

Nuthurst Parish

Nuthurst Parish

The following sites have been considered as part of the June 2016 SHELAA Assessment for Nuthurst Parish.

A map depicting the entire site area and summary of each site assessment is included on the following pages.

Please note that the classification of a site is based on the classification of the developable area within that site, therefore if part of a site is considered 'Deliverable' -1-5 years, the whole site would be coloured yellow, however in reality only part of that site may be considered suitable for development.

The outcome of the assessment for Nuthurst Parish is summarised as follows:

SHELAA Reference	Site Name	Site Address	Outcome of Assessment	Total Units
SA258	Land opposite Dun Horse Public House	Brighton Road, Mannings Heath	Green (1-5 Years Deliverable)	10
SA303	Land at Great Ventors Farm	Nuthurst Road, Monks Gate	Green (1-5 Years Deliverable)	10
SA328	Land at Saxtons Farm	Nuthurst Road, Monks Gate	Green (1-5 Years Deliverable)	6
SA355	Swallowfield Nursery	Church Road, Mannings Heath,	Green (1-5 Years Deliverable)	9
SA405	Land adjacent to Heathtolt Cottages	Park Lane, Maplehurst	Green (1-5 Years Deliverable)	8
SA553	Land behind White Horse	Park Lane, Maplehurst	Yellow (6-10 Years Developable)	6
SA420	Swallowfield Paddock, Mannings Heath	Land at Church Road/Brighton Road, Mannings Heath	Yellow (11+ Years Developable)	6
SA091	Land adjacent to 15th Green	Mannings Heath Golf Club	Not Currently Developable	0
SA092	Land at Winterpit Lane	Mannings Heath	Not Currently Developable	0
SA093	Land at Saddlers Farm	Mannings Heath	Not Currently Developable	0
SA117	The Stables	Nuthurst Road, Monks Gate	Not Currently Developable	0
SA374	Copsale Farm (Pinks Farm)	Copsale Road , Copsale (only the land containing what are thought to be redundant stables and farm buildings)	Not Currently Developable	0
SA375	Barnfields Farm	Broadwater Lane, Copsale (only land on which derelict buildings associated with redundant pig farm are sited)	Not Currently Developable	0
SA464	Land east of the A281	Monks Gate	Not Currently Developable	0
SA484	Land at the Junction of Broadwater Lane and Polecat Lane	Copsale, Horsham, West Sussex	Not Currently Developable. NO MAP	0
SA646	Land at Shuckers Farm	Copsale Road, Maplehurst	Not Currently Developable	0

Sites submitted to the SHELAA for Nuthurst Parish but excluded from further assessment:

SHELAA Reference	Site Name	Site Address	Outcome of Assessment
SA041	Swallowfield	Brighton Road	Duplicate site already exists as SA420.
SA099	Land east of the A281	Monks Gate	Duplicate site now assessed as part of wider site area SA464.
SA370	Copsale Village Hall	Bar Lane, Copsale	The site fall below the SHLAA threshold
SA371	Holly Farm	Holly farm, Winterpit Lane, Mannings Heath	This site has been allocated for residential development tin the Nuthurst Neighbourhood Development Plan, however the developable area would not deliver the necessary number of units to meet the required SHELAA threshold. The site is subsequently excluded from this assessment.
SA372	Land East of Cloisters	Nuthurst Road, Monks Gate	Duplicate site. The site is considered as part of wider site area SA303.
SA373	Heathtolt Farm	Park Lane, only the strip of land bordering Park Lane , Maplehurst	Site area submitted is a duplication of SA405.

Parish**Nuthurst**

SHLAA Reference SA258 **Site Name** Land opposite Dun Horse Public House

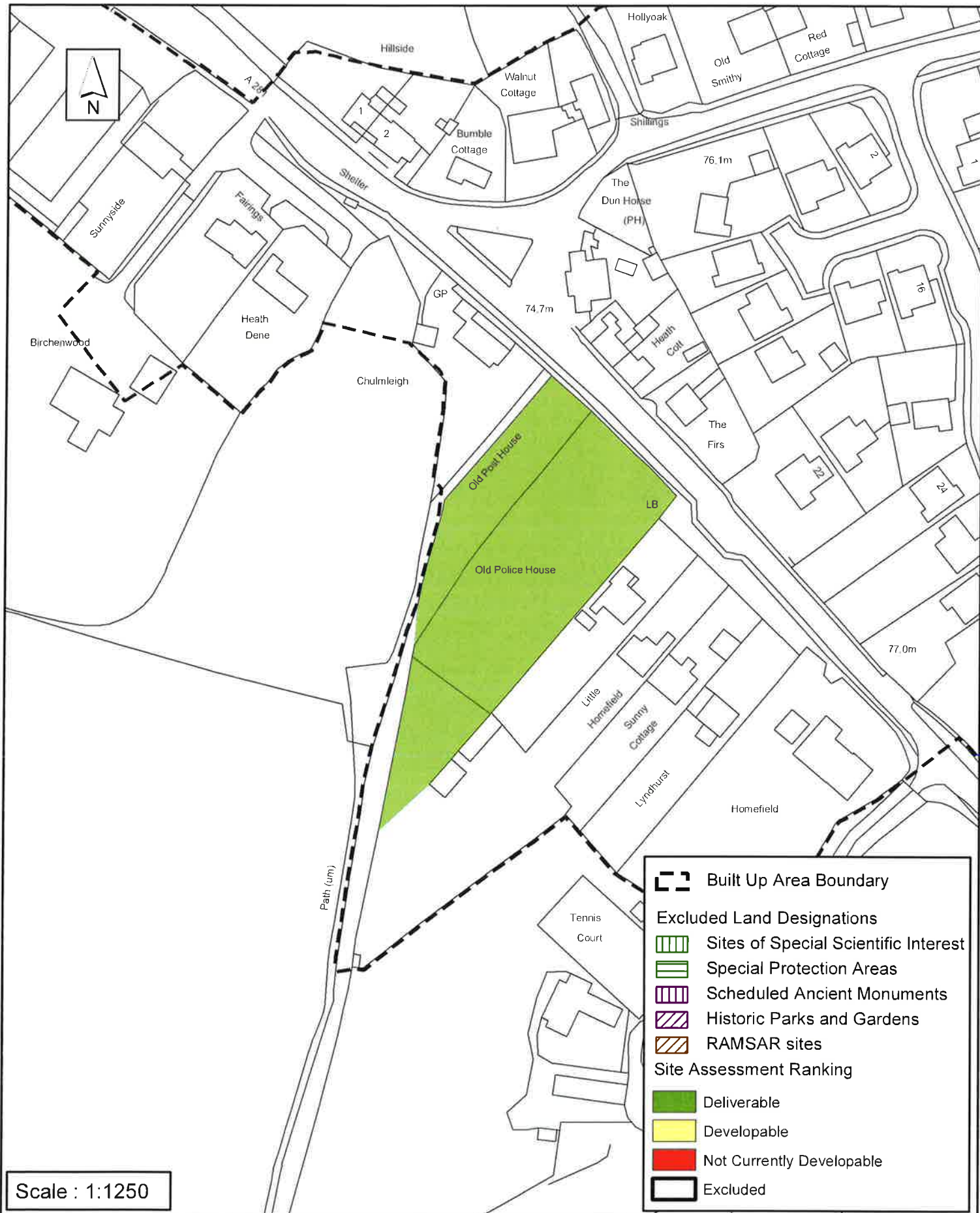
Years 1-5 Deliverable	<input checked="" type="checkbox"/>	Site Address	Brighton Road, Mannings Heath	
Years 6-10 Developable	<input type="checkbox"/>			
Years 11+	<input type="checkbox"/>	Site Area (ha)	0.37	Suitable <input checked="" type="checkbox"/>
Not Currently Developable	<input type="checkbox"/>	Greenfield/PDL	PDL	Available <input checked="" type="checkbox"/>
		Site Total	10	Achievable <input checked="" type="checkbox"/>
				Viable <input type="checkbox"/>

Justification

This site has been allocated for residential development through the Nuthurst Neighbourhood Development Plan. The allocation is for 8-10 units to be delivered in the planning period up to 2031. The site is available and located in a sustainable location within the settlement of Mannings Heath as such it is considered deliverable 1-5 years. A scheme of this size would likely be delivered in a single phase.

Excluded Site ☐ **Exclusion Reason****Lapsed PP** ☐ **Date**

SA - 258: Land opposite Dun Horse Public House, Mannings Heath



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Date: 19/10/2015

Revision: 06/04/2016

Horsham District Council

Parkside, Chart Way, Horsham
West Sussex RH12 1RL.

Chris Lyons : Director of Planning, Economic Development & Property

Parish	Nuthurst
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SHLAA Reference	SA303	Site Name	Land at Great Ventors Farm
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Years 1-5 Deliverable	<input checked="" type="checkbox"/>	Site Address	Nuthurst Road, Monks Gate		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	1.2	Suitable	<input checked="" type="checkbox"/>
Not Currently Developable	<input type="checkbox"/>	Greenfield/PDL	Greenfield	Available	<input checked="" type="checkbox"/>
		Site Total	10	Achievable	<input checked="" type="checkbox"/>
				Viable	<input type="checkbox"/>

Justification

This site has been allocated for residential development through the Nuthurst Neighbourhood Development Plan (Policy 5). The allocation is for 9-12 units to be delivered in the planning period up to 2031. An outline planning application for 10 dwellings (DC/15/1946) was recommended for approval on 1 December 2015 by the Council's Development Management Committee, subject to a legal agreement being entered into to secure both affordable housing provision and infrastructure contributions. As of yet, such a legal agreement has not been agreed to. However, the site is considered deliverable within the 1-5 year period.

Excluded Site	<input type="checkbox"/>	Exclusion Reason
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Lapsed PP	<input type="checkbox"/>	Date
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SA - 303 : Land at Great Ventors Farm, Monks Gate, Nuthurst



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Revision:

Horsham District Council

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West Sussex RH12 1RL.

Chris Lyons : Director of Planning, Economic Development & Property

Parish	Nuthurst
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SHLAA Reference	SA328	Site Name	Land at Saxtons Farm
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Years 1-5 Deliverable	<input checked="" type="checkbox"/>	Site Address	Nuthurst Road, Monks Gate		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	0.375	Suitable	<input checked="" type="checkbox"/>
Not Currently Developable	<input type="checkbox"/>	Greenfield/PDL	Greenfield	Available	<input checked="" type="checkbox"/>
		Site Total	6	Achievable	<input checked="" type="checkbox"/>
				Viable	<input type="checkbox"/>

Justification

This site has been allocated for residential development through the made Nuthurst Neighbourhood Development Plan.(Policy 6). The allocation is for 6 units to be delivered in the planning period up to 2031. Constraints such as flood risk and access would need to be dealt with the usual planning application process, however the site is available and located in a sustainable location within Monks Gate. As such it is considered deliverable 1-5 years.

Excluded Site	<input type="checkbox"/>	Exclusion Reason
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Lapsed PP	<input type="checkbox"/>	Date
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SA-328: Land at Saxtons Farm, Nuthurst Road, Monks Gate, Nuthurst



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Date: 04/11/2015

Revision: 11/04/2016

Horsham District Council

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West Sussex RH12 1RL.

