

West Grinstead Parish

West Grinstead 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 West Grinstead Parish is summarised as follows:

SHELAA Reference	Site Name	Site Address	Outcome of Assessment	Total Units
SA447	Blakers Yard Dial Post	Worthing Road, Dial Post	Green (1-5 Years Deliverable)	12
SA274	Land north of the Rise	Littleworth Lane, Partridge Green	Yellow (6-10 Years Developable)	40
SA320	Land West of Church Road	Church Road, Partridge Green	Yellow (6-10 Years Developable)	50
SA433	Land at Dunstans Farm	Shermanbury Road, Partridge Green	Yellow (11+ Years Developable)	60
SA124	Huffwood Trading Estate	High Street, Partridge Green	Not Currently Developable	0
SA321	Land at Dial Post	South of Village Hall	Not Currently Developable	0
SA322	Land East of Lakers Cottage	Worthing Road Dial Post	Not Currently Developable	0
SA380	Dial Post 2 Field	Dial Post 2 Field, West Grinstead	Not Currently Developable	0
SA381	Part Hill Field, Dial Post	Swallows Lane, Dial Post	Not Currently Developable	0
SA382	Lindfield Barn Field	Lindfield Barn Field	Not Currently Developable	0
SA559	Land adjoining the Orchard Restaurant	Cowfold Road, West Grinstead, West Sussex,	Not Currently Developable	0
SA634	Land at Dunstans	Shermanbury Road, Partridge Green	Not Currently Developable	0
SA716	Land at Newhouse Farm	Worthing Road West Grinstead	Not Currently Developable	0
SA723	Land West of Old Worthing Road, Dial Post	Old Worthing Road, Dial Post	Not Currently Developable	0

This page is intentionally blank

Parish	West Grinstead
---------------	-----------------------

SHLAA Reference	SA447	Site Name	Blakers Yard Dial Post
------------------------	-------	------------------	------------------------

Years 1-5 Deliverable	<input checked="" type="checkbox"/>	Site Address	Blakers Yard, Worthing Road, Dial Post		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	0.66	Suitable	<input checked="" type="checkbox"/>
Not Currently Developable	<input type="checkbox"/>	Greenfield/PDL	PDL	Available	<input checked="" type="checkbox"/>
		Site Total	12	Achievable	<input checked="" type="checkbox"/>

