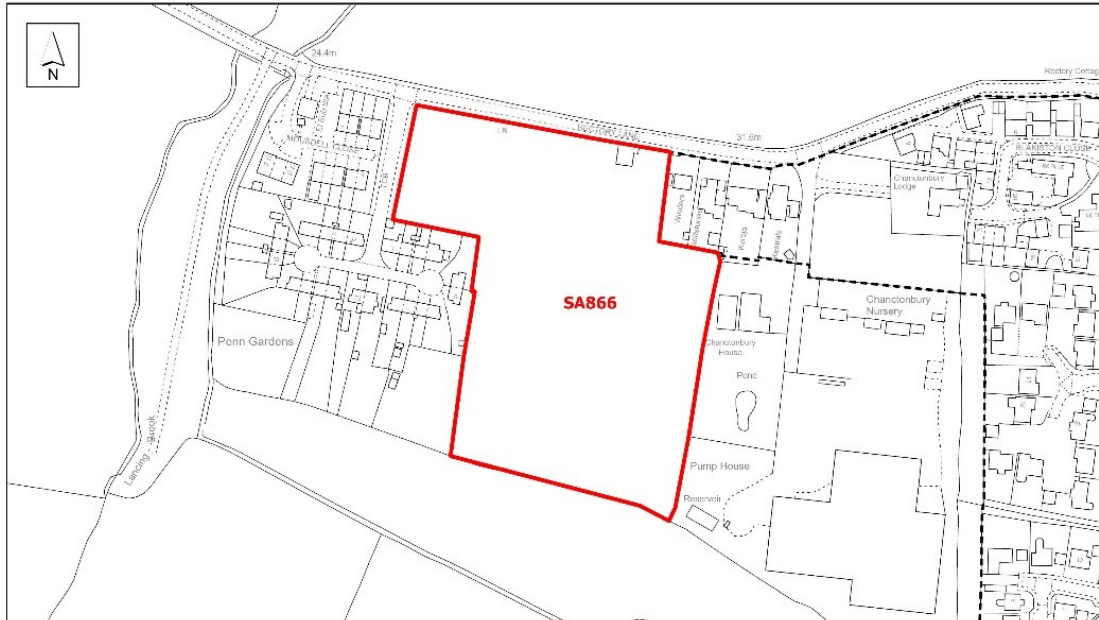


Sites Identified for Potential Allocation for Housing Development.

Site Name: Land East of Mousdell Close

SA866

Site Map:



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

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Ashington			
Reference No :	Date : 23 August 2023	1:2,000 at A1	
Drawing No :	Drawn :	Checked :	Revisions :

Site Assessment Conclusion: 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.

Land East of Mousdell Close has merit with it being close to existing services and a logical infill extension to the village as it abuts existing residential development on two sides. Furthermore, the site also adjoins the new 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 the village. 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 allocated on its own merits and in combination with the sites identified in the Ashington Neighbourhood Plan.

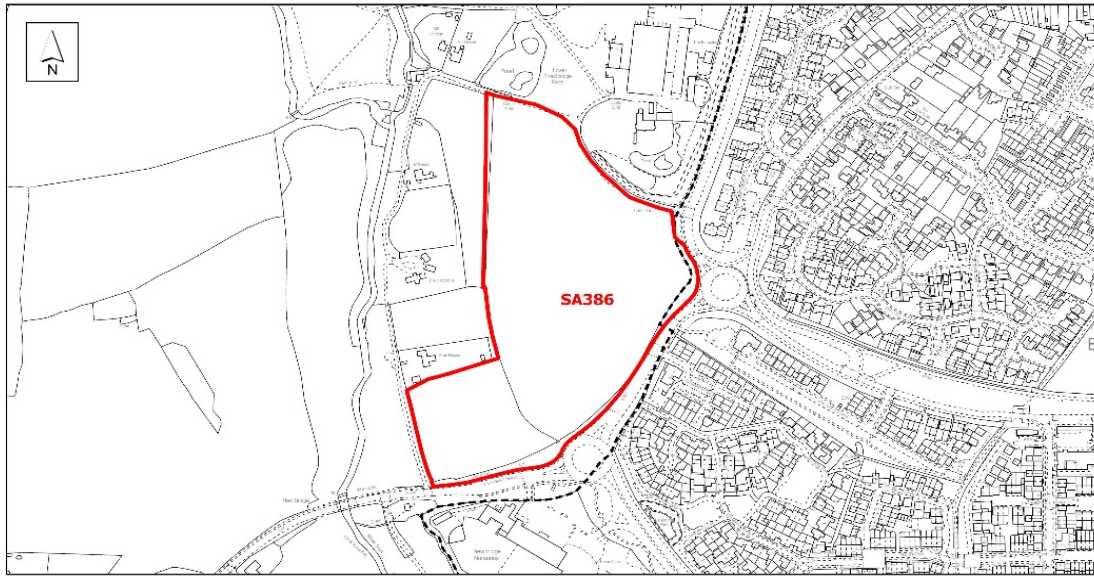
The site has potential for allocation subject to the following issues being addressed including improved linkages to the centre of the village, potentially provide financial contributions to education to address possible school expansion; and safeguarding measures concerning

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

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

Site Map:



Horsham District Council Parkside, Chart Way, Horsham West Sussex RH12 1RL Barbara Childs - Director of Place	Slinfold / Broadbridge Heath		
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	Drawing No :	Drawn :	Checked :
			Revisions :

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 Villages 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 (2021) 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 Sustainance 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.

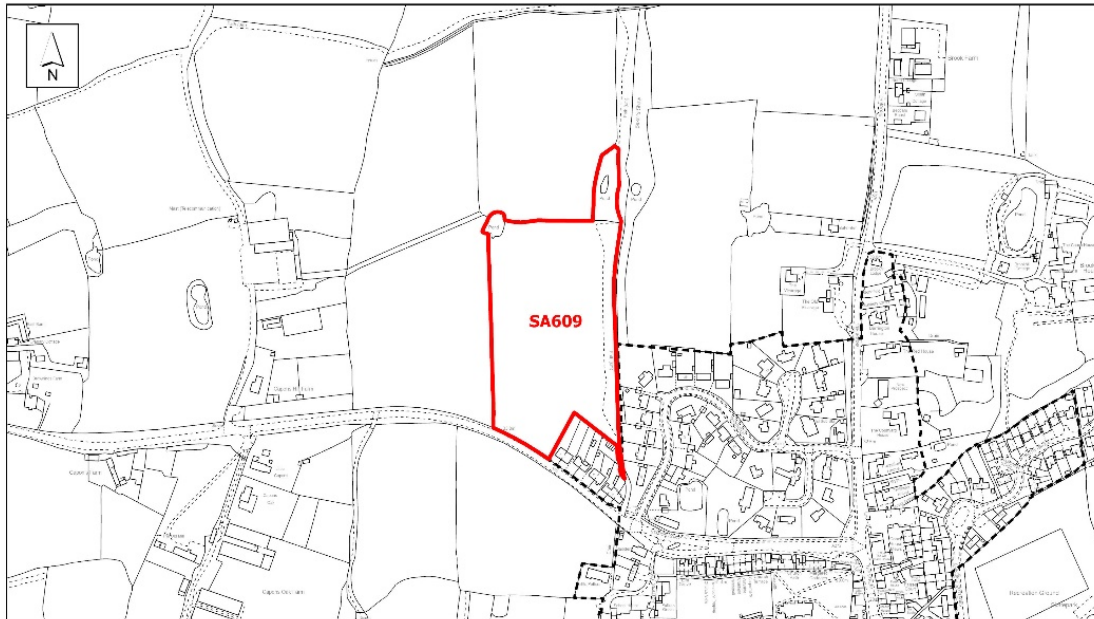
Overall, the site has potential for allocation, though environmental (trees, noise, listed buildings) issues would likely require mitigation. Development would need to have appropriate regard for the High Pressure Gas Pipeline that runs across the site.

Estimated Housing Numbers: 133

Site Name: Field West of Cowfold, North of A272

SA609

Site Map:



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

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.

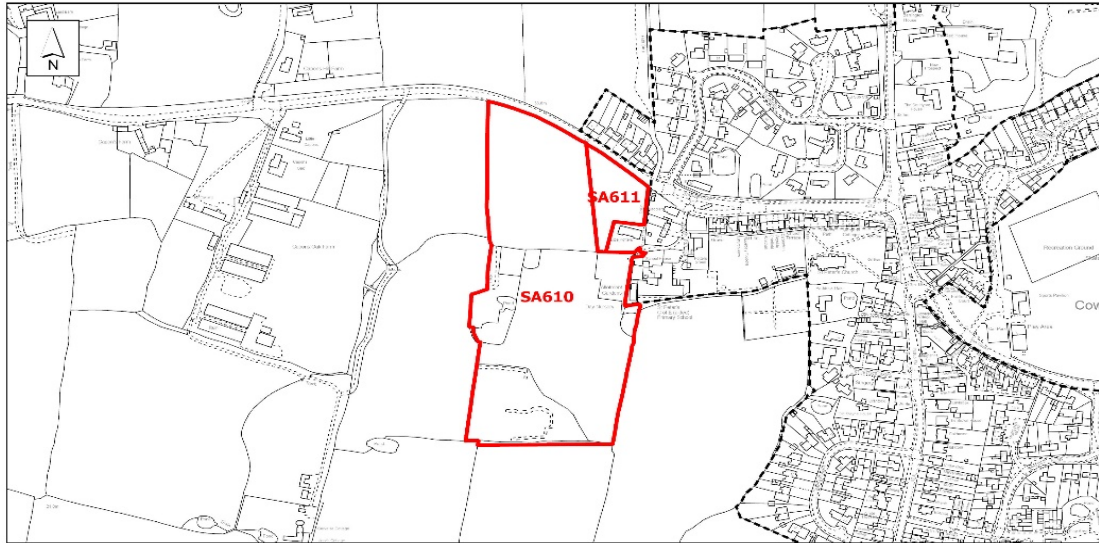
The site is not located within a protected landscape and would not be visible from the High Weald AONB. The site is not designated as being of nature conservation importance. The site promoter has undertaken detailed ecological surveys which do not indicate the presence of protected species although this would need to be kept under review. There are no heritage assets within the immediate setting of the site. Any proposal should be focused on the southern part of the site to reflect the existing settlement pattern to the east with appropriate landscape mitigation to be implemented on the northern half of the site to aid a transition to the wider open countryside.

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 Map:



<p>Horsham District Council Parkside, Chart Way, Horsham West Sussex RH12 3RL Barbara Childs, Director of Place</p>	<p>Cowfold</p>		
<p><small>Reproduced by permission of Ordnance Survey map on behalf of HMSO. © Crown copyright and database rights (2023). Ordnance Survey Licence: AC0000820254</small></p>	<p>Reference No :</p>	<p>Date : 23 August 2023</p>	<p>1:1,000 at A4</p>
	<p>Drawing No :</p>	<p>Drawn :</p>	<p>Checked : Revisions :</p>

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.

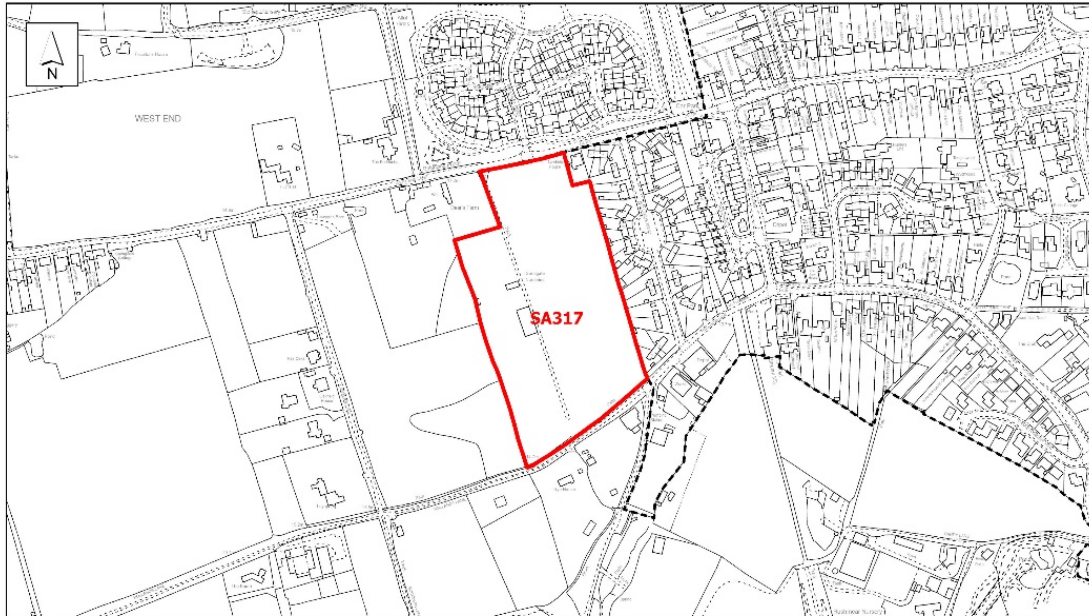
The site is proposed for allocation in the submission version of the Cowfold Neighbourhood Plan. The plan has now passed the examination stage and the Examiner has recommended that the plan can proceed to the referendum stage. It is therefore considered that the northern part of the site is considered to have the potential for development subject to suitable environmental mitigation including heritage impacts being provided.

Estimated Housing Numbers: 35

Site Name: Land at Sandgate Nurseries

SA317

Site Map:



Horsham District Council

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

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Henfield

Reference No :	Date : 23 August 2023	1:4,000 at A4
Drawing No :	Drawn :	Checked :
		Revisions :

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, employment provision, a leisure centre and a range of shops in the village centre. The settlement is therefore considered to be able to accommodate a reasonable level 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.

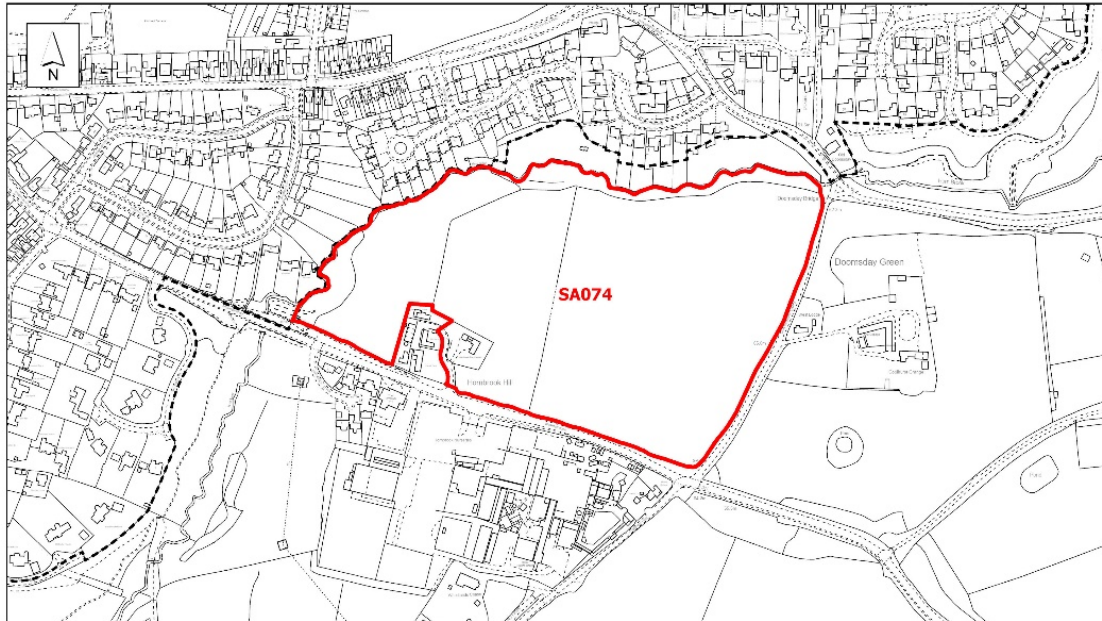
The site is relatively rural in character, given its location on the urban / rural fringe of the village and any development would need to be carefully designed. The site is not however located in an area designated for its landscape importance. The site and surrounding land is not designated as important 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

Site Name: Land at Hornbrook Farm

SA074

Site Map:



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Horsham Forest			
Reference No :	Date :	23 August 2023	1:1,000 at A4
Drawing No :	Drawn :	Checked :	Revisions :

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 connecting Horsham with London terminals and the South Coast. The town has a busy bus station which has connections to the majority of villages in the district and beyond. 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 for access into the town via walking/wheeling, cycling, bus and car (subject to necessary off-site improvements). There is good opportunity to create an extended riverside walk along Hornbrook Stream and improve pedestrian connectivity in the local area. 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. Undertake a Landscape and Visual Impact Assessment to inform site layout, capacity and identify and safeguard key views to and from the High Weald AONB. 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 considered as part of any proposal with appropriate mitigation applied.

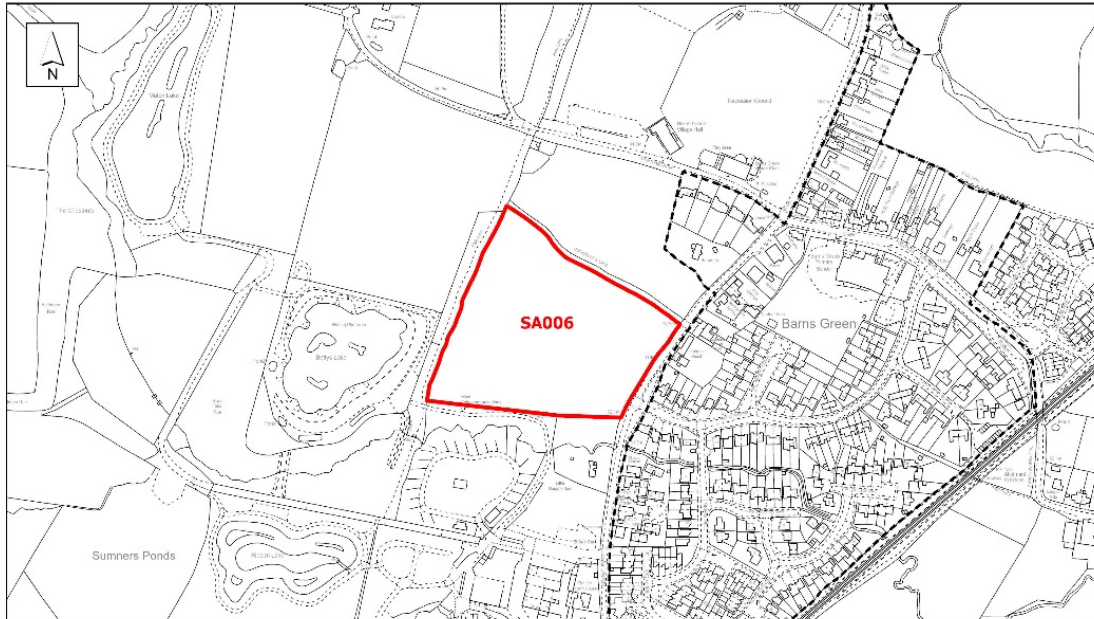
The site is considered to have potential for development. However, the south-eastern corner of the site should be excluded from any built development and development would need to be sensitively designed to ensure that the impact on the AONB and nearby listed building is not adversely affected. For these reasons, it is considered that the site has potential for around 100 dwellings.

Estimated Housing Numbers: 100

Site Name: Land South of Smugglers Lane, Barns Green

SA006

Site Map:



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West Sussex RH12 1RL
Barbara Childs - Director of Place

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Itchingfield / Barns Green			
Reference No :	Date : 23 August 2023	1:1,000 at A4	
Drawing No :	Drawn :	Checked :	Revisions :

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 these 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 relatively flat with a very gentle slope down from west to south east. The Council’s Landscape Capacity Study (2021) 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 Grade II Listed Buildings (The Queens Head public house & Barns Green stores) are located directly to the east, on the opposite side of Chapel Road.