Chris Lyons : Director of Planning, Economic Development & Property

Parish	Nuthurst
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SHLAA Reference	SA355	Site Name	Swallowfield Nursery
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Years 1-5 Deliverable	<input checked="" type="checkbox"/>	Site Address	Church Road, Mannings Heath		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	0.69	Suitable	<input checked="" type="checkbox"/>
Not Currently Developable	<input type="checkbox"/>	Greenfield/PDL	Greenfield	Available	<input checked="" type="checkbox"/>
		Site Total	7	Achievable	<input checked="" type="checkbox"/>
				Viable	<input checked="" type="checkbox"/>

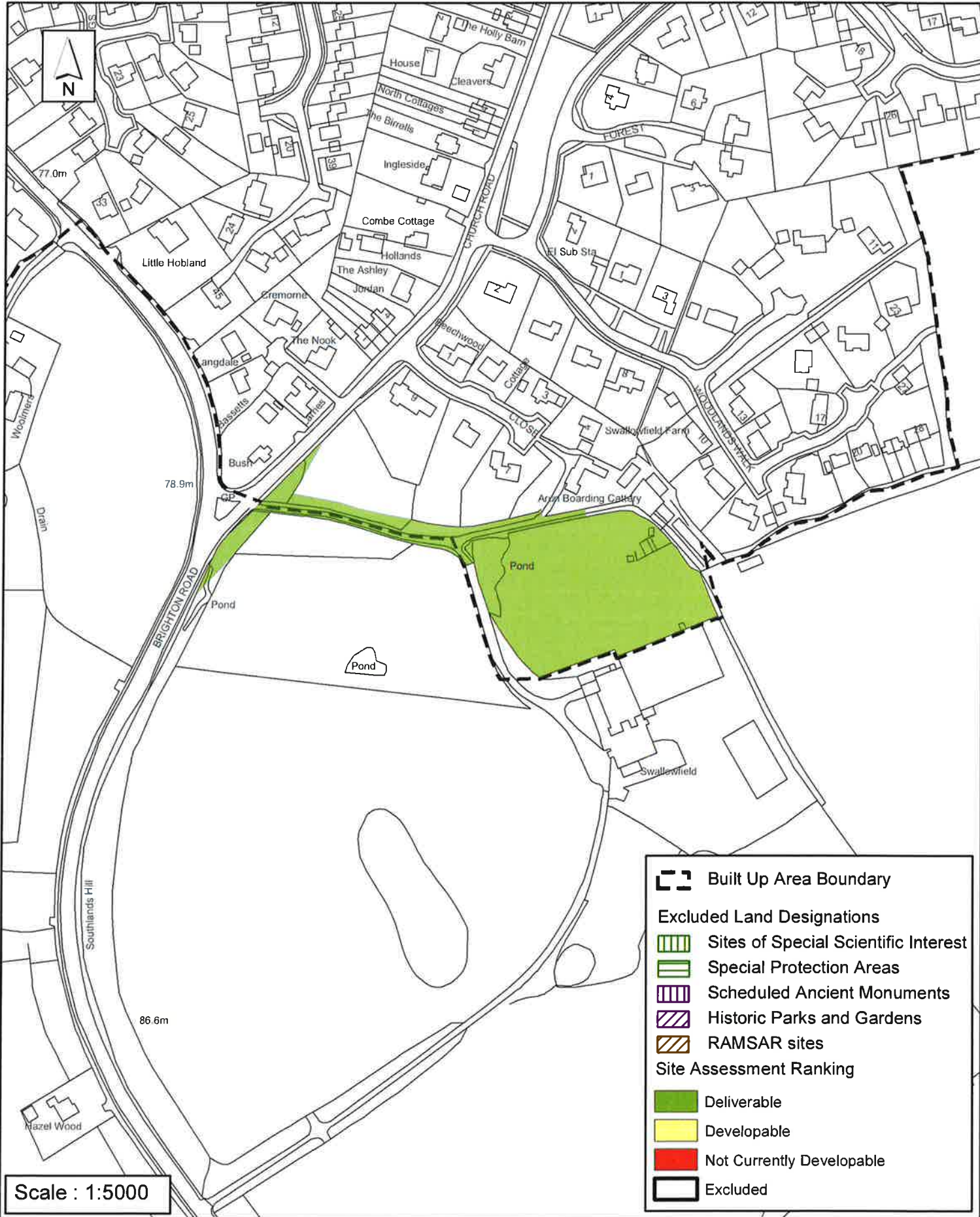
Justification

The site has been allocated for residential development in the made Nuthurst Neighbourhood Plan (Policy 2). Paragraph 4.14 of the plan states that the scheme should comprise four to seven dwellings. The policy sets out a number of requirements, including the retention of vegetated boundaries, enhancements to biodiversity and renovation of the pond, and determining how access to the site should be obtained. The site is considered to be available and achievable and is subsequently considered deliverable in the first five years. It should be noted that an outline application for 9 dwellings (DC/14/2755) had initially been submitted on the site, although this scheme has now been reduced to only 4 dwellings following amendments. At the time of writing, this planning application is still pending consideration. A scheme of this size would likely be delivered in a single phase.

Excluded Site	<input type="checkbox"/>	Exclusion Reason
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Lapsed PP	<input type="checkbox"/>	Date
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SA - 355: Swallowfield Nursery, Church Road, Mannings Heath, Nuthurst



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Date: 05/11/2013

Revision: 11/04/2016

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Chris Lyons : Director of Planning, Economic Development & Property

Parish	Nuthurst
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SHLAA Reference	SA405	Site Name	Land adjacent to Heathtolt Cottages
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Years 1-5 Deliverable	<input checked="" type="checkbox"/>	Site Address	Park Lane, Maplehurst		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	0.375	Suitable	<input checked="" type="checkbox"/>
Not Currently Developable	<input type="checkbox"/>	Greenfield/PDL	Greenfield	Available	<input checked="" type="checkbox"/>
		Site Total	8	Achievable	<input checked="" type="checkbox"/>
				Viable	<input type="checkbox"/>

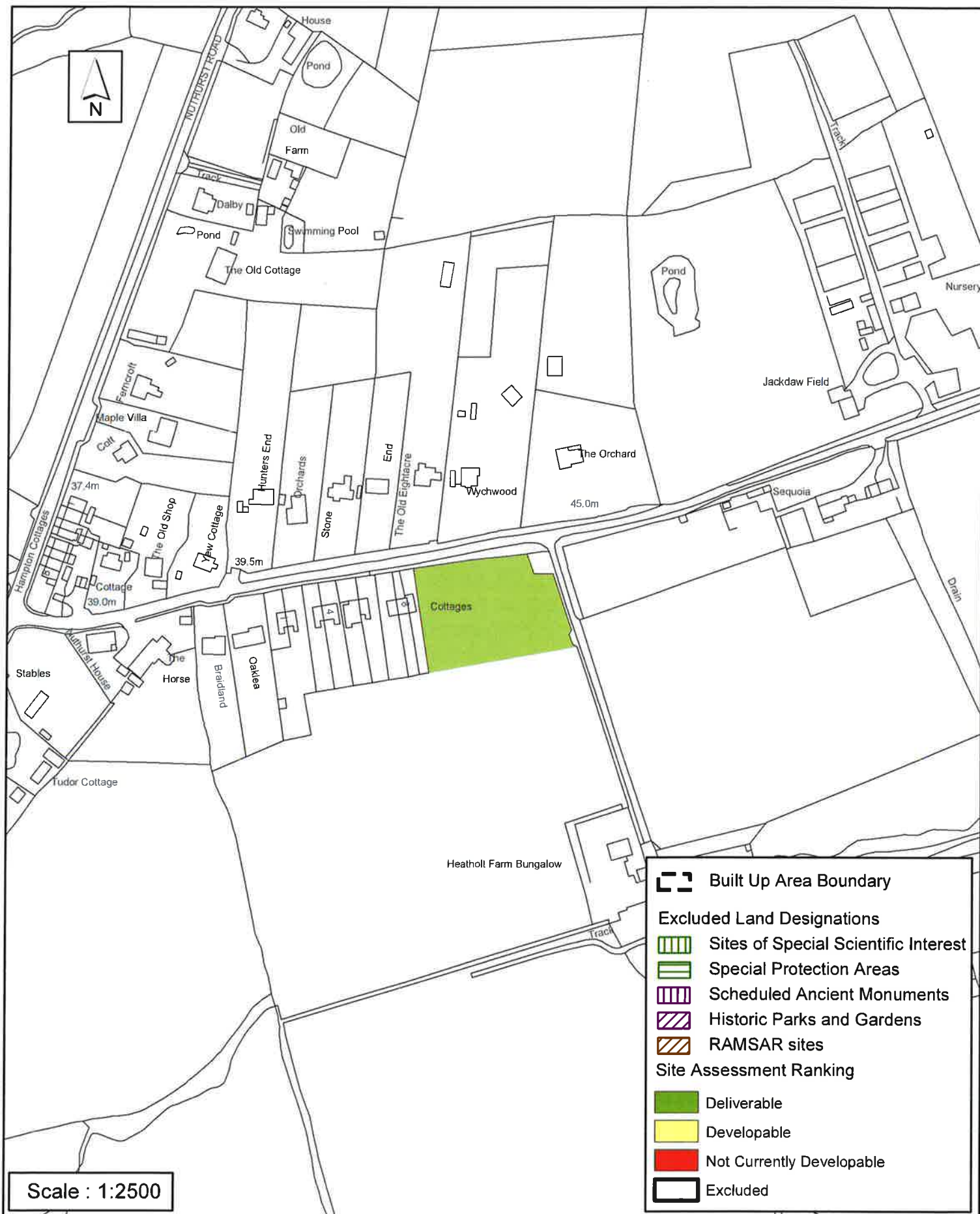
Justification

This site has been allocated for housing development through the Nuthurst Neighbourhood Development Plan (Policy 8). The allocation is for 3-4 pairs of semi-detached dwellings (6-8) units to be delivered in the planning period up to 2031. The site is available for development in a sustainable location within the settlement of Maplehurst. As such the site is considered deliverable 1-5 years. A scheme of this size would likely be delivered in a single phase.

Excluded Site	<input type="checkbox"/>	Exclusion Reason
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Lapsed PP	<input type="checkbox"/>	Date
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SA-405: Land adjacent to Heathtolt Cottages, Maplehurst, Nuthurst



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Date: 03/12/2015

Revision: 11/04/2016

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Chris Lyons : Director of Planning, Economic Development & Property

Parish	Nuthurst
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SHLAA Reference	SA553	Site Name	Land behind White Horse Public House
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Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Park Lane, Maplehurst		
Years 6-10 Developable	<input checked="" type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	0.2	Suitable	<input checked="" type="checkbox"/>
Not Currently Developable	<input type="checkbox"/>	Greenfield/PDL	Greenfield	Available	<input checked="" type="checkbox"/>
		Site Total	6	Achievable	<input type="checkbox"/>
				Viable	<input type="checkbox"/>

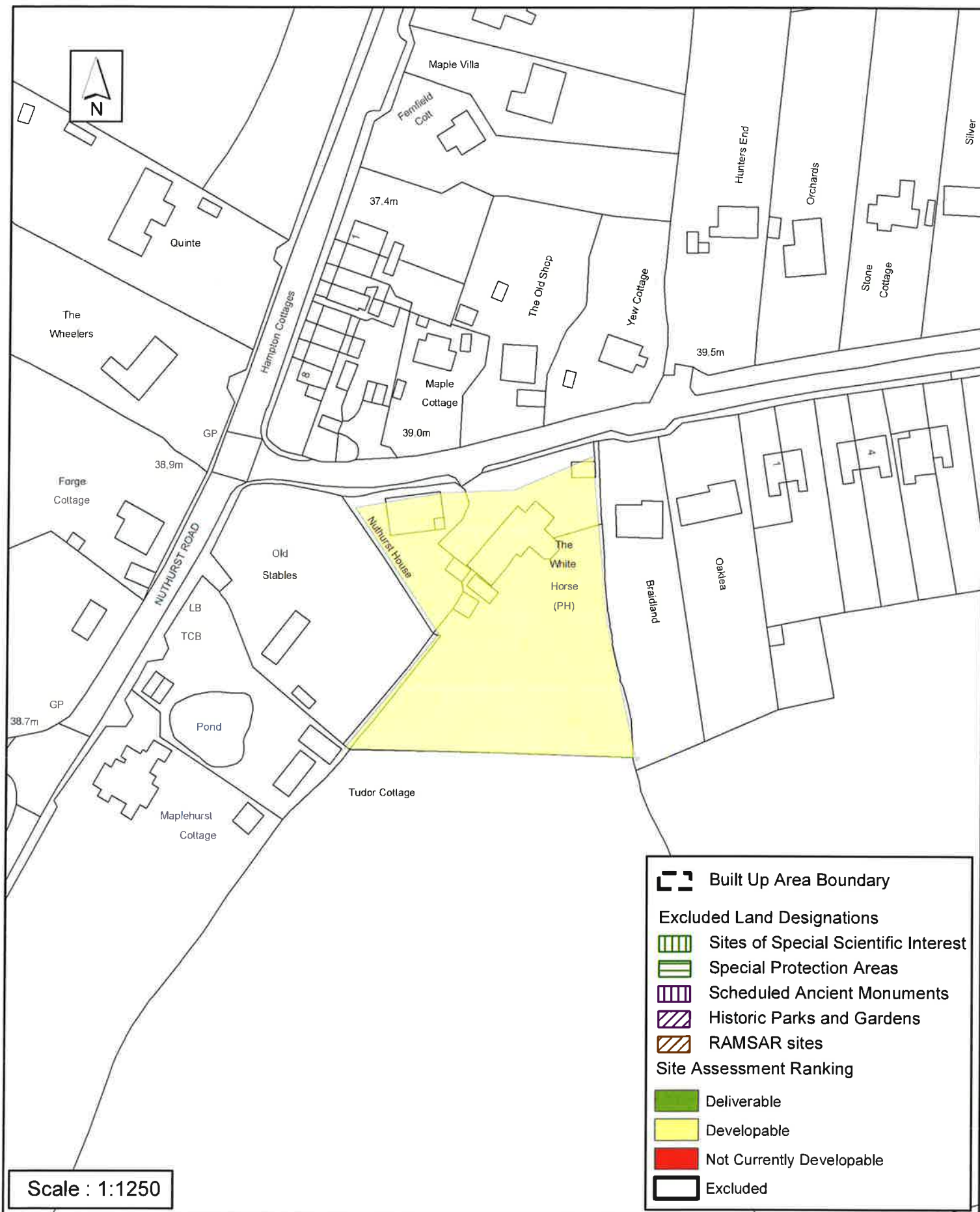
Justification

This site has been allocated for residential development through the Nuthurst Neighbourhood Development Plan (Policy 9). The allocation is an enabling development to bring about the refurbishment of the White Horse Public House and the total number of units will be determined by the minimum number of dwellings required to cross subsidise the works. It is estimated that the scheme could deliver 6 units and these would be delivered in a single phase, however as the details of the scheme are yet to be confirmed, the site is considered developable 6-10 years.

