



Horsham
District
Council

Horsham District Council Site Assessment Report Update

June 2026

Contents

1.0	Introduction	2
2.0	Site Assessment Process and Methodology	4
3.0	Housing Assessment Outcomes	12
3.01	Strategic Sites Assessments	13
3.02	Sites with potential for allocation for housing development	115
3.03	Sites not identified for potential allocation for housing development	220
4.0	Employment Assessment Outcomes	478
4.01	Sites proposed for employment allocation	479
4.02	Employment sites not considered suitable for allocation	492
	Appendix 1: Site Assessment Criteria	530
	Appendix 2: Excluded Sites	532

1.0

Introduction

1.0 Introduction

- 1.1 In order to ensure that the future housing needs of the District can be met, it is recognised that additional allocations for housing and employment land will be required. The Council is required to assess all available land to understand whether it is suitable, available and achievable for development over the next 15 years. This document is an update of the site assessment work which has been undertaken in response to the Inspector's Initial Findings dated 5 May 2026, which identified that the Council should review its shbgYTE assessments, with a view to identifying additional sites for allocation.
- 1.2 This document updates the Site Assessment report published as a background document to the Regulation 19 Horsham District Local Plan (HDLP) (H11 in the examination library) which identified land which is considered by this Council to have potential for housing and employment allocation. This document sets out details on the updated site assessment process that has been most recently undertaken, together with a summary of the results of that process. It should therefore be read in conjunction with H11. **The document does not form Council policy but sets out professional officers' assessments and recommendations and provides evidence supporting the Local Plan.**
- 1.3 This report consists of four sections. Section 1.0 provides an introduction to the document's purpose and structure. Section 2.0 sets out the revised process and methodology used in preparing the site assessments.
- 1.4 Section 3.0 sets out site assessment results. 3.01 contains the outcome of the revised strategic site assessments. 3.02 and 3.03 contain the outcomes of the revised site assessment proformas for non-strategic scale allocations. This section is split into subsections with housing sites assessed as having development potential ('accepted' – section 3.02) and those assessed as not having potential ('rejected' – section 3.03) Section 4 has recommended employment allocations and sites rejected for employment allocation also grouped together.

2.0

Site Assessment Process and Methodology

2.0 Site Assessment Process and Methodology

Site Assessment Work

- 2.1 The initial stages of the Site Assessment process are set out in Part A of the Council's earlier site assessment documentation. This outlines that the site assessment process incorporated the following stages:
- **Call for sites.** This was held in in 2017, and again in the spring and summer of 2018. Landowners and developers and other interested parties were invited to submit land to this Council to consider for development as part of the Local Plan Review process. The Council also undertook its own research reviewing planning applications and emerging neighbourhood plans in order to identify possible development locations.
 - **Strategic Housing and Employment Land Availability Assessment (SHELAA).** This is a high-level assessment which gives an indication of the sites that may have potential for development. The SHELAA documentation is split into two sections. The employment assessment was published in 2018, and the housing section in 2019. The document is available to view on the Council's website: <https://www.horsham.gov.uk/planning/planning-policy>.
 - **Development of Site Assessment Criteria** – A set of consistent criteria to assess the development potential of sites was considered. This took into account the environmental, social and economic impacts of delivering sites. The criteria were shared with site promoters for comment and feedback. These criteria are set out as Appendix 1 of H11.

Updated Site Assessment work - 2026

- 2.2 In light of the requirement to identify additional land to meet increased housing targets, the Council has undertaken a review of the site assessment work to date. Key stages in the work are as follows

Focused consultation with site promoters

- 2.3 Key site promoters with existing allocations or sites with future potential for allocation were contacted to establish the most up to date picture of their sites. In the context of smaller to medium scale allocations, particular emphasis was placed on sites those previously identified within Appendix H11(d). These are sites which adjoining existing built-up area boundaries, but had initially been assessed as not having potential for allocation. Sites in this location considered potentially more capable of accommodating development in accordance with the spatial strategy and sustainable development.
- 2.4 Information requested included anticipated planning timescales, anticipated start and build rates, infrastructure provision and site

ownership. The Council received 45 responses from site promoters and landowners. The Council has taken account of other information or site promotion material received by the Council up to the middle of June 2026.

Review of Planning Context

- 2.5 The Council undertook a systematic review of sites within the wider H11 schedule that had previously been discounted.

Site Size

- 2.6 As with the earlier site assessment work, sites falling below a threshold of being capable of delivering 5 dwellings have not been taken forward in this assessment. Such sites can still be considered through the planning application process and, if ultimately permitted, would be classed as 'windfall' development.

Changes to site availability

- 2.7 Sites which have since the initial site assessment work, subsequently gained planning consent were excluded from further assessment. These sites are now within the Council's housing commitments. These sites have been added to Appendix 2 of this document which lists excluded sites.

