



Local Plan Review – Background Paper

Built-Up Area Boundaries

November 2023

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1. Introduction

- 1.1 This background paper has been produced to form part of the evidence base which underpins the Horsham District Local Plan Review. The recommendations within this document relate to proposals for further amendments to the built-up area boundaries following the Issues & Options consultation in April 2018 and the most recent Regulation 18 Draft Local Plan consultation undertaken in February 2020, as well as any additional amendments identified by the Council.
- 1.2 Built-up area boundaries (BUABs) are a planning policy tool used to define areas of the District which are considered to be 'countryside'. In areas classified as countryside development will generally be restricted, as set out in Strategic Policy 26: Countryside Protection of the current Horsham District Planning Framework (HDPF) and Strategic Policy 27 of the Regulation 19 Proposed Submission Local Plan. Within the defined 'built-up areas' of the District, the principle of infilling and redevelopment is generally accepted, providing that other matters such as design and the scale of development are agreed. Strategic Policy 3 of the HDPF and Strategic Policy 2 of the Regulation 19 Proposed Submission Local Plan sets out the development hierarchy, which identifies each settlement that has a defined built-up area boundary. In general terms, these are the larger settlements in the district which have a range of services and facilities and are therefore able to absorb some additional growth. Larger settlements are considered to have a greater capacity for growth than smaller villages and hamlets.
- 1.3 It is recognised that since the adoption of the Horsham District Planning Framework (HDPF), there are some areas around existing settlements which have now come forward for residential development. The Local Plan review provides a good opportunity to undertake a detailed review of the built-up area boundaries themselves to ensure that each settlement boundary accurately reflects where land has a built-up character or is of rural form.

2. Assessment Methodology

- 2.1 In order to ensure a consistent approach to the review of built-up area boundaries a methodology (as set out in the 2018 Issues & Options consultation document) has been devised for the designation of all BUABs located within the district. The approach to the review and the criteria considered in the assessment is set out below:

Review Process

- 1) **Unclassified Settlements** – settlements that are not included within the development hierarchy are excluded from the drawing of a built-up area boundary. These settlements have few or no facilities or social networks / limited accessibility and are not considered sustainable

locations for significant levels of development. The capacity for these smaller settlements to absorb a limited level of growth has been addressed in the separate Secondary Settlements report which also forms part of the evidence base.

- 2) **HDPF Allocations** – where land is allocated in the HDPF, these are shown as allocations on the Policies Map. Once allocations have been granted planning permission the built-up area should be amended to include these sites in the BUAB. The boundary should reflect the built form of the development, and it should be considered whether landscape buffers or other areas of landscaping relate to the countryside or have an urban form.
- 3) **Identification of New Development Areas** – until the adoption of the HDPF Horsham District Council were unable to demonstrate a five-year housing land supply. As a result, a number of housing sites have come forward for development on land outside but adjoining the existing BUAB. Where land which has planning permission and development has either commenced or completed, it will be necessary to consider whether these sites have a relationship to the existing urban form. Where this is the case, the land will be included in the updated BUAB.
- 4) **Review of Existing Boundaries** – in some areas, the built form of existing settlements has changed since the adoption of the HDPF, and some small anomalies have arisen as a result of changes to the Ordnance Survey base maps over time. The review considers whether the land has a relationship with the existing urban form or the rural landscape.

Assessment Criteria

- 2.2 In many cases new areas of development will be included in the amended BUAB. However, it is necessary to consider what impact each potential site for inclusion will have on settlement coalescence and landscape / rural character, including consideration of the relationship and connectivity of the new development with the existing settlement.
- 2.3 The criteria used in the assessment is set out below. In general terms however, a starting point for the assessment was to ensure that as far as possible BUABs follow logical and defensible boundaries such as roads, rights of way, curtilages of properties, water courses and woodland belts.
 - a) Settlement Coalescence
 - Sites which significantly reduce the break / openness between settlements – **exclude**
 - Site which generates urbanising impacts in settlement gap beyond the development (e.g. artificial lighting, amendments to road layouts) – **exclude**
 - b) Landscape / Rural Character
 - Relationship with existing built-form – new development which does not have a clear relationship with the existing BUAB (e.g. is separated from the existing boundary due to topography / landform / landscaping / open space) – **exclude**
 - Settlement form – amendments which would significantly alter settlement form / pattern (e.g. linear settlement form / ribbon development) – **exclude**

- Historic environment – amendments to the BUAB which would have a significant adverse impact on the historic environment should infill or redevelopment take place, including harm to listed buildings, conservation areas, archaeology (e.g. the setting of a listed building outside but close to the BUAB) – **exclude**
 - Areas of landscape importance – sites which through intensification of use could have adverse impacts on protected landscape – **exclude**
 - Connectivity with existing settlement – poor relation to existing settlement (e.g. lack of footpath / road connections) – **exclude**
- c) Other Factors – where the following features occur on the edge of an existing BUAB, these would normally be excluded, as these areas form a transition from the urban to rural environment and are generally protected from development through other policies (e.g. biodiversity / community facilities, leisure and recreation policies)
- Allotments
 - Playing fields / sports grounds (includes school playing fields)
 - Designated wildlife sites / ancient woodlands and any associated buffers
 - Flood plain
 - Protected landscapes (AONB / proximity to SDNP)
- d) Gardens – In most instances garden land should be included in the BUAB as they will form part of the urban / townscape setting. It is however recognised that gardens can form part of the transition between the rural and urban environment, and there may be some instances, particularly where there are houses located in larger plots, that the character of the area would be adversely affected as a result of increased development. Inclusion of these sites should therefore be made on a case-by-case basis. Where garden land relates more to the rural than urban landscape these sites should be excluded.

3. Conclusions

3.1 A summary of all sites assessed in response to representations received during the Regulation 18 Consultation (February 2020) is set out in Table 1. Table 2 contains the summaries of the proposed amendments as identified within the Issues & Options Consultation Document, April 2018 (Table 6, page 42) as well as further proposals for amendments which were received in response to the consultation. Sites included throughout the review are a combination of those submitted through representations, and further sites identified by the Council following assessments of existing defined boundaries. In addition to the settlement specific representations, comments were also received in relation to the methodology used for the assessment criteria.

3.2 The Regulation 19 Policy Map depicts the revised BUAB's. Appendix 1 of this report contains a map for each settlement where an amendment has been made, clearly showing the current adopted BUAB in black and indicating the proposed amendment in red. Each amendment is identified through the relevant reference outlined in Table One and Table Two.

3.3 It is important to note that since the publication of the Regulation 18 Draft Local Plan, and the supporting background paper 'Built-Up Area Boundaries' dated February 2020, that a number of defined Built-Up Area Boundaries have been amended as a result of a 'Made' Neighbourhood Plan. Where this has been the case and it effects a proposed BUAB amendment identified as part of the Local Plan Review process, reference has been made within Table 1.

Table 1: Summary of Sites Assessed following Regulation 18 Draft Local Plan Consultation (2020)

Site Name and Address	Proposal	Reason for Accepting / Rejecting Proposed Amendment
Land South of Little Martins, London Road, Ashington	Inclusion of proposed development DC/14/1944 (4 dwellings).	Submitted as a site during Regulation 18 consultation. Development has commenced and site already included within the Regulation 18 proposed BUAB amendment. Reference AS2.
Ashington Services, Ashington	Extend Regulation 18 proposed amendment (Reference AS2) to include full boundary of car dealership.	Identified through further review of the BUAB following Regulation 18 consultation. Car dealership building and surfaced area to the north extend the built form of Ashington rather than relate to the countryside beyond. Include within BUAB, Reference AS2.
Ashington House, London Road, Ashington	Inclusion of the property and land to the south.	Submitted during Regulation 18 consultation. There is a defined boundary between the proposed BUAB amendment (Reference AS2) and Little Martins, in the form of a tree belt. Properties to the north of the revised BUAB, including Ashington House, relate to the

		countryside beyond rather than the built form of the settlement. Exclude from BUAB.
Roundabout and Adjoining Properties, East of A24	Inclusion of roundabout, providing access to Ashington for vehicles when leaving A24 southbound and cluster of built form adjoining roundabout.	Submitted as a site during Regulation 18 consultation. The A24 forms the clear eastern built-up area boundary of Ashington. With the treed embankments either side of the highway and slip roads, the properties located to the east of the A24 relate to the countryside beyond rather than the built form of the settlement itself. Exclude from BUAB.
A24, Ashington	Inclusion of the A24	Submitted as a site during Regulation 18 consultation. The A24 provides the defined defensible eastern built-up area boundary for Ashington. Its structural form is a clear separation between the urban and rural environment. Exclude from BUAB.
Land North of Hilland Farm, Billingshurst	Extend Regulation 18 proposed amendment (Reference BL1) to include application DC/18/2122.	Submitted as a site during Regulation 18 consultation. Development of hybrid application has commenced, extending built form of Billingshurst to the north. Site included within BUAB as amended by Billingshurst Neighbourhood Plan (formally 'Made' on 23 June 2021). No longer progress through Local Plan Review (LPR). Reference BL1.
Land East of Billingshurst	Inclusion of new development area	Site included within BUAB as amended by Billingshurst Neighbourhood Plan (formally 'Made' on 23 June 2021). No longer progress through LPR. Reference BL1
Land East of Daux Avenue, Billingshurst	Inclusion of new development area	Site included within BUAB as amended by Billingshurst Neighbourhood Plan (formally

		'Made' 23 June 2021). Amend BUAB to exclude area of open space located to the north. Retain proposed amendment as detailed within Regulation 18 consultation, Reference BL2.
Land at Kingsfold Close to Land South of Marringdean Road, Billingshurst	Inclusion of new and existing development	Site partially included within BUAB as amended by Billingshurst Neighbourhood Plan (formally 'Made' 23 June 2021). Amend BUAB as depicted in Regulation 18 consultation to exclude Great Gillmans (Grade II Listed Building). Reference BL3.
Stammerham, Christ's Hospital	Inclusion of property and curtilage.	Submitted during Regulation 18 consultation. Christ's Hospital BUAB has been amended by the Southwater Neighbourhood Plan (formally 'Made' 23 June 2021). Stammerham is separated from the built form of Christ's Hospital by a small wooded area, consisting of a number of mature trees. The property and curtilage relate to the countryside beyond rather than the urban environment. Exclude from BUAB.
Land North of Bens Acre, Horsham	Inclusion of land north of Bens Acre and south of Hampers Lane.	Submitted following Regulation 18 consultation. The boundary of the proposed amendment is defined by well-established hedgerows, incorporating mature trees. A number of trees are also located within the boundary of the site and woodland is located to the east, creating a rural character rather than having a relationship to the built form of the settlement. Exclude from BUAB.

Land at Oaklands Close, Horsham	Inclusion of land between Oaklands Close and the Horn Brook, south of Brighton Road.	Submitted following Regulation 18 consultation. The current BUAB is clearly defined by the boundaries of the existing properties and Oaklands Close itself. Land between Oaklands Close and the Horn Brook forms part of the transition from the urban environment to the countryside. Exclude from BUAB.
Land South of Mill End, Henfield	Include land south-west of Windmill Lane, south of properties Hillside House and Old Mill Cottage.	Submitted during Regulation 18 consultation. Site previously assessed following Issues & Options consultation, 2018 (see Table 2). The site is covered in heavy vegetation and relates to the countryside rather than the built form of the settlement. Exclude from BUAB.
Sandygate Lane, Lower Beeding	Extend Regulation 18 proposed amendment (Reference LB1) to include further properties and their curtilages.	Submitted as amendment to existing proposal during the Regulation 18 consultation. A number of properties fronting the B2115 relate to the urban environment (Gardeners Cottage to Cedars Cottage). However, the rear gardens are large and contain hedgerows and trees, creating a rural character and are not to be included. Include within BUAB, Reference LB1.
West of Railway Line, Coombelands Lane, Pulborough	Inclusion of residential care home, properties and their curtilages.	Submitted as a site during Regulation 18 consultation. The residential care home and dwellings have a defined separation from the current BUAB in the form of a railway line and mature trees which run along either side of the track. Exclude from BUAB.
Land South of Stane Street Close, Pulborough	Extend Regulation 18 proposed amendment (Reference PL1) to include adjoining field and three	Submitted during Regulation 18 consultation. Development of DC/11/0952 (103 dwellings) has commenced and site is already included within

	residential properties at Highfield, Stane Street	the Regulation 18 proposed BUAB amendment, Reference PL1 . However, properties at Highfield, Stane Street are surrounded by trees and hedgerows, and along with the adjoining proposed field relate to the countryside beyond rather than the built form and are not to be included. Exclude from BUAB.
Allotment Gardens, Aston Rise, Pulborough	Inclusion of allotments.	Submitted as a site during Regulation 18 consultation. Allotments are a community facility, protected from development as outlined in policies contained within the Local Plan, they form part of the transition from urban to rural environment. Exclude from BUAB.
Land North of Drovers Lane, Pulborough	Inclusion of a number of residential properties and their curtilages, the Pump House and New Place Nurseries.	Submitted as a site during Regulation 18 consultation. The proposed site is clearly detached from the current defined BUAB. The northern boundary is separated by a railway line and adjoining woodland. The southern boundary of the site has a mixture of allotments, mature trees, established hedgerows and open fields located between its boundary and that of the BUAB. The site forms part of the transition from the urban environment to the open countryside beyond. Exclude from BUAB.
Properties West of Stane Street, Codmore Hill, Pulborough	Inclusion of three properties and related curtilages; Stane Street Hollow, Little Barn and Willow Barn	Submitted during Regulation 18 consultation. Properties are visible from the A29 (Stane Street). However, Stane Street Hollow is a Grade II listed building and an amendment to the BUAB may result in an adverse impact on the historic

		environment of the heritage asset. Exclude from BUAB.
Sainsbury's Car Park, Stane Street, Codmore Hill, Pulborough	Include full boundary of supermarket car park.	Submitted during Regulation 18 consultation. Eastern section of car park, currently located outside of the defined BUAB, clearly relates to the built form of Codmore Hill. Include within BUAB, Reference PL3.
Land North of Riverside, Codmore Hill, Pulborough	Inclusion of two buildings at Stane Street Nurseries and land located to the east.	Submitted as a site during Regulation 18 consultation. The two buildings, containing a mix of multiple businesses and residential, and the tarmacked car park visibly relate to the urban form. However, the land located to the east forms part of the transition to the countryside beyond and is not to be included. Include within BUAB, Reference PL4.
Land North of Hill Farm Lane, Codmore Hill, Pulborough	Inclusion of southern sections of two fields located to the west of residential property The Deck House.	Submitted as a site during Regulation 18 consultation. There is a clear boundary between the site itself and the current BUAB in the form of hedgerows interspersed with mature trees either side of Hill Farm Lane. The site relates to the countryside beyond rather than the built environment. Exclude from BUAB.
Land North of Codmore Hill, Pulborough	Include all residential properties, Stan Farm and Broomers Hill Park up to Blackgate Lane / Broomers Hill.	Submitted during Regulation 18 consultation. The buildings located within the proposed extension to the BUAB are interspersed with fields, mature trees and established hedgerows. Land north of Codmore Hill relates to the countryside rather than the urban form of the settlement. Exclude from BUAB.

