsfold Farm
Southwater	SA038	Land at Griggs
Southwater	SA330	Stoneleigh
Southwater	SA298	Chesworth Farm Local Wildlife Site
Southwater	SA772	Butlers Ghyll

Southwater	SA852	The Fords Bonfire Hill
Southwater	SA416	The Hermitage, Tower Hill
Southwater	SA329	Lanaways Farm
Southwater	SA393	Woodlands Farm
Southwater	SA875	Coltstaple Farm, Coltstaple Lane
Southwater	SA765	Land West of Worthing Road and East of Tower Hill
Southwater	SA754	Horsham Golf and Fitness Club
Southwater	SA040	Land off Worthing Road Tower Hill
Southwater	SA784	Land South of Tower Hill
Southwater	SA626	Land West of Hop Oast
Southwater	SA298	Chesworth Farm Local Wildlife Site
Storrington	SA544	Land at Chantry Industrial Estate
Storrington	SA617	Land at Hartwood House
Thakeham	SA022	Land at Picketty Cottages.
Thakeham	SA023	Lower Voakes
Thakeham	SA335	Town House Farm, Thakeham
Thakeham	SA643	Land at Coolham Manor, West of Coolham Rd
Thakeham	SA720	Land North of Merrywood Lane
Warnham	SA029	Land at Rowhook Hill
Warnham	SA460	Kingsfold Nursery, Warnham
Warnham	SA528	The Dog and Duck
Warnham	SA563	Land East of Dorking Road, Kingsfold
Warnham	SA651	Land at Brookhouse Farm, Kingsfold
Washington	SA318	Land Adjacent to Spring Gardens
Washington	SA417	Old Clayton Boarding Kennels
Washington	SA457	Land at Kingsfold, Warnham (North West Horsham)
Washington	SA551	Land off Old London Road (Lucking's Yard)
Washington	SA614	Rock Common, North of the Hollow
Washington	SA615	Rock Common, South of the Hollow
Washington	SA619	Cadrona, Hampers Lane
West Grinstead	SA321	Land South of Village Hall Dial Post
West Grinstead	SA322	Land East of Lakers Cottage Dial Post
West Grinstead	SA380	Dial Post 2 Field
West Grinstead	SA381	Part Hill Field, Dial Post
West Grinstead	SA382	Lindfield Barn Field
West Grinstead	SA555	Bridge House Riding Stables, Slinfold
West Grinstead	SA559	Land adjoining the Orchard Restaurant
West Grinstead	SA723	Land West of Old Worthing Road, Dial Post
West Grinstead	SA787	Land west of Littleworth
Wiston	SA616	Hole Street Yard

Sites within the Built Up Area Boundary

Parish	Ref	Site Address
Ashington	SA364	One Acre, North of Foster Lane, Ashington Parish

Billingshurst	SA030	Eagle Industrial Estate, Brooks Road, Billingshurst Parish
Billingshurst	SA032	Nyewood Court
Billingshurst	SA292	Land adjacent to Cedars Farm Parbrook
Billingshurst	SA437	Land south of A29 at Jubilee Fields, Billingshurst Parish
Billingshurst	SA438	Land at Weald School, Billingshurst Parish
Billingshurst	SA441	Billingshurst Community & Conference Centre
Billingshurst	SA441	Billingshurst Community & Conference Centre,
Billingshurst	SA531	The Six Bells
Billingshurst	SA531	The Six Bells, Billingshurst Parish
Broadbridge Heath	SA137	Station Garage (Skoda)
Henfield	SA358	Land at Westlands Nurseries, Henfield Parish
Henfield	SA418	SE Tyres, Henfield Parish
Henfield	SA423	The Bus Station
Henfield	SA423	The Bus Station, Henfield Parish
Henfield	SA446	Vinalls Business centre and NR Motorworks
Henfield	SA446	Vinalls Business Centre and NR Motorworks
Henfield	SA487	Land south of Hollands Lane, Henfield Parish
Henfield	SA511	Village Stores
Henfield	SA511	Village Stores, Henfield Parish
Henfield	SA515	Old Steam Mill, Henfield Parish
Henfield	SA554	Post Office & Library Car Park, off High Street
Horsham Denne	SA165	The Tanfield Centre
Horsham Denne	SA168	Buildings at Nightingale Road
Horsham Denne	SA169	Building plot No.59
Horsham Denne	SA170	Spire Court
Horsham Denne	SA175	Barclays House
Horsham Denne	SA181	Ridgeland House
Horsham Denne	SA182	42b Carfax
Horsham Denne	SA185	Dynamics House
Horsham Denne	SA186	Above Brock Taylor
Horsham Denne	SA193	Sanford House
Horsham Denne	SA195	Comewell House, Horsham – Denne Ward
Horsham Denne	SA198	West Point
Horsham Denne	SA201	26-27 West Street
Horsham Denne	SA202	26 Worthing Road
Horsham Denne	SA203	76 Park Street
Horsham Denne	SA206	7 - 9 Park Place
Horsham Denne	SA210	Springfield House
Horsham Denne	SA212	Afon House
Horsham Denne	SA213	Exchange House
Horsham Denne	SA214	Provender Mill
Horsham Denne	SA270	51 Hurst Avenue
Horsham Denne	SA273	9, 11 and 13 Worthing Road
Horsham Denne	SA275	2 to 8 Springfield Park Road, Horsham – Trafalgar Ward

