

Colgate Parish

Colgate Parish

The following sites have been considered as part of the December 2018 SHELAA Housing Land Assessment for the Parish.

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

Please note that the classification of a site is based on the classification of the developable area within that site, therefore if part of a site is considered 'developable' 6-10 years, the whole site would be coloured yellow, however in reality only part of that site may be considered suitable for development.

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

SHELAA Reference	Site Name	Site Address	Outcome of Assessment	Total Units
SA007	Former Agates Sawmill, Faygate	Faygate Lane, Faygate	Green (1-5 Years Deliverable)	29
SA289	Land West of Bewbush (Kilnwood Vale)	Crawley	Green (1-5 Years Deliverable) and (6-10 Years and 11+ Years Developable)	2,113
SA495	Durrants Village	Faygate Lane Faygate	Green (1-5 Years Deliverable)	17
SA033	Woodland adjacent Beedingwood Farm	East of Beedingwood Farm, Forest Road	Not Currently Developable	0
SA057	Land at Little Clovers Farm	Crawley Road, Faygate	Not Currently Developable	0
SA106	Land at Pine Cottage, Colgate	Curtilage of Pine Cottage, Forest Road	Not Currently Developable	0
SA107	Land North of Forest Road, Colgate	Land to the West of Forest Farm House, Forest Road	Not Currently Developable	0
SA295	Greater Faygate	Strategic Site	Not Currently Developable	0
SA334	Land at Buchan Hill Reservoir, Colgate	Buchan Hill reservoir, Forest Road	Not Currently Developable	0
SA341	Land west of Kilnwood Vale	Rusper and Colgate	Not Currently Developable	0
SA514	Cow Barn & Mid Benson's Fields	Wimland Farm, Faygate	Not Currently Developable	0
SA527	The Cherry Tree	Cherry Tree PH, Crawley Road, Faygate, Horsham	Not Currently Developable	0
SA552	Woodlands Farm	Old Crawley Road, Faygate, Horsham, West Sussex	Not Currently Developable	0
SA600	Wellsprings	Blackhouse Road Colgate	Not Currently Developable	0
SA667	Rookfield	Crawley Road, Faygate	Not Currently Developable	0
SA670	Land at Home Farm	St Leonards Forest Colgate	Not Currently Developable	0

This page is intentionally blank

Parish	Colgate
---------------	----------------

SHLAA Reference	SA007	Site Name	Former Agates Sawmill, Faygate
------------------------	-------	------------------	--------------------------------

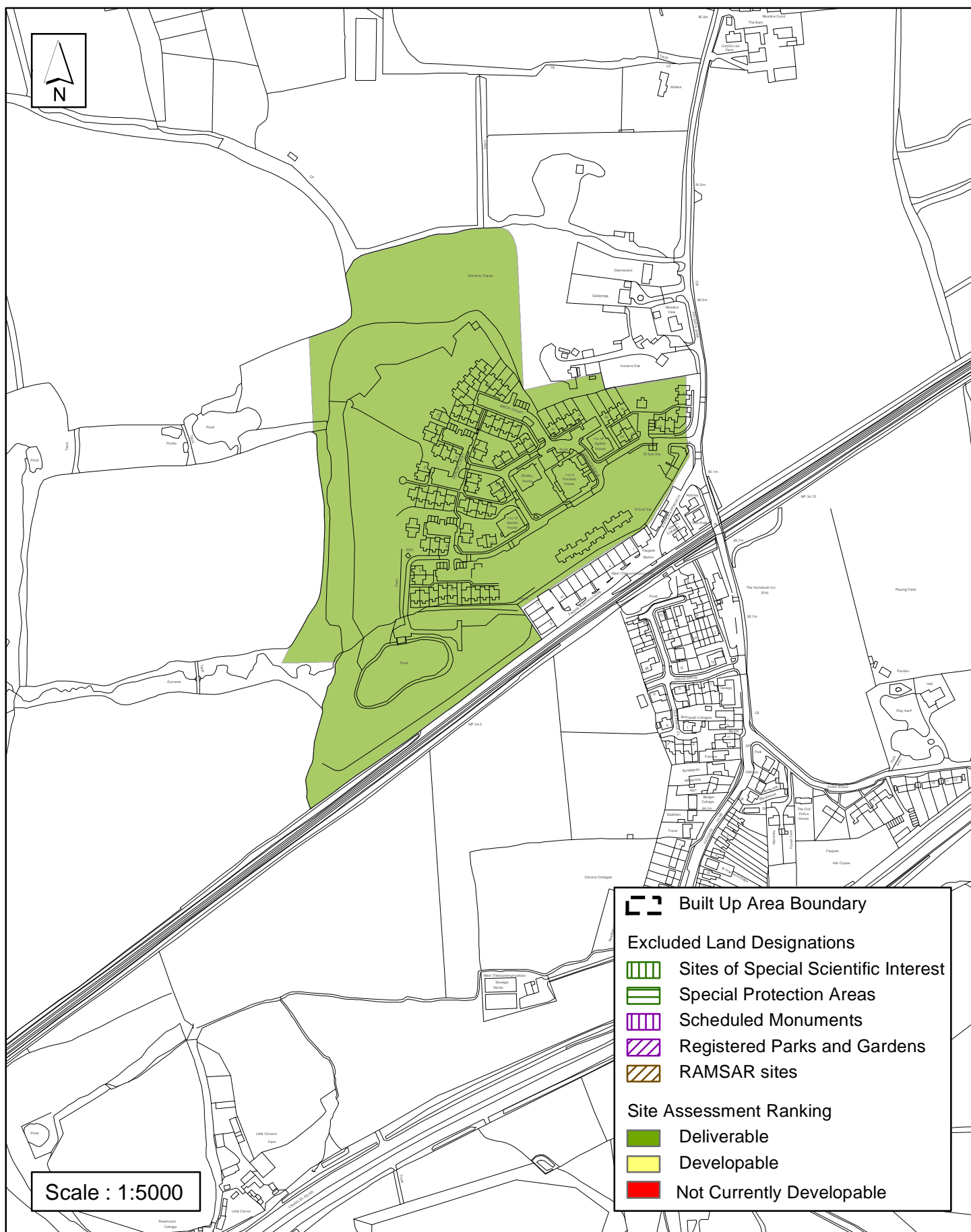
Years 1-5 Deliverable	<input checked="" type="checkbox"/>	Site Address	Faygate Lane, Faygate		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	12.32	Suitable	<input checked="" type="checkbox"/>
Not Currently Developable	<input type="checkbox"/>	Greenfield/PDL	PDL	Available	<input checked="" type="checkbox"/>
		Site Total	29	Achievable	<input checked="" type="checkbox"/>

Justification

The site has permission for 157 dwellings, including 148 retirement dwellings, via planning applications DC/08/0316 and DC/10/0088. Development is well underway and a large proportion of the dwellings are complete. Further development within the site has since been approved and this is assessed separately under SA495 and has not been included within this assessment. It is concluded the site is available, suitable, achievable and the remaining 29 dwellings are assessed to be deliverable in 1-5 years.

Excluded Site	<input type="checkbox"/>	Exclusion Reason
Lapsed PP	<input type="checkbox"/>	Date

SA - 007 : Former Agates Sawmill, Faygate Lane, Faygate



Parish	Colgate
---------------	---------

SHLAA Reference	SA289	Site Name	Land West of Bewbush (Kilnwood Vale)
------------------------	-------	------------------	--------------------------------------

Years 1-5 Deliverable	<input checked="" type="checkbox"/>	Site Address	Crawley Road		
Years 6-10 Developable	<input checked="" type="checkbox"/>				
Years 11+	<input checked="" type="checkbox"/>	Site Area (ha)	117	Suitable	<input checked="" type="checkbox"/>
Not Currently Developable	<input type="checkbox"/>	Greenfield/PDL	Greenfield	Available	<input checked="" type="checkbox"/>
		Site Total	2,113	Achievable	<input checked="" type="checkbox"/>

