

Slinfold Parish

Slinfold 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 Slinfold Parish is summarised as follows:

SHELAA Reference	Site Name	Site Address	Outcome of Assessment	Total Units
SA019	Land west of Spring Lane	Slinfold	Green (1-5 Years Deliverable)	10
SA337	Land to the East of Hayes Lane	Land East of Hayes Lane	Green (1-5 Years Deliverable)	30
SA654	Land at Crosby Farm	Lyons Road Slinfold	Green (1-5 Years Deliverable)	24
SA655	The Cobblers	Hayes Lane, Slinfold	Green (1-5 Years Deliverable)	13
SA696	Welwyn Slinfold	Hayes Lane Slinfold	Yellow (6-10 Years Developable)	13
SA009	Fairfield Stud	Guildford Road, Broadbridge Heath	Not Currently Developable	0
SA013	Blacklands	Guildford Road, Broadbridge Heath	Not Currently Developable	0
SA061	Land North West of West Way	West Way, Slinfold	Not Currently Developable	0
SA064	Niblett's Farm	Hayes Lane, Slinfold	Not Currently Developable	0
SA097	SI Group UK Land 2	Schenectady Europe Ltd, Slinfold	Not Currently Developable	0
SA121	Land at Rapkyns Nursing Home	Guildford Road, Broadbridge Heath	Not Currently Developable	0
SA290	Brackensfield Farm	Guildford Road, Broadbridge Heath	Not Currently Developable	0
SA386	Land at Lower Broadbridge Farm	Five Oaks Road, Slinfold,	Not Currently Developable	0
SA492	Land adjacent to Lyons Farm	Slinfold	Not Currently Developable	0
SA547	Land East of Waterside	Land East of Waterside, Five Oaks Road, Slinfold, West Sussex	Not Currently Developable	0
SA576	Land East of A29 and West of Clapgate Lane	Clapgate Lane, Slinfold,	Not Currently Developable	0
SA624	Land at Woodside	Guildford Road, Clemsfold	Not Currently Developable	0

SA627	Land at Clemsfold Farm	Guildford Road Clemsfold	Not Currently Developable	0
SA714	Land West of Farthings	Park Road, Slinfold	Not Currently Developable	0
SA734	Land East of Crosby Farm	Lyons Road, Slinfold	Not Currently Developable	0
SA766	Lower Broadbridge Farm	Five Oaks Road, Slinfold	Not Currently Developable	0

Parish**Slinfold**

SHLAA Reference SA019 **Site Name** Land west of Spring Lane

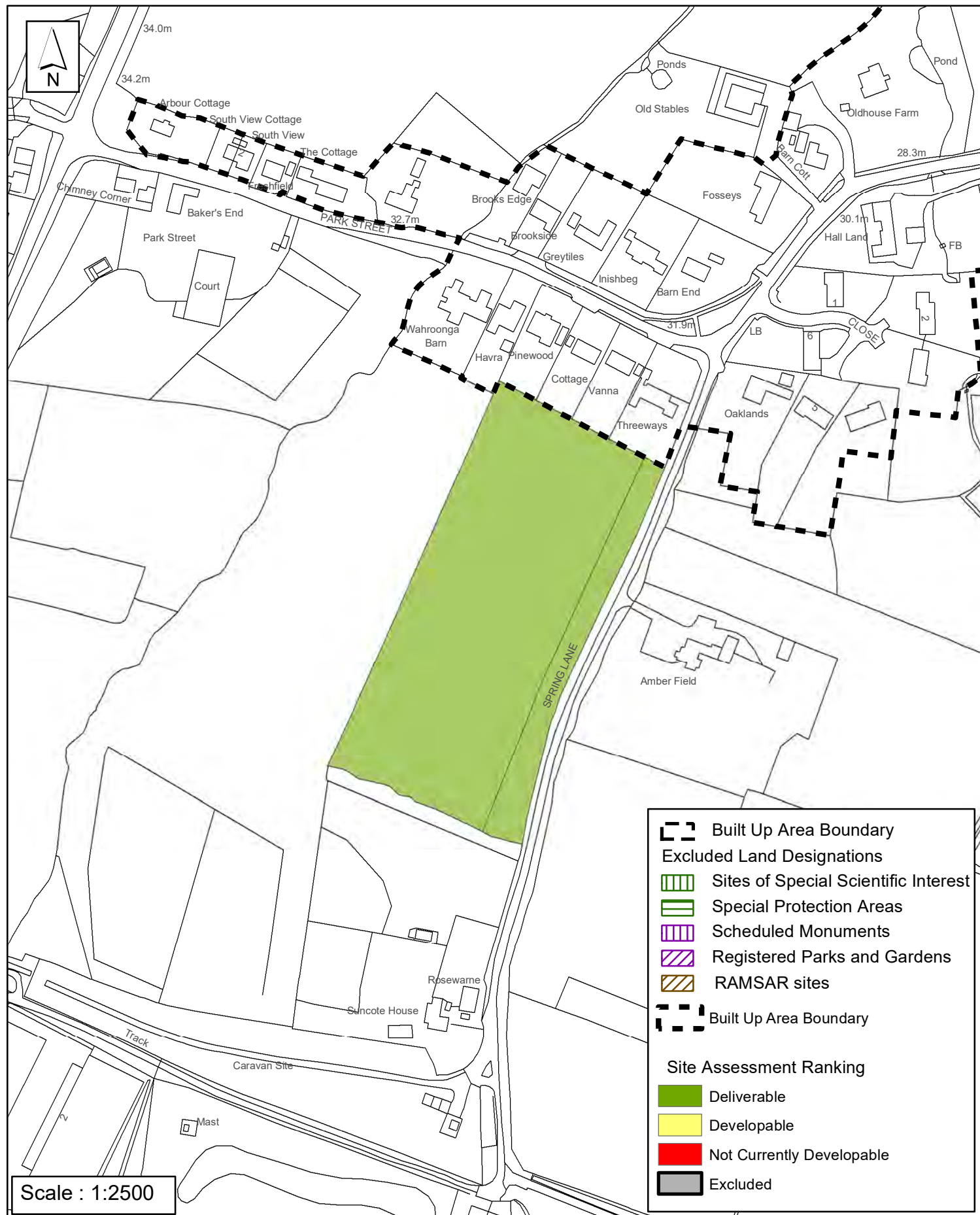
Years 1-5 Deliverable	<input checked="" type="checkbox"/>	Site Address	Slinfold		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	2	Suitable	<input checked="" type="checkbox"/>
Not Currently Developable	<input type="checkbox"/>	Greenfield/PDL	Greenfield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

Justification

The landowner has expressed an interest to develop the site meaning it is 'available'. The site is allocated for residential development under Policy 9 of the 'made' Slinfold Neighbourhood Plan. The area allocated for housing does not extend to the whole of the site and proposals will be subject to a number of design and landscape considerations highlighted under Policy 9 of the neighbourhood plan including the retention of open space in the southern section of the site. It is considered 10 dwellings on the site are deliverable, 1-5 years.

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

SA - 019 : Land west of Spring Lane, Slinfold



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Date: 12/06/2012

Revision: 13/06/2018

Horsham District Council

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

Parish**Slinfold**

SHLAA Reference SA337 **Site Name** Land East of Hayes Lane

Years 1-5 Deliverable	<input checked="" type="checkbox"/>	Site Address	Land East of Hayes Lane, Slinfold		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	3.9	Suitable	<input checked="" type="checkbox"/>
Not Currently Developable	<input type="checkbox"/>	Greenfield/PDL	Greenfield	Available	<input checked="" type="checkbox"/>
		Site Total	30	Achievable	<input checked="" type="checkbox"/>

Justification

The landowner has expressed an interest to develop the site meaning the site is 'available'. This site is allocated for residential development through the Slinfold Neighbourhood Development Plan (Policy 8) and it is anticipated that this would be delivered as a single phase, as such it is considered deliverable 1-5 years.

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

SA-337: Land east of Hayes Lane, Slinfold



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Date:

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Horsham District Council

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West Sussex RH12 1RL.
Barbara Childs : Director of Place

Parish	Slinfold
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SHLAA Reference	SA654	Site Name	Land at Crosby Farm, Slinfold
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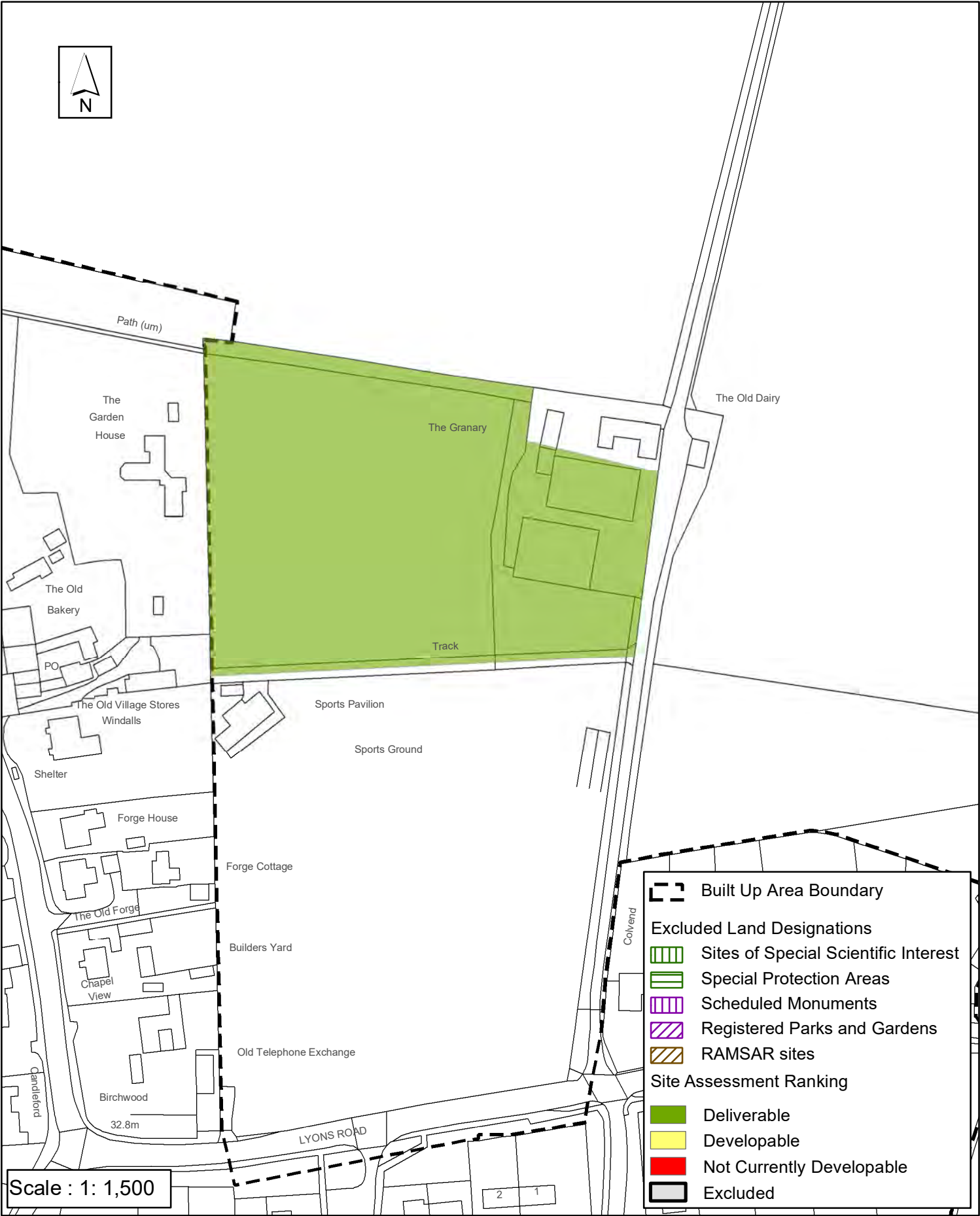
Years 1-5 Deliverable	<input checked="" type="checkbox"/>	Site Address	Crosby Farm Lyons Road Slinfold		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	1.2	Suitable	<input type="checkbox"/>
Not Currently Developable	<input type="checkbox"/>	Greenfield/PDL	Greenfield	Available	<input type="checkbox"/>
		Site Total	24	Achievable	<input type="checkbox"/>

Justification

The site is an allocated housing site in the made Slinfold Neighbourhood Plan (Policy 8 - PDS10) and lies within the built up area boundary of Slinfold (as amended by the Neighbourhood Plan). Development is to facilitate the development of a new cricket pavilion and create public rights of way to link the site to existing ones. The site adjoins Slinfold Conservation Area. The site is assessed as suitable, available and achievable and 24 dwellings to be deliverable, 1-5 years.