Horsham Denne	SA278	5a - 13 Guildford Road
Horsham Denne	SA450	Hurst Road Opportunity Area
Horsham Denne	SA479	Bailey House
Horsham Denne	SA577	Peel House, Horsham – Denne Ward
Horsham Denne	SA586	25 Piries Place, Horsham – Denne Ward
Horsham Denne	SA672	St Marks Court
Horsham Forest	SA156	Unit D Foundry Lane, Horsham – Forest Ward
Horsham Forest	SA178	1 Blatchford Road
Horsham Forest	SA179	City Business Centre
Horsham Forest	SA188	Unit B2 Foundry Lane, Horsham – Forest Ward
Horsham Forest	SA189	Units 3,5,9 and 10, Foundry Court
Horsham Forest	SA190	3 Kings Court
Horsham Forest	SA546	Units 4-6 Redkiln Close
Horsham Trafalgar	SA176	Albany House, Horsham – Trafalgar Ward
Horsham Trafalgar	SA177	Land adjacent to Albany House
Horsham Trafalgar	SA197	23-25 Springfield Road
North Horsham	SA034	Gas Works, Natts Lane, Billingshurst Parish
North Horsham	SA144	Parsonage Farm, North Horsham Parish
North Horsham	SA285	Old Pumping Station
North Horsham	SA387	Scrapyard, North Horsham Parish
North Horsham	SA388	The Star Public House
North Horsham	SA388	The Star Public House, North Horsham Parish
North Horsham	SA530	The Rising Sun, North Horsham Parish
North Horsham	SA705	Land at 78 Crawley Road Roffey, North Horsham Parish
North Horsham	SA773	Abbey House, North Horsham Parish
Pulborough	SA223	Haybourne Old Farm (Barns 3-5), Pulborough Parish
Pulborough	SA248	Land north of Church House, Pulborough Parish
Pulborough	SA590	Royal Mail Sorting Depot, Pulborough
Pulborough	SA590	Royal Mail Sorting Depot, Pulborough Parish
Pulborough	SA699	Land at Waterside House (northern section of site only),
Steyning	SA762	Former Lloyds Bank, Steyning Parish
Storrington	SA139	9-13 Crawley Road, North Horsham Parish
Storrington	SA153	RAFA site
Storrington	SA311	Strome and Sussexdown
Storrington	SA379	Land off Ryecroft Lane (Old Ryecroft Allotments),
West Grinstead	SA124	Huffwood Trading Estate

Housing Sites located within a protected area (SSSI/AONB)

Parish	Ref	Site Address
Colgate	SA033	Woodland adjacent Beedingwood Farm
Colgate	SA106	Land at Pine Cottage, Colgate
Colgate	SA107	Land North of Forest Road, Colgate
Colgate	SA334	Land South of Buchan Hill Reservoir, Colgate
Colgate	SA552	Woodlands Farm

Colgate	SA600	Wellsprings Blackhouse Road Colgate
Colgate	SA667	Rookfield, Faygate
Colgate	SA670	Land at Home Farm, St Leonards Forest
Horsham Forest	SA298	Land at Chesworth Farm
Lower Beeding	SA789	Land at Shelley Plain
Lower Beeding	SA090	Limekiln Copse
Lower Beeding	SA532	The Wheatsheaf
Lower Beeding	SA663	Plot Between Foresters and Rowans
Lower Beeding	SA780	Land south of The Crabtree Inn
North Horsham	SA048	Land south of Forest Road
North Horsham	SA088	Land north of Forest Road
North Horsham	SA127	Land at Newhouse Farm, North Horsham
Nuthurst	SA091	Land adjacent to 15th Green
Nuthurst	SA092	Land at Winterpit Lane
Nuthurst	SA093	Saddlers Farm Mannings Heath
Nuthurst	SA788	Land North of Mannings Heath
Rusper	SA620	Land at Chantry Quarry, Storrington
Shipley	SA343	Blinks Wood, Shipley

Insufficient Information Provided to enable Site Assessment.

Parish	Ref	Site Address
Billingshurst	SA232	Recreation Ground
Broadbridge Heath	SA220	Cases Yard,
Broadbridge Heath	SA130	West of Arun Valley Railway
Henfield	SA017	Land at Backsettown Farm
Henfield	SA126	Paddock Wood
Henfield	SA691	Knights Field
North Horsham	SA145	Roffey Sports and Social Club
North Horsham	SA146	Star Reservoir
North Horsham	SA246	Medleys
Nuthurst	SA117	The Stables
Nuthurst	SA484	Land at Junction of Broadwater Lane & Polecat Lane
Rusper	SA095	Land at Bonnetts Lane
Slinfold	SA097	SI Group UK Land 2, Slinfold
Slinfold	SA121	Land at Rapkyns Nursing Home
Slinfold	SA064	Land at Hayes Lane, Nibbletts Farm
Southwater	SA120	Stakers Farm
Washington	SA540	The Hut, Hampers Lane
Washington	SA333	Land at Heath Barn, Washington
Storrington	SA501	Highcroft, Hampers Lane
Thakeham	SA239	Abingworth Hall Hotel
Warnham	SA015	Land at Upper Westbrook Farm
West Chiltington	SA329	Land at Lanaways Farm