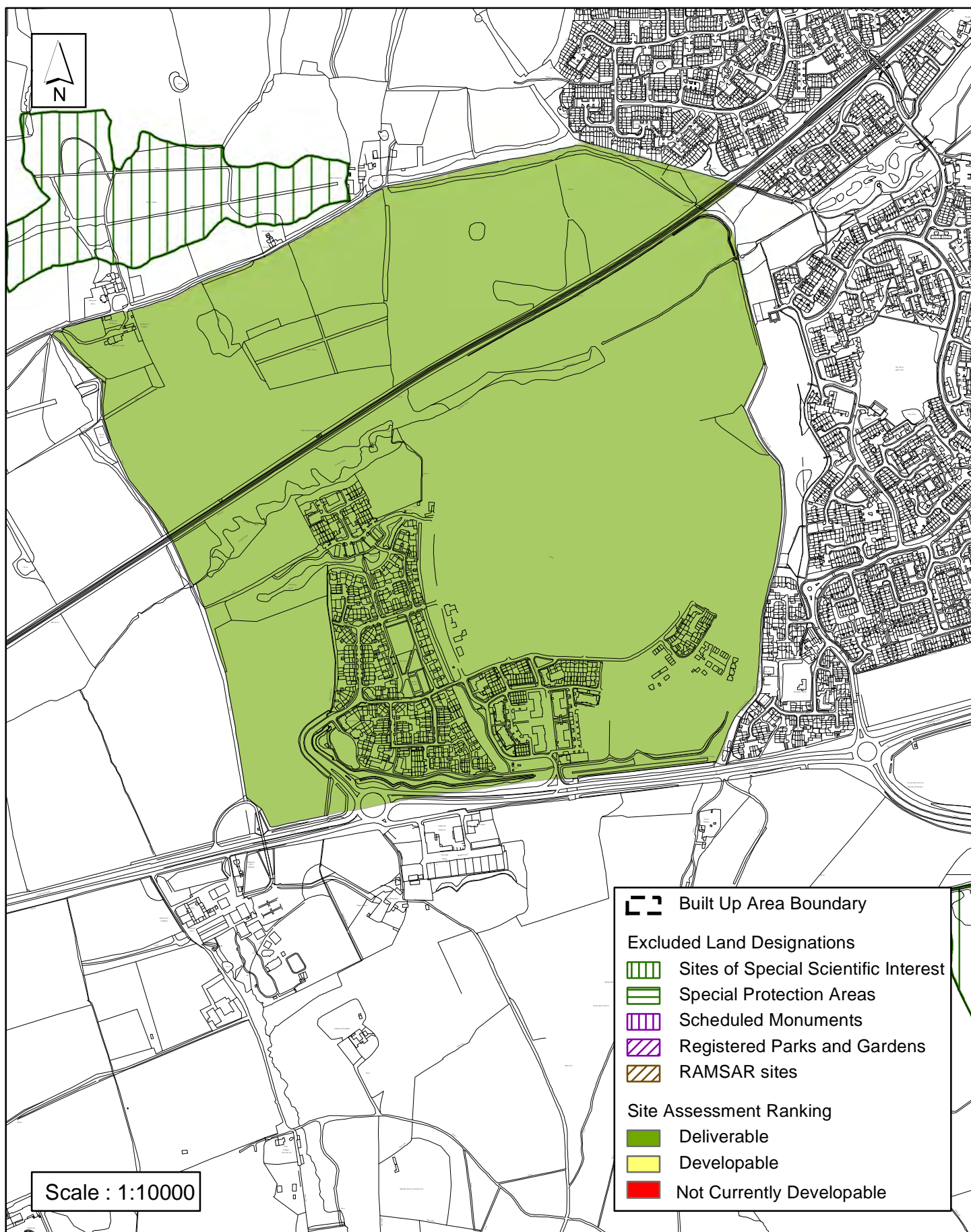
Justification

The site has planning permission for 2,799 dwellings, via planning applications DC/10/1612, DC/15/2561 and DC/17/2481, following its allocation in Policy CP6 of the Core Strategy (2007). The majority of the site lies within the Parish of Colgate however the northern section, beyond the railway line, lies in the Parish of Rusper. Construction is now well underway and will span over a number of years.

Excluded Site	<input type="checkbox"/>	Exclusion Reason
----------------------	--------------------------	-------------------------

Lapsed PP	<input type="checkbox"/>	Date
------------------	--------------------------	-------------

SA - 289 : Land West of Bewbush (Kilnwood Vale)



Reproduced by permission of Ordnance Survey map on behalf of HMSO. © Crown copyright and database rights (2018). Ordnance Survey Licence.100023865

Horsham District Council

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

Parish	Colgate
---------------	----------------

SHLAA Reference	SA495	Site Name	Durrants Village
------------------------	-------	------------------	------------------

Years 1-5 Deliverable	<input checked="" type="checkbox"/>	Site Address	Faygate Lane, Faygate, West Sussex		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	0.30	Suitable	<input checked="" type="checkbox"/>
Not Currently Developable	<input type="checkbox"/>	Greenfield/PDL	PDL	Available	<input checked="" type="checkbox"/>
		Site Total	17	Achievable	<input checked="" type="checkbox"/>

Justification

The site has planning permission for 17 retirement dwellings via planning application DC/14/1187. The site will provide additional development to that assessed under the wider site SA007 (within which this site lies). A scheme of this size would likely be delivered in a single phase. It is concluded the site is available, suitable, achievable and deliverable 1-5 years.

Excluded Site	<input type="checkbox"/>	Exclusion Reason
Lapsed PP	<input type="checkbox"/>	Date

SA-495 : Durrants Village Faygate Lane Faygate West Sussex



Reproduced by permission of Ordnance Survey map on behalf
of HMSO. © Crown copyright and database rights (2018).
Ordnance Survey Licence.100023865

Date: 09/11/2015

Revision:

Horsham District Council

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

Parish	Colgate
---------------	---------

SHLAA Reference	SA033	Site Name	Woodland adjacent Beedingwood Farm
------------------------	-------	------------------	------------------------------------

Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	East of Beedingwood Farm, Forest Road
Years 6-10 Developable	<input type="checkbox"/>		
Years 11+	<input type="checkbox"/>	Site Area (ha)	0.3547
Not Currently Developable	<input checked="" type="checkbox"/>	Greenfield/PDL	Greenfield
		Site Total	0
		Suitable	<input type="checkbox"/>
		Available	<input checked="" type="checkbox"/>
		Achievable	<input type="checkbox"/>

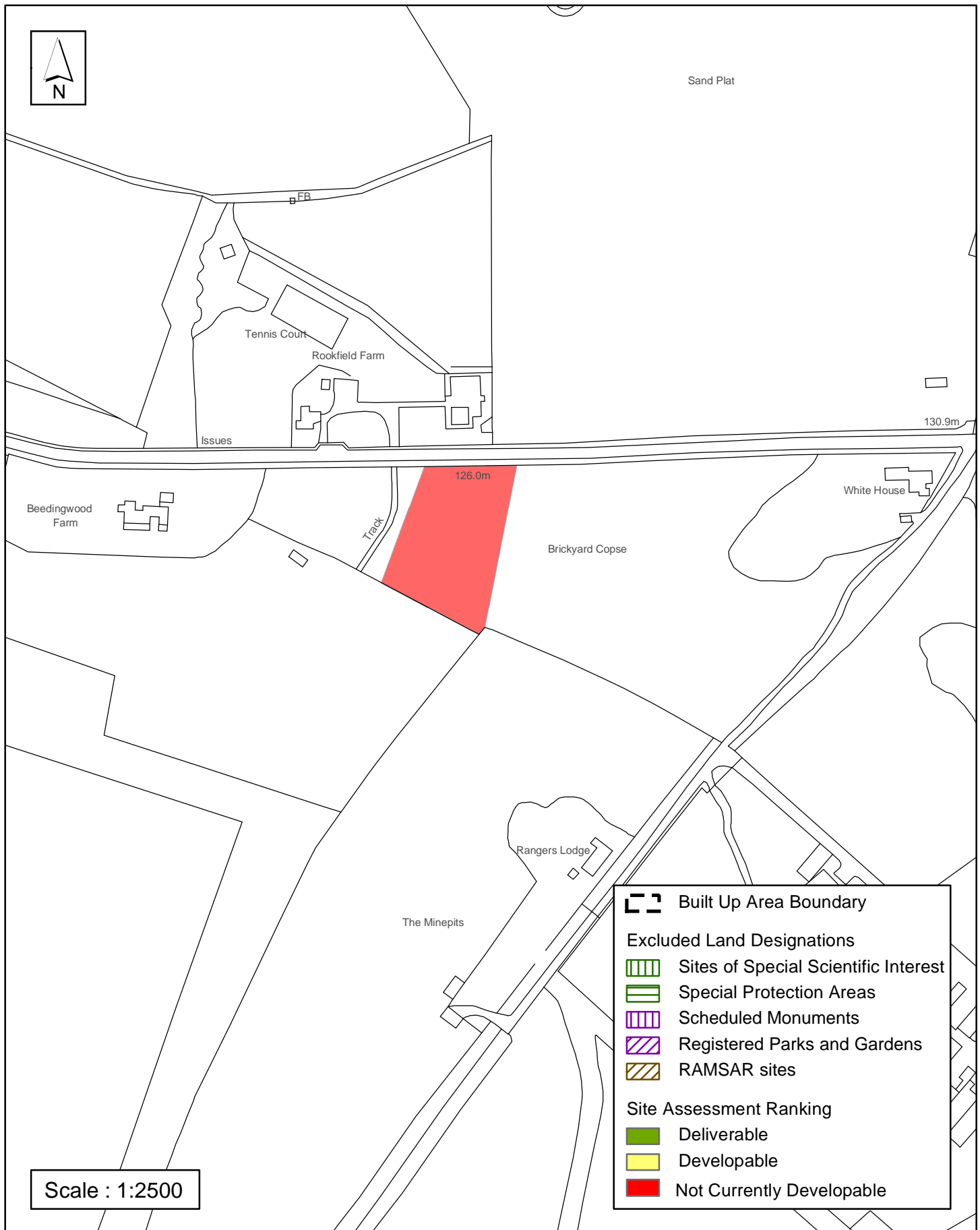
Justification

The landowner has expressed an interest to develop the site meaning it is 'available'. The site lies outside any built up area boundaries in an isolated rural location and unrelated to a settlement edge. It is within an Area of Outstanding Natural Beauty, an area of Ancient Woodland and an Archaeological Notification Area. The site is close to a Traditional Orchard and there is a veteran tree nearby. It is therefore assessed as 'Not Currently Developable'.