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

SA - 654: Land at Crosby Farm, Slinfold



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Date: Revision:

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Barbara Childs : Director of Place

Parish	Slinfold
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SHLAA Reference	SA655	Site Name	The Cobblers
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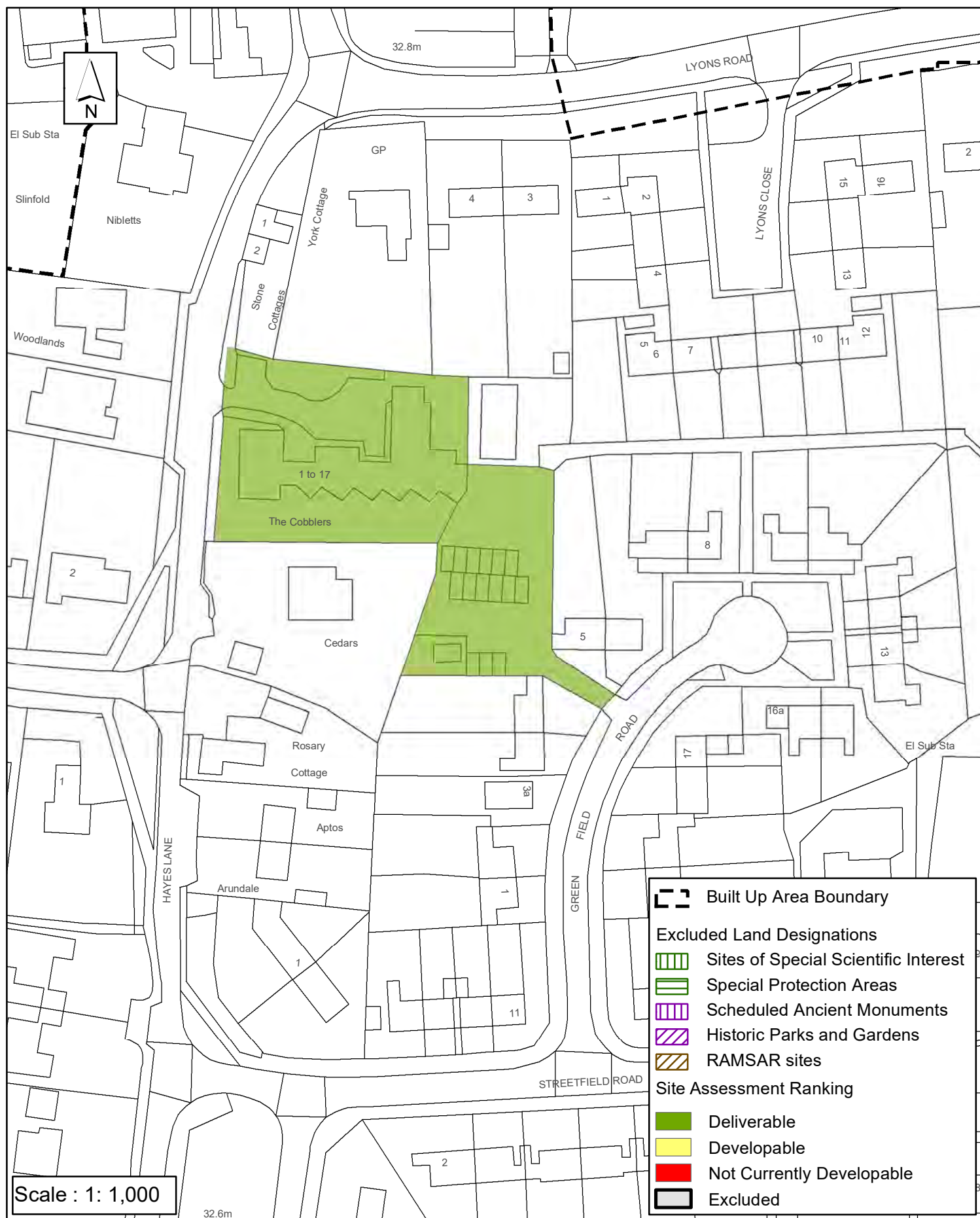
Years 1-5 Deliverable	<input checked="" type="checkbox"/>	Site Address	The Cobblers, Hayes Lane, Slinfold		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	0.29	Suitable	<input checked="" type="checkbox"/>
Not Currently Developable	<input type="checkbox"/>	Greenfield/PDL	PDL	Available	<input checked="" type="checkbox"/>
		Site Total	13	Achievable	<input checked="" type="checkbox"/>

Justification

The site lies within the built up area boundary of Slinfold and is an allocated housing site in the made Slinfold Neighbourhood Plan (Policy 10 - PDS12). The site comprises residential units with garages which may impact delivery. The site is assessed as suitable, available and achievable and 13 dwellings to be deliverable in the latter part of years 1-5.

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

SA - 655: The Cobblers, Hayes Lane, Slinfold



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Date: 24/07/2016

Revision: 02/07/2018

Horsham District Council

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West Sussex RH12 1RL.
Barbara Childs : Director of Place

Parish**Slinfold**

SHLAA Reference SA696 **Site Name** Welwyn Slinfold

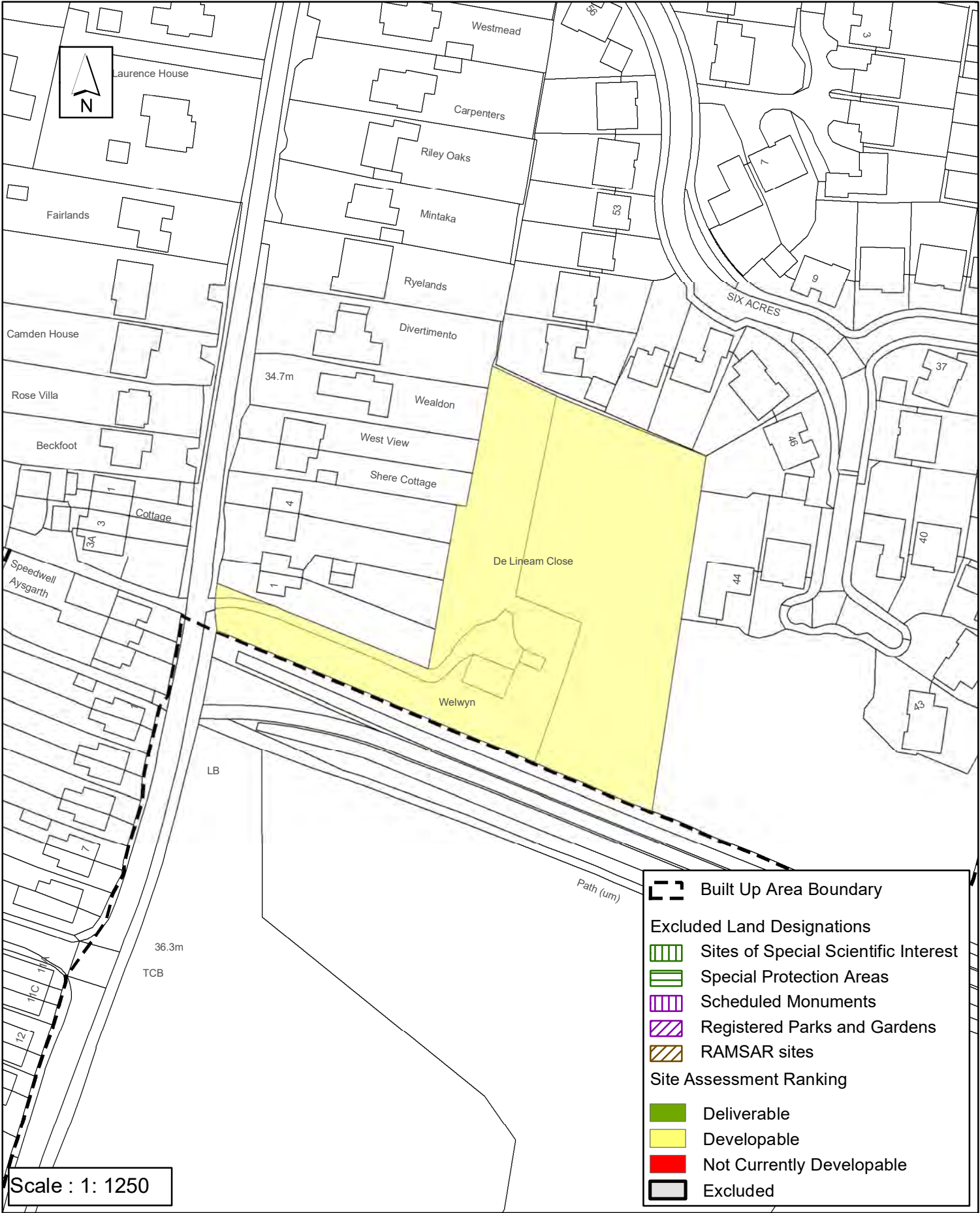
Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Welwyn Hayes Lane Slinfold		
Years 6-10 Developable	<input checked="" type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	0.6	Suitable	<input checked="" type="checkbox"/>
Not Currently Developable	<input type="checkbox"/>	Greenfield/PDL	Both	Available	<input checked="" type="checkbox"/>
		Site Total	13	Achievable	<input type="checkbox"/>

Justification

The landowner has expressed an interest to develop the site meaning it is 'available'. The site lies within the built up area boundary of Slinfold which is a medium village as defined in HDPF Policy 3, which means it has a moderate level of services and facilities. Planning application DC/18/0995 seeks to deliver 14 dwellings (a net gain of 13 dwellings) which has been approved subject to the signing of a legal agreement securing the provision of on-site affordable housing. Until the legal agreement has been signed the site is assessed as developable 6-10 years.