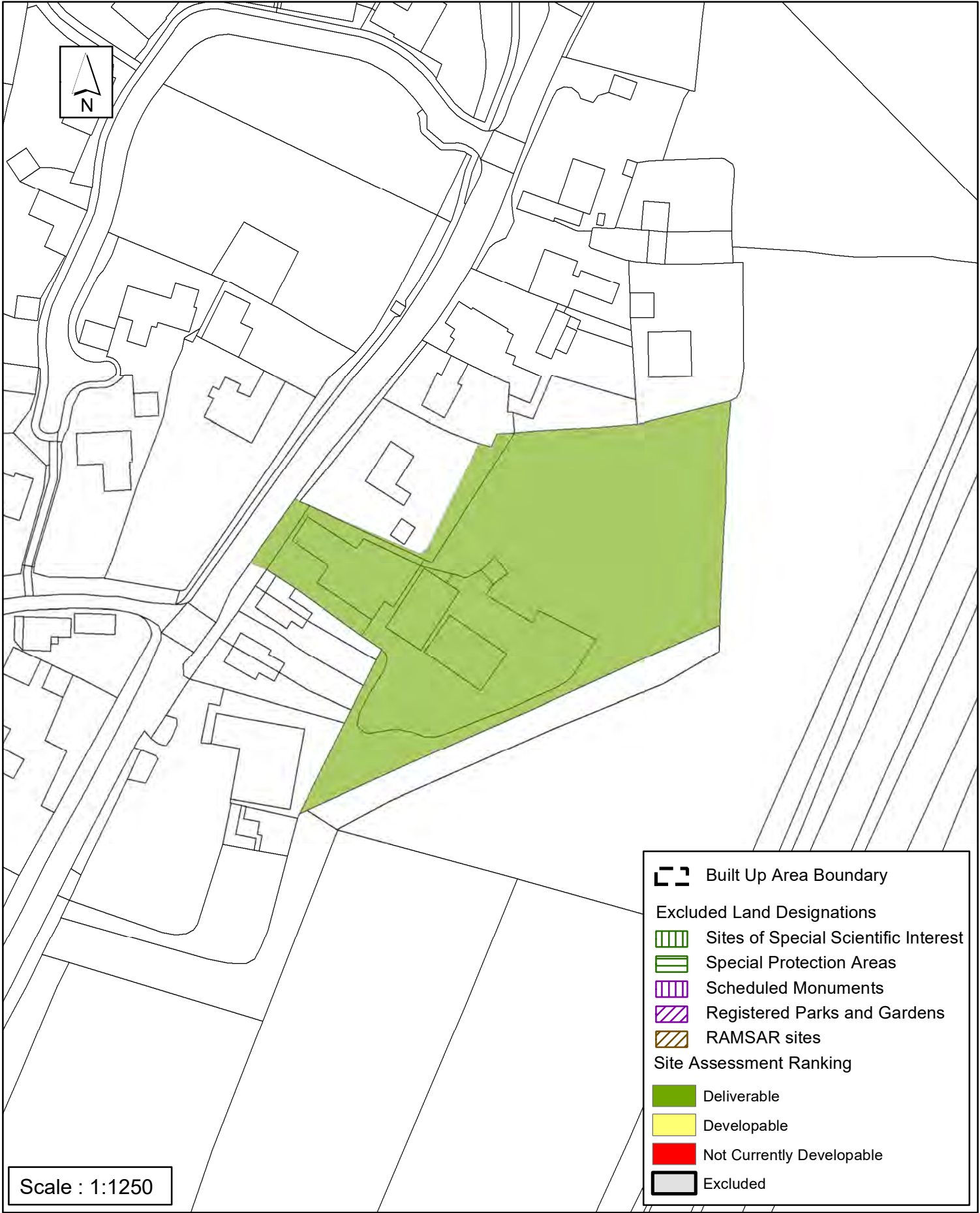
Justification

The site has outline planning permission for 12 dwellings and 250sqm of flexible commercial floor space (A1 and B1 Use Classes) via planning application DC/17/1000. It is concluded that 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 - 447: Old Blakers Works site, Dial Post, West Grinstead



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

Date: Revision:

Revision:

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

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

Parish	West Grinstead
---------------	-----------------------

SHLAA Reference	SA274	Site Name	Land north of the Rise
------------------------	-------	------------------	------------------------

Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Littleworth Lane, Partridge Green	
Years 6-10 Developable	<input checked="" type="checkbox"/>			
Years 11+	<input type="checkbox"/>	Site Area (ha)	4.2	Suitable <input type="checkbox"/>
Not Currently Developable	<input type="checkbox"/>	Greenfield/PDL	Greenfield	Available <input checked="" type="checkbox"/>
		Site Total	40	Achievable <input type="checkbox"/>

Justification

The owner has expressed an interest in developing the site making the site available. The site is in the countryside north of and adjacent to the Built Up Area Boundary of Partridge Green, which is classified as a Medium Village in Policy 3 of the Horsham District Planning Framework (HDPF), having a moderate level of services and facilities. A planning application DC/13/1187 for 58 dwellings was refused and dismissed on appeal.

