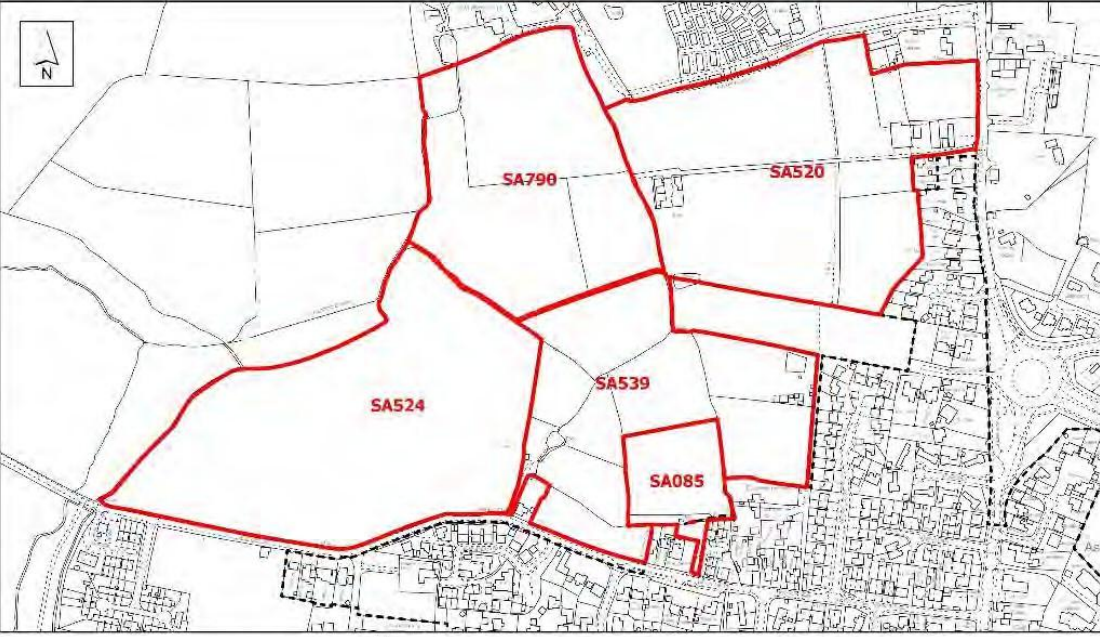


3.0

Additional sites with potential for allocation for housing development

Ashington

Site Name: Ashington Northern Cluster		SA085/SA790/SA539/SA520/SA5 24	
Site Map:			
			
Horsham District Council Parkside, Chart Way, Horsham West Sussex RH12 1RL Barbara Childs - Director of Place		Ashington	
<small>Reproduced by permission of Ordnance Survey map on behalf of HMSO © Crown copyright and database rights (2023). Ordnance Survey Licence: AC0000820204</small>		<small>Reference No :</small> <small>Drawing No :</small>	<small>Date : 31 August 2023</small> <small>Checked :</small> <small>Revisions :</small>
Parish: Ashington			
Site Area: The Ashington Northern Cluster (five sites combined) comprises of 25 hectares			
Site Location: The site is in the countryside north of Rectory Lane, Ashington and abuts the settlement edge but lies outside the built-up area boundary. Ashington is well placed to accommodate growth through smaller site allocations, being a 'Medium Village' as identified in the settlement hierarchy. The village has a reasonable level of services and facilities including a pharmacy, school, community centre and recreation area, a Co-op convenience store, garage and public house which are all located within walking distance from the Ashington Cluster.			
Site Description: The Ashington Northern Cluster comprises of land parcels respectively promoted by Devine Homes PLC, Taylor Wimpey Ltd and the Diocese of Chichester who all have an interest in the land to the north of Rectory Lane and the west of Billingshurst Road (hereafter referred to as 'the Ashington Northern Cluster' or 'the site'). The Ashington Cluster comprises of the following land parcels SA085, SA539, SA520, SA790 and SA524 and is predominantly grazing and pasture land interspersed with mature tree belts and hedgerows. The site currently lies outside the existing settlement boundary.			
Environmental Considerations		Unfavourable impacts (with potential for mitigation)	
Landscape: The Ashington Cluster does not fall within any designated landscape. The Landscape Capacity Study (2021) defines the Ashington Cluster as within Local Landscape Character Area AS3 which has a low-moderate landscape capacity for medium scale development. Landscape capacity studies provide strategic guidance			

and must be refined at the site level through detailed assessment. This is defined as: “The majority of the landscape characteristics/features are less likely to be sensitive to this development type. Although development can potentially be more easily accommodated care would still be needed in locating and designing development in the landscape.” It is considered landscape impacts could be mitigated through a landscape led proposal. Any proposal should look to retain existing trees, enhance site boundaries and historic field boundaries. Layout and density will acknowledge the edge of settlement location and minimise visual impact of development into the wider countryside.

Biodiversity: The site lies within the zone of influence of internationally designated sites, including the Arun Valley SPA/Ramsar and within the 12km Bat Sustainance Zone of the Mens SAC, and therefore a Habitats Regulations Assessment (HRA) will be required to assess potential likely significant effects, particularly in relation to recreational pressure and impacts on functionally linked habitats for barbastelle bats. The site contains a network of habitats of ecological value, including hedgerows, treelines, watercourses, ponds and areas of semi-improved and marshy grassland, which contribute to local ecological connectivity and form part of the wider green infrastructure network. Any development will be expected to avoid harm to these features, retain and buffer key habitats where possible, and demonstrate how their ecological function and connectivity are maintained and enhanced. In addition, the sites have potential to support, or there are existing records of a number of protected and notable species, including bats (notably barbastelle), great crested newt, dormouse, reptiles, badger and breeding/wintering birds. A comprehensive programme of species surveys will therefore be required to inform Ecological Impact Assessments and any subsequent mitigation strategy, with potential licensing requirements where European Protected Species are affected. The developments will also be required to deliver a minimum 10% Biodiversity Net Gain.

Archaeology/Heritage: The sites do not contain any designated or non-designated heritage assets and lie outside of any conservation area; however, a number of nearby listed buildings, including the Grade II West Wolves Farmhouse, the Grade II Oast House Farm group, and the Grade I Church of the Holy Sepulchre (long views to the west of the site) are located within the vicinity of the sites. Consideration must be given to the potential impact of development on the setting of these assets. Development will need to demonstrate that there is less than substantial harm to the heritage asset. This will require sensitive, landscape-led schemes which reflect the established scale and grain of development, retain a strong rural edge, and use landscaping and layout to mitigate impacts on key receptors and views, particularly in relation to West Wolves Farmhouse and long-range views of the Church.

Environmental Quality: A land contamination assessment would be required to support any application on the site. It is unlikely the land would be considered ‘best and most versatile’ agricultural land. Should any of the sites be progressed, further work will be undertaken to ascertain the Agricultural Land Classification of the entire site. Notwithstanding, loss of higher quality agricultural land must be considered but must be balanced against wider housing need.

Flooding/Drainage: The Ashington cluster is sited within Flood Zone 1 and is generally at a low risk from fluvial, groundwater and sewer flooding, including consideration of the impacts of climate change. There are significant pockets of surface water flooding across the site. SuDs will be integral to the proposal to tackle localised surface water flooding.

Climate/Renewables/Energy Efficiency: Any proposal should look meet the requirements contained within the Local Plan and NPPF relating to climate change and sustainability policies. Further commitment to sustainable construction and energy saving dwellings would be supported while provision of electric charging points for vehicles would also be encouraged and supported. Proposed development would also look to enhance and improve pedestrian and cycle links to and from the site to promote healthy lifestyles and reduce the reliance on private cars, particularly given the opportunity for enhanced links to the facilities and services within the village.	
Social Considerations	Unfavourable impacts (with potential for mitigation)
Housing: The Ashington Cluster would in combination comprise approximately 450 homes, and proposes a policy compliant level of affordable housing. There are opportunities to include community facilities onsite, integrated green space, including allotments, sports pitches, play areas and multi-functional green space which provides opportunity for ecological enhancements and biodiversity net gain.	
Education: The Ashington C of E Primary School is located to the south of the sites and is within reasonable walking distance of the site. A development of 450 dwellings would add to the local population. The Ashington Neighbourhood Plan has safeguarded land for school expansion and there is therefore considered to be sufficient capacity for primary school provision at this time. Continued discussion with WSCC with regards to primary and secondary school provision would be required as part of any proposal.	
Health: No GP service is provided with this proposal. Currently residents are required to travel to Storrington, Pulborough or Steyning medical practice to address medical issues.	
Leisure/Recreation/Community Facilities: Any proposal will be expected to provide formal and informal open space, sport and recreation provision to meet the needs of the community in accordance with standards and the respective recommendations in the Open Space, Sport & Recreation Review 2021. The site also presents an opportunity to consolidate links to the adjacent neighbourhood plan allocation located to the south of Rectory Lane. The proposed development will also seek to incorporate high quality communications including high speed broadband.	
Transport: The site is located on the north-western edge of Ashington. Access would be expected from Rectory Lane and/or B2133 into the site as appropriate for the development parcels. The nearest bus stop to the site on London Road provides a daytime hourly service to Horsham, Crawley and Worthing. Key facilities, including schools, community uses and shops, are within a reasonable walking and cycling distance, and there is potential to enhance connectivity through new pedestrian and cycle routes, including links to Rectory Lane, Billingshurst Road and the wider Public Rights of Way network. Existing bus services are available within reasonable walking distances from the site, with an hourly service typically between Monday and Friday with an infrequent service at weekends. The main boarding points are located along the London Road / Rectory Lane corridor, including: The Red Lion, Rectory Lane and Hillcrest Drive. Improved public transport provision and encouragement for modal shift should be through developer contributions and a Travel Plan.	
Other Infrastructure: Upgrades to the existing public right of way is supported (PROW reference: 2490). A network of new and upgraded footpaths and cycleways which will interlink the green spaces, community facilities and existing facilities and services in Ashington, promoting healthy lifestyles and outdoor recreation is welcomed. Infrastructure requirements will be secured through a combination of on-site provision and developer contributions.	
Economic Considerations	Neutral Impacts
Economy: The site presents an opportunity for flexible employment space given its close proximity to the A24. In addition to this, there is an opportunity for other uses such as a coffee shop to be located within the flexible community/employment uses.	

Retail: There is a small local convenience store in the centre of the village with restrictive parking, and a small supermarket at the local service station to the north of the village. No retail provision will be provided on site.

Site Assessment Conclusion:

The site known collectively as the ‘Ashington Northern Cluster’ has potential for allocation. It is a relatively unconstrained site and is well linked to the existing settlement boundary of Ashington. The combined land parcels (SA085, SA539, SA520, SA790 and SA524) are considered to have potential to form a coherent 25-hectare site that directly adjoins the northern edge of Ashington. In transport terms, the site can be accessed safely, is well located relative to existing movement corridors (A24), and offers opportunities to promote active travel, consistent with the NPPF’s priority to reduce reliance on the private car.

The Ashington Neighbourhood Plan does not allocate this site. However, the Neighbourhood Plan has an end date of 2031 which is nine years short of the emerging Plan end date. Circumstances have changed significantly since the Neighbourhood Plan was prepared. Any allocation would still need to have regard to other relevant policies in the neighbourhood plan.

Environmental assessments undertaken by the promoters confirm that the site is relatively unconstrained. It lies within Flood Zone 1, is free from designated landscape or ecological designations, and presents no overriding archaeological or heritage constraints that cannot be appropriately mitigated. Surface water flooding is present across the site and would require mitigation through sustainable drainage measures and an opportunity to consolidate green infrastructure and enhance biodiversity. Any proposal must demonstrate a clear commitment to a landscape-led approach, retention and enhancement of green infrastructure, biodiversity net gain, sustainable drainage, and energy-efficient design—consistent with NPPF requirements to protect and enhance the natural environment and address climate change.

The proposed development would deliver approximately 450 homes, including a policy-compliant level of affordable housing, which would make a meaningful contribution to meeting identified local housing needs. The scale of development also provides a unique opportunity to secure key social infrastructure and directly aligns with NPPF objectives to support strong, healthy and inclusive communities. Additional community benefits, including proposals for multifunctional community space, sports and recreational facilities, allotments, and improved pedestrian and cycle connectivity, further support the creation of a well-designed and cohesive extension to the village.

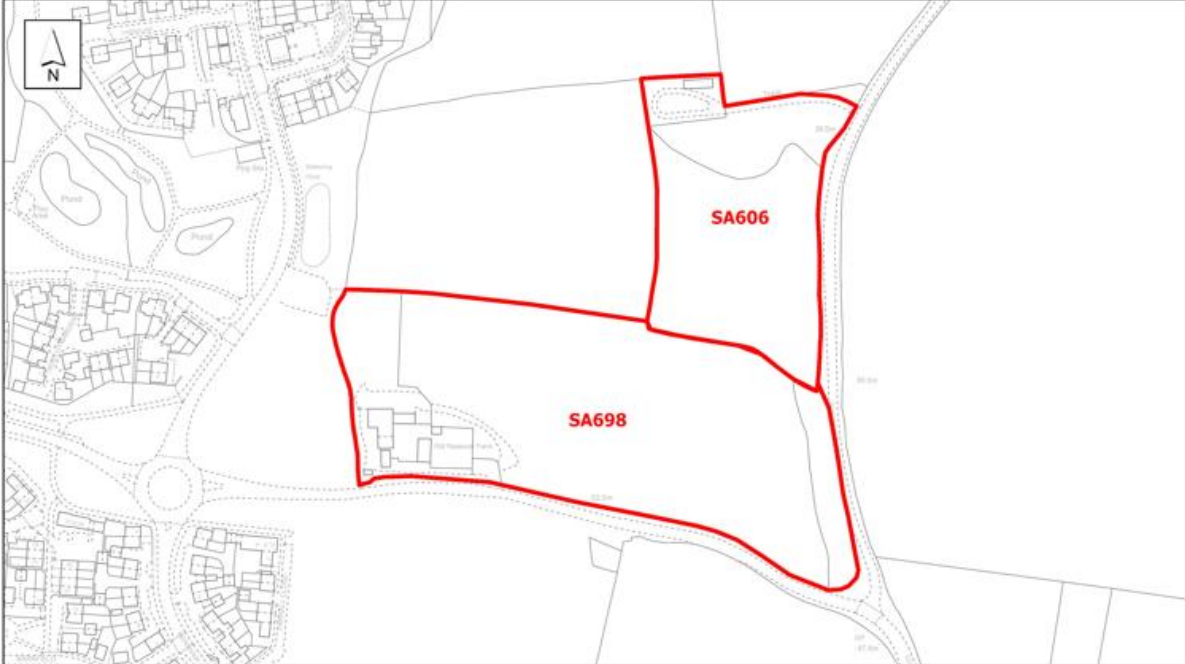
It is considered that ‘ad-hoc’ development of individual parcels coming forward without regard to neighbouring land parcels could prejudice the wider comprehensive development of the area and may be an inefficient use of land and undermine well designed places and placemaking. Furthermore, fragmented schemes that prejudice wider development may conflict with local plan’s spatial strategy, design and land-use objectives. Consideration should be given to wider strategic needs of the community when it comes to good design, movement across the site, and well-planned infrastructure requirements to meet immediate needs of new residents. Cumulative impacts will require phased delivery and infrastructure alignment. This will ensure that impacts on education, health services, transport and local facilities can be mitigated effectively through the planning process, including via CIL, Section 106 contributions and targeted on-site provision.

Taking these factors collectively, the Ashington Northern Cluster constitutes a sustainable location for planned development, capable of supporting local housing needs while delivering substantial social, environmental and economic benefits. With appropriate

masterplanning, phasing, and mitigation measures, the site can be integrated successfully into the settlement. In line with the NPPF's presumption in favour of sustainable development, the evidence indicates that the site is suitable for allocation and can form a key component of a balanced and deliverable spatial strategy for the parish and wider district.

Estimated Housing Numbers: 450

Billingshurst

Site Name: Old Reservoir Farm	SA698/SA606									
Site Map:										
										
<p style="text-align: center;">Horsham District Council Parkside, Chart Way, Horsham West Sussex RH12 1RL Barbara Childs : Director of Place</p> <p style="font-size: small;">Reproduced by permission of Ordnance Survey map on behalf of HMSO. © Crown copyright and database rights (2026). Ordnance Survey Licence. AC0000820204</p>	<p>Billingshurst</p> <table border="1" style="width: 100%; border-collapse: collapse; font-size: x-small;"> <tr> <td>Reference No :</td> <td>Date : 09 April 2026</td> <td>1:2,500 at A4</td> </tr> <tr> <td>Drawing No :</td> <td>Drawn :</td> <td>Checked :</td> </tr> <tr> <td></td> <td></td> <td>Revisions :</td> </tr> </table>	Reference No :	Date : 09 April 2026	1:2,500 at A4	Drawing No :	Drawn :	Checked :			Revisions :
Reference No :	Date : 09 April 2026	1:2,500 at A4								
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		Revisions :								

Parish: Billingshurst

Site Area: 3.9 hectares

Site Location: The site lies in the countryside, adjoining the eastern built-up area boundary of Billingshurst, which is classified as a large village / small town. The site lies to the east of and adjoins a new residential urban extension of Billingshurst which delivered c.475 dwellings, together with associated infrastructure including a new link / spine road. The site also adjoins land to the north which now has planning permission for 83 dwellings, and SA118 lying to the south which forms the proposed strategic site 'Land East of Billingshurst'

Site Description: The site is comprised of two small grassland fields which are bounded by mature broadleaved trees, mainly oak and ash, with understory scrub vegetation. The tree-lined field boundaries are a key characteristic of the area and contribute to the green infrastructure. The topography of the site slopes down from the south boundary. The site is located on part of the west to east ridgeline between the River Arun and the small watercourses associated with the River Adur. The site has a sense of enclosure due to the vegetated boundaries, but in the south of the site there are some open views and partial views towards the wooded hills in the distance.

Environmental Considerations	Unfavourable Impacts (with potential for mitigation)
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Landscape: The site does not lie within or in close proximity to a protected landscape designation. The Horsham District Landscape Capacity Study (2021) identifies the area as having low to moderate capacity for medium-scale housing development, and no to low capacity for both large-scale housing and employment development. Landscape capacity studies provide strategic guidance and must be refined at the site level through detailed assessment. The site adjoins a recently permitted residential urban extension to Billingshurst, the design and layout of which

seek to establish a well-defined eastern boundary through the provision of a landscape buffer, clearly separating the settlement from the surrounding countryside. Whilst development of this site would extend built form further eastwards, the landscape context of this site has now changed taking into account recent permissions on land to the north of this site. It is nevertheless considered that a landscape-led approach would be required to soften the transition between the built environment and the countryside, and to minimise adverse effects on the character and setting of the area.

Biodiversity: The site is not designated as important for nature conservation, however, it does lie within a Bat Sustenance Zone where habitats to maintain feeding habitats for bats would need to be retained. If progressed as a development, ecological assessment will be needed and suitable protection and mitigation and biodiversity enhancement would be required.

Archaeology/Heritage: The site lies within an Archaeological Notification Area so appropriate surveys would be required in the event of any development taking place.

Environmental Quality: The site lies within the Brick Clay (Weald Clay) Minerals Safeguarding area. An Intermediate Pressure Gas Pipeline runs through the site with a 50m buffer requirement which may limit the extent of development possible.

Flooding/Drainage: The site does not lie within an area identified as at risk of flooding (Flood zone 1)

Climate/Renewables/Energy Efficiency: No known impacts or clear proposals. Notwithstanding, any proposal will be expected to be aligned with the Council's climate change and sustainability policies.

Social Considerations

Unfavourable Impacts (with potential for mitigation)

Housing: The site is promoted as a small scale extension to the land under construction to the west and south, and / or SA118. No vision or masterplan has been submitted and there is no information on the proposed type and mix of housing but, if unconstrained, it is thought that 80 homes could be provided alongside suitable landscape works. Provision of affordable housing of a policy compliant level would be expected.