Excluded Site	<input type="checkbox"/>	Exclusion Reason
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Lapsed PP	<input type="checkbox"/>	Date
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SA - 553: Land behind White Horse, Park Lane, Maplehurst, Nuthurst



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Horsham District Council

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West Sussex RH12 1RL.

Chris Lyons : Director of Planning, Economic Development & Property

Parish	Nuthurst
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SHLAA Reference	SA420	Site Name	Swallowfield Paddock, Mannings Heath
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Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Land at Church Road/Brighton Road, Mannings Heath	
Years 6-10 Developable	<input type="checkbox"/>			
Years 11+	<input checked="" type="checkbox"/>	Site Area (ha)	1.07	Suitable <input type="checkbox"/>
Not Currently Developable	<input type="checkbox"/>	Greenfield/PDL	Greenfield	Available <input checked="" type="checkbox"/>
		Site Total	6	Achievable <input type="checkbox"/>
				Viable <input type="checkbox"/>

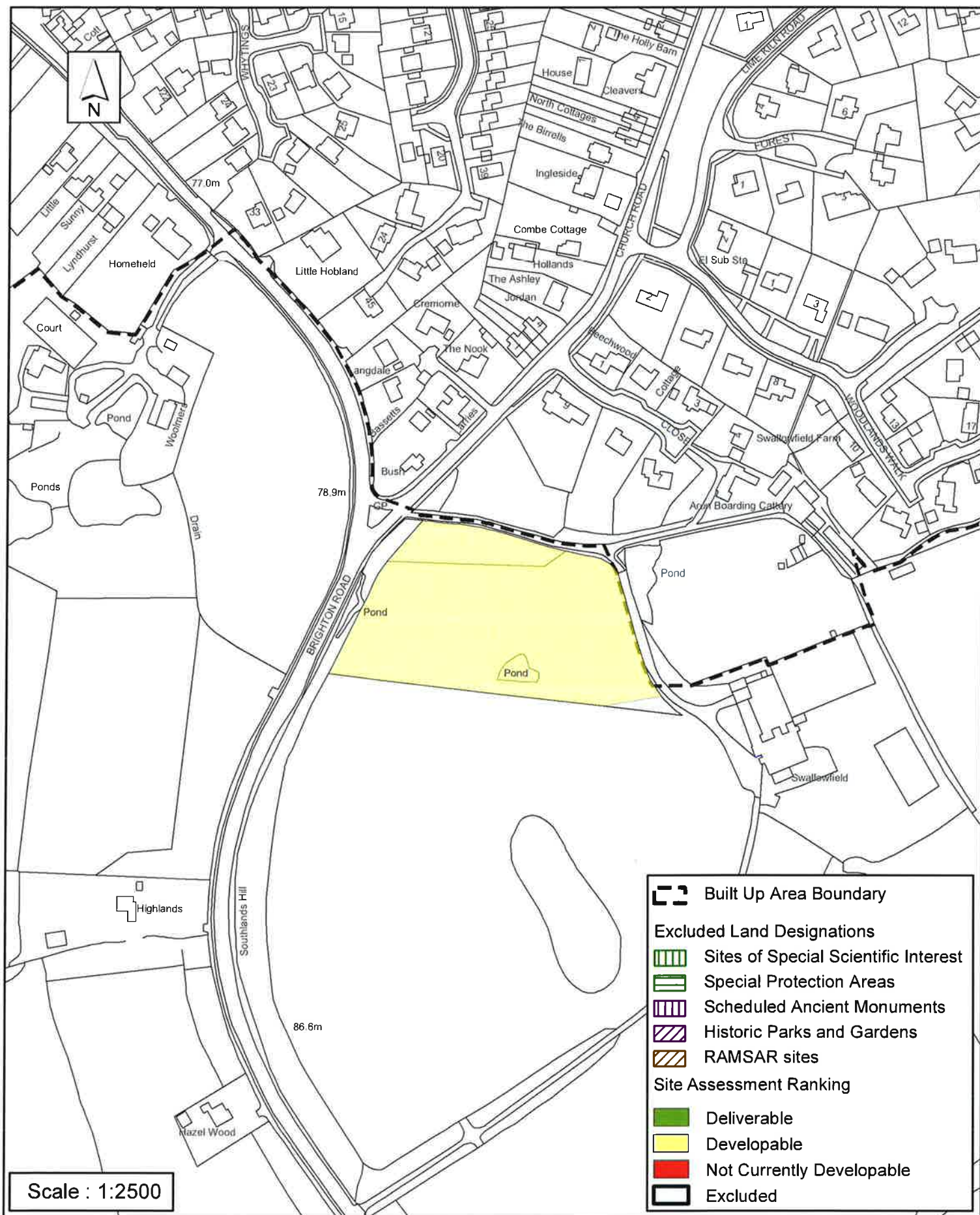
Justification

The site adjoins the BUAB of Mannings Heath and is relatively flat, meaning the principle of development may be acceptable if allocated through a Neighbourhood Plan or Local Plan. The landowner has also expressed an intention to develop the site indicating the sites availability. Any development onsite would need to demonstrate a relationship with the existing settlement and constraints such as surface water flooding arising from the pond onsite would need to be investigated further, as would impact on the existing biodiversity. The site is not allocated within the Nuthurst Neighbourhood Development Plan meaning development is unlikely in the short to medium term. The site is assessed as Developable 11+ years.

Excluded Site	<input type="checkbox"/>	Exclusion Reason
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Lapsed PP	<input type="checkbox"/>	Date
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SA420 : Swallowfield Paddock, Mannings Heath



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Date: 19/05/2014

Revision: 06/06/2016

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Chris Lyons : Director of Planning, Economic Development & Property

Parish**Nuthurst**

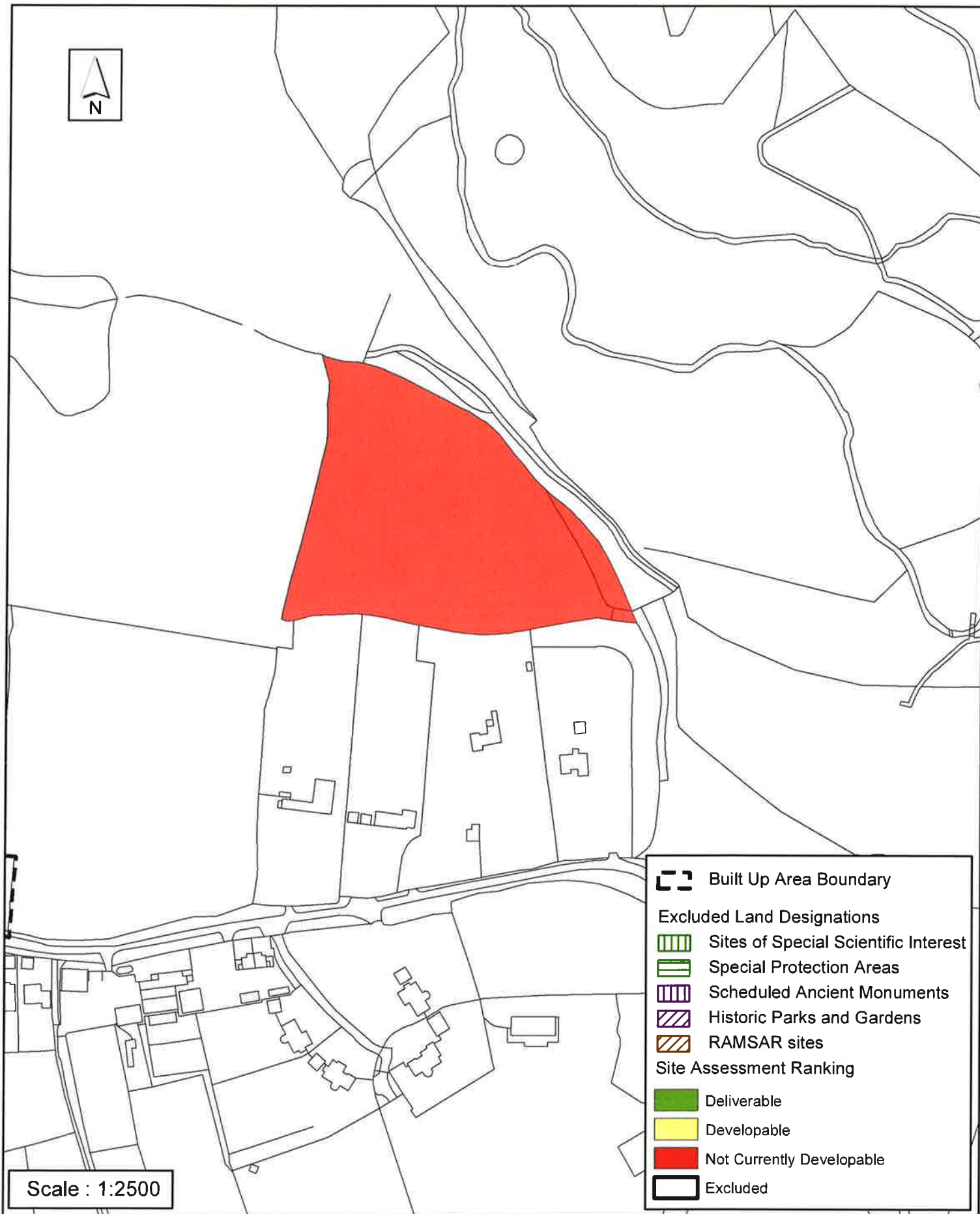
SHLAA Reference SA091 **Site Name** Land adjacent to 15th Green

Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Mannings Heath Golf Club	
Years 6-10 Developable	<input type="checkbox"/>			
Years 11+	<input type="checkbox"/>	Site Area (ha)	1.5	Suitable <input type="checkbox"/>
Not Currently Developable	<input checked="" type="checkbox"/>	Greenfield/PDL	Greenfield	Available <input type="checkbox"/>
		Site Total	0	Achievable <input type="checkbox"/>
				Viable <input type="checkbox"/>

Justification

The site is located in an isolated rural location and unrelated to the Built Up Area and is therefore defined as not currently developable

Excluded Site ☐ **Exclusion Reason****Lapsed PP** ☐ **Date**



Parish	Nuthurst
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SHLAA Reference	SA092	Site Name	Land at Winterpit Lane
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Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Mannings Heath	
Years 6-10 Developable	<input type="checkbox"/>			
Years 11+	<input type="checkbox"/>	Site Area (ha)	3	Suitable <input type="checkbox"/>
Not Currently Developable	<input checked="" type="checkbox"/>	Greenfield/PDL	Greenfield	Available <input checked="" type="checkbox"/>
		Site Total	0	Achievable <input type="checkbox"/>
				Viable <input type="checkbox"/>