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

SA - 696: Welwyn, Slinfold



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Revision:

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Parish	Slinfold
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SHLAA Reference SA009 **Site Name** Fairfield Stud

Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Guildford Road, Broadbridge Heath		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	2.8	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"/>

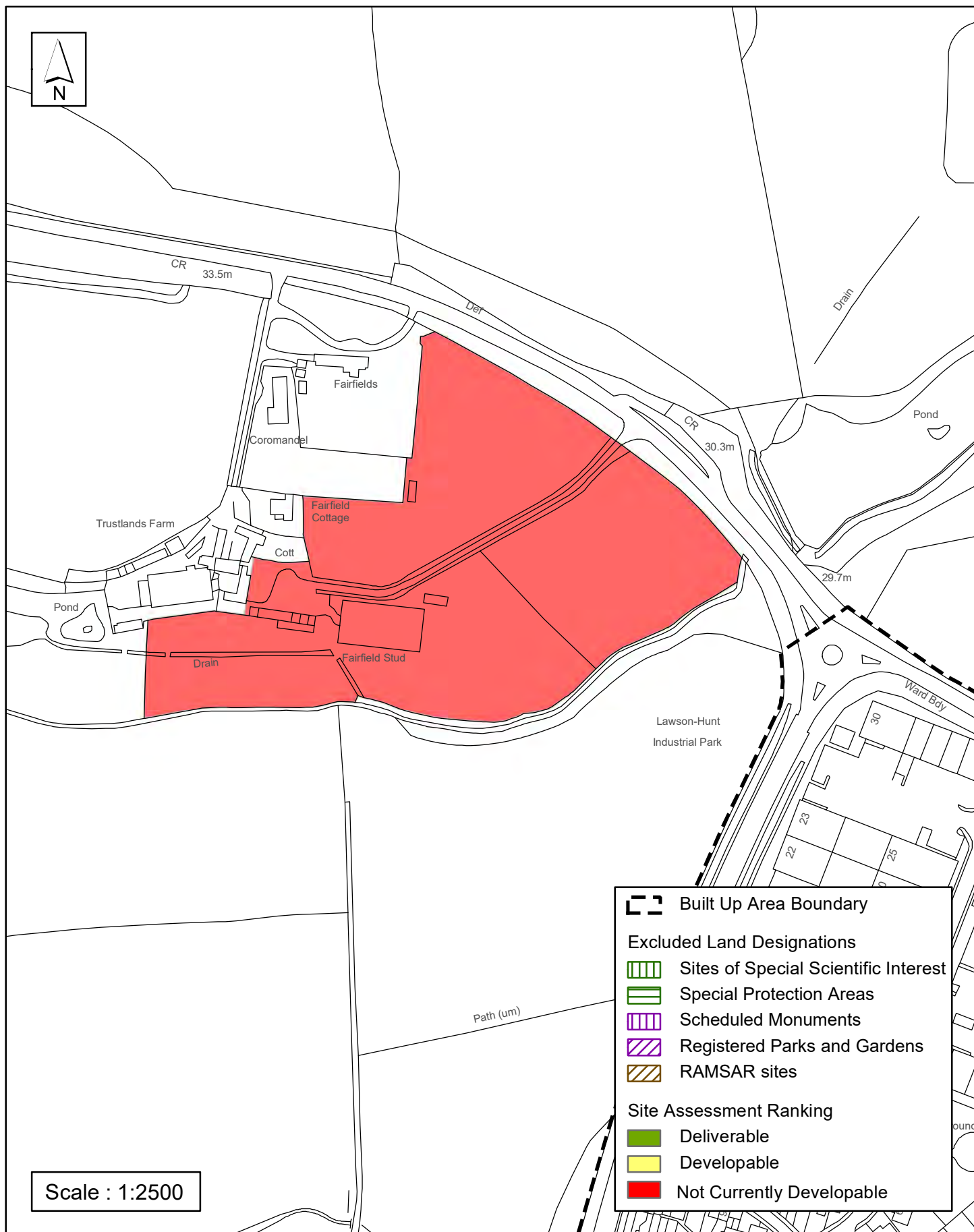
Justification

The landowner has expressed an interest to develop the site meaning it is 'available'. This site is in an isolated rural location, unrelated to a settlement edge. There may also be issues with regard to access to the site and its proximity to the roundabout on the A281 next to the Lawson Hunt Industrial Estate. The surrounding land uses of the industrial estate also would not be complementary to the proposed use as residential. The site is not allocated in the Slinfold Neighbourhood Plan. 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. The site is therefore assessed as 'Not Currently Developable'.

Excluded Site ☐ **Exclusion Reason**

Lapsed PP ☐ **Date**

SA - 009 : Fairfield Stud, Guildford Road, Broadbridge Heath



Parish**Slinfold**

SHLAA Reference SA013 **Site Name** Blacklands

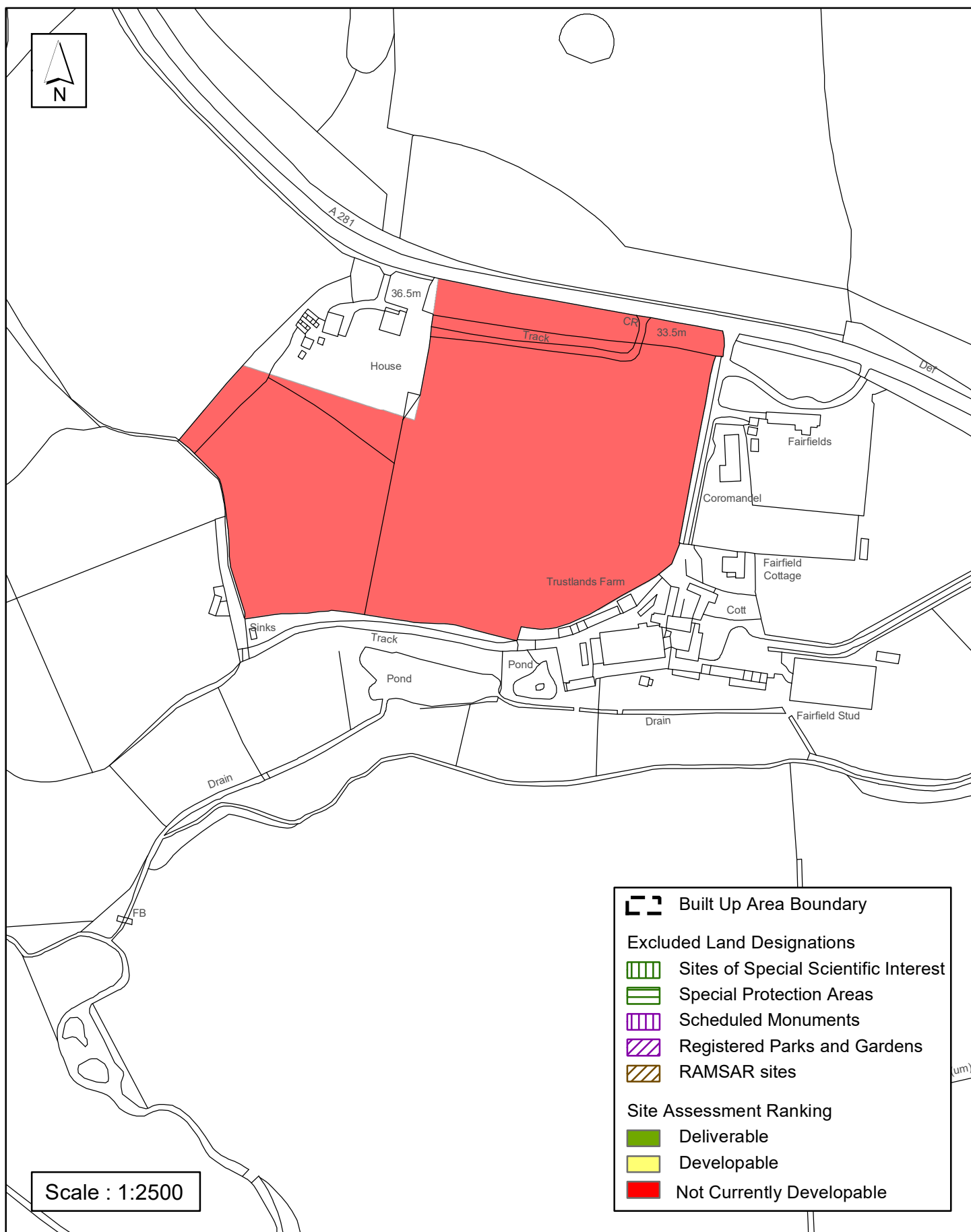
Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Guildford Road, Broadbridge Heath		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	2.832	Suitable	<input type="checkbox"/>
Not Currently Developable	<input checked="" type="checkbox"/>	Greenfield/PDL	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 located in an isolated rural location and unrelated to the settlement edge of Slinfold or Broadbridge Heath. It is therefore assessed as 'Not Currently Developable'.

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

SA - 013 : Blacklands, Guildford Road, Broadbridge Heath



Parish	Slinfold
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SHLAA Reference	SA061	Site Name	Land North West of West Way
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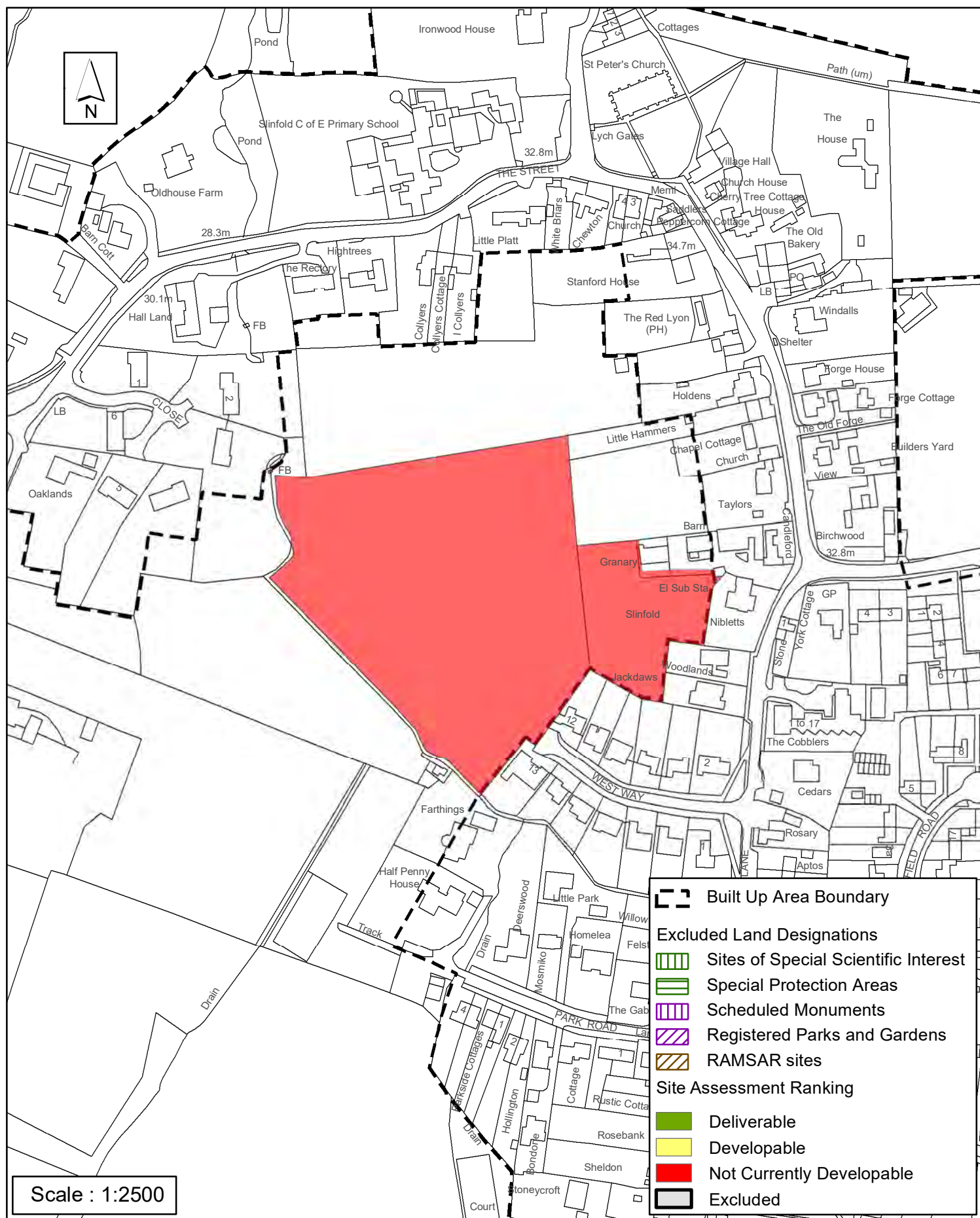
Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	West Way, Slinfold		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	2.2	Suitable	<input type="checkbox"/>
Not Currently Developable	<input checked="" type="checkbox"/>	Greenfield/PDL	Greenfield	Available	<input checked="" type="checkbox"/>
		Site Total		Achievable	<input type="checkbox"/>

Justification

The landowner has expressed an interest to develop the site, meaning the site is 'available'. The site lies in the countryside partially adjoining the built up area boundary of Slinfold, which is classified as a Medium Village in Policy 3 of the Horsham District Planning Framework 2015 (HDPF), having a moderate level of services and facilities and community networks. To the north and east of the site is the Slinfold Conservation Area along with numerous Grade II listed buildings. A planning application for 18 dwellings on land at the end of West Way was withdrawn in January 2017 (DC/16/2556). The site is not allocated for development in the 'made' Slinfold Neighbourhood Plan. A slightly smaller portion of the site was proposed as an allocation during the preparation of the Neighbourhood Plan. The Examiner recommended that the site allocation be deleted due to the cumulative effect of negative impacts on rural character, biodiversity and highways safety. The site is therefore assessed as 'Not Currently Developable'.