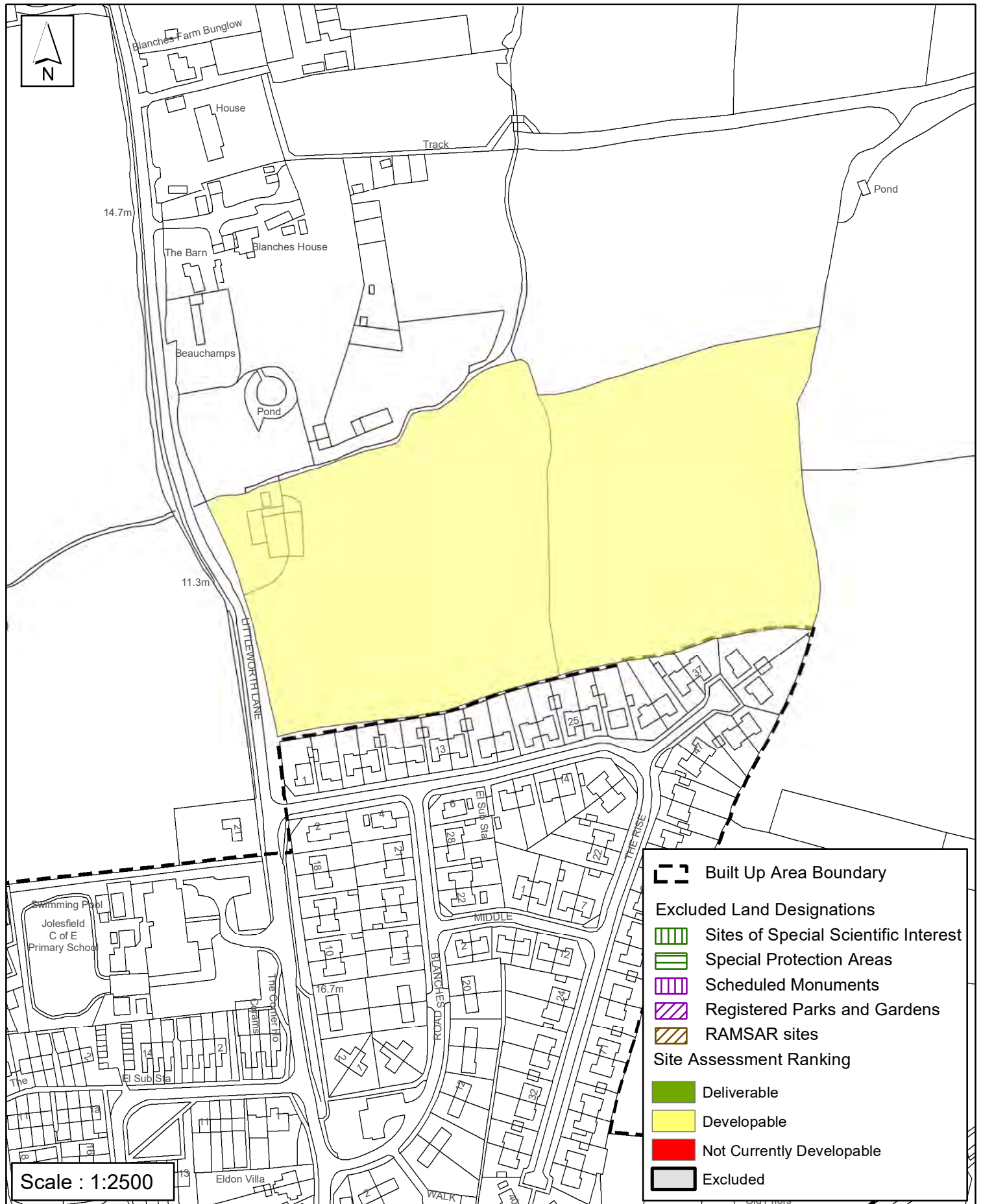
Unless allocated for development or similar through the review of the Horsham District Planning Framework (HDPF) or via a made Neighbourhood Plan, it is considered development would be contrary to Policies 1 to 4 and 26 of the HDPF.

The settlement hierarchy and current planned development approach set out in the HDPF impacts upon suitability and achievability. The HDPF is however under review and additional site allocations will need to be considered through this process. On this basis, recognising that the SHLAA is a high level assessment, the site is assessed as developable in 6-10 years for 40 units taking into account its proximity to a built up area boundary and proportionate high level regard to constraints.