Land at Highcroft Drive, Rudgwick	Inclusion of three properties and their curtilages and one field.	Submitted as a site during Regulation 18 consultation. The low density detached dwellings, curtilages and separate field served by Highcroft Drive relate to the rural environment rather than the built form of the settlement. Exclude from BUAB.
Lynwick Street, Rudgwick	Include all properties and their curtilages from Swallow Ridge up to (and including) Rudgwick Brickworks.	Submitted as a site during Regulation 18 consultation. Land north of Lynwick Street, up to 'Roosters', has been previously assessed following Issues & Options consultation in 2018 (See Table 2). A number of properties are set back from the highway by established hedgerows fronting the road. Interspersed with mature trees the landscape setting from the junction of Church Street leading up to the Brickworks forms part of the transition to the rural environment rather than directly relate to the urban form. Inclusion of Lynwick Street would alter the linear settlement form of Rudgwick. Exclude from BUAB.
Land East of Woodfalls, Loxwood Road, Rudgwick	Inclusion of vacant land – Objection to previous assessment, as set out in Table 2.	Submitted during Regulation 18 consultation. Site previously assessed following Issues & Options consultation, 2018 (See Table 2). The site consists of a small field covered in overgrown vegetation. There is a clear separation from the current BUAB in the form of a gated grassed access with fencing and hedgerows either side. It forms part of the transition to the countryside beyond and rural environment rather than relate

		to the built form of the settlement. Exclude from BUAB.
Oakfield to Crouchers, Cox Green, Rudgwick	Remove proposal to include within BUAB, as outlined within Regulation 18 Draft Local Plan (Reference RW1) – Objections to previous assessment, as set out in Table 2.	Proposed amendment included within the Regulation 18 consultation document, following a further review of the BUAB in response to Issues & Options consultation in 2018 (See Table 2) – multiple objections received. With the continuous built form of Rudgwick and Cox Green, and properties fronting the highway (B2128), Oakfield to Crouchers relate to the urban environment, rather than depicting a rural landscape. Amended proposed boundary to exclude Crouchers (Grade II listed building). Include within BUAB, Reference RW1
Land South of Summerfold, Rudgwick	Inclusion of new development, excluding land allocated for SuDs and open space (DC/14/0878)	Proposed amendment included within the Regulation 18 consultation document. Development of 25 dwellings is now complete and has clear relationship to built form. Include within BUAB, Reference RW3
Millfields Farm, Rusper	Inclusion of Millfield Farm and associated buildings.	Submitted as a site during Regulation 18 consultation. There is a defined boundary between this site and the current BUAB located to the west and north in the form of mature trees and established hedgerows. The farm relates to the rural landscape rather than the urban environment. Exclude from BUAB.
Land South of East Street, Rusper	Extend Regulation 18 proposed amendment (Reference RU1) to include proposed development DC/14/0413 (2 dwellings).	Submitted during Regulation 18 consultation. Properties Orchards and Woodbury, located to the north of DC/14/0413, are included within the Regulation 18 proposed BUAB amendment and

		were previously assessed for inclusion within the Issues & Options consultation document in 2018 (See Table 2). Development of DC/14/0413 has commenced, extending the built form of Rusper. Include within BUAB, Reference RS1.
3 Orchard Close, Small Dole	Include property and full curtilage, as set out in Table 2 (Reference SD1)	Proposed amendment included within the Regulation 18 consultation document. The property and its full curtilage relate to the urban environment rather than the countryside. Include within BUAB, Reference SD1.
Land at Oxcroft Farm, Small Dole	Extend Regulation 18 proposed amendment (Reference SD2) to include site as outlined in the Regulation 16 Upper Beeding Neighbourhood Plan (Policy 4).	The two residential properties located on Henfield Road are already included within the Regulation 18 proposed BUAB amendment (Reference SD2) and were previously assessed for inclusion within Issues & Options consultation document in 2018 (See Table 2). The farm buildings also relate to the urban form and should be included within the proposed amendment. However, at present the western section of the allocated site is part of an open field, relating to the countryside beyond and is not to be included. Include within BUAB, Reference SD2.
Land South of Units 80 – 84 Mackley Industrial Estate, Small Dole	Revert BUAB back to that as adopted by Horsham District Planning Framework (2015).	Small Dole BUAB was amended by Upper Beeding Neighbourhood Plan (formally 'Made' on 23 June 2021) to exclude this area of land at Mackley Industrial Estate. Site is used as storage land for the Industrial Estate and relates to the built form rather than landscape beyond. Include within BUAB, Reference SD3.

The Copse, Worthing Road, Southwater	Partial inclusion of property curtilages	Site included within BUAB as amended by Southwater Neighbourhood Plan (formally 'Made' on 23 June 2021). No longer progress through LPR. Reference SW1
Land at Welcome Place and Courtlands, Southwater	Inclusion of new development area	Site included within BUAB as amended by Southwater Neighbourhood Plan (formally 'Made' on 23 June 2021). No longer progress through LPR. Reference SW2
Land West of Southwater	Land West of Southwater	Site included within BUAB as amended by Southwater Neighbourhood Plan (formally 'Made' 23 June 2021). Amend southern BUAB to include land included within DC/14/0590. Include within BUAB, Reference SW3
Land at Woodfords, Shipley Road, Southwater	Include property, curtilage and fields to the north and south.	Submitted during Regulation 18 consultation. Application DC/20/2564 (78 dwellings) is currently under consideration. Due to the fields either side of the property and a defined row of mature trees along the northern boundary the site currently relates to the countryside beyond rather than the built form of Southwater. Exclude from BUAB.
Land South of Sandgate Lane, Storrington	Include full curtilage of residential property Tiptoe – Objection to previous assessment, as set out in Table 2.	Submitted during Regulation 18 consultation. Site previously assessed following Issues & Options consultation, 2018 (See Table 2). There is a distinct boundary present between the current BUAB and the excluded parcel of land to west of Tiptoe, in the form of Sandgate Lane and its high hedgerows either side. The site relates to the countryside beyond rather than the urban settlement. Exclude from BUAB.

Land East of Tumby Woodside, Sandgate Lane	Amend BUAB to exclude wooded parcel of land.	Identified through further review of the BUAB following Regulation 18 consultation. Area of land is separate to the curtilage of Tumby Woodside. The wooded nature of the site relates to the countryside rather than the built form. Exclude from BUAB, Reference SR3.
Massey Close, Thakeham	Extend Regulation 18 proposed amendment (Reference T3) to include Massey Close.	Identified through a further review of the BUAB following Regulation 18 consultation. Development has commenced, extending the built form of Thakeham. Include within BUAB, Reference T3.
Rock Business Park, The Hollow, Washington	Inclusion of Business Park within a settlement boundary.	Submitted during Regulation 18 consultation. Rock Business Park is identified as a proposed Key Employment Area (KEA) within the Regulation 18 Draft Local Plan. The Business Park is located east of the A24 and is detached from any settlement with a defined built-up area boundary. Exclude from BUAB.
Land East of Steele Close, West Chiltington	Inclusion of new development DC/15/2810 (15 dwellings)	Identified through a further review of the BUAB following Regulation 18 consultation. The development, which has commenced, is split into two areas consisting of 14 dwellings directly adjoining the eastern boundary of Steele Close and 1 dwelling south of East Street. The 14 dwellings extend the built form of West Chiltington. However, the individual dwelling south of East Street relates to the rural environment due to the small wooded area fronting the road, and is not to be included. Include within BUAB, Reference WC6.

Land East of Threals Lane, West Chiltington	Inclusion of proposed development DC/15/0193 (8 dwellings) – Objection to previous assessment, as outlined in Table 2.	Submitted during Regulation 18 consultation. Site previously assessed following Issues & Options consultation, 2018 (See Table 2). Development of the site has now commenced, extending the built form of West Chiltington Common. Include within BUAB, Reference WC7.
Southmill House, Mill Road, West Chiltington	Include full curtilage of dwelling within the BUAB.	Submitted following Regulation 18 consultation. The rear garden is large in size, bounded by mature trees, with a number also included within the site boundary. The proposed amendment relates to the countryside beyond rather than the urban form. Exclude from BUAB.

Table 2: Summary of Sites Assessed following Issues and Options Consultation (2018)

Site Name and Address	Proposal	Reason for Accepting / Rejecting Proposed Amendment
Land to Rear of Oast House Farm and Oakwood House, Ashington	Inclusion of entire curtilage.	Proposed amendment included within Issues and Options consultation in April 2018 – No representations received. Gardens relate to the built environment rather than countryside beyond. Include within BUAB, Reference AS1.
Ashington Services, Ashington	Inclusion of land relating to services.	Proposed amendment included within Issues and Options consultation in April 2018 – No representations received. Petrol service station has been permitted and development completed. Built form of Ashington now extends to the north. Include within BUAB, Reference AS2.

Land North East of Ashington	Extend Issues and Options proposed amendment (Reference AS2) to include A24/B2133 roundabout, land South of Little Martins, London Road and land East of Ivy Close	Land East of Ivy Close omitted from Issues and Options Consultation in April 2018. Land South of Little Martins, London Road and North of A24/B2133 roundabout currently being developed (DC/19/0295). Include within BUAB, Reference AS2.
Land North of Ashington	Inclusion of low/medium density housing served by Billingshurst Road (B2133)	Submitted as a site during the Issues and Options consultation in April 2018. The low/medium density housing served by B2133 relates to the countryside beyond rather than the settlement itself. Exclude from BUAB.
Church Farm House, Church Lane, Ashington	Include property and curtilage of Church Farm House.	Submitted as a site during the Issues and Options consultation in April 2018. There is a defined boundary between Church Farm House and the current BUAB adjoining properties of Church Close in the form of a Public Right of Way with high hedgerows either side. The property and curtilage of Church Farm House relates to the countryside beyond rather than the built form of the settlement. Exclude from BUAB.
Land North of Sycamore Rise, Barns Green	Extend Issues and Options proposed amendment (Reference BG1) to include 15 meter Ancient Woodland buffer.	Submitted as a proposed amendment to site during the Issues and Options consultation in April 2018. Land between designated Ancient Woodland (Parsons Brook) and properties of Sycamore Rise equates to 15 meters. Exclude from BUAB, Reference BG1.
Land East of Billingshurst	Inclusion of new development area	Proposed amendment included within Issues and Options consultation in April 2018 – One representation of support received. Permission has been granted for 475 homes and

		development has commenced. Include within BUAB, Reference BL1.
Land East of Daux Avenue, Billingshurst	Inclusion of new development area	Proposed amendment included within Issues and Options consultation in April 2018 – One representation of support received. Development of 46 homes (DC/11/2385) has now been completed and has clear relationship with built form of Billingshurst. Include within BUAB, Reference BL2.
Land at Kingsfold Close to Land South of Marringdean Acres, Billingshurst	Inclusion of new and existing development	Proposed amendment included within Issues and Options consultation in April 2018 – One representation of support received. Residential development of 87 dwellings now completed. Extends built form of Billingshurst to the south. Include within BUAB, Reference BL3.
Old Reservoir Farm, East Street, Billingshurst	Extend Issues and Options proposed amendment (Reference BL1) to include land and buildings subject to outcome of DC/18/0458	Submitted as a site during the Issues and Options consultation in April 2018. DC/18/0458 (Erection of 10 dwellings) Refused. Exclude from BUAB.
Hilland Farm, Billingshurst	Extend Issues and Options proposed amendment (Reference BL1) to include Hilland Farm and surrounding buildings	Submitted as a site during the Issues and Options consultation in April 2018. Land to the south of Hilland Farm is already being developed and land to the north has been permitted (DC/18/2122). Include within BUAB, Reference BL1.
Land East of Billingshurst	Include Land East of Billingshurst located south of permitted development DC/13/0735.	Submitted as a site during the Issues and Options consultation in April 2018. Land East of Billingshurst includes Rosier Commercial Centre surrounded by open countryside. There is no application for development nor is the site allocated in the adopted Local Plan. The site

		relates to the countryside rather than the settlement itself. Exclude from BUAB.
Land South West of A272/A29 Roundabout, Billingshurst	Inclusion of proposed development DC/19/0295 (yet to be determined)	Submitted as a site during the Issues and Options consultation in April 2018. The western BUAB of Billingshurst is clearly defined by the A29. Exclude from BUAB.
Downland Park Caravan Park, Bramber	Inclusion of caravan park within BUAB	Proposed amendment included within Issues and Options consultation in April 2018 – No representations received. Site has a built-up appearance which has closer relationship to settlement than the countryside beyond. Include within BUAB, Reference B1.
Land South of The Street, Bramber from The West House to River Adur	Properties and land included within SDNP boundary, remove from BUAB.	BUABs reviewed following adoption of South Downs National Park Local Plan. Remove from BUAB, Reference B2.
Highcroft – The Old Toll Gate, The Street Bramber	Properties included within SDNP boundary, remove from BUAB.	BUABs reviewed following adoption of South Downs National Park Local Plan. Remove from BUAB, Reference B3.
Land North of Old Guildford Road, Broadbridge Heath	Inclusion of new development	Proposed amendment included within Issues and Options consultation in April 2018 – No representations received. Development of 165 homes and 40 bed residential care home, bungalows and apartments has now commenced and has clear relationship with existing built form. Include within BUAB, Reference BBH1.
Land South of Wickhurst Green, Broadbridge Heath	Inclusion of new development	Proposed amendment included within Issues and Options consultation in April 2018 – No representations received. Land allocated for development as part of growth of West of Horsham Strategic Location outlined in Core

		Strategy (2007). Amend BUAB to reflect road layout and form of development. Include within BUAB, Reference BBH2.
Land at the Vicarage and Old Vicarage, Cowfold	Inclusion of curtilage (Issues and Options proposed amendment Reference CF1)	Proposed amendment included within Issues and Options consultation in April 2018 – One representation received in support with modifications (outlined separately). The current BUAB south of the properties is clearly defined by a number of large trees. Both properties are set back from the road and are screened giving a more rural appearance. Retain current boundary. Exclude from BUAB.
The Vicarage and The Old Vicarage, Horsham Road, Cowfold	Extend Issues and Options proposed amendment (Reference CF1) to include full site boundary of both properties	Submitted as amendment to existing proposal during the Issues and Option consultation in April 2018. The site consists of vacant grassland and relates to the countryside rather than the built form of Cowfold. Exclude from BUAB.
Land East of Alley Groves, Cowfold	Inclusion of new development	Proposed amendment included within Issues and Options consultation in April 2018 – No representations received. Development of 20 dwellings has commenced (DC/14/1478), site relates to the built form of Cowfold. Include within BUAB, Reference CF2.
2 Oak Apple Close, Cowfold	Inclusion of whole curtilage	Proposed amendment included within Issues and Options consultation in April 2018 – No representations received. Whole curtilage of property relates to the built form rather than countryside beyond. Include within BUAB, Reference CF3.

Land North of West End Lane, Henfield	Inclusion of new development	Proposed amendment included within Issues and Options consultation in April 2018 – Two representations of support received. Development of 160 dwellings (DC/13/0787) has now commenced, land relates to the built form of Henfield. Include within BUAB, Reference HF1.
Land East of Manor Close, Henfield	Inclusion of new development	Proposed amendment incorrectly included within Issues and Options consultation in April 2018 (Reference HF2). Already within BUAB, no amendment required.
Land South of Mill End, Henfield	Include land South of Mill End as per submitted plan.	Submitted as a site during the Issues and Options consultation in April 2018. The majority of the site is covered in trees and therefore relates to the open countryside rather than Henfield itself. Exclude from BUAB.
Land North of Horsham	Inclusion of new development	Proposed amendment included within Issues and Options consultation in April 2018 – No representations received. Site allocated as Strategic Location in adopted HDPF, construction has now commenced. Include within BUAB, Reference HS1.
North West Horsham Employment Site	Extend Issues and Options proposed amendment (Reference HS1) to include proposed employment site	Submitted as amendment to existing proposal during the Issues and Options consultation in April 2018. The site is in the open countryside, unrelated to the built form of Horsham. Exclude from BUAB.
Land West of Worthing Road, Horsham	Include land as identified in the SHLAA (Ref: SA599)	Submitted as a site during the Issues and Options consultation in April 2018. The BUAB is clearly defined by the railway line. The site is open

		<p>countryside rather than relating to the built form of Horsham itself. Exclude from BUAB.</p>
Ifield	Designate new BUAB	<p>Submitted as a proposal to designate BUAB rather than Secondary Settlement during the Issues and Option consultation in April 2018. Ifield is not identified within the settlement hierarchy of towns and villages with defined built-up areas. Do not designate BUAB.</p>
Kilnwood Vale	Designate new BUAB	<p>Site is allocated for development through West of Bewbush Joint Area Action Plan. Permission has been granted for 2,500 dwellings (DC/10/1612) and construction of this site has commenced. Designate BUAB - to be defined in line with application boundary.</p>
Land West of Lower Beeding	Inclusion of curtilages of Cedar Cottage and Gardeners Cottage	<p>Proposed amendment included within Issues and Options consultation in April 2018. Two representations received, one objection and one support with modification (outlined separately). Two curtilages relate to the built environment rather than countryside beyond. Include within BUAB, Reference LB1.</p>
Land South of Cedar Cottage, Sandygate Lane and West of Timberlands, Leechpond Hill, Lower Beeding	Extend Issues and Options proposed amendment (Reference LB1) to include paddock to rear of Cedar Cottage and adjoining land West of Timberlands	<p>Submitted as amendment to existing proposal during the Issues and Options consultation in April 2018. The site forms part of the transition between the rural and urban environment rather than relate to the settlement boundary itself. Exclude from BUAB.</p>
Land South of Swallowfield Close, Mannings Heath	Deletion of land from BUAB	<p>Proposed amendment included within Issues and Options consultation in April 2018 – One representation of support received. Nuthurst</p>