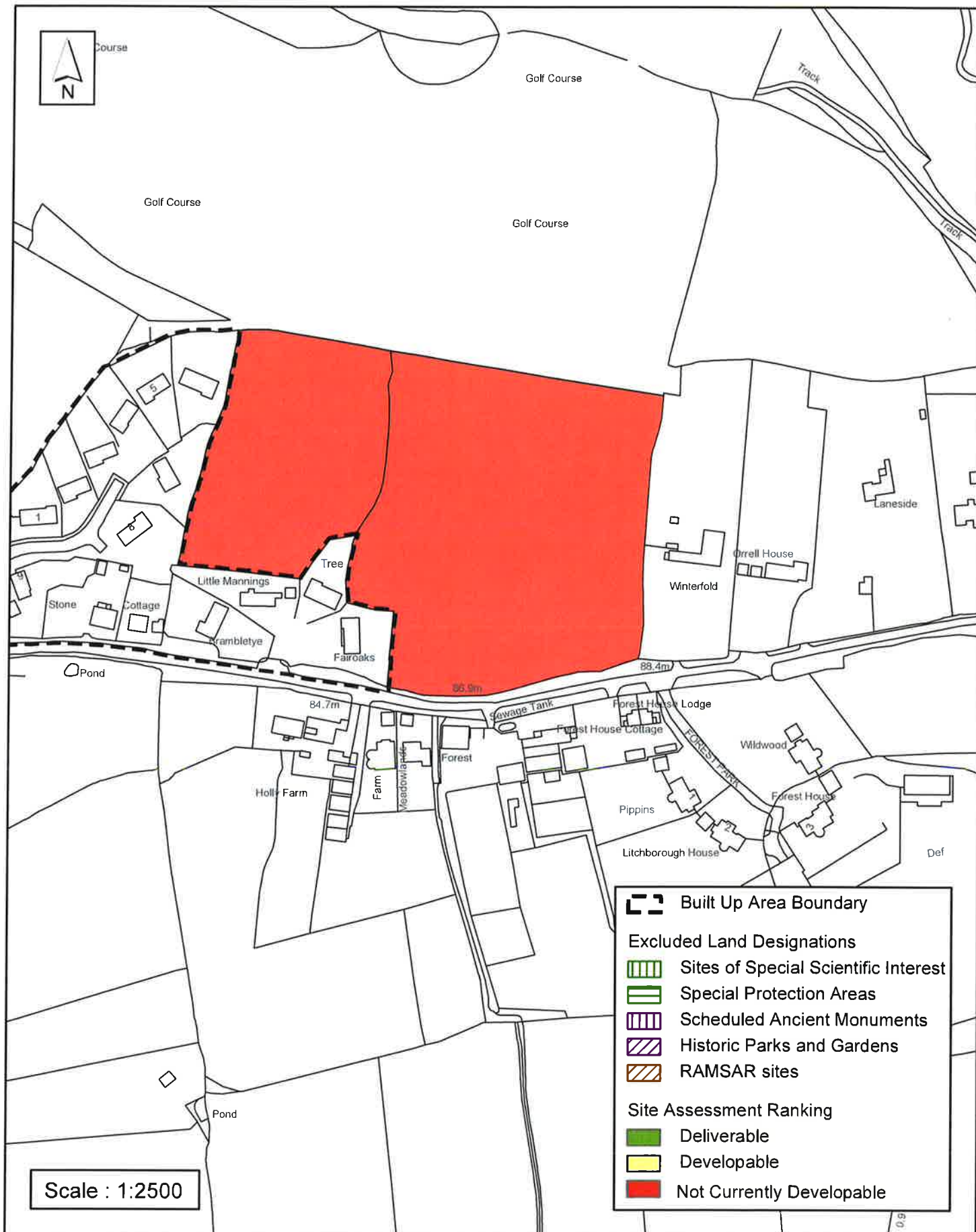
Justification

Situated on the far eastern edge of Mannings Heath, any development would be an unacceptable extension of a rural village, leading to pressure for further development. Furthermore, if residential development was required in Mannings Heath it is anticipated that sites located away from the AONB could be more appropriate.

Excluded Site	<input type="checkbox"/>	Exclusion Reason
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Lapsed PP	<input type="checkbox"/>	Date
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SA - 092 : Winterpit Lane, Mannings Heath



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Head of Strategic & Community Planning, Jill Scarfield

Parish	Nuthurst
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SHLAA Reference	SA093	Site Name	Land at Saddler's Farm
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Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Mannings Heath		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	3.2	Suitable	<input type="checkbox"/>
Not Currently Developable	<input checked="" type="checkbox"/>	Greenfield/PDL	Greenfield	Available	<input type="checkbox"/>
		Site Total	0	Achievable	<input type="checkbox"/>
				Viable	<input type="checkbox"/>

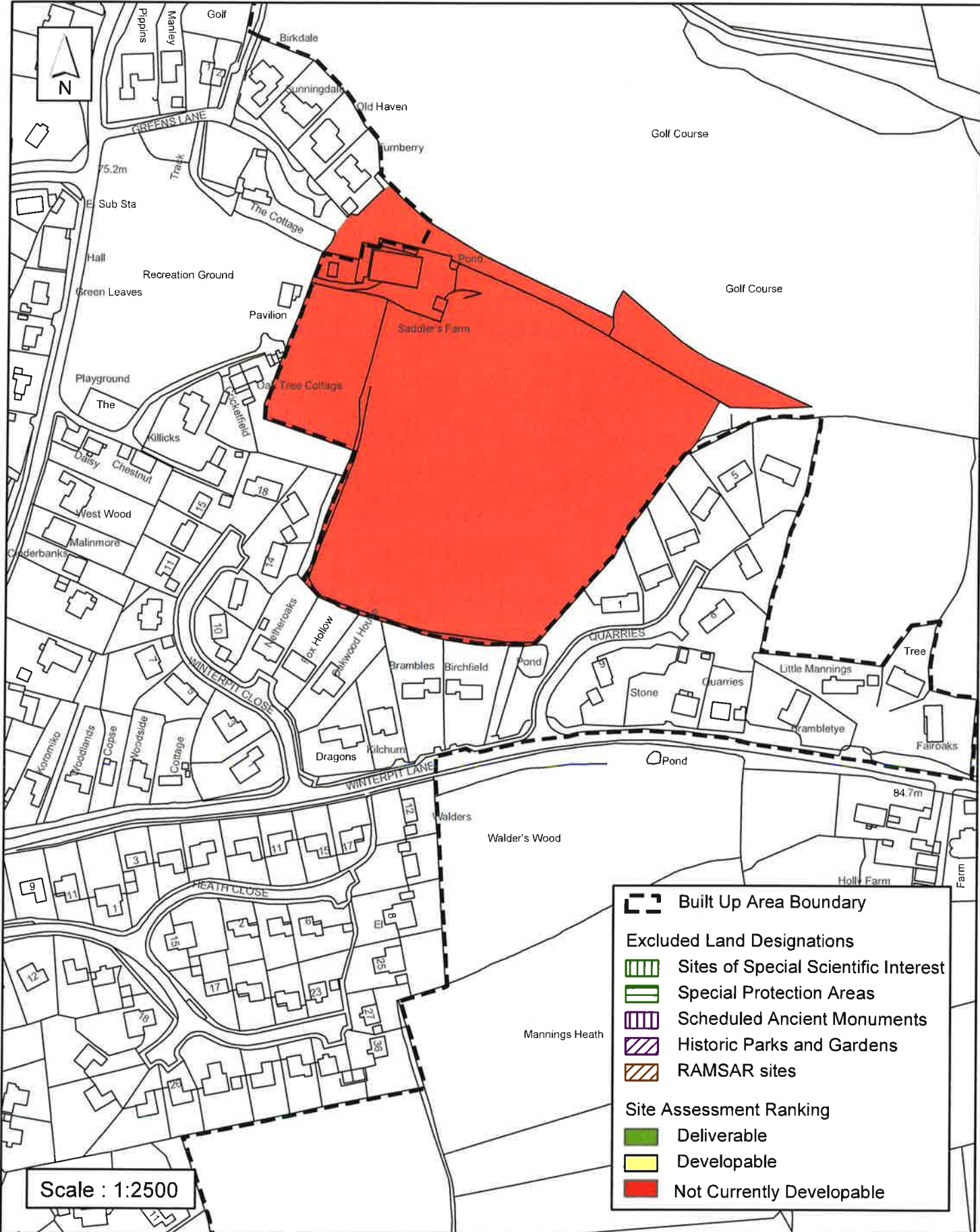
Justification

An application for 40 units (DC/15/1388) was submitted on the site in 2015 indicating the site's availability, however this application was refused due to the site not being in conformity with the Local Development Plan or Nuthurst Neighbourhood Development Plan. The site is also located within the High Weald AONB and development would have an urbanising effect on the local landscape character. There may also be potential harm to protected species and their habitats on site. As such the site is considered Not Currently Developable.

Excluded Site	<input type="checkbox"/>	Exclusion Reason
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Lapsed PP	<input type="checkbox"/>	Date
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SA - 093 : Saddlers Farm, Mannings Heath



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Head of Strategic & Community Planning, Jill Scarfield

Parish	Nuthurst
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SHLAA Reference	SA117	Site Name	The Stables
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Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Nuthurst Road, Monks Gate	
Years 6-10 Developable	<input type="checkbox"/>			
Years 11+	<input type="checkbox"/>	Site Area (ha)	0.2	Suitable <input type="checkbox"/>
Not Currently Developable	<input checked="" type="checkbox"/>	Greenfield/PDL	Both	Available <input type="checkbox"/>
		Site Total	0	Achievable <input type="checkbox"/>
				Viable <input type="checkbox"/>

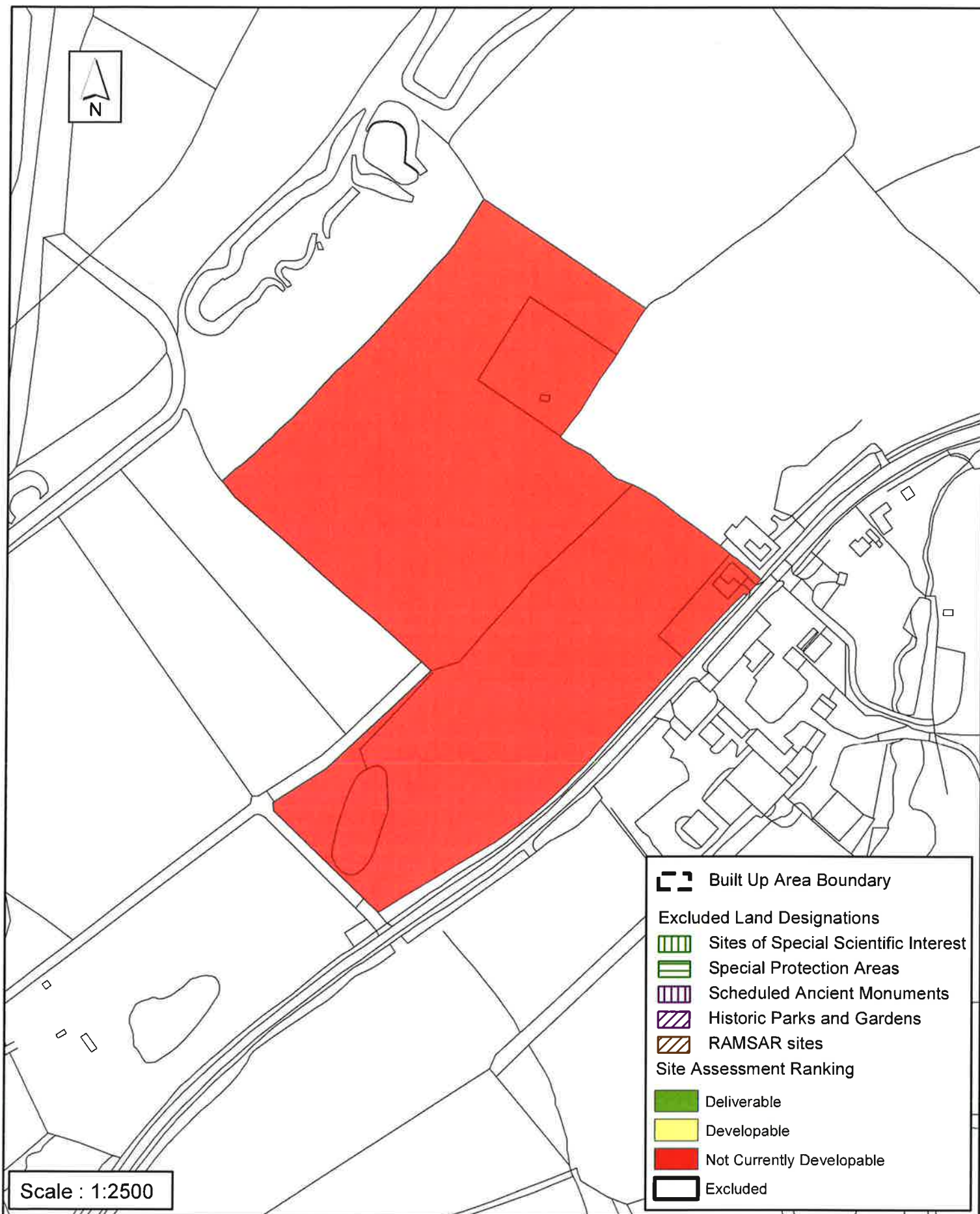
Justification

The site is located in an isolated rural location and unrelated to the Built Up Area and is therefore defined as not currently developable

Excluded Site	<input type="checkbox"/>	Exclusion Reason
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Lapsed PP	<input type="checkbox"/>	Date
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SA - 117 : The Stables, Nuthurst Road, Monks Gate, Nuthurst



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Date: 31/07/2014

Revision: 08/10/2015

Horsham District Council

Parkside, Chart Way, Horsham
West Sussex RH12 1RL.