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

SA - 061 : Land North West of West Way, Slinfold



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Parish	Slinfold
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SHLAA Reference	SA064	Site Name	Land at Hayes Lane Niblett's Farm
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Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Hayes Lane, Slinfold		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	0.4	Suitable	<input type="checkbox"/>
Not Currently Developable	<input checked="" type="checkbox"/>	Greenfield/PDL	PDL	Available	<input type="checkbox"/>
		Site Total	0	Achievable	<input type="checkbox"/>

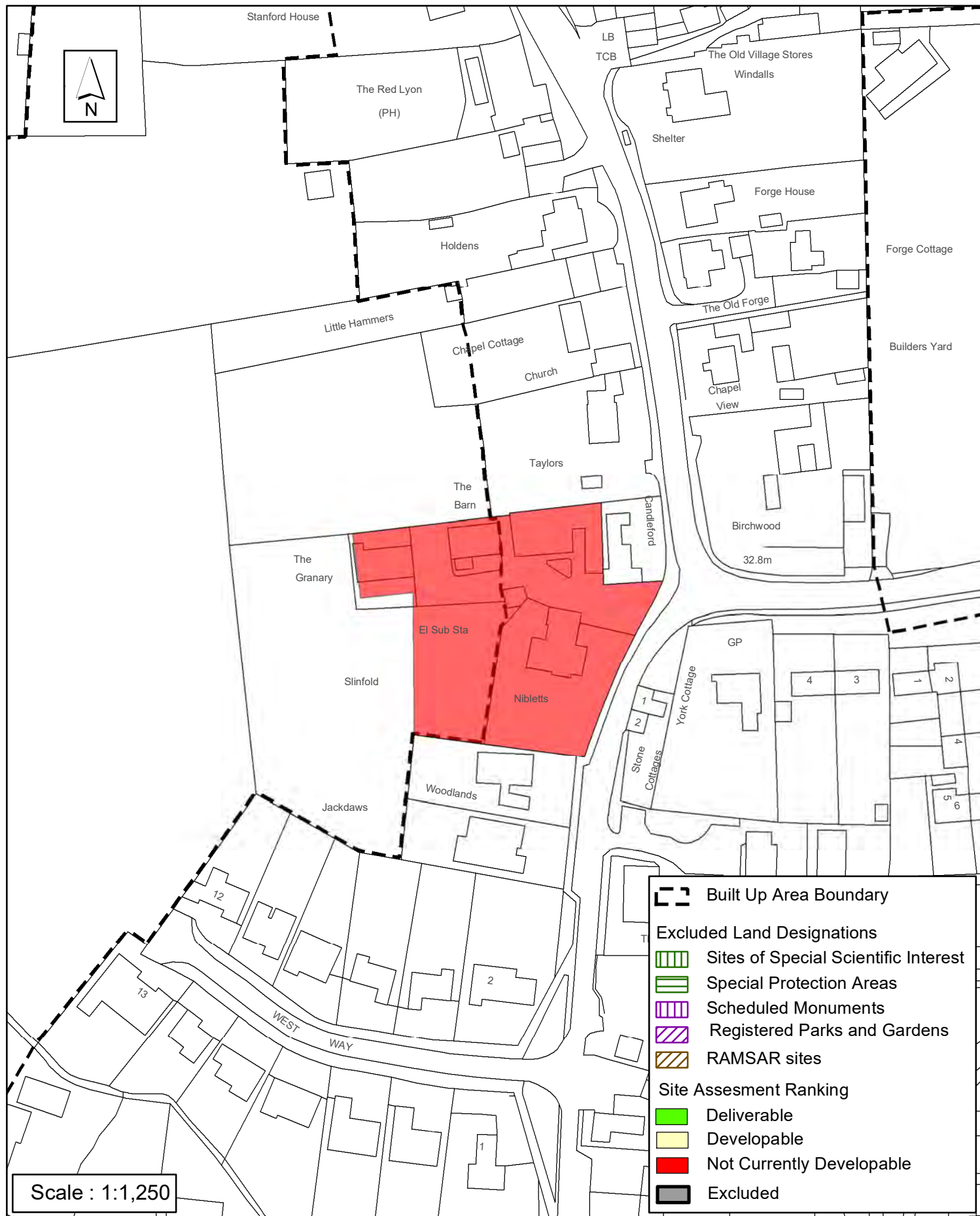
Justification

The availability of this site is uncertain due to a lack of an up to date expression of interest to develop from the landowner. However it is questionable whether the site would be large enough to accommodate 5 units given the density of the surrounding area. Part of the site is within the Slinfold Conservation Area and there is a listed building adjacent to the site, which could further constrain development. The access to the site is fairly close to the junction onto Stane Street, therefore WSCC would need to be consulted regarding junction arrangements. A small amount of development may be suitable, however this is likely to fall below the SHELAA threshold. Overall due to the constraints outlined above the site is considered 'Not Currently Developable'.

Excluded Site	<input type="checkbox"/>	Exclusion Reason
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Lapsed PP	<input type="checkbox"/>	Date
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SA - 064 : Land at Hayes Lane Nibblets Farm, Slinfold



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Date:

Revision:

Horsham District Council

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West Sussex RH12 1RL.
Barbara Childs : Director of Place

Parish	Slinfold
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SHLAA Reference SA097 **Site Name** SI Group UK Land 2, Slinfold

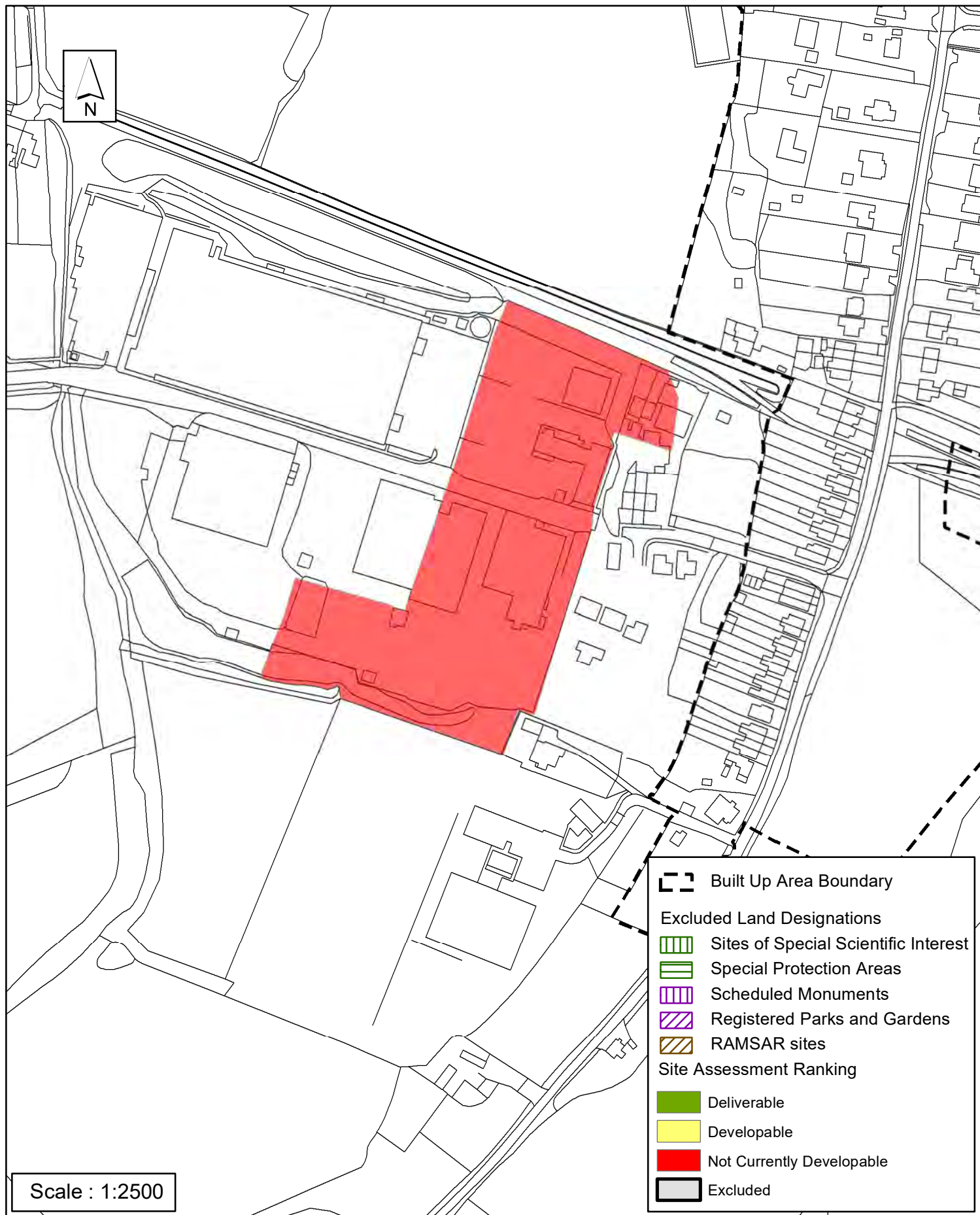
Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	The Business Park (West) Maydwell Avenue	
Years 6-10 Developable	<input type="checkbox"/>		Slinfold	
Years 11+	<input type="checkbox"/>	Site Area (ha)	1.9	Suitable <input type="checkbox"/>
Not Currently Developable	<input checked="" type="checkbox"/>	Greenfield/PDL	PDL	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 is currently in commercial use within "The Business Park" and outside of the built up area boundary of Slinfold. The site is not allocated in the Slinfold Neighbourhood Plan. Unless allocated for development through the review of the Horsham District Planning Framework (HDPF) or via a made Neighbourhood Plan, it is considered residential 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**



Parish	Slinfold
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SHLAA Reference SA121 **Site Name** Land at Rapkyns Nursing Home

Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Guildford Road, Broadbridge Heath		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	20.8	Suitable	<input type="checkbox"/>
Not Currently Developable	<input checked="" type="checkbox"/>	Greenfield/PDL	PDL	Available	<input 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 unrelated to the Built Up Area Boundary of any settlement, and is currently in use as a nursing home. An outline application for a care village (DC/16/2807) was withdrawn in May 2017. Any housing development on this site 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**

Map of the built-up area of Kumbhariya village showing land use and site assessment ranking. The map includes a north arrow, a scale bar (1:5000), and a legend.