		Neighbourhood Plan included site within BUAB. The site is not allocated for development and no application has been made. Remove from BUAB, Reference MH1.
Land South of Little Homefield, Mannings Heath	Deletion of land from BUAB, in line with Policy 4 Nuthurst Neighbourhood Plan	Submitted as amendment during the Issues and Options consultation in April 2018. Permission in Principle DC/19/0074 approved. Retain defined BUAB.
Homelands Cottages to Crouchers, Partridge Green	Inclusion of land	Proposed amendment included within Issues and Options consultation in April 2018 – No representations received. Properties are located at the entrance to the settlement and the street scene takes on a more urban appearance. Include within BUAB, Reference PG1.
Land South of Stane Street Close, Codmore Hill, Pulborough	Inclusion of new development	Proposed amendment included within Issues and Options consultation in April 2018 – One representation of support received. Permission has been granted for 103 dwellings (DC/11/0952) and development has commenced. Include within BUAB, Reference PL1.
Land South of Lower Street, Pulborough	Inclusion of property curtilages (Issues and Options proposed amendment Reference PL2)	Proposed amendment included within Issues and Options consultation in April 2018 – One representation of objection received due to land being at risk of flooding (Flood Zones 2 & 3). Floodplain forms transition from urban to rural environment, retain current boundary. Exclude from BUAB.
Jasmine House, Rudgwick	Inclusion of property curtilage	Proposed amendment included within Issues and Options consultation in April 2018 – Six representations received, four support and two

		objections. Land between current defined BUAB and Jasmine House has an urban frontage and relates to the built form. Include within BUAB, Reference RW1.
Oakfield to Crouchers, Rudgwick	Extend Issues and Options proposed amendment (Reference RW1) to include properties and curtilages west of B2128	Identified following further review of BUAB following Issues and Options consultation in April 2018. Properties adjoining the B2128 relate to the urban environment rather than the landscape beyond. Include within BUAB, Reference RW1.
Land North of Lynwick Street to 'Roosters', Rudgwick	Inclusion of property curtilages	Proposed amendment included within Issues and Options consultation in April 2018 – Thirty one representations received, one support and thirty objections. Properties north of Lynwick Street are set back from the road and are more rural in nature. Inclusion in BUAB would alter settlement form. Exclude from BUAB.
Land South of Summerfold, Rudgwick	Inclusion of new development	Proposed amendment included within Issues and Options consultation in April 2018 – Sixteen representations received, three supports, nine objections and three support with modifications (outline separately). Development of 36 dwellings (DC/09/1623) has now been completed and has clear relationship to the built form. Include within BUAB, Reference RW3.
Land South of Summerfold, Rudgwick	Reduce Issues and Options proposed amendment (Reference RW3) to exclude open space and SuDs.	Amendment submitted during Issues and Options consultation in April 2018. Include development of 36 dwellings (DC/09/1623) but remove land allocated for SuDs and open space. Exclude from BUAB.

Land East of Woodfalls, Loxwood Road, Rudgwick	Inclusion of vacant land	Submitted as a site during Issues and Options consultation in April 2018. Land East of Woodfalls comprises of vacant overgrown grassland. There is no application for development nor is the site allocated in the adopted Local Plan. The site relates to the countryside rather than the settlement itself. Exclude from BUAB.
Orchards and Woodbury, Rusper	Partial inclusion of property curtilages	Proposed amendment included within Issues and Options consultation in April 2018 – No representations received. Two properties have a clear relationship with built form of settlement. However, the rear gardens are large and contain trees creating a rural character which are not to be included. Include within BUAB, Reference RU1.
3 and 4 Tannery Close, Slinfold	Inclusion of property curtilages	Proposed amendment included within Issues and Options consultation in April 2018 – One representation of support received. Properties curtilages relate to the built environment rather than countryside beyond. Include within BUAB, Reference SL1.
Land Rear of Chapel Cottage, Slinfold	Inclusion of property curtilages	Proposed amendment included within Issues and Options consultation in April 2018 – One representation of support received. Properties curtilages relate to the built environment rather than countryside beyond. Include within BUAB, Reference SL2.
Halfpenny House and Farthings, Slinfold	Inclusion of property curtilages	Proposed amendment included within Issues and Options consultation in April 2018 – One representation of support received. The two

		properties curtilages relate to settlement itself rather than countryside beyond. Include within BUAB, Reference SL3.
Land to the Rear of Gatefield Cottages, Slinfold	Deletion of land from BUAB	Proposed amendment included within Issues and Options consultation in April 2018 – One representation of support received. Land rear of cottages is overgrown and well vegetated, it has no direct relationship with built form of village. Remove from BUAB, Reference SL4.
Land to Rear of Hayes Lane	Inclusion of new development	Proposed amendment included within Issues and Options consultation in April 2018 – One representation of support received. Development has commenced. Proposed amendment has been altered to be in line with application boundary (DC/13/2042). Include within BUAB, Reference SL5.
Brackley Burn, Park Street, Slinfold	Include full curtilage of property	Submitted as a site during Issues and Options consultation in April 2018. Full curtilage relates to the built environment rather than the countryside beyond. Include within BUAB, Reference SL6
2-3 Tannery Close, Slinfold	Include full curtilage of 2-3 Tannery Close	Submitted as amendment to existing proposal during the Issues and Options consultation in April 2018. Full curtilage of the two gardens relate to the built environment rather than the countryside beyond. Include within BUAB, Reference SL7.
Park Street, Slinfold	Reinstate 2004 BUAB	Submitted as amendment during Issues and Options consultation in April 2018. Park Street relates to the built form of Slinfold rather than the countryside beyond. Retain defined BUAB.

3 Orchard Close, Small Dole	Inclusion of part of property curtilage	Proposed amendment included within Issues and Options consultation in April 2018 – No representations received. Curtilage of property relates to the urban environment rather than the countryside. Include within BUAB, Reference SD1.
3 Orchard Close, Small Dole	Extend Issues and Options proposed amendment (Reference SD1) to include full curtilage of property	Identified following a further review of the BUAB following Issues and Options consultation in April 2018. Full curtilage of property relates to the urban environment rather than the countryside. Include within BUAB, Reference SD1.
1 and 2 Henfield Road, Small Dole	Inclusion of property curtilages	Proposed amendment included within Issues and Options consultation in April 2018 – No representations received. Properties are located on A2037 and have clear relationship with settlement. Include within BUAB, Reference SD2.
The Copse, Worthing Road, Southwater	Partial inclusion of property curtilages	Proposed amendment included within Issues and Options consultation in April 2018 – One representation of support received. The large property has a clear relationship with settlement, whereas the rear garden which is large in size and well vegetated forms part of the transition between urban and rural so will be excluded. Include within BUAB, Reference SW1.
Land at Welcome Place and Courtlands, Southwater	Inclusion of new development area	Proposed amendment included within Issues and Options consultation in April 2018 – One representation of support received. Site has been built out through a series of planning applications and now relates to the built form of Southwater. Include within BUAB, Reference SW2.

Land West of Southwater	Inclusion of new development area	Proposed amendment included within Issues and Options consultation in April 2018 – No representations received. Site allocated as Strategic Location in adopted HDPF, construction has now commenced. Include within BUAB, Reference SW3.
Land South of Southwater	Inclusion of new development area	Proposed amendment included within Issues and Options consultation in April 2018 – One representation of support received. Permission granted for 193 dwellings (DC/14/2582) and constructions has commenced. Include within BUAB, Reference SW4.
Land between Southwater and A24	Include all land between Eastern boundary of Southwater and A24	Submitted during Issues and Options consultation in April 2018. Areas of land between the defined BUAB and the A24 form a transition from the urban to rural environment. Exclude from BUAB.
Land at Reads Walk, Steyning	Inclusion of built development	Proposed amendment included within Issues and Options consultation in April 2018 – One representation of support received. Current BUAB bisects the properties of Reads Walk, proposal incorporates all properties which relate to the built form of settlement. Include within BUAB, Reference ST1.
Steyning Primary School	Inclusion of hardstanding	Proposed amendment included within Issues and Options consultation in April 2018 – One representation of support received. Area of hardstanding relates to the built form rather than countryside beyond. Include within BUAB, Reference ST2.

Land South of Sopers Lane, Steyning	Inclusion of property curtilages	Proposed amendment included within Issues and Options consultation in April 2018 – One representation of objection received. The site has a clear relationship with the built form of Steyning rather than the countryside beyond. Include within BUAB, Reference ST3.
Fryern Court and Fryern Place, Storrington	Inclusion of property curtilages (Issues and Options proposed amendment Reference SR1)	Proposed amendment included within Issues and Options consultation in April 2018 – One representation of objection received. The BUAB is clearly defined by a footpath with high hedgerows either side. Properties to the east of the current boundary form a transition from the urban to rural environment. Exclude from BUAB.
Oaklands House, Storrington	Inclusion of property	Proposed amendment included within Issues and Options consultation in April 2018 – No representations received. Minor amendment to correct GIS mapping error. Include within BUAB, Reference SR2.
Land South of Sandgate Lane, Storrington	Include full curtilage of Tiptoe	Submitted as a site during the Issues and Options consultation in April 2018. There is a defined boundary between the curtilage of Tiptoe and the current BUAB in the form of a driveway with high hedgerows either side. The land relates to the countryside beyond rather than the built form of the settlement. Exclude from BUAB.
Chantry Industrial Estate and Quarry, Storrington	Include whole of Industrial Estate and adjoining quarry.	Submitted as a site during Issues and Options consultation in April 2018. The BUAB is clearly defined by mature trees and the A283. The site itself also consists of mature woodland which

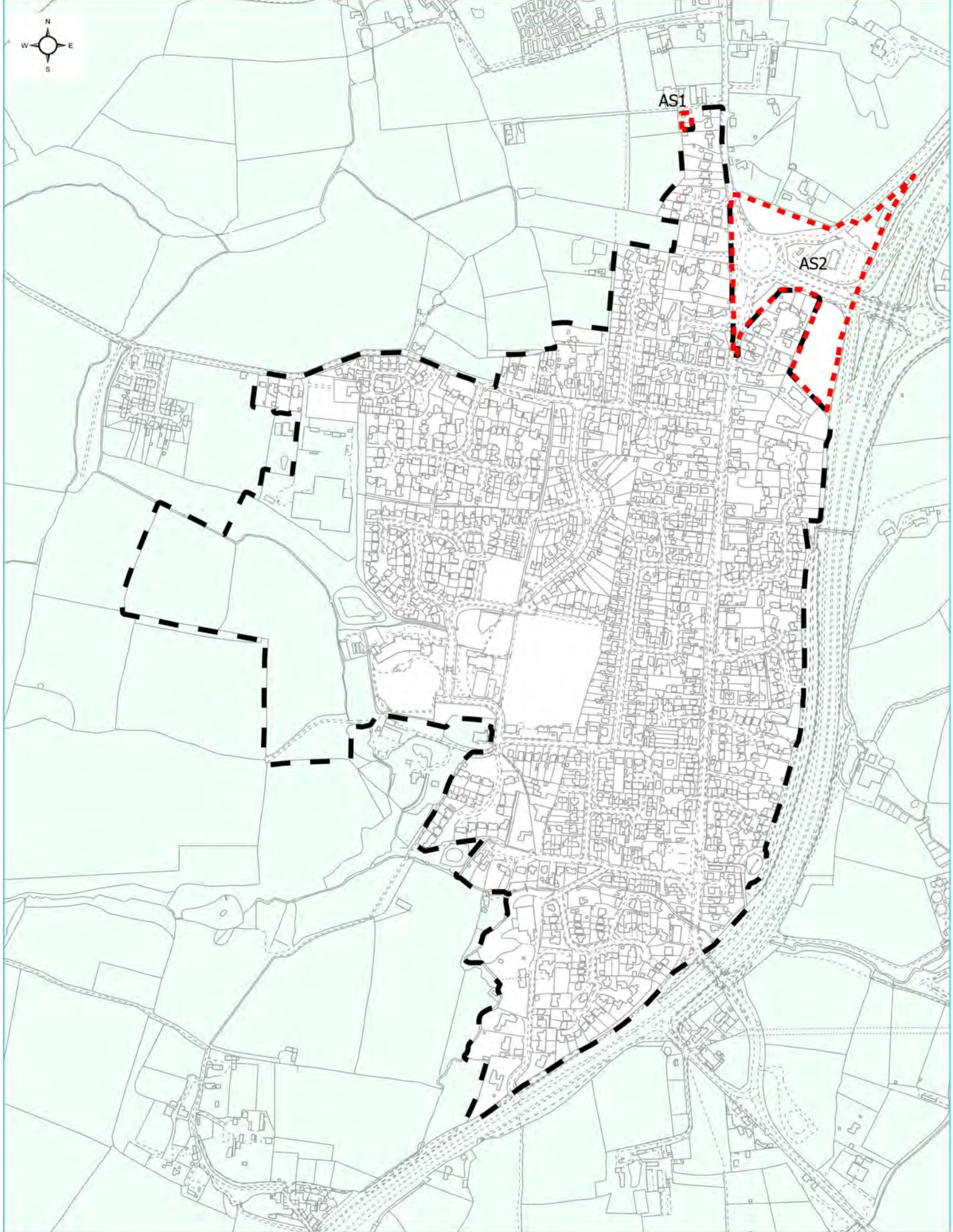
		relates more to the countryside beyond than the urban settlement itself. Exclude from BUAB.
Church View, The Street, Thakeham	Inclusion of property	Proposed amendment included within Issues and Options consultation in April 2018 – No representations received. Curtilage relates to the built form rather than countryside beyond. Include within BUAB, Reference T1.
Rushfield Bungalows, High Bar Lane, Thakeham	Inclusion of property curtilages	Proposed amendment included within Issues and Options consultation in April 2018 – No representations received. Properties have a built-up appearance which have a closer relationship with built form. Include within BUAB, Reference T2.
Land at Abingworth Nurseries, Thakeham	Inclusion of new development area	Proposed amendment included within Issues and Options consultation in April 2018 – No representations received. Development of 146 dwellings (DC/10/1314) has commenced. Include within BUAB, Reference T3.
2 and 4 College Road, Upper Beeding	Inclusion of property curtilages	Proposed amendment included within Issues and Options consultation in April 2018 – No representations received. Two dwellings have a built-up appearance which relates closer with built form of settlement than with countryside beyond. Include within BUAB, Reference UB1.
Depot South of Henfield Road, Upper Beeding	Inclusion of existing business site	Proposed amendment included within Issues and Options consultation in April 2018 – No representations received. This is an existing business site which relates to the urban form of Upper Beeding. Include within BUAB, Reference UB2.

Apple Garth, Warnham	Inclusion of property curtilage	Proposed amendment included within Issues and Options consultation in April 2018 – One representation of objection received (outlined separately). Property and curtilage relates to the built environment rather than countryside. Include within BUAB, Reference WN1.
45 Bell Road, Warnham	Inclusion of property curtilage	Proposed amendment included within Issues and Options consultation in April 2018 – No representations received. Whole curtilage relates to the built form rather than countryside beyond. Include within BUAB, Reference WN2.
55, 57 and Police House, Warnham	Inclusion of property curtilages	Proposed amendment included within Issues and Options consultation in April 2018 – No representations received. Full curtilages of these properties relate to the built environment of Warnham rather than countryside beyond. Include within BUAB, Reference WN3.
Fairfold, Warnham	Inclusion of property curtilage	Proposed amendment included within Issues and Options consultation in April 2018 – No representations received. Whole curtilage relates to the built form of settlement rather than countryside beyond. Include within BUAB, Reference WN4.
45 Friday Street, Warnham	Inclusion of all property curtilage	Proposed amendment included within Issues and Options consultation in April 2018 – No representations received. Minor amendment to correct GIS mapping error so that the whole garden is included. Include within BUAB, Reference WN5.