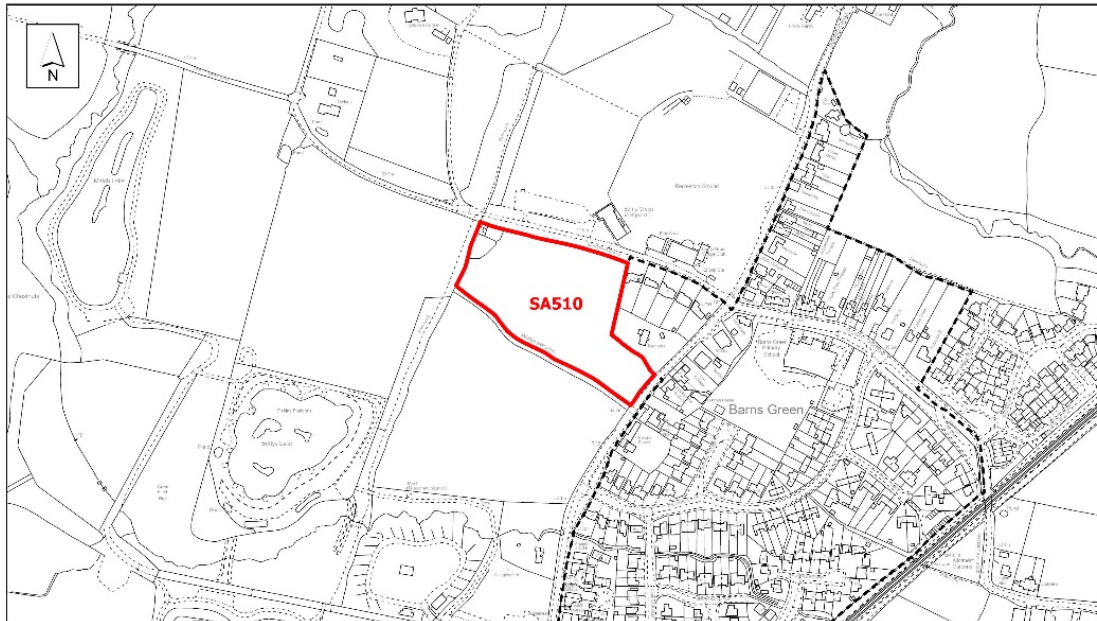
It is considered that the site has potential for allocation subject to the inclusion of suitable measures to protect ancient woodland and mitigate impacts on adjacent listed buildings.

Estimated Housing Numbers: 50

Site Name: Land South of Muntham Drive, Barns Green

SA510

Site Map:



Horsham District Council Parkside, Chart Way, Horsham West Sussex RH12 1RL Barbara Childs : Director of Place	Itchingfield / Barns Green		
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	Drawing No :	Drawn :	Checked :
			Revisions :

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 (2021) found the site to have low-moderate capacity.

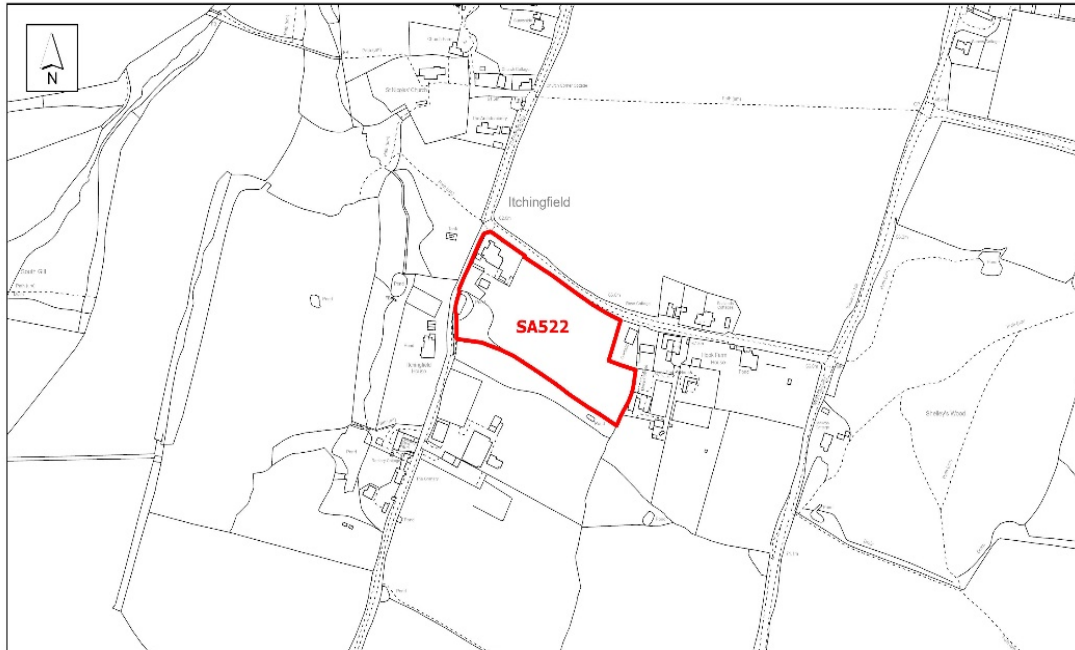
The site and surrounding land are not designated for their biodiversity importance. The site is within a Bat Sustenance Zone and Ancient Woodland (Great Field Rue) is located to the south-west. The site has potential for allocation subject to the inclusion of suitable measures to protect ancient woodland, 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 directly to the east and Blacksmiths Cottage and The Queens Head public house on the opposite side of Chapel Road). 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: Old School Site, Itchingfield

SA522

Site Map:



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Itchingfield			
Reference No :	Date : 23 August 2023	1:1,000 at A4	
Drawing No :	Drawn :	Checked :	Revisions :

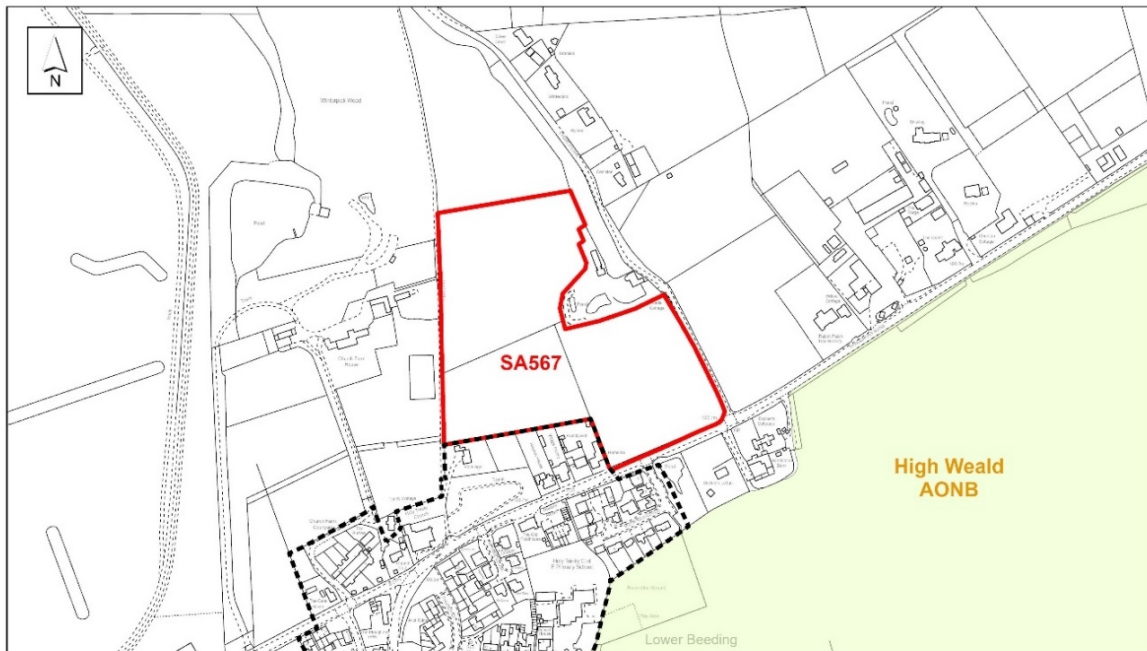
Site Assessment Conclusion: The site has no obvious constraints, is relatively flat land and is a brownfield site. The site is relatively isolated, and residents would have to travel in order to access facilities/shops/public transport etc. Nevertheless, the site has been identified by the local community as a preferred site for allocation for 20 dwellings in the emerging Itchingfield Neighbourhood Plan, and would make an contribution to local housing need of an appropriate scale on previously developed land as supported by national policy. The plan has passed examination is awaiting referendum (subject to compliance with the Habitat Regulations – Water Neutrality).

Estimated Housing Numbers: 20

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

SA567

Site Maps:



Horsham District Council

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West Sussex RH12 1RL
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Lower Beeding

Reference No :	Date : 09 October 2023	1:4,000 at A4
Drawing No :	Drawn :	Checked :
		Revisions :

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 does have 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.

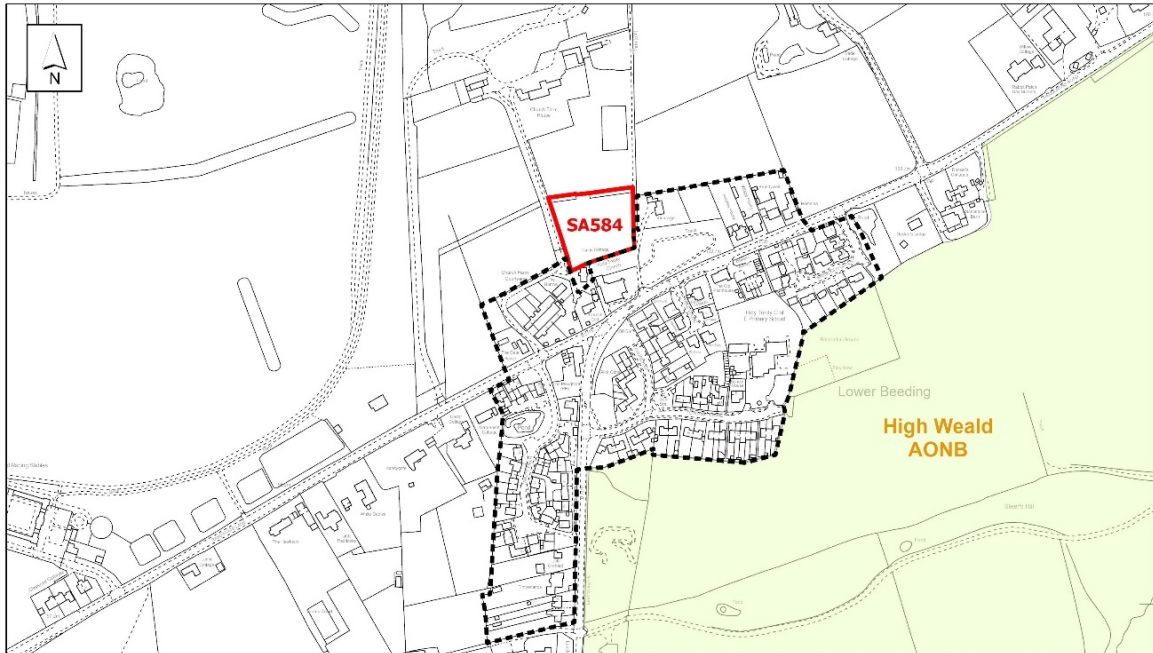
The site has potential for allocation, and the south western section of the site, Glayde Farm Field B has been identified as an allocation for 14 dwellings in the Lower Beeding Neighbourhood Plan which is at referendum stage. The easternmost field is promoted for allocation in addition to the land identified by the Parish, however extension into the northern field would not relate well to the built form of the village. Accordingly the site, taken as a whole is assessed to have a capacity to accommodate around 30 dwellings. 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 South of Church Farm House.

SA584

Site Map:



Horsham District Council

Parkside, Chart Way, Horsham
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Lower Beeding

Reference No :	Date : 09 October 2023	1:4,000 at A4
Drawing No :	Drawn :	Checked :
		Revisions :

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

Site Name: Land at Cyder Farm

SA892

Site Map:



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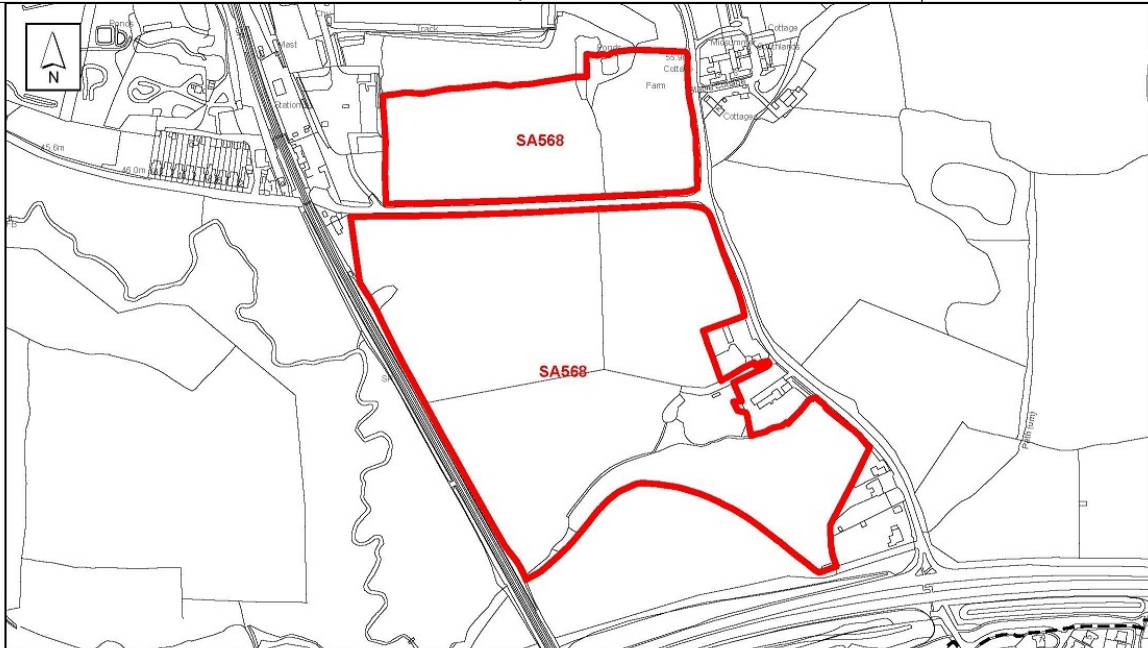
Crabtree, Lower Beeding			
Reference No :	Date : 23 August 2023	1:2,000 at A4	
Drawing No :	Drawn :	Checked :	Revisions :

Site Assessment Conclusion: The site is an allocation within the Lower Beeding Neighbourhood plan for 6 dwellings and is awaiting Referendum. Any proposal should have regard to historical context of the site as it sits within the Crabtree Conservation Area. The site is a brownfield site and has been identified by the local community as a preferred site for allocation in the emerging Lower Beeding Neighbourhood Plan and would make a modest contribution to local housing need. Development should be an appropriate scale on previously developed land as supported by national policy.

Estimated Housing Numbers: 6

Site Name: Land Around Mercer Road, Warnham Station

SA568



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 :

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. 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. Additionally, 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.

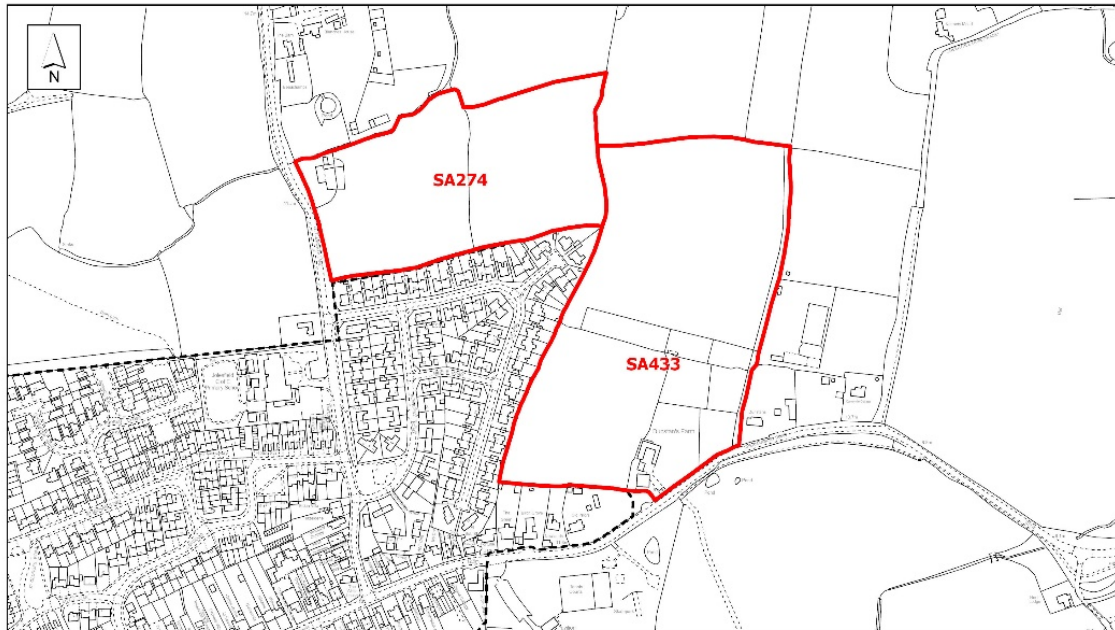
Though currently detached from Horsham town, the site is adjacent to the North Horsham Strategic allocation and the site is therefore considered to have potential for allocation. Development would need to ensure that development does not impact on the delivery of the North Horsham strategic allocation, has appropriate regard to any noise issues and mitigates against any harm to Ancient Woodland.

Estimated Housing Numbers: 300

Site Name: Land north of the Rise

SA274

Site Map:



Horsham District Council
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West Sussex RH12 1RL
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West Grinstead / Partridge Green			
Reference No :	Date : 23 August 2023	1:1,000 at A4	
Drawing No :	Drawn :	Checked :	Revisions :

Site Assessment Conclusion: The site has potential for allocation for housing subject to an appropriately high standard of design.

Partridge 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, 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 relatively free of constraints.

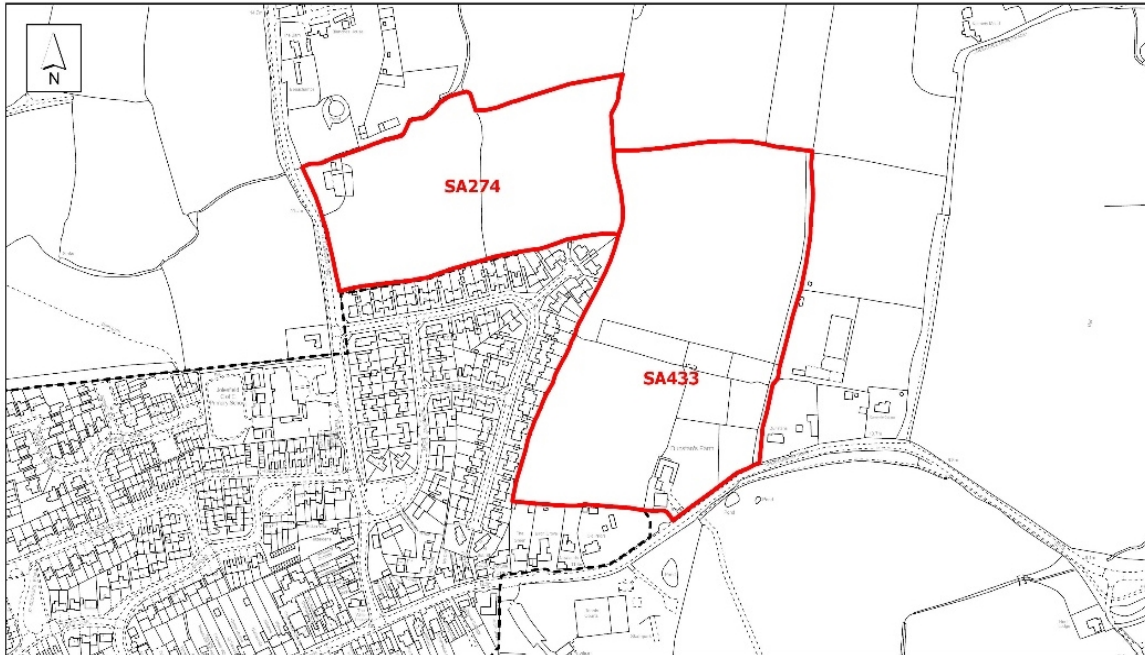
A successful, well-designed development depends upon a movement network that makes connections to destinations, places and communities, both within the site and beyond its boundaries. SA274 lies adjacent to SA433 and there is an opportunity to improve connectivity and movement between the two sites through the implementation of a route which would contribute to delivering improvement to the existing infrastructure network and pedestrian/cyclist ease of movement through the village (to the school, King George V playing fields, with some relief to existing traffic flows on the High Street). These ambitions align with HDPF Policies 39 and 40 and the NPPF, as well as the aspirations of the local community given expression in their made West Grinstead Neighbourhood Plan (Aim 3: Transport).