Excluded Site	<input type="checkbox"/>	Exclusion Reason
----------------------	--------------------------	-------------------------

Lapsed PP	<input type="checkbox"/>	Date
------------------	--------------------------	-------------

SA - 033 : Woodland adjacent Beedingwood Farm, Colgate



Parish**Colgate**

SHLAA Reference SA057 **Site Name** Land at Little Clovers Farm, Faygate

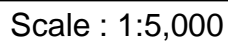
Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Land at Little Clovers Farm, Crawley Road, Faygate		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	5.7	Suitable	<input type="checkbox"/>
Not Currently Developable	<input checked="" type="checkbox"/>	Greenfield/PDL	Greenfield	Available	<input checked="" type="checkbox"/>
		Site Total	0	Achievable	<input type="checkbox"/>

Justification

The landowner has expressed an interest to develop the site meaning it is 'available'. This site is in the countryside west of Faygate, which is an unclassified settlement as defined in Policy 3 of the Horsham District Planning Framework 2015 (HDPF) thus a settlement with few or no facilities or social networks and limited accessibility, and is reliant on other villages and towns to meet the needs of residents. Unless allocated for development through the review of the Horsham District Planning Framework (HDPF) or via a made Neighbourhood Plan, it is considered development would be contrary to Policies 1 to 4 and 26 of the HDPF. It would also conflict with Policy 27 of the HDPF which relates to settlement coalescence.

The Local Plan Review Issues & Options (April 2018) proposed Faygate as a secondary settlement with the eastern boundary of the site adjoining the western boundary of the proposed secondary settlement boundary. However the Issues & Options document is an early stage of the local plan review and holds little weight. Development of the whole site would double the size of the existing settlement south of the railway and could raise issues relating to the impact on landscape and the High Weald AONB which lies to the south of the site separated by the A264, perceived coalescence of Horsham and Crawley and impact on the existing road network. The site is therefore assessed as 'Not Currently Developable'.

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



Revision:

Barbara Childs : Director of Place

Parish	Colgate
---------------	----------------

SHLAA Reference	SA106	Site Name	Land at Pine Cottage, Colgate
------------------------	-------	------------------	-------------------------------

Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Pine Cottage, Forest Road, Colgate		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	0.26	Suitable	<input type="checkbox"/>
Not Currently Developable	<input checked="" type="checkbox"/>	Greenfield/PDL	Greenfield	Available	<input checked="" type="checkbox"/>
		Site Total	0	Achievable	<input type="checkbox"/>

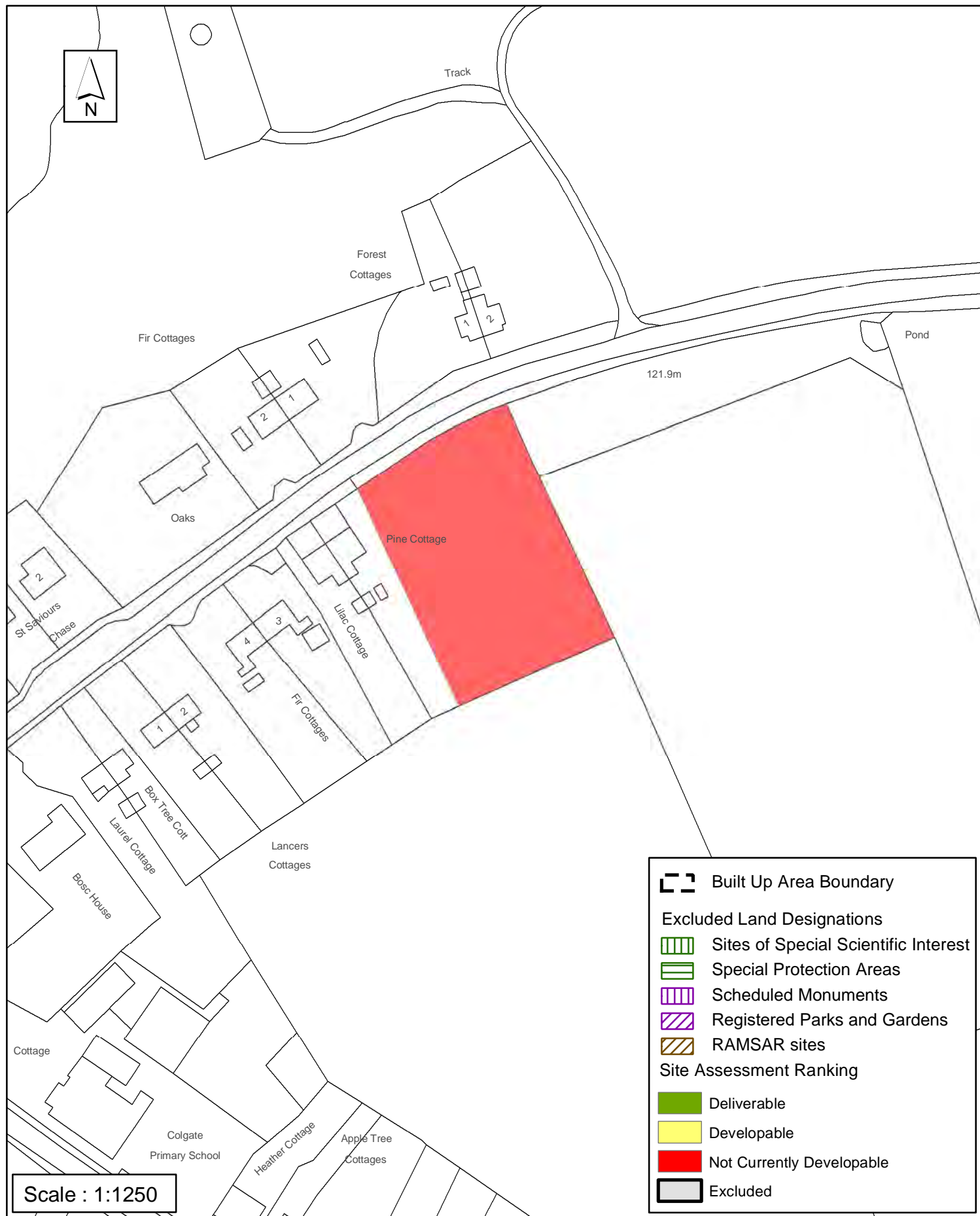
Justification

It is unknown if the landowner still has an interest in developing this site therefore it is considered unavailable at the present time. The site is in the countryside east of Colgate, which is an unclassified settlement in Horsham District Planning Framework Policy 3 having a lack of services and facilities. It is also within the High Weald Area of Outstanding Natural Beauty which is a protected landscape in HDPF Policy 30. Unless allocated for development within the revised HDPF or a made Neighbourhood Plan, any development would be contrary to Policies 1 to 4 and 26 of the current HDPF. It is therefore assessed as Not Currently Developable.

Excluded Site	<input type="checkbox"/>	Exclusion Reason
----------------------	--------------------------	-------------------------

Lapsed PP	<input type="checkbox"/>	Date
------------------	--------------------------	-------------

SA - 106: Land at Pine Cottage, Forest Road, Colgate



Reproduced by permission of Ordnance Survey map on behalf of HMSO. © Crown copyright and database rights (2018).
Ordnance Survey Licence.100023865

Date:

Revision:

Horsham District Council

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

Parish	Colgate
---------------	---------

SHLAA Reference	SA107	Site Name	Land North of Forest Road, Colgate
------------------------	-------	------------------	------------------------------------

Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Land to the West of Forest Farm House, Forest Road
Years 6-10 Developable	<input type="checkbox"/>		
Years 11+	<input type="checkbox"/>	Site Area (ha)	
Not Currently Developable	<input checked="" type="checkbox"/>	Greenfield/PDL	Greenfield
		Site Total	0
		Suitable	<input type="checkbox"/>
		Available	<input type="checkbox"/>
		Achievable	<input type="checkbox"/>