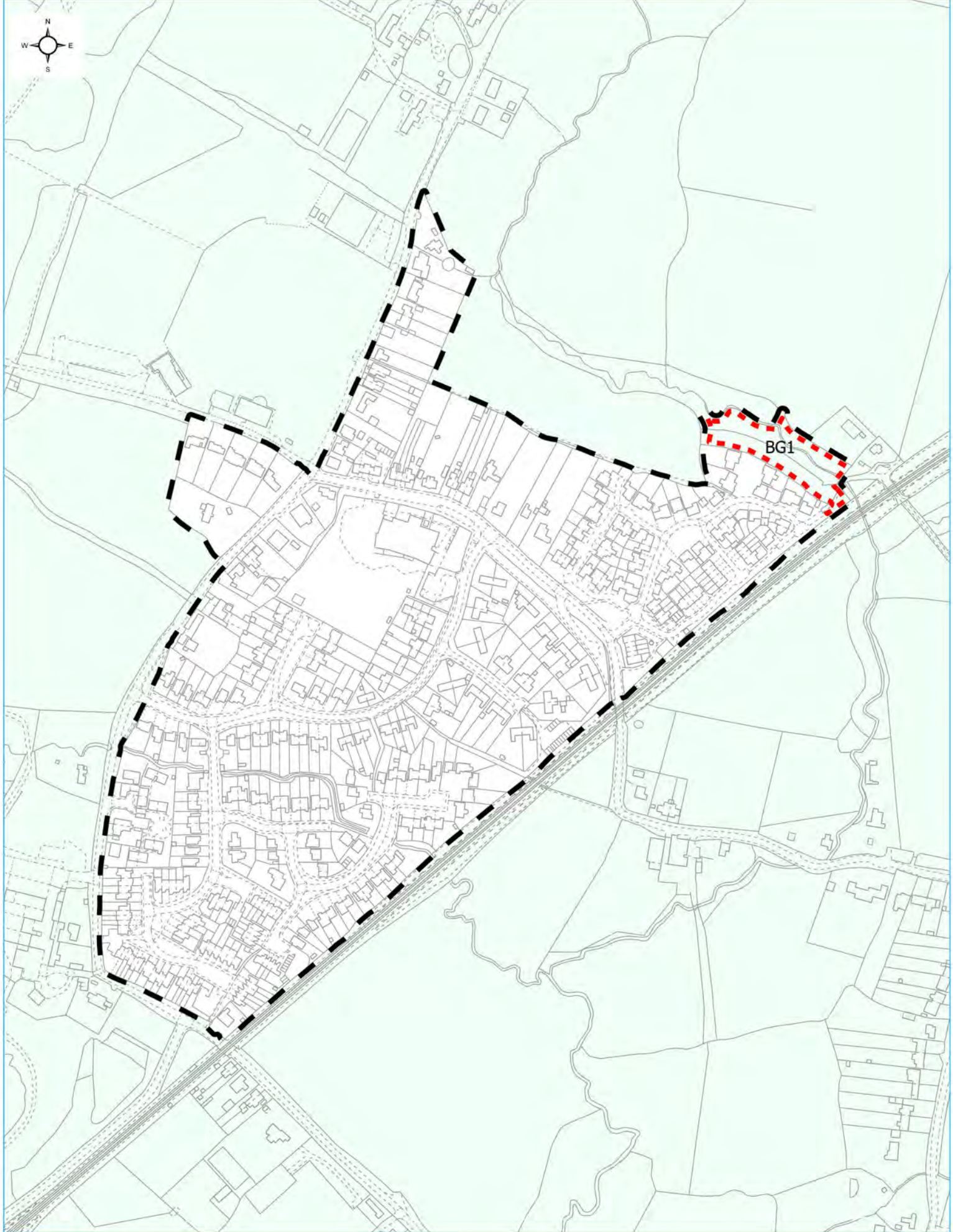
Single Cross, School Hill, Warnham	Extend Issues and Options proposed amendment (Reference WN1) to include property and full curtilage	Submitted as amendment to existing proposal during the Issues and Options consultation in April 2018. The property and large curtilage of Single Cross relates to the countryside beyond rather than the urban boundary of Warnham. Exclude from BUAB.
Hatches House, West Chiltington	Partial inclusion of property curtilage	Proposed amendment included within Issues and Options consultation in April 2018 – No representations received. Eastern half of curtilage is heavily vegetated and forms part of the transition between urban and rural and should not be included within BUAB. Western half relates to the built environment of West Chiltington Common. Include within BUAB, Reference WC1.
Lakers House, West Chiltington Common	Partial inclusion of property curtilage	Proposed amendment included within Issues and Options consultation in April 2018 – No representations received. Partial inclusion of curtilage which relates to the built form of settlement. Include within BUAB, Reference WC2.
The Windmill and Train by the Mill, West Chiltington Common	Inclusion of property curtilage	Proposed amendment included within Issues and Options consultation in April 2018 – No representations received. Both properties and their curtilages relate to urban environment rather than countryside beyond. Include within BUAB, Reference WC3.
New Barn Cottage, West Chiltington Common	Inclusion of property curtilage	Proposed amendment included within Issues and Options consultation in April 2018 – No representations received. Whole curtilage relates

		to the built environment rather than countryside. Include within BUAB, Reference WC4.
Shepherd's Cottage, West Chilton Common	Partial inclusion of property curtilage	Proposed amendment included within Issues and Options consultation in April 2018 – No representations received. Eastern half of curtilage has a number of trees and a defined hedgerow, it forms part of the transition between urban and rural and should not be included within BUAB. Western half relates to the built environment. Include within BUAB, Reference WC5.
Land East of Threals Lane, West Chilton	Inclusion of DC/15/0193 which has been permitted	Submitted as a site during Issues and Options consultation in April 2018. Construction has not commenced since being permitted. At present, the site relates to the countryside beyond rather than the settlement itself. Exclude from BUAB.