Estimated Housing Numbers: 55

Site Name: Land at Dunstans Farm

SA433

Site Map:



Horsham District Council

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

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West Grinstead / Partridge Green

Reference No :	Date : 23 August 2023	1:4,000 at A1
Drawing No :	Drawn :	Checked :
		Revisions :

Site Assessment Conclusion: The site has potential for allocation for housing subject to a landscape buffer to the south, which could also provide attenuation, to protect the setting of a Grade II listed building, and a buffer to the north due to topography.

Partridge Green is recognised as a medium village in the district’s settlement hierarchy and is relatively well served in terms of facilities and services. The site is not located within a protected landscape and is relatively free of constraints. The site is identified as having the capacity to accommodate 120 dwellings along with associated infrastructure.

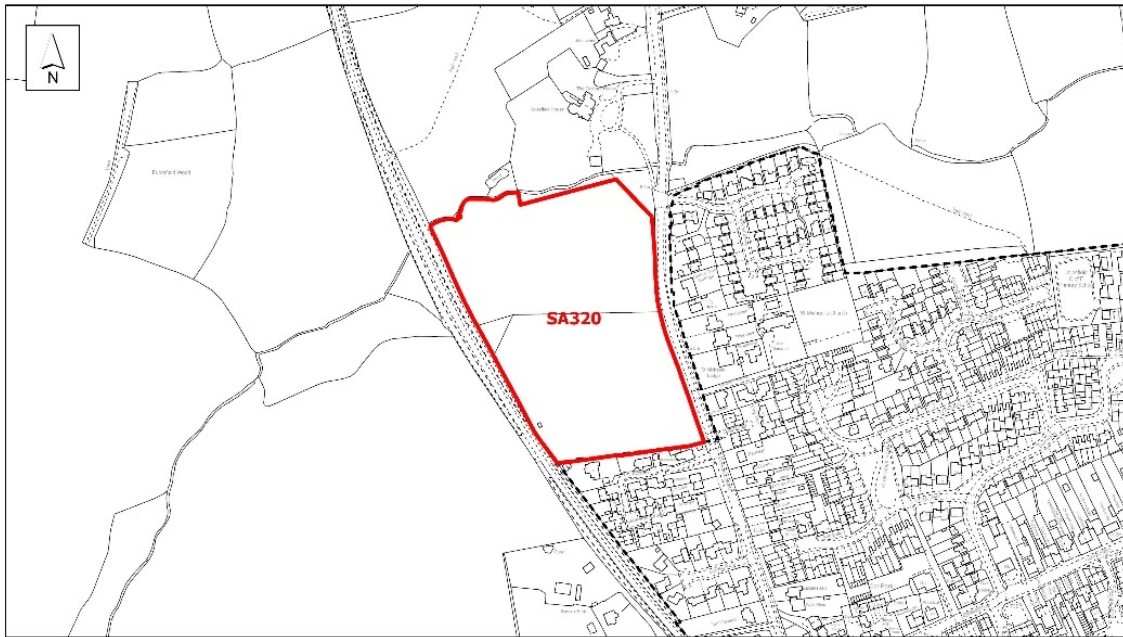
A successful, well-designed development depends upon a movement network that makes connections to destinations, places and communities, both within the site and beyond its boundaries. SA433 lies adjacent to SA274 and there is an opportunity to improve connectivity and movement between the two sites. The implementation of a route between the two sites would contribute to delivering improvement to the existing infrastructure network and pedestrian/cyclist ease of movement through the village (to the school, King George V playing fields, with some relief to existing traffic flows on the High Street). These ambitions align with HDPF Policies 39 and 40 and the NPPF, as well as the aspirations of the local community given expression in their made West Grinstead Neighbourhood Plan (Aim 3: Transport).

Estimated Housing Numbers: 120

Site Name: Land West of Church Road Partridge Green

SA320

Site Map:



Horsham District Council

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West Sussex RH12 1RL
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West Grinstead / Partridge Green

Reference No :	Date : 23 August 2023	1:4,000 at A4	
Drawing No :	Drawn :	Checked :	Revisions :

Site Assessment Conclusion: The site has potential for allocation for housing subject to a landscape-led proposal. The site has a sense of enclosure due to the existing boundary vegetation which includes strong tree lined hedgerows and woodland shaws on the eastern and northern boundaries, and several mature oak trees on the eastern boundary which are protected by TPO's. Regard should be given to trees subject to existing TPOs within the curtilage of the site and on the boundary. Development should be restricted to the east and north where views into the site are restricted. The site can be seen from certain points along the Downs Link to the west, particularly as it sits at a higher level. It follows any development parcels are shown to be well set-back from the western boundary, this provides opportunity for appropriate planting to be included which would enable the softening of any proposal.

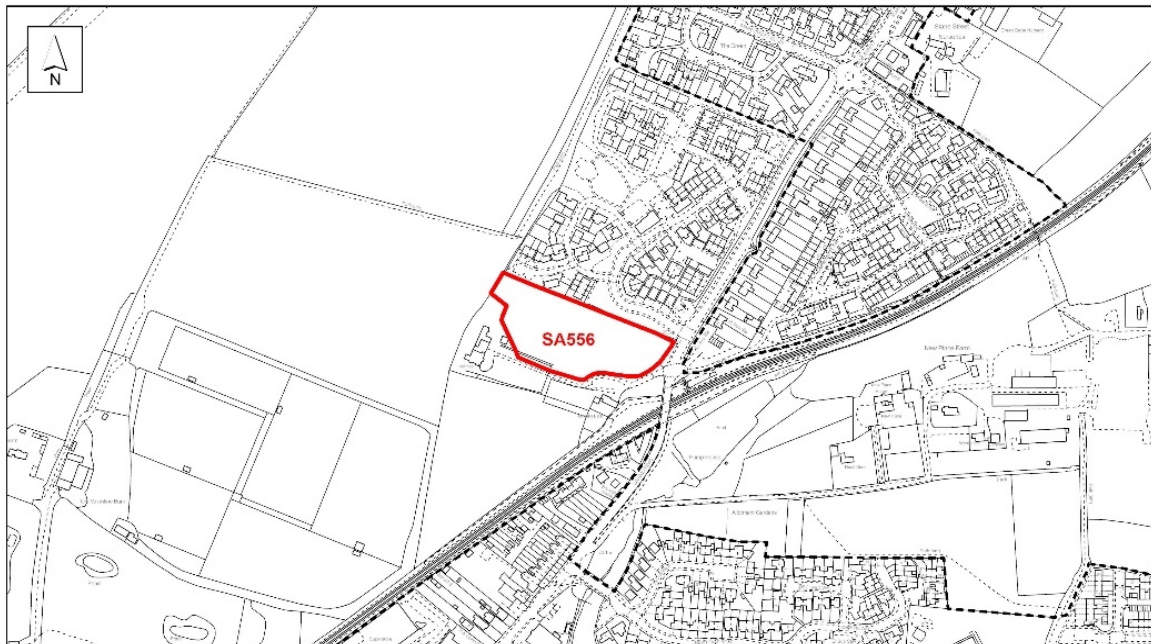
Partridge Green is recognised as a medium village in the district's settlement hierarchy and is relatively well served in terms of facilities and services. The site is not located within a protected landscape and relatively free of constraints. The site is identified as having the capacity to accommodate 80 dwellings along with associated infrastructure.

Estimated Housing Numbers: 80

Site Name: Land at Highfields, Codmore Hill

SA556

Site Map:



Horsham District Council

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

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Pulborough

Reference No :	Date : 23 August 2023	1:1,000 at A1
Drawing No :	Drawn :	Checked :
		Revisions :

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.

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.

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

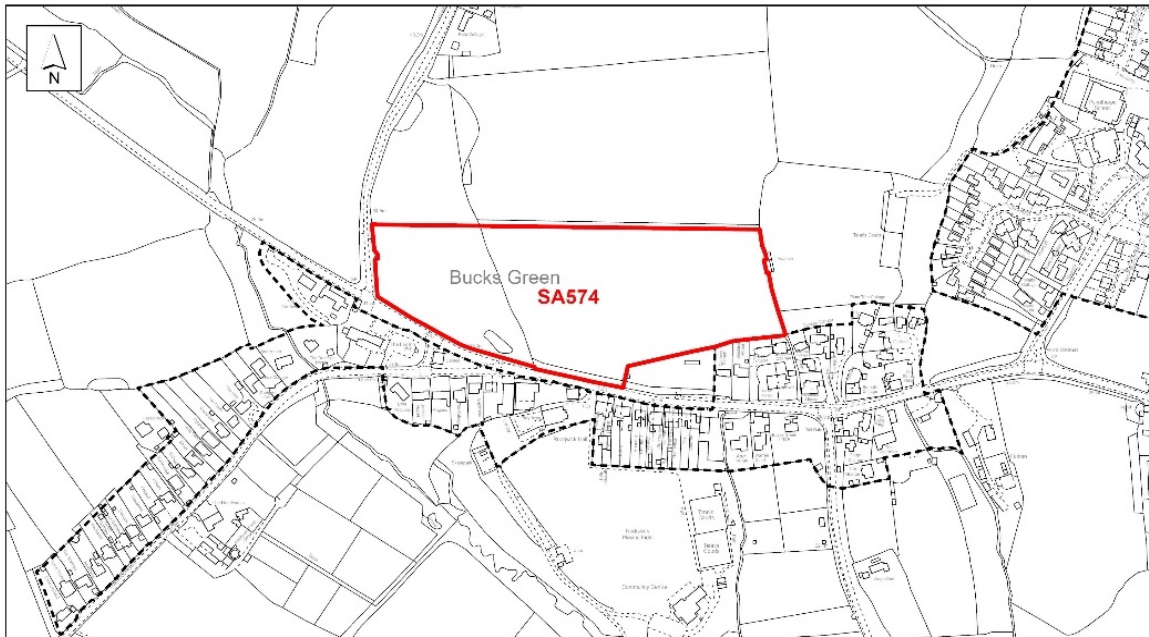
which is awaiting referendum. It is considered that this site is suitable for allocation though issues concerning archaeological notification area, vehicular access, biodiversity and National Park are to be addressed.

Estimated Housing Numbers: 25

Site Name: Land North of Guildford Road, Bucks Green

SA574

Site Map:



Horsham District Council

Parkside, Chart Way, Horsham
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Rudgwick / Bucks Green

Reference No :

Date : 24 August 2023

1:1,000 at A4

Drawing No :

Drawn :

Checked :

Revisions :

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 is located within a Bat Sustenance Zone and habitats to maintain feeding habitats for bats would need to be retained. A Preliminary Ecological Assessment has been undertaken and no overriding ecological constraints have been identified. Any development would need to retain existing trees and hedgerowns and include an appropriate buffer to the trees protected by Tree Preservation orders to the south east of the site.

There are no identified heritage assets on the site, although there are nearby listed buildings. The impact on the setting of these proposals on these (The Fox Inn, Field Cottage and The Old Cottage, Lynwick Street) would need to be considered as part of any development in this location.

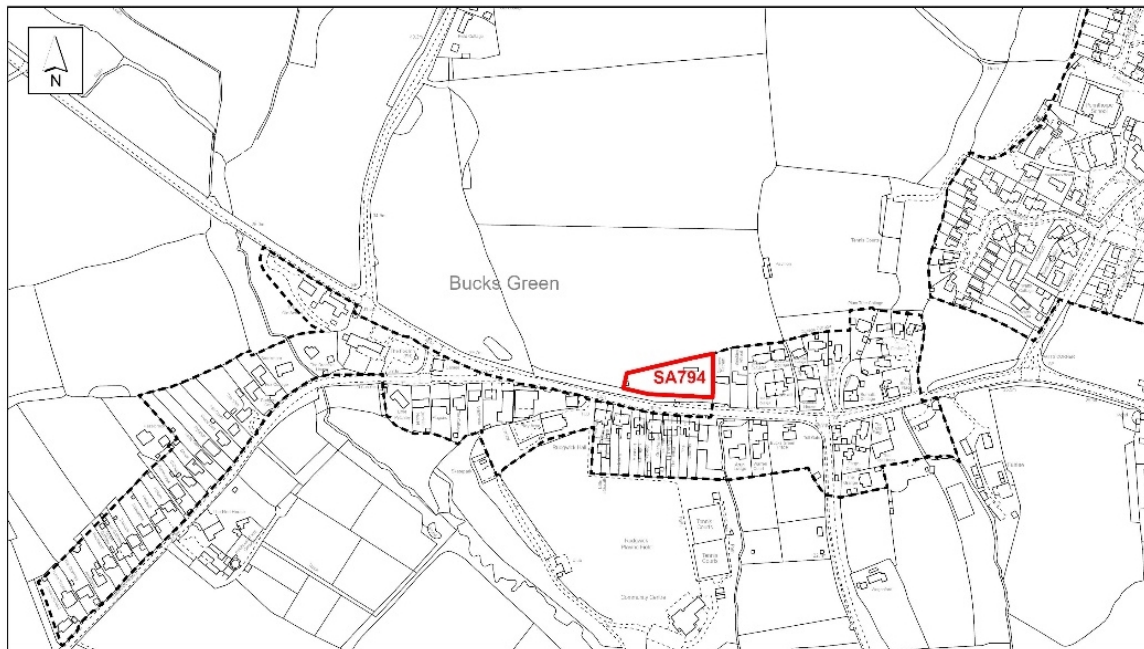
Overall, it is considered there is potential for development on this site. Development should however be confined to the southern portion of the site to retain the linear settlement pattern in this area and enable landscaping to be provided which protects the more open character of the site to the north. The site could have potential for allocation if the overall number of dwellings proposed is limited to around 60. Development would also need to take account of biodiversity and heritage constraints. The site is adjacent to SA794 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: 60

Site Name: The former Pig Farm, Bucks Green

SA794

Site Map:



Horsham District Council

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Rudgwick / Bucks Green

Reference No :	Date : 24 August 2023	1:1,000 at A4
Drawing No :	Drawn :	Checked :
		Revisions :

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 2021 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 Sustainance 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

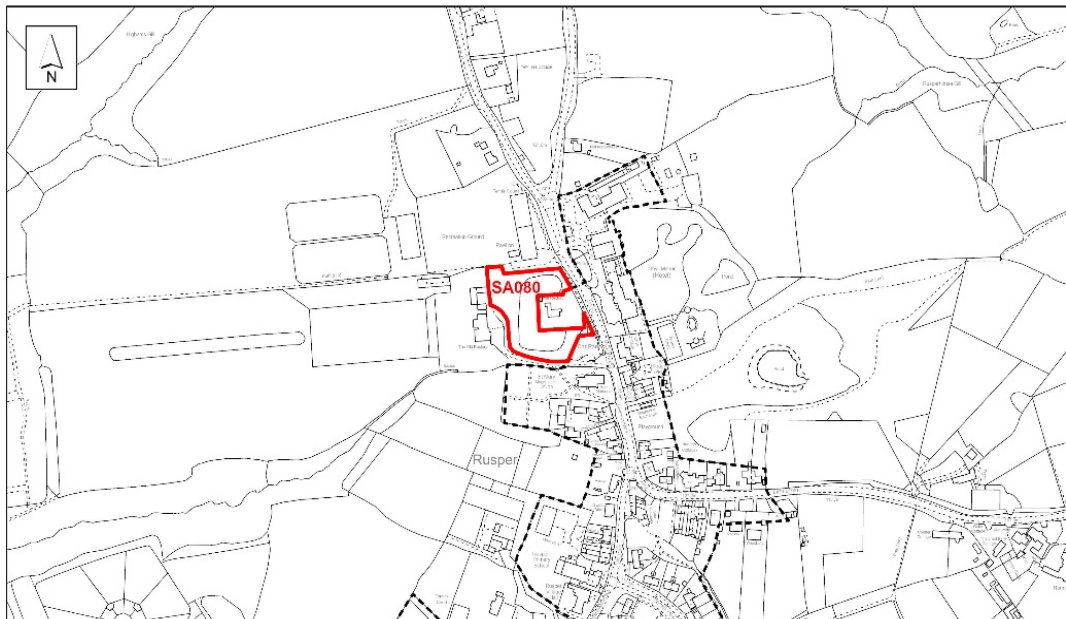
The site has potential for allocation, though any development should ensure that the operation of the bus stop is not compromised and would require suitable protection, mitigation and biodiversity enhancement. The site is adjacent to SA574 which has also been assessed as suitable for allocation. The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

Estimated Housing Numbers: 6

Site Name: Rusper Glebe

SA080

Site Plan:



Horsham District Council Parkside, Chart Way, Horsham West Sussex RH12 1RL Barbara Childs - Director of Place	Rusper		
	Reference No : Drawing No :	Date : 24 August 2023 Checked :	1:1,000 at A4 Revisions :

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. These services and facilities include a primary school, public house, convenience store with Post Office, village hall, church and some sports facilities. 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 to 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.

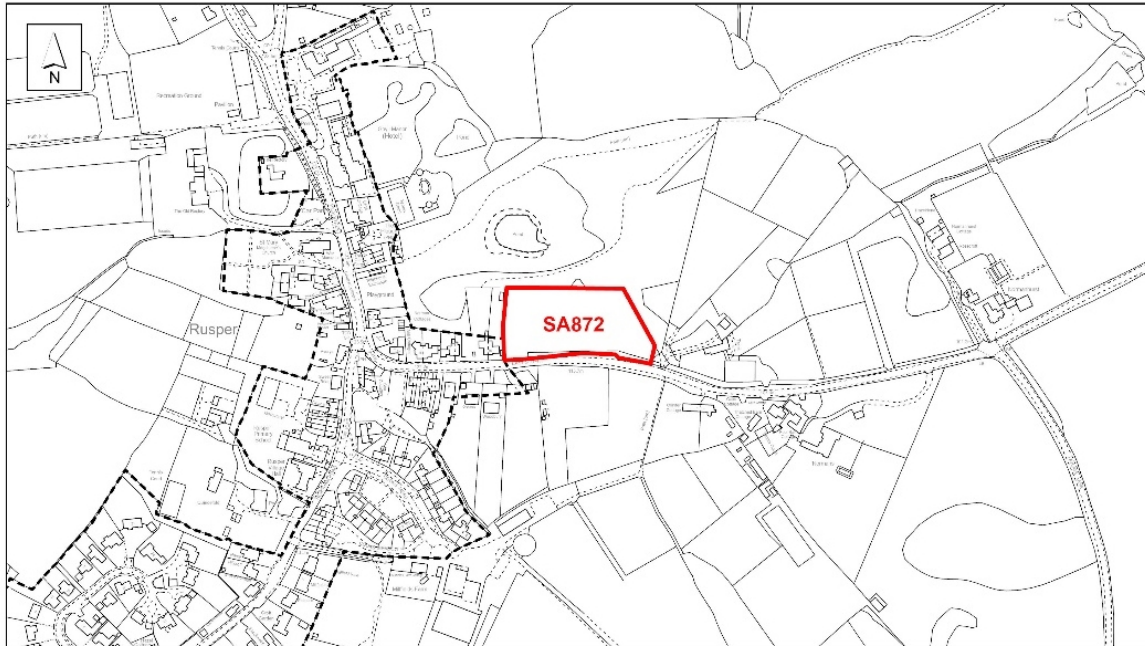
The site has potential for allocation subject to issues such as heritage/conservation with development respecting the setting of the conservation area and environmental quality (noise derived from overhead Gatwick air traffic) should be investigated to ensure noise levels are acceptable in planning terms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

Estimated Housing Numbers: 12

Site Name: Land north of East Street, Rusper

SA872

Site Map:



Horsham District Council

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Rusper

Reference No :	Date : 24 August 2023	1:4,000 at A4
Drawing No :	Drawn :	Checked :
		Revisions :

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. These services and facilities include a primary school, public house, convenience store with Post Office, village hall, church and some sports facilities. The nearest larger settlements are Horsham and Crawley.