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

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

SA - 274 : Land north of The Rise, Partridge Green, West Grinstead



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	West Grinstead
---------------	-----------------------

SHLAA Reference	SA320	Site Name	Land West of Church Road Partridge Green		
------------------------	-------	------------------	--	--	--

Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Church Road, Partridge Green		
Years 6-10 Developable	<input checked="" type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	4.8	Suitable	<input type="checkbox"/>
Not Currently Developable	<input type="checkbox"/>	Greenfield/PDL	Greenfield	Available	<input checked="" type="checkbox"/>
		Site Total	50	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 adjacent the built up area of Partridge Green as defined in the Horsham District Planning Framework 2015 (HDPF). It is bounded by the Downlink to the west and a stream to the north. There are a number of trees covered by Tree Preservation Orders, running along the eastern boundary, adjacent Church Road, and also centrally across the site.

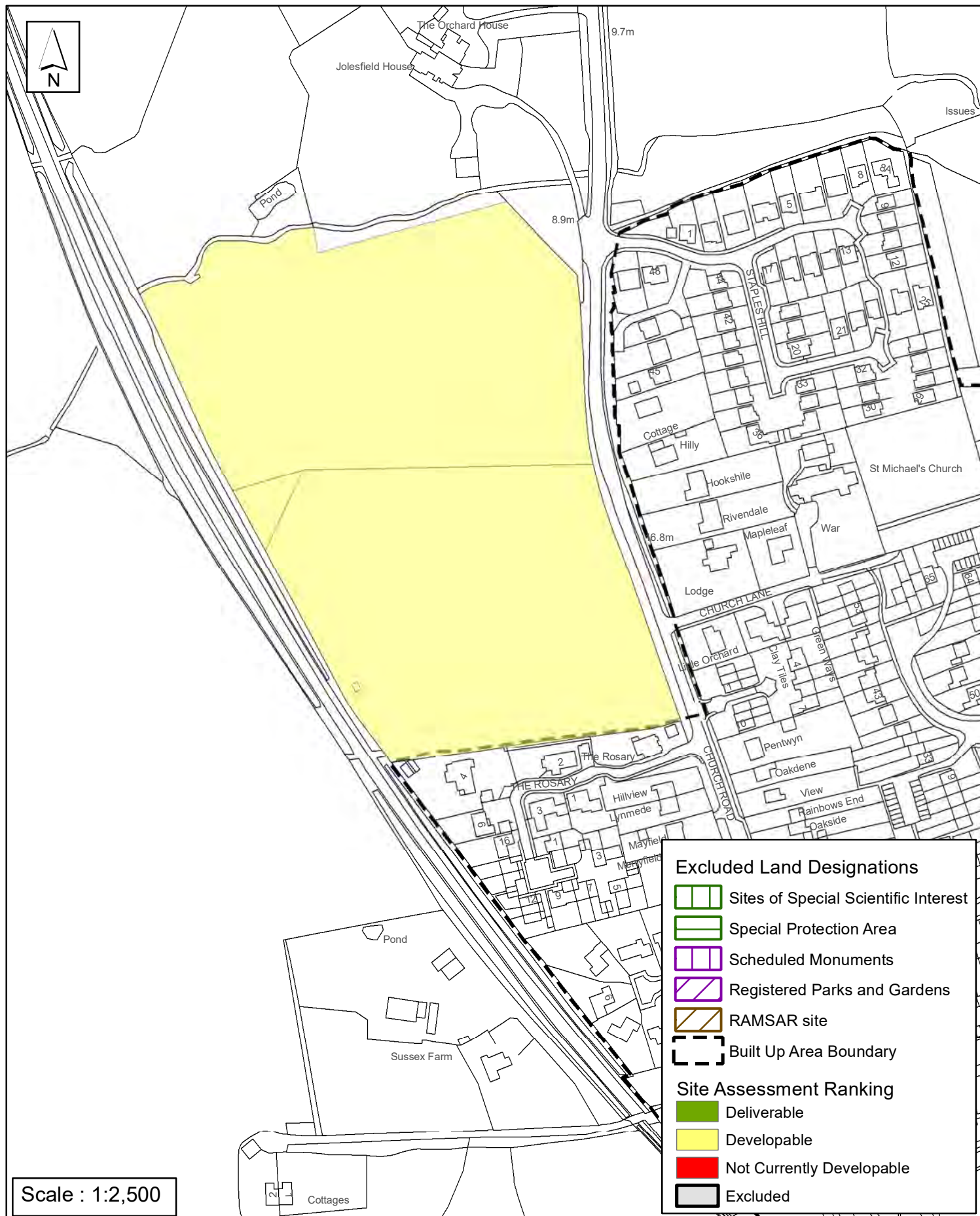
Unless allocated for development or similar through the review of the Horsham District Planning Framework (HDPF) or via a made Neighbourhood Plan, it is considered development would be contrary to Policies 1 to 4 and 26 of the HDPF.