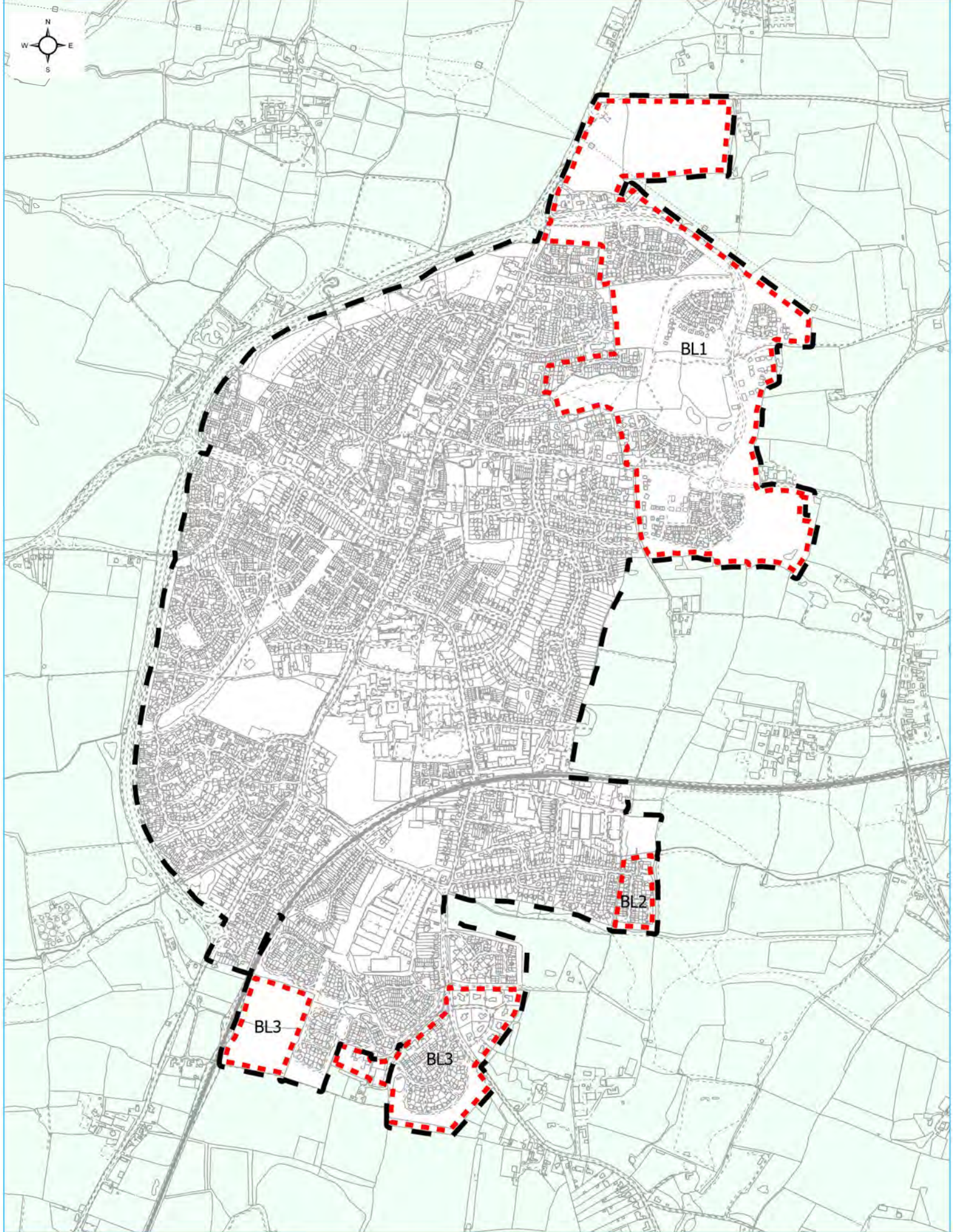
Appendix 1 - Maps



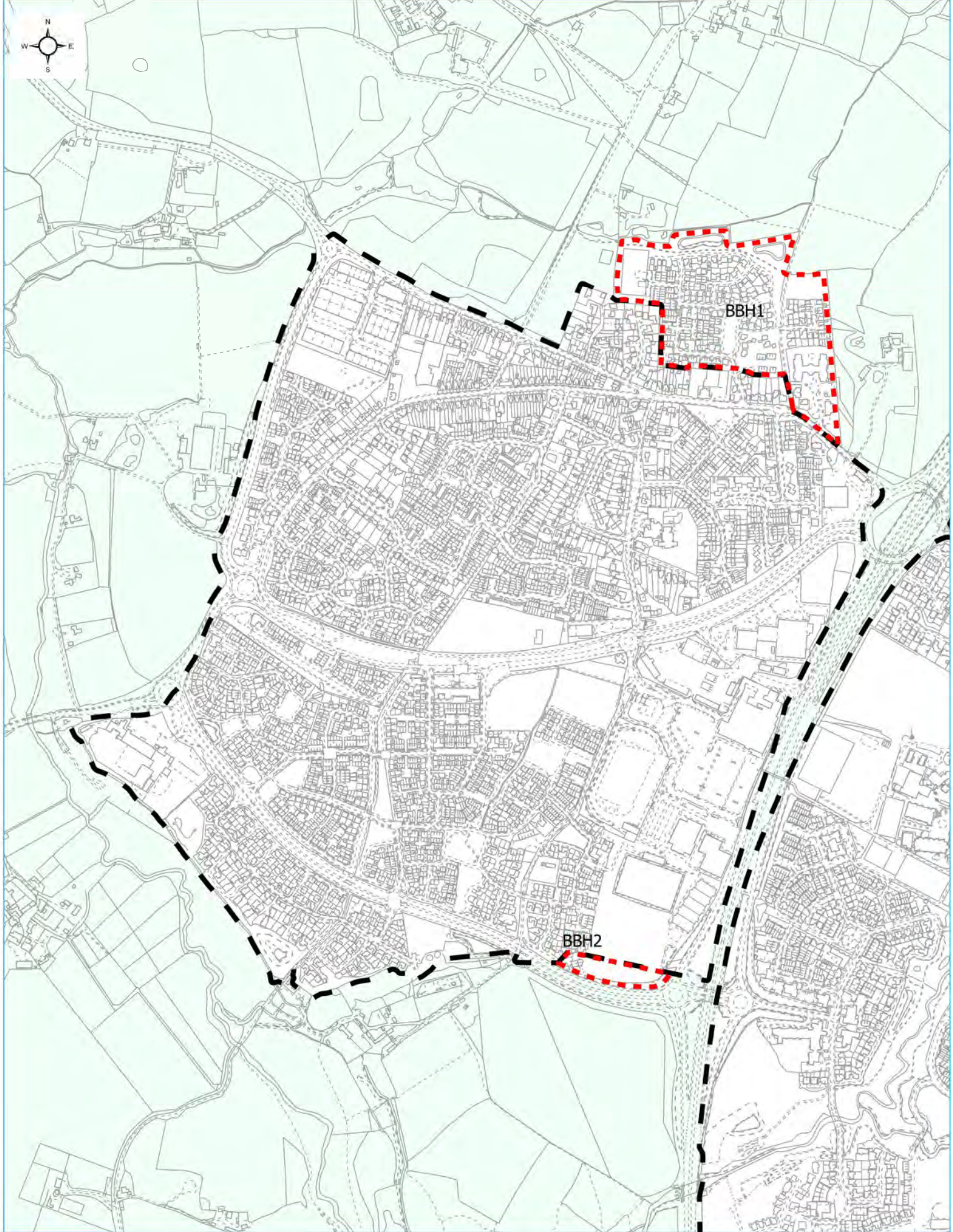
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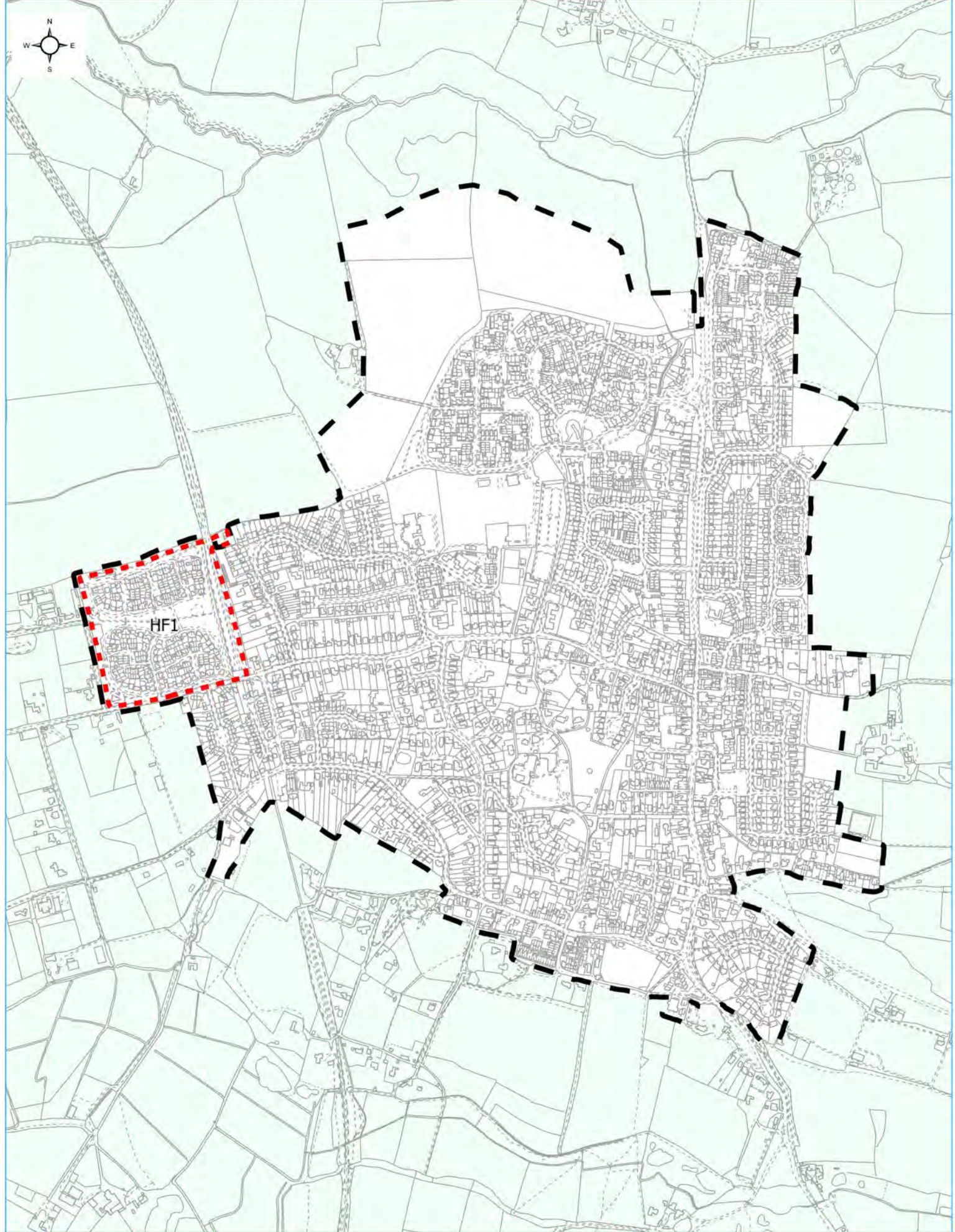
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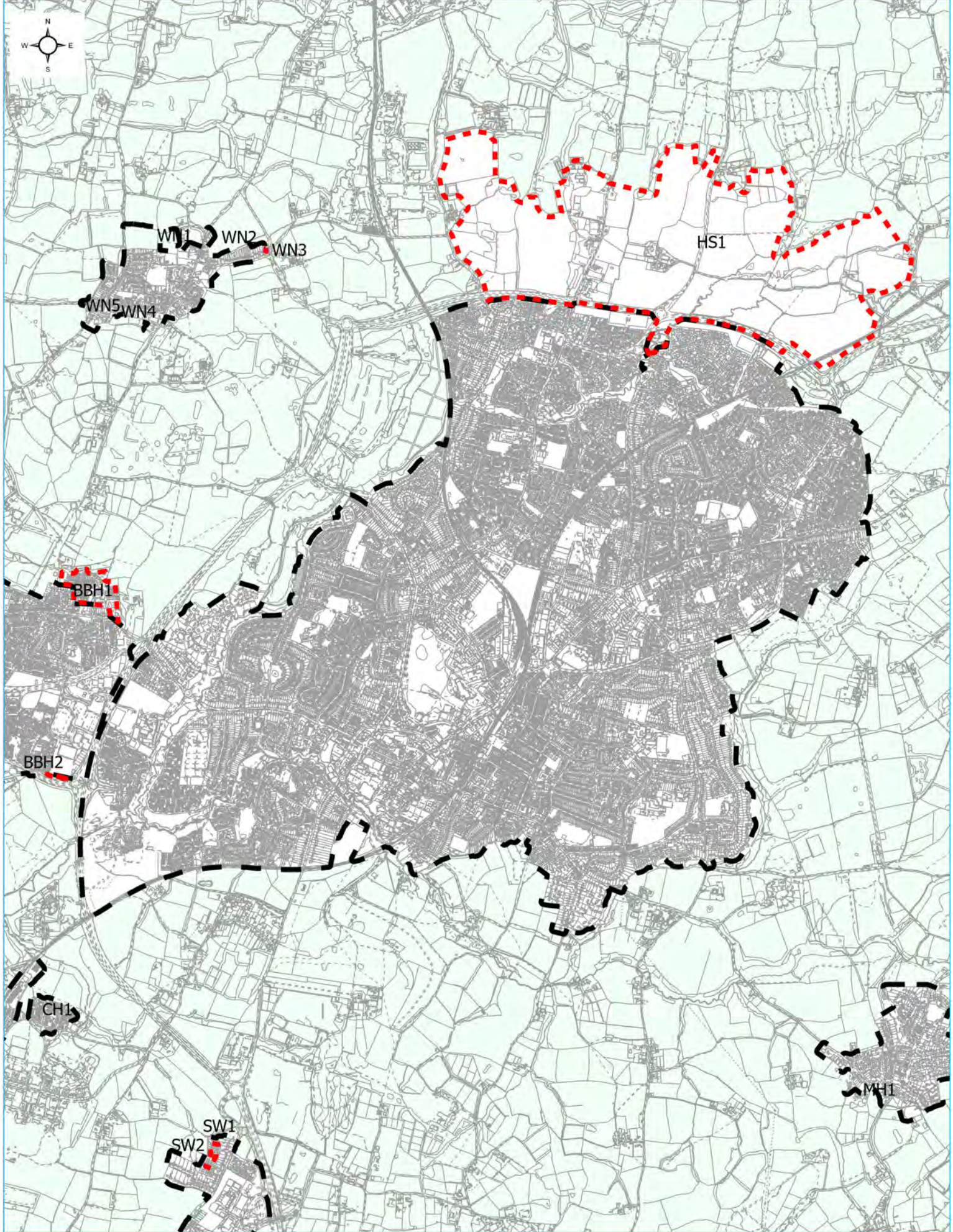
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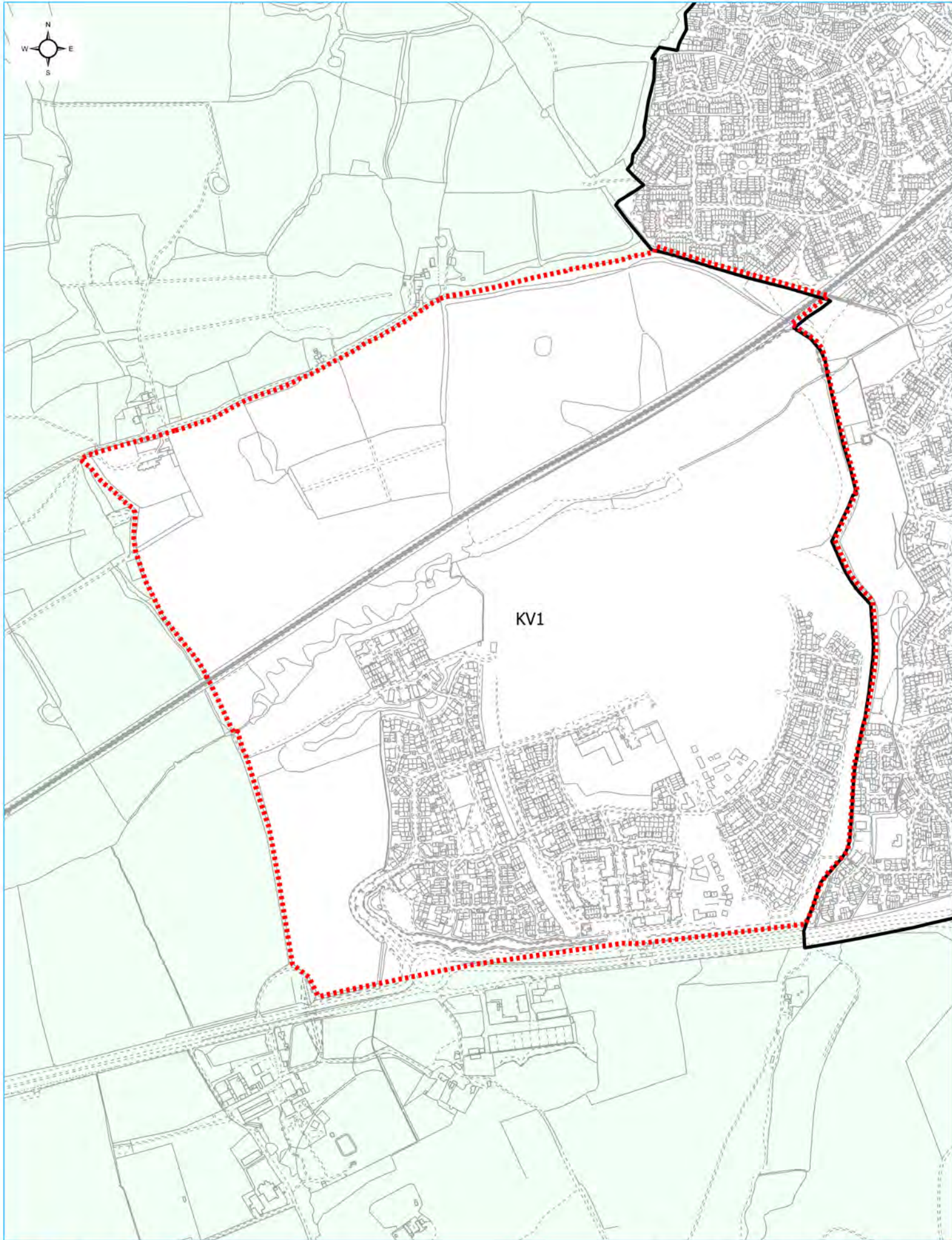
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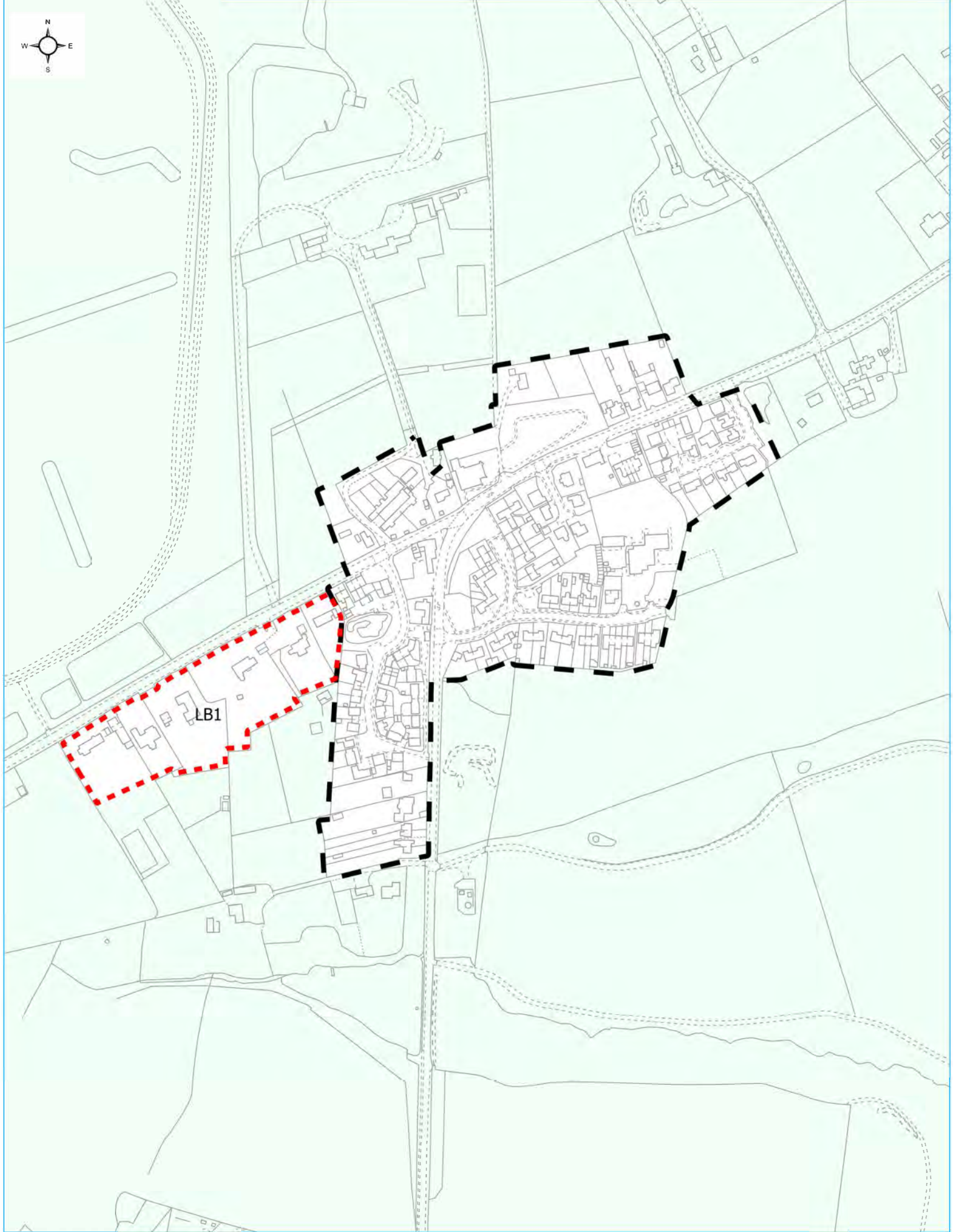


Regulation 19 Proposed Submission Local Plan
Proposed BUAB Amendments: KILNWOOD VALE