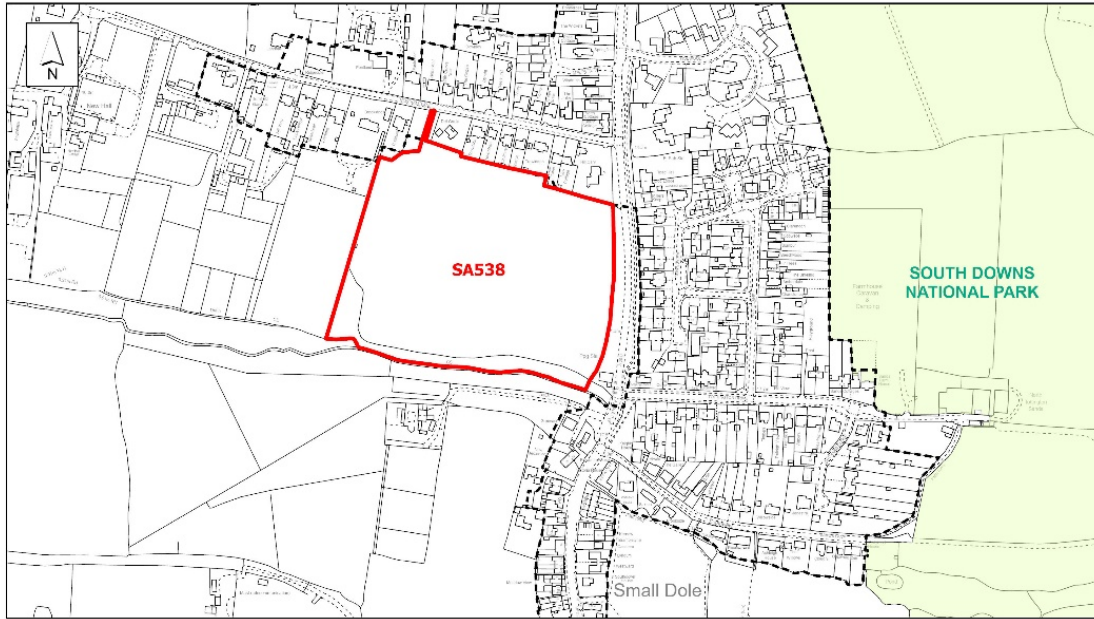
The site does not lie within or near a protected landscape. The Council's Landscape Capacity Study (2021) found the site to have low-moderate landscape capacity, but development would need to ensure the existing landscape features are protected and enhanced. The site and surrounding land is not designated as important for nature conservation and no overriding ecological constraints have been identified. Should this site come forward for development it is envisaged 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.

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. 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.

Estimated Housing Numbers: 20

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	Small Dole		
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	Drawing No :	Drawn :	Checked :
			Revisions :

Site Assessment Conclusion: The site is generally well contained in the landscape. Any development on this site should seek to retain the mature tree belts. The site is within the setting of the South Downs National Park. It is considered that access could be attained directly onto the A2037.

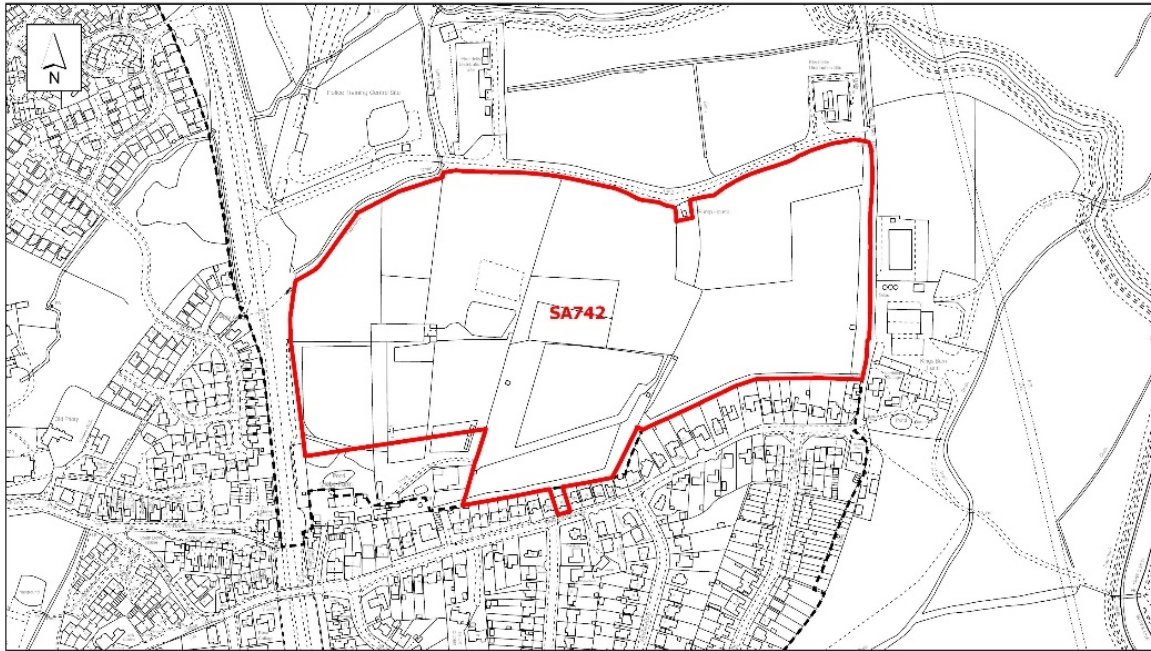
The site has potential for housing development subject to issues concerning landscape and surface water flooding being addressed in a satisfactory manner. Development should only be allowed on the eastern proportion of the site with the majority of the western end of the site given over to public open space for recreation usage. Development should be avoided on the southern boundary where surface water can accumulate and should be mitigated through the implementation of SUDS.

Estimated Housing Numbers: 40

Site Name: Land at Glebe Farm

SA742

Site Map:



Horsham District Council

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Steyning

Reference No :	Date : 24 August 2023	1:1,000 at A4
Drawing No :	Drawn :	Checked :
		Revisions :

Site Assessment Conclusion: Steyning is classified as a 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 regular bus services 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, with secondary active travel and emergency access from Kings Barn Lane.

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.

The site and surrounding land are 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 southeast 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

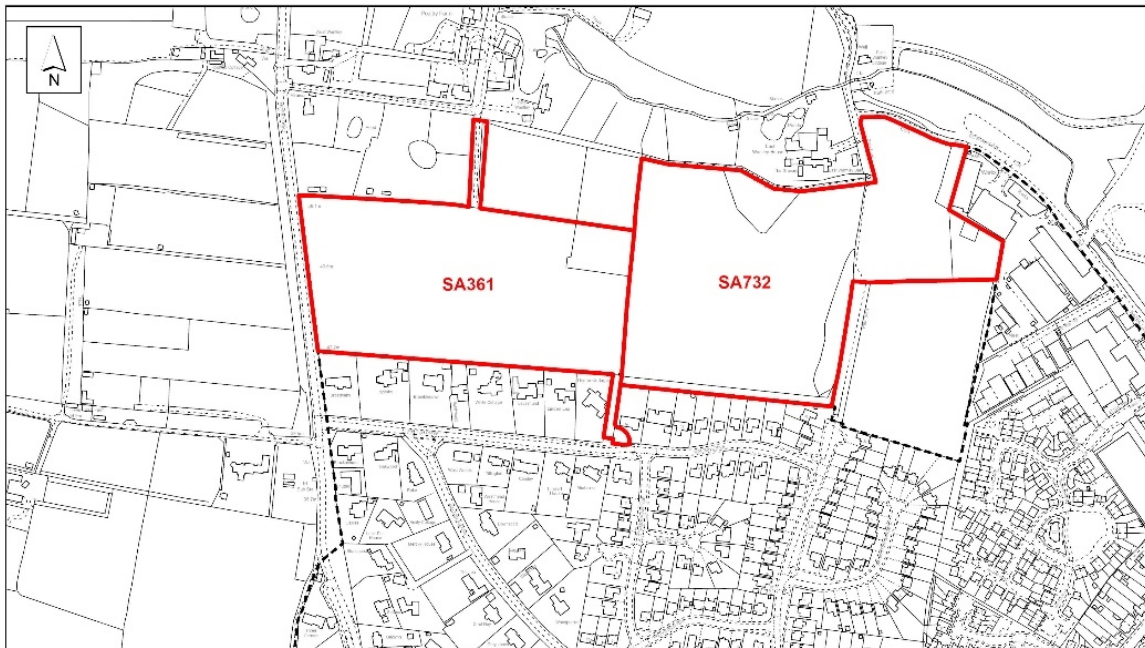
biodiversity net gain and improve pedestrian and cycle connectivity back into the village centre are taken up. Any scheme should also be a landscape-led proposal with green infrastructure provision as a key component of any proposal. Views across to the South Downs should also be integral to any consideration of site layouts appropriate to this location.

Estimated Housing Numbers: 265

Site Name: Land North of Melton Drive

SA361/SA732

Site Map:



Horsham District Council

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Storrington and Sullington

Reference No :

Date : 24 August 2023

1:1,000 at A4

Drawing No :

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Revisions :

Storrington is classified as a 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 can be delivered off Fryern Road. The village is well connected to the strategic road network, and there is a reasonable bus service.

The HDC Landscape Capacity Assessment (2021) 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 present an improved transition to undeveloped countryside and 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.

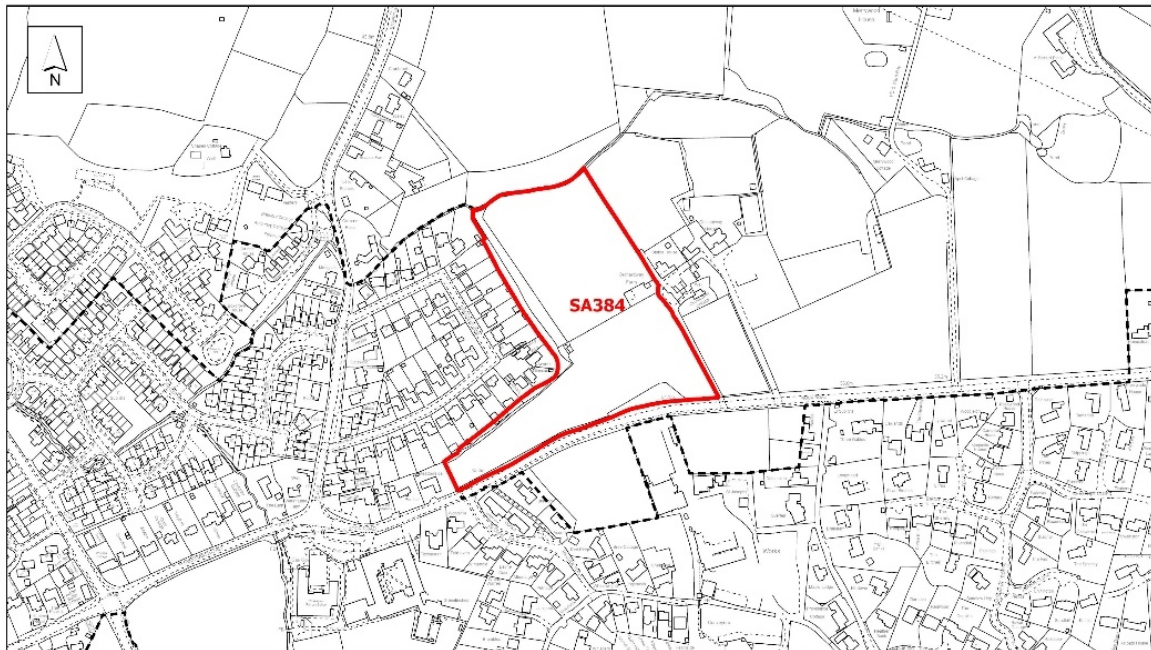
The site does not contain any designated heritage assets within its curtilage but the Grade II Listed Building (East Wantley House) and Grade II* West Wantley House are located to north of the site. Although separated by a row of trees, the impact of development on the setting of this building would 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 Drive 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

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 (2023). Ordnance Survey Licence, AC0000820204</small></p>	<p>Storrington and Sullington</p>		
<p>Reference No : Drawing No :</p>	<p>Drawn :</p>	<p>Date : 24 August 2023 Checked :</p>	<p>1:1,000 at A4 Revisions :</p>

Storrington is classified as a 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 are reasonable bus services. The site has reasonable connections to A283/A24 putting local residents from Storrington with access to a car 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 are 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.

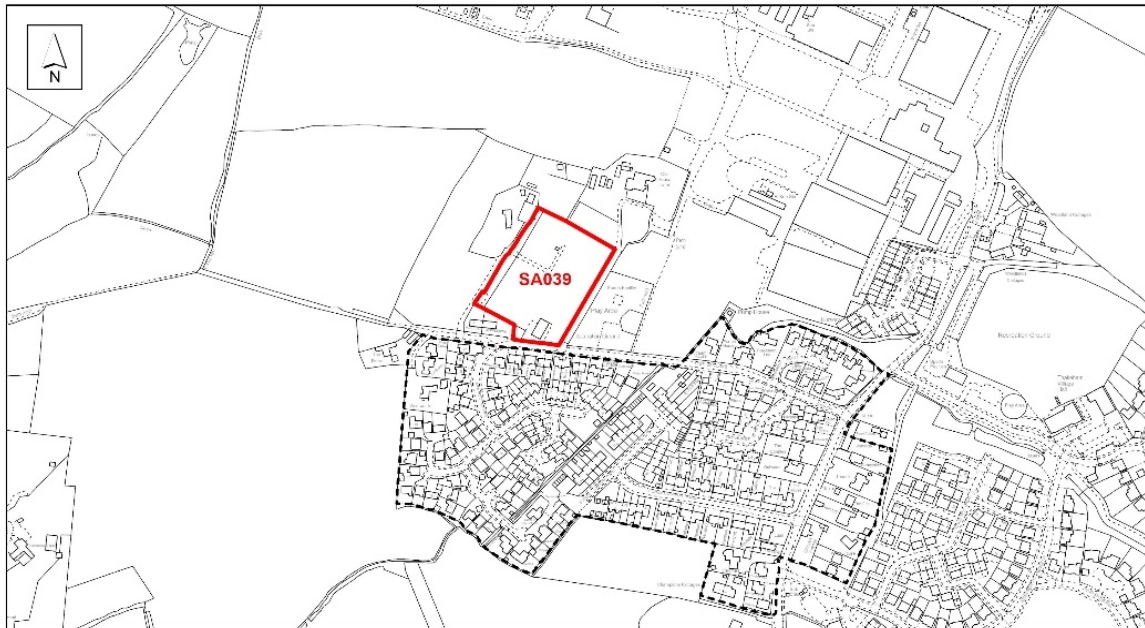
It is considered the site has potential for allocation subject to any impacts on biodiversity, heritage, Archaeology and the Storrington Air Quality Management Area being mitigated.

Estimated Housing Numbers: 55

Site Name: Land North High Bar Lane

SA039

Site Map:



Horsham District Council

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Thakeham

Reference No :	Date : 24 August 2023	1:1,000 at A4
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		Revisions :

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 in the village including a pre-school and a 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 proportionate to its size and existing facilities.

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.

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.

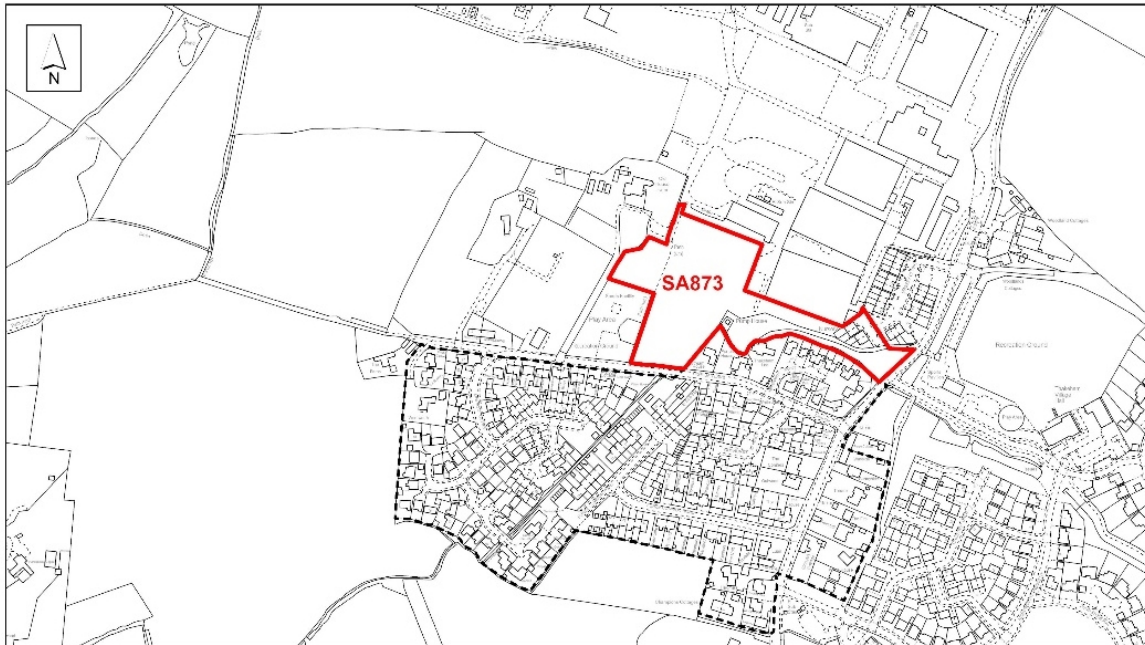
It is considered the site has potential for allocation. Development should seek to retain the existing hedgerows onsite and would need to ensure there are not adverse impacts on Storrington AQMA.

Estimated Housing Numbers: 25

Site Name: Land West of Stream House

SA873

Site Map:



Horsham District Council

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West Sussex RH12 1RL
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Thakeham

Reference No :

Date : 24 August 2023

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Drawing No :

Drawn :

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Revisions :

Site Assessment Conclusion: Thakeham village has recently expanded following the growth at the former Abingworth nursery site which has delivered an increased range of services and facilities including a pre-school and convenience store. It has a moderate level of services and facilities including a pre-school, public house and village hall. 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.

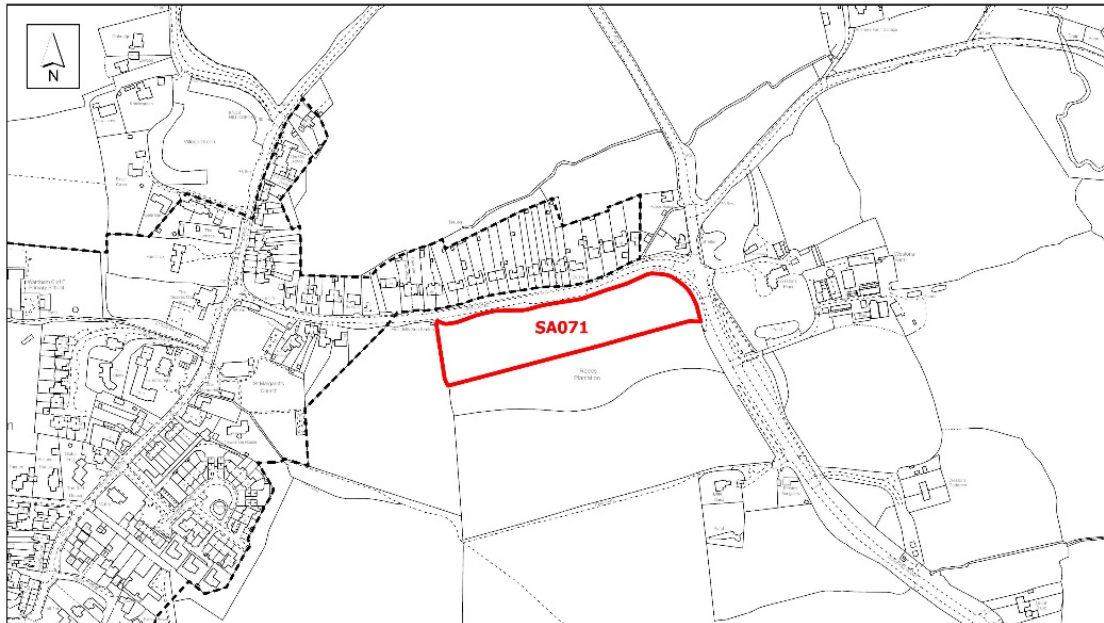
Development in this location will lead to some additional journeys to Storrington which has a wider range of services and facilities than Thakeham. The impact of any additional traffic on the Air Quality Management Area in Storrington to the south would need to be a consideration if development were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

Site Name: Land South of Bell Road

SA071

Site Map:



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Warnham			
Reference No :	Date : 24 August 2023	1:4,000 at A4	
Drawing No :	Drawn :	Checked :	Revisions :

Site Assessment Conclusion: 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.