Site Location and Context

- 2.8 Sites which are already located within an existing built-up area boundary have continued to be excluded from further assessment as, in policy terms, the general principle of development in these locations is considered acceptable.
- 2.9 The NPPF is also clear that planning policies that lead to isolated developments in the countryside should be avoided. The Council follows the established view that development on land which does not adjoin existing built-up area boundaries and is not of a sufficient scale to bring forward new services and facilities on site, would lead to isolated rural development that perpetuates unsustainable lifestyle patterns. A number of sites proposed to the Council for development in these locations were therefore excluded from further assessment and are again listed in Appendix 2.
- 2.10 Since 2024, a high-level review of the wider planning context of the sites was also undertaken. In some instances, the recent allocation or granting of permission on adjoining or nearby sites has changed the context of a small number of sites in respect of their relationship with the

built form.. These sites were reconsidered as part of the revised site assessment work.

- 2.11 Taking into account the significant increases to the Council’s housing requirements, the Council reviewed whether any potential sites located within the High Weald National Landscape should be reappraised. The NPPF indicates that the the scale and extent of development within all these designated areas should be limited, while development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas. Whilst many sites in the High Weald National Landscape continue to remain either very isolated or were of such a scale that development would conform with the NPPF principles, some limited sites were identified for further assessment, where these were relatively small in scale and adjoined existing settlement boundaries.

Site Suitability

- 2.12 The outcome of the site review process resulted in a refined pool of smaller sites which, along with revised assessments of strategic scale allocations have been subject to a comparative assessment. In addition to revised information received from site promoters, the assessment has taken account of updated evidence base documents, the outcome of further consultations with specialist officers, and any changes or updates from key infrastructure providers.
- 2.13 Paragraph 8 of the National Planning Policy Framework (NPPF) sets out the definition of sustainable development in relation to the planning system. It makes clear that development should pursue economic, social and environmental objectives in mutually supportive ways and those opportunities should be taken to secure net gains in each area. Sites were therefore assessed against fourteen criteria derived from these NPPF, Planning Practice Guidance and other guidance criteria in order to attain an overall assessment of site suitability. Following a review of the assessment criteria, it was considered that the key headings remain fit for purpose. The assessment process did however reconsider the extent to which any impacts identified had potential for mitigation was reassessed. The Key Site Assessment criteria are summarised in the table below.

1) Environmental Considerations	Landscape
	Biodiversity
	Archaeology / Cultural Heritage
	Environmental Quality (Soil / Air / Water)

	Flooding / Drainage
	Climate / renewables / energy efficiency
2) Social Considerations	Housing
	Education
	Health
	Leisure / Recreation / Community
	Facilities
	Transport
3) Economic Considerations	Other infrastructure
	Economy
	Retail

2.13 The NPPF states that certain assets, including Sites of Special Scientific Interest and irreplaceable habitats such as ancient woodland should be protected from development. Any sites (promoted for residential, employment or mixed use) and located fully within such areas were therefore considered not to be suitable and were excluded from further assessment. These are listed in Appendix 2.

Assessment of site suitability

2.14 Overall, the suitability of sites were assessed collectively against environmental, economic and social criteria were made using a rating scheme as follows:

	Very Positive Impacts
	Favourable Impacts
	Neutral Impact
	Unfavourable Impacts (where there is potential for mitigation)
	Very Negative Impacts (impacts unlikely / unable to be mitigated)
	Impact unknown / no information

2.15 At the end of the site suitability assessment for each site, the various strands of the assessment have been drawn together to determine whether a site had potential to be developed in a manner which could bring forward sustainable development, leading to an overall score. Even where a site performed well in two out of the three strands of sustainable development, (e.g. housing or the economy) a very poor score in a third area (e.g. an infrastructure delivery 'showstopper' or severe environmental impact which cannot be mitigated), could lead to a result where a site was not assessed as suitable for development. The RAG rating is meant to be a guide and there are many variables which

can lead to a site being allocated or not for development. The conclusion to each assessment proforma provides the recommendation for each site which balances the positive and negative impacts as well as the prospect for mitigation of negative impacts.

- 2.16 However, the Council has sought to understand the high-level vision that is being proposed for each site and the potential for sites to bring forward aspects such as high quality design, the key components that a site will bring forward and the benefits that may be provided to both new and existing residents.

Sustainability Appraisal

- 2.17 In addition to this site assessment process, a separate sustainability appraisal process has been undertaken to consider the relative sustainability of sites not screened out, in accordance with legislative requirements. This process has considered both individual and cumulative sustainability impacts. The appraisal considers how each site performs against sustainability objectives, each of which relates to a social, economic or environmental aim.