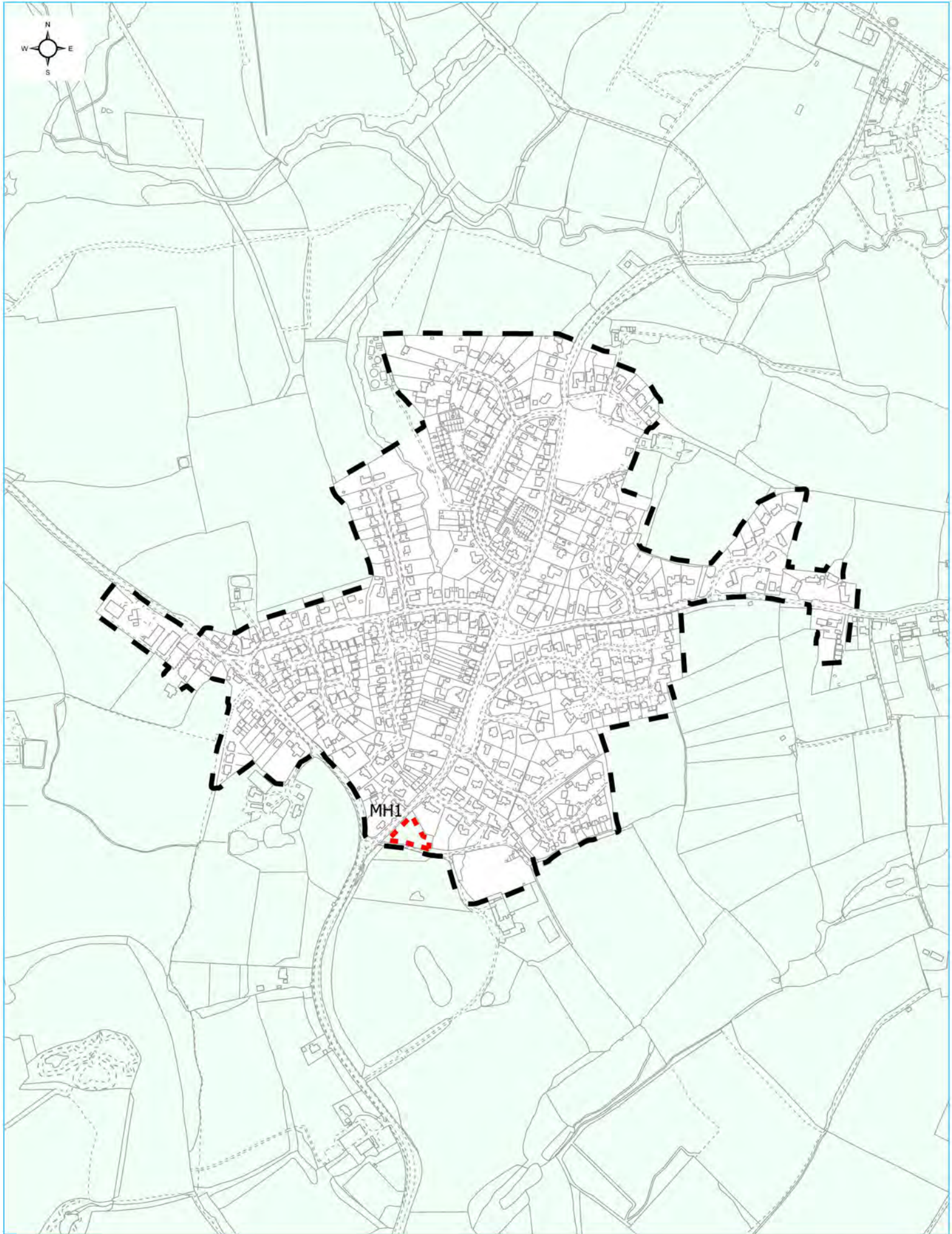
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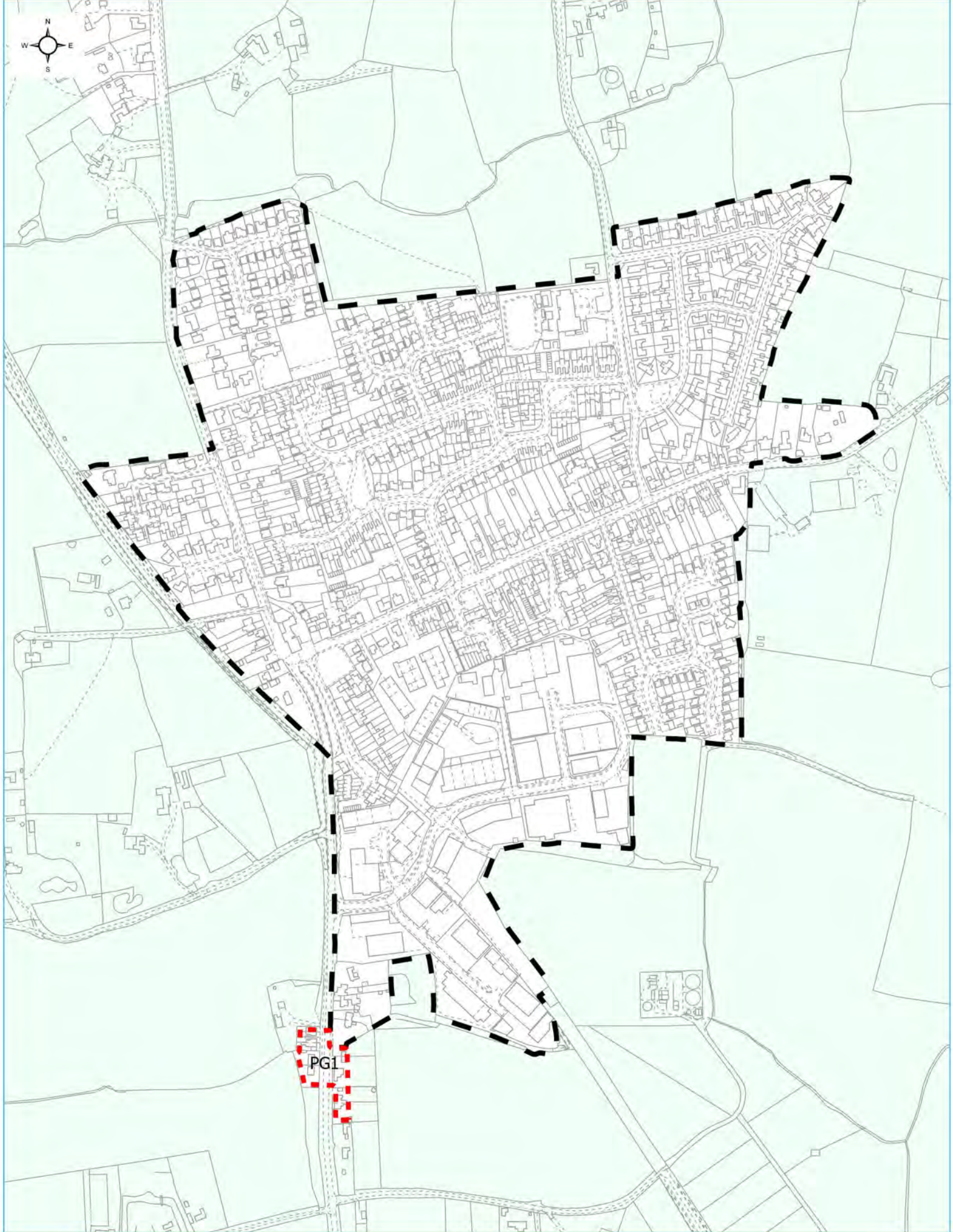
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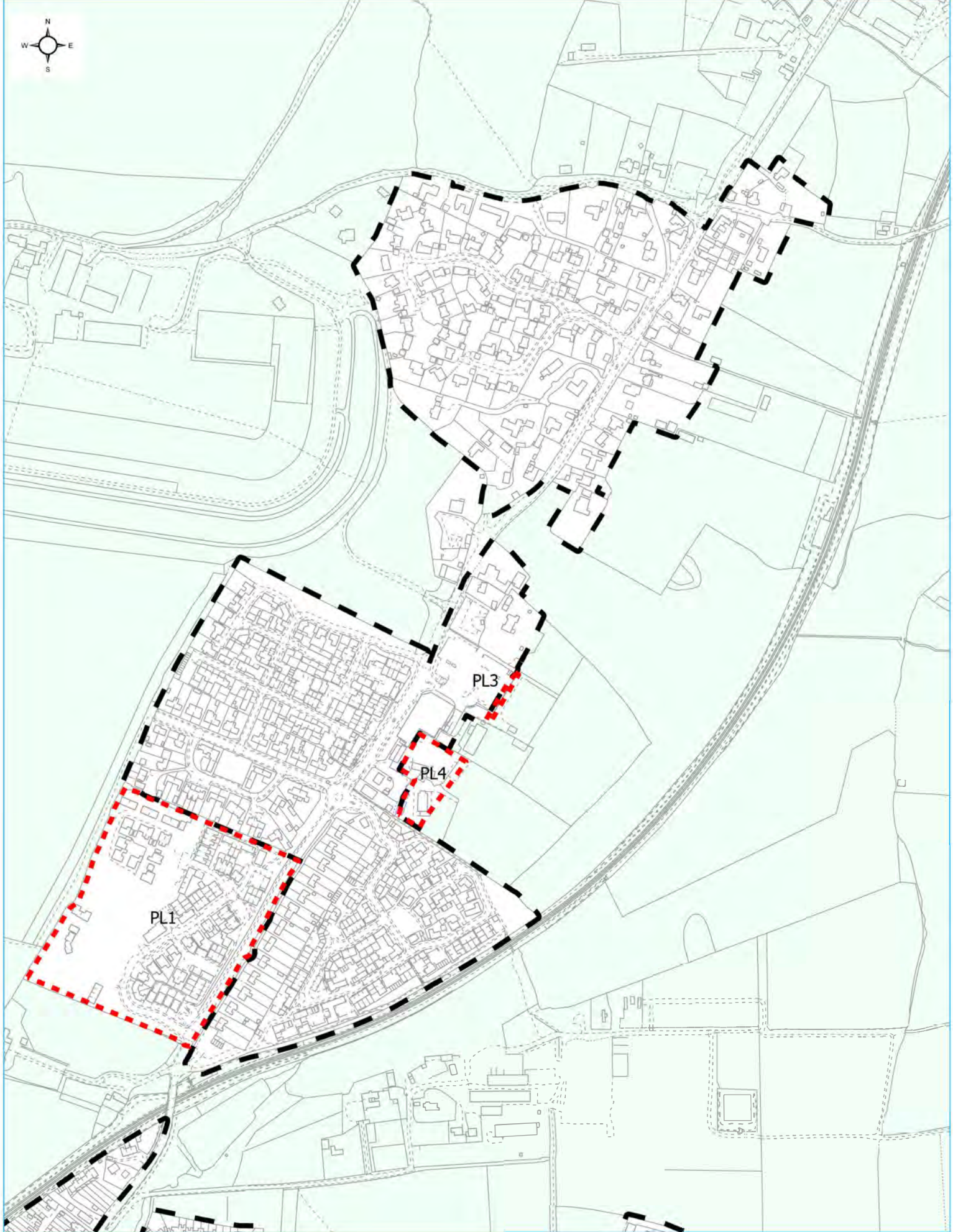
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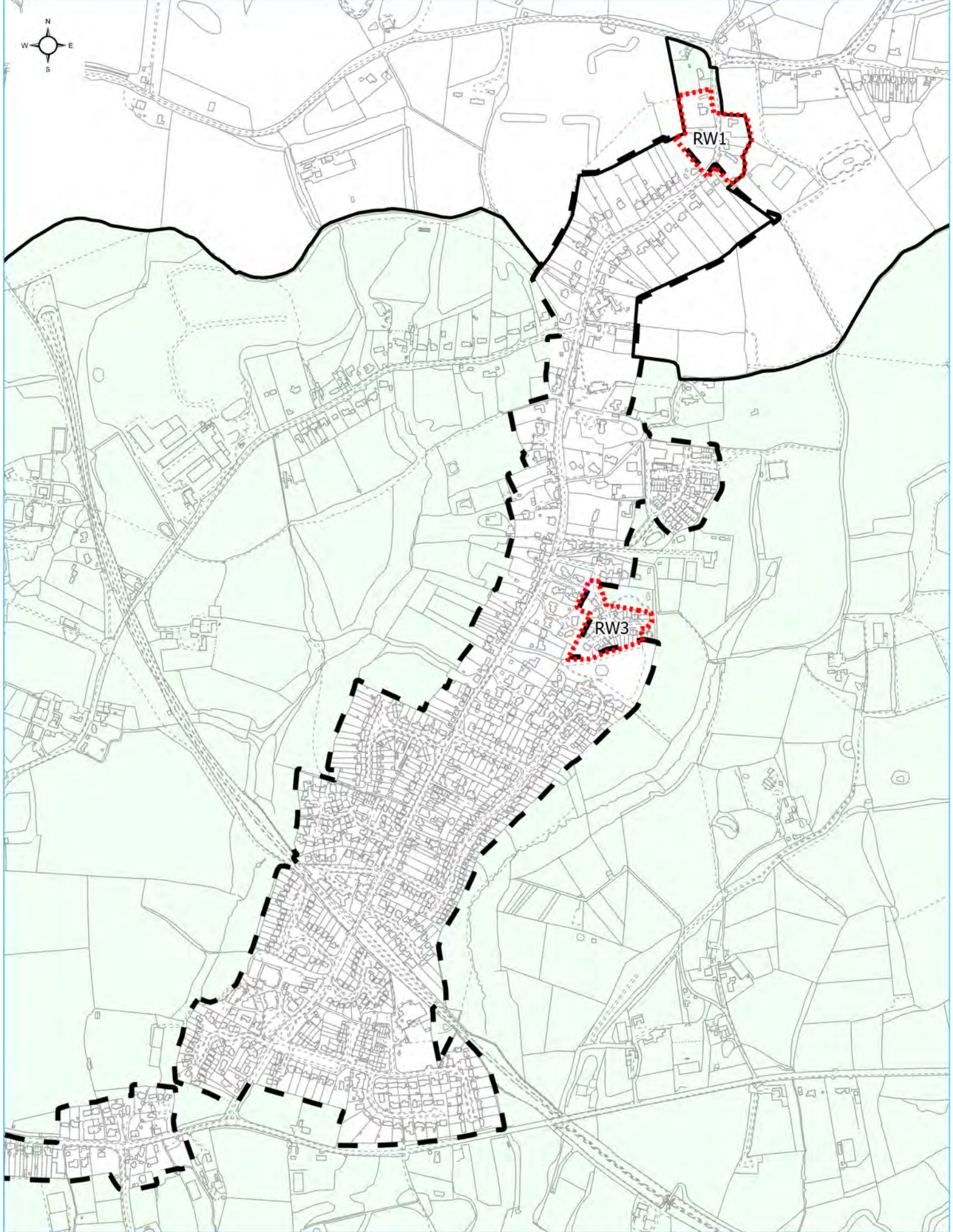
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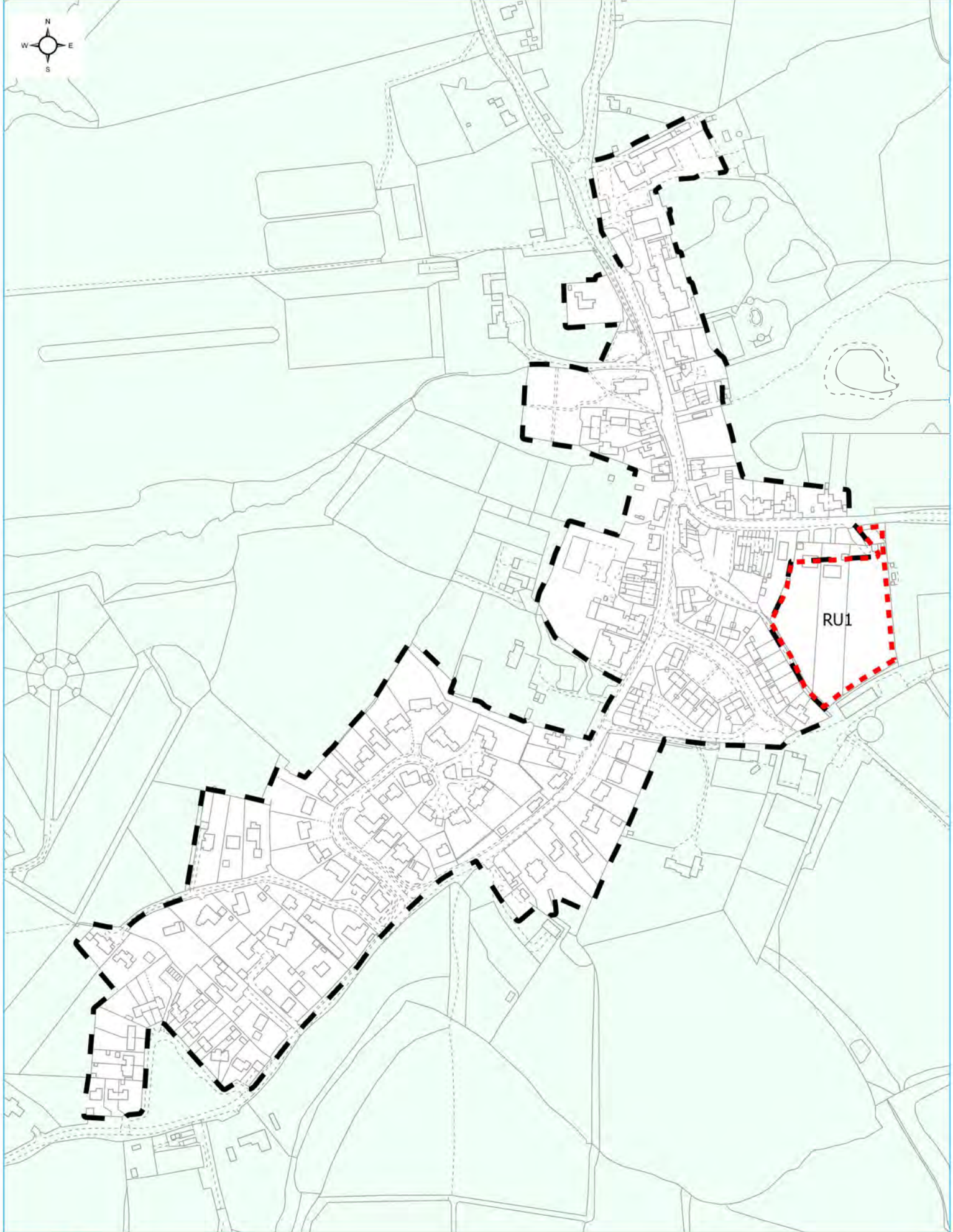
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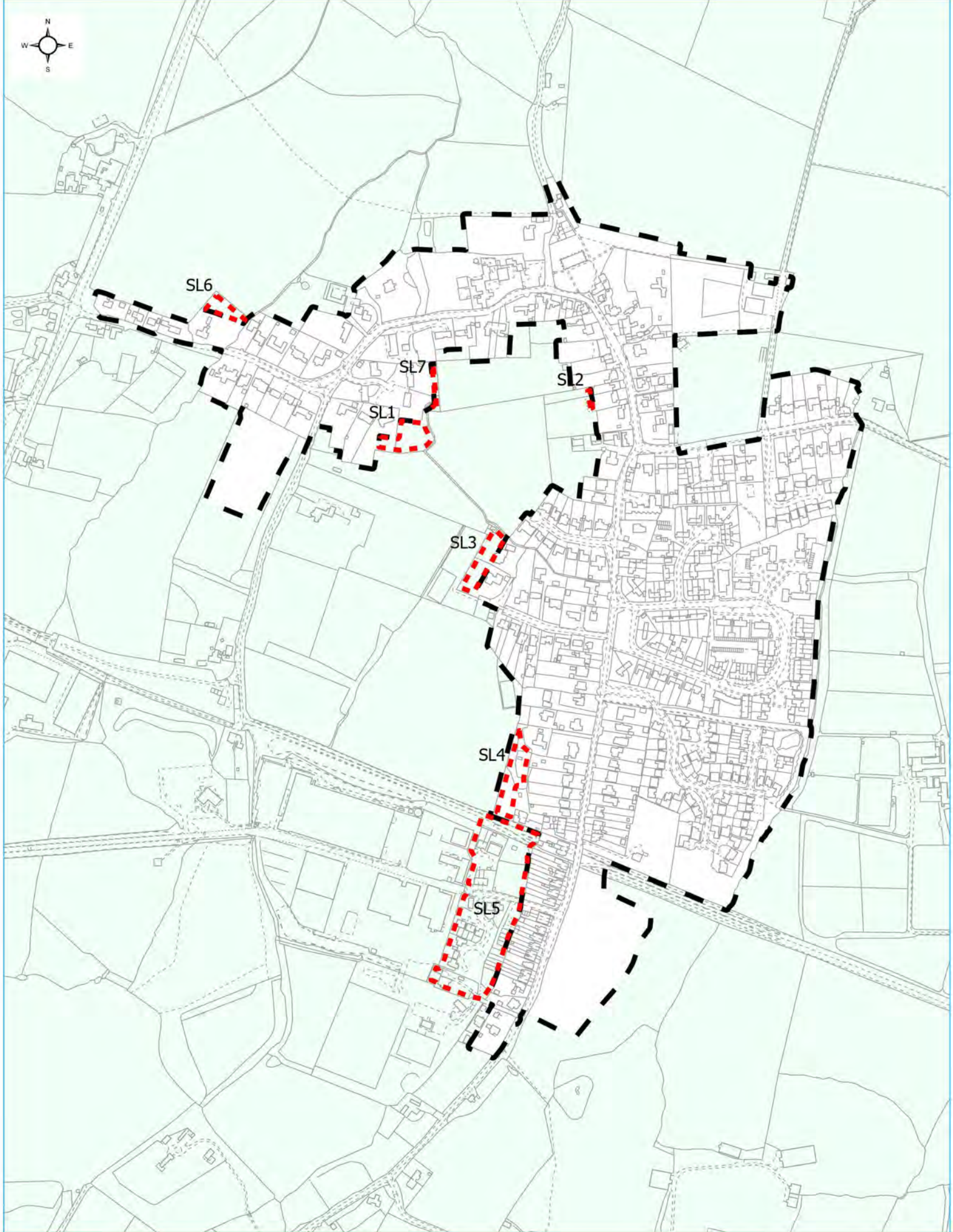