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.

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 well related to the row of development on Bell Road to the north. The Council's Landscape Capacity Study (2021) 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 prevail settlement pattern to reflect and mirror existing development on the northern side of Bell Road.

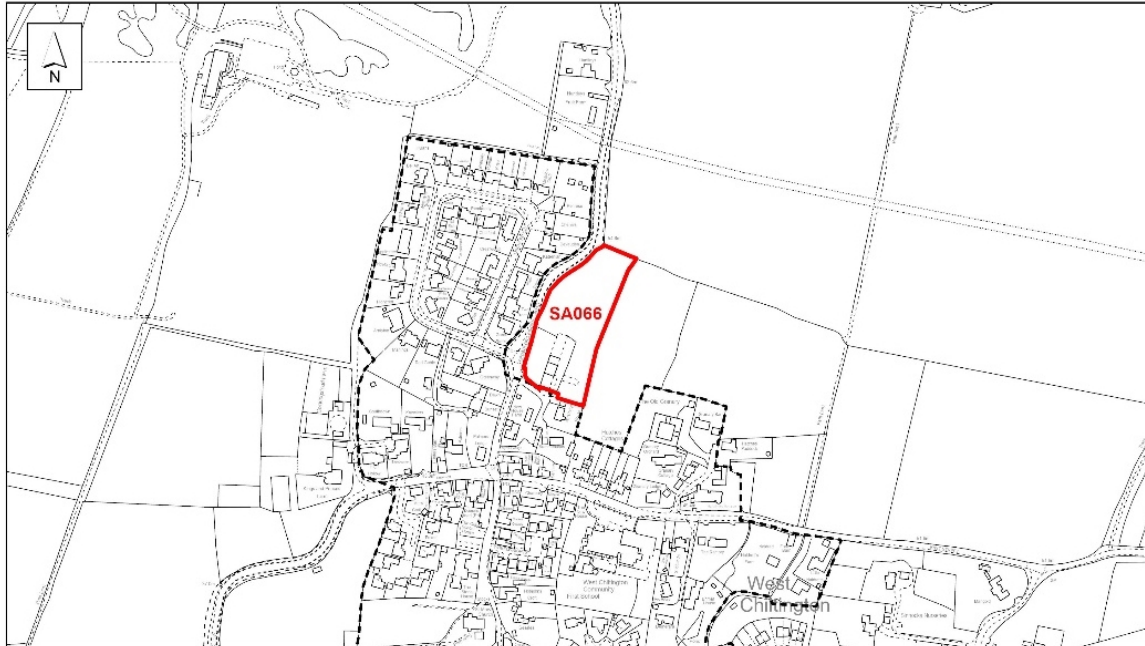
The site and surrounding land are not designated as important for nature conservation and no overriding ecological constraints have been identified. If allocated, appropriate ecological assessments will be needed and suitable protection, mitigation and biodiversity enhancement provided.

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

Site Map:



<p align="center">Horsham District Council Parkside, Chart Way, Horsham West Sussex RH12 1RL Barbara Childs : Director of Place</p>		<p align="center">West Chiltington</p>	
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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 Council’s Landscape Capacity Study (2021) 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. The site and surrounding land is not designated as important for nature conservation, however, it does lie within a Bat Sustenance Zone and feeding habitats for bats would need to be retained. A Preliminary Ecological Appraisal has been undertaken which has not identified any overriding ecological constraints.

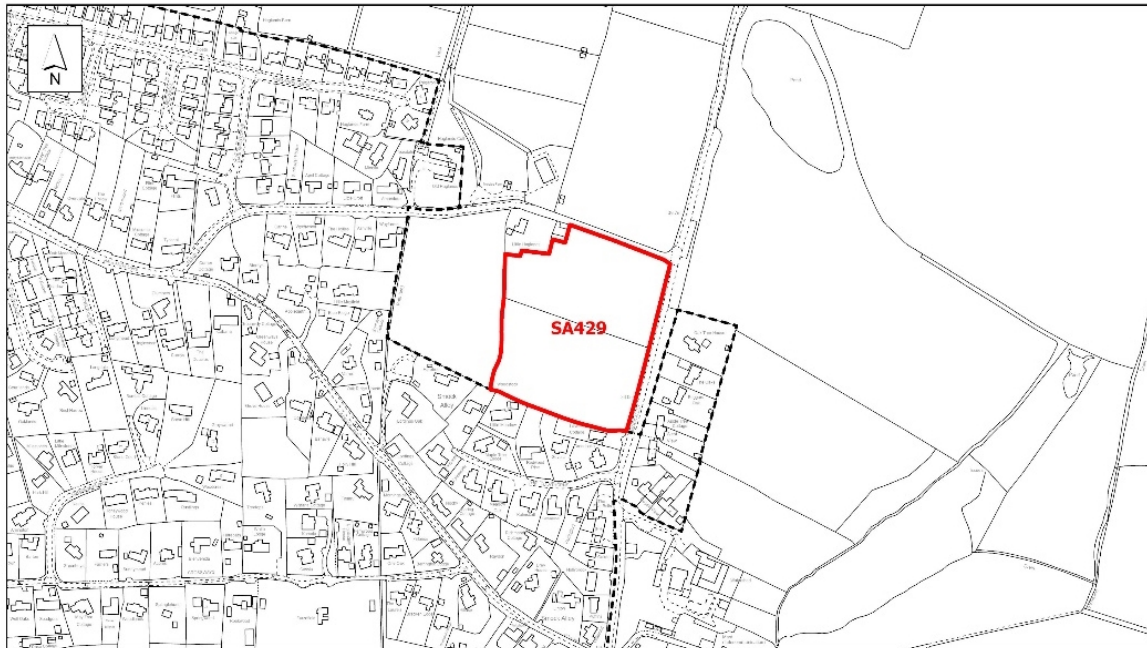
The site does not contain or lie within the immediate setting of any designated heritage assets. West Chiltington Conservation Area, including a number of Listed Buildings lie a short distance to the south west. The impact of any development on the site would need to take account of the impacts on these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



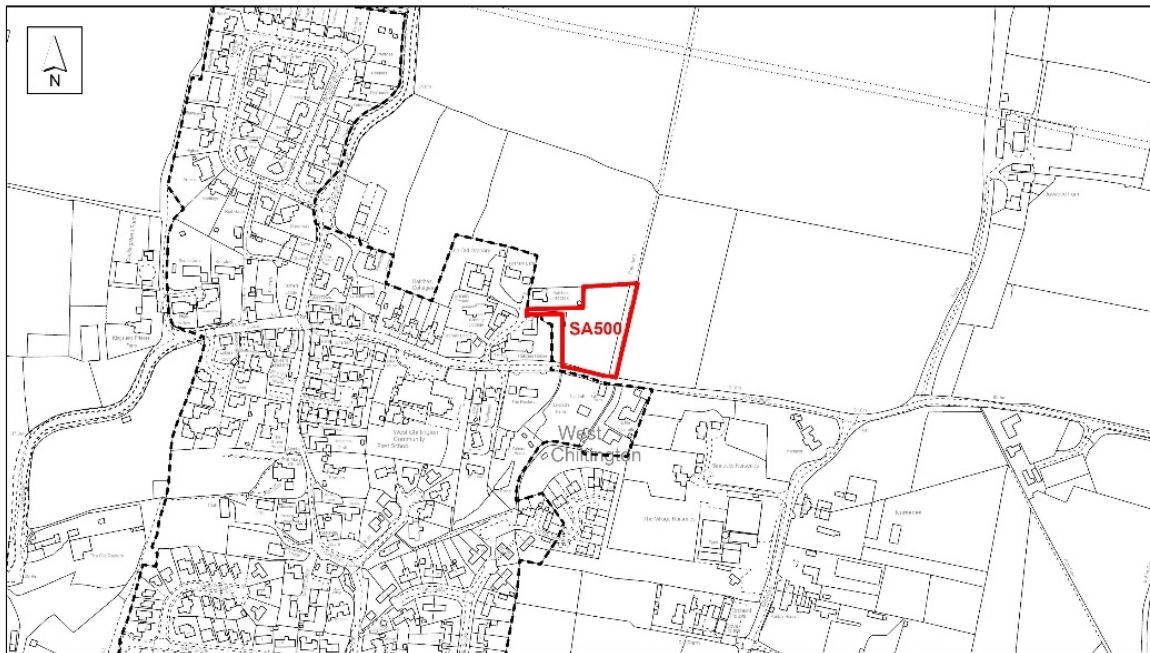
<p>Horsham District Council Parkside, Chart Way, Horsham West Sussex RH12 1RL Barbara Childs : Director of Place</p>	<p>West Chilmington</p>									
<p>Reproduced by permission of Ordnance Survey map on behalf of HMSO. © Crown copyright and database rights (2023). Ordnance Survey Licence, AC0000820204</p>	<table border="1"><tr><td>Reference No :</td><td>Date : 24 August 2023</td><td>1:1,000 at A1</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 : 24 August 2023	1:1,000 at A1	Drawing No :	Drawn :	Checked :			Revisions :
Reference No :	Date : 24 August 2023	1:1,000 at A1								
Drawing No :	Drawn :	Checked :								
		Revisions :								

Site Assessment Conclusion: West Chilmington & West Chilmington Common is classified as a 'medium village' in the settlement hierarchy, having a moderate level of service and facilities including a primary school, public houses 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 (2021) 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 Sustenance 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 Map:



<p>Horsham District Council Parkside, Chart Way, Horsham West Sussex RH12 1RL Barbara Childs : Director of Place</p>		<p>West Chiltington</p>	
<p><small>Reproduced by permission of Ordnance Survey map on behalf of HMSO. © Crown copyright and database rights (2023). Ordnance Survey Licence. AC0000820204</small></p>		<p>Reference No :</p>	<p>Date : 24 August 2023</p>
<p>Drawing No :</p>	<p>Drawn :</p>	<p>Checked :</p>	<p>1:1,000 at A4 Revisions :</p>

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 (2021) 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 must be 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 mitigation of impacts on the historic environment and air quality in Storrington.

Estimated Housing Numbers: 8

Sites Rejected for Housing Development.

Settlement:	Ref:	Site Name:	
Ashington	SA085 SA520 SA524 SA539 SA790	Ashington Northern Cluster	The site known collectively as the 'Ashington Northern Cluster' could have potential for allocation only in terms of being a relatively unconstrained site and not being an isolated rural development. Ashington benefits from a 'made' Neighbourhood Plan and development would have to have regard to any relevant policies. The Ashington Northern Cluster is not allocated in the made Neighbourhood Plan. The collective impact of implementing all the sites under consideration in Ashington (SA866 under consideration alongside the allocations put forward in the made Neighbourhood Plan) would be considered unsustainable in terms of the cumulative impact on local services and infrastructure; address water neutrality, additional growth, especially of the scale proposed on these sites, is also not appropriate to the scale and the status of the village in the settlement hierarchy and may have a negative impact on social cohesion and environmental fabric of the village. Therefore, in order to minimise cumulative negative impacts, it is not considered appropriate to allocate the Ashington Northern Cluster at this time.
Ashington	SA708	Land West of the White House	The site does not have potential for allocation because while the site adjoins the existing built-up area boundary of Ashington, the developable area is constrained by flood zone 2/3 encroaching on the western boundary of the site area further minimising the potential net developable area of the site. The presence of flood zone 2 and 3 at this location would require undertaking the sequential test and possibly the exception test. Development would also further urbanise an edge of village rural location impacting the rural character of the low-density character of the area. There is also a need for further archaeological investigation with the site identified in the Archaeological Notification Area which also may limit the net developable area. Access to this site would require traversing the existing access of a current property which could also impact the

Settlement:	Ref:	Site Name:	
			deliverability of this site.
Barns Green	SA344	Land rear of Two Mile Ash Road, Barns Green	The site is not considered to have potential for allocation. Ancient Woodland (Parsons Brook) runs along the northern boundary of the southern section of the site, and the 15m buffer zone required to maintain the integrity of the woodland would adjoin the curtilages of 'Outpost' and Silwood House, bisecting the site into two separate sections, and prevents access to the southern section of the site. The Tree Preservation Order that exists along the southern boundary of the site also prevents vehicular access.
Billingshurst	SA043	Land at Kingslea Farm	<p>Development would have negative landscape impacts and extend Billingshurst's settlement boundary further south towards the settlement of Adversane. Further, the site was last actively promoted in 2018 and there are no clear access arrangements, so there is a lack of appropriate clarity over the availability and deliverability of this site.</p> <p>In addition, though Billingshurst is recognised as a large village/small town in the Council's settlement hierarchy and is seen as being able to accommodate reasonable levels of development, it is not considered that such capacity is unlimited. Account has to be taken of recently delivered and ongoing development as well as the outcome of the assessment of proposed strategic allocations, in particular the recommendation to allocate land East of Billingshurst for strategic scale development, and therefore the proposed ongoing development in this location for 650 homes. At this point in time, given the quantum of development planned for Billingshurst, and the need to ensure comprehensive infrastructure provision / enhancements to existing facilities and the cumulative impact of additional smaller scale development, the Council considers it would be inappropriate to allocate further sites for development in the settlement. As such, it is not proposed that the site be allocated.</p>
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, is separated from the rest of the village by the

Settlement:	Ref:	Site Name:	
			<p>A29 national speed limit bypass, and it is too large scale for the needs of the village taking into account other more appropriate sites recommended for local plan allocation. It has not been presented in a unified scheme together with other proposals for strategic development in this area, limiting the coordinated deliverability of the site.</p> <p>In addition, though Billingshurst is recognised as a large village/small town in the Council's settlement hierarchy and is seen as being able to accommodate reasonable levels of development, the capacity of local infrastructure to support new development is limited. Account has to be taken of recently delivered and ongoing development, as well as the outcome of the assessment of proposed strategic allocations, in particular the recommendation to allocate land East of Billingshurst for strategic scale development, and therefore the ongoing development in this location for a further 650 homes. Given the quantum of development planned for Billingshurst, and the need to ensure comprehensive infrastructure provision / enhancements to existing facilities and the cumulative impacts of development, the Council considers it would be inappropriate to allocate further sites for development in the settlement.</p>
Billingshurst	SA560	Land off Marringdean Road	<p>This site has been identified as having limited landscape capacity to accommodate development. There is also potential for adverse biodiversity impacts which would need to be resolved to allow development to come forward at this location.</p> <p>The site is not proposing significant community facilities and would be reliant on existing services within the village. The site is not within easy walking distance of Billingshurst centre and additional car journeys may be generated.</p> <p>In addition, though Billingshurst is recognised as a large village/small town in the Council's settlement hierarchy and is seen as being able to accommodate reasonable levels of development, the capacity of</p>

Settlement:	Ref:	Site Name:	
			<p>local infrastructure is limited. Account has to be taken of recently delivered and ongoing development as well as the outcome of the assessment of proposed strategic allocations, in particular the recommendation to allocate land East of Billingshurst for strategic scale development, and therefore the ongoing development in this location for a further 650 homes. Given the quantum of development planned for Billingshurst, and the need to ensure comprehensive infrastructure provision / enhancements to existing facilities and the cumulative impacts of development, the Council considers it would be inappropriate to allocate further sites for development in the settlement. As such, it is this site is not recommended for allocation.</p>
Billingshurst	SA607	Land at Kingsfold Cottage, Marringdean Road	<p>This is a relatively small development proposal close to an area of recently completed new development. Relatively limited detail has been submitted with regard to this site as to the impact on biodiversity. Development in this edge of settlement location would therefore lead to urbanisation and extension of the settlement form to the south-east and the open countryside. The 2021 Landscape Capacity Assessment stipulates there is no/low overall landscape capacity for housing in this location.</p> <p>As a relatively small site, the proposal would not deliver on site community benefits and would be reliant on those within Billingshurst. Although Billingshurst is recognised as a large village/small town in the Council’s settlement hierarchy and is seen as being able to accommodate reasonable levels of development, the capacity of local infrastructure is limited. Account has to be taken of recently delivered and ongoing development as well as the outcome of the assessment of proposed strategic allocations, in particular the recommendation to allocate land East of Billingshurst for strategic scale development, and therefore the ongoing development in this location for a further 650 homes. Given the quantum of development planned for Billingshurst, and the need to ensure comprehensive infrastructure provision / enhancements to existing facilities and the cumulative impacts of development, the</p>

Settlement:	Ref:	Site Name:	
			Council considers it would be inappropriate to allocate further sites for development in the settlement. As such, this site is not recommended for allocation.
Billingshurst	SA642	Land at Bridgewater Farm	<p>The site does not have potential for allocation for housing/mixed use development because it would have a significant landscape impact and does not relate well to the existing settlement boundary, it is relatively large scale and has not been presented in a unified scheme together with other proposals for strategic development in this area, limiting the deliverability of the site.</p> <p>In addition, though Billingshurst is recognised as a large village/small town in the Council’s settlement hierarchy and is seen as being able to accommodate reasonable levels of development, the capacity of local infrastructure to support new development is limited. Account has to be taken of recently delivered and ongoing development as well as the outcome of the assessment of proposed strategic allocations, in particular the recommendation to allocate land East of Billingshurst for strategic scale development, and therefore the ongoing development in this location for a further 650 homes. Given the quantum of development planned for Billingshurst, and the need to ensure comprehensive infrastructure provision / enhancements to existing facilities and the cumulative impacts of development, the Council considers it would be inappropriate to allocate further sites for development in the settlement.</p> <p>For the above reasons, this site is not recommended for allocation.</p>
Billingshurst	SA656	Land at Blackthorn Barn	Although Billingshurst is recognised as a large village/small town in the Council’s settlement hierarchy and is seen as being able to accommodate reasonable levels of development, the capacity of local infrastructure to support new development is limited. Account has to be taken of recently delivered and ongoing development as well as the outcome of the assessment of proposed strategic allocations, in particular the recommendation to allocate land East of Billingshurst for strategic scale development, and therefore the

Settlement:	Ref:	Site Name:	
			<p>ongoing development in this location for a further 650 homes. Given the quantum of development planned for Billingshurst, and the need to ensure comprehensive infrastructure provision / enhancements to existing facilities and the cumulative impacts of development, the Council considers it would be inappropriate to allocate further sites for development in the settlement. As such, it is not recommended that the site be allocated. Given the built-up area boundary change in the Local Plan this site could come forward as windfall subject to appropriate regard to water neutrality and mitigation.</p>
Billingshurst	SA678	Kingsmead	<p>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 (2021) 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, and if developed in isolation an odd urban form. In addition, the site is not particularly well related to the existing services and facilities in Billingshurst on which it would rely and sustainable transport links to these sites are currently limited.</p> <p>Although Billingshurst is recognised as a large village/small town in the Council's settlement hierarchy and is seen as being able to accommodate reasonable levels of development, the capacity of local infrastructure to support new development is limited. Account has to be taken of recently delivered and ongoing development as well as the outcome of the assessment of proposed strategic allocations, in particular the recommendation to allocate land East of Billingshurst for strategic scale development, and therefore the ongoing development in this location for a further 650 homes. Given the quantum of development planned for Billingshurst, and the need to ensure comprehensive infrastructure provision / enhancements to existing facilities and the cumulative impacts of development, the Council considers it would be inappropriate to allocate further sites for development in the settlement.</p>