Education: The site will not deliver a school, but it lies adjacent the urban settlement boundary which has both a primary and secondary school. The proposed strategic allocation to the south of this site includes land for a new primary school. The Weald secondary school is approaching capacity. Appropriate mitigation, which may include CIL, would be required if the site were developed for housing. Additional secondary school provision through the allocation of an additional strategic site in this locality would also help to ensure ongoing secondary school capacity

Health: Residents would be likely to access services at Billingshurst GP Surgery, which would be within walking distance for most. Contributions to any upgraded facilities required would need to be reflected in the IDP or any subsequent reviews.

Leisure/Recreation/Community Facilities: The site would deliver some open space, but it would not deliver leisure, recreation or community facilities as required to meet any generated needs. Billingshurst is a sustainable settlement and has facilities that residents would rely on subject to capacity enhancements. The village centre lies approximately 820m to the west. It is not within easy walking distance of the main leisure facilities and access may be reliant on private motor vehicle.

Transport: The site has access onto the A272, but this does not have a pavement linking the site to the village centre for pedestrians. The site is within walking distance of bus services but via a road with no pavement. The train station lies over 1km away for pedestrians. Any development of the site is likely to be reliant on, and therefore need to provide, improvements to the pedestrian and cycle links to the village centre.

Other Infrastructure: No details have been provided in respect of future communication technology. Due to the site's location adjoining Billingshurst the impact in respect of this is assessed to be neutral.

Economic Considerations

Neutral Impact

Economy: Employment opportunities lie within the village, but these are unlikely to meet the full needs of any future residents. A greater range is accessible via bus and train, although private motor vehicle is likely to be the preferred mode of travel from this site.

Retail: The site would be walkable to the village centre, but many may rely on private motor vehicle to do this especially given the lack of pavement on the A272 linking the site to the village centre. A greater range is accessible via bus and train. Additionally, housing in and around Billingshurst may help to support the existing facilities.

Site Assessment Conclusion: Billingshurst is identified in the settlement hierarchy as a large village/small town capable of accommodating proportionate growth, and this site directly adjoins the existing built-up area boundary which has been significantly extended through the building out of recently developed adjoining parcels.

Previous site assessments noted that this site was not particularly well related to the existing services and facilities in Billingshurst, with limited sustainable transport links. However given recent development together with new permissions at the adjoining the recently approved Duckmoor Farm site (SA770), and the proposed strategic allocation to the south the implementation of Land at Old Reservoir represents rounding-off and consolidation of the eastern edge of in a way which is consistent with national policy which encourages the efficient use of land and the optimal use of sites that are well-located relative to settlements. As a smaller site, there is the potential for this land parcel to be developed in the short to medium term.

The site is not subject to statutory ecological or landscape designations, lies within Flood Zone 1, and can be designed sensitively to strengthen green infrastructure, maintain bat sustenance habitat, and enhance biodiversity in accordance with national policy. Any proposal should be landscape-led to ensure that development integrates positively with the edge of settlement location while preserving rural character along Wooddale Lane. Whilst further away from village facilities than other recently built-out sites, it is now acknowledged that the site benefits from improved or emerging proximity to local services, schools, bus routes, and the village centre therefore affording opportunities to secure pedestrian and cycle improvements providing safer, sustainable routes into Billingshurst village centre, in line with national policy.

The Billingshurst Neighbourhood Plan does not allocate sites for housing development. Development would however need to take account of relevant policies within this plan.

Estimated Housing Numbers: 80

Cowfold

Site Name: Land East of Cowfold	SA366								
Site Map:									
<p>Horsham District Council Parkside, Chart Way, Horsham West Sussex RH12 1RL Barbara Childs - Director of Place</p> <p><small>Reproduced by permission of Ordnance Survey map on behalf of HMSO. © Crown copyright and database rights (2023). Ordnance Survey Licence: AC0000820234</small></p>	<p style="text-align: center;">Cowfold</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 25%;"><small>Reference No:</small></td> <td style="width: 25%;"><small>Date:</small> 31 August 2023</td> <td style="width: 25%;"><small>Scale:</small> 1:4,000 at A4</td> <td style="width: 25%;"><small>Revisions:</small></td> </tr> <tr> <td><small>Drawing No:</small></td> <td><small>Drawn:</small></td> <td><small>Checked:</small></td> <td><small>Revisions:</small></td> </tr> </table>	<small>Reference No:</small>	<small>Date:</small> 31 August 2023	<small>Scale:</small> 1:4,000 at A4	<small>Revisions:</small>	<small>Drawing No:</small>	<small>Drawn:</small>	<small>Checked:</small>	<small>Revisions:</small>
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<small>Drawing No:</small>	<small>Drawn:</small>	<small>Checked:</small>	<small>Revisions:</small>						
Parish: Cowfold									
Site Area: 7.37 ha									
<p>Site Location: The site is outside the built-up area boundary (BUAB) of Cowfold, defined as a medium village in the Horsham District Planning Framework settlement hierarchy. It does not currently adjoin the built-up area boundary directly, but adjoins an area of recreational land which is closely related to the village form. The northern site boundary adjoins an area of recent development which is proposed for inclusion within the revised Built-Up Area Boundary in the draft Local Plan documentation.</p>									
<p>Site Description: The site consists of an arable field, which at the point of assessment contained crops in the centre and grassland on the boundary. The topography is flat with a slight incline at the southeastern corner. There is some evidence of low drainage and some recent groundwater flooding in places, which is likely to be caused or exacerbated by the clay soil. The site is bounded by mature trees and hedges to the west, north and south, and is open along the eastern boundary as the site itself forms part of a larger field. Cowfold is a medium village and has a local shop, doctor's surgery, a local pub and the Allmond centre (community centre).</p>									
Environmental Considerations	Unfavourable Impacts (with potential for mitigation)								

Landscape: The site does not lie within or near a protected landscape. The topography of the site is flat with some small areas of gentle undulation. The site is bounded by mature trees and established shrubs and hedges which offer some screening from the Recreation Ground to the west but good visibility from the public highway. The Council's Landscape Capacity Assessment Study 2021 identified the area as having moderate landscape capacity for small scale housing, and low-moderate landscape capacity for medium scale housing, noting the high degree of visibility and the need for mitigation to prevent the perception of sprawl into open countryside. Landscape capacity studies provide strategic guidance and must be refined at the site level through detailed assessment.	
Biodiversity: The site itself is not formally designated as an important area for nature conservation. Horse Wood, an area of Ancient Woodland, adjoins the site to the northeast. Following Standing Advice from Natural England and the Forestry Commission a 15m buffer would be required if progressed as a development site. Recent ecological surveys showed the potential for bat roosts, dormice and great-crested newts on and near the site. Further surveys are supported and appropriate mitigation may be needed.	
Archaeology/Heritage: The site itself does not contain any designated heritage assets, but lies within the setting of the Cowfold Conservation Area and is close to a Listed Building, including Allfreys along the A272 to the east the site. Avery Farm abuts the site to east and is Medieval to Post-Medieval Historic Farmstead. The setting of this heritage asset would need to be considered as part of any development proposal.	
Environmental Quality: The site has been assessed as grade 3b agricultural land which is classified as moderate quality agricultural land capable of producing moderate yields of a narrow range. Notwithstanding, loss of higher quality agricultural land must be considered but must be balanced against wider housing need. It lies within the Brick Clay (Weald Clay) Minerals Safeguarding area, however the proximity to an existing settlement may make extraction not practicable. Except for road noise from the A272 to the south, most of the site is considered tranquil. The Cowfold AQMA was revoked in March 2026.	
Flooding/Drainage: The site does not lie within an area identified as at risk of flooding (flood zone 1). There is some surface water flooding on the northern and southern boundary which can be effectively managed through the application of sustainable drainage measures.	
Climate/Renewables/Energy Efficiency: The site is within walking distance of existing bus stops in the village which could help offset car use and the site promoter has indicated the potential for electric vehicle charging infrastructure to be delivered on site. Notwithstanding, any proposal should be aligned with the Council's climate change agenda and sustainability policies.	
Social Considerations	Unfavourable impacts (with potential for mitigation)
Housing: The site is being promoted to accommodate 100 homes, with affordable housing and associated open space, local infrastructure.	
Education: There is a primary school in the village and one Ofsted registered pre-school provider. The site promoters have indicated they are prepared to offer contributions in order to mitigate additional need.	
Health: A GP surgery exists in the village although there is local evidence that facilities are at capacity. The site promoters have indicated they are prepared to offer contributions in order to mitigate additional need.	
Leisure/Recreation/Community Facilities: There is an area of public open space with some community facilities directly adjacent the site to the west. Development of the site would result in a loss of open space, however the site promoter indicates plans to include additional open space and play facilities on site.	

Transport: The site can be accessed on foot at the southwest corner of the site, although this requires use of the public footpath along the south side of the A272 heading east out of Cowfold and crossing the road to access the site. There is a second access point further along the A272 close to the southeastern corner of the site which appears to have been used for vehicular access in the past and correlates with the access point proposed under a previous application on the site. This is the most likely location for vehicular access if the site were to be developed. A tway (alley) leads onto the site from the residential development directly to the north. The site benefits from access to bus services with access to railway stations in other settlements possible via public transport or car. The No. 17 and 74B bus services connect Cowfold with the wider district. The No 17 service runs an hourly service from Horsham to Brighton via Cowfold connecting village to larger settlement centres with greater access to employment and high-level services. The service is less frequent at weekends.

Other Infrastructure: Southern Water has previously highlighted the need for reinforcement works and lack of capacity at wastewater treatment. Development timescales would therefore need to take this into account.

Economic Considerations	Neutral Impact
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Economy: The site is being promoted for housing, as such it would not result in the loss of employment nor will it deliver employment. Cowfold provides some employment opportunities, but these are unlikely to meet the full needs of any future residents. There is limited local employment at the village store, car dealership and local shops. Currently 71% of residents commute out of the village for work. A greater range is accessible via bus or car. The site promoter has also indicated the provision of high speed broadband on site to allow for home working.

Retail: The site will not be providing any retail onsite. There are convenience retail facilities in the village centre and there is a larger retail offer in Horsham or in Billingshurst which can be accessed by public transport or by car.

Site Assessment Conclusion: The site represents a sustainable and logical opportunity for growth at Cowfold. Although currently outside the Built-Up Area Boundary, the site sits immediately adjacent to existing residential development, and its relationship with the recreation ground and housing to the north means that development here would be well related to the existing settlement form. With appropriate landscaping and design measures, the site is capable of supporting a sensitively designed extension to Cowfold that respects local character and landscape setting.

Cowfold is identified in the settlement hierarchy as a medium village and is a sustainable location for modest growth. The village has a Co-op, pub, village/community centre and a doctor's surgery. The site is within reasonable walking distances to all local community facilities. The proximity of Ancient Woodland located on the eastern boundary (Horse Wood) can be effectively mitigated through established approaches consistent with guidance which will include a 15m root protection zone to the Ancient Woodland, biodiversity enhancements, SuDs to manage localised surface water flooding along the southern boundary, design, and careful masterplanning. The site's low agricultural land classification (Grade 3b) and absence of designated landscape or ecological features further support its suitability relative to alternatives.

The site provides opportunity to promote sustainable patterns of travel, in line with NPPF para. 110. The ease of access to village services, proximity to bus routes providing connections to larger service centres. Further policy measures should encourage supporting active travel and electric vehicle charging infrastructure which would help reduce reliance on private car use and contribute towards lower carbon emissions. Delivering around 100 homes, including affordable housing, the site would make a meaningful contribution to meeting local housing need. Whilst the scale of development proposed would have some impact on the village's infrastructure, it is proportionate to Cowfold's role as a medium village, and there is opportunity to improve and enhance the adjacent recreation ground to the west by improving open space, invest in play facilities, green infrastructure and biodiversity. Such local improvements will improve on healthy communities and climate resilience.

The Cowfold Neighbourhood Plan is a consideration and does not allocate the site. However, the Neighbourhood Plan sits under the adopted Horsham District Planning Framework and has an end date of 2031 which is nine years short of the emerging Plan end date. Circumstances have changed significantly since the Neighbourhood Plan was prepared.

Taking all factors into account, the evidence indicates that—with appropriate mitigation and masterplanning—the site is a suitable, sustainable, and deliverable location for new housing, which aligns with national policy objectives. The site offers opportunity to consolidate the village of Cowfold and contribute to meeting a housing need up to 2040. On this basis, the site is appropriate for allocation within the Local Plan.

Estimated Housing Numbers: 100

Henfield

Since undertaking this site assessment, outline planning consent for 191 homes has been granted at appeal. The site assessment is retained for completeness, together with the proposed allocation which it is considered remains appropriate until legal S106 and other matters have been completed.

Site Name: Land north of Furners Lane		SA005	
Site Map:			
Horsham District Council Parkside, Chart Way, Horsham West Sussex RH12 1RL Barbara Childs : Director of Place		Henfield	
<small>Reproduced by permission of Ordnance Survey map on behalf of HMSO. © Crown copyright and database rights (2026). Ordnance Survey Licence. AC0000820204</small>		Reference No :	Date : 26 March 2026
	Drawing No :	Drawn :	Checked :
			1:3,000 at A4 Revisions :
Parish: Henfield			
Site Area: 16 hectares			
Site Location: The site lies on the eastern edge of Henfield village adjacent to an area of recent development but is currently outside the existing built up area boundary.			
Site Description: The site comprises a rectangular arable field adjoining recent residential development at Kingsley Square, Fillery Way and Charlwood Drive, on the eastern edge of the settlement of Henfield. The western site boundary is formed by hedgerow between the site and this residential development. Similar field boundary hedgerows contain the site to the north, east, south and southeast. Low lying, undulating farmland to the northeast of the site extends to the B2116 Wheatsheaf Road and beyond. Outline planning permission was granted on appeal for 191 homes in May 2026 (Ref: APP/Z3825/W/25/3376143). A field to the north of the site, adjoining housing on Wantley Hill Estate, is allocated for approximately 25 dwellings under Henfield Neighbourhood Plan including adjoining open space and sports areas, A sewage works is located in this area, to the north of the Wantley Hill Estate.			
Environmental Considerations		Unfavourable Impacts (with potential for mitigation)	
Landscape: There are no specific environmental designations in this location. The landscape capacity study identifies low - moderate capacity for housing development in this location. To the east of the site are medium to long views into the open countryside. Additional planting around the perimeters of the site to enhance its existing boundary features. The landscape buffers around the edges of the site also provide opportunities to deliver new hedgerows, trees and other forms of green infrastructure that enhance the site's ecological value. In addition, to areas of open space, it is proposed the soft landscaping would also permeate throughout the areas of built form.			

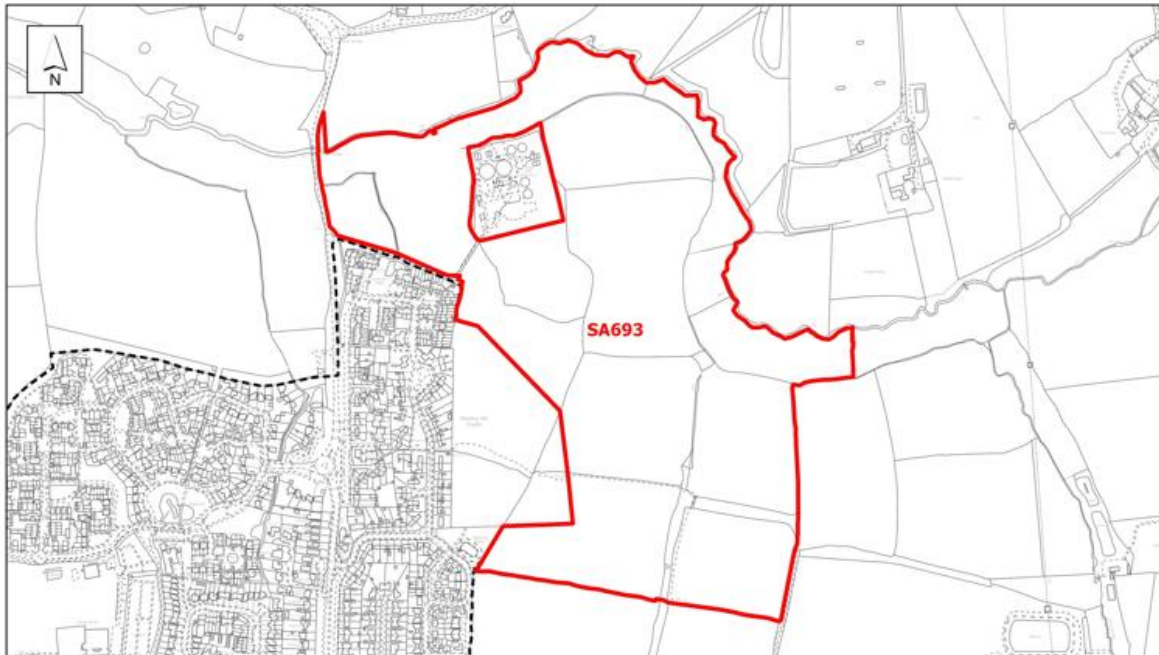
Biodiversity: The site itself is not subject to any statutory nature conservation designations. All statutory ecological designations in the surrounding area are well separated from the site by existing arable land. The nearest non-statutory nature conservation designation to the site is Henfield Common Local Wildlife Site (LWS), which is located approximately 0.4km south of the site. The LWS is designated on the basis of its varied habitats including species-rich rush pasture, reedbed and woodland. Ancient Woodland are located within the surrounds of the site, the closest located approximately 0.6km to the east of the site and unlikely to impact the site. The site could potentially support a limited number of protected species, including species protected under both national and European legislation (bats). Accordingly, mitigation measures will be required to minimise the risk of harm to protected species, with compensatory measures proposed.	
Archaeology/Heritage: There are no heritage assets on this site, but further detailed surveys may be required to identify impacts and if necessary potential mitigation. Furners Lane is located to the south of the site and is single width and contributes towards the setting of the Henfield Conservation Area.	
Environmental Quality: The site promoter indicates the site is Grade 2 Agricultural Land. This is some of the highest quality agricultural land within the district, and a further impact assessment on the loss of this land may be needed should development come forward in this location. Notwithstanding, loss of higher quality agricultural land must be considered but must be balanced against wider housing need. It lies within the Brick Clay (Weald Clay) Minerals Safeguarding area. The south east corner also falls within the soft sand protection zone.	
Flooding/Drainage: Flooding: The site does not lie within an area identified as at risk of flooding (Flood Zone 1). There are pockets of surface water flooding on the western boundary of the site. Any surface water flooding will be mitigated through sustainable drainage measures.	
Climate/Renewables/Energy Efficiency: Energy Statement, which sets out in detail the measures that are being proposed in respect of energy efficiency and renewable technologies. It demonstrates that the proposal could follow a fabric first approach and deliver renewable/low-carbon energy technologies on site, e.g., air source heat pumps and solar photovoltaic panels. Notwithstanding, any proposal should be aligned with the Council's climate change and sustainability agenda.	
Social Considerations	Unfavourable Impacts (with potential for mitigation)
Housing: The recently-consented proposal comprises up to 191 dwellings, including 45% affordable homes, associated public open space, green infrastructure and landscaping, with access from Charlwood Drive.	
Education: The village has a primary school, but children must travel to Steyning to access secondary school education. The primary school St Peters CoE is within reasonable walking distance and is located to the west of the site adjacent to Henfield leisure centre.	
Health: The village has a Medical Centre, albeit this is around a mile away from the site located to the west of the high street.	
Leisure/Recreation/Community Facilities: The site is well placed to access local amenities. Henfield Hall lies within walking distance of the site located to the northwest of the site. Henfield also has a leisure centre in the village with a sports hall and gym. The site is within walking distance of the High Street, which provides a range of local shops and services. There is a large range of clubs & societies covering all ages & interests which can be accessed within the community.	
Transport: The main vehicle access will be via Charlwood Drive, through the north-western corner of the site. A secondary access point will also be provided south-western corner of the site. Furthermore, safe pedestrian and cycle access should be achievable to readily integrate with the existing village. Henfield has hourly bus services to Brighton, Steyning, Horsham and Burgess Hill, also stopping at a number of smaller settlements. Henfield is also on the A281 trunk road connecting to Brighton and to Horsham and is easily accessible from the site.	
Other Infrastructure: No details have been provided in respect of future communication technology.	
Economic Considerations	Neutral Impacts