Legend:

- Built Up Area Boundary:** Black outline
- Excluded Land Designations:**
 - Sites of Special Scientific Interest: Green hatched pattern
 - Special Protection Areas: Green hatched pattern
 - Scheduled Monuments: Purple hatched pattern
 - Registered Parks and Gardens: Purple hatched pattern
 - RAMSAR sites: Brown hatched pattern
- Site Assessment Ranking:**
 - Deliverable: Green
 - Developable: Yellow
 - Not Currently Developable: Red
 - Excluded: Grey

Scale : 1:5000

Date: Revision:

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

Parish**Slinfold**

SHLAA Reference SA290 **Site Name** Brackensfield Farm

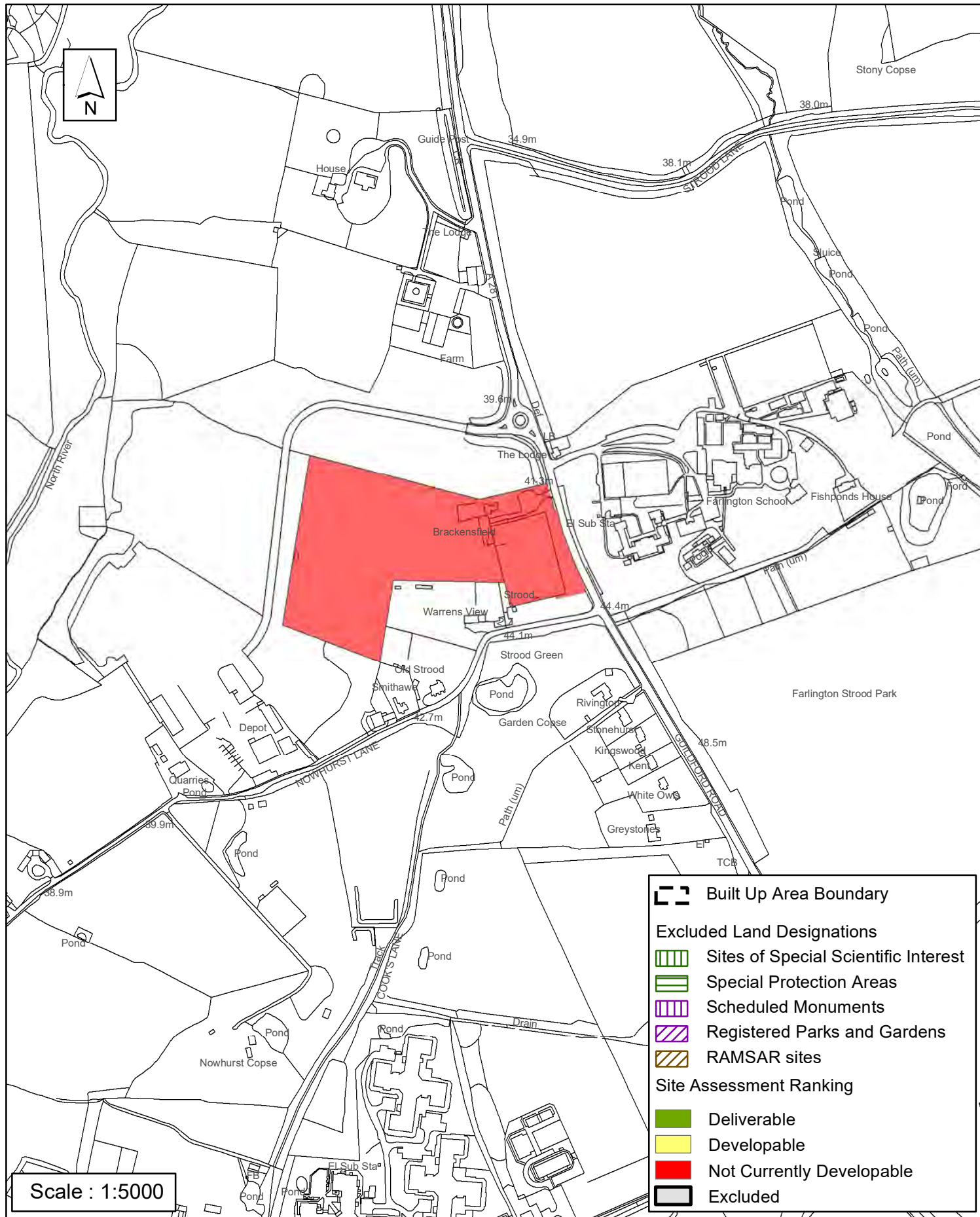
Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Guildford Road, Broadbridge Heath	
Years 6-10 Developable	<input type="checkbox"/>			
Years 11+	<input type="checkbox"/>	Site Area (ha)	3.521	Suitable <input type="checkbox"/>
Not Currently Developable	<input checked="" type="checkbox"/>	Greenfield/PDL	Greenfield	Available <input checked="" type="checkbox"/>
		Site Total	0	Achievable <input type="checkbox"/>

Justification

The landowner has expressed an interest in developing this site indicating its availability. The site is in the countryside unrelated to the Built Up Area Boundary of any settlement. 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. The site is therefore assessed as 'Not Currently Developable' for residential use. There may be potential for employment use on site.

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

SA290 : Brackensfield Farm, Slinfold



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Revision:

Horsham District Council

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

Parish	Slinfold
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SHLAA Reference	SA386	Site Name	Land at Lower Broadbridge Farm
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Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Five Oaks Road, Slinfold, Horsham		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	16	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

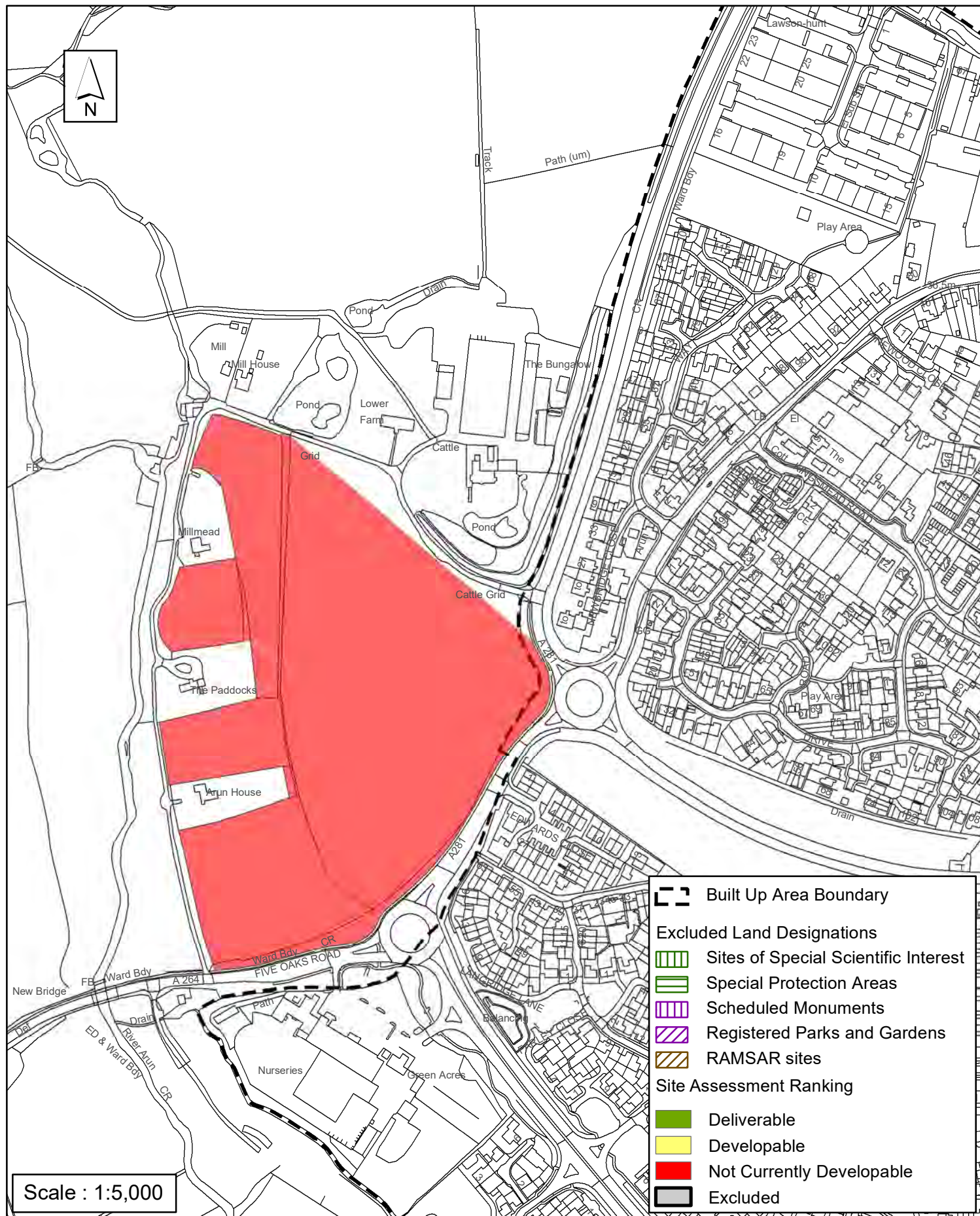
Planning consultants on behalf of the landowner(s) have expressed an interest in developing the site indicating it is 'available'. This large scale site lies within the countryside adjoining the western built up area boundary of Broadbridge Heath which is classified as a small town/larger village in Policy 3 of the Horsham District Planning Framework (HDPF), having a good range of services and facilities. The site comprises two parts and the northern section has also been assessed separately for employment under SA102. In 2018 the middle section was put forward for inclusion and this is assessed separately under SA766 but is relevant to the wider context and potential of the area. The site lies within a Bat Sustenance Zone and a High Pressure Gas Pipeline runs through both sections and the western and northern borders of the combined site lie within Flood Zone 2 and 3. Public rights of way cut across the site and lie near some of the boundaries. Three Grade II Listed Buildings lie between the two sections of the site.

Unless allocated for development 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 and potentially other policies relating to the site's constraints. The site is not allocated in the Slinfold Neighbourhood Plan, although it is noted that development in this location would form an extension of Broadbridge Heath. The site is therefore assessed as Not Currently Developable.

Excluded Site	<input type="checkbox"/>	Exclusion Reason
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Lapsed PP	<input type="checkbox"/>	Date
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SA-386 : Land at Lower Broadbridge Farm, Five Oaks Road, Slinfold



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Date: 10/06/2015

Revision: 01/11/2018

Horsham District Council

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

Parish**Slinfold**

SHLAA Reference SA492 **Site Name** Land adjacent to Lyons Farm

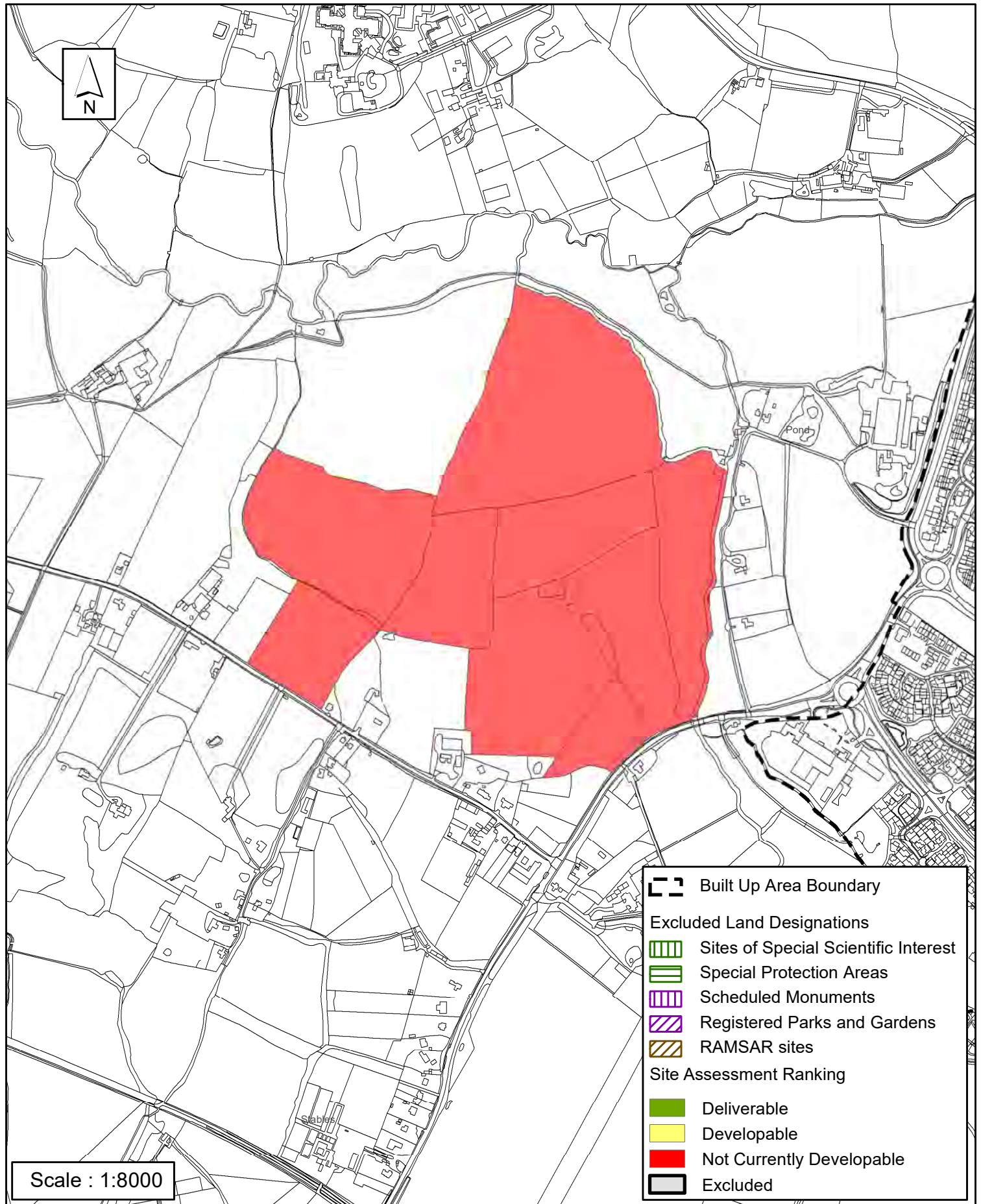
Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Lyons Road Slinfold		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	39.74	Suitable	<input type="checkbox"/>
Not Currently Developable	<input checked="" type="checkbox"/>	Greenfield/PDL	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 is a strategic scale site in the countryside west of Broadbridge Heath BUAB. The western, northern and eastern boundaries are in Flood Zones 2 & 3 associated with the river Arun. The Grade II listed Lyons Farmhouse and Ashlands Farm are located to the south and south west of the site respectively. The site is not well related to the built form of the village. 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 is therefore assessed as 'Not Currently Developable'.