Settlement:	Ref:	Site Name:	
Billingshurst	SA698	Old Reservoir Farm	<p>For the above reasons, this site is not recommended for allocation.</p> <p>This site is located east of a new urban extension of Billingshurst. Development would extend the urban form further into the open countryside contributing to a further urbanisation of the edge of settlement location. The site is further from services and facilities in Billingshurst village centre. In addition, the site is not particularly well related to the existing services and facilities in Billingshurst on which it would rely and sustainable transport links to these sites are currently limited.</p> <p>Billingshurst is recognised as a large village/small town in the Council's settlement hierarchy and is seen as being able to accommodate reasonable levels of development, the capacity of local infrastructure to support new development is limited. Account has to be taken of recently delivered and ongoing development as well as the outcome of the assessment of proposed strategic allocations, in particular the recommendation to allocate land East of Billingshurst for strategic scale development, and therefore the ongoing development in this location for a further 650 homes. Given the quantum of development planned for Billingshurst, and the need to ensure comprehensive infrastructure provision / enhancements to existing facilities and the cumulative impacts of development, the Council considers it would be inappropriate to allocate further sites for development in the settlement. As such, this site is not recommended for allocation.</p>
Billingshurst	SA757	Land off Coneyhurst Road	<p>Development on this site would have negative landscape impacts and extend Billingshurst's settlement boundary to the southeast. Further, part of the site is identified to be at risk to flooding. There is insufficient survey evidence or impact assessments to clearly demonstrate the extent to which the site may be developable.</p> <p>In addition, though Billingshurst is recognised as a large village/small town in the Council's settlement hierarchy and is seen as being able to accommodate reasonable levels of development, the capacity of</p>

Settlement:	Ref:	Site Name:	
			<p>local infrastructure to support new development is limited. Account has to be taken of recently delivered and ongoing development as well as the outcome of the assessment of proposed strategic allocations, in particular the recommendation to allocate land East of Billingshurst for strategic scale development, and therefore the proposed ongoing development in this location for a further 650 homes. Given the quantum of development planned for Billingshurst, and the need to ensure comprehensive infrastructure provision / enhancements to existing facilities and the cumulative impacts of development, the Council considers it would be inappropriate to allocate further sites for development in the settlement. As such, this site is not recommended for allocation.</p>
Billingshurst	SA759	Land at St Andrews Hill Farm	<p>The site 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 and significantly altering the village form.</p> <p>In addition, though Billingshurst is recognised as a large village/small town in the Council's settlement hierarchy and is seen as being able to accommodate reasonable levels of development, the capacity of local infrastructure to support new development is limited. Account has to be taken of recently delivered and ongoing development as well as the outcome of the assessment of proposed strategic allocations, in particular the recommendation to allocate land East of Billingshurst for strategic scale development, and therefore the ongoing development in this location for 650 homes. Given the quantum of development planned for Billingshurst, and the need to ensure comprehensive infrastructure provision / enhancements to existing facilities and the cumulative impacts of development, the Council considers it would be inappropriate to allocate further sites for development in the settlement.</p> <p>For the above reasons, this site is not recommended for allocation.</p>
Billingshurst	SA895	Land at Hilland House	This site is located east of new urban extensions to Billingshurst.

Settlement:	Ref:	Site Name:	
			<p>Development would extend development beyond the landscaping on the easternmost boundary of the urban extensions. The site is further from services and facilities in Billingshurst village centre and it is not clear that safe and sustainable access to village services would be achievable. The Landscape Capacity Assessment 2021 assesses the area to have low to moderate capacity for housing / employment. In addition, the site is not particularly well related to the existing services and facilities in Billingshurst on which it would rely and would need further investment on improving the connectivity of the site. In addition, though Billingshurst is recognised as a large village/small town in the Council's settlement hierarchy and is seen as being able to accommodate reasonable levels of development, it is not considered that such capacity is unlimited. Account has to be taken of recently delivered and ongoing development as well as the outcome of the assessment of proposed strategic allocations, in particular the recommendation to allocate land East of Billingshurst for strategic scale development, and therefore the ongoing development in this location for 650 homes. Given the quantum of development planned for Billingshurst, and the need to ensure comprehensive infrastructure provision / enhancements to existing facilities and the cumulative impacts of development, the Council considers it would be inappropriate to allocate further sites for development in the settlement. For the above reasons, this site is not recommended for allocation.</p>
Billingshurst	SA757	Land off Coneyhurst Road	<p>Development on this site would have negative landscape impacts and extend Billingshurst's settlement boundary to the southeast. Further, part of the site is identified to be at risk to flooding. There is insufficient survey evidence or impact assessments to clearly demonstrate the extent to which the site may be developable.</p> <p>In addition, though Billingshurst is recognised as a large village/small town in the Council's settlement hierarchy and is seen as being able to accommodate reasonable levels of development, the capacity of local infrastructure to support new development is limited. Account</p>

Settlement:	Ref:	Site Name:	
			<p>has to be taken of recently delivered and ongoing development as well as the outcome of the assessment of proposed strategic allocations, in particular the recommendation to allocate land East of Billingshurst for strategic scale development, and therefore the proposed ongoing development in this location for a further 650 homes. Given the quantum of development planned for Billingshurst, and the need to ensure comprehensive infrastructure provision / enhancements to existing facilities and the cumulative impacts of development, the Council considers it would be inappropriate to allocate further sites for development in the settlement. As such, this site is not recommended for allocation.</p>
Billingshurst	SA759	Land at St Andrews Hill Farm	<p>The site 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 and significantly altering the village form.</p> <p>In addition, though Billingshurst is recognised as a large village/small town in the Council's settlement hierarchy and is seen as being able to accommodate reasonable levels of development, the capacity of local infrastructure to support new development is limited. Account has to be taken of recently delivered and ongoing development as well as the outcome of the assessment of proposed strategic allocations, in particular the recommendation to allocate land East of Billingshurst for strategic scale development, and therefore the ongoing development in this location for 650 homes. Given the quantum of development planned for Billingshurst, and the need to ensure comprehensive infrastructure provision / enhancements to existing facilities and the cumulative impacts of development, the Council considers it would be inappropriate to allocate further sites for development in the settlement.</p> <p>For the above reasons, this site is not recommended for allocation.</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 setting of both Steyning and</p>

Settlement:	Ref:	Site Name:	
			<p>Bramber villages respectfully and provides valued local amenity provision for residents of both villages. Development at this site will also eroded the visual perception of separation between the two villages and affect the rural character in this location especially on Castle Lane. The landscape capacity study (2021) has identified this location has 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>
Broadbridge Heath	SA102	North of Lower Broadbridge Farm	<p>The site is not recommended for a housing allocation. Given the proximity of the site to the existing commercial uses to the east and south it is considered that the potential impact on the amenity of future users (e.g. noise and lighting) means this site is not suitable for residential development. Development for housing could also have a negative impact on the operation of existing employment sites.</p>
Broadbridge Heath	SA492	Land adjacent Lyons Farm	<p>The site is not considered to have potential for allocation. Development has been assessed to have a significant negative landscape impact and would 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 is not considered to be in a sustainable location to deliver housing.</p> <p>It should be noted that this site has been submitted by two different site promoters for consideration as a stand-alone site and as a larger site in conjunction with SA386. Whilst SA386 is considered to have potential for development, it is not considered that SA492 provides the same potential for development, either as a stand-alone site or in conjunction with SA386.</p>
Broadbridge Heath	SA766	Lower Broadbridge Heath Farm	<p>The site is not recommended 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</p>

Settlement:	Ref:	Site Name:	
			<p>problematic. There are also significant concerns regarding the heritage impacts on the adjacent Grade II listed building Lower Broadbridge Farm.</p>
Colgate	SA291	Land West of Kilnwood Vale	<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. Where unfavourable impacts, such as those around landscape, noise and the potential for settlement coalescence, have been identified, it is considered that these could be sufficiently mitigated to support development in this location. Therefore, an unfettered view of this site leads to the conclusion that it has potential for allocation.</p> <p>However, the impact of Water Neutrality is constraining the capacity of the District to accommodate new development and a review of those sites previously identified as having potential for allocation has been undertaken.</p> <p>The original Land West of Bewbush Joint Area Action Plan allocation (Kilnwood Vale) is still under construction and is yet to deliver a number of services and facilities that are necessary to support this new community. There are a number of remaining phases of development yet to be completed and the Council, in particular, would like to see delivery of the neighbourhood centre and employment land south of the railway and development implemented north of the railway. Additionally, the Council recognises the impact of new development on neighbouring communities and the development that will be coming forward as part of the remaining phases at Kilnwood Vale, plus the proposed strategic site allocation at Land West of Ifield are, together, likely to limit the capacity (in particular for infrastructure) to the west of Crawley to absorb any</p>

Settlement:	Ref:	Site Name:	
			<p>further new development over the Plan period. It is therefore concluded that a further housing allocation to the west of Kilnwood Vale cannot be recommended at this time.</p>
Colgate	SA295	Greater Faygate	<p>The site is not recommended for allocation because development in this location would give rise to significant concerns regarding settlement coalescence between Horsham and Crawley and would cause landscape harm. 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. It has not been sufficiently demonstrated that potential harm to the listed buildings contained within the site can be sufficiently mitigated. It is further noted that no information has been submitted in relation to the potential presence of protected species within the site and the biodiversity impacts. It is understood that part of the land associated with this site is seen by Homes England as part of a longer term phased strategic development and therefore this land has been included in the assessment, but development to the west would lead to further coalescence.</p>
Cowfold	SA052	Land at Eastlands Farm	<p>The site is not recommended for allocation due to the very negative impacts on environmental considerations. Substantial improvements to road access would also be necessary.</p>

Settlement:	Ref:	Site Name:	
Cowfold	SA366	Land East of Cowfold	<p>Any development on the site would necessarily be subject to further assessment and mitigation of environmental considerations, including issues related to heritage, landscape, biodiversity and air quality.</p> <p>The site is not proposed for allocation in the submission version of the Cowfold Neighbourhood Plan but relevant policies in the Neighbourhood Plan, should it be 'made', would apply.</p> <p>Cowfold is recognised as a medium village in the Council's settlement hierarchy and as such is not seen as able to accommodate large amounts of development. Collectively the sites with potential for allocation in Cowfold could, if all were identified as allocations in the Local Plan, deliver 205 homes. Taking into account the advance stage of the Cowfold Neighbourhood Plan, and the limitations on overall housing delivery imposed by water neutrality, the overall total is seen as too great for the village to accommodate at this time. Cumulative impact on local infrastructure would also not be sustainable.</p> <p>It is the Council's view that development at this location and at the quantum proposed is less preferential to some other sites in the village. Therefore, the site is not recommended for allocation.</p>
Cowfold	SA747	Land South of Eastlands Lane	The site is not recommended for allocation due to the very negative impacts on environmental considerations. Substantial improvements to road access would also be necessary.
Cowfold	SA782	Land at Brookhill	The site is not recommended for allocation as it has very negative impacts on environmental considerations.
Cowfold	SA791	Land East of Eastlands Lane	The site is not recommended for allocation due to its separation from the settlement edge and a number of environmental considerations including landscape, heritage and arboriculture which would negatively impact on the character of the village. Substantial improvements to road access would also be necessary.
Henfield	SA005	Land North of Furners Lane	Land north of Furners Lane is not recommended for allocation as the

Settlement:	Ref:	Site Name:	
			<p>overall scale of the proposed development on the settlement relative to the scale and function of Henfield village is unsustainable. Furthermore, it is considered the scale of development proposed would have a negative impact on the wider landscape and in on the character of the village. Further clarification also is sought on access arrangements and providing an adequate, safe vehicular access via the existing housing development located to the west of the site rather than Furners Lane which is single width and contributes towards the setting of the Henfield Conservation Area. Henfield benefits from a 'made' Neighbourhood Plan and development would have to have regard to any relevant policies. The site is not allocated in the made Neighbourhood Plan.</p> <p>Henfield is recognised as a larger settlement in the Council's settlement hierarchy and as such would be expected to accommodate growth relative to its status in the hierarchy but cannot be expected to take an unlimited quantum of development given allocations identified in the made Neighbourhood Plan plus an alternative site assessed more preferably in this assessment report. This view takes account of the existence of a relatively recent neighbourhood plan, cumulative impacts on village infrastructure, and wider limits on housing growth in the District as a result of the water neutrality requirement.</p> <p>It follows the collective impact of implementing Land north of Furners Lane as well as sites within the neighbourhood plan and local plan would be considered unsustainable in terms of the scale of development would not be appropriate to the scale and function of Henfield's status in the settlement hierarchy; the cumulative impact on community infrastructure; the impact on the wider open countryside; the local road network and impacts on the social and environmental fabric of the village. As such the site is not recommended for allocation.</p>
Henfield	SA035	Rear of Hollands Lane	SA035 is promoted for housing with access dependent on SA487

Settlement:	Ref:	Site Name:	
			<p>which is currently occupied by employment uses and would impact the amenity of potential residents. Residential vehicular traffic would access with commercial vehicles and potential conflict between these different uses would need to be addressed.</p> <p>With medium and long views from SA035 to the south, and a negative landscape impact concluded, development in this location would be visually intrusive into the wider open countryside. Given an alternative site has been assessed more preferably in this assessment, together with cumulative impacts on village infrastructure and wider limits on housing growth in the District as a result of the water neutrality requirement, the site is not recommended for allocation.</p>
Henfield	SA665	Chanctonbury View	<p>The site does not have potential for allocation. Development at this edge of village location would further urbanised the rural character with views into the open countryside. Significant issues associated with landscape and heritage would discount this site coming forward as a housing allocation including visual encroachment into the wider open countryside to the south.</p>
Henfield	SA692	The Paddocks	<p>Development of the site would also contribute to the erosion of the rural character in this location and extend ribbon development along West End Lane. Development at the Paddocks would therefore result in a significant urban intrusion into the wider countryside which would be visible from the wider landscape especially where the landform is undulated or elevated.</p> <p>Henfield cannot be expected to take an unlimited quantum of development given allocations identified in the made Neighbourhood Plan plus an alternative site assessed more preferably in this assessment report. This view takes account of the existence of a relatively recent neighbourhood plan, cumulative impacts on village infrastructure, and wider limits on housing growth in the District as a result of the water neutrality requirement.</p>
Henfield	SA693	Land east of Wantley Hill	<p>The site does is not recommended for allocation. It is considered the</p>

Settlement:	Ref:	Site Name:	
			<p>landscape impacts and would have a very significant negative impact on the wider landscape, local infrastructure, rural character and settlement form of Henfield. Furthermore, Henfield cannot be expected to take an unlimited quantum of development given allocations identified in the made Neighbourhood Plan plus an alternative site assessed more preferably in this assessment report. This view takes account of the existence of a relatively recent neighbourhood plan, cumulative impacts on village infrastructure, and wider limits on housing growth in the District as a result of the water neutrality requirement.</p>
Henfield	SA894	Land West of London Road	<p>The site lies adjacent to the boundary of a significant allocation made in the Henfield Neighbourhood Plan for 205 dwellings. The site identified as SA894 as a standalone allocation in the emerging local plan would appear to be removed from the existing settlement edge. The principle of development would not be accepted given the detachment from the existing settlement edge appearing as isolated and sporadic development. The implementation of Parsonage Farm as a neighbourhood plan allocation would bridge the gap between Land west of London Road site and the existing settlement form and may go some way to addressing the issue of detachment.</p> <p>Nevertheless, the cumulative impact of implementing Land West of London Road alongside the sites within the made neighbourhood plan and the emerging local plan would put considerable stress on local infrastructure; impact on the wider open countryside as development extends to the north of the village; the local road network especially on the High Street and impacts on the social and environmental fabric of the village. As such it is considered not appropriate to allocate this site at this time.</p> <p>Furthermore, Henfield cannot be expected to take an unlimited quantum of development given allocations identified in the made Neighbourhood Plan plus an alternative site assessed more preferably in this assessment report. This view takes account of the</p>

Settlement:	Ref:	Site Name:	
			existence of a relatively recent neighbourhood plan, cumulative impacts on village infrastructure, and wider limits on housing growth in the District as a result of the water neutrality requirement.
Horsham	SA060	Land south of Athelstan Way	The site is not recommended for allocation. 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 would likely render parts of the site unsuitable for development with the implementation of appropriate buffer areas.
Horsham	SA298	Land at Chesworth Farm	The site is not recommended for allocation and is not available for development. The site adjoins the southern settlement boundary of Horsham and is close to the existing town centre services and facilities. 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. 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 recommended for allocation. In terms of residential development, the site does not relate well with the existing settlement pattern, as it would be separated from the built form of the town, and access would be required through the garden centre or other commercial uses. In addition, development would be hindered by a number of issues such as those relating to Ancient Woodland, amenity impacts upon the adjacent dwellings, and the public right of way. For the avoidance of doubt, the site is also not considered

Settlement:	Ref:	Site Name:	
Horsham	SA785	Land to the Rear of Hawthorns	<p>suitable for employment development.</p> <p>The site is not recommended for allocation in the Lower Beeding Neighbourhood Plan. Nevertheless, should the Neighbourhood Plan be 'made', it's general policies would apply to development on the site.</p> <p>Lower Beeding is recognised as a smaller settlement in the Council's settlement hierarchy and as such it is not seen as being able to accommodate large amounts of development which cumulatively could overwhelm existing infrastructure in the village.</p> <p>Nevertheless, if development were to come forward this would be contingent upon satisfactory access, potentially from SA729. Delivery of the site would also require appropriate siting and design of development to minimise impacts on the High Weald Area of Outstanding Natural Beauty. The lack of integration with the fabric of the village would also need to be addressed and mitigated.</p> <p>It is further considered that development would also alter the settlement form of the village urbanising the development pattern west through ribbon development along Sandygate Lane. As such, the site is considered to be less locationally sustainable than other sites in the village. Consequentially, the site is not recommended for allocation.</p>
Lower Beeding	SA657	Land at Cedar Cottage	<p>The site is not recommended for allocation in the Lower Beeding Neighbourhood Plan. Nevertheless, should the Neighbourhood Plan be 'made', it's general policies would apply to development on the site.</p> <p>Lower Beeding is recognised as a smaller settlement in the Council's settlement hierarchy and as such it is not seen as being able to accommodate large amounts of development which cumulatively could overwhelm existing infrastructure in the village.</p>

Settlement:	Ref:	Site Name:	
			<p>Nevertheless, if development were to come forward this would be contingent upon satisfactory access, potentially from SA729. Delivery of the site would also require appropriate siting and design of development to minimise impacts on the High Weald Area of Outstanding Natural Beauty. The lack of integration with the fabric of the village would also need to be addressed and mitigated.</p> <p>It is further considered that development would also alter the settlement form of the village urbanising the development pattern west through ribbon development along Sandygate Lane. As such, the site is considered to be less locationally sustainable than other sites in the village. Consequentially, the site is not recommended for allocation.</p>
Lower Beeding	SA729	Land at Sandygate,	<p>The site is not recommended for allocation. The site would not be suitable for development in isolation, given its separation from the built-up area boundary (BUAB) by another dwelling. It would not be appropriate to extend development along the B2115 to the west. Delivery of the site would be contingent upon appropriate siting and design of development to minimise impacts on the High Weald Area of Outstanding Natural Beauty. The lack of integration with the fabric of the village further adds weight to this conclusion.</p> <p>The site is not proposed for allocation in the Lower Beeding Neighbourhood Plan. Nevertheless, should the Neighbourhood Plan be 'made', it's general policies would apply to development on the site.</p> <p>Lower Beeding is recognised as a smaller settlement in the Council's settlement hierarchy and as such it is not seen as being able to accommodate large amounts of development which cumulatively could overwhelm existing infrastructure in the village.</p> <p>Though the site may in some respects be capable of coming forward in conjunction with SA657, it is considered that development would</p>