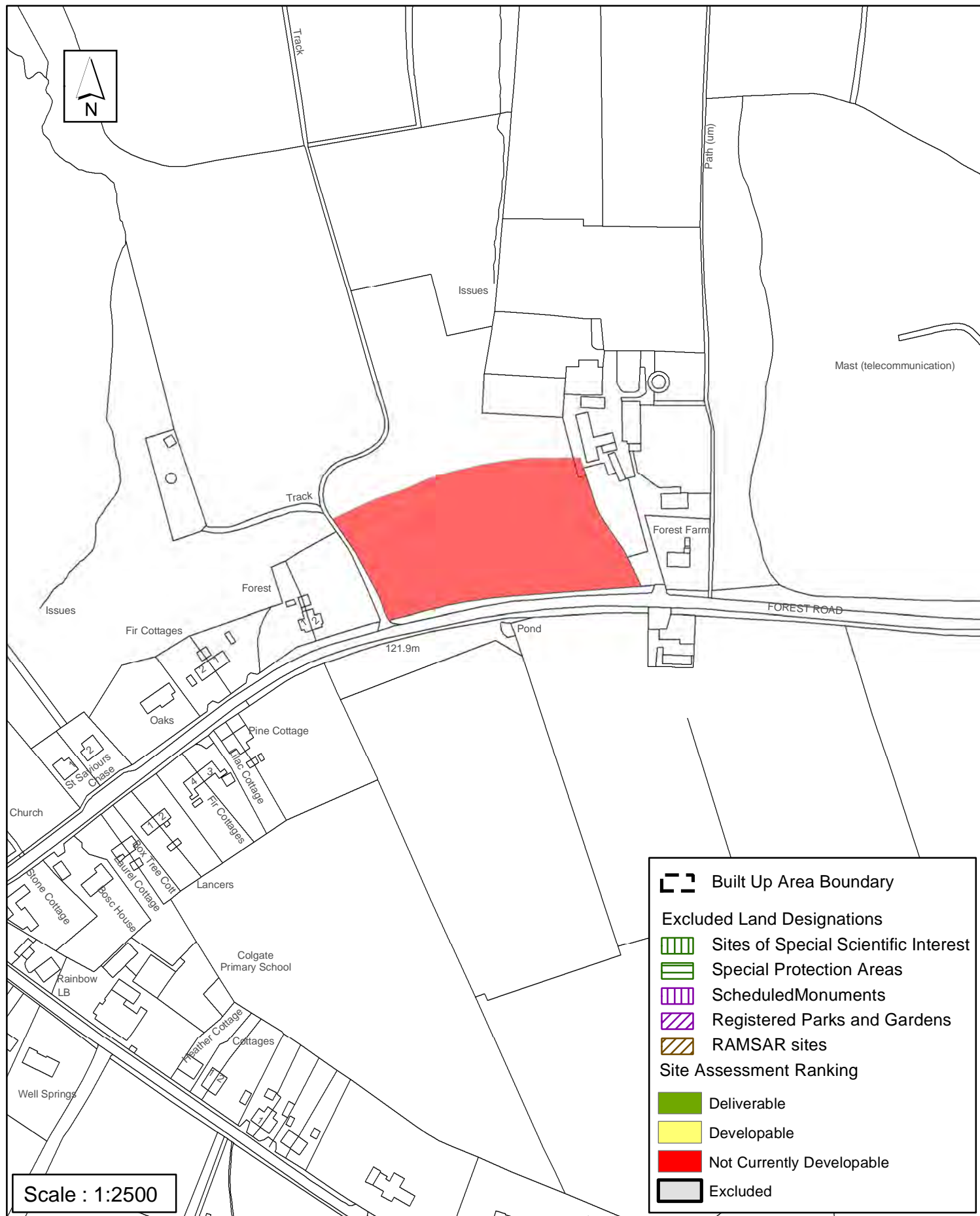
Justification

It is unknown if the landowner still has an interest in developing this site therefore it is considered unavailable at the present time. The site is a wooded area in the countryside east of Colgate, which is an unclassified settlement in Horsham District Planning Framework Policy 3 having a lack of services and facilities. It is also within the High Weald Area of Outstanding Natural Beauty which is a protected landscape in HDPF Policy 30. Unless allocated for development within the revised HDPF or a made Neighbourhood Plan, any development would be contrary to Policies 1 to 4 and 26 of the current HDPF. It is therefore assessed as Not Currently Developable.

Excluded Site	<input type="checkbox"/>	Exclusion Reason
----------------------	--------------------------	-------------------------

Lapsed PP	<input type="checkbox"/>	Date
------------------	--------------------------	-------------

SA - 107 : Land to the West of Forest Farm House, Colgate



Reproduced by permission of Ordnance Survey map on behalf of HMSO. © Crown copyright and database rights (2018).
Ordnance Survey Licence.100023865

Date:

Revision:

Horsham District Council

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

Parish**Colgate**

SHLAA Reference SA295 **Site Name** Greater Faygate

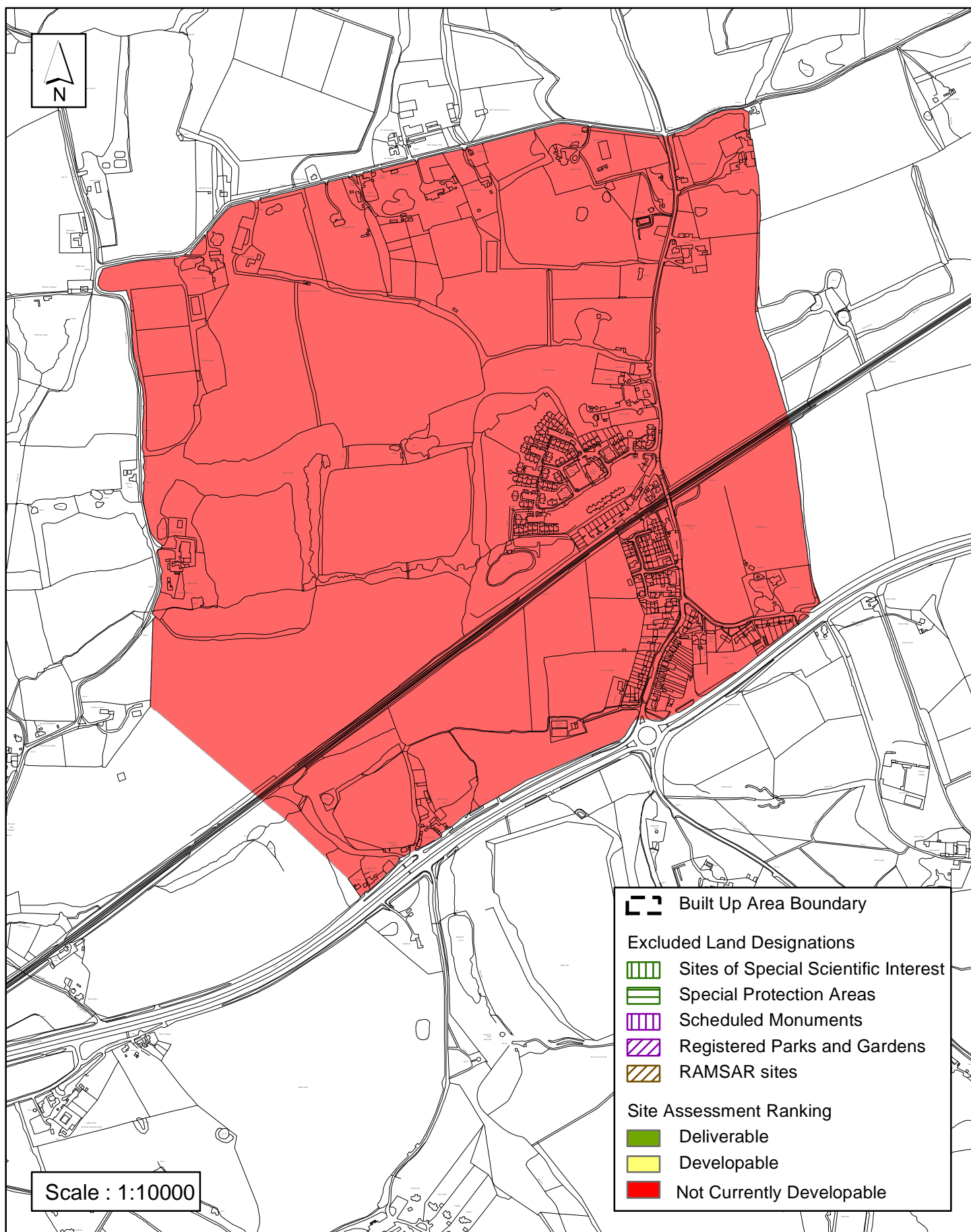
Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Strategic Site		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	140	Suitable	<input type="checkbox"/>
Not Currently Developable	<input checked="" type="checkbox"/>	Greenfield/PDL	Greenfield	Available	<input type="checkbox"/>
		Site Total	0	Achievable	<input type="checkbox"/>

Justification

The availability of this site is uncertain due to a lack of an up to date expression of interest to develop from the landowner. The site surrounds the existing built form of Faygate, and would significantly expand the size of the current settlement. There is significant risk of coalescence between Horsham and Crawley, and adverse visual impact on the adjoining AONB. The site may also have an impact on the existing road network. The site is not being actively promoted by any developer, limiting availability of the site. Unless allocated for development through the review of the Horsham District Planning Framework 2015 (HDPF) it is considered development would be contrary to Policies 1 to 4 and 26 of the HDPF. The site is therefore assessed as 'Not Currently Developable'.