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

SA-492 : Land adjacent to Lyons Farm, Five Oaks Road, Slinfold



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West Sussex RH12 1RL.
Barbara Childs : Director of Place

Parish**Slinfold**

SHLAA Reference SA547 **Site Name** Land East of Waterside

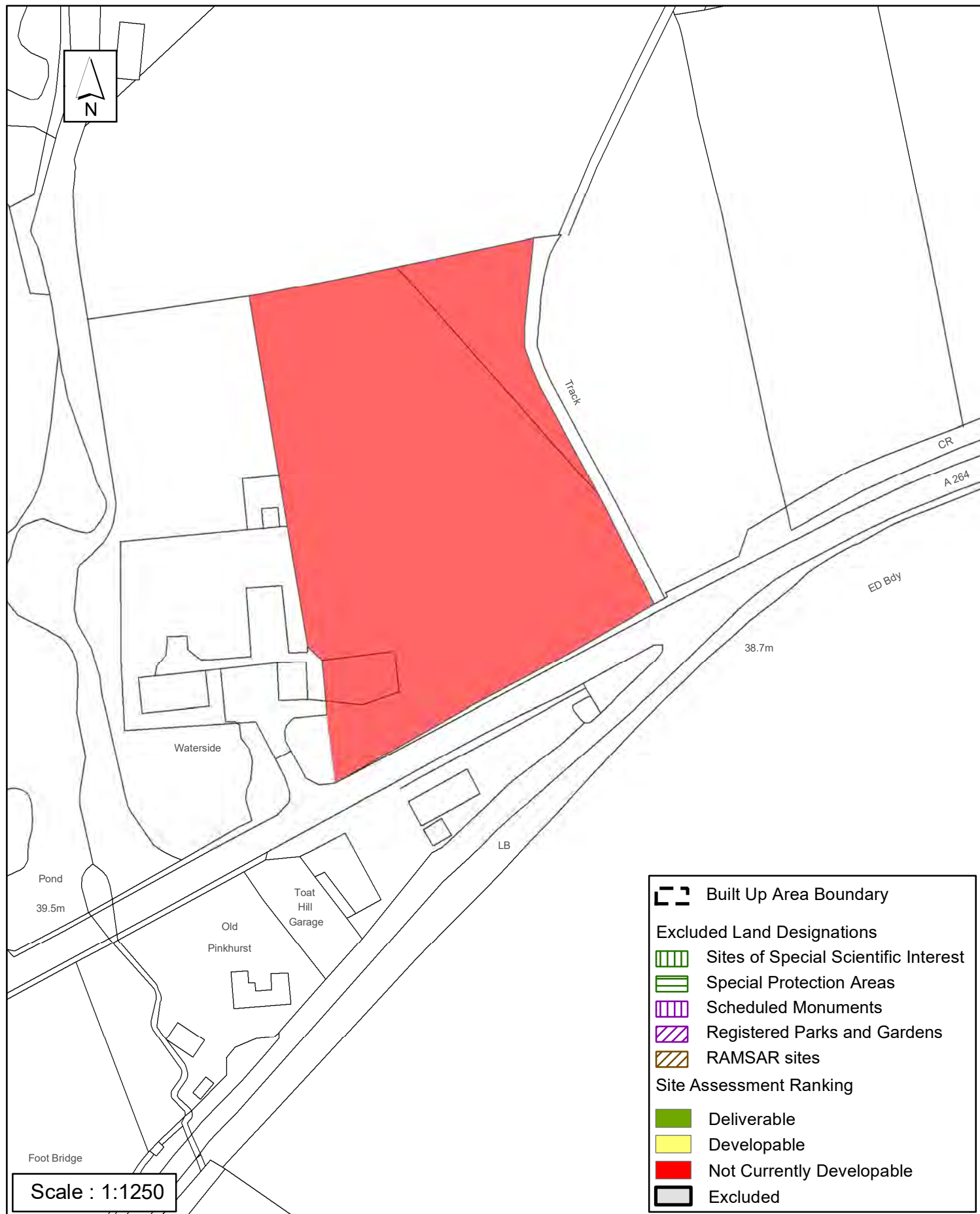
Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Land East of Waterside, Five Oaks Road, Slinfold, West Sussex		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	0.8	Suitable	<input type="checkbox"/>
Not Currently Developable	<input checked="" type="checkbox"/>	Greenfield/PDL	Greenfield	Available	<input checked="" type="checkbox"/>
		Site Total	0	Achievable	<input type="checkbox"/>

Justification

A planning consultant on behalf of the landowner has expressed an interest in developing the site meaning it is 'available'. 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 ☐ **Exclusion Reason****Lapsed PP** ☐ **Date**

SA - 547 : Land East of Waterside, Slinfold



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Horsham District Council

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West Sussex RH12 1RL.
Barbara Childs : Director of Place

Parish	Slinfold
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SHLAA Reference	SA576	Site Name	Land east of Stane Street, A29, and west of Cl		
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Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Stane Street Slinfold		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	9.2	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"/>

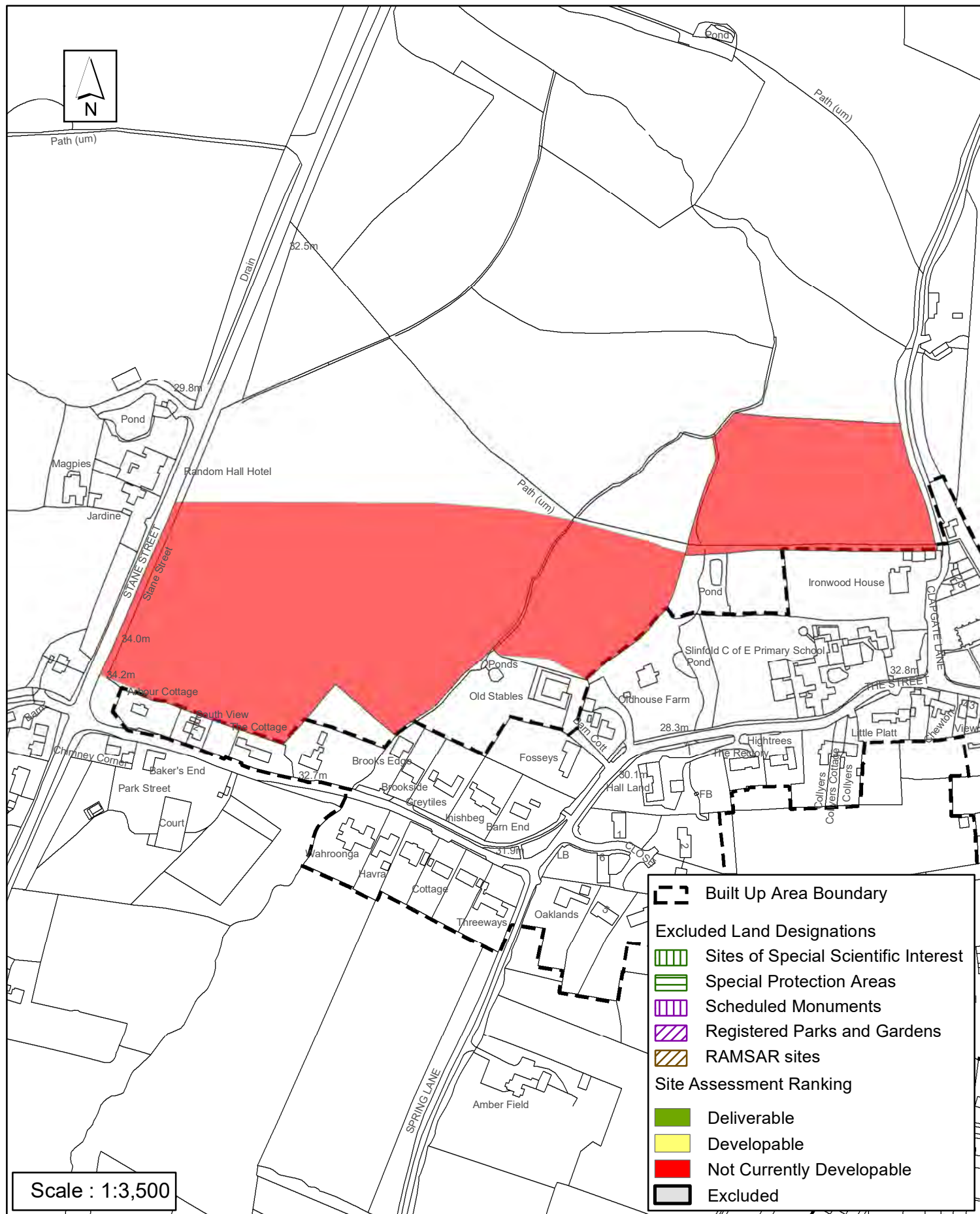
Justification

The landowner has expressed an interest to develop the site meaning it is 'available'. The site adjoins the built up area boundary and Conservation Area of Slinfold to the north. Slinfold is classified as a Medium Village in Policy 3 of the Horsham District Planning Framework 2015 (HDPF), having a moderate level of services and facilities. The site is not allocated in the made Slinfold Neighbourhood Plan and lies in an area classified as having low to moderate capacity for residential development in the 2014 HDC Landscape Capacity Assessment. Unless allocated for development 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. It is therefore assessed as 'Not Currently Developable'.