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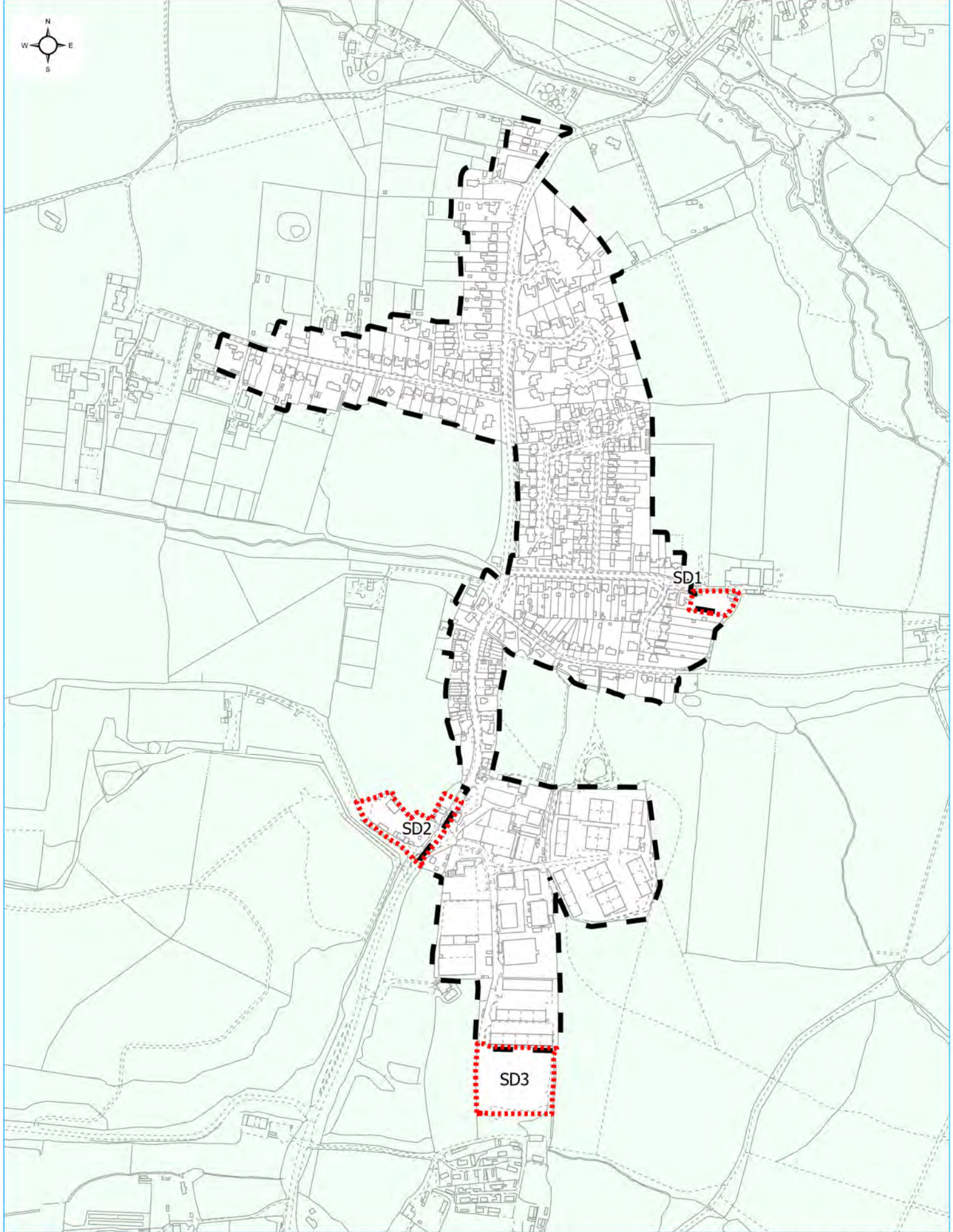
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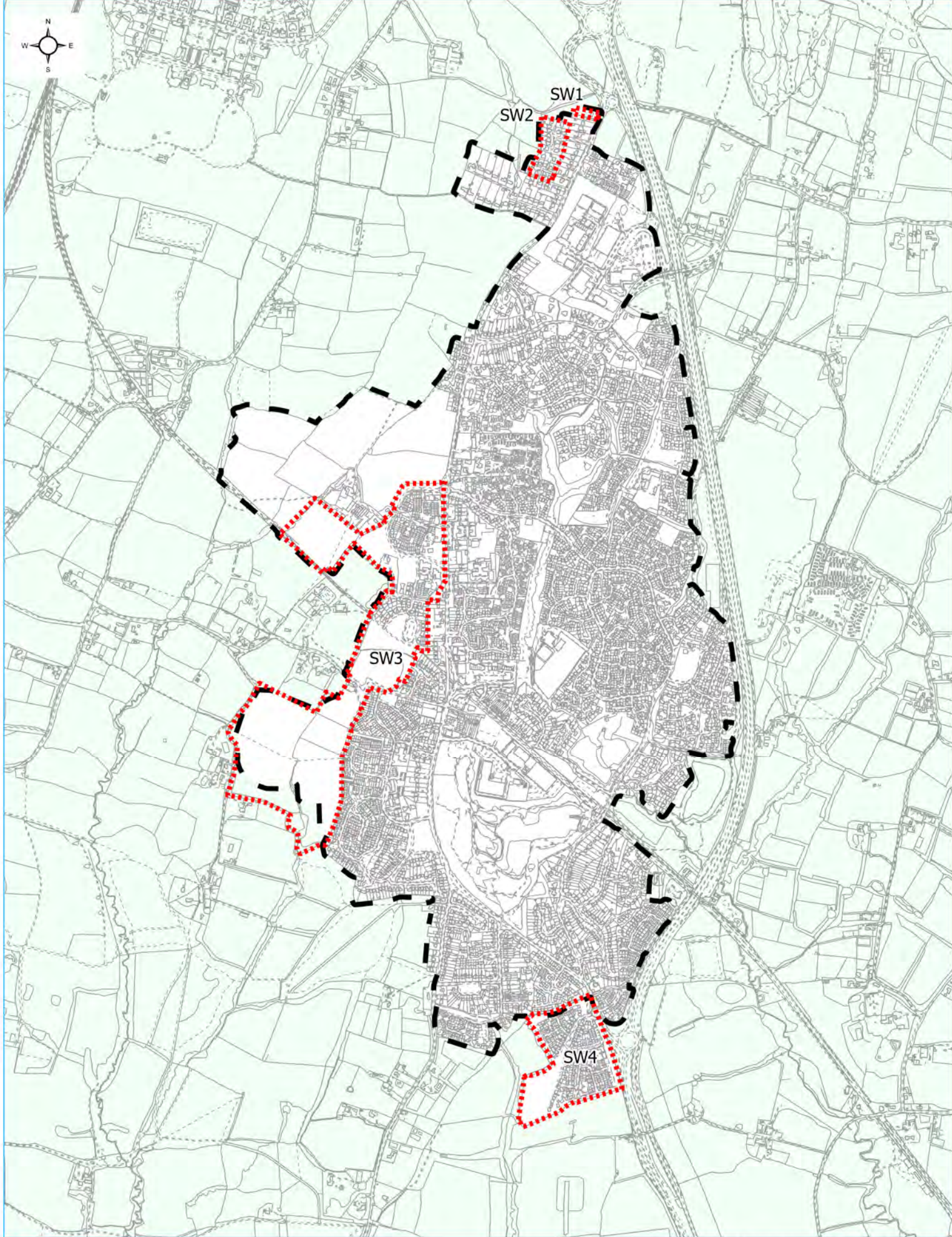
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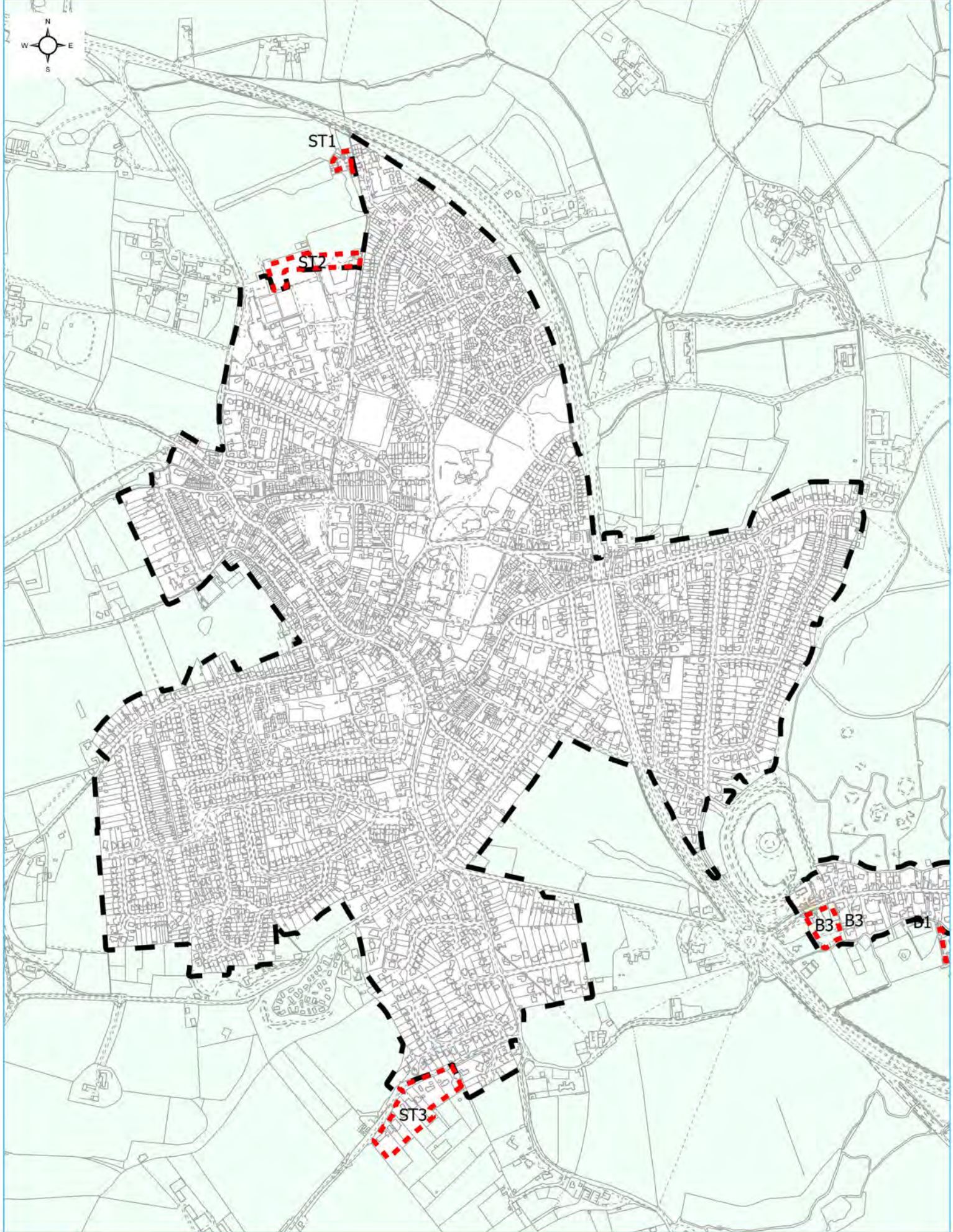
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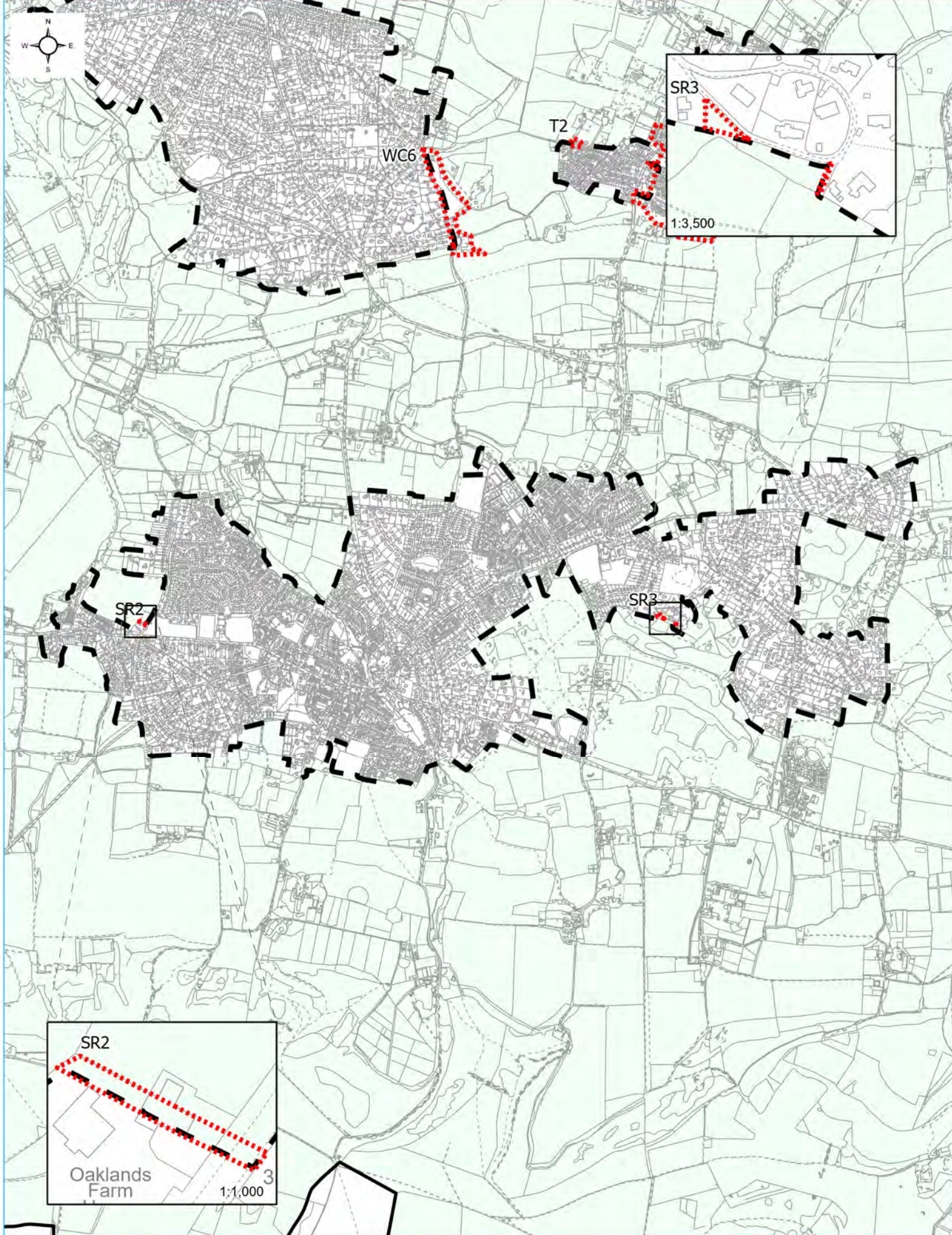
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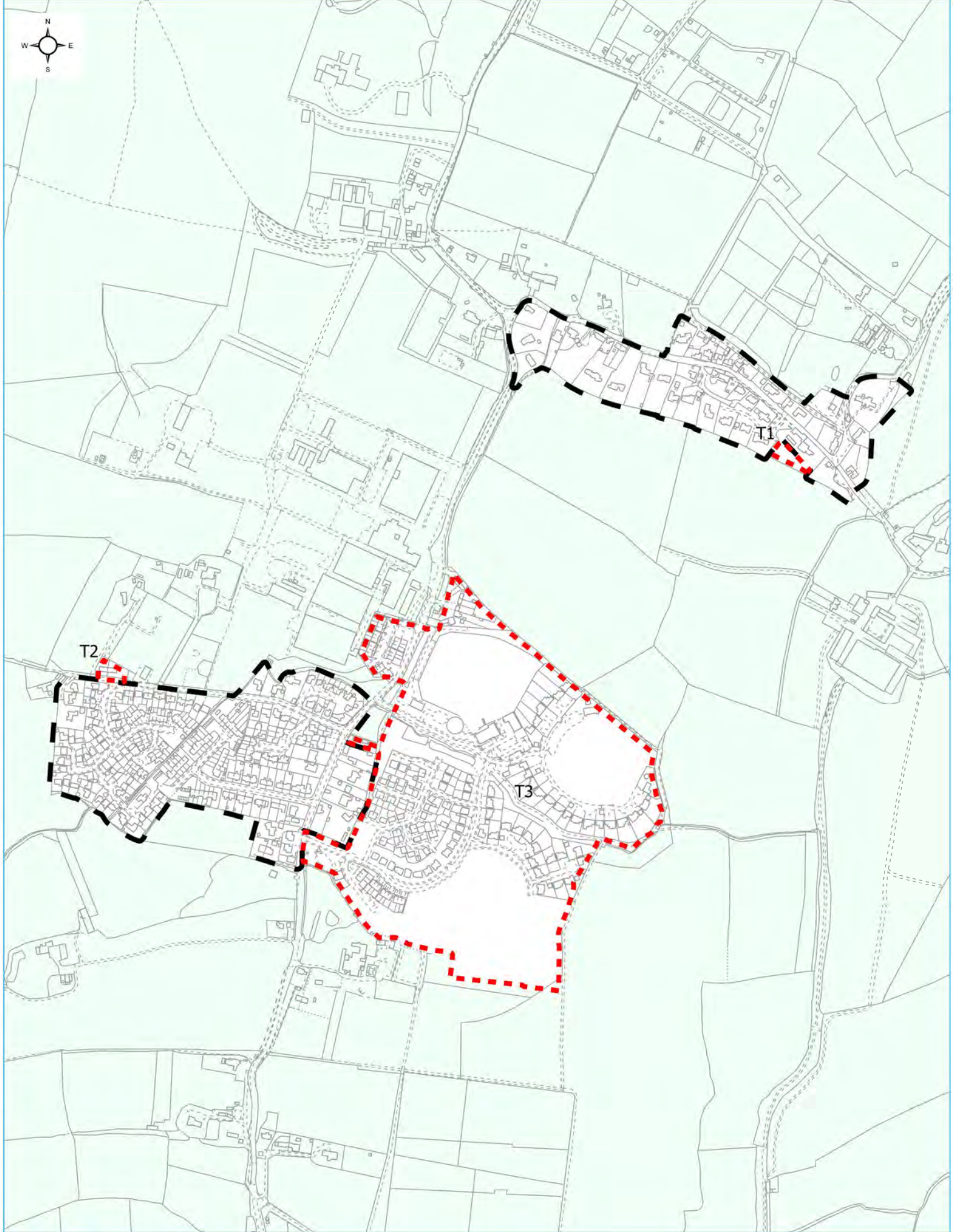
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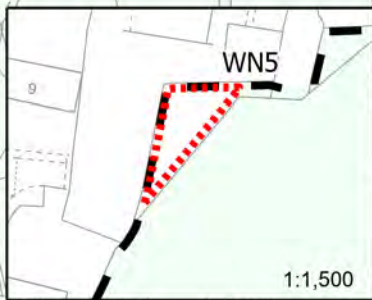