<p>Economy: The site is a greenfield site promoted for housing and as such it would not result in the loss of employment nor will it deliver employment. Henfield provides local employment opportunities and some residents will likely travel by car to work in larger surrounding settlements. There are a number of local business parks located within and outside the village. Henfield Business Park is located to the south of the village along the A2037 to Small Dole village.</p>
<p>Retail: The site is promoted for housing and as such it would not result in the loss of retail, nor will it deliver retail. The high street is also within reasonable walking distance from the site located to the west.</p>
<p>Site Assessment Conclusion: The Land north of Furners Lane sits outside the current built-up area boundary, it is immediately adjacent to recent development to the west, enabling a logical extension to the settlement and also prioritise efficient land use, well-designed places, and boosting housing supply.</p> <p>Henfield, as a larger settlement in the Council's hierarchy (Small Town and Larger Village), is expected to deliver growth proportionate to its role. This site provides one a logical expansion areas adjacent to the existing settlement edge. The site is also available, deliverable and would positively contribute towards the housing supply in the early part of the plan period. The Henfield Neighbourhood Plan is a consideration and does not allocate the site. However, the Neighbourhood Plan sits under the adopted Horsham District Planning Framework and has an end date of 2031 which is nine years short of the emerging Plan end date. Circumstances have changed significantly since the Neighbourhood Plan was prepared.</p> <p>The topography in this location falls gradually from west to east. The Landscape Assessment identifies low–moderate capacity, thus sensitive design—together with structural planting on the eastern edge as any proposal must look to mitigate visual impacts and smooth the transition to open countryside in this sensitive location. There is also an opportunity to secure net gains for biodiversity through managed green corridors, hedgerow enhancement, and onsite open space provision.</p> <p>The loss of Grade 2 agricultural land is acknowledged; however, the NPPF (para 187b) does not preclude the development of such land where significant housing need exists and where alternative lower-grade land is not reasonably available at the edge of the settlement. Minerals safeguarding considerations can be addressed through appropriate assessment at planning application stage, and no flood risk constraints are present, with the site lying entirely within Flood Zone 1.</p> <p>The site is well-located in relation to the village centre, existing community facilities, the high street, medical centre, and local public transport links. It is within walking and cycling distance of a full range of local services,. The promoter has stipulated a new vehicle access to the northwest corner of the site from Charlwood Drive. Notwithstanding, any proposal also should look to enhance local pedestrian and cycle connections with the existing network, maximising sustainable travel choices. Negative impacts identified can be mitigated through sensitive landscape led masterplanning, high-quality design, and contributing to infrastructure improvements. Furthermore, the site now has outline planning consent for 191 homes. On this basis, the site is considered suitable for allocation that supports local needs and contributes positively to the District's housing strategy.</p>
<p>Housing Numbers: 191 homes.</p>

Site Name: Land East of Henfield

SA693

Site Map:



Horsham District Council Parkside, Chart Way, Horsham West Sussex RH12 1RL Barbara Childs : Director of Place	Henfield		
Reproduced by permission of Ordnance Survey map on behalf of HMSO. © Crown copyright and database rights (2026). Ordnance Survey Licence: AC0000820204	Reference No :	Date : 01 May 2026	1:6,500 at A4
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Parish: Henfield

Site Area: 36.9HA

Site Location: This site is 36.9ha is located to the north and east of Henfield village and comprises of greenfield land currently in agricultural use. The northern part of the site partially abuts the settlement edge but the whole of the SA693 lies outside the existing settlement boundary. Land to the north of the site is bounded Cutlers Brook and floodplain meadow. To the east is the site lies open countryside. The majority of the site is made of parcels of fields interspersed with treebelts and hedgerows. To the west and south of the site lies an area of new residential development. Land owned by West Sussex County Council acts as a buffer between the site and Wantley Hill Estate to the west of the site. To the south lies another parcel of land currently at appeal (ref: APP/Z3825/W/25/3376143) known as Land East of Charlwood Drive for 191 homes. Furmer Lane lies beyond this parcel of land. It is noted that whilst no planning application has been made the site promoter has publicised an outline scheme for up to 500 homes on their website.

Site Description: The site slopes gently rises towards the southwest and comprises of open countryside. A number of hedgerows and treebelts traverse the site and there are medium to long views to the east. A sewage works is located in close proximity to the site (on the northern boundary) and consideration of odours omitted from the facilities may impact on where residential development will be permitted.

Environmental Considerations

Unfavourable Impacts (potential for mitigation)

Landscape: The site is located within Local Landscape Character Area (LLCA) 69: Land North of Henfield, as defined in the revised Horsham District Landscape Capacity Assessment (2021). The key sensitivities, value, and capacity of this character area, as relevant to the site and its setting, are summarised below:

Landscape Character Sensitivity

- Gently sloping valley sides associated with the River Adur and its tributaries.

- A meandering river corridor characterised by small pasture fields and riparian tree cover.
- Locally abrupt and visually harsh settlement edges in certain locations.
- Attractive views from higher ground, particularly towards the South Downs and across the Adur Valley.
- An overall unspoilt rural character, with the landscape generally in good condition.

In terms of landscape capacity, the assessment identifies that this area has a strong rural character, with key features and qualities that are highly sensitive to large-scale development. Given the landscape's good condition, its attractive riverside qualities, and the visual prominence of the valley sides, LLCA 69 is assessed as having no to low capacity for large-scale development.

While the proposed scheme falls within the 'medium-scale development' category (defined as up to 500 dwellings), it sits at the upper limit of this range. Furthermore, when considered cumulatively with the 235 dwellings allocated through the neighbourhood plan, and permitted developments at Parsonage Farm to the east and Furners Lane to the south—within the same LLCA—the total quantum of development would exceed the medium-scale threshold and align more closely with the definition of large-scale development. The capacity study defines medium-scale housing development as schemes of approximately 100–500 dwellings, typically associated with urban extensions to main towns, small towns, or large villages.

It is important to note that landscape sensitivity and capacity assessments are indicative and strategic in nature. They should be supplemented by more detailed, site-specific analysis to fully understand local context and constraints. Accordingly, it is recommended that the any proposal of development reflects these landscape sensitivities, with consideration given to excluding the most sensitive parcels. Any proposed layout should be informed by a comprehensive Landscape and Visual Impact Assessment (LVIA), which would evaluate the appropriateness of the development scale, identify embedded and additional mitigation measures, and assess any residual landscape and visual effects.

Biodiversity: The site has a network of hedgerows and small areas of woodland/shaws that provide important landscape delineation and connectivity. These connections are important features for retention in any development of the countryside. The existence of veteran trees within these hedgerows and adjacent to the site will require confirmation/clarification and appropriate design considerations should be applied accordingly.

This, together with the presence of ancient woodland in the south-east of the site, means that appropriate safeguards must be considered with regards to irreplaceable habitats on-site. In the case of buffers for irreplaceable habitat within residential development, these buffers should be large enough (with a min. 15m) to respect the RPAs of the trees and comprise planting of additional habitat.

The site promoter has confirmed ecological presence on-site are populations of reptiles, badgers, bats and breeding birds. As such, where impacts cannot be avoided in the first instance and justification is provided as to the necessary interventions resulting in impact, details of up-to-date surveys undertaken and appropriate mitigation and compensation where required will be expected in any forthcoming planning application.

Much of the site lies within an area of very high potential in the emerging Local Nature Recovery Network, especially at the northern part of this site which has been identified as an area for possible biodiversity enhancement

Archaeology/Heritage: The Lodge at Chestham Park (Grade II listed) is located to the north of the site (300m), Wantley Manor (Grade II* Listed) is located to the southwest. There are no heritage assets within or abutting the site. The northern part of the site will be expected to have enhanced planting and screening, biodiversity enhancement, sustainable drainage measures and infrastructure (pathways) implemented.

Environmental Quality: The northern section of the site is located in close proximity to the

Henfield sewage treatment works (STW). To ensure the site is suitable for residential development any full or outline application for development on this site will therefore need to be supported by odour and noise impact assessments which will inform layout and mitigation measures.

Flooding/Drainage: Land to the north of the site is bounded by Cutlers Brook and significant parts of the northern section of the site is within Flood Zone 2 and 3 including parts of A281 where access to and from the site is proposed. Safe access from the north should be located outside of an area of flood risk. No residential development should be implemented in those areas. There are also significant pockets of surface water flooding across the undulating site area but this can be mitigated through sustainable drainage measures including the implementation of sustainable drainage attenuation ponds which would control run off during periods of high rainfall. A site specific flood risk assessment using the most up to date Environment Agency Flood maps should be carried out which will inform layout, safe access and where mitigation should be targeted. A proposed second access to the south is unaffected by flooding.

Climate/Renewables/Energy Efficiency: Electric charging points for vehicles for each dwelling is proposed and is supported. It is proposed new homes will be constructed to Future Homes Standard. Notwithstanding, the proposal will be expected to be aligned with the Council's climate change and sustainability goals.

Social Considerations

Unfavourable impacts (with potential for mitigation)

Housing: It is considered that up to 450 dwellings could be accommodated to include 45% affordable housing, community facility and access, with public open space and associated landscaping, drainage and highways. The Henfield Neighbourhood Plan (made 23 June 2021) includes the delivery of 270 dwellings on four sites around the village). Three allocations made in the Henfield Neighbourhood Plan is located on the eastern edge of Henfield Village. It is noted Land east of Henfield abuts land at Wantley Estate, which is allocated in the Henfield neighbourhood plan for approximately 30 dwellings and associated recreational pitches. While no application has yet been submitted for this adjoining parcel, any proposal should demonstrate that the proposed development would not prejudice or constrain the future delivery of that allocation.

Education: The proposal is not of sufficient scale whereby on-site educational facilities will be provided. St Peter's CofE Primary School is approximately 1.5km to the west of the site.

Health: The site is not of sufficient scale whereby on-site healthcare facilities will be provided. The Henfield surgery is located approximately 0.65km to the west of the site and is within reasonable walking distances.

Leisure/Recreation/Community Facilities: A development of 450 dwellings would generate a need for open space. As such any proposal will be expected to meet the Council's Open Space Standards as a requirement. It is understood that emerging proposals include a riverside park which incorporates the river/Cutlers Brook and surrounding flood zone and encircles the Henfield Wastewater Treat Works (Sewage Works). In addition to this the initial masterplan shows a playing field, a neighbourhood play area, allotments or orchard, and green active travel corridors which incorporate existing hedgerows and trees. Pedestrian routes would link Public Right of Way (PROW) 2542 to PROW 2539 to bring forward a 'missing' link in a circular route around the village. Full assessment against the relevant Open Space Sports and Recreation Standards will be required.

Transport: The proposal is expected to provide vehicle and pedestrian access from London Road (A281) to the north and Charlwood Drive to the south. Opportunities to expand and create new pedestrian and cycling routes and enhancement of existing PROW routes should be taken. There are bus stops located close to the site on London Road and Henfield is reasonably well served by public bus services. The number 17 and 100 are regular services connecting Henfield to the wider locality.

Other Infrastructure: Infrastructure requirements will be secured through a combination of on-site provision and developer contributions.

Economic Considerations

Neutral Impacts

Economy: The site will not be providing any employment within the site but the location of the site is well placed to access existing centres of employment in and around Henfield village such as Henfield Business park located to the south of the village.

Retail: No retail is expected to be provided onsite. The village High Street is within reasonable walking distance from the site.

Site Assessment Conclusion: Having regard to the site's characteristics, constraints, and opportunities, it is considered that Land East of Henfield could form a suitable allocation for residential development, subject to an appropriate quantum following a robust, landscape-led masterplanning approach which protects the rural character and approach to the village, particularly closest to the river corridor. While the site lies outside the existing settlement boundary and within a landscape character area identified as having low capacity for large-scale development, there remains potential for a sensitively designed scheme that responds positively to the area's prevailing character, landscape sensitivities, and environmental assets.

The Henfield Neighbourhood Plan does not allocate this site. However, the Neighbourhood Plan has an end date of 2031 which is nine years short of the emerging Plan end date. Circumstances have changed significantly since the Neighbourhood Plan was prepared. Any allocation would still need to have regard to other relevant policies in the neighbourhood plan.

The site is located on the edge of a large village with access to services, public transport, and existing community infrastructure. The proposal would make a meaningful contribution towards meeting local housing needs, including the potential provision affordable housing, in line with both emerging local plan policy and national objectives. Additional benefits include provision of public open space, biodiversity net gain, improved green infrastructure, and enhanced pedestrian and cycle connectivity. The environmental constraints identified—including landscape sensitivity, biodiversity value, flood risk, and proximity to the sewage treatment works—would need to be appropriately mitigated and managed through careful site design, including:

- Avoidance of development in flood-prone areas and sensitive northern parcels;
- Retention and enhancement of existing hedgerows, trees, and designated habitats, with appropriate buffers to ancient woodland and veteran trees;
- Delivery of a comprehensive green infrastructure network, incorporating sustainable drainage systems and biodiversity enhancements;
- Preparation of supporting technical evidence, including an LVIA, ecological surveys, and noise/odour assessments, to inform an appropriate layout.

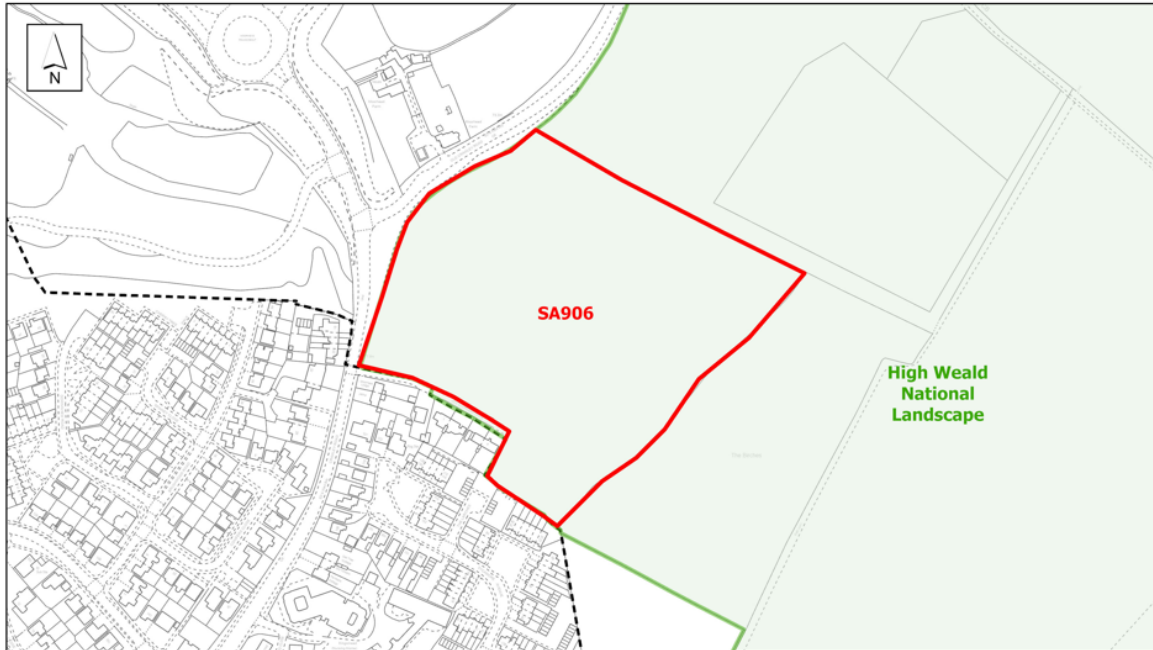
Furthermore, it must be demonstrated through the masterplanning process that development would not prejudice the delivery of, and would integrate with, adjoining allocated land, including the Neighbourhood Plan allocation at Wantley Estate. Cumulative impacts will require phased delivery and infrastructure alignment. On balance, and subject to a development quantum that reflects the landscape capacity evidence and site-specific constraints, the site is considered capable of delivering a policy-compliant and sustainable form of development.

Housing Numbers: 450

Horsham Town

Site Name: Land south of New House Farm **SA906**

Site Map:



<p>Horsham District Council Parkside, Chart Way, Horsham West Sussex RH12 1RL Barbara Childs : Director of Place</p> <p><small>Reproduced by permission of Ordnance Survey map on behalf of HMSO. © Crown copyright and database rights (2026). Ordnance Survey Licence. AC0000820204</small></p>	<p>North Horsham</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 33%;">Reference No :</td> <td style="width: 33%;">Date : 22 April 2026</td> <td style="width: 33%;">1:3,000 at A4</td> </tr> <tr> <td>Drawing No :</td> <td>Drawn :</td> <td>Checked :</td> </tr> <tr> <td></td> <td></td> <td>Revisions :</td> </tr> </table>	Reference No :	Date : 22 April 2026	1:3,000 at A4	Drawing No :	Drawn :	Checked :			Revisions :
Reference No :	Date : 22 April 2026	1:3,000 at A4								
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Parish: North Horsham

Site Area: 4.9 hectares

Site Location: The site sits on the northern edge of the defined built-up area boundary of Horsham with New Moorhead Drive and the Larches found adjacent to the site. The site lies south of Old Crawley Road and east of Crawley Road (B2195) and comprises a single field measuring 4.9ha in area. The promoter is proposing a scheme comprising 120 dwellings, together with access, associated landscaping, and areas of public open space.

Site Description: The site comprises a single arable field located south of Old Crawley Road and east of Crawley Road (B2195), forming part of the southern edge of Horsham’s defined Built-Up Area Boundary (BUAB). The site, at present, is farmed for arable purposes. The site is currently accessed to the north via field-gate leading onto Old Crawley Road. Residential properties lie immediately to the south (New Moorhead Drive and The Larches). To the east of the site lies a well-established woodland to the adjacent east, which substantially restricts views towards/away from the site to the east and a tree and hedgerow boundary to its northern boundary. The site is open in character and is located within the High Weald National Landscape. The Grade II Listed Moorhead Cottages also lie to the west of the site.

Environmental Considerations	Unfavourable Impacts (potential for mitigation)
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Landscape: The site lies entirely within the High Weald National Landscape (formerly High Weald Area of Outstanding Natural Beauty), and as such, any proposed development will need to assess its potential impacts on the special qualities of the High Weald’s character. The Council’s Landscape Capacity Assessment (LCA) 2021 identifies this site lies within Area 17. The LCA (2021) concludes there is some limited capacity for housing development closer to the existing urban edge, but this should not extend further west as it could be perceived as a significant incursion into the protected landscape.

While the site has been identified as having moderate capacity for development within the LCA (2021), this is largely due to its proximity to the existing urban edge and the urban influence of

surrounding built form and infrastructure. The site is located by a prominent artery in and out of the Horsham town, particular regard should be given to sensitivity to change on transition from the urban environment into the national landscape. Further detailed site level landscape assessment would be required to support any planning application on this site.

NPPF Paragraph 190 establishes that, in relation to development within National Landscapes, permission should be refused for major development other than in exceptional circumstances and where it can be demonstrated that the development is in public interest. Given the very significant need for housing development in Horsham District, it has been necessary to reconsider limited development in this location. Given the transitional nature of this particular site, some development on this site could be mitigated. Any proposal must be informed by a Landscape Visual Impact Assessment (LVIA) to establish if the level of development proposed is appropriate, consider embedded and additional mitigation measures and finally, identify any residual effects. Further consideration should be given to the High Weald Management Plan (HWMP). Management and maintenance will also be important factor in ensuring development is visually contained.

Biodiversity: The woodland and boundary hedgerows have the potential to provide ecological value. Whilst further ecological assessments would be necessary to support any development proposal, it is considered that subject to sufficient buffer zones and protection of the existing trees and hedgerows there is potential for ecological mitigation. The scale of development on this site would be required to deliver Biodiversity Net Gain (BNG).