Chris Lyons : Director of Planning, Economic Development & Property

Parish	Nuthurst
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SHLAA Reference	SA374	Site Name	Copsale Farm (Pinks Farm)
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Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Copsale Road , Copsale	
Years 6-10 Developable	<input type="checkbox"/>			
Years 11+	<input type="checkbox"/>	Site Area (ha)	0.387	Suitable <input type="checkbox"/>
Not Currently Developable	<input checked="" type="checkbox"/>	Greenfield/PDL	Greenfield	Available <input type="checkbox"/>
		Site Total	0	Achievable <input type="checkbox"/>
				Viable <input type="checkbox"/>

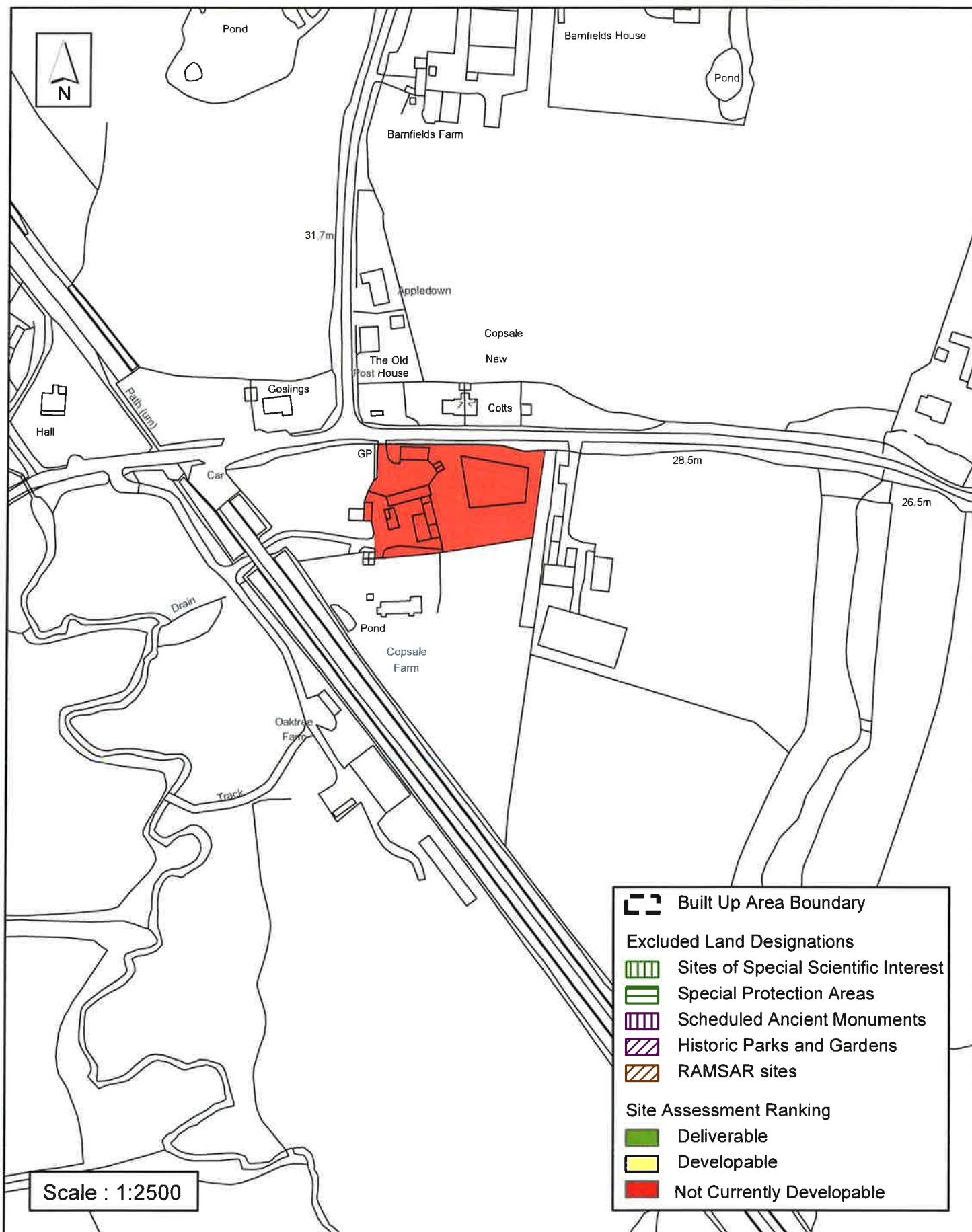
Justification

The site is located in an isolated rural location and unrelated to the settlement edge and is considered unsustainable and defined as Not Currently Developable.

Excluded Site	<input type="checkbox"/>	Exclusion Reason
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Lapsed PP	<input type="checkbox"/>	Date
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SA - 374: Copsale Farm, Copsale Road, Copsale



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Horsham District Council

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Head of Strategic & Community Planning, Jill Scarfield

Parish	Nuthurst
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SHLAA Reference	SA375	Site Name	Barnfields Farm
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Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Broadwater Lane , Copsale	
Years 6-10 Developable	<input type="checkbox"/>			
Years 11+	<input type="checkbox"/>	Site Area (ha)	0.831	Suitable <input type="checkbox"/>
Not Currently Developable	<input checked="" type="checkbox"/>	Greenfield/PDL	Greenfield	Available <input type="checkbox"/>
		Site Total	0	Achievable <input type="checkbox"/>
				Viable <input type="checkbox"/>

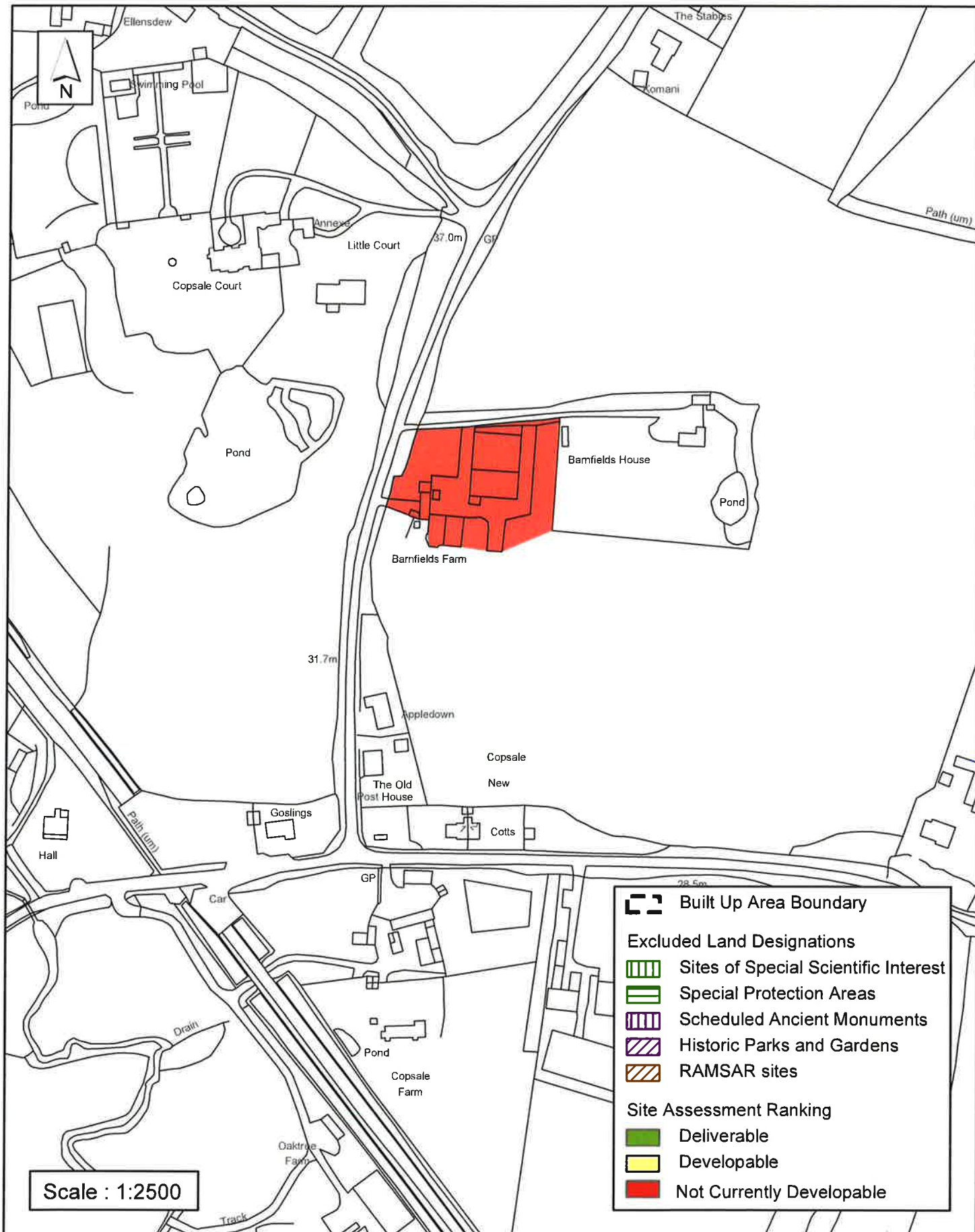
Justification

The site is located in an isolated rural location and unrelated to the settlement edge and is considered unsustainable and defined as Not Currently Developable.