Excluded Site	<input type="checkbox"/>	Exclusion Reason
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Lapsed PP	<input type="checkbox"/>	Date
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SA-576 : Land east of A29 and west of Clapgate Lane Slinfold



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Horsham District Council

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

Parish**Slinfold**

SHLAA Reference SA624 **Site Name** Land at Woodside, Clemsfold

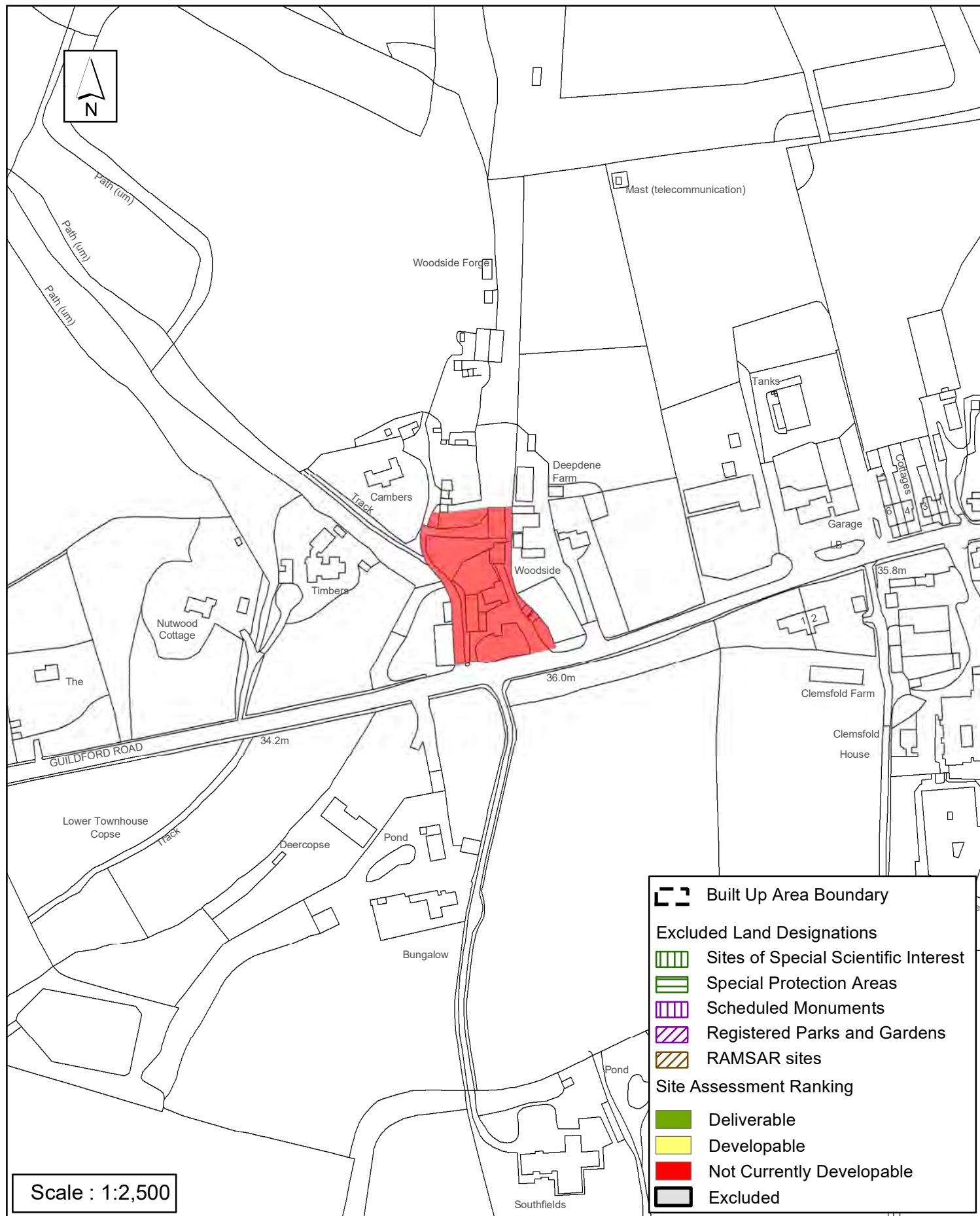
Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Woodside, Guildford Road, Clemsfold	
Years 6-10 Developable	<input type="checkbox"/>			
Years 11+	<input type="checkbox"/>	Site Area (ha)	3.243	Suitable <input type="checkbox"/>
Not Currently Developable	<input checked="" type="checkbox"/>	Greenfield/PDL	PDL	Available <input checked="" type="checkbox"/>
		Site Total	0	Achievable <input type="checkbox"/>

Justification

An agent has expressed an interest to develop the site meaning it is 'available'. The site is located in an isolated rural location, unrelated to any settlement boundary. It is therefore assessed as 'Not Currently Developable'.

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

SA - 624 :Land at Woodside, Clemsfold, Slinfold



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Barbara Childs : Director of Place

Parish	Slinfold
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SHLAA Reference SA627 **Site Name** Land at Clemsfold Farm

Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Land at Clemsfold Farm Guildford Road
Years 6-10 Developable	<input type="checkbox"/>		Clemsfold West Sussex
Years 11+	<input type="checkbox"/>	Site Area (ha)	1.532
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"/>

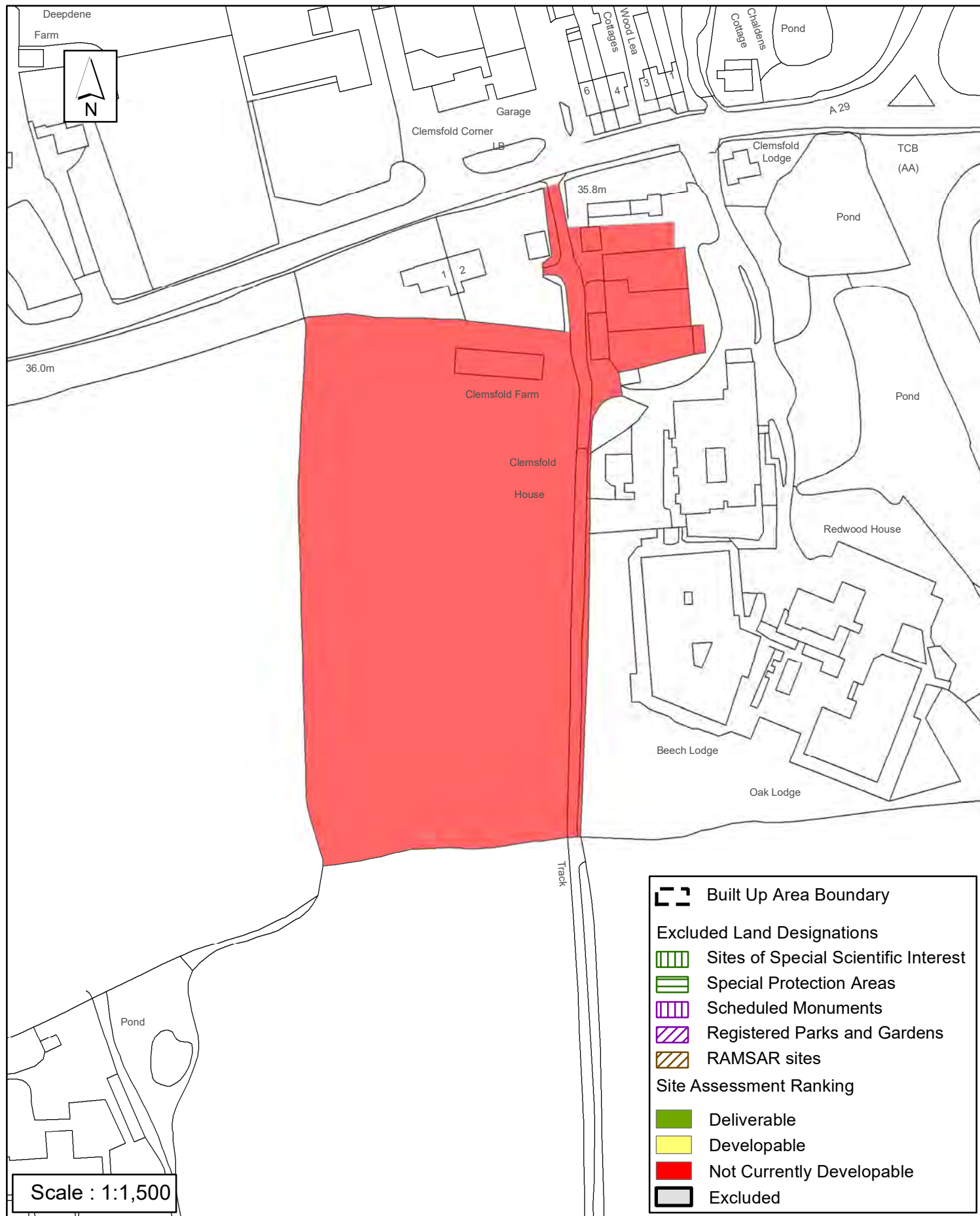
Justification

A planning consultant on behalf of the landowner has expressed in interest in developing the site meaning it is 'available'. The site is located in an isolated rural location and is unrelated to any settlement boundary. Bat Sustenance Zone is present within site and it is located in an Archaeological Notification Area. It is considered development would be contrary to Policies 1-4 and 26 with some conflict to Policy 31 and 34 of the of the HDPF. It is therefore assessed as 'Not Currently Developable'.

Excluded Site ☐ **Exclusion Reason**

Lapsed PP ☐ **Date**

SA - 627 :Land at Clemsfold Farm, Slinfold



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Barbara Childs : Director of Place

Parish	Slinfold
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SHLAA Reference	SA714	Site Name	Land West of Farthings, Slinfold
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Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Farthings, Park Road, Slinfold	
Years 6-10 Developable	<input type="checkbox"/>			
Years 11+	<input type="checkbox"/>	Site Area (ha)	8.8	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"/>

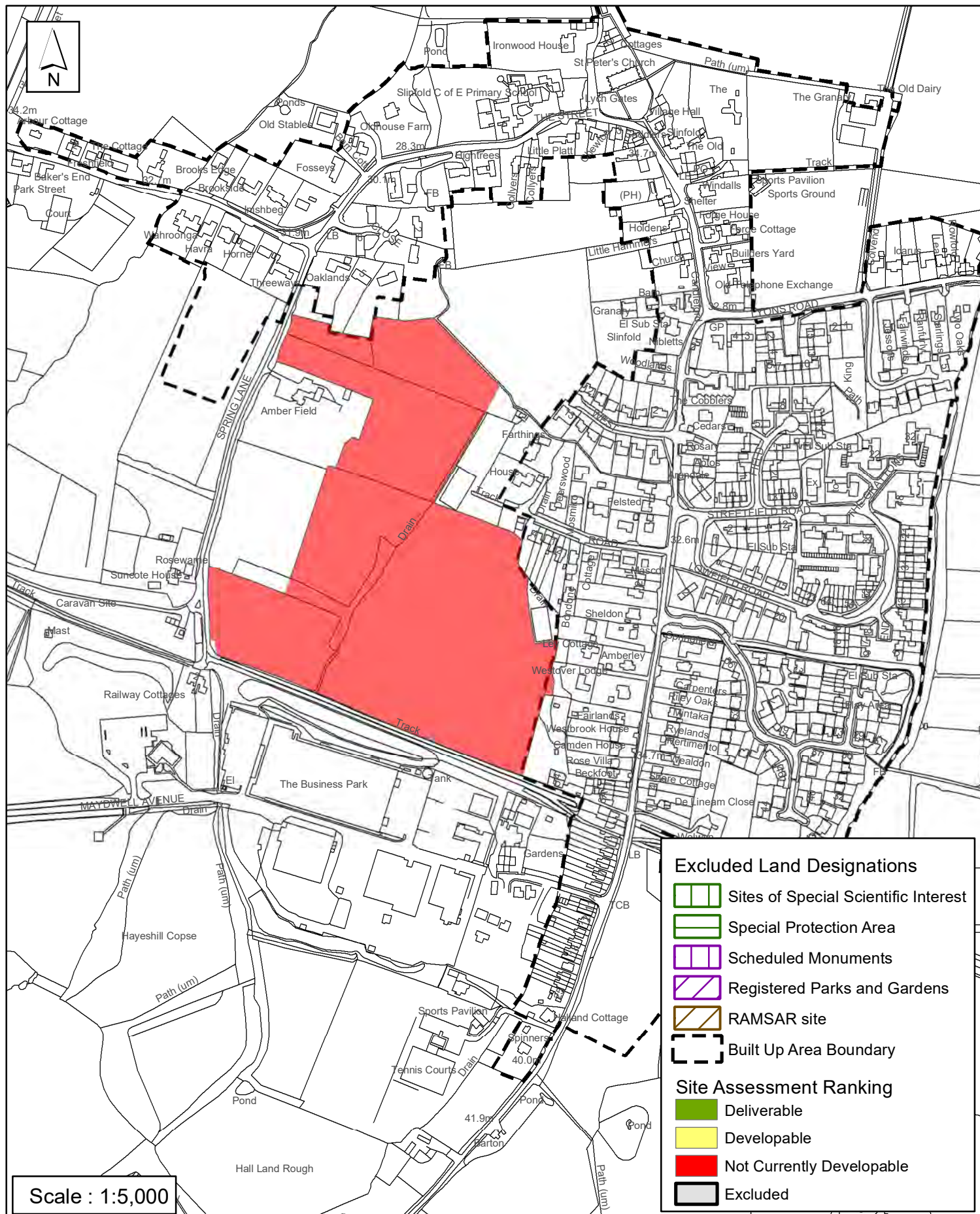
Justification

The landowner has expressed an interest to develop the site meaning it is 'available'. The site lies in the countryside adjoining the built up area boundary of Slinfold which is classified as a medium village in Policy 3 of the Horsham District Planning Framework 2015 (HDPF), having a moderate level of services and facilities. The site is not allocated in the HDPF or the made Slinfold Neighbourhood Plan and lies in an area classified as having low or no capacity for residential development in the 2014 HDC Landscape Capacity Assessment. Unless allocated for development 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. It is therefore assessed as 'Not Currently Developable'.