Archaeology/Heritage: Grade II listed Moorhead Cottages is located on the western side of Crawley Road opposite the site. Development should have the regard to the setting and rural context of heritage assets. Any proposal should have regard to heritage assets and appropriate mitigation is expected to make the proposal acceptable in planning terms.

Environmental Quality: There are no known site-specific constraints. Any proposal will be expected to be aligned with the Council's environmental and sustainability policies, alternative measures may include contributions to active travel equipment, commit to sustainable construction practices, investment in public transport and cycling infrastructure and/or renewable energy generation.

Flooding/Drainage: The site does not lie within an area identified as at risk of flooding (Flood Zone 1). There is evidence of surface water flooding in central parts of the site. Any proposal should look to mitigate surface water flooding through the implementation of sustainable drainage measures.

Climate/Renewables/Energy Efficiency: No known impacts or clear proposals. Any proposal will be expected to adhere to the Council's climate change policies.

Social Considerations

Neutral Impacts

Housing: The promoter is proposing a scheme comprising 120 dwellings, together with access, associated landscaping, and areas of public open space. The proposals include a commitment to deliver 45% of the total housing as affordable provision, although it is noted that more recent emerging evidence to support the plan, will set a policy requirement of 35% affordable housing, and the level of affordable housing delivery may therefore change. If 45% affordable housing is delivered, this would be a significant benefit. .

Education: The site is not expected to provide educational facilities as part of any proposal. Given the site is on the edge of Horsham town, local children will be accommodated at existing schools located within the catchment of the site, which are readily accessible. Any development would provide CIL contributions.

Health: The site is not expected to provide health facilities, but would deliver CIL contributions. There are GP practices located in Horsham town.

Leisure/Recreation/Community Facilities: The site is not expected to have any leisure or community facilities as part of the proposal. Given the site location next to Horsham town, residents will be a position to access a high level of services located within the town and would be within reasonable travel distances.

Transport: The site lies within easy walking distance of a range of services and facilities within Horsham. Access is achievable from Crawley Road and there is an opportunity to improve connectivity with investment in pedestrian and cycling infrastructure given the site is within cycling or walking distance of local shops and services within Horsham town.

Other Infrastructure: No information provided. Infrastructure requirements will be secured through a combination of on-site provision and developer contributions.

Economic Considerations

Neutral Impacts

Economy: The site is promoted for housing and as such it would not result in the loss of employment, nor will it deliver employment. Horsham Town is the main town in the district and would provide employment opportunities for residents. There is also a main line station located in town which offers connections up to London terminals and to the south coast including Brighton and Chichester.

Retail: The site is promoted for housing and as such it would not result in the loss of retail, nor will it deliver retail. As the site is located on the edge of Horsham town, local shops and services are within reasonable walking distance.

Site Assessment Conclusion:


The site is located on the northern edge of Horsham town, which is the largest town in the District. There are a wide range of available services and facilities. The promoter has indicated delivery of the site would be relatively achievable during the front end of the plan period contributing positively towards the housing supply where opportunities are limited in this part of the district given the town is also at the top of the settlement hierarchy. The site is recommended for allocation subject to the appropriate mitigations. There may be some potential to deliver 45% affordable housing which would be a significant benefit.

The site lies within the High Weald National Landscape. Notwithstanding this designation, evidence within the Landscape Capacity Assessment identifies moderate capacity for development, particularly in locations closely related to the existing urban edge. Whilst a larger and more extensive development is considered would have notable harm to landscape character, more limited development within this field, which is already subject to urban influences is considered to have potential for mitigation.

any scheme must demonstrate it is of a standard that has regard to the High Weald Management Plan and complies with the High Weald Design Guide. The site's containment to the east by established woodland, together with the opportunity to retain and enhance boundary vegetation and introduce significant structural landscaping, provides a framework for a landscape-led scheme. This approach could mitigate visual effects, preserve the wider landscape setting, and maintain the important transition between urban and rural character.

Estimated Housing Numbers: 120

Itchingfield (Barns Green)

Site Name: Land Rear of Two Mile Ash Road, Barns Green	SA344									
Site Map:										
										
<p align="center">Horsham District Council Parkside, Chart Way, Horsham West Sussex RH12 1RL Barbara Childs - Director of Place</p> <p><small>Reproduced by permission of Ordnance Survey map on behalf of HMSO. © Crown copyright and database rights (2023). Ordnance Survey Licence: AC0000820204</small></p>	<p align="center">Itchingfield / Barns Green</p> <table border="1"> <tr> <td>Reference No :</td> <td>Date : 31 August 2023</td> <td>1:1,000 at A4</td> </tr> <tr> <td>Drawing No :</td> <td>Drawn :</td> <td>Checked :</td> </tr> <tr> <td></td> <td></td> <td>Revisions :</td> </tr> </table>	Reference No :	Date : 31 August 2023	1:1,000 at A4	Drawing No :	Drawn :	Checked :			Revisions :
Reference No :	Date : 31 August 2023	1:1,000 at A4								
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Parish: Itchingfield										
Site Area: 3.2Ha with a developable area of 1.1Ha (northern section only)										
Site Location: The site lies to the east of Sandhills Road and north of existing properties on Two Mile Ash Road and Bramble Close. Barns Green is a medium size village and contains some facilities and services, including a primary school, pub and a shop. Its size is limited and there is reliance on travel to the established and larger settlements within the District such as Billingshurst, Southwater and Horsham.										
Site Description: The site is known as Ropers and Cheffins Fields. The site extends to an area of 3.23ha. This includes land within the public highway (Sandhills Road), within the northern field behind properties on the eastern side of Sandhills Road, and within the southern field behind the long rear gardens of properties in Two Mile Ash Road. Parson's Brook (a small stream) runs along the eastern and northern sides of the site, with the former also including land designated as Ancient Woodland. A public footpath runs through the southern part of the site and just to the north of the respective rear boundaries of properties in Two Mile Ash Road. Sandhills, a grade II listed historic farmstead, is positioned on the western side of the street.										
Environmental Considerations	Unfavourable Impacts (with potential for mitigation)									
Landscape: The Horsham District Council Landscape Capacity Assessment (2021) describes the area on the edge of Barns Green as having low-moderate capacity for small scale housing development given the mostly strong rural character of the area, attractive meadows and woodland, and historic features, which are sensitive to housing development. Landscape capacity studies provide strategic guidance and must be refined at the site level through detailed assessment. This results in a limited potential to absorb development without unacceptable landscape impacts particularly on the southern part of the site.										

Notwithstanding, the site is relatively contained in the landscape. It is surrounded by mature vegetation to the north and east, and by residential properties to the west and south. A modest scheme would be accommodated on the northern parcel of land providing if the scheme was sensitive to the context and appropriate buffer and strategic planting was applied.

Biodiversity: The site is within a Bat Sustenance Zone, habitats to maintain feeding habitats for bats would need to be retained. Parsons Brook, along the northern boundary of the main section of the site, is designated as Ancient Woodland. The buffer required to maintain the integrity of the ancient woodland would adjoin with the curtilages of 'Outpost' and Silwood House and this would impact on the ability to access the majority of the site. Nine large mature trees, covered by a Tree Preservation Order (TPO), exist along the southern boundary of the site, preventing vehicle access onto the site from the south. Root Protection Areas would also be required for land surrounding each tree covered by the Tree Preservation Order.

Archaeology/Heritage: There are no archaeological or heritage assets within the site boundary. However, a Grade II listed building, Sandhills, is located to the north-west of the site. The proposed development could introduce a strong urbanising influence on the site and the surrounding fields, which currently form part of the rural edge to Barns Green and contribute to the sense of separation and setting of the listed farmstead. Development would not result in direct harm—such as the physical loss or alteration of the building or its immediate curtilage—it nevertheless could affect its wider setting. If allocated, consideration of the setting of the heritage asset is advocated and appropriate mitigation should be applied if it is required.

Environmental Quality: The site lies within the Brick Clay (Weald Clay) Minerals Safeguarding area.

Flooding/Drainage: The site does not lie within an area identified as at risk of flooding (Flood zone 1). Site promoter has advised that a 10m buffer zone along the water course bordering the site will be provided, in which no development would be located. SuDS could be provided to manage areas of surface water flood which would impact on the net developable area available.

Climate/Renewables/Energy Efficiency: Site promoters have stated that development would seek to meet building control regulations on energy efficiency, potentially including installation of solar panels on individual dwellings, green roofs (where appropriate), on-site electric vehicle charging points and support of cycling / walking via connection of the site to existing public rights of way.

Social Considerations

Neutral Impacts

Housing: The site is being promoted for 10 dwellings and associated landscaping. With site constraints, development is restricted to the northern parcel of land. Access will be delivered off Sandhill Road.

Education: There is a primary school located within the village. Barns Green is within the catchment area of Horsham for secondary education.

Health: There are no health facilities located within the village and given the scale of the site it will not be able to provide health facilities.

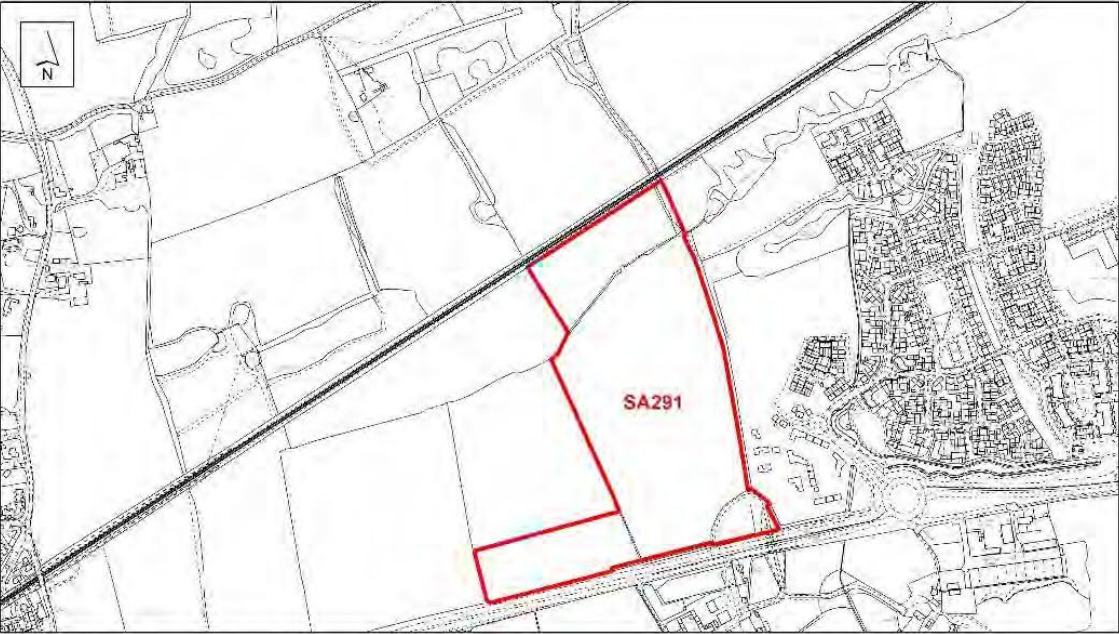
Leisure/Recreation/Community Facilities: Barns Green is classified as a 'medium village' in the settlement hierarchy, having a moderate level of service and facilities including a primary school, public house and village store with a post office. There are a range of sports pitches including a Sports and Social Club (jointly shared by Barns Green and Itchingfield). The village has a good variety of clubs and societies for all interests and ages.

Transport: There is a reasonable weekday bus service linking the village to Horsham and Storrington. There is no weekend service. A community transport scheme is available for healthcare appointments and prescriptions. The site promoter has advised that access can be taken by way of a priority T-junction, incorporating visibility sprays, adjoining Sandhills Road. Access into the southern part of the site would be limited by the presence of a band of ancient woodland.

Other Infrastructure: Infrastructure requirements will be secured through a combination of on-site provision and developer contributions.

Economic Considerations	Neutral Impacts
<p>Economy: The site is promoted for housing and as such it would not result in the loss of employment, nor will it deliver employment. Barns Green provides limited local employment opportunities; residents will likely travel by car to work in larger surrounding settlements.</p>	
<p>Retail: The site is promoted for housing and as such it would not result in the loss of retail, nor will it deliver retail. Additional housing in and around Barns Green may help to support the existing facilities to remain viable.</p>	
<p>Site Assessment Conclusion: The site is physically and environmentally constrained, with Ancient Woodland associated with Parsons Brook forming a strong landscape feature along the northern boundary of the southern parcel. The requirement to provide an appropriate buffer (in accordance with national policy and best practice) and to respect root protection areas effectively subdivides the site and prevents suitable vehicular access to the southern section. As a result, this part of the site is not considered developable for residential purposes and is more appropriately retained as open space, contributing to biodiversity, landscape character, and community amenity. In contrast, the northern parcel is relatively contained, with a clear relationship to the existing built form along Sandhills Road and the wider settlement of Barns Green. It is capable of accommodating a small-scale development that responds sensitively to the site's context. A modest scheme of approximately 10 dwellings, accessed directly from Sandhills Road, would align with the site's physical constraints and reflect the guidance set out in the Horsham District Landscape Capacity Assessment (2021), which identifies limited capacity for small-scale development in this area. Such an approach would accord with the principles of the National Planning Policy Framework (NPPF). Furthermore, a modest allocation of around 10 dwellings would represent a proportionate and appropriate scale of growth for a 'medium village' within the settlement hierarchy, supporting local services without undermining the settlement's character or environmental assets.</p> <p>Overall, it is concluded that the site is suitable for allocation for a small-scale residential development of approximately 10 dwellings on the northern parcel only, subject to a high-quality, landscape-led design approach. The southern parcel should be retained and enhanced as publicly accessible open space, providing biodiversity net gain, protecting the integrity of the Ancient Woodland, and reinforcing the rural setting of Barns Green.</p> <p>The Itchingfield Neighbourhood Plan is a consideration and does not allocate the site. However, the Neighbourhood Plan sits under the adopted Horsham District Planning Framework and has an end date of 2031 which is nine years short of the emerging Plan end date. Circumstances have changed significantly since the Neighbourhood Plan was prepared.</p>	
<p>Estimated Housing Numbers: 10</p>	

Kilwood Vale

Site Name: Land West of Kilwood Vale		SA291	
Site Map:			
			
Horsham District Council Parkside, Chert Way, Horsham West Sussex RH12 1RL Barbara Childs, Director of Planning		Colgate	
<small>Reproduced by permission of Ordnance Survey map on behalf of HMSO. © Crown copyright and database rights (2023). Ordnance Survey Licence: AC0000820204</small>		<small>Reference No.:</small>	<small>Date:</small> 31 August 2023
<small>Drawing No.:</small>	<small>Drawn:</small>	<small>Checked:</small>	<small>Revisions:</small>
Parish: Colgate			
Site Area: 15.6 hectares			
Site Location: The site lies in the countryside to the west of the Kilwood Vale strategic development site and north of the A264. To the south of the A264 lies the High Weald National Landscape. The Arun Valley rail line bounds the site to the north.			
Site Description: The site is relatively flat and formed of agricultural fields. Bewbush Brook runs through the site at its northern end and the railway line bounds the land to the north. The site is also bounded by hedgerows and some mature trees. Due to the proximity of the site to Gatwick Airport much of the site lies within aerodrome safeguarding areas. The site is controlled by the developers for the Kilwood Vale strategic site currently under construction (and part-occupied) following adoption of the West of Bewbush Joint Area Action Plan. The development at Kilwood Vale is currently at phase 6 of the overall masterplan.			
<p>At the time of drafting this assessment, Crest has delivered a total of 1,486 homes at Kilwood Vale. Of these, 1,318 homes are associated with the original Outline Planning Permission for 2,500 dwellings. Development is well advanced with the 168 units for Phase 6A (DC/20/2223). Phase 6B for 115 units (DC/21/2246) has been submitted and will be considered. A neighbourhood centre (DC/23/1694) which includes retail uses, a community centre, a pub, elderly care units and 111 flats will commence this year (2026). The development of SA291 would therefore form an logical extension to that strategic development.</p>			

Environmental Considerations	Unfavourable Impacts (with potential for mitigation)
<p>Landscape: The High Weald National Landscape lies to the south of the site and south of the A264. The topography of the land is relatively flat. The Landscape Capacity Study (2021) found the area (zone 10) to have no/low capacity for residential development and given the proximity of the High Weald Area of Outstanding Natural Beauty, development would have an impact on the setting of the designated landscape. Notwithstanding, landscape constraints can be mitigated and informed by the site's role as an extension to an existing strategic allocation. The A264 forms a natural barrier but further landscape mitigation would be required to minimise the impact through strategic planting and the creation of buffers. There are also concerns regarding the potential for settlement coalescence between Horsham and Crawley and Crawley and Faygate. Development in this location could have an urbanising effect on the gaps between settlements. The promoters have indicated that landscape mitigation could be provided between the western edge of the site and Faygate which would help to address this issue.</p>	
<p>Biodiversity: The site is not designated as important for nature conservation. House Copse Site of Special Scientific Interest (SSSI) lies over 530m to the north of the site and there are pockets of Ancient Woodland in the vicinity of the site, but these are all beyond the 15m buffer recommended by Natural England and the Forestry Commission. Any proposal must deliver the required national requirement of 10% biodiversity net to be achieved onsite.</p>	
<p>Archaeology/Heritage: The site does not comprise any known heritage assets. An Archaeological Notification Area associated with the post-medieval iron industry lies to the immediate east but does not impact on the site itself. The Grade II listed building Carylls Lea Farmhouse lies over 750m to the west of the site, although it is currently screened from the site by existing buildings, hedgerows and tree belts.</p>	
<p>Environmental Quality: The site lies within the Brick Clay (Weald Clay) and Building Stone (Horsham Stone Formation) Minerals Safeguarding area. The site is not within a Source Protection Zone and does not have an agricultural land classification. According to the site promoters, a preliminary land quality and geotechnical constraints review has identified that there are no potentially significant contamination sources at the site. Due to the location of the A264, the railway line and the proximity of Gatwick Airport, the site is likely to be impacted by some noise. Appropriate mitigation could be provided, as has been agreed for the adjacent Kilnwood Vale strategic site.</p>	
<p>Flooding/Drainage: The site does not lie within an area identified as at risk of flooding (Flood Zone 1). The promoters have indicated that surface water catchment flows overland into the Bewbush Brook which runs through the site and is shown to have a medium-high risk of flooding. The promoters suggest that mitigation will be provided through buffer zones and suitably located green infrastructure.</p>	
<p>Climate/Renewables/Energy Efficiency: Any proposal would be expected to adhere to the Council's climate change and sustainability policies.</p>	
Social Considerations	Neutral Impacts
<p>Housing: The site promoters suggest the site can accommodate circa 350 units and would be contained within two parcels of land totaling 8.4 hectares, which provides a density of 35-45 dwellings per hectare. Any proposal would be expected to provide policy-compliant levels of affordable housing.</p>	
<p>Education: The promoters advise that the Kilnwood Vale primary school could be expanded to accommodate additional pupils as a result of this development. The capacity for additional secondary school pupils is limited in Horsham and Crawley, although Bohunt Horsham all-through school which has been delivered as part of the North Horsham strategic allocation could potentially meet the needs arising from this site. It is also noted that the proposals being promoted at West of Ifield strategic site includes a new secondary school and new primary school provision to serve Crawley and the wider area.</p>	

Health: The existing Kilnwood Vale scheme originally made provision for a new health centre, but NHS Sussex Integrated Care Board (ICB), formerly the Clinical Commissioning Group (CCG), has confirmed this is no longer considered a suitable location. There are existing health facilities in Crawley and there is potential for a new facility to come forward on the North Horsham strategic allocation and/or as part of any strategic development West of Ifield. Therefore, it is considered that there are suitable health facilities to serve new residents, which would be accessible by public transport and pedestrian/cycle routes.

Leisure/Recreation/Community Facilities: The site is considered to have good access to Crawley and Horsham which both have excellent community and recreation facilities. The promoters highlight that any new residents would also be able to take advantage of the facilities on the adjacent Kilnwood Vale strategic site.