Settlement:	Ref:	Site Name:	
			<p>also alter the settlement form of the village urbanising the development pattern west through ribbon development along Sandygate Lane. As such, the site is considered to be less suitable than other sites in the village. Consequentially, the site has not been recommended for allocation.</p>
Mannings Heath	SA420	Swallowfield Paddock	<p>The site is not recommended for allocation for housing. Development of the site would have a harmful impact upon the open rural 'Parkland' landscape to the south. Even with planting along the southern boundary it would transform the existing treeline sweep into a much harsher straightline edge which will be less in keeping with the open rural parkland. In addition to this, the potential impacts of access to the site and the lack of a clear vision for the site do not make this a favourable site for development.</p>
Mannings Heath	SA684	Land at Woolmers	<p>The site is not recommended for allocation for housing because of an adverse impact upon the character and appearance of this rural village, the surrounding landscape and also local biodiversity.</p>
North Horsham	SA750	Land at Graylands and Morris Farm	<p>The site is not recommended for allocation because there are significant concerns relating to landscape impacts and the deliverability of these additional parcels within the plan period. 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 to the extent envisaged with these proposals would be visually intrusive and have significant landscape impacts.</p>
North Horsham	SA751	Land at Huntley Farm, Old Holbrook	<p>The site is not recommended for allocation because there are significant concerns relating to landscape impacts and the deliverability of these additional parcels within the plan period. 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 to the extent envisaged with these proposals would be visually intrusive and have significant landscape impacts.</p>

Settlement:	Ref:	Site Name:	
Henfield	SA891	Land West of Bines Road	<p>Partridge Green is recognised as a medium village in the Council's settlement hierarchy and as such is not seen as able to accommodate large amounts of development. Collectively the sites with potential for allocation in Partridge Green could, if all were identified as allocations in the Local Plan, deliver a total that is seen as too great for the village to accommodate at this time, in respect of the capacity of infrastructure to absorb the new development and the impact on the character of the village.</p> <p>There are a number of sites being promoted in Partridge Green which relate better to the built-up area boundary of Partridge Green and its facilities and have fewer constraints including landscape and heritage. Furthermore, the proposal would result in an unusual extension of the village form as it increases the village footprint west of Bines Road and the Downslink in a somewhat detached extension of the settlement and against the prevailing historic pattern of the village.</p> <p>Therefore, it is the Council's view that development at this location and at the quantum proposed is less preferential to some other sites in the village. Therefore, the site is not recommended for allocation.</p>
Partridge Green	SA891	Land West of Bines Road	<p>Partridge Green is recognised as a medium village in the Council's settlement hierarchy and as such is not seen as able to accommodate large amounts of development. Collectively the sites with potential for allocation in Partridge Green could, if all were identified as allocations in the Local Plan, deliver a total that is seen as too great for the village to accommodate at this time, in respect of the capacity of infrastructure to absorb the new development and the impact on the character of the village.</p> <p>There are a number of sites being promoted in Partridge Green which relate better to the built-up area boundary of Partridge Green and its facilities and have fewer constraints including landscape and heritage. Furthermore, the proposal would result in an unusual</p>

Settlement:	Ref:	Site Name:	
			<p>extension of the village form as it increases the village footprint west of Bines Road and the Downslink in a somewhat detached extension of the settlement and against the prevailing historic pattern of the village.</p> <p>Therefore, it is the Council's view that development at this location and at the quantum proposed is less preferential to some other sites in the village. Therefore, the site is not recommended for allocation.</p>
Partridge Green	SA634	Land at Dunstans	<p>The site in isolation is considered to be detached from the main body of the village and not suitable for allocation. SA637 would have to be part of a comprehensive proposal with SA433 in order for this reason to be reconsidered. There are a number of sites being promoted in Partridge Green which relate better to the built-up area boundary of Partridge Green and its facilities. Furthermore, a comprehensive scheme comprising of SA637 and SA433 would be seen to extend the settlement form into the open countryside along Shermanbury Road in a somewhat detached extension of the settlement.</p> <p>Any potential proposal is not likely to deliver significant amounts of community infrastructure and would be reliant on existing services within the village. The site is not within as easy walking distance of High Street as other locations and additional car journeys may be generated.</p> <p>Therefore, it is not considered appropriate to allocate SA637 on its own merits nor as part of a comprehensive proposal alongside SA433. The site is not therefore recommended for allocation.</p>
Pulborough	SA112	Land at Greendene	<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</p>

Settlement:	Ref:	Site Name:	
			<p>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. 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.</p> <p>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.</p> <p>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.</p> <p>This site is not allocated in the Pulborough Neighbourhood Plan which is awaiting referendum. This site nevertheless has potential for allocation in addition to the sites identified by the Parish Council, in light of assessed housing needs extending beyond the end-date of the Neighbourhood Plan. This requires appropriate landscape, biodiversity and impacts arising from the site’s proximity to the rail line to be mitigated. It is noted that at this stage the development could have the potential to have a cumulative adverse impact on existing identified flooding and foul water drainage issues. A precautionary approach has been followed in not allocating this site.</p>

Settlement:	Ref:	Site Name:	
			It is however recognised that this there is potential to demonstrate that these issues could be overcome either as part of the current planning application stage or during the continued preparation of the Local Plan.
Pulborough	SA087	Pulborough West Glebe	The site is not recommended 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. Development would also be likely to impact on an Archaeological site and also lies within Archaeological Notification Area which would require preliminary assessment of potential heritage assets located within the site. Development would also conflict with evidence supporting the Pulborough Neighbourhood Plan (Submission (post examination) version) for Local Green Space designation.
Pulborough	SA340	Land East of A29, Codmore Hill	The site is not recommended for allocation because it would significantly alter the established settlement pattern, 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 Codmore Hill and Pulborough village and other nearby settlements, with access to local services more than likely to be reliant on the private car. The proposed level of housing in this rural location would conflict with the development hierarchy in the district and the approach to creating sustainable communities. Furthermore, large scale housing development in this location would affect the tranquillity and negatively impact on the wider natural landscape as well as extend ribbon development along the Codmore Hill and A29. It is therefore considered to be an unsustainable location with regard to proposals for new homes.
Pulborough	SA711	East Glebe	The site is not recommended for allocation because it would significantly and adversely impact on the setting of the conservation area, adversely affect the historic and landscape character of this part of the village, and conflict with evidence supporting the Pulborough Neighbourhood Plan (Submission (post examination)

Settlement:	Ref:	Site Name:	
			version) for Local Green Space designation.
Pulborough	SA767	Land south of Highfield	The site is not recommended 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 considerable negative impact on the landscape.
Pulborough	SA881	Codmore Lane	The site is not recommended for allocation because development in this location would have an unacceptable adverse impact on the landscape and rural setting of the area.
Pulborough	SA887	Land east of Pulborough	The site is not recommended for allocation because it would significantly affect negatively on the landscape character and on the setting of the national park which is located to the south of the site. Furthermore, the development of the site would reduce the visual separation between Pulborough and Marehill contributing to the coalescence of the two settlements.
Rudgwick	SA327	Land East of Woodfalls Manor, Bucks Green	The site is not recommended for allocation as it would result in development creep into open countryside in the manner of ribbon development, spreading away from the settlement, and would negatively impact on the visual and physical break between Bucks Green and Tisman's Commons.
Rudgwick	SA336	Land west of Watts Corner	The site is not recommended for allocation. 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.
Rudgwick	SA434	Land at Junction of Church Street/Watts Corner	The site is not recommended 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, which links to the mature trees which bound the site and may act as wildlife

Settlement:	Ref:	Site Name:	
			<p>corridors. The site relates positively to the open countryside rather than the built form of the settlement itself. 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.</p> <p>Rudgwick and Bucks Green is classified in the Council's settlement hierarchy as a medium village and as such is it is not seen as able to accommodate large amounts of development or considered to be sustainable. Rudgwick benefits from a 'made' Neighbourhood Plan and any development would have to have regard to any relevant policies. The site is not allocated in the Neighbourhood Plan. The site is not recommended for allocation given the issues relating to the impact on landscape and heritage. Consequently, it has not been allocated this site in the Local Plan at this time.</p>
Rudgwick	SA578	Land at Fairlee, Rudgwick	<p>The nature of the site has the characteristic of countryside rather than relating to the built form of either Bucks Green or Rudgwick. Development would have a significant negative impact on this location, 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. The site is not recommended for allocation.</p>
Rudgwick	SA669	Swallow Ridge, Rudgwick	<p>The site is not recommended for allocation. Development at the site would have significant negative impact on the rural character and settlement pattern of the settlement.</p>
Rudgwick	SA683	Land East of Highcroft Drive	<p>The development would impact upon the nearby conservation area. There is a lack of evidence that these issues could be resolved.</p>

Settlement:	Ref:	Site Name:	
			<p>Should any development come forward, Rudgwick benefits from a 'made' Neighbourhood Plan and development would have to have regard to any relevant policies.</p> <p>The site is not recommended for allocation given the issues relating to heritage.</p>
Rudgwick	SA702	Land adj to the Old Parsonage, North of Kelsey	<p>The site 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. Development would have a negative impact on this characteristic. 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 is likely to have a harmful impact on the setting of these heritage assets. The site is not recommended for allocation.</p>
Rudgwick	SA731	Land south Of Bucks Green Place	<p>The site is not recommended for allocation. Development at the site would lead to a development that is at odds with the distinctive linear form of development at Buck's Green and would have an adverse impact on the rural character of the settlement.</p>
Rudgwick	SA880	Land west of King's Head	<p>The site is not recommended for allocation. Development at the site would negatively impact on the rural character of the settlement, result in the potential significant loss of woodland and would adversely impact upon the setting of the Conservation Area.</p>
Rusper	SA598	Millfield Farm Buildings	<p>The site is not recommended for allocation. 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 relates poorly 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.</p>
Rusper	SA621	Hawkebourne Farm	<p>The site is not recommended for allocation because there are significant concerns relating to landscape impacts and the deliverability of these additional parcels within the plan period. This</p>

Settlement:	Ref:	Site Name:	
			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 is a landscape-led proposal and it is considered that development on this land which rises to the north to the extent envisaged with these proposals would be visually intrusive and have significant landscape impacts.
Rusper	SA630	Land west of Baldhorns Copse	The site is not recommended for allocation. 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 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	The site is not recommended for allocation in the emerging Local Plan. Constraints relating to the impact of development on the wider landscape, the presence of ancient woodland and mature tree belts potentially impacting on the net developable area available and the requirement to investigate into the possible presence of protected species would negate this site coming forward as an allocation for the 6 units as proposed.
Rusper	SA738	Land east of Baldhorns Copse	The site is not recommended for allocation as the site lies within the countryside and is detached from the edge of the settlement and in isolation should 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. It is not appropriate to allocate this site at this time.
Rusper	SA745	Land East of Ghyll Manor	The site is not recommended 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.

Settlement:	Ref:	Site Name:	
Rusper	SA752	Land at Bensons Farm	<p>The site is not recommended for allocation because there are significant concerns relating to landscape impacts and the deliverability of these additional parcels within the plan period. 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 to the extent envisaged with these proposals would be visually intrusive and have significant landscape impacts.</p>
Rusper	SA753	Land at Kings Farm	<p>The site is not recommended for allocation because there are significant concerns relating to landscape impacts and the deliverability of these additional parcels within the plan period. 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 to the extent envisaged with these proposals would be visually intrusive and have significant landscape impacts.</p>
Slinfold	SA061	Land north west of West Way	<p>The site is not recommended to come forward as an allocation in the Local Plan Review due primarily to issues relating to landscape and rural character. The site was previously promoted through the Slinfold Neighbourhood Plan for residential development. The examiner considered development of the site would not be sustainable and would impact negatively on the rural character of this location.</p> <p>Notwithstanding the issues concerning heritage and the impact on the Conservation Area, the location of the 'central' open fields are instrumental in creating the linear settlement pattern of Slinfold's historic core. The main viewpoints into these 'central fields' from within the Conservation Area form an important buffer and rural setting for the village of Slinfold. As such the landscape character and rural setting of this location is deemed to be highly sensitive to development and as such the Council cannot support the allocation</p>

Settlement:	Ref:	Site Name:	
			of SA061 in the emerging Local Plan.
Slinfold	SA576	Land at Stane Street	This site is not recommended to come forward as an allocation in the Local Plan Review because of issues arising from landscape and heritage.
Slinfold	SA714	Land West of the Farthings	<p>The site is not recommended to come forward as an allocation in the Local Plan Review due primarily to issues relating to landscape and rural character. The developer has indicated both sites (SA714 and SA061) are separate entities, the common access arrangement would suggest a comprehensive scheme may work better functionally subject to other criteria. Notwithstanding, the implementation of SA714 is dependent on adjacent SA061 coming forward to provide appropriate access which creates some uncertainty of deliverability.</p> <p>Notwithstanding the issues concerning access, SA714 comprises of 'central' open fields and are instrumental in creating the linear form of Slinfold's historic core and contribute towards the tranquil rural character of the village. The main viewpoints into these 'central fields' from within the Conservation Area form an important buffer and rural setting for the village of Slinfold. The historic plan form of Slinfold supports the understanding of the development of this historic settlement, and the 'central fields' open and rural form are an important aspect of this settlement pattern and continues to provide a key backdrop to the conservation area, countryside setting and rural character. As such the landscape character and rural setting of this location is deemed to be highly sensitive to development and as such the Council cannot support the allocation of SA714 in the emerging Local Plan</p>
Slinfold	SA722	Land West of Clapgate Lane	SA722 is not recommended to come forward as an allocation in the local plan review. This part of the village fringe is highly sensitive to change with particular reference to landscape and heritage issues. The rural setting in this part of the village plays an important role in the character and historic evolution of the village.
Slinfold	SA734	Land East of Crosby Farm	The site is not recommended to come forward as an allocation in the

Settlement:	Ref:	Site Name:	
			Local Plan Review. The site extends out into the open countryside and would be detached from the main body of the village and would impact on the rural character and setting of the village. It is noted at the time of writing a proposal for 45 dwellings was refused (DC/21/2481) in July 2022. The decision was appealed, and an informal hearing took place on the 23 August 2023. The decision is awaited at the time of writing.
Small Dole	SA505	Highdown Nurseries, off Shoreham Road	<p>The site is not recommended for allocation. Small Dole is recognised as a small village in the district's settlement hierarchy, with a limited number of local services and employment centres available to local residents. It is not considered to be a location that is capable of accommodating a large amount of development. Collectively the sites with potential for allocation in Small Dole could, if all were identified as allocations, deliver a total that would be too great for the village to accommodate whilst maintaining the settlement's rural character. Development at this location and at the quantum proposed is less suitable than other sites in the village, including the allocation within the Upper Beeding Neighbourhood Plan at Oxcroft Farm and the local plan allocation SA538, both of which are better located to access local village facilities and employment areas.</p> <p>In addition, the site is not particularly well related to the existing main services and facilities in Small Dole on which it would rely and sustainable transport links are limited.</p>
Small Dole	SA571	Land at Streatham Farm	Land at Streatham Farm is not recommended for allocation. Development in this location would inappropriately extend urbanised form beyond the edge of the settlement encroaching into the open countryside and impacting negatively on the rural character of the area. Development in this location would contribute to ribbon development along New Hall Lane which is also a private road and arrangements for upgrading to adoptable standards to increase potential capacity to the site are not suitably evidenced.
Small Dole	SA572	Land South of West Mill Lane, Small Dole	This site is not recommended for allocation. The site is on the northern edge of the village and does not relate well to the existing

Settlement:	Ref:	Site Name:	
			<p>settlement fabric. Development in this location would impact negatively on the rural character, the setting of the National Park and contribute towards piecemeal urbanisation on the edge of the settlement. The close proximity of the sewerage works would also negatively impact on any potential proposal through odour emissions.</p>
Southwater	SA324	The Copse	<p>The site is not recommended for allocation.</p> <p>Southwater benefits from a 'made' Neighbourhood Plan and the site is not included as an allocation although relevant policies would apply should an application be submitted. Southwater is recognised as a large village/small town in the Council's settlement hierarchy and is therefore seen as being able to accommodate reasonable levels of development. Despite this, account has to be taken of recently delivered and ongoing development, as well as the proposed neighbourhood plan allocation and north-west of Southwater strategic development site, when determining whether it is appropriate to allocate additional small housing sites.</p> <p>Any proposal would have to demonstrate that development on site would not affect the protected trees on the northern edge of the site and appropriate tree protection root buffer zones will have to be applied which may impact on the net developable area available. Any development proposal would also have to be sympathetic to the edge of settlement location and bring forward any proposal in terms of scale, location and character, which is appropriate to the locality. The site is not proposing significant community facilities and would be reliant on existing services within the village. The site is not within easy walking distance of Southwater village centre and additional car journeys may be generated.</p> <p>Given the quantum of development planned for Southwater, and the wider constraints on housing delivery including water neutrality, the Council considers it would be inappropriate to allocate further sites for development in and around the settlement. As such, it is not</p>

Settlement:	Ref:	Site Name:	
			recommended to allocate this site.
Southwater	SA408	Land west of the Copse	The site is not recommended 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). A live planning application for 33 homes and a 76-bed care home (DC/23/1350) is being considered across the two sites.
Southwater	SA435	Land north of Parthings Lane, Tower Hill	The site is not recommended for allocation. 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.
Southwater	SA599	Land at Worthing Road and Tower Hill	The site is not recommended 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 create coalescence between Horsham and Tower Hill causing settlement coalescence between Horsham and Southwater.
Southwater	SA408	Land West of the Copse	The site is not recommended 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). A live planning application for 33 homes and a 76 bed care home (DC/23/1350) is being considered across the two sites.
Southwater	SA416	The Hermitage, Tower Hill	The site is not recommended for allocation. It does not adjoin a built-up area and development at this rural location would close the gap between Tower Hill and Horsham, leading to coalescence of the two settlements.
Southwater	SA725/SA896	Land South of Hogs Wood, Shipley	The site is not recommended for allocation. Any scheme would need

Settlement:	Ref:	Site Name:	
			<p>to address biodiversity and landscape issues before it could be considered in the local plan as a residential allocation. While the site lies to the immediate south of the existing built-up area boundary of Southwater and adjoins it, it is considered that existing constraints on site (such as the neighbouring ancient woodland) and access issues (i.e. whether access could be provided from the Mulberry Fields development to the immediate north) present uncertainty over whether development can be implemented or deliverable. The site is not included as an allocation in either the Shipley Neighbourhood Plan or Southwater Neighbourhood Plan but relevant policies would apply should an application be submitted.</p> <p>Southwater is recognised as a large village/small town in the Council's settlement hierarchy and is therefore seen as being able to accommodate reasonable levels of development. Despite this, account must be taken of recently delivered and ongoing development, as well as the proposed West of Southwater strategic development site, when determining whether it is appropriate to allocate additional small housing sites.</p> <p>Given the quantum of development planned for Southwater, the Council considers it would be inappropriate to allocate further sites for development in the settlement. As such, it is not recommended to allocate this site.</p>
Southwater	SA329	Lanaways Farm	<p>The site is not recommended for allocation. The site is located in the countryside and would result in an isolated rural development, notwithstanding that strategic development is proposed on an adjacent site. The proposed strategic development, should it come forward, is not expected to complete until after the end of the Local Plan period.</p> <p>The site is likely to have a stronger relationship to the settlement boundary once the strategic development is completed (after the end of the Plan period). However, should this be the case, it is expected</p>

Settlement:	Ref:	Site Name:	
			that landscaping would be introduced to mitigate the impacts of the strategic site and provide a suitable transition into the countryside beyond. At this point in time, it is not known how this site would relate to such landscaping.
Southwater	SA324	The Copse, Worthing Road	<p>The site is not recommended for allocation.</p> <p>Southwater benefits from a 'made' Neighbourhood Plan and the site is not included as an allocation although relevant policies would apply should an application be submitted. Southwater is recognised as a large village/small town in the Council's settlement hierarchy and is therefore seen as being able to accommodate reasonable levels of development. Despite this, account has to be taken of recently delivered and ongoing development, as well as the proposed neighbourhood plan allocation and north-west of Southwater strategic development site, when determining whether it is appropriate to allocate additional small housing sites.</p> <p>Any proposal would have to demonstrate that development on site would not affect the protected trees on the northern edge of the site and appropriate tree protection root buffer zones will have to be applied which may impact on the net developable area available. Any development proposal would also have to be sympathetic to the edge of settlement location and bring forward any proposal in terms of scale, location and character, which is appropriate to the locality. The site is not proposing significant community facilities and would be reliant on existing services within the village. The site is not within easy walking distance of Southwater village centre and additional car journeys may be generated.</p> <p>Given the quantum of development planned for Southwater, and the wider constraints on housing delivery including water neutrality, the Council considers it would be inappropriate to allocate further sites for development in and around the settlement. As such, it is not recommended to allocate this site.</p>
Southwater	SA784	Land south of Tower Hill	The site is not recommended for allocation as development of the