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

SA - 295 : Greater Faygate



Reproduced by permission of Ordnance Survey map on behalf of HMSO. © Crown copyright and database rights (2018).
Ordnance Survey Licence.100023865

Horsham District Council

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

Parish	Colgate
---------------	---------

SHLAA Reference	SA334	Site Name	Land South of Buchan Hill Reservoir, Colgate		
------------------------	-------	------------------	----------------------------------------------	--	--

Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Land South of Buchan Hill Reservoir, Buchan Hill, Pease Pottage, West Sussex		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	1.6	Suitable	<input type="checkbox"/>
Not Currently Developable	<input checked="" type="checkbox"/>	Greenfield/PDL	Greenfield	Available	<input checked="" type="checkbox"/>
		Site Total	0	Achievable	<input type="checkbox"/>

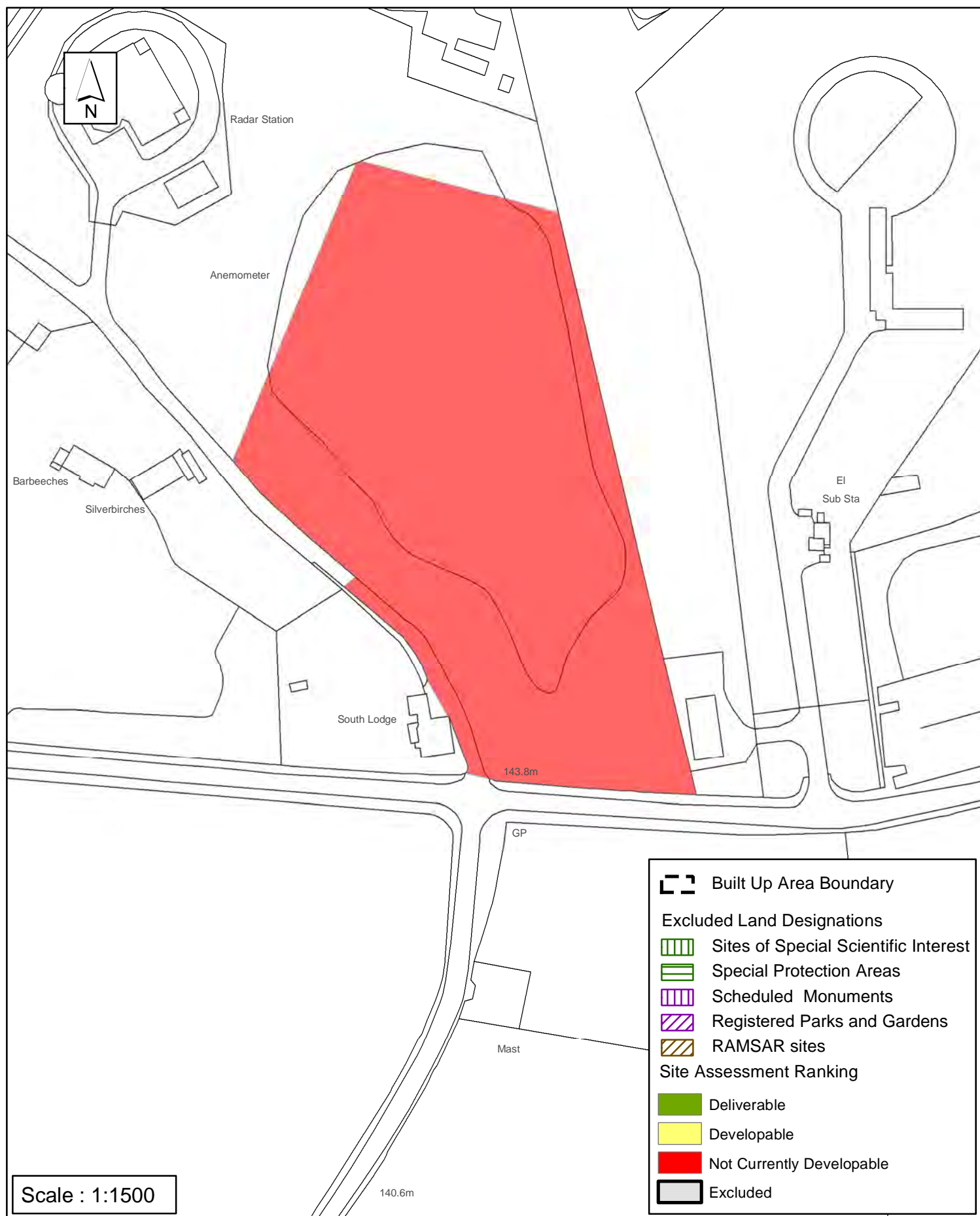
Justification

The land owner has expressed an interest in developing the site meaning the site is considered 'available'. The site is located in an isolated rural location and is unrelated to any settlement boundary. It is therefore assessed as 'Not Currently Developable'.

Excluded Site	<input type="checkbox"/>	Exclusion Reason
----------------------	--------------------------	-------------------------

Lapsed PP	<input type="checkbox"/>	Date
------------------	--------------------------	-------------

SA - 334: Land at Buchan Hill Reservoir, Colgate



Reproduced by permission of Ordnance Survey map on behalf of HMSO. © Crown copyright and database rights (2018).
Ordnance Survey Licence.100023865

Date:

Revision:

Horsham District Council

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

Parish**Rusper**

SHLAA Reference SA341 **Site Name** Land West of Kilnwood Vale

Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Land West of Kilnwood Vale, Horsham	
Years 6-10 Developable	<input type="checkbox"/>			
Years 11+	<input type="checkbox"/>	Site Area (ha)	169	Suitable <input type="checkbox"/>
Not Currently Developable	<input checked="" type="checkbox"/>	Greenfield/PDL	Greenfield	Available <input checked="" type="checkbox"/>
		Site Total	0	Achievable <input type="checkbox"/>

Justification

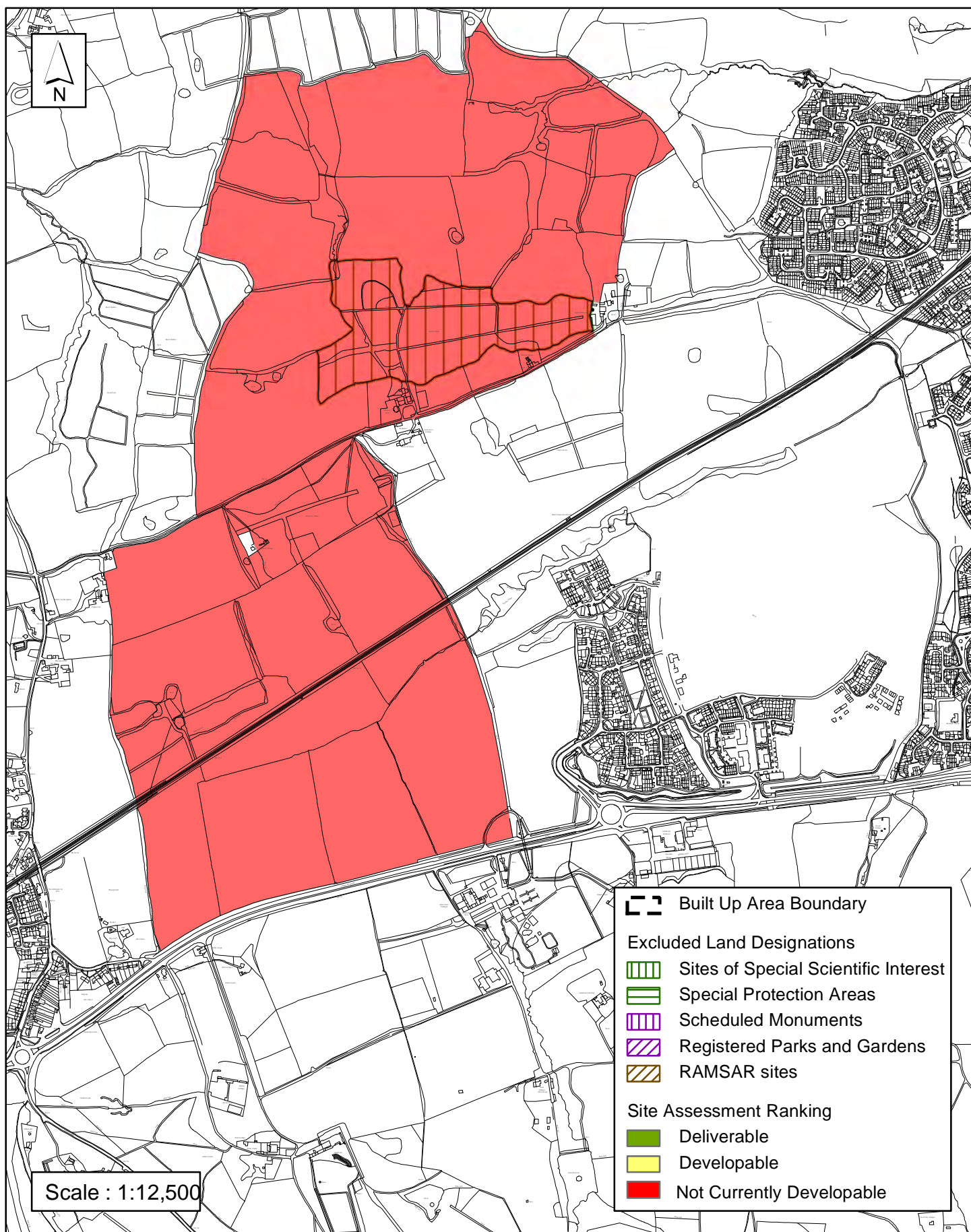
The land owner has expressed an interest to develop the site meaning it is 'available for development'. The site has been proposed as an extension of around 750 homes to the Kilnwood Vale strategic development which is a strategic allocation of around 2,500 homes adjoining the existing administrative boundary of Crawley (see SA289) and for which development has commenced.