Transport: The site promoters have indicated that they are committed to establishing comprehensive transport networks. The site is in a sustainable location with good opportunities to integrate with the existing public transport connections, by way of walking and cycling, including the nearby Faygate Station and the Fastway service serving Kilnwood Vale. The promoters have suggested that, although there is no definitive plan for the Crawley Western Multi-Modal Corridor, it is acknowledged as a longer term aspiration and there is an opportunity to reserve land within the site for an access for the multi-modal corridor with the A264. The safeguarding of this land would therefore form an important policy requirement if this site were to be allocated.

Other Infrastructure: The site promoters advise that homes will be designed with appropriate broadband infrastructure to enable home working. It is considered that services could be sufficiently provided as they have been for the adjacent Kilnwood Vale site. Infrastructure requirements will be secured through a combination of on-site provision and developer contributions.

Economic Considerations

Neutral Impacts

Economy: The site is being promoted for housing, as such it would not result in the loss of employment nor will it deliver employment. The site is near to the urban centres of Crawley and Horsham and there are good public transport connections and good access to the Strategic Road Network and connecting routes and therefore the site is considered to be well located to existing employment opportunities.

Retail: The site is solely promoted for residential development and as such it would not result in the loss of retail nor are any such facilities forming part of the proposals. Retail facilities are accessible in the nearby urban centres of Horsham and Crawley and further facilities are proposed as part of the existing Kilnwood Vale scheme.

Site Assessment Conclusion: Kilnwood Vale is identified as a large village/small town in the proposed settlement hierarchy and is considered able to sustain further development. Kilnwood Vale is a new neighbourhood for Crawley which is located in Horsham District. The development will, when complete, have a range of services and facilities and is also in close proximity to Crawley which is the economic focus for North-west Sussex. Where unfavourable impacts, such as those around landscape, noise and the potential for settlement coalescence, have been identified, it is considered that these could be sufficiently mitigated to support development in this location.

The proposal represents a strategically planned urban extension that is already delivering substantial housing, infrastructure, and community facilities in a coordinated manner. The site, being in the control of the same developer and forming Phase 6 of the wider masterplan, presents a logical and sustainable continuation of this planned growth.

The site benefits from its immediate adjacency to the built form and emerging infrastructure of Kilnwood Vale, including planned neighbourhood centre uses, public transport connections, and proximity to Faygate railway station (links to London terminals), thereby supporting opportunities for modal shift and reduced car dependency.

In landscape terms, while the High Weald National Landscape lies to the south, the

presence of the A264 provides a strong physical and perceptual boundary which limits intervisibility and containment effects. Impacts on the wider setting of the designated landscape can be appropriately mitigated through a robust landscape-led masterplan, incorporating structural planting, green corridors, and sensitive edge design. Importantly, the site forms part of an existing strategic allocation area rather than representing an isolated encroachment into open countryside.

Concerns regarding settlement coalescence between Crawley, Horsham, and Faygate can similarly be addressed through the delivery of a meaningful landscape buffer on the western boundary, reinforcing separation and maintaining the perception of distinct settlements. This approach is consistent with local and national policy objectives to recognise the intrinsic character of the countryside while enabling sustainable growth.

Environmental constraints, including flood risk associated with Bewbush Brook, noise from nearby transport infrastructure, and aerodrome safeguarding, are well understood within the context of the wider Kilnwood Vale development and can be effectively mitigated through established design solutions. The site is within Flood Zone 1, and a policy-compliant drainage strategy incorporating green infrastructure and buffer zones can manage surface water and biodiversity enhancements. The opportunity to deliver at least 10% biodiversity net gain further supports the environmental credentials of the site.

Importantly, the site would not place undue strain on new infrastructure provision, but rather would help sustain the delivery and ongoing viability of committed infrastructure within Kilnwood Vale. Additional population would support the viability of the planned neighbourhood centre, public transport services, and community facilities, ensuring critical mass is achieved in line with the original strategic vision. Educational provision can be addressed through expansion of the existing primary school and capacity within the wider area, while healthcare provision is expected to be expanded locally to support wider strategic growth and is available within accessible centres in Crawley and Horsham.

Overall, the site represents a sustainable, deliverable, and policy-compliant extension to an established strategic allocation. The assessment reflects combined effects of allocation and existing strategic development rather than a standalone site. The site is capable of addressing identified environmental sensitivities through design and mitigation, while making a meaningful contribution to housing supply and supporting the continued successful build-out of Kilnwood Vale. It is concluded that the site should be allocated for residential development of approximately 350 dwellings as a logical and sustainable extension to Kilnwood Vale.

Estimated Housing Numbers: 350

Lower Beeding

Site Name: Land at Cedar Cottage		SA657	
Site Map:			
<p>The site map shows a residential area with a red outline highlighting the site SA657. To the east of the site is a green-shaded area labeled 'High Weald AONB'. A dashed black line indicates the village settlement boundary. A north arrow is located in the top left corner of the map.</p>			
Horsham District Council Parkside, Chart Way, Horsham West Sussex RH12 1RL Barbara Childs - Director of Place		Lower Beeding	
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		<small>Drawing No:</small>	<small>Revisions:</small>
Parish: Lower Beeding			
Site Area: 1.1 hectares			
Site Location: The site abuts the village settlement boundary in an area predominantly characterised by existing residential development.			
Site Description: The site is rural in character and is used as two grazing paddocks for alpacas and hens. The curtilage of Cedar Cottage lies within the site boundary. There are a number of mature trees located around the boundary of the site.			
Environmental Considerations		Unfavourable Impacts (with potential for mitigation)	
Landscape: The site does not lie within a designated protected landscape, although it is located in close proximity to the High Weald National Landscape; however, it is separated from this designation by the existing built form of the settlement. The site itself is relatively flat and is not widely visible from the surrounding area, with views largely limited to the rear gardens of properties along Trinity Fields to the east.			
Biodiversity: The site and surrounding land are not designated for nature conservation. However, a Tree Preservation Order (TPO 1613) is located on the boundary between Sandygate and Cedar Cottage. This would require the provision of an appropriate root protection area, typically 15 metres, which would reduce the net developable area of the site. It will therefore be important that any scheme is carefully designed to accommodate these constraints without compromising the health and longevity of the protected trees. In addition, regard should be had to the relationship with adjoining land to ensure that the siting of development, access arrangements, and any associated constraints do not prejudice the comprehensive or future development potential of adjacent sites.			
Archaeology/Heritage: The site does not contain or lie within the setting of any designated heritage assets.			
Environmental Quality: The site does not lie within any mineral safeguarding sites. The site is tranquil being shielded from the road noise from the A281 and B2110.			

Flooding/Drainage: The site does not lie within an area identified as being at risk of flooding (Flood Zone 1). There are no culverts or waterways evident on site.

Climate/Renewables/Energy Efficiency: No known impacts or clear proposals. Notwithstanding, any proposal will be required to be aligned to the Council's climate change and sustainability policies.

Social Considerations **Neutral Impact**

Housing: The site could accommodate 20 dwellings with affordable housing and associated infrastructure.

Education: There is a primary school and two Ofsted registered nurseries in Lower Beeding. The closest secondary schools are in Horsham.

Health: There are no healthcare facilities within the village. Residents would have to travel to Horsham or elsewhere to access these.

Leisure/Recreation/Community Facilities: A church hall and pub lie nearby, and the village Hall and sporting facilities lie in a walkable distance along a continuous pavement. For higher level services, residents would have to visit Horsham town.

Transport: Bus services in Lower Beeding are primarily operated by Stagecoach South and Compass Travel, providing local connections to Horsham and Brighton. Main routes serving the area include Stagecoach Service 17 (Brighton to Horsham) and Compass Travel Service 89 (Horsham to Princess Royal Hospital) Access would be off B2115.

Other Infrastructure: Infrastructure requirements will be secured through a combination of on-site provision and developer contributions.

Economic Considerations **Neutral Impact**

Economy: Lower Beeding is a primarily residential settlement, thus there is limited local employment within walking distance. Around 70% of residents commute to work and this is likely to be partially or wholly by car.

Retail: There is no retail proposed onsite as part of the scheme. Local residents would have to travel to Horsham town to access higher level services.

Site Assessment Conclusion: Land at Cedar Cottage lies adjacent to the existing Built-Up Area Boundary (BUAB) on the western edge of the village and directly adjoins land at Sandygate (SA729). When considered together, the sites have the potential to form a logical and well-contained extension to the village. A comprehensive approach would enable a coherent layout, including a single point of access from Sandygate, supporting coordinated masterplanning and efficient delivery.

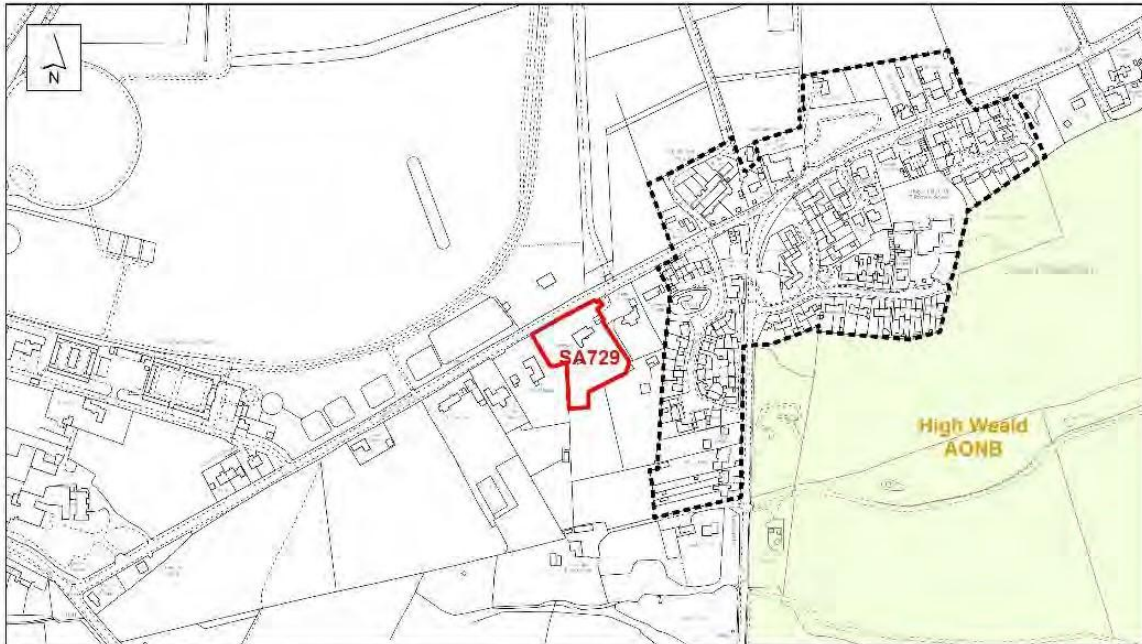
However, if a comprehensive scheme cannot be achieved, any standalone proposal must clearly demonstrate that it would not prejudice the future development of adjoining land. This should include making provision for connectivity between sites or showing how such links could be delivered as part of future development. Proposals that would unreasonably constrain or sterilise the development potential of adjacent land will not be supported.

Lower Beeding offers a limited range of local services, with day-to-day retail and employment opportunities constrained, reflecting its position within the 'smaller villages' tier of the settlement hierarchy. Nevertheless, rural communities can benefit from modest growth that supports vitality, sustains local services, and maintains a balanced demographic profile. Paragraph 82 of the National Planning Policy Framework (NPPF) recognises that appropriately scaled development in rural areas can help support local services and contribute positively to village life. The site is visually enclosed and does not lie within, or directly affect the setting of, the High Weald National Landscape. The Lower Beeding Neighbourhood Plan is a consideration and does not allocate this site. However, the Neighbourhood Plan sits under the adopted Horsham District Planning Framework and has an end date of 2031 which is nine years short of the emerging Plan end date. Circumstances have changed significantly since the Neighbourhood Plan was prepared. Overall, development at Land at Cedar Cottage represents a sustainable, proportionate, and deliverable small-scale housing opportunity, with the potential to come forward early in the plan period.

Estimated Housing Numbers: 20

Site Name: Land at Sandygate, Lower Beeding	SA729
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Site Map:



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Parish: Lower Beeding

Site Area: 0.54 hectares

Site Location: The site is in the countryside west of Lower Beeding. It is separated from the built-up area boundary by another dwelling and its curtilage, forming part of SA657.

Site Description: The site is rural in character and contains a large, detached dwelling in addition to large gardens containing a tennis court and swimming pool.

Environmental Considerations	Unfavourable Impacts (with potential for mitigation)
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Landscape: The site does not lie within a protected landscape and is separate from the High Weald National Landscape by built form. The site is flat and not visible from the surrounding area apart from the rear gardens of Trinity Field to the east. The Council's Landscape Capacity Study (2021) indicates there is low-moderate capacity for small scale housing in this location.

Biodiversity: The site and surrounding land is not designated as important for nature conservation. Tree Preservation Order (TPO 1613) is located on the boundary between Sandygate and Cedar Cottage. This would require the provision of an appropriate root protection area, typically 15 metres, which would reduce the net developable area of the site. It will therefore be important that any scheme is carefully designed to accommodate these constraints without compromising the health and longevity of the protected trees. In addition, regard should be had to the relationship with adjoining land to ensure that the siting of development, access arrangements, and any associated constraints do not prejudice the comprehensive or future development potential of adjacent sites.

Archaeology/Heritage: The site does not contain or lie within the setting of any designated heritage assets.

Environmental Quality: The site does not lie within any mineral safeguarding sites. The site is tranquil being shielded from the road noise from the A281 and B2110.	
Flooding/Drainage: The site does not lie within an area identified as being at risk of flooding (Flood Zone 1). There are no culverts or waterways evident on site.	
Climate/Renewables/Energy Efficiency: No known impacts or clear proposals.	
Social Considerations	Neutral Impacts
Housing: The site is promoted for small scale residential development and may come forward in conjunction with the adjoining site SA657. It is considered that around 8 homes could theoretically be appropriate on the site.	
Education: There is a primary school and two Ofsted registered nurseries in Lower Beeding. The closest secondary schools are in Horsham.	
Health: There are no healthcare facilities within the village. Residents would have to travel to Horsham to access such higher end services.	
Leisure/Recreation/Community Facilities: A church hall and pub lie nearby, and the village Hall and sporting facilities lie in a walkable distance along a continuous pavement. For higher level services, residents would have to visit Horsham town.	
Transport: Bus services in Lower Beeding are primarily operated by Stagecoach South and Compass Travel, providing local connections to Horsham and Brighton. Main routes serving the area include Stagecoach Service 17 (Brighton to Horsham) and Compass Travel Service 89 (Horsham to Princess Royal Hospital) Access would be off B2115.	
Other Infrastructure: Infrastructure requirements will be secured through a combination of on-site provision and developer contributions.	
Economic Considerations	Unfavourable Impacts (with potential for mitigation)
Economy: Lower Beeding is a primarily residential settlement, thus there is limited local employment within walking distance. Around 70% of residents commute to work and this is likely to be partially or wholly by car. No employment provision is planned as part of the proposal.	
Retail: There is no retail near to the site and access to retail would require travel.	
Site Assessment Conclusion: The site lies outside the existing Built-Up Area Boundary (BUAB), but the site directly adjoins land at Cedar Cottage SA657 and together would form a logical, contained extension to this potential development parcel. When considered together, the sites can deliver a coherent layout with a single point of access from Sandygate Lane, enabling comprehensive masterplanning and development. However, if a comprehensive scheme cannot be achieved, any standalone proposal must clearly demonstrate that it would not prejudice the future development of adjoining land. This should include making provision for connectivity between sites or showing how such links could be delivered as part of future development. Proposals that would unreasonably constrain or sterilise the development potential of adjacent land will not be supported.	
<p>Lower Beeding village offers a limited range of local services with day-to-day retail and employment opportunities are limited, this reflects the settlement's position in the hierarchy which is located in the 'smaller villages' tier; Rural communities benefit from modest growth to sustain vitality, support local services and maintain demographic balance. Paragraph 82 of the NPPF advocate modest development in rural areas can support vital services and help villages positively. The site is visually enclosed and does not lie within or affect the setting of the High Weald National Landscape.</p> <p>The Lower Beeding Neighbourhood Plan is a consideration and does not allocate this site. However, the Neighbourhood Plan sits under the adopted Horsham District Planning Framework and has an end date of 2031 which is nine years short of the emerging Plan end date. Circumstances have changed significantly since the Neighbourhood Plan was prepared.</p>	

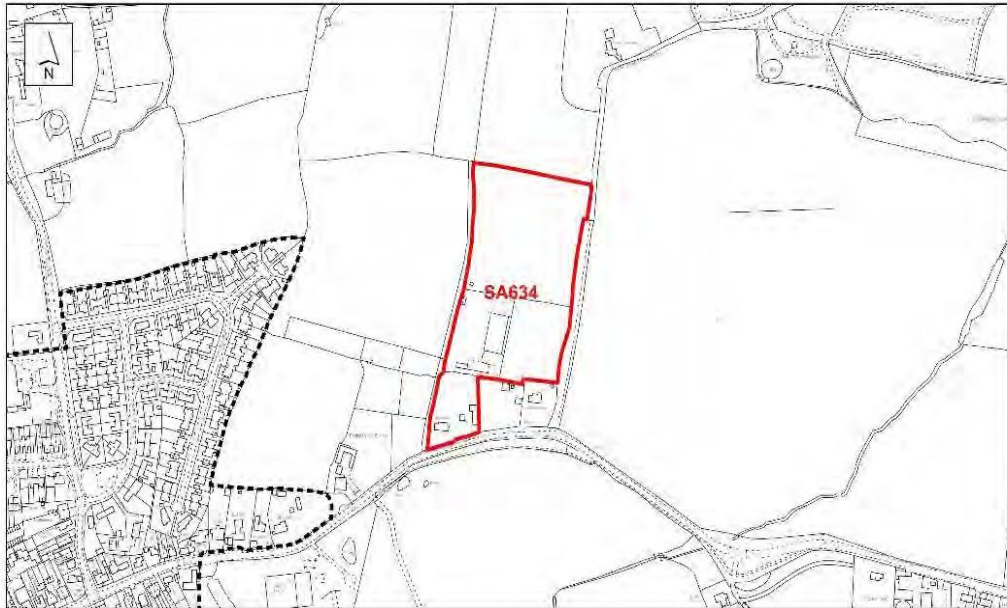
Overall, a scheme comprises delivering approximately 8 dwellings and would represent a sustainable, proportionate and deliverable small-scale housing opportunity which would be deliverable in the front end of the plan period.

Estimated Housing Numbers: 8

Partridge Green

Site Name: Land at Dunstans **SA634**

Site Map:



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<table border="1" style="width: 100%;"> <tr> <td>Reference No.:</td> <td>Date: 04 September 2023</td> <td>1:1,000 at A4</td> </tr> <tr> <td>Drawing No.:</td> <td>Drawn:</td> <td>Checked:</td> </tr> <tr> <td></td> <td></td> <td>Revisions:</td> </tr> </table>	Reference No.:	Date: 04 September 2023	1:1,000 at A4	Drawing No.:	Drawn:	Checked:			Revisions:	
Reference No.:	Date: 04 September 2023	1:1,000 at A4								
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Parish: West Grinstead

Site Area: 3.0 hectares

Site Location: The site lies north of Shermanbury Road on the eastern edge of Partridge Green. Land at Dunstans lies within the countryside separated by open fields from the eastern built form of Partridge Green. The fields between the site and the settlement boundary are also promoted for development (SA433) and was permitted (DC/06/1005).