The settlement hierarchy and current planned development approach set out in the HDPF impacts upon suitability and achievability. The HDPF is however under review and additional site allocations will need to be considered through this process. On this basis, recognising that the SHLAA is a high level assessment, the site is assessed as developable in 6-10 years for 50 units taking into account its proximity to a built up area boundary and proportionate high level regard to constraints.

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

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

SA - 320: Land West of Church Road, Partridge Green



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

Date: 05/06/2013

Revision: 23/10/2018

Horsham District Council

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

Parish	West Grinstead
---------------	-----------------------

SHLAA Reference	SA433	Site Name	Land at Dunstans Farm
------------------------	-------	------------------	-----------------------

Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Shermanbury Road, Partridge Green	
Years 6-10 Developable	<input type="checkbox"/>			
Years 11+	<input checked="" type="checkbox"/>	Site Area (ha)	6.35	Suitable <input type="checkbox"/>
Not Currently Developable	<input type="checkbox"/>	Greenfield/PDL	Greenfield	Available <input checked="" type="checkbox"/>
		Site Total	60	Achievable <input type="checkbox"/>

Justification

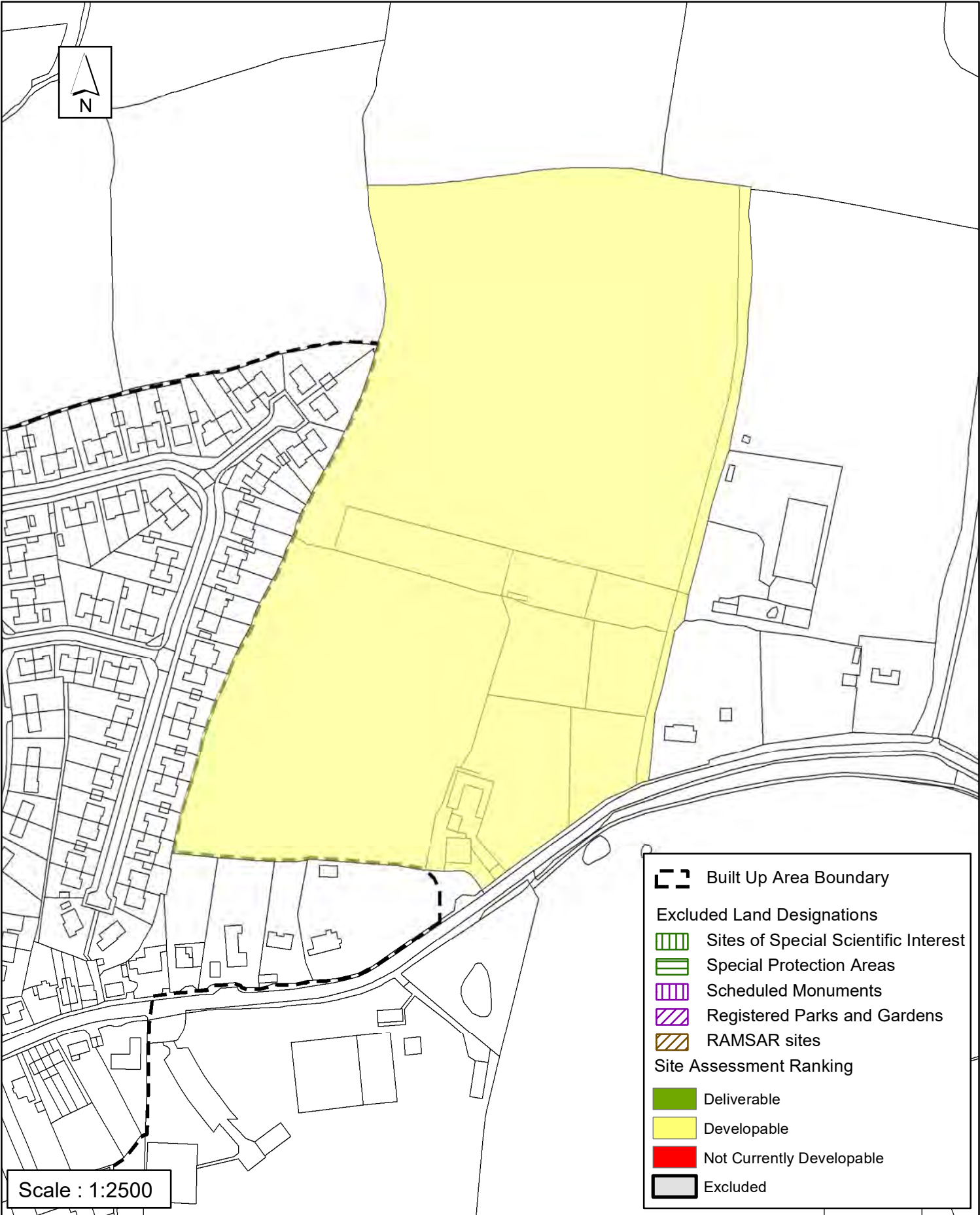