Excluded Site	<input type="checkbox"/>	Exclusion Reason
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Lapsed PP	<input type="checkbox"/>	Date
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SA - 375: Barnsfield Farm, Broadwater Lane, Copsale



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Horsham District Council

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Head of Strategic & Community Planning, Jill Scarfield

Parish**Nuthurst**

SHLAA Reference SA464 **Site Name** Land east of the A281

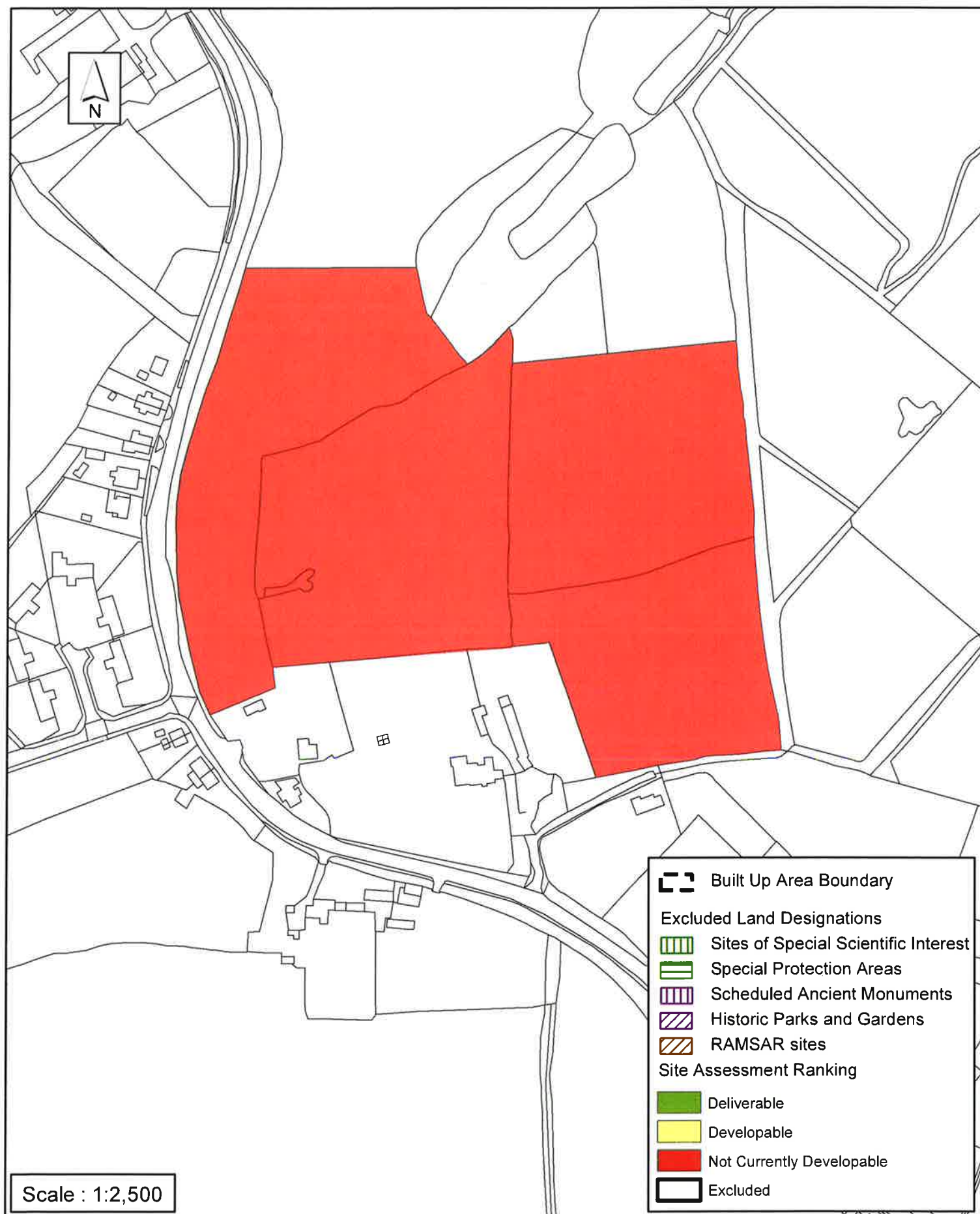
Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Monks Gate, Nuthurst		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	5.5	Suitable	<input type="checkbox"/>
Not Currently Developable	<input checked="" type="checkbox"/>	Greenfield/PDL	Greenfield	Available	<input type="checkbox"/>
		Site Total	0	Achievable	<input type="checkbox"/>
				Viable	<input type="checkbox"/>

Justification

This site, although adjoining the A281 is not in an area with any services and facilities and there is very limited public transport. The site is also located on land which may be remnant parkland meaning development would have negative landscape impacts. Development could also adversely impact the nearby listed buildings and there are 6 TPOs on site which could limit the yield of the site. The site is not identified in the Nuthurst Neighbourhood Development Plan and is assessed as Not Currently Developable.

It is noted that two planning appeals for residential development on the western portion of the site (nearest to the A281) for 14 dwellings (reference DC/14/2658) and 4 dwellings (reference DC/15/1740) respectively were dismissed on the 4 March 2016.

Excluded Site ☐ **Exclusion Reason****Lapsed PP** ☐ **Date**



Parish**Nuthurst**

SHLAA Reference SA484 **Site Name** Land at Junction of Broadwater Lane & Polecat

Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Land at the Junction of Broadwater Lane and		
Years 6-10 Developable	<input type="checkbox"/>		Polecat Lane, Copsale, Horsham		
Years 11+	<input type="checkbox"/>	Site Area (ha)	2.3	Suitable	<input type="checkbox"/>
Not Currently Developable	<input checked="" type="checkbox"/>	Greenfield/PDL	Greenfield	Available	<input type="checkbox"/>
		Site Total	0	Achievable	<input type="checkbox"/>
				Viable	<input type="checkbox"/>

Justification

No map is available for this site. The landowner has been contacted however did not reply. As such the site is considered unavailable and Not Currently Developable at the present time. The site is also located in an isolated location detached from any settlement boundary and is not identified in the Nuthurst Neighbourhood Development Plan.

Excluded Site ☐ **Exclusion Reason****Lapsed PP** ☐ **Date**

Parish	Nuthurst
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SHLAA Reference	SA646	Site Name	Land at Shuckers Farm Copsale Road
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Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Land at Shuckers Farm, Copsale Road,
Years 6-10 Developable	<input type="checkbox"/>		Maplehurst
Years 11+	<input type="checkbox"/>	Site Area (ha)	0.761
Not Currently Developable	<input checked="" type="checkbox"/>	Greenfield/PDL	Both
		Site Total	0
		Suitable	<input type="checkbox"/>
		Available	<input type="checkbox"/>
		Achievable	<input type="checkbox"/>
		Viable	<input type="checkbox"/>

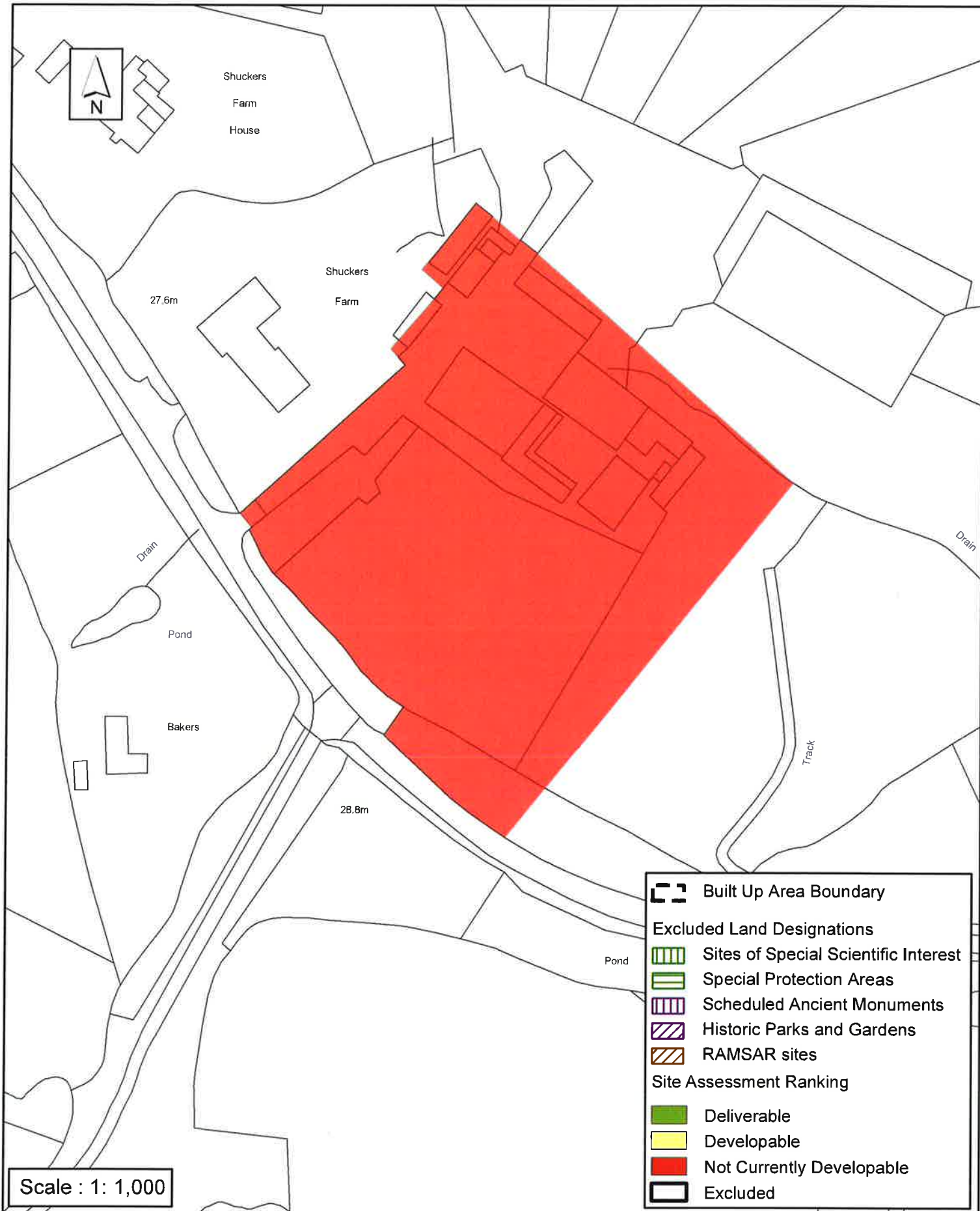
Justification

The site is in an isolated location, unrelated to a settlement edge. Development in this location is considered unsustainable and the site is classed as Not Currently Developable.

Excluded Site	<input type="checkbox"/>	Exclusion Reason
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Lapsed PP	<input type="checkbox"/>	Date
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SA - 646 : Land at Shuckers Farm, Copsale Road, Maplehurst, Nuthurst



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Date: 20/06/2016

Revision:

Horsham District Council

Parkside, Chart Way, Horsham
West Sussex RH12 1RL.

Chris Lyons : Director of Planning, Economic Development & Property

Parish	Nuthurst
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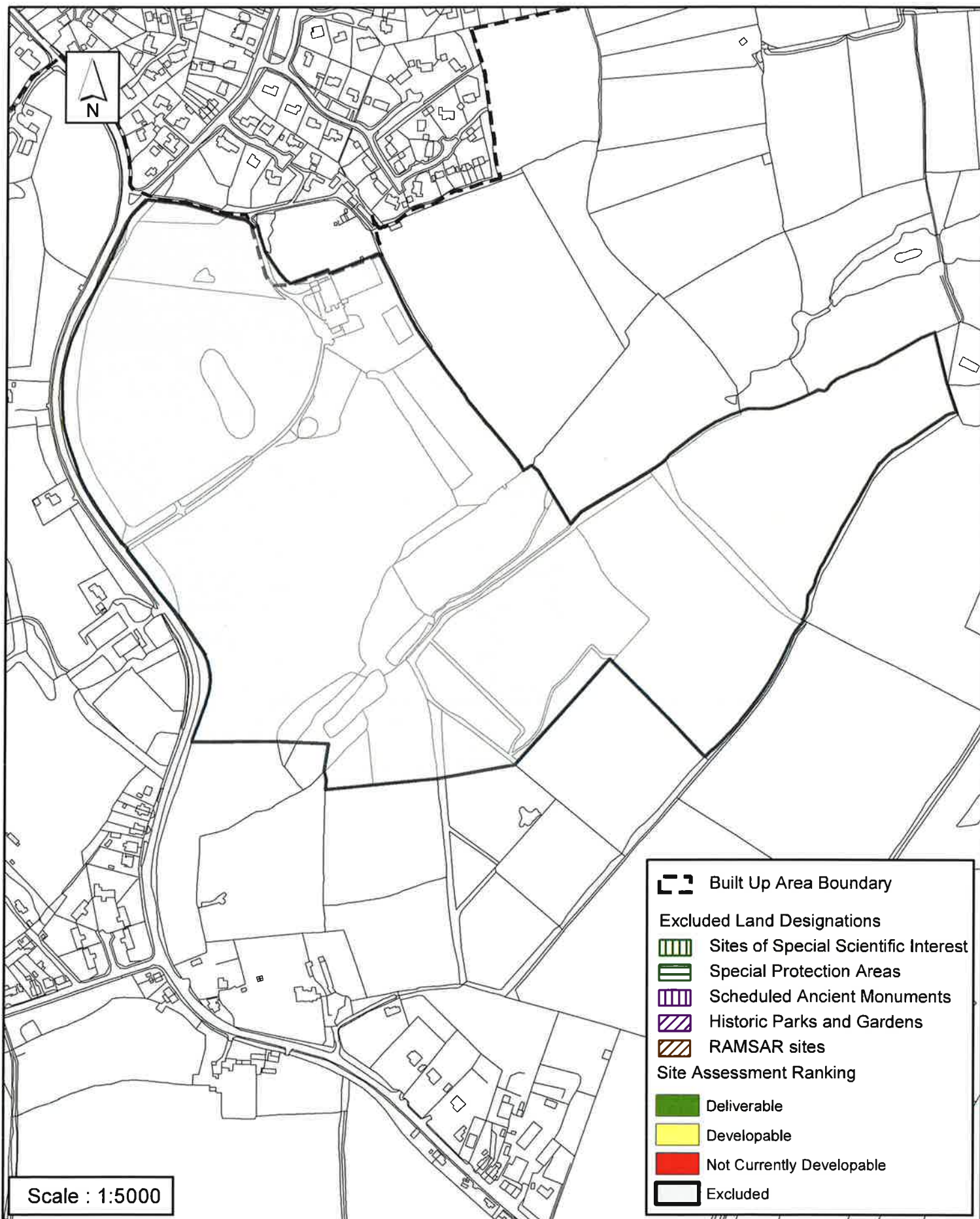
SHLAA Reference	SA041	Site Name	Swallowfield
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Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Brighton Road, Mannings Heath	
Years 6-10 Developable	<input type="checkbox"/>			
Years 11+	<input type="checkbox"/>	Site Area (ha)	28.5	Suitable <input type="checkbox"/>
Not Currently Developable	<input type="checkbox"/>	Greenfield/PDL	Greenfield	Available <input type="checkbox"/>
		Site Total	0	Achievable <input type="checkbox"/>
				Viable <input type="checkbox"/>