Site Description: The site comprises an occupied dwellinghouse and garden, Dunstans, in the southern section which fronts Shermanbury Road. The site wraps around behind another dwelling, Camomile Cottage, which fronts Shermanbury Road. Behind Dunstans are farm buildings / stables. The rest of the site comprises fields potentially used for horse grazing. The middle field appears slightly unkempt with weed growth, whilst the northern field sections comprise short grazing grass. Other than Camomile Cottage the site is surrounded by agricultural fields. However, the land to the west, separating the site from the Partridge Greens built-up form, has recently been permitted for 120 dwellings (DC/24/0428), which will change the context of the site considerably. To the northeast of the site, across an open field, lies a Grade II residential property called Keepers Mead. A public footpath abuts the western boundary, and a public bridleway runs adjacent the eastern boundary along a track, Green Lane. The site is relatively flat with a very gentle slope which runs in a north to south direction. The site would achieve vehicular access from Shermanbury Road (B2116). Greentree Lane, to the east of the site, could potentially form another access, but this would be subject to landowner consent.

Environmental Considerations	Unfavourable impacts (with potential for mitigation)
<p>Landscape: The site does not lie within or near a protected landscape. The site is relatively flat with a very gentle slope down from north to south. There are hedgerows and tree belts with semi- mature and mature trees along the western and eastern boundary. The Landscape Capacity Study (2021) assesses the area (Area PG1) and concluded the area to have 'moderate' capacity for development. This area has an ability to accommodate development in some parts without unacceptable adverse landscape and visual impacts or compromising the values attached to it, taking account of any appropriate mitigation. Landscape capacity studies provide strategic guidance and must be refined at the site level through detailed assessment. Notwithstanding, the northern proportion of the site should be given over to public open space, biodiversity net gain and recreation use to aid the transition to the open countryside to the north.</p>	
<p>Biodiversity: The site and surrounding land is not designated as important for nature conservation. If progressed as a development site appropriate ecological assessments will be needed. If appropriate suitable protection and mitigation will be applied. Any proposal will be required to provide 10% biodiversity net gain.</p>	
<p>Archaeology/Heritage: The site does not contain any designated heritage assets within the curtilage of the site however it is acknowledged the Grade II listed property of Keepers Mead is located to the northeast of the site. Regard should be given to the setting of Keeper's Mead</p>	
<p>Environmental Quality: The site lies within the Brick Clay (Weald Clay) Minerals Safeguarding area. Except for some road noise from the B2116 the site is considered tranquil.</p>	
<p>Flooding/Drainage: The site does not lie within an area identified as at risk of flooding (Flood zone 1). There are pockets of surface water flooding along the southern and eastern boundary of the site which can be mitigated through sustainable drainage measures.</p>	
<p>Climate/Renewables/Energy Efficiency: No known impacts or clear proposals. Any proposal will be expected to be aligned with the Council's climate change and sustainability agenda.</p>	
Social Considerations	Neutral Impact
<p>Housing: The site is promoted for approximately 80 dwellings. In isolation, it is considered to be out of keeping with the existing character of the area, due to its separation from the built-up extent of Partridge Green. However, the intervening land between the site and the current settlement boundary is a proposed allocation in the emerging Horsham District Local Plan, and land has recently gained planning permission. Taking this into account the site could represent a logical and coherent extension to the village, provided that it meets all relevant requirements of the development plan.</p>	
<p>Education: The site lies within walking distance of Jolesfield Primary School and within the catchment area of Steyning Grammar School (Secondary School). It also lies within walking distance of a pre-school/nursery on the High Street.</p>	
<p>Health: The site will not provide health facilities onsite and is too small, even if considered with the adjacent site. Local residents would be reliant on GP provision as part of the Cowfold medical group. CIL contributions from any development on this site could potentially go towards any enhancement of services that may be identified.</p>	
<p>Leisure/Recreation/Community Facilities: Any proposal will be expected to meet the Council's Open Space Standards as a requirement. Opportunities to improve cycling and walking infrastructure is supported. As ProW routes 1760/2800 flank both the eastern and western boundary, there is an opportunity to enhance both routes and improve connectivity with the wider locality.</p>	

Transport: The site has existing vehicular access from Shermanbury Road (B2116), via Dunstons. To the west, Shermanbury Road transitions into the 'High Street' of Partridge Green. The route provides connectivity to the A281 to the east and the B2135 to the west, the latter linking to the A24 to the north and the A283 to the south; these roads form part of the wider strategic road network. To support a residential development, the vehicular access would require upgrading to an appropriate standard, including the provision of suitable visibility splays to ensure safe ingress and egress. The site is also within convenient walking distance of the village centre and its associated facilities, enhancing its accessibility by sustainable modes of transport.

Other Infrastructure: Infrastructure requirements will be secured through a combination of on-site provision and developer contributions.

Economic Considerations

Neutral Impact

Economy: The site is promoted for housing as such it would not result in the loss of employment nor will it deliver employment. Partridge Green provides various employment opportunities within walking distance but these are unlikely to meet the full needs of any future residents. A greater range is accessible via bus.

Retail: The site is promoted for housing as such it would not result in the loss of retail nor will it deliver retail. Partridge Green has a number of retail outlets in easy walking distance but these are unlikely to meet the full needs of any future residents. A greater range is accessible via bus. Additional housing in and around Partridge Green may help to support the existing facilities.

Site Assessment Conclusion:

This site has the potential to contribute positively to the area's housing needs and being a smaller site it could be delivered in the early part of the plan period. National policy requires local planning authorities to significantly boost the supply of homes, make effective use of land, and plan positively for growth in sustainable locations. The site can deliver market and affordable housing in a manner consistent with NPPF requirements for sustainable development and for making effective use of land.

The site is within reasonable walking distance of Partridge Green's village centre, primary school, playing fields, nursery, and a bus route offering regular connections to larger service centres. The site's development would help sustain local services and retail outlets and support the long-term resilience of the rural community.

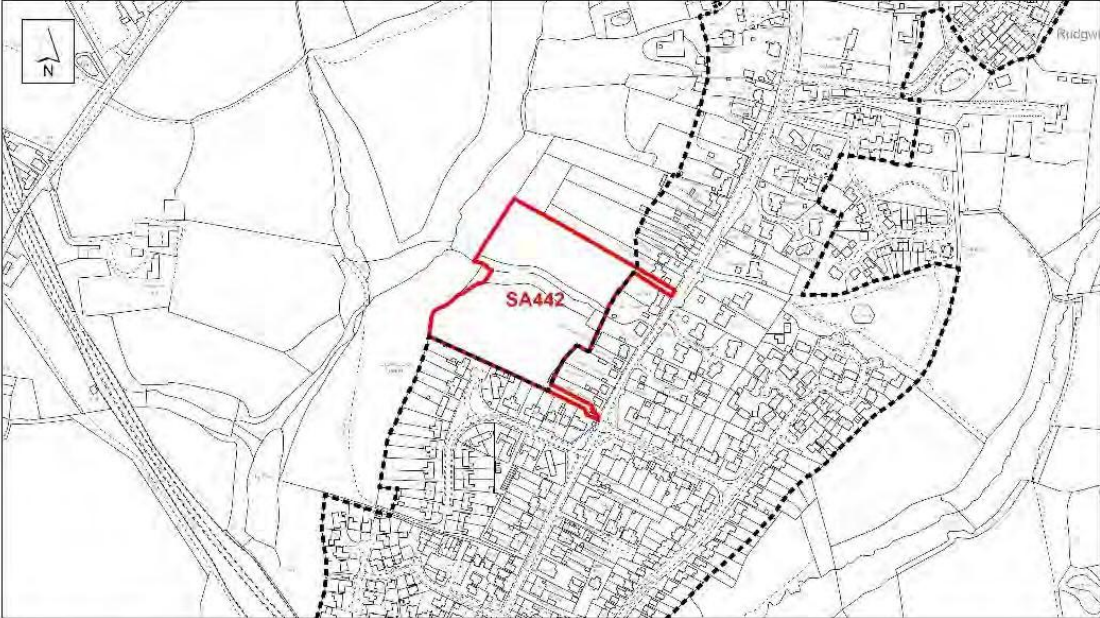
The land is in Flood Zone 1, with no designated heritage or ecological designations on-site, and a landscape capacity assessment identifies the wider area as having moderate capacity for development. As required by the NPPF, any proposal would be expected to incorporate appropriate ecological mitigation, retain and enhance boundary vegetation, respect the setting of Keepers Mead, and provide 10% biodiversity gain in accordance with national policy. These matters are not considered to represent barriers to development.

The West Grinstead Neighbourhood Plan does not allocate any land for housing. Other relevant policies in the plan would be a material consideration as part of any planning proposal submitted for this site.

Although the site currently sits outside the built-up area boundary, its relationship to Partridge Green is evolving due to the promotion of adjoining land (Land at Dunstan Farm - SA433). The adjacent site was permitted (subject to S106) in January 2025 for 120 dwellings. Both sites are expected to be implemented in the early years of the plan period and collectively would form a logical, coherent, and well-integrated extension to the settlement. The design cues from the adjoining site such as height, massing, materials should be taken in consideration to inform the design of any proposal on this site.

Estimated Housing Numbers: 80

Rudgwick and Bucks Green

Site Name: Land West of Church Street, Rudgwick		SA442	
Site Map:			
			
Horsham District Council Parkside, Chert Way, Horsham West Sussex RH12 1RL Barbara Childs - Director of Place		Rudgwick	
<small>Reproduced by permission of Ordnance Survey map on behalf of HMSO. © Crown copyright and database rights (2023). Ordnance Survey Licence: AC0000820204</small>		<small>Reference No :</small>	<small>Date : 04 September 2023</small>
<small>Drawing No :</small>	<small>Drawn :</small>	<small>Checked :</small>	<small>1:1,000 at A4</small> <small>Revisions :</small>
Parish: Rudgwick			
Site Area: 2.2 hectares			
Site Location: The site is located on the western edge of Rudgwick village and adjoins the built-up area boundary.			
Site Description: The site comprises two fields bounded by thick woodland to the west. A tree line forms the southern and northern boundaries to the site. Residential dwellings adjoin the site to the east. The centre of the site comprises a thick tree belt, and there are a number of individual shrubs and trees within the northern field.			
Environmental Considerations		Unfavourable Impacts (with potential for mitigation)	
Landscape: The landscape on this site is well contained due to the mature tree belts that line and cross the site east west, given these features the landscape has the characteristic of countryside rather than that of the built form located to the east. Development of the whole site would likely result in the loss of trees. The Council's Landscape Capacity Study (2021) found the site to have low-moderate capacity to accommodate development.			

Biodiversity: The site adjoins an area of Ancient Woodland to the west, which links to the mature trees that bound the site and may act as wildlife corridors. If progressed as a development site an ecological assessment will be needed and suitable protection and mitigation undertaken. This will include an appropriate buffer to the ancient woodland and potentially other significant trees, which is likely to limit the developable area of the site. The site is located within a Bat Sustenance Zone and habitats to maintain feeding habitats for bats would need to be retained. The site promoter has advised that it is their intention to deliver a landscape-led development, which fully takes into account the surrounding constraints.	
Archaeology/Heritage: The site adjoins eight residential properties of which five (Two Wells, Horseshoe Cottage, Ebenezer Cottage, Autumn Cottage and Willow Cottage) are Grade II listed. The setting of these dwellings would need to be considered should development come forward in this location, which may limit the developable area and deliverability of this site. A Heritage Statement would be necessary before any development could come forward.	
Environmental Quality: The site lies within the Brick Clay (Weald Clay) Minerals Safeguarding Area, any development would need to ensure there is no adverse impact on this resource. The site is relatively tranquil.	
Flooding/Drainage: The site does not lie within an area identified as at risk of flooding (Flood zone 1). A drain crosses the site east west through the woodland strip in the centre of the site, the layout of the scheme may need to take this into account. If development were to come forward a Drainage Statement would be required.	
Climate/Renewables/Energy Efficiency: No information provided.	
Social Considerations	Neutral Impacts
Housing: The site is being promoted for a minimum of 35 dwellings, but it is considered that, due to environmental constraints, this is more than the site could realistically accommodate.	
Education: There are a number of pre-school / nurseries and a local primary school located within the village of Rudgwick. Rudgwick is within the catchment area of The Weald School, Billingshurst for secondary education. The site promoter has stated that the site can contribute to the delivery of expanded capacity in the area.	
Health: There is a medical centre, dentist and pharmacy located within the village.	
Leisure/Recreation/Community Facilities: Rudgwick and Bucks Green are jointly classified as a 'medium village' in the settlement hierarchy, having a moderate level of services and facilities including a primary school, public houses and village store with a post office. There are a range of sports facilities and a good variety of clubs and societies for all interests and ages.	
Transport: There is an hourly bus service Monday – Saturday linking the settlement to Guildford and Horsham. There is no Sunday service. There are two points of potential access; one located on the south-east boundary beside Willow Cottage (Grade II Listed Building) and one located on the north-east boundary beside Clarkes. Vehicular access beside the listed building (Willow Cottage) is not suitable, however it is suitable for a separate dedicated footpath / cycle access. The site promoter also states that access via Furze Road offers a second vehicular option for the southern section of the site.	
Other Infrastructure: Infrastructure requirements will be secured through a combination of on-site provision and developer contributions.	
Economic Considerations	Neutral Impacts
Economy: The site is promoted for housing and as such it would not result in the loss of employment, nor will it deliver employment. Rudgwick/Bucks Green provides limited local employment opportunities and residents will likely travel by car to work in larger surrounding settlements.	

Retail: There are a number of retail units located within Rudgwick, including a convenience store and post office, providing some day-to-day needs of residents.

Site Assessment Conclusion: Rudgwick village is identified as a “medium village” in the settlement hierarchy and benefits from a range of essential facilities including a pub, village hall, primary school, a local shop and post office. There are public transport connections to Horsham but is an infrequent rural service (twice a day – Mon to Thurs). The site can support and strengthen the role of the settlement through bringing additional vitality to village life.

The site lies directly adjacent to the existing built-up area boundary and is well related to the village centre with services located within a reasonable walking distance to the site.

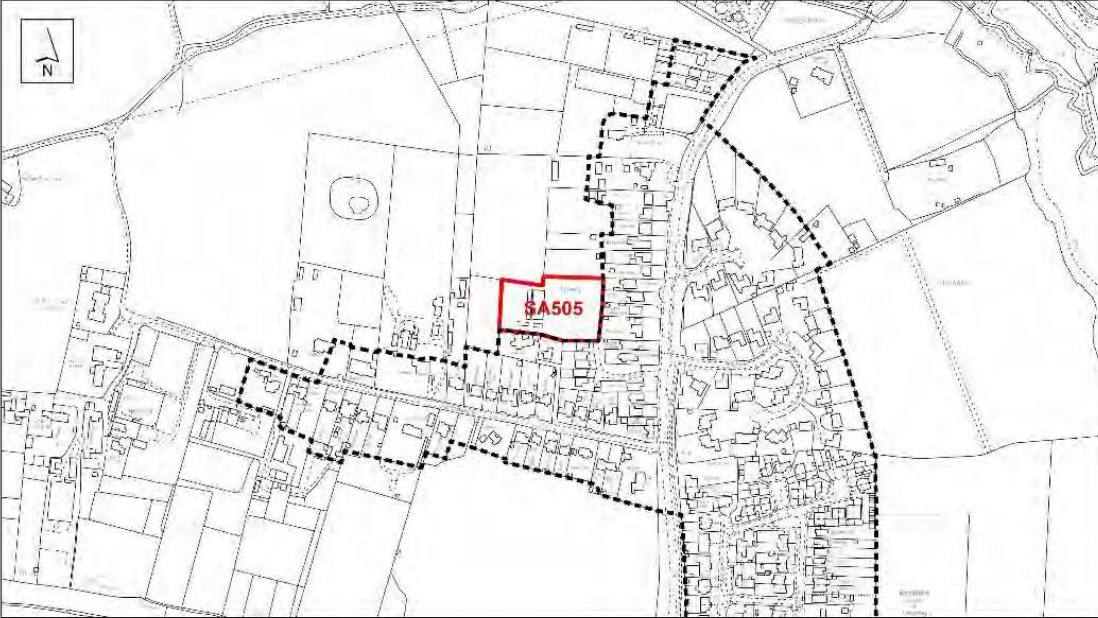
The presence of Ancient Woodland to the west of the site would require appropriate measures, the constraints identified are capable of being appropriately mitigated through a landscape-led masterplan, provision of a 15m root protection zone/ecological buffer. The retention of the central tree belt is supported to encourage wildlife corridors and biodiversity value. These measures align with NPPF (2024) Paragraph 193 (c-d), which supports development that safeguards ecological assets while enabling sustainable growth.

The presence of several Grade II listed buildings to the east requires careful consideration of their setting. However, the heritage sensitivity of the eastern edge does not preclude development across the wider site. A sensitively designed layout, incorporating lower densities, strategic planting, and separation distances, can ensure that any impact on the setting of designated heritage assets is minimised and results in less-than-substantial harm. The public benefits of delivering much-needed housing, including affordable provision, biodiversity enhancements, and improved cycling/pedestrian connectivity would carry significant weight and would align with Paragraph 215 (NPPF 2024).

With appropriate mitigation, the site is considered to have capacity for a landscape-led scheme that respects local character, protects heritage assets, and supports ecological networks. Given the NPPF’s emphasis on delivering sustainable growth, addressing identified housing needs, and optimising land adjacent to existing settlements, the site is considered suitable for allocation in the Local Plan.

Estimated Housing Numbers: 15

Small Dole

Site Name: Highdown Nursery, Small Dole		SA505	
Site Map:			
			
Horsham District Council Parkside, Chart Way, Horsham West Sussex RH12 1RL Barbara Childs, Director of Place		Henfield / Small Dole	
<small>Reproduced by permission of Ordnance Survey map on behalf of HMSO. © Crown copyright and database rights (2023). Ordnance Survey Licence. AC0000820204</small>		Reference No : Drawing No :	Date : 05 September 2023 Checked : Revisions :
Parish: Henfield			
Site Area: 0.7 hectares			
Site Location: The site is located on the western side of the A2037 in Small Dole.			
Site Description: A former agricultural nursery with some horticultural buildings still on site, although they are not currently in use. The area to the east and south is residential, with open countryside to the west and north. The site abuts the built-up area boundary of Small Dole to the east and south.			
Environmental Considerations		Unfavourable Impacts (with potential for mitigation)	
Landscape: The site is relatively flat site with derelict glasshouses and other buildings connected with the previous nursery use. The site is well related to the existing settlement form and the horticultural buildings link the site to the existing built form - there is residential development on two sides. The development is contained within an existing defensible boundary and the 2021 Landscape Capacity Study identifies that there is a moderate capacity to accommodate development in this location.			
Biodiversity: The site has not been designated as important for nature conservation. The site would need to be subject to further investigation for ecological impacts should the site come forward for development with suitable measures for mitigation and biodiversity net gain put in place.			
Archaeology/Heritage: No known constraints.			

Environmental Quality: No particular issues have been identified. The former use on this site would dictate a requirement for environmental survey to ascertain any contamination of the site and possible mitigation.	
Flooding/Drainage: The site does not lie within an area identified as at risk of flooding (Flood zone 1).	
Climate/Renewables/Energy Efficiency: No further information provided. Any proposal will be required to be in conformity with national and local policy.	
Social Considerations	Neutral Impacts
Housing: The site could deliver approximately 10 chalet style bungalows with a mix of two and three-bedroom houses, suitable for young families or downsizing households.	
Education: The site is located within the Upper Beeding Primary School catchment area. Steyning Grammar School is the local secondary school in the area.	
Health: There are two nearby primary health care centres in Steyning and Henfield.	
Leisure/Recreation/Community Facilities: Small Dole is identified as being a 'smaller' village in the settlement hierarchy. Whilst some services are available to the local population such as pub, a shop/post office and a village hall, access to higher levels of services will require to travel further afield to other larger villages such as Steyning or Henfield.	
Transport: New Hall Drive is a private road and single track with limited opportunity for passing and would require upgrading to adoptable standards to service the site. The site promoter has indicated access would be shared with the recent Heatherdene development (the Beeches) as there is a legal agreement in place securing a right of way into the former nursery site. Any proposal would also look to promote or support active travel and improve connectivity between the site and key facilities located within the village including centres of employment nearby.	
Other Infrastructure: Infrastructure requirements will be secured through a combination of on-site provision and developer contributions.	
Economic Considerations	Neutral Impacts
Economy: The site is promoted for housing. Small Dole provides some local employment opportunities, the Mackley Industrial Estate is a designated (KEA) and provides local jobs and is within reasonable walking distance south of the site. Henfield Business Park is also sited to the north and also offers a source of employment for many local residents in the locality. Residents are also likely to travel by car to work in larger surrounding settlements.	
Retail: There is a village convenience store, Post Office and a pub available in the village. Residents would have to travel to nearby Steyning or Henfield to access higher level services. The site is promoted for housing and as such it would not result in the loss of retail, nor will it deliver retail. Additional housing in and around the village may help to support the existing facilities to remain viable.	
Site Assessment Conclusion: Highdown Nursery is a previously developed site and comprises of derelict horticultural buildings. The site is visually and physically well related to the existing settlement, being enclosed on two sides by residential development and contained within clearly defined, defensible boundaries. National guidance affords significant weight to the redevelopment of previously-developed land and this site presents a significant opportunity to contribute to meeting local housing need in Small Dole village.	
The village is identified in the settlement hierarachy as a 'small village' with a limited-service offer but there is a convenience store, post office, public house, village hall, and access to nearby employment area including Mackley Industrial Estate and Henfield Business Park. Additional housing will help reinforce the long-term viability of these services and support the vitality of the rural community.	