Excluded Site	<input type="checkbox"/>	Exclusion Reason
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Lapsed PP	<input type="checkbox"/>	Date
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SA - 714: Land West of Farthings Slinfold



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Barbara Childs : Director of Place

Parish	Slinfold
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SHLAA Reference	SA734	Site Name	Land East of Crosby Farm
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Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Crosby Farm Lyons Road, Slinfold
Years 6-10 Developable	<input type="checkbox"/>		
Years 11+	<input type="checkbox"/>	Site Area (ha)	4.2
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"/>

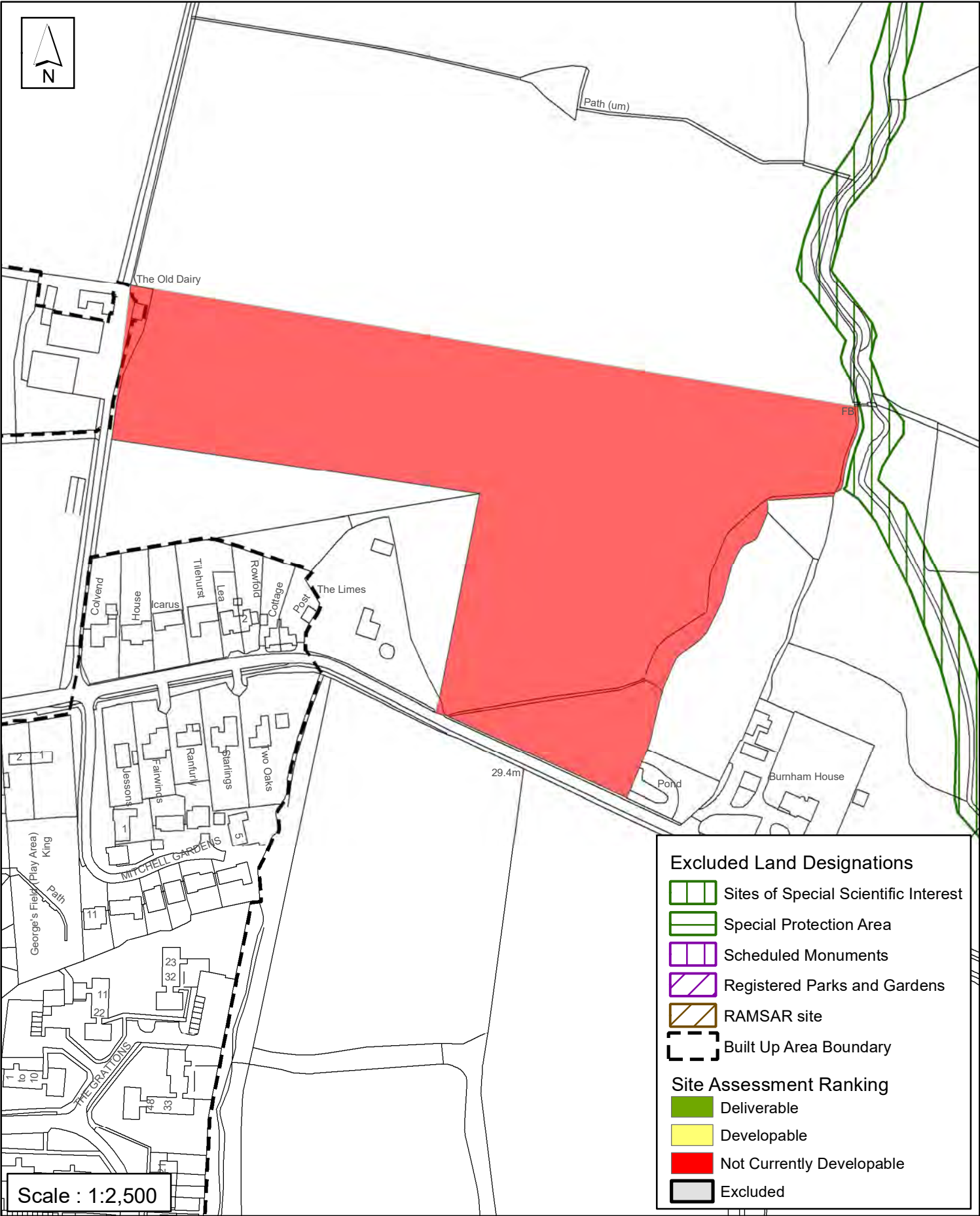
Justification

The landowner has expressed an interest to develop the site meaning it is 'available'. The site is in the countryside adjoining the north east built up area boundary of Slinfold as amended by the made Slinfold Neighbourhood Plan. Slinfold is classified as a medium village in Policy 3 of the Horsham District Planning Framework 2015 (HDPF), having a moderate level of services and facilities. The sites north eastern boundary adjoins a SSSI. Its western boundary adjoins a housing allocation in the Neighbourhood Plan (Policy 8 - PDS10), but is not allocated in the plan. Unless allocated for development 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. It is therefore assessed as 'Not Currently Developable'.

Excluded Site	<input type="checkbox"/>	Exclusion Reason
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Lapsed PP	<input type="checkbox"/>	Date
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SA - 734: Land East of Crosby Farm, Slinfold



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Barbara Childs : Director of Place

Parish	Slinfold
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SHLAA Reference	SA766	Site Name	Lower Broadbridge Farm
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Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Five Oaks Road, Slinfold, Horsham		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	4.56	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"/>

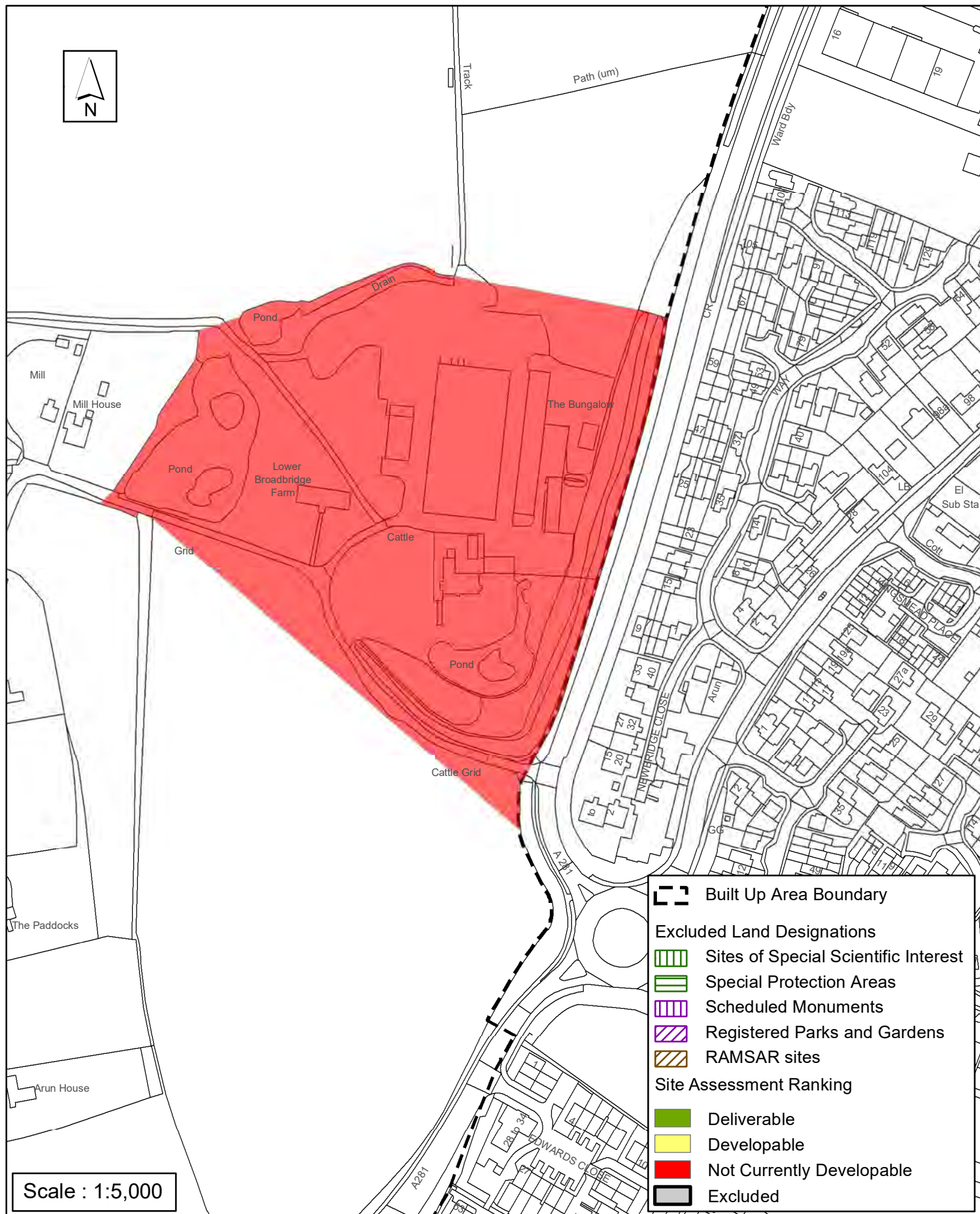
Justification

Planning consultants on behalf of the landowner(s) have expressed an interest in developing the site indicating it is 'available'. The submission was in combination with SHELAA sites SA386 and SA102, consideration of this site has therefore taken into account the wider context. The site lies within the countryside adjoining the western built up area boundary of Broadbridge Heath which is classified as a small town/larger village in Policy 3 of the Horsham District Planning Framework (HDPF), having a good range of services and facilities. Lower Broadbridge Farmhouse lies within the site and is a Grade II Listed Building. The site lies within a Bat Sustenance Zone and the western border lies within Flood Zone 2 and 3. Public rights of way run along the northern, western and southern borders of the site and a High Pressure Gas Pipeline runs through the site. Part of the site currently provides building (roofing) quality Horsham Stone and lies within the Building Stone Mineral Safeguarding Area as defined in the West Sussex Joint Minerals Local Plan 2018. Further assessment of all these matters and constraints are necessary before this site can be considered for residential development. It is therefore assessed as 'Not Currently Developable'.

Excluded Site	<input type="checkbox"/>	Exclusion Reason
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Lapsed PP	<input type="checkbox"/>	Date
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SA-766 : Lower Broadbridge Farm, Five Oaks Road, Slinfold



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