Justification

Excluded Site	<input checked="" type="checkbox"/>	Exclusion Reason	Duplicate site already exists as SA420. The agent has submitted a revised boundary of this site SA420, and would no longer like this whole site to be included in the SHELAA.
Lapsed PP	<input type="checkbox"/>	Date	

SA - 041 : Land at Swallowfield, Nuthurst



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Date: 24/07/2014

Revision: 03/12/2015

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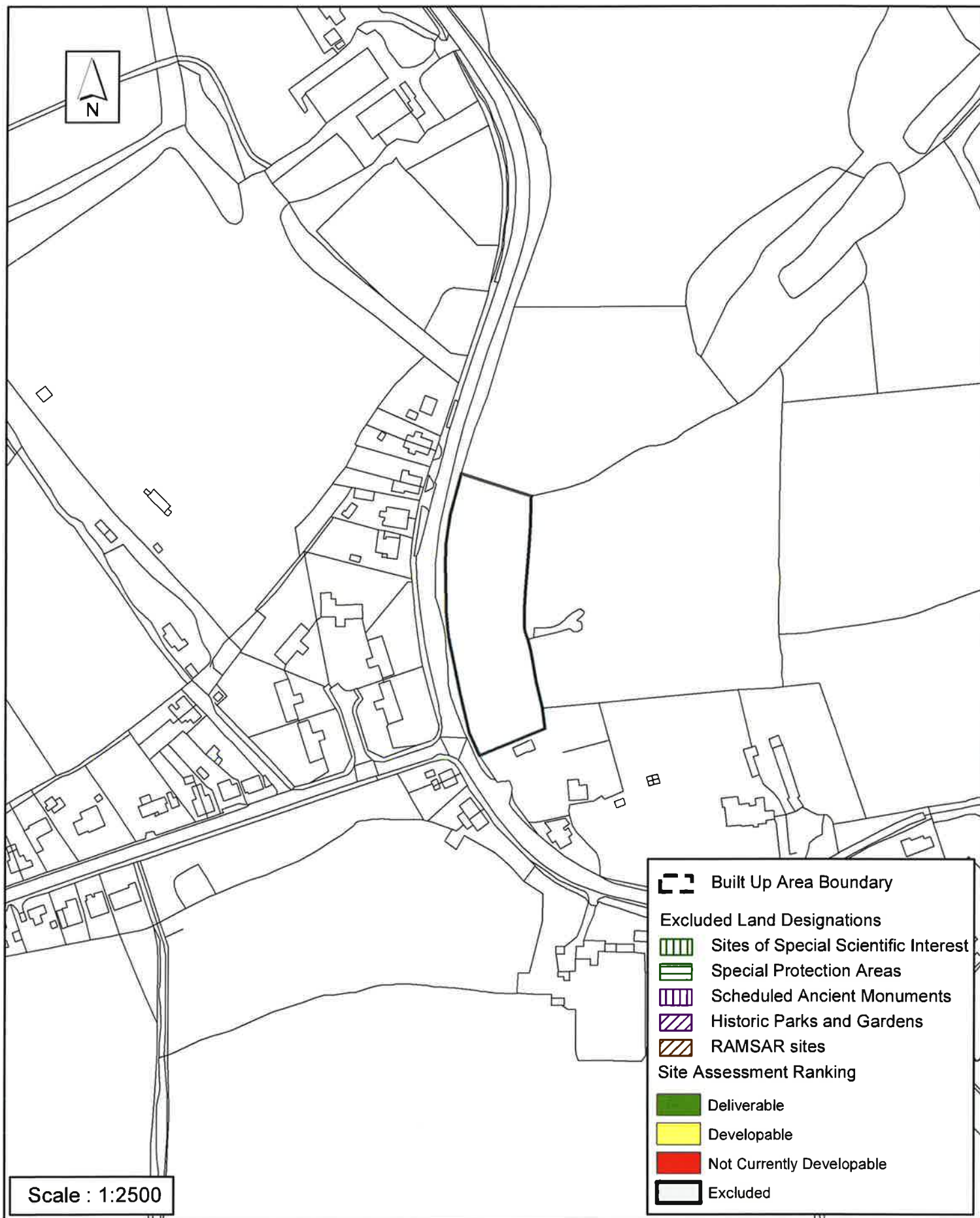
Parish	Nuthurst
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SHLAA Reference	SA099	Site Name	Land east of the A281
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Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Monks Gate	
Years 6-10 Developable	<input type="checkbox"/>			
Years 11+	<input type="checkbox"/>	Site Area (ha)	0.6	Suitable <input type="checkbox"/>
Not Currently Developable	<input type="checkbox"/>	Greenfield/PDL	Greenfield	Available <input type="checkbox"/>
		Site Total	0	Achievable <input type="checkbox"/>
				Viable <input type="checkbox"/>
Justification				

Excluded Site	<input checked="" type="checkbox"/>	Exclusion Reason	Duplicate site now assessed as part of wider site area SA464
Lapsed PP	<input type="checkbox"/>	Date	

SA - 099 : Land east of the A281, Monks Gate, Nuthurst



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Revision: 05/10/2015

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Parish	Nuthurst
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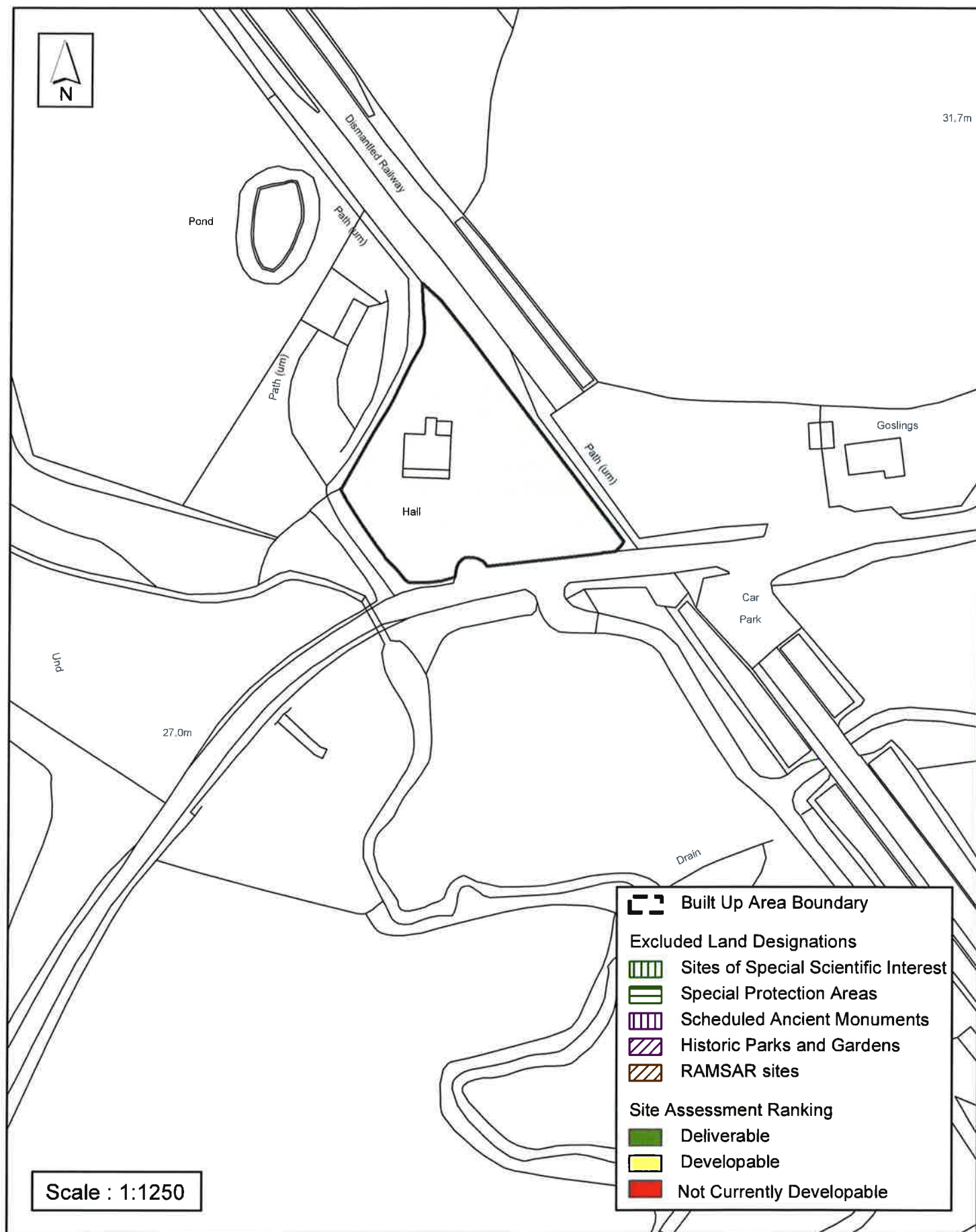
SHLAA Reference	SA370	Site Name	Copsale Village Hall
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Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Bar Lane, Copsale		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	0.238	Suitable	<input type="checkbox"/>
Not Currently Developable	<input type="checkbox"/>	Greenfield/PDL	PDL	Available	<input type="checkbox"/>
		Site Total	0	Achievable	<input type="checkbox"/>
				Viable	<input type="checkbox"/>

Justification

Excluded Site	<input checked="" type="checkbox"/>	Exclusion Reason	The potential yield of the site falls below the required SHELAA threshold of 6 dwellings
Lapsed PP	<input type="checkbox"/>	Date	

SA - 370: Copsale Village Hall, Bar Lane, Copsale



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Horsham District Council

Park North, North Street, Horsham,
West Sussex. RH12 1RL
Head of Strategic & Community Planning, Jill Scarfield