There are a number of environmental constraints including Ancient Woodland and Sites of Scientific Interest are present within the site boundary. There are also a number of infrastructure issues which would need to be addressed, including sewerage and impacts on the existing road infrastructure. Given the proximity of this site to Kilnwood Vale and the impact that development in this location could have on nearby Crawley joint working would be required to bring this site forward.

Unless allocated for development through the review of the Horsham District Planning Framework 2015 (HDPF) or via a made Neighbourhood Plan, it is considered development would be contrary to Policies 1 to 4 and 26 with some conflict to Policy 31 of the HDPF. It is therefore assessed as 'Not Currently Developable'.

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

SA - 341: Land west of Kilnwood Vale



Reproduced by permission of Ordnance Survey map on behalf of HMSO. © Crown copyright and database rights (2018). Ordnance Survey Licence.100023865

Horsham District Council

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

Parish**Colgate**

SHLAA Reference SA514 **Site Name** Cow Barn & Mid Benson's Fields

Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Wimland Farm, Faygate		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	32.21	Suitable	<input type="checkbox"/>
Not Currently Developable	<input checked="" type="checkbox"/>	Greenfield/PDL	Greenfield	Available	<input checked="" type="checkbox"/>
		Site Total	0	Achievable	<input type="checkbox"/>

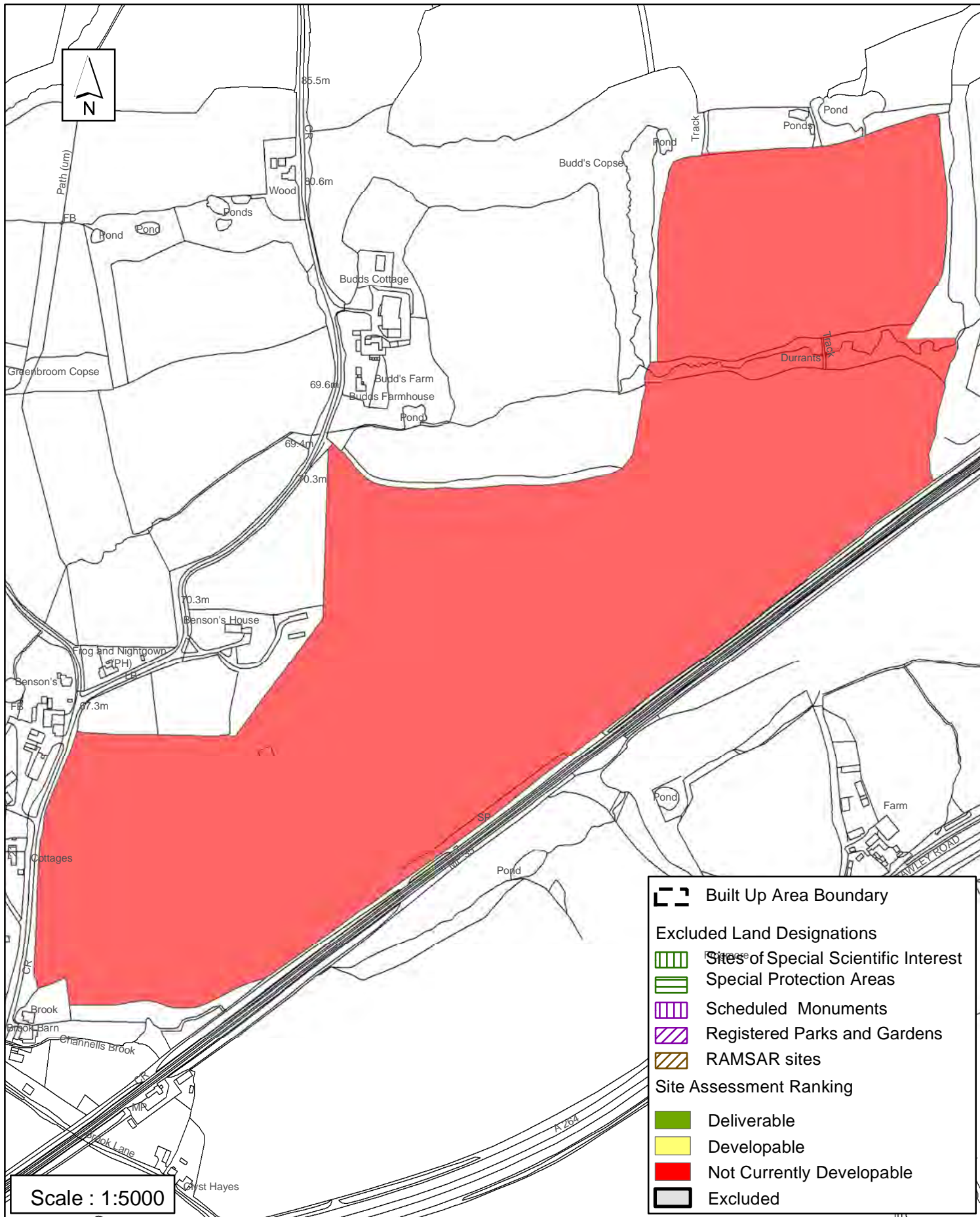
Justification

The landowner has expressed an interest to develop the site meaning it is 'available'. The site is in the countryside to the west and south west of the settlement of Faygate, which has been defined as an unclassified settlement in Policy 3 of the Horsham District Planning Framework (HDPF) due to its lack of services and facilities. There is an Archaeological Notification Area in the northern portion of the site and the Durrants Area of Ancient Woodland is also contained within this part of the site. The Budds Copse Area of Ancient Woodland lies to the west of the site. The Grade II listed Brook House and Brook House Barn are adjacent to the southernmost part of the site. The Land North of Horsham Strategic allocation lies to the west.

The Local Plan Review Issues & Options (April 2018) proposes Faygate as a secondary settlement although the site does not directly adjoin the proposed secondary settlement edge. Nevertheless, the Issues & Options document is an early stage of the local plan review and holds little weight. Development of this site is considered to have a significant urbanising effect and would lead to the coalescence of Horsham and Faygate, contrary to Policy 27 of the HDPF. Unless allocated for development or similar through the review of the HDPF or via a made Neighbourhood Plan, it is considered development would be contrary to Policies 1 to 4 and 26 of the HDPF. The site is therefore assessed as 'Not Currently Developable'.

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

SA-514 : Cow Barn & Mid Benson's Fields, Faygate



Reproduced by permission of Ordnance Survey map on behalf
of HMSO. © Crown copyright and database rights (2018).
Ordnance Survey Licence.100023865

Revision:

Horsham District Council

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

The Green

Parish	Colgate
---------------	---------

SHLAA Reference	SA527	Site Name	The Cherry Tree
------------------------	-------	------------------	-----------------

Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Cherry Tree PH, Crawley Road,		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)		Suitable	<input type="checkbox"/>
Not Currently Developable	<input checked="" type="checkbox"/>	Greenfield/PDL	Both	Available	<input checked="" type="checkbox"/>
		Site Total	0	Achievable	<input type="checkbox"/>

Justification

The landowner has expressed an interest in developing the site meaning it is 'available'. The public house contained within the site is Grade II listed and a public right of way lies on the northern boundary. The High Weald AONB lies to the south on the opposite side of the A264 Crawley Road. The site is located in an isolated rural location and unrelated to any settlement boundary. It is therefore assessed as 'Not Currently Developable'.

Excluded Site	<input type="checkbox"/>	Exclusion Reason
----------------------	--------------------------	-------------------------

Lapsed PP	<input type="checkbox"/>	Date
------------------	--------------------------	-------------

SA - 527: The Cherry Tree, Colgate



Reproduced by permission of Ordnance Survey map on behalf of HMSO. © Crown copyright and database rights (2018).
Ordnance Survey Licence.100023865

Date:

Revision:

Horsham District Council

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

Parish**Colgate**

SHLAA Reference SA552 **Site Name** Woodlands Farm

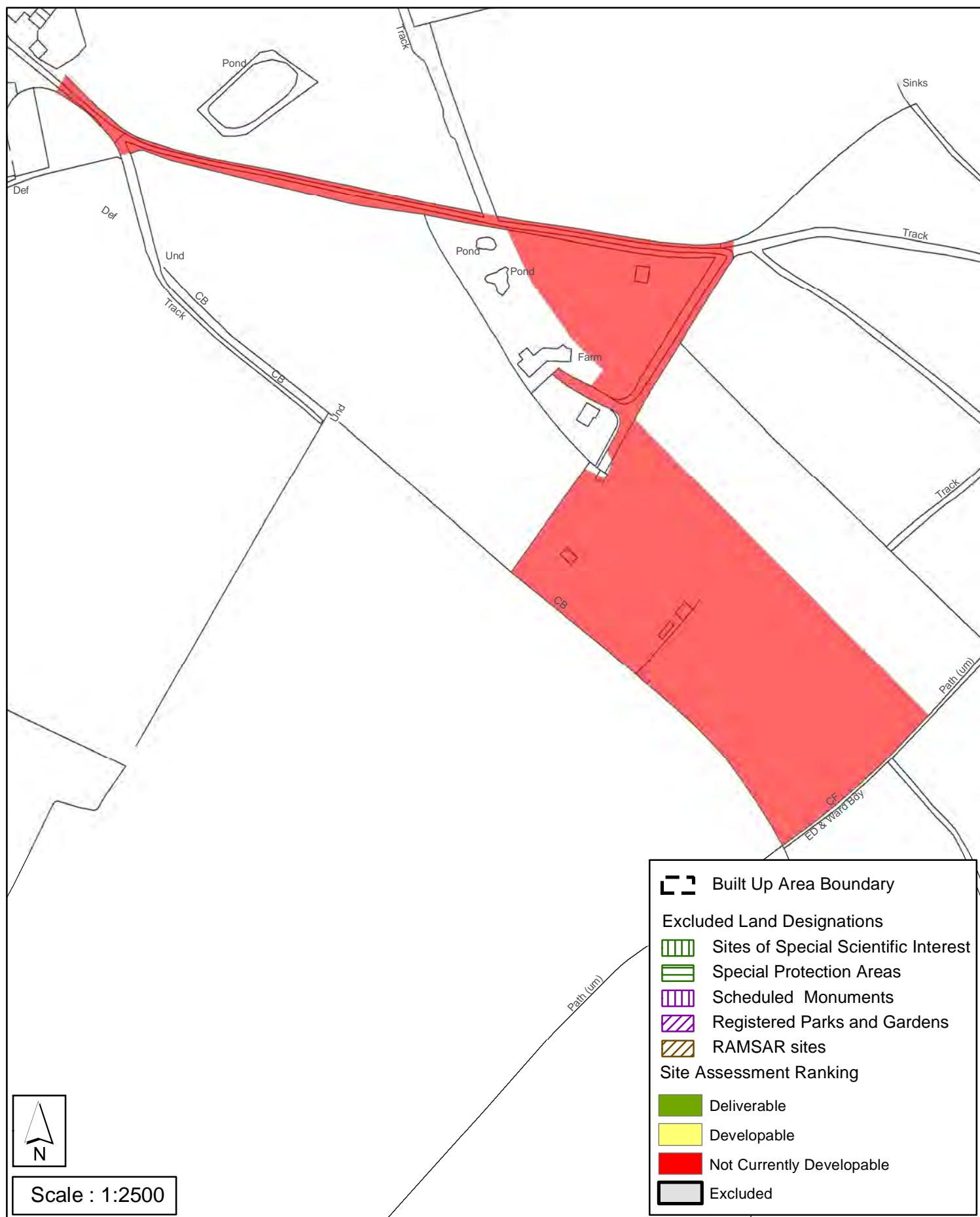
Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Woodlands Farm, Old Crawley Road, Faygate, Horsham, West Sussex,		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	3.3	Suitable	<input type="checkbox"/>
Not Currently Developable	<input checked="" type="checkbox"/>	Greenfield/PDL	Both	Available	<input checked="" type="checkbox"/>
		Site Total	0	Achievable	<input type="checkbox"/>

Justification

The landowner has expressed an interest in developing the site meaning it is 'available'. The site is located in an isolated rural location within the High Weald Area of Outstanding Natural Beauty and is unrelated to any settlement boundary. The site is therefore assessed as 'Not Currently Developable'.

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

SA - 552: Woodlands Farm, Faygate, Colgate



Reproduced by permission of Ordnance Survey map on behalf of HMSO. © Crown copyright and database rights (2018).
Ordnance Survey Licence.100023865

Date:

Revision:

Horsham District Council

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

Parish	Colgate
---------------	----------------

SHLAA Reference SA600 **Site Name** Wellsprings Blackhouse Road Colgate

Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Wellsprings, Blackhouse Road, Colgate		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	0.82	Suitable	<input type="checkbox"/>
Not Currently Developable	<input checked="" type="checkbox"/>	Greenfield/PDL	Both	Available	<input type="checkbox"/>
		Site Total	0	Achievable	<input type="checkbox"/>

Justification

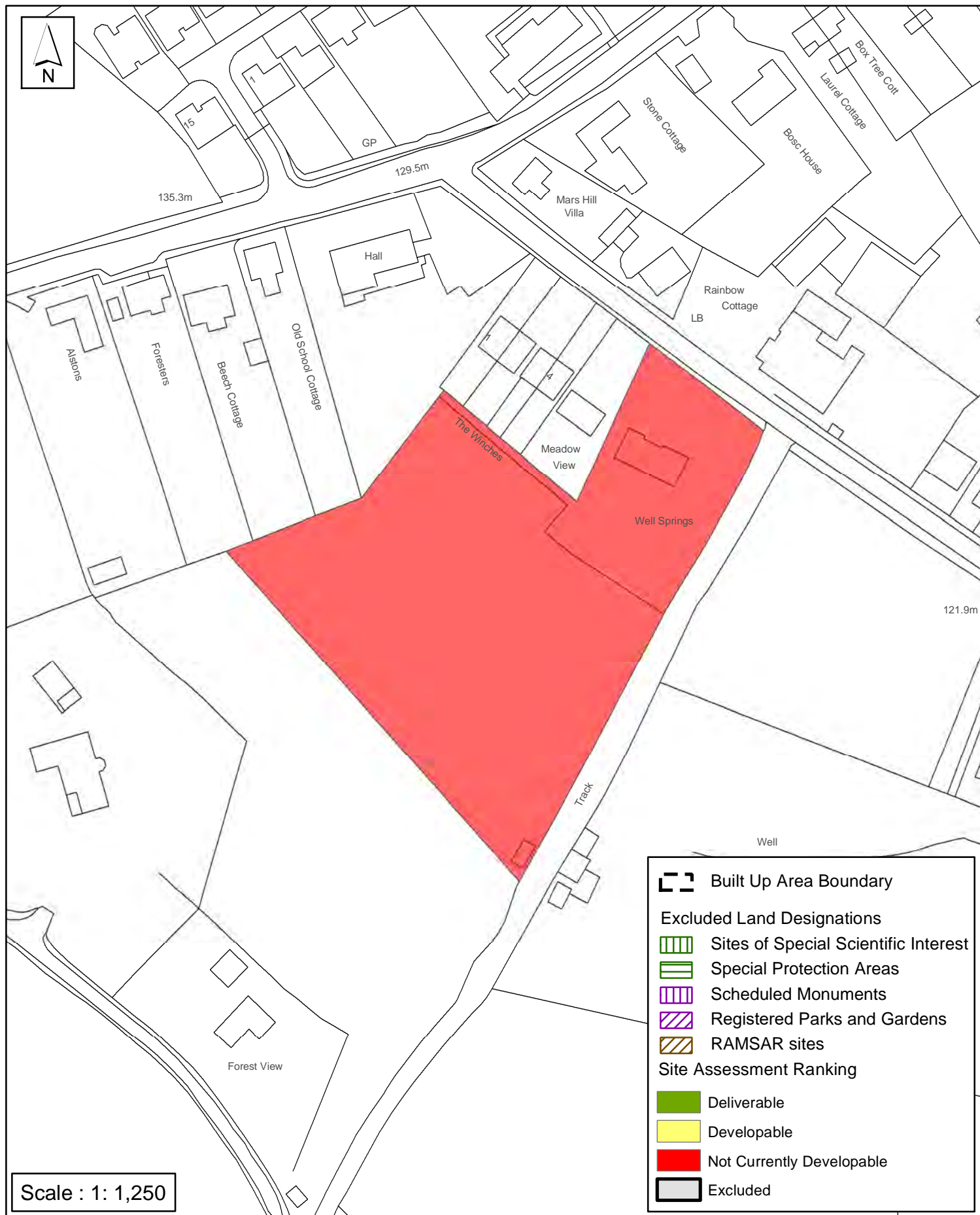
The availability of this site is uncertain due to a lack of an up to date expression of interest to develop from the landowner. The site lies to the south of Colgate, which is an unclassified settlement as defined by Policy 3 of the Horsham District Planning Framework 2015 (HDPF) thus a settlement with few or no facilities or social networks and limited accessibility, and is reliant on other villages and towns to meet the needs of residents. The site is located within the High Weald AONB and there is a tree protected by TPO sited in the northernmost part of the site.

The Local Plan Review Issues & Options (April 2018) proposes a number of currently unclassified settlements to become secondary settlements where some residential infilling may be acceptable. Colgate is proposed as a secondary settlement, however the Issues & Options document is an early stage of the local plan review and holds little weight. Notwithstanding this, the site is located in a countryside location and unless allocated for development or similar through the review of the HDPF or via a neighbourhood plan, it is considered development would be contrary to Policies 1 to 4 and 26 of the HDPF. It is therefore assessed as 'Not Currently Developable'.