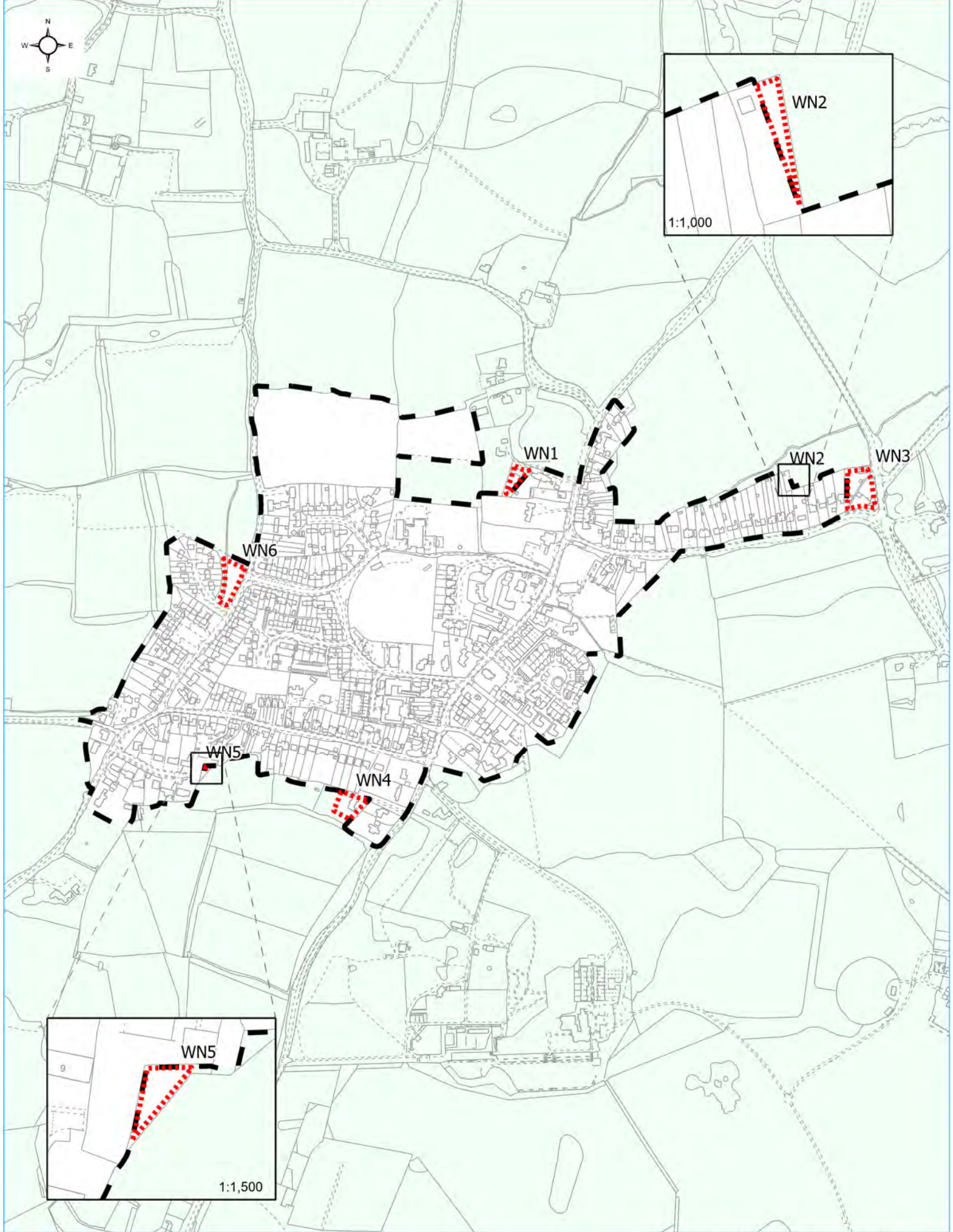
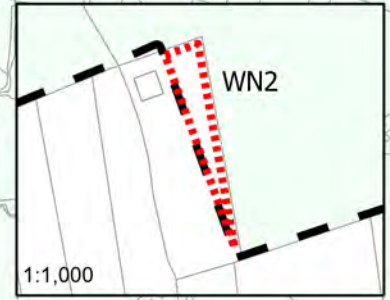
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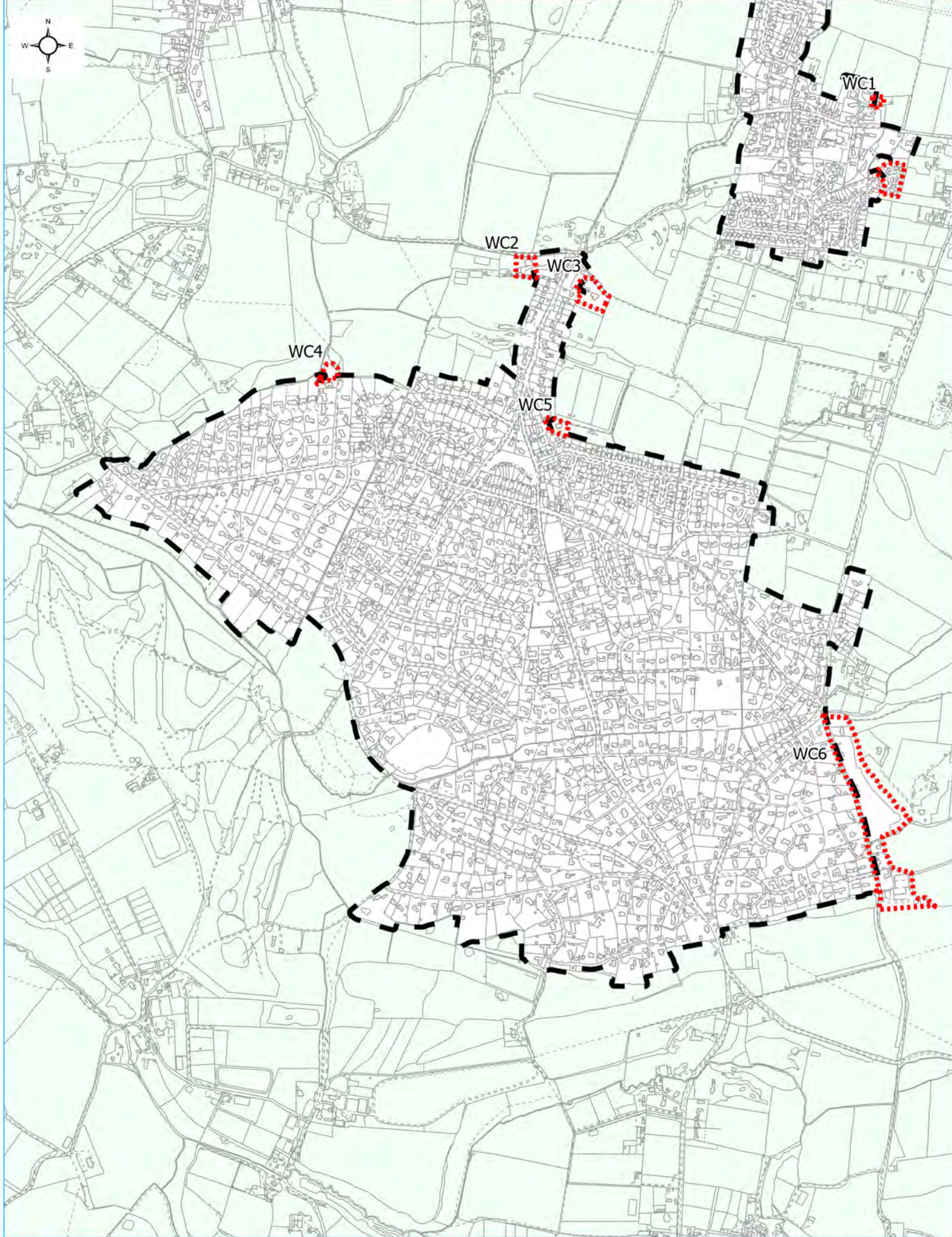
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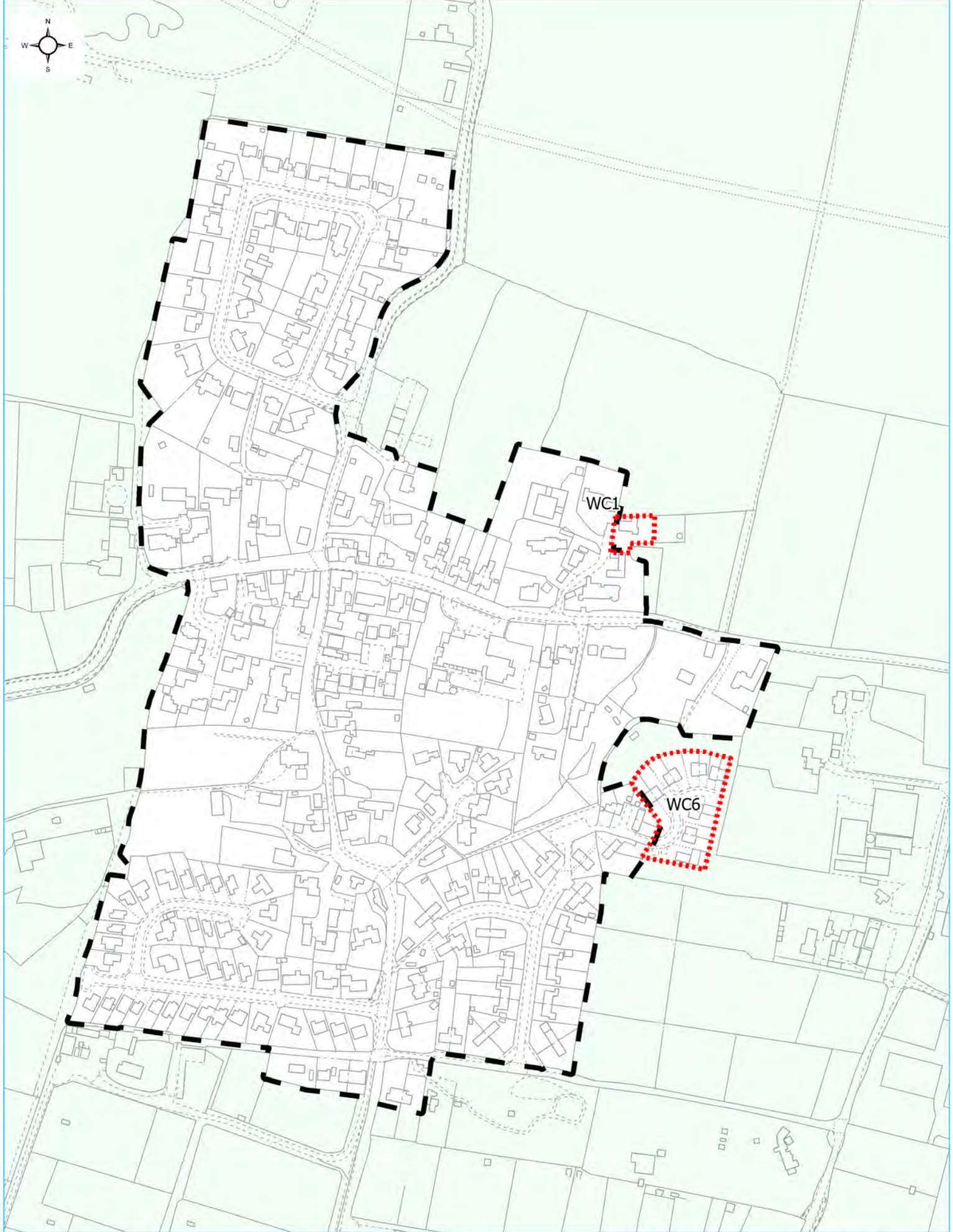


Regulation 19 Proposed Submission Local Plan

Proposed BUAB Amendments: Warnham

Reference:	Scale: 1:7,000 (at A4)
Date: 25/10/2023	Revision: .





Regulation 19 Proposed Submission Local Plan

Proposed BUAB Amendments: WEST CHILTINGTON

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