The landowner has expressed an interest in developing the site meaning it is 'available'. The site is located adjacent to the built up area boundary of Partridge Green, which is classified as a Medium Village in Policy 3 of the Horsham District Planning Framework (HDPF), having a moderate level of services and facilities. Access would need to be addressed before development could come forward, as would the impact on the Grade II Listed Building 'Old Priors', which adjoins the southern boundary 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.

The settlement hierarchy and current planned development approach set out in the HDPF therefore impacts upon suitability and achievability. The HDPF is however under review and additional site allocations will need to be considered through this process. On this basis, recognising that the SHELAA is a high level assessment, the site is assessed as 11+ years developable for 60 units taking into account its proximity to the built up area boundary and proportionate high level regard to the constraints.

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

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

SA - 433 : Land at Dunstans Farm, West Grinstead



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	West Grinstead
---------------	-----------------------

SHLAA Reference	SA124	Site Name	Huffwood Trading Estate, Partridge Green
------------------------	-------	------------------	--

Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	High Street, Partridge Green		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	0.9	Suitable	<input checked="" type="checkbox"/>
Not Currently Developable	<input checked="" type="checkbox"/>	Greenfield/PDL	PDL	Available	<input checked="" type="checkbox"/>
		Site Total	0	Achievable	<input type="checkbox"/>