Excluded Site ☐ **Exclusion Reason**

Lapsed PP ☐ **Date**

SA - 600 : Wellsprings Blackhouse Road, Colgate



Reproduced by permission of Ordnance Survey map on behalf of HMSO. © Crown copyright and database rights (2018).
Ordnance Survey Licence.100023865

Date:

Revision:

Horsham District Council

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

Parish	Colgate
---------------	----------------

SHLAA Reference	SA667	Site Name	Rookfield, Faygate
------------------------	-------	------------------	--------------------

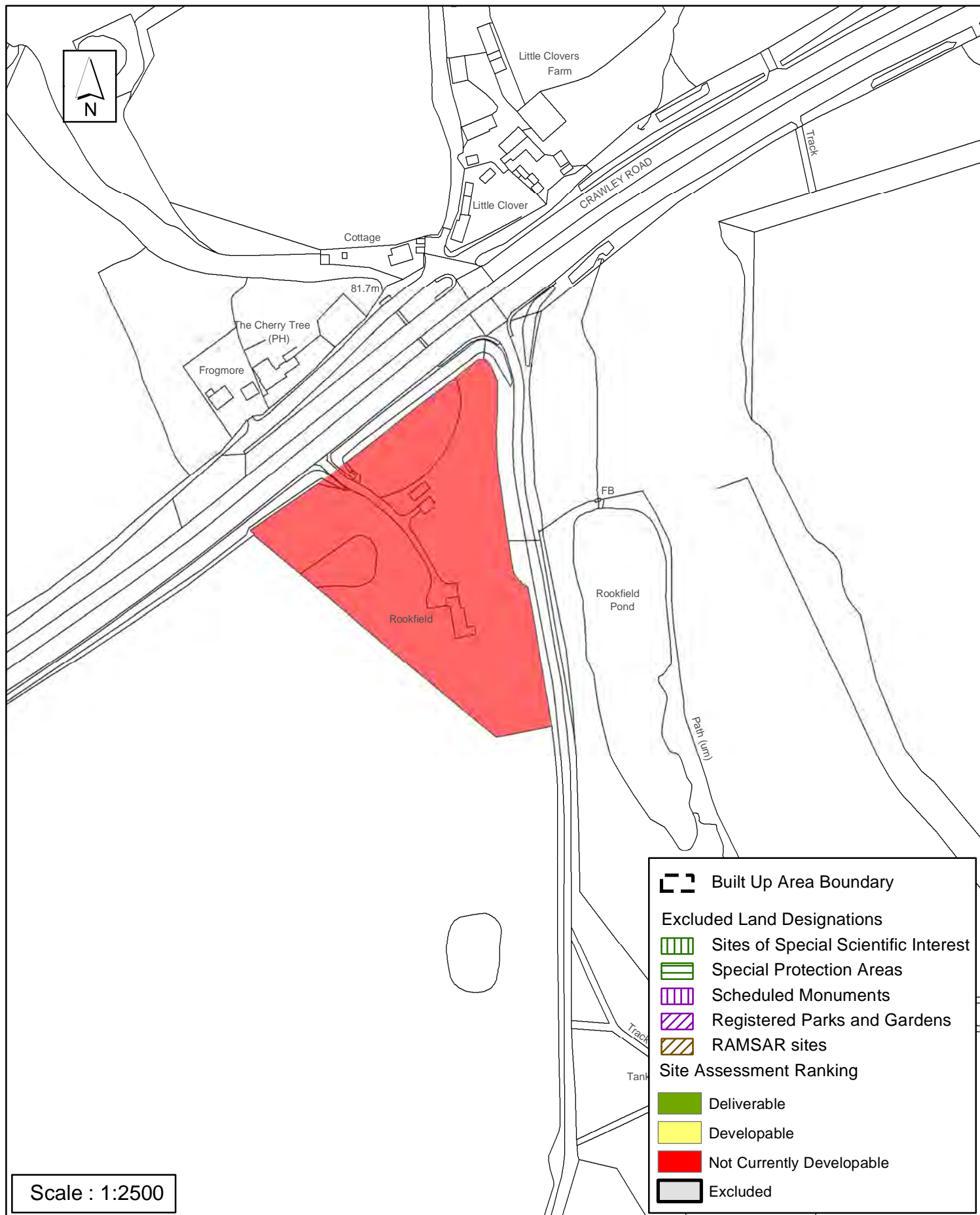
Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Crawley Road, Faygate,		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	1.4	Suitable	<input type="checkbox"/>
Not Currently Developable	<input checked="" type="checkbox"/>	Greenfield/PDL	PDL	Available	<input checked="" type="checkbox"/>
		Site Total	0	Achievable	<input type="checkbox"/>

Justification

The landowner has expressed an interest to develop the site meaning it is 'available'. The site lies within the countryside to the west of but unrelated to the built up area boundary of Horsham. It lies within the High Weald Area of Outstanding Natural Beauty. As such it is considered development would be in conflict with the adopted development plan and is assessed to be 'Not Currently Developable'.

Excluded Site	<input type="checkbox"/>	Exclusion Reason
----------------------	--------------------------	-------------------------

Lapsed PP	<input type="checkbox"/>	Date
------------------	--------------------------	-------------



Parish**Colgate**

SHLAA Reference SA670 **Site Name** Land at Home Farm, St Leonards Forest

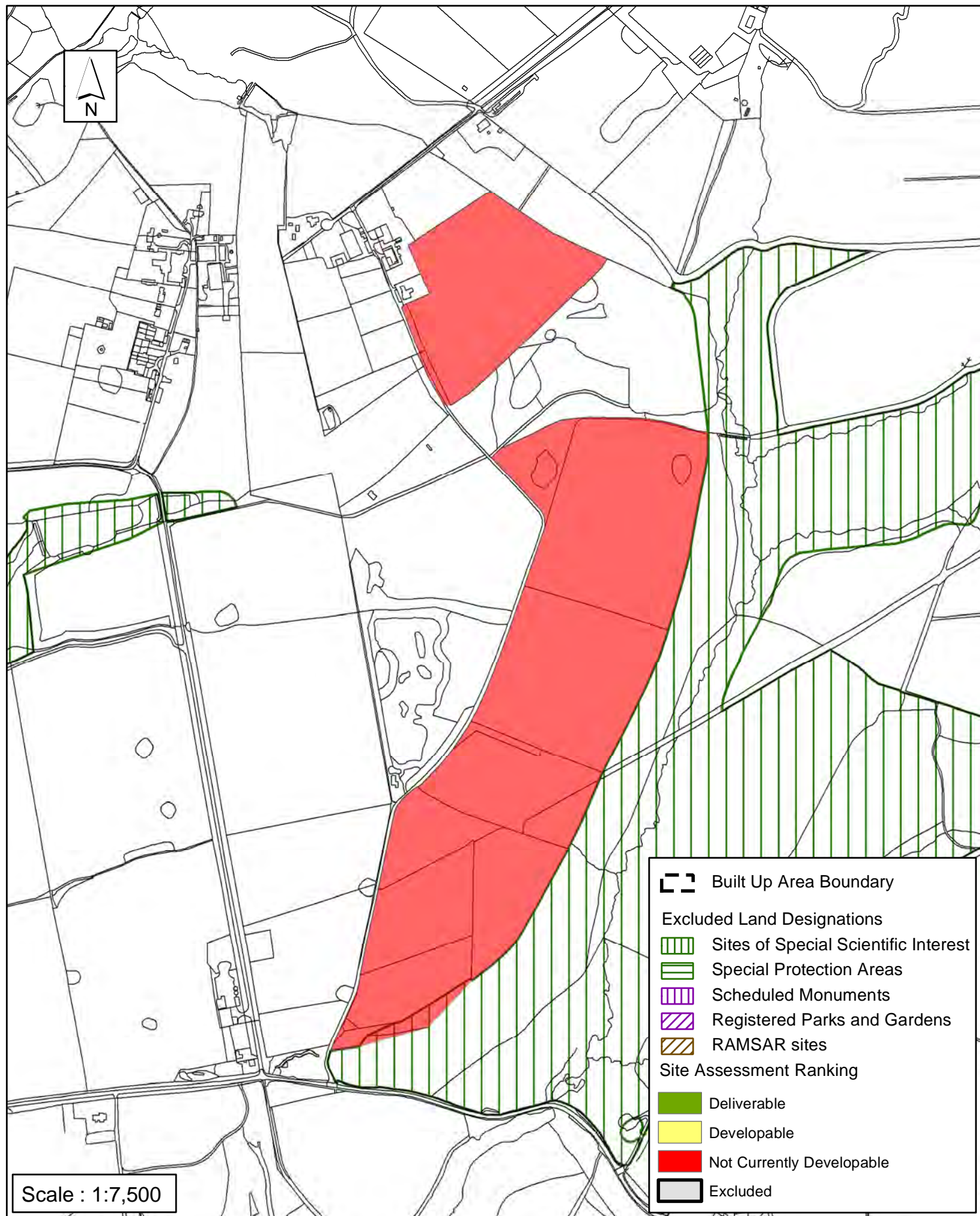
Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Home Farm St Leonards Forest Horsham		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	27.92	Suitable	<input type="checkbox"/>
Not Currently Developable	<input checked="" type="checkbox"/>	Greenfield/PDL	Greenfield	Available	<input checked="" type="checkbox"/>
		Site Total	0	Achievable	<input type="checkbox"/>

Justification

The landowner has expressed an interest to develop the site meaning it is 'available'. The site lies within the countryside to the west of but unrelated to the built up area boundary of Horsham. It lies within the High Weald Area of Outstanding Natural Beauty and adjoins a SSSI which is also an Ancient Woodland (St Leonards Forest). As such it is considered development would be in conflict with the adopted development plan and is assessed to be 'Not Currently Developable'.

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

SA - 670: Land at Home Farm, St Leonards Forest, Colgate



Reproduced by permission of Ordnance Survey map on behalf of HMSO. © Crown copyright and database rights (2018).
Ordnance Survey Licence.100023865

Date:

Revision:

Horsham District Council

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