Parish	Nuthurst
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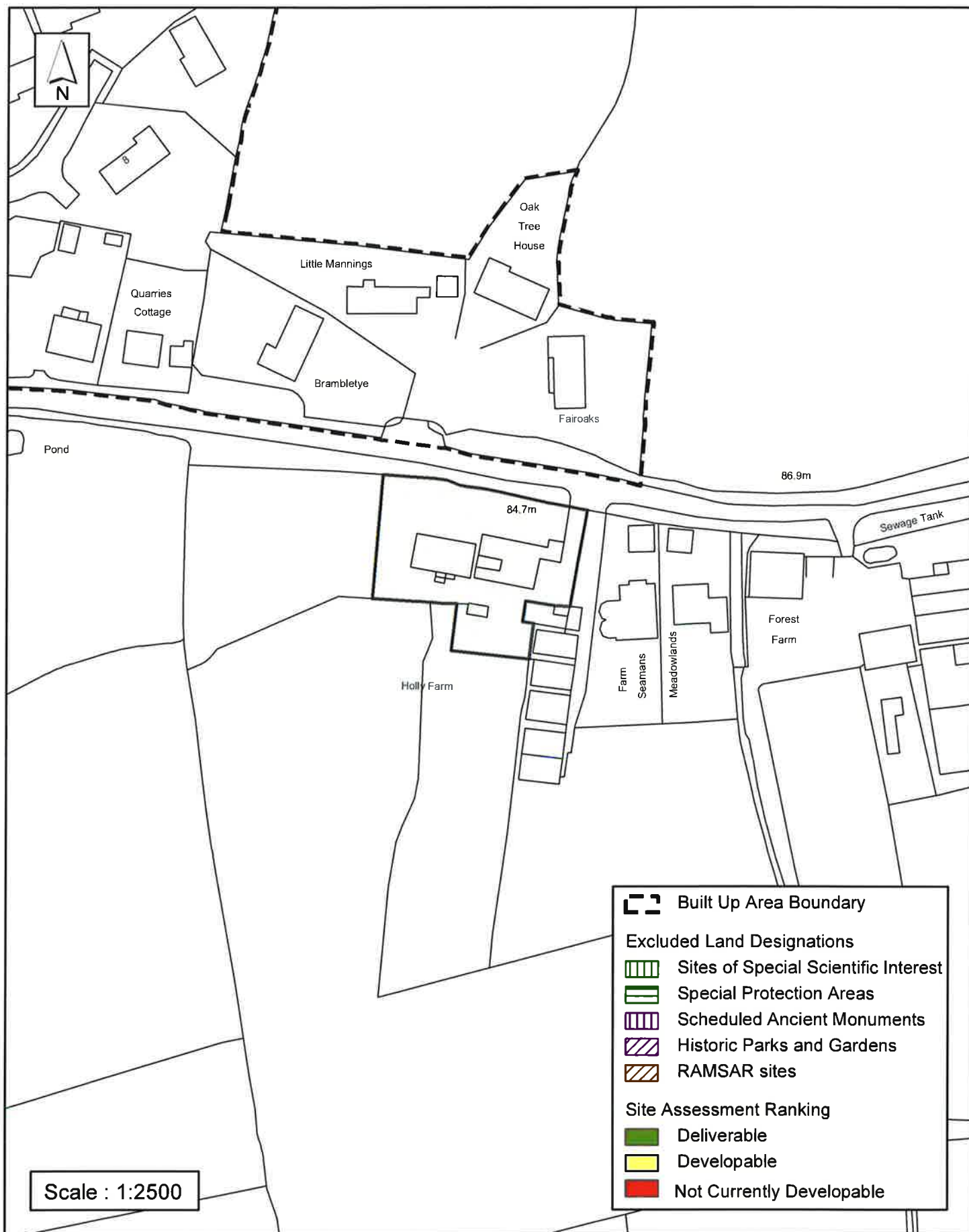
SHLAA Reference	SA371	Site Name	Holly Farm
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Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Holly farm, Winterpit Lane, Mannings Heath		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	0.1703	Suitable	<input type="checkbox"/>
Not Currently Developable	<input type="checkbox"/>	Greenfield/PDL	PDL	Available	<input type="checkbox"/>
		Site Total	0	Achievable	<input type="checkbox"/>
				Viable	<input type="checkbox"/>

Justification

Excluded Site	<input checked="" type="checkbox"/>	Exclusion Reason	This site has been allocated for residential development in the Nuthurst Neighbourhood Development Plan, however the developable area would not deliver the necessary number of units to meet the required SHELAA threshold. The site is subsequently excluded from this assessment.
Lapsed PP	<input type="checkbox"/>	Date	

SA - 371 : Holly Farm, Winterpit Lane, Mannings Heath



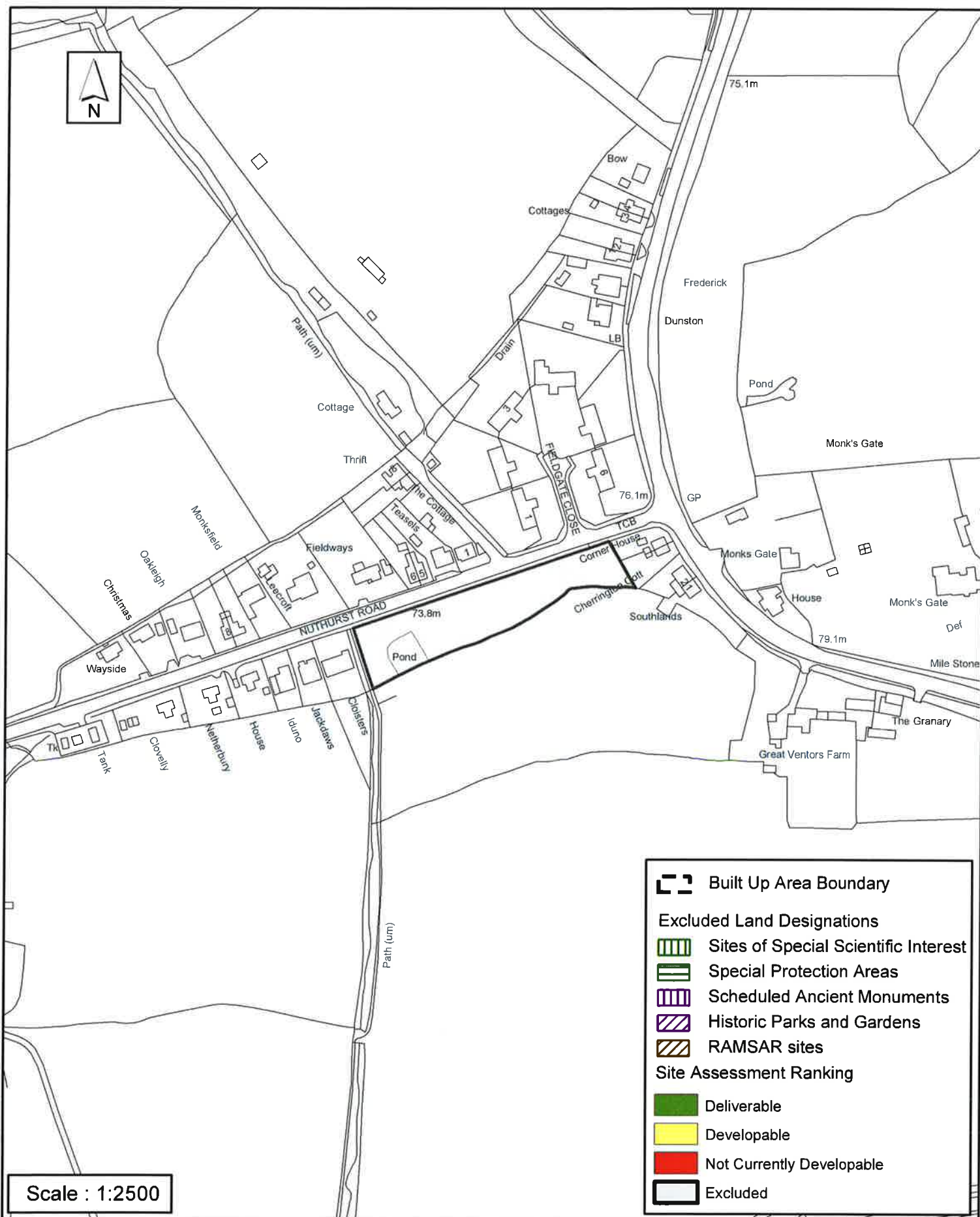
Parish	Nuthurst
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SHLAA Reference	SA372	Site Name	Land East of Cloisters
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Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Nuthurst Road, Monks Gate	
Years 6-10 Developable	<input type="checkbox"/>			
Years 11+	<input type="checkbox"/>	Site Area (ha)	0.515	Suitable <input type="checkbox"/>
Not Currently Developable	<input type="checkbox"/>	Greenfield/PDL	Greenfield	Available <input type="checkbox"/>
		Site Total	0	Achievable <input type="checkbox"/>
				Viable <input type="checkbox"/>
Justification				

Excluded Site	<input checked="" type="checkbox"/>	Exclusion Reason	The site is considered as part of wider site area SA303
Lapsed PP	<input type="checkbox"/>	Date	

SA - 372: Land East of Cloisters, Nuthurst Road, Monks Gate, Nuthurst



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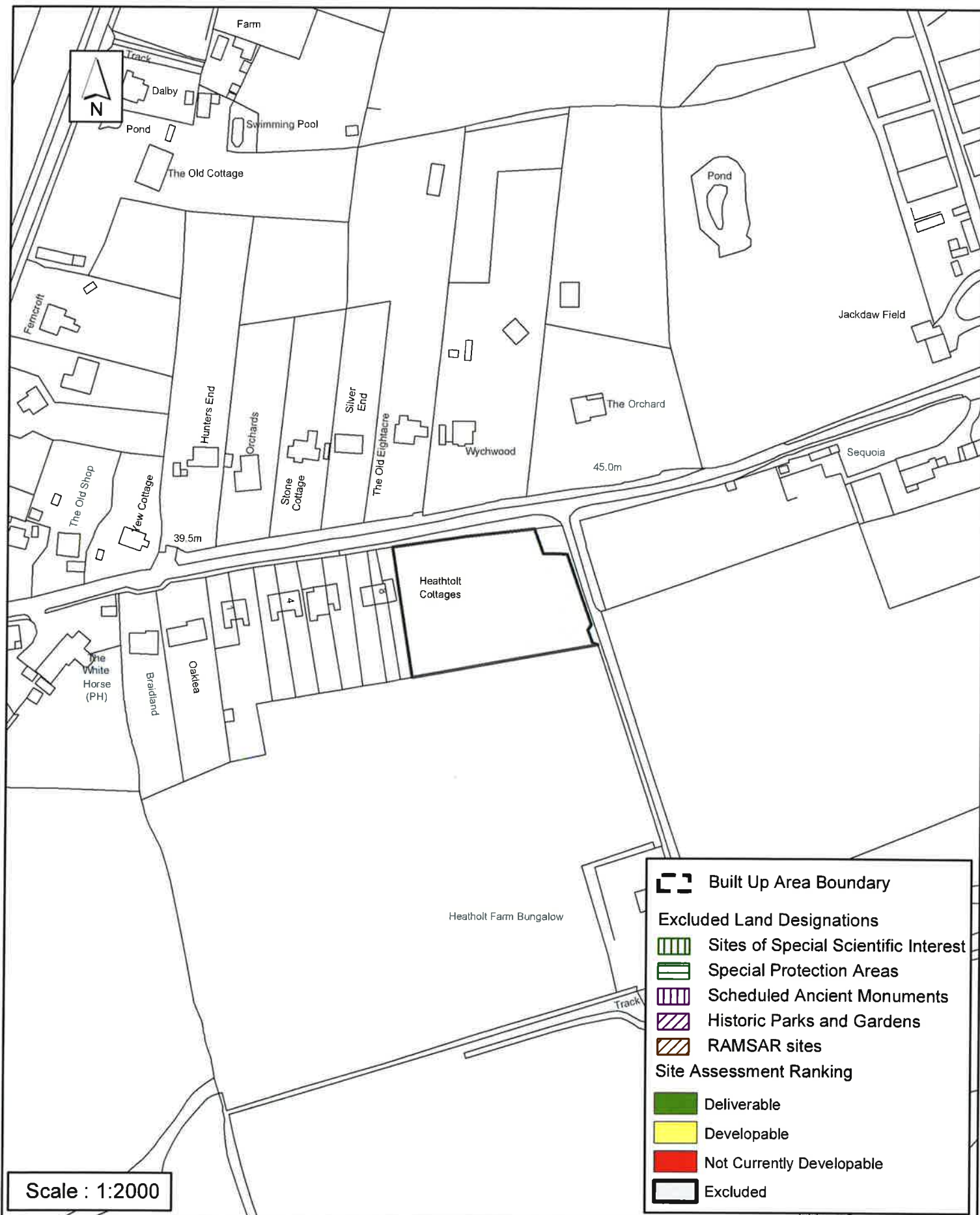
Parish	Nuthurst
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SHLAA Reference	SA373	Site Name	Land at Heathtolt Farm
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Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	South of Maplehurst	
Years 6-10 Developable	<input type="checkbox"/>			
Years 11+	<input type="checkbox"/>	Site Area (ha)	0.377	Suitable <input type="checkbox"/>
Not Currently Developable	<input type="checkbox"/>	Greenfield/PDL	Greenfield	Available <input type="checkbox"/>
		Site Total	0	Achievable <input type="checkbox"/>
				Viable <input type="checkbox"/>
Justification				

Excluded Site	<input checked="" type="checkbox"/>	Exclusion Reason	Site area submitted is a duplication of SA405. This site is excluded from assessment
Lapsed PP	<input type="checkbox"/>	Date	

SA - 373: Land at Heathholt Farm, Nuthurst



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Horsham District Council

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