Access arrangements can be achieved through the established legal right of way via the Heatherdene (Beeches) development, reducing the need for additional infrastructure and improving integration with the existing built form. Any scheme would necessitate upgrades would ensure safe and adoptable standards, and the development provides opportunities to enhance active travel connections between the site and village facilities and key services. The site benefits from having no significant constraints to development and is well enclosed from public vantage points.

The site lies entirely within Flood Zone 1, has no heritage designations adjacent to the site or in close proximity. Ecological or contamination matters can be satisfactorily addressed through standard assessment and mitigation at application stage, with opportunities for biodiversity net gain. The location of the site adjacent to the existing settlement edge, and the modest scale of development proposed on previously developed land makes former Highdown Nursery site suitable for allocation. The implementation of Highdown Nursery would make a meaningful contribution to local housing supply while maintaining the rural character of Small Dole and aligning with national policy objectives to optimise the use of a previously developed and well-contained site.

Estimated Housing Numbers: 10

Southwater

Site Name: Land South of Hogs Wood		SA725	
Site Map:			
Horsham District Council Parkside, Chart Way, Horsham West Sussex RH12 1RL Barbara Childs : Director of Place		Southwater	
Reproduced by permission of Ordnance Survey map on behalf of HMSO. © Crown copyright and database rights (2026). Ordnance Survey Licence. AC0000820204		Reference No :	Date : 05 May 2026
Drawing No :	Drawn :	Checked :	1:4,000 at A4 Revisions :
Parish: Shipley			
Site Area: 4.1 hectares and 6.17 hectares			
Site Location: The site is in the countryside, south of the built-up area boundary of Southwater. It is located to the east of Shipley Road and west of the A24.			
Site Description: The site lies on the edge of Southwater but in Shipley Parish. The site is 4.87 ha (4.29ha excluding the length of road through Mulberry Fields) The site comprises grassland and plantation woodland to the south. There is further plantation woodland to the southeast and west, and agricultural uses to the south. Existing (informal) vehicular access to the site is currently provided via the top northeast corner of the site.			
Environmental Considerations		Neutral Impacts	
Landscape: The site does not lie within a projected landscape. The Landscape Capacity Study (2021) assesses that the site has no-low capacity (Area 26) to accommodate development and any development would need to carefully consider its landscape impact.. Medium size development would be more appropriate in this location with careful design and siting of development.			
Biodiversity: The site is partly within the Bat Sustenance Zone and development would require habitat for these species to be retained and enhanced. The site adjoins and is bisected by the wooded gully that lies to the immediate east of Hogs Wood ancient woodland. Appropriate root protection buffers would be required to protect ancient woodland			

located on the eastern boundary and it would reduce some of the development area available for housing development.	
Archaeology/Heritage: The site does not lie within an Archaeological Notification Area. There are no listed buildings on site, or within the vicinity of the site.	
Environmental Quality: The site does not lie within an Air Quality Management Area and there is unlikely to be contamination.	
Flooding/Drainage: The site does not lie within an area identified as at risk of flooding (Flood zone 1).	
Climate/Renewables/Energy Efficiency: No information provided.	
Social Considerations	Neutral Impacts
Housing: The site promoter suggests that approximately 100 dwellings could be accommodated on the site. Access to the site would be through the permitted Woodford development located to the west of the site where a legal agreement has been secured to confirm deliverability of the site.	
Education: There are 4 Ofsted-registered pre-school's / nurseries in Southwater. Primary school provision is provided through Castlewood Primary School, Southwater Infant Academy and Southwater Junior Academy. There is no secondary school provision in Southwater; the catchment school for secondary education is Tanbridge House School in Horsham.	
Health: There is a village surgery, a pharmacy and a dentist located in Southwater.	
Leisure/Recreation/Community Facilities: Southwater is classified as a 'small town/ large village', having a good range of services including shops, café, library, sports and community facilities. There is also a good variety of clubs and societies for all interests and ages. Local residents from the site would be within reasonable walking distance to Lintot Square where the majority of local services and amenities can be found.	
Transport: Southwater has a good bus services Monday – Saturday, linking the village to Horsham, Crawley and Worthing. A bus stop is within walking distance from the site. Access has been secured via the recently permitted Woodfords development located to the west of the site.	
Other Infrastructure: Infrastructure requirements will be secured through a combination of on-site provision and developer contributions.	
Economic Considerations	Neutral Impacts
Economy: The site is promoted for housing and as such it would not result in the loss of employment, nor would it deliver employment. Southwater provides various employment opportunities, however, these are unlikely to meet the full needs of any future residents, who would need to commute to larger surrounding settlements.	
Retail: The site is located approximately 1 km south of Southwater village centre (Lintot Square). It is being promoted for housing and as such it would not result in the loss of retail, nor would it deliver retail. Additional housing in and around the village may help to support existing facilities to remain viable.	
Site Assessment Conclusion:	
The site lies immediately south of the existing built-up area boundary of Southwater and forms a logical, well-contained extension to the settlement, adjacent to the completed Mulberry Fields development. Access has been secured through legal agreement with the adjacent 'Woodfords' development located to the west. Access through the ancient woodland would not have been supported.	
Southwater benefits from a good range of services, community facilities, and public transport	

connections, consistent with its role as a large village/small town in the settlement hierarchy. The site lies within walking distance of bus stops, local facilities, schools, and existing pedestrian and cycle networks. Development of approximately 100 dwellings would help support the vitality of local services, consistent with NPPF paragraph 105's emphasis on directing growth to locations that can support sustainable modes of transport.

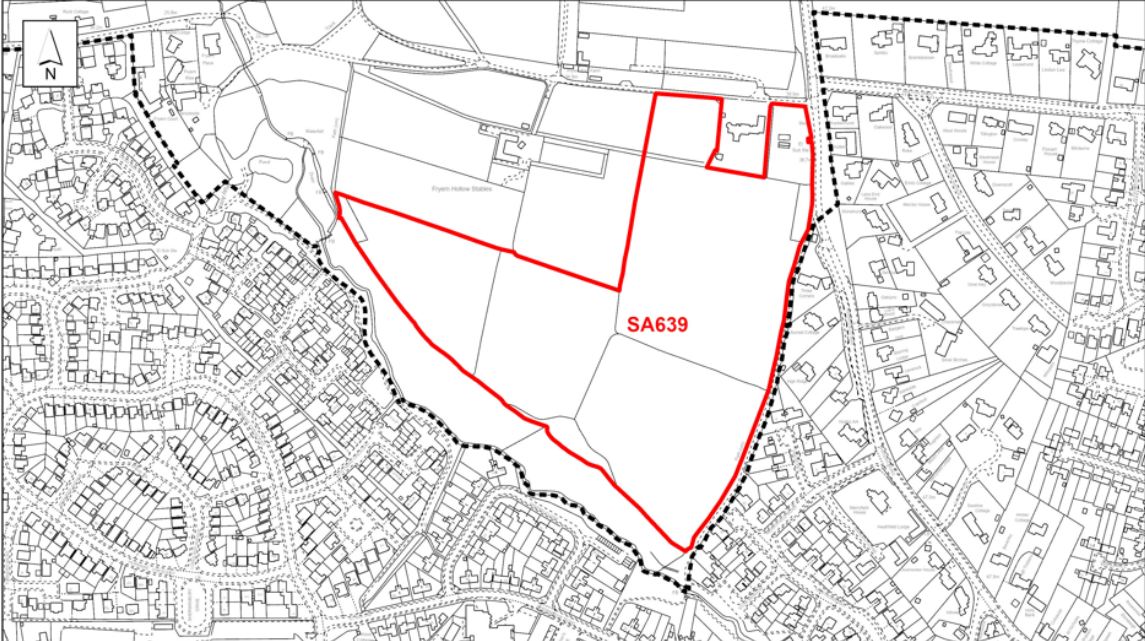
Although the site contains environmental sensitivities—most notably its proximity to ancient woodland and the presence of a wooded gully—these constraints are capable of being appropriately mitigated through established design principles. The requirement for a 15-metre buffer to ancient woodland, retention and enhancement of biodiversity, and careful landscape integration, can be secured through policy wording and detailed design at planning application stage. The site is located within Flood Zone 1, with no identified constraints relating to heritage, archaeology, or contamination, and therefore presents a low-risk development opportunity in environmental terms.

It is considered the site offers a realistic and developable housing opportunity capable of contributing to short- and medium-term supply. The site does not result in the loss of employment or retail land and provides the opportunity to deliver a policy-compliant level of affordable housing, assisting in meeting identified local needs. While it is acknowledged that Southwater has experienced recent growth, the NPPF advises that decisions should not restrict development where impacts can be suitably mitigated and where growth supports the delivery of sustainable communities. Given its adjacency to the built-up area, sustainable location, and capacity to address identified constraints through design, the site represents an appropriate and deliverable allocation option.

The Southwater Neighbourhood Plan does not allocate this site. However, the Neighbourhood Plan has an end date of 2031 which is nine years short of the emerging Plan end date. Circumstances have changed significantly since the Neighbourhood Plan was prepared. Any allocation would still need to have regard to other relevant policies in the neighbourhood plan.

Estimated Housing Numbers: 100

Storrington, Sullington and Washington

Site Name: Land off Fryern Road		SA639	
Site Map:			
			
Horsham District Council Parkside, Chart Way, Horsham West Sussex RH12 1RL Barbara Childs : Director of Place		Storrington & Sullington	
<small>Reproduced by permission of Ordnance Survey map on behalf of HMSO. © Crown copyright and database rights (2023). Ordnance Survey Licence, AC0000820204</small>		Reference No : Drawing No :	Date : 05 September 2023 Checked : Revisions :
Parish: Storrington and Sullington			
Site Area: 9.1 hectares			
Site Location: The site lies within the countryside adjoining the northern built-up area boundary of Storrington & Sullington which is classified as a Small Town / Larger Village in the settlement hierarchy.			
Site Description: The site comprises a number of pasture fields bounded by mature trees and hedgerows. The site has an undulating topography, rising from the southern boundary to the middle before falling again and then rising the northern boundaries which are separated by Fryern Park House.			
Environmental Considerations		Unfavourable Impacts (with potential for mitigation)	

<p>Landscape: The HDC landscape capacity assessment 2020 considers this location to have a predominantly rural character and is sensitive to development. Previous planning history in relation to this site has cited landscape impact resulting from development as being negative and would have a detrimental impact on local character. Development would therefore need to be more limited in scale and subject to a careful landscape led design.</p> <p>The site lies within the Green Gap designated in the Storrington & Sullington and Washington Neighbourhood Plan. (Policy 9: Green Gap. This policy seeks to retain a viable gap between settlements. There is no intervisibility between the two settlements with undulating topography and intervening woodland preventing direct sight lines between the two villages. Any perception of closure of this gap could be mitigated through design and layout of any proposal.</p>	
<p>Biodiversity: The site is not designated as important for nature conservation; however, the site does lie within a Bat Sustenance Zone and habitats to maintain feeding habitats for bats would need to be retained. Up to date detailed ecological assessment work would be necessary should the site be allocated, in order to ensure that suitable mitigation and biodiversity net gain could be provided.</p>	
<p>Archaeology/Heritage: The site does not contain or lie within the immediate setting of any designated heritage assets.</p>	
<p>Environmental Quality: The site lies within the Building Stone Minerals Safeguarding Area and the southern section lies within the Brick Clay (Weald Clay) Stone Minerals Safeguarding Area. Whilst the site does not lie within the immediate vicinity, it should be noted that Storrington's High Street/ West Street is an Air Quality Management Area (AQMA). Development should not exacerbate further deterioration in local air quality.</p>	
<p>Flooding/Drainage: The southern boundary lies within Flood Zone 2&3, which is at risk of flooding. Areas with flood risk would not be developable and should be avoided. There is also evidence of surface water flooding on the southern boundary which would require appropriate mitigation. There should be consideration of potential impacts of surface water discharges on Hurston Warren Site of Special Scientific Interest (SSSI).</p>	
<p>Climate/Renewables/Energy Efficiency: The site promoter is advising any development will follow the 12 Building for Life criteria developed by Chartered Association of Building Engineers (CABE) and House Building Federation (HBF). Any allocation of this site would need to adhere to any relevant climate change policies and building regulations in this respect.</p>	
Social Considerations	Neutral Impacts
<p>Housing: The site would accommodate approximately 50 dwellings given the landscape sensitivities attached to this site. Any proposal will be expect to compliant with affordable housing requirements and accord with policy.</p>	
<p>Education: Storrington village has a number of pre-school nurseries, access to a local primary school and is within the catchment area of the Steyning Grammar School. The promoter has confirmed should additional capacity be required this can be addressed through suitable contributions.</p>	
<p>Health: There is a doctor's surgery operating within the village and is a hub for many satellite villages in wider locality. The Glebe surgery is located to the southwest of the site (approximately 1 mile).</p>	
<p>Leisure/Recreation/Community Facilities: The site lies in close proximity to the urban boundary of Storrington which, together with Sullington, is classified as a Large Village / Small Town, having a good range of services and facilities with strong community networks and local employment provision, together with reasonable bus services. It acts as a hub for smaller villages but also has some reliance on larger settlements to meet some of the resident's day to day needs. The site is within walking distance of the village centre.</p>	

Transport: Vehicular access will be taken directly off Fryern Road with access to local services and shops within reasonable walking distances. It is proposed local bus stop infrastructure will be improved on Fryern Road to encourage non-car travel – there is an hourly (weekdays/Saturdays) bus service along Fryern Road, serving other settlements including Worthing.

Other Infrastructure: Infrastructure requirements will be secured through a combination of on-site provision and developer contributions.

Economic Considerations

Neutral Impacts

Economy: The site is promoted for housing and as such it would not result in the loss of employment, nor will it deliver employment. Storrington and Sullington provides some local employment opportunities, however, residents will likely travel by car to work in larger surrounding settlements.

Retail: The village is well served with a supermarket, post office and local shops available to local residents as well as serving the wider hinterland beyond the village. The site is promoted for housing and as such it would not result in the loss of retail, nor will it deliver retail. Additional housing in and around the village may help to support the existing facilities to remain viable.

Site Assessment Conclusion: Storrington village is one of Horsham District's larger villages and is identified in the 2nd tier of settlements in the hierarchy as a suitable location for planned growth. The site adjoins the northern built-up area boundary of Storrington & Sullington and benefits from close proximity to the village centre, existing community facilities such as the leisure centre, healthcare, primary school and secondary school, and public transport. Its proximity to services and existing movement networks provides an opportunity to support both local housing needs and the wider objectives of sustainable development. Although the site lies within the designated Green Gap, the detailed landscape characteristics—comprising undulating topography, mature vegetation frameworks, and absence of direct intervisibility between Storrington and West Chiltington—mean that development can be sensitively accommodated without undermining the perceived or functional separation of the two settlements. Any proposal should be a landscape-led masterplan, enhanced planting, and controlled development parameters would ensure that the rural character of the wider gap is maintained.

Environmental considerations, including the bat sustenance zone, proximity to flood zone land, and minerals safeguarding, can be mitigated through best practice. Surface water flooding is present on the southern boundary and development should only be allowed on areas of low or no flood risk. Any proposal should integrate surface water management measures designed to reduce off-site excessive run-off. Ecological enhancements and biodiversity net gain measures—including habitat retention, new foraging corridors, and native planting—can deliver positive outcomes beyond simple mitigation.

The site's relatively close proximity to local services, A travel plan should be integral to any scheme and look to proposed improvements to bus, cycling and pedestrian infrastructure, and to maximise opportunities for active travel connections advocating a modal shift away from private car use (shared car club). Such initiatives will look to minimise any air quality impacts on the Storrington AQMA. Regarding the climate change agenda modern construction standards, energy-efficient homes, and site-specific measures such as electric vehicle charging should also help with minimise carbon

When considered alongside allocations already delivered through the made Neighbourhood Plan, the site provides a logical, well-contained, and sustainable extension that can help the settlement fulfil its strategic role. Its contribution to affordable housing delivery is particularly important given there is an identified local need in the area.

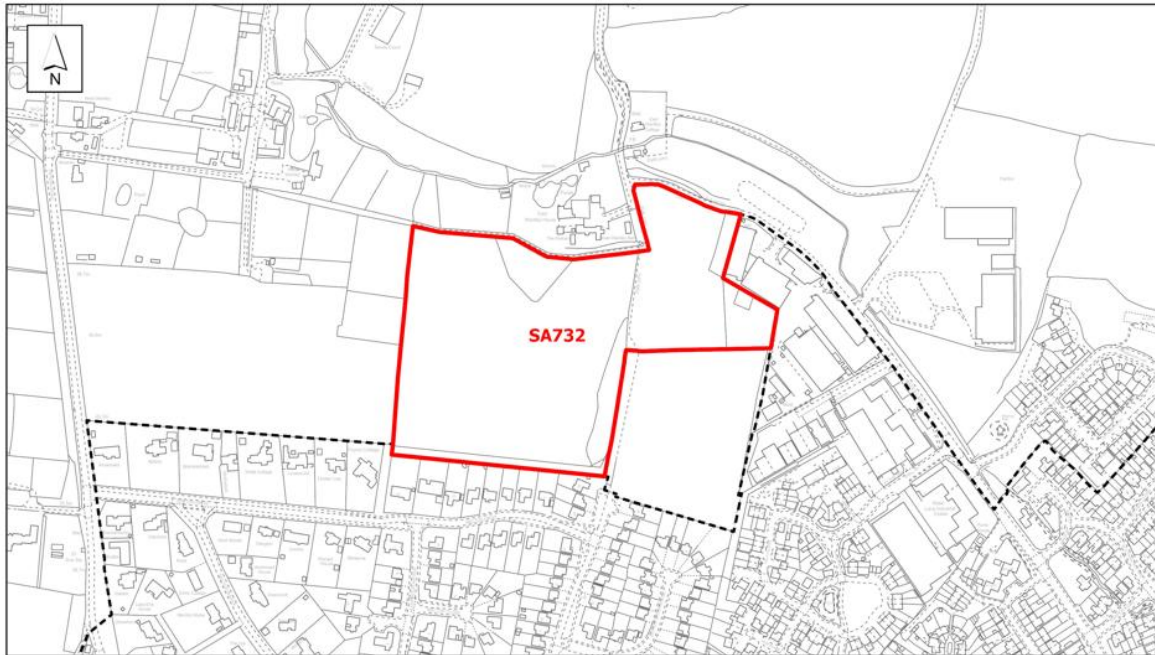
On balance, the site's sustainable location, and the ability to mitigate environmental and landscape impacts through a design and landscape-led approach, the site is considered suitable for allocation. Properly planned development here would support the long-term

vitality of Storrington & Sullington, reinforce the settlement hierarchy, and deliver much-needed homes in a manner consistent with the objectives of the Local Plan and national policy.