Settlement:	Ref:	Site Name:	
			site would cause landscape harm by reducing the visual separation between Horsham and Southwater and impact upon the character of each settlement.
Southwater	SA852	The Fords, Bonfire Hill	The site is not recommended for allocation. While the site lies adjacent to the southern parcel of a potential strategic allocation, this area of land is proposed as a green buffer to development north of the Downs Link and development at SA852 would be left in isolation in the countryside. Further, the practicalities of how development on site would be accessed has not been evidenced, given that the only vehicular access to the site is Bonfire Hill, which is a windy, unlit rural road, entirely unsuited for medium- large scale development in the countryside.
Southwater	SA129	The Warren, Christ's Hospital	The site is not recommended for allocation. It is not considered that there is potential on site for a substantial new housing scheme of 172 dwellings, given the potential impacts on the trees on site (there are 8 Tree Preservation Orders on trees on the western half of the site) and their root protection areas. In addition, there is a public right of way (Right of Way 1628_3) traversing the site from east to west. This follows the southern site boundary on the eastern side of the site and cuts through the middle of the western side of the site. The overall impact of such a scheme on Christ's Hospital, which is classified as a 'smaller village' with limited local services (lacks local education, health, leisure, recreation and community facilities) would be an unsustainable level of growth.
Steyning	SA608	Land at Kings Barn Farm	The site is not recommended to come forward as an allocation in the local plan review due to the unacceptable negative impact on settlement form and landscape, in particular as affects the setting of the National Park. There is insufficient evidence that concerns regarding heritage, flood risk, impact on recreational amenity and biodiversity could be overcome.
Storrington	SA021	Land South of Kithurst Lane	The site is not recommended for allocation as part of the Local Plan Review. Issues concerning heritage, landscape and impact on the setting of the National Park effectively prohibit the site from coming forward for development. Further to allocations under consideration

Settlement:	Ref:	Site Name:	
			<p>as part of the Local Plan Review, the Storrington Sullington and Washington Neighbourhood Plan was 'made' in 2019 and delivers approx. 146 dwellings in and adjoining the village edge. The collective impact of allocating this site given issues concerning landscape and the national park in particular and all the sites under consideration in and adjoining Storrington would be considered inappropriate in terms of the cumulative burden on local infrastructure, local air quality and impacts on the social and environmental fabric of the village.</p>
Storrington	SA316	Hurston Grove	<p>The site is not recommended for allocation. Any residential scheme would extend into the backland of a number of existing residential properties located on the edge of the village which would bring intensification to the area fundamentally altering the character of the area which is predominantly low density and, in the landscape context, sensitive to change. Further to allocations under consideration as part of the Local Plan Review, the Storrington Sullington and Washington Neighbourhood Plan was 'made' in 2019 and delivers approx. 146 dwellings in and adjoining the village edge. The collective impact of allocating this site given issues concerning landscape in particular and all the sites under consideration in and adjoining Storrington would be considered inappropriate in terms of the cumulative burden on local infrastructure, local air quality and impacts on the social and environmental fabric of the village.</p>
Storrington (Thakeham Parish)	SA469	Land West of Storrington Road, Thakeham	<p>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 development at this location would impact negatively on the rural character and landscape. Further to allocations under consideration as part of the Local Plan Review, the Storrington Sullington and Washington Neighbourhood Plan was 'made' in 2019 and delivers approx. 146 dwellings in and adjoining the village edge. The collective impact of allocating this site given issues concerning landscape in particular and all the sites under consideration in and adjoining Storrington would be considered inappropriate in terms of the cumulative burden on local</p>

Settlement:	Ref:	Site Name:	
Storrington	SA485/SA486	Land South of Bax Close/ Land adjacent to Clay Lane	<p>infrastructure, local air quality and impacts on the social and environmental fabric of the village.</p> <p>The entire site, comprising parcels SA485 and SA486 is not recommended for allocation for housing. Issues concerning visual encroachment into open countryside in this sensitive location and the wider landscape, and the impact on the setting of the National Park, are considered to be prohibitive for this site to come forward for development – which would be significant in scale given the cumulative size of the site.</p> <p>Further to allocations under consideration as part of the Local Plan Review, the Storrington, Sullington and Washington Neighbourhood Plan was ‘made’ in 2019 and delivers approx. 146 dwellings in and adjoining the village edge. The collective impact of allocating this site given issues concerning landscape in particular and all the sites under consideration in and adjoining Storrington would be considered unsustainable in terms of the cumulative burden on local infrastructure, local air quality and impacts on the social and environmental fabric of the village.</p>
Storrington	SA497	Land at Longbury Hill	<p>The site does not have potential for allocation because while SA497 does adjoining the built-up area boundary of Storrington, the site is not an easy or attractive walk to the main services and facilities in the centre of the village and is likely to encourage vehicle use through narrow private lanes. The potential provision of a footway from the site to Bracken Lane is noted but further investment in pedestrian and cycling infrastructure in the area would most likely be required. The proposal to provide 120 dwellings would contribute to the further urbanisation of this area negatively affecting the distinct tranquillity and rural character the adopted Heath Common Supplementary Planning Document (SPD) is looking to support and enhance. Further to allocations under consideration as part of the Local Plan Review, the Storrington Sullington and Washington Neighbourhood Plan was ‘made’ in 2019 and delivers approx. 146 dwellings in and adjoining the village edge. The collective impact of allocating this site</p>

Settlement:	Ref:	Site Name:	
			<p>given issues concerning landscape in particular and all the sites under consideration in and adjoining Storrington would be considered inappropriate in terms of the cumulative burden on local infrastructure, local air quality and impacts on the social and environmental fabric of the village.</p>
Storrington (Thakeham Parish)	SA499	Land to the Rear of Fairlands	<p>The site is not recommended for allocation as the site does not relate well to the existing built form of either Storrington or Thakeham and would impact on the rural character and visually encroach into the wider countryside in this location. Further issues relating to heritage and biodiversity may also impact on the site coming forward. It is also not convenient to access local village services by sustainable means.</p> <p>The Storrington Sullington and Washington Neighbourhood Plan was 'made' in 2019 and delivers approx. 146 dwellings in and adjoining the village edge. The collective impact of allocating this site given issues concerning landscape in particular and all the sites under consideration in and adjoining Storrington would be considered inappropriate in terms of the cumulative burden on local infrastructure, local air quality and impacts on the social and environmental fabric of the village.</p>
Storrington	SA639	Land off Fryern Road	<p>The site is not recommended for allocation. It is subject to a number of constraints including landscape, biodiversity, flood risk and environmental quality in particular in relation to the AQMA.</p> <p>When considering sites to allocate at a settlement, the Council has to consider the ability of settlements to accommodate cumulative amounts of development with the necessary infrastructure in place to support growth. Storrington is recognised as a larger village in the Council's settlement hierarchy and as such the settlement would be expected to accommodate growth relative to its status in the hierarchy. Further to allocations under consideration as part of the Local Plan Review, the Storrington Sullington and Washington Neighbourhood Plan was 'made' in 2019 and delivers approx. 146 dwellings in and adjoining the village edge. The collective impact of</p>

Settlement:	Ref:	Site Name:	
			<p>allocating this site given issues concerning landscape in particular and all the sites under consideration in and adjoining Storrington would be considered inappropriate in terms of the cumulative burden on local infrastructure, local air quality and impacts on the social and environmental fabric of the village.</p>
Storrington	SA333	Land at Heath Barn	<p>The site is not recommended for allocation because the site is not in easy or safe walking distance of the main services and facilities and is likely to encourage vehicle use through narrow private lanes. Development in this area would negatively affecting the distinct tranquillity and rural character the adopted Heath Common Supplementary Planning Document (SPD) is looking to support and enhance. Further to allocations under consideration as part of the Local Plan Review, the Storrington Sullington and Washington Neighbourhood Plan was 'made' in 2019 and delivers approx. 146 dwellings in and adjoining the village edge. The collective impact of allocating this site given issues concerning landscape in particular and all the sites under consideration in and adjoining Storrington would be considered inappropriate in terms of the cumulative burden on local infrastructure, local air quality and impacts on the social and environmental fabric of the village.</p>
Storrington	SA501	Highcroft, Hampers Lane	<p>This site is not recommended for allocation. The development of High Croft and associated grounds would negatively affect the character and tranquillity of this low-density area and would be contrary to the aims and objectives of the Heath Common SPD.</p> <p>Further to allocations under consideration as part of the Local Plan Review, the Storrington Sullington and Washington Neighbourhood Plan was 'made' in 2019 and delivers approx. 146 dwellings in and adjoining the village edge. The collective impact of allocating this site given issues concerning landscape in particular and all the sites under consideration in and adjoining Storrington would be considered inappropriate in terms of the cumulative burden on local infrastructure, local air quality and impacts on the social and environmental fabric of the village.</p>

Settlement:	Ref:	Site Name:	
Thakeham	SA513	Land to the south of Furze Common Road	The site is not recommended for allocation due to the likely negative impact on a number of mature Oak trees, all of which are covered by a Tree Preservation Order. Development of the site is likely to result in damage or loss to a number of trees that form part of the existing feeding habitats of bats which should be retained. Thakeham benefits from a 'made' Neighbourhood Plan and development would have to have regard to any relevant policies. The site is not allocated in the Neighbourhood Plan. Thakeham has seen significant residential development in recent years in proportion to its original size with the construction of Abingworth Meadows, and it is considered that further development should therefore be limited.
Thakeham	SA712	Land at South Hill Farm	The site is not recommended 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 has seen significant residential development in recent years in proportion to its original size with the construction of Abingworth Meadows, and it is considered that further development should therefore be limited.
Upper Beeding	SA629	Land north of Church Farm Walk	The site is not recommended for allocation because SA629 is highly sensitive to development in terms of heritage and biodiversity which cannot be mitigated against significant harm. The setting of the Grade II* church and direct impact of the Local Wildlife site would be negatively affected by a housing development proposal. The edge of village location would be further urbanised with the proposed housing in this location and would impact negatively on the rural character in this place. Upper Beeding has a 'made' neighbourhood plan, and any development would have to have regard to any relevant policies. The site is not allocated in the Neighbourhood Plan.
Warnham	SA070	Land north of Bell Road	The site is not recommended 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 is not recommended for allocation due to potential significant harm to local heritage assets.

Settlement:	Ref:	Site Name:	
West Chiltington	SA014	Land north of Finches Lane	The site is not recommended for allocation due to its negative landscape impacts, the impact that development would have on rural character and concerns of the effect of development on woodland, including that which is protected by Tree Preservation Orders.
West Chiltington	SA059	Land at Southlands	The site is not recommended for allocation. Development of the site would likely result in its very negative landscape impacts, including on the setting of the South Downs National Park. Further, the site is unrelated to the prevailing settlement form and would give the appearance of sporadic development in the countryside.
West Chiltington	SA319	Land at Smock Alley West	The site is not recommended 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 that proposed in the historic application DC/17/1692, is likely to be limited in capacity to 5 dwellings, which falls below the site assessment and allocation threshold.

Excluded Sites

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 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
Nuthurst	SA018	Carpe Diem
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 ¹	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

¹ This site was originally subject to full site assessment. It was subsequently recognised that housing delivery would not meet the minimum threshold. Accordingly, the site is now classified as excluded.

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	SA618	Land North of Downsview Avenue
Slinfold	SA655	The Cobblers
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 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	SA	Land at Monks Gate
Lower Beeding	SA779	Land at Prongers Orchard

Lower Beeding	SA700 ²	Land North of Brighton Road, Monks Gate
Lower Beeding	SA700a	Land North of Brighton Road (West) Monks Gate
Lower Beeding	SA700b	Land North of Brighton Road (East) Monks Gate
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
Rusper	SA890	Land at Dial Post, Rusper
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

² This site was initially subject to a full site assessment despite not abutting the edge of a settlement identified in the settlement hierarchy as being suitable for sustainable expansion. This was an error which came to light following further review of the site in the light of additional information by the landowner/site promoter relating to its promotion as two separate parcels (SA700a and SA700b). The site is now classified as Excluded.

Slinfold	SA290	Brackensfield Farm
Slinfold	SA547	Land East of Waterside
Slinfold	SA624	Land at Woodside, Clemsfold
Slinfold	SA627	Land at Clemsfold Farm
Slinfold	SA888	Land at Lyons Road, Slinfold
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	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 Hartswood 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	SA865	Storrington Tennis Club
Storrington	SA379	Land off Ryecroft Lane (Old Ryecroft Allotments/BenAcres),

West Grinstead	SA124	Huffwood Trading Estate
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Housing Sites located within a protected area or constraint (SSSI/AONB/SDNP/Flood Zone 2&3)

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
Upper Beeding	SA886	Land North of the Paddocks

Insufficient Information Provided for Assessment Purposes.

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
Horsham Town	SA728	Ben Acres
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
Thakeham	SA239	Abingworth Hall Hotel
Warnham	SA015	Land at Upper Westbrook Farm
West Chilts	SA329	Land at Lanaways Farm

Sites with Planning Permission.

Parish	Ref	Site Address
Ashington	SA131	Chanctonbury Nurseries Rectory Lane Ashington
Barns Green	SA613	Land at Slaughterford Farm, Sumners Ponds
Billingshurst	SA162	Land South of Roman Way, Billingshurst Parish
Billingshurst	SA225	Land West of Billingshurst, Billingshurst Parish
Billingshurst	SA724	Atlantic House Jengers Mead Billingshurst
Billingshurst	SA793	Barclays Bank Ltd 84 High Street Billingshurst
Billingshurst	SA412	East of Billingshurst, Billingshurst Parish
Billingshurst	SA603	Land at Rowan Drive Garage, Billingshurst Parish
Billingshurst	SA637	Land North of Hilland Farm, Billingshurst Parish
Billingshurst	SA831	Brinsbury Centre/Chichester College, Billingshurst Parish
Billingshurst	SA770	Land North of A272 West of Wooddale Lane (Duckmoor)
Broadbridge Heath	SA622	Land at Wellcross Farm Broadbridge Heath (C2 care home)
Broadbridge Heath	SA580	Land North of Heath Barn Farm, Broadbridge Heath Parish
Broadbridge Heath	SA659	Garage Block, Slets Road, Broadbridge Heath Parish
Broadbridge Heath	SA660	Garage Block, Swann Way, Broadbridge Heath Parish
Colgate	SA495	Durrants Village, Colgate Parish
Cowfold	SA523	The Coach House, Cowfold Parish
Cowfold	SA682	Land at Cedar Leas, Cowfold Parish
Cowfold	SA076	Land at Brook Hill
Cowfold	SA083	Land at Cowfold Glebe
Horsham	SA773	Abbey House Foundry Lane Horsham
Horsham	SA775	Land at Bennetts Road Horsham
Horsham	SA774	Garage Block Adversane Court Horsham
Horsham Denne	SA164	1st Floor, Freshwater Parade, Horsham – Denne Ward
Horsham Denne	SA283	Land East of A24 Worthing Road Horsham
Horsham Denne	SA200	14 - 15 West Street, Horsham – Denne Ward
Horsham Denne	SA436	Former Horsham District Council Offices
Horsham Denne	SA449	Norfolk House, Horsham – Denne Ward
Horsham Denne	SA490	Envision House 5 North Street, Horsham – Denne Ward
Horsham Denne	SA602	41, 43 and Land to Rear of 45 Longfield Road
Horsham Denne	SA664	Garages and Pelham and Waverley Court
Horsham Denne	SA672	St Marks Court, Horsham – Denne Ward

Horsham Forest	SA199	Century House, Horsham – Forest Ward
Horsham Forest	SA525	Queens Head, Horsham – Forest Ward
Horsham Forest	SA557	Land at 40 Brighton Road (Dairy Crest Site)
Horsham Forest	SA661	Winterton Court, Horsham – Forest Ward
Horsham Forest	SA695	1A Clarence Road, Horsham – Forest Ward
Horsham Forest	SA283	Land East of A24 Worthing Road Horsham
Lower Beeding	SA575	Land Parcel at 521897 127416 Sandygate Lane
North Horsham	SA533	The Fountain Inn, North Horsham
North Horsham	SA390	Novartis Pharmaceuticals Site, North Horsham Parish
North Horsham	SA582	The Pavilion Graylands Estate, North Horsham Parish
North Horsham	SA605	Scout HQ site, Peary Close, North Horsham Parish
North Horsham	SA638	Land at the Holbrook Club, Jackdaw Lane
Nuthurst	SA041	Swallowfields Nursery (Former)
Nuthurst	SA709	Little Homefield Brighton Road Mannings Heath
Nuthurst	SA709	Land at Little Homefield, Nuthurst Parish
Pulborough	SA445	Land at New Place Farm
Pulborough	SA036	Land at Stane Street, Codmore Hill, Pulborough Parish
Pulborough	SA593	Land off Stopham Road, Pulborough Parish
Pulborough	SA706	Ransoms, Pulborough Parish
Rudgwick	SA151	Land at Windacres Farm, Rudgwick Parish
Rudgwick	SA465	Land at East Street
Rudgwick	SA536	Anchorage Farm, Rudgwick Parish
Rusper	SA468	Land off Rusper Road (Emmanuel Cottage), Rusper Parish
Rusper	SA583	Former Longfield House, Rusper Parish
Rusper	SA713	Storage Buildings Sports Horses International Ltd Stud fm
Slinfold	SA401	Nowhurst Business Park, Slinfold Parish
Shermanbury	SA594	Land West of Brighton Road Shermanbury
Shipley	SA743	Woodfords, Shipley
Slinfold	SA696	Welwyn, Slinfold Parish
Slinfold	SA019	Land at Spring Lane
Slinfold	SA564	Land at Crosby Farm, Slinfold Parish.
Southwater	SA128	Old Goods Yard / King Edwards Close, Southwater Parish
Southwater	SA537	Okash and Weston, Southwater Parish
Southwater	SA701	Rascals Farm
Storrington & Sullington	SA086	Storrington Glebe, Storrington and Sullington Parish
Storrington & Sullington	SA673	Storrington Squash Club, Storrington and Sullington Parish
Storrington & Sullington	SA561	Angel Sandpit, Storrington and Sullington Parish
Storrington & Sullington	SA763	Land west of Greenacres
Strategic	SA296	Land North of Horsham, Strategic Site
Thakeham	SA339	Land East of Threals Lane, Thakeham Parish
Warnham	SA163	Warnham Glebe & Vicarage, Warnham Parish
Warnham	SA368	Land at Northlands Road, Warnham Parish
Washington	SA764	Former Highway Depot, London Road, Washington Parish
West Chiltington	SA671	Land at Steele Close and at Sinnocks

West Chiltingham	SA783	Rambledown House Common Hill West Chiltington
West Grinstead	SA447	Blakers Yard, Dial Post, West Grinstead Parish

Employment Sites with Planning Permission

Parish	Ref	Site Address
Billingshurst	SA637	Land North of Hilland Farm, Billingshurst Parish
Billingshurst	SA831	Brinsbury Centre/Chichester College, Billingshurst Parish
North Horsham	SA390	Novartis Pharmaceuticals Site, North Horsham Parish
Rudgwick	SA536	Anchorage Farm, Rudgwick Parish
Slinfold	SA401	Nowhurst Business Park, Slinfold Parish
Thakeham	SA204	Land East of Tesla Engineering
West Grinstead	SA447	Blakers Yard, Dial Post, West Grinstead Parish

Late Submissions

Parish	Ref	Site Address
Storrington & Sullington	SA884	Land at Roundabout Farm
Lower Beeding	SA885	Land to the south of Handcross Road, Lower Beeding
Nuthurst	SA897	Land north of Copsale Road, Maplehurst

Community Land Trust

Parish	Ref	Site Address
Pulborough	SA588	Land off Glebelands (Allocated Neighbourhood Plan Site)