Estimated Housing Numbers: 50

Site Name: Land South of Northlands Lane **SA732**

Site Map:



Horsham District Council Parkside, Chart Way, Horsham West Sussex RH12 1RL Barbara Childs : Director of Place		Storrington & Sullington	
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Drawing No :	Drawn :	Checked :	1:4,000 at A4 Revisions :

Parish: Storrington and Sullington

Site Area: 2.8 hectares

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

Site Description: The site lies outside the existing settlement boundary adjoining the northern boundary of Storrington village. To the east the site abuts Land to the north of Downsview Avenue which was allocated for approximately 60 dwellings in the 'made' Storrington, Sullington and Washington Neighbourhood Plan and has outline planning permission. To the west of the site, permission was recently granted for 62 dwellings (DC/24/2006 - 08.12.26). To the north of the site there are several sporadically located residential properties and agricultural buildings interspersed with small paddocks, gardens, ponds and woodland. A grade II* listed building (West Wantley House) is located to the north of the site and East Wantley Farm (containing a former farmhouse which is Grade II listed) is located a little further to the north-east.

Environmental Considerations

Unfavourable Impacts (potential for mitigation)

Landscape: Development to the west of site was permitted for 62 dwellings recently and has altered the context of this site with development now permitted directly to the east and west. Development at Land south of Northlands Lane would be an opportunity to consolidate the northern edge of Storrington. There would however need to be a landscaped approach, with development focused on the southern portion of the site and would lessen the impact of development on the heritage assets to the north of the site and soften the transition from an urban setting to wider countryside.

The 'made' Storrington, Sullington & Washington Neighbourhood Plan includes a Green Gap Policy between Storrington and West Chiltington (Policy 9: Green Gap) to retain a viable gap between settlements. There is no intervisibility between the two settlements with undulating topography and intervening woodland preventing direct sight lines between the two villages. The precedent for development has been set by recent schemes permitted to the east and west of the site.

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

Archaeology/Heritage: The site does not contain any designated heritage assets within its curtilage but the Grade II Listed Buildings (East Wantley House/East Wantley Barn) and Grade II* West Wantley House are located to north of the site. Although separated by a row of trees, the impact of development on the heritage assets would be mitigated through the application of a landscape buffer which will mirror the development to the west and consolidate the northern boundary of the Storrington. Further mitigation could be achieved through good design and with sensitive layouts and appropriate densities which will respect the local context.

Environmental Quality: The site lies within a Building Stone Minerals Safeguarding area and much of the site lies within the Brick Clay (Weald Clay) Minerals Safeguarding area. Storrington has an AQMA designated in the centre of the village and any development would be required to demonstrate that it does not contribute to a further deterioration of local air quality. Any development proposal will be expected to take account of the Council's Air Quality Management guidance.

Flooding/Drainage: The site does not lie within an area identified as at risk of flooding (Flood zone 1). There are minor pockets of surface water flooding which can be found across the site could be mitigated through sustainable drainage methods.

Climate/Renewables/Energy Efficiency: The site promoter has not put forward any further information on this matter. However, any development would be expected to comply with Horsham District climate change, energy efficiency and sustainable drainage policies and relevant building control requirements in relation to energy efficiency.

Social Considerations

Neutral Impacts

Housing: The site will deliver dwellings compliant with affordable housing policy requirements.

Education: Storrington village has a number of pre-school nurseries, access to a primary school and is within the catchment area of the Steyning Grammar School. The site is within reasonable walking distance to Storrington First School which is located approximately 1km to the south of site.

Health: There is a doctor's surgery operating within the village and is a hub for many satellite villages in the wider locality. The Glebe surgery is located to the south-west of the site (approximately 1.5km distant).

Economy: The site is promoted for housing and as such it would not result in the loss of employment, nor will it deliver employment. Storrington and Sullington provides some local employment opportunities, however, some residents will likely travel by car to work in larger surrounding settlements or travel to Horsham/Crawley and beyond.

Retail: The village is well served with supermarkets, post office and local shops available to local residents as well as serving the wider hinterland beyond the village. The site is promoted for housing and as such it would not result in the loss of retail, nor will it deliver retail. Additional housing in and around the village may help to support the existing facilities to remain viable. The site is within reasonable walking distance to the village centre located to the south of the site.

Leisure/Recreation/Community Facilities: The site lies in close proximity to the urban boundary of Storrington which, together with Sullington, is classified as a large village, having a good range of services and facilities with strong community networks and local employment provision, together with reasonable bus services. It acts as a hub for smaller villages but also has some reliance on larger settlements to meet some of the residents' day to day needs. The site is also within walking/cycling distance of the village centre and areas of employment such as the Water Lane Industrial Estate located to the east.

Transport: The site adjacent to Land south of Northlands Lane was permitted in Dec 2025 (SA361) and vehicle access for this site will be taken through the adjoining site Land at Melton Drive. Investment in infrastructure for pedestrians and cyclists with enhanced connections with the wider locality and into the centre of the village is supported. A local bus stop is located approximately 0.5 miles away and there are reasonable (generally hourly daytime) bus services to a number of nearby settlements and larger towns including Worthing. The village is well connected to the main road network with reasonable connections to A283/A24 putting local residents from Storrington who have access to a car relatively close to large population centres at Horsham Town, Brighton, Shoreham and Worthing.

Other Infrastructure: Infrastructure requirements will be secured through a combination of on-site provision and developer contributions.

Economic Considerations

Neutral Impacts

Economy: The site is promoted for housing and as such it would not result in the loss of employment nor will it deliver employment. Storrington and Sullington provides some local employment opportunities, however, residents will likely travel by car to work in larger surrounding settlements. The village is well connected to the strategic road network and has close connections to A283/A24 putting local residents from Storrington relatively close to large employment centres in Horsham Town, Brighton or Worthing.

Retail: Storrington is proposed to be designated as a larger village in the settlement hierarchy as the village is well served with a supermarket, post office and local shops available to local residents as well as serving the wider hinterland beyond the village. The site is promoted for housing and as such it would not result in the loss of retail, nor will it deliver retail. Additional housing in and around the village may help to support the existing facilities to remain viable.

Site Assessment Conclusion:

Storrington is identified as a larger village within the settlement hierarchy and performs a service centre role for the wider rural hinterland, providing a good range of shops, education, healthcare, leisure facilities and public transport links. In principle, the settlement is therefore capable of accommodating a proportionate level of sustainable housing growth, consistent with the National Planning Policy Framework objective of significantly boosting the supply of homes in accessible locations.

The site is within reasonable walking and cycling distance of the village centre and local services, and vehicular access can be achieved from Fryern Road. The site's location adjacent to an existing neighbourhood plan housing allocation and a recently permitted site to the west, presents an opportunity to deliver a coherent and consolidated extension to the northern edge of the village, avoiding sporadic or isolated development and supporting the efficient use of land.

The site is not subject to flood risk constraints and is not designated for nature conservation. Although it lies within a Bat Sustenance Zone and surface water impacts will require assessment, these matters are capable of being addressed through detailed design, sustainable drainage and the delivery of biodiversity net gain, in line with national policy expectations. Storrington village centre is designated as an Air Quality Management Area; however, development at SA732 is of a scale that can be managed appropriately through sustainable transport measures, walking and cycling connectivity and design in accordance with the Council's Air Quality guidance, ensuring no unacceptable impact on air quality.

This site adjoins the existing built-up area. Land to the east and west of the site has also been permitted for residential development. Whilst the wider area is identified as having low landscape capacity, the development of SA732 alone—limited to approximately 60 dwellings—is considered capable of being accommodated through a landscape-led approach.

The site does not contain designated heritage assets, although Grade II and Grade II* listed buildings are located beyond the northern boundary. Any potential effects on their setting will need to demonstrate that they can be satisfactorily mitigated through appropriate layout, scale, landscaping and buffers, consistent with the NPPF's requirement to conserve heritage assets in a manner proportionate to their significance.

Taking account of both identified heritage and landscape matters it is considered that any development of this site would need to be focused on the southern part of the parcel, together with the provision of substantial green infrastructure and open space to the north, would ensure a soft transition to the surrounding countryside and retain the separate identity of Storrington and West Chiltington, in accordance with the Green Gap objective of the made neighbourhood plan. There is no direct intervisibility between the settlements, and this approach would prevent unacceptable encroachment into the wider gap.

The Storrington Sullington and Washington Neighbourhood Plan does not allocate this site. However, the Neighbourhood Plan has an end date of 2031 which is nine years short of the emerging Plan end date. Circumstances have changed significantly since the Neighbourhood Plan was prepared. Any allocation would still need to have regard to other relevant policies in the neighbourhood plan.

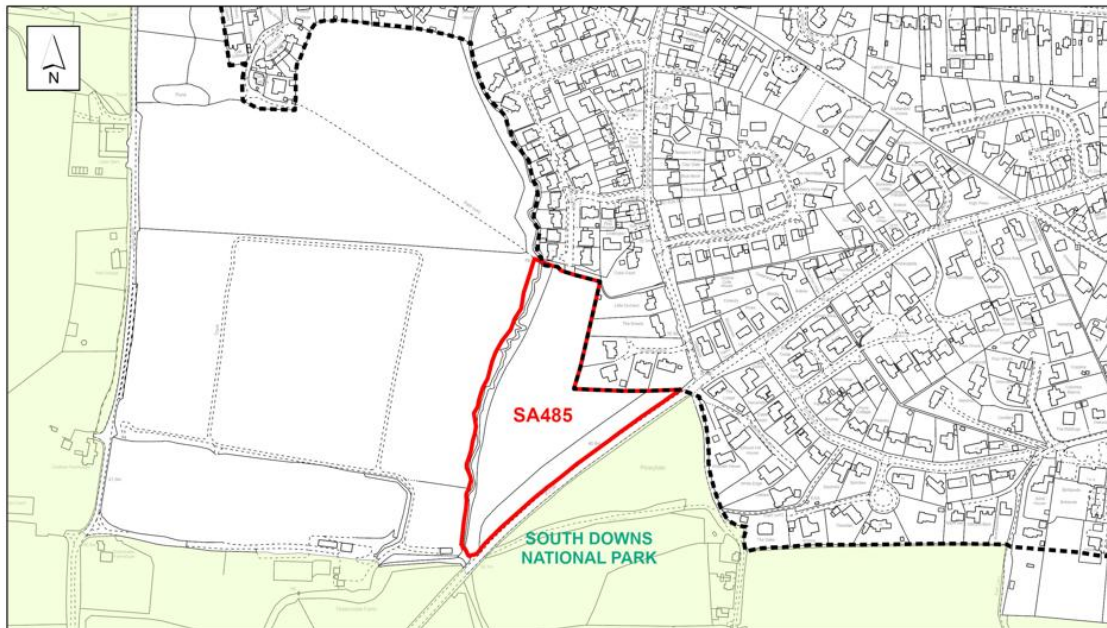
Overall, SA732 is considered suitable, available and achievable for allocation subject to a comprehensive, landscape-led scheme.

Estimated Housing Numbers: 50

Site Name: Land South of Bax Close

SA485

Site Map:



<p>Horsham District Council Parkside, Chart Way, Horsham West Sussex RH12 1RL Barbara Childs : Director of Place</p> <p><small>Reproduced by permission of Ordnance Survey map on behalf of HMSO. © Crown copyright and database rights (2023). Ordnance Survey Licence. AC0000820204</small></p>	<p style="text-align: center;">West Chiltington</p> <table border="1" style="width: 100%;"> <tr> <td>Reference No :</td> <td>Date : 10 October 2023</td> <td>1:4,000 at A4</td> </tr> <tr> <td>Drawing No :</td> <td>Drawn :</td> <td>Checked : Revisions :</td> </tr> </table>	Reference No :	Date : 10 October 2023	1:4,000 at A4	Drawing No :	Drawn :	Checked : Revisions :
Reference No :	Date : 10 October 2023	1:4,000 at A4					
Drawing No :	Drawn :	Checked : Revisions :					

Parish: Storrington

Site Area: 2.4 Ha

Site Location: The site's northern boundaries abut the built up area boundary (BUAB) of Storrington and the residential areas of Bax Close, Downlands and New Town Road. Amberley Road (B2139) forms the site's southern (eastern) boundary, beyond which, lies the South Downs National Park. The western edge comprises a small stream with open countryside beyond this.

Site Description: The site is currently in agricultural use, though, existing fields did not appear regularly maintained, grazed or cultivated at the time of the officer site visit. The site is publicly accessible by way of a pedestrian gate affording access into the site from Public Right of Way (PROW) No.2972, which passes through the site at its northern extent and connects to the village centre. The site features a stream on its western boundary with good amounts of vegetation present to the western and southern site boundaries in addition to the internal division between the northern and southern fields. Vegetation present to the southern site boundary, in particular, extends some distance into the site, though, the age of vegetation decreases moving northwards away from Amberley Road. Vegetation to the eastern site boundary, separating the site from the rear gardens of dwellings fronting Downlands and New Town Road, is not as established as that present to the remaining site boundaries, though, does include some individually mature trees.

Environmental Considerations

Unfavourable Impacts (potential for mitigation)

<p>Landscape: The site is greenfield with mature tree belts prominent on the boundaries of the site. Development in this location could have an adverse impact on the setting of the South Downs National Park which adjoins the site to the southeast and the south of this site. The prominent southern edge of Storrington holds attractive views of the South Downs. While the site adjoins the South Downs National Park, the presence of intervening vegetation, existing urban edge development, and the containment provided by Amberley Road creates an opportunity for a carefully designed scheme to respect and reinforce the existing settlement edge without encroachment into the National Park. Any proposal should be landscape-led with layout, density and form of development informed by evidence with retention of existing vegetation as far as possible. Any scheme must provide a sensitive transition to the adjoining countryside and the setting of the national park.</p> <p>Two trees situated at the northern extent of the site (adjacent to Bax Close) have tree preservation order ref: TPO/1140 The impact of access on these trees would therefore be an important consideration.. Alternative arrangements can be made off Amberley Road if access cannot be achieved off Bax Close. However this boundary is well treed and closer to the national park boundary and would also have potential negative impacts.</p>	
<p>Biodiversity: The site is not designated as important for nature conservation however the site lies within a Bat Sustenance Zone. There will be a requirement to maintain feeding habitats for bats. Further detailed ecological assessment work would be necessary should the site be allocated, in order to ensure that suitable mitigation and biodiversity net gain can be achieved.</p>	
<p>Archaeology/Heritage: The site lies adjacent to Cobb Court, a grade II listed building. Development in this location has the potential to significantly impact on the setting of this building, and any proposal would need to take this into account If it is required, mitigation should be applied to lessen any harm to the local heritage assets through the application of buffers, strategic planting and a sympathetic housing layout.</p>	
<p>Environmental Quality: The site lies within a Building Stone Minerals Safeguarding area and much of the site lies within the Brick Clay (Weald Clay) Minerals Safeguarding area. Whilst the site does not lie near it should be noted that Storrington's High Street/ West Street is an Air Quality Management Area (AQMA). Any proposal should not exacerbate further deterioration in local air quality.</p>	
<p>Flooding/Drainage: The site does not lie within an area identified as at risk of flooding (Flood zone 1). The Site is entirely located within Flood Zone 1 wherein there is a low probability of flooding from rivers and the sea. There is a possibility of surface water flooding on the western edge along the stream corridor but this can be effectively mitigated through the application of sustainable drainage measures.</p>	
<p>Climate/Renewables/Energy Efficiency: Any proposal will be expected to have due regard to the Council climate change and sustainability policies.</p>	
Social Considerations	Neutral Impacts
<p>Housing: The site would accommodate 30 dwellings together with associated access, landscaping, open-space affordable housing and supporting infrastructure. The proposed development would broadly form an extension to the existing Bax Close cul-de-sac within two fields situated to the south of Bax Close and north of Amberley Road.</p>	
<p>Education: Storrington village has Primary School and is within the catchment area of the Steyning Grammar School. Should additional capacity be required this can be addressed through suitable contributions.</p>	
<p>Health: There is a doctor's surgery operating within the village and it is a hub for many satellite villages in wider area. The Glebe surgery is located approximately 1 mile to the west of the site.</p>	
<p>Leisure/Recreation/Community Facilities: The site adjoins the settlement edge of Storrington which is classified as a large village in the settlement hierarchy, having a good range of services, facilities and local employment provision. Local bus services connect Storrington to the wider locality with regular bus services available to larger urban centres such as, Worthing or Horsham. The village is also a hub for smaller villages in the surrounding hinterland which are reliant on larger settlements such as Storrington to meet some of the</p>	

resident's day to day needs. The village high street is located to the west of the site but a community bus service is available along Amberley Road.

Transport: Access can be achieved from Bax Close or Amberley Road. The north-western parcel (SA486) of land is accessible via Clay Lane to the west. A village like Storrington is relatively well served by public transport with regular bus services from the village to the south coast towns, to Pulborough Rail Station, and other settlements located to the north of the district (No. 71, 74, 100, and No. 1 all operate through the village).

Other Infrastructure: Infrastructure requirements will be secured through a combination of on-site provision and developer contributions.

Economic Considerations

Neutral Impacts

Economy: Chantry Lane Industrial Estate, Gerston Business Park and Water Lane Trading Estate are all designated as Key Employment Areas (KEAs providing local employment opportunities close to the site. A number of small businesses and retail located within village centre. Over 30 % of the workforce commute 10km to less than 30 km for work.

Retail: The village is well served with a supermarket, post office and local shops available to local residents as well as serving the wider hinterland beyond the village. There is no provision onsite for retail.

Site Assessment Conclusion: Storrington is identified as a sustainable larger village within the settlement hierarchy, with a strong range of services, facilities, and community infrastructure capable of accommodating proportionate levels of growth.

The site lies immediately adjacent to the defined Built-Up Area Boundary (BUAB) and represents a logical and contained extension to the existing settlement. The site benefits from clear physical containment, with built development to the north, established vegetation to the south and west, and Amberley Road forming a strong and defensible boundary to the south-east. While the site adjoins the South Downs National Park, the presence of intervening vegetation, existing urban edge development, and the containment provided by Amberley Road creates an opportunity for a carefully designed scheme to respect and reinforce the existing settlement edge without encroachment into the National Park.

It is acknowledged that the site is subject to landscape sensitivity, with the Landscape Capacity Assessment identifying limited capacity and highlighting the importance of the setting of the National Park. However, these constraints are capable of being appropriately addressed through a landscape-led design approach. Any proposal would look at retention and reinforcement of key boundary vegetation, particularly along the southern edge; creation of a strong landscaped buffer adjoining Amberley Road to maintain the perception of separation from the National Park; careful control of built form, density, and height, ensuring a sensitive transition at the settlement edge; and minimise light pollution with an effective lighting strategy which would respect the national park's dark skies policies.

The site is also well-related to local services, with pedestrian access via Public Right of Way 2972 and good connections into the village centre. The scale of development proposed (approximately 30 dwellings) is modest and proportionate, reflecting the site's constraints and ensuring that impacts can be effectively managed.

In environmental terms any proposal will be expected to manage biodiversity impacts, including those relating to protected trees and habitats, can be mitigated through retention, buffering and biodiversity net gain; heritage impacts, including the setting of nearby listed buildings such as Cobb Court, can be addressed through layout, separation distances and landscape mitigation. With Storrington centre subject to an AQMA, development would need to consider the impact of further air pollution. Support is given to investment in improving connections including upgrading existing pedestrian and cycling infrastructure. Electric car charging infrastructure should also be provided to encourage a model shift to electric cars.

Land south of Bax Close is considered suitable for allocation for a small-scale, high-quality residential development of approximately 30 dwellings.. The Storrington Sullington and Washington Neighbourhood Plan does not allocate this site. However, the Neighbourhood Plan has an end date of 2031 which is nine years short of the emerging Plan end date. Circumstances have changed significantly since the Neighbourhood Plan was prepared. Any allocation would still need to have regard to other relevant policies in the neighbourhood plan.

Estimated Housing Numbers: 30