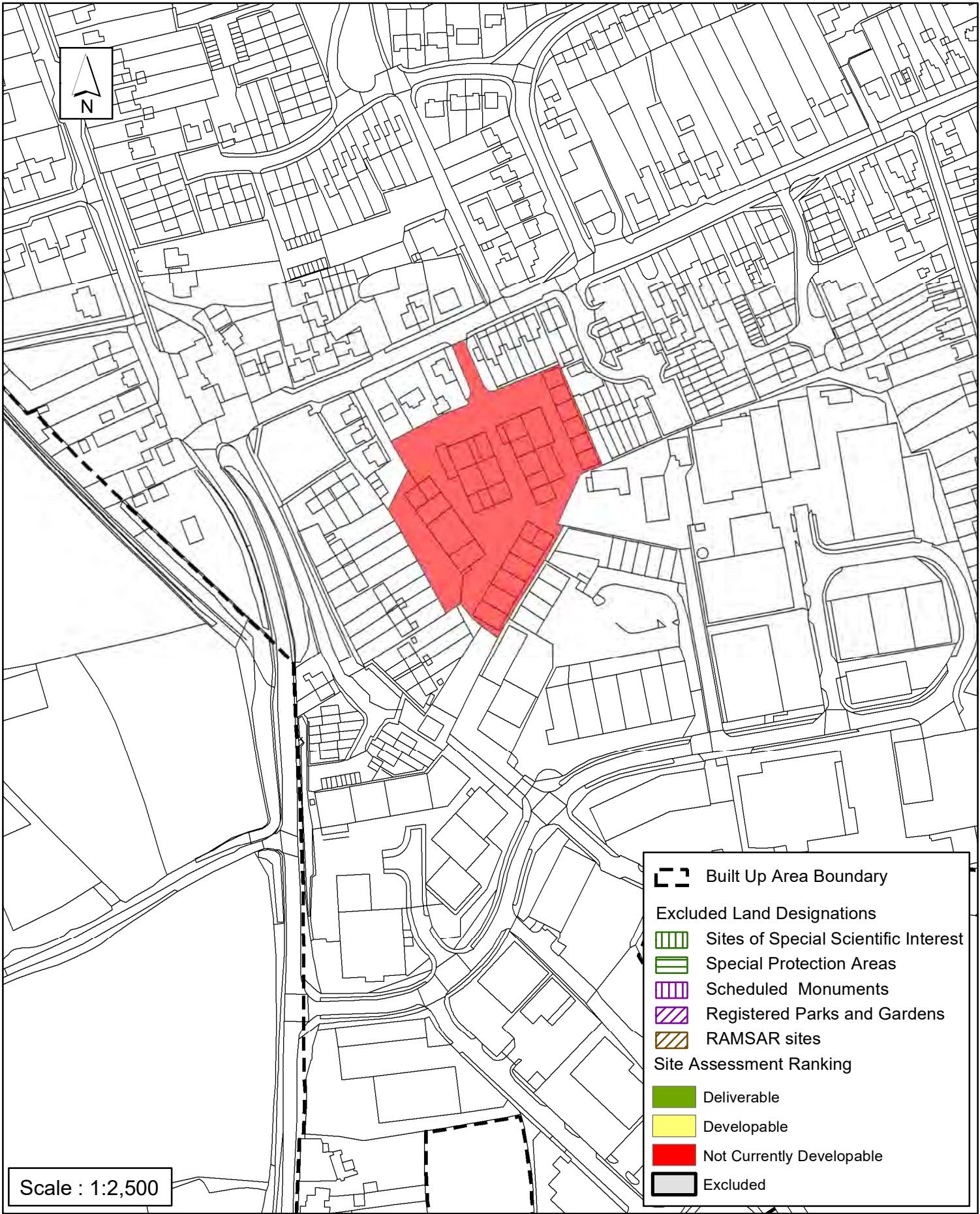
Justification

The landowner has expressed an interest in developing the site, meaning it is considered 'available'. The site is in current use as commercial land within the built up area boundary of Partridge Green, which is classified as a medium village in Policy 3 of the Horsham District Planning Framework, having a moderate level of services and facilities. Negotiation and relocation of existing businesses will be a long term process and there is potential for contamination from previous uses which will need to be fully investigated for housing to come forward in this location. As such the site is considered 'Not Currently Developable' at the present time.

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

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

SA - 124 : Huffwood Trading Estate, Partridge Green, West Grinstead



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

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

Parish	West Grinstead
---------------	-----------------------

SHLAA Reference	SA321	Site Name	Land South of Village Hall Dial Post
------------------------	-------	------------------	--------------------------------------

Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Dial Post Village Hall Worthing Road Dial Post		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	1.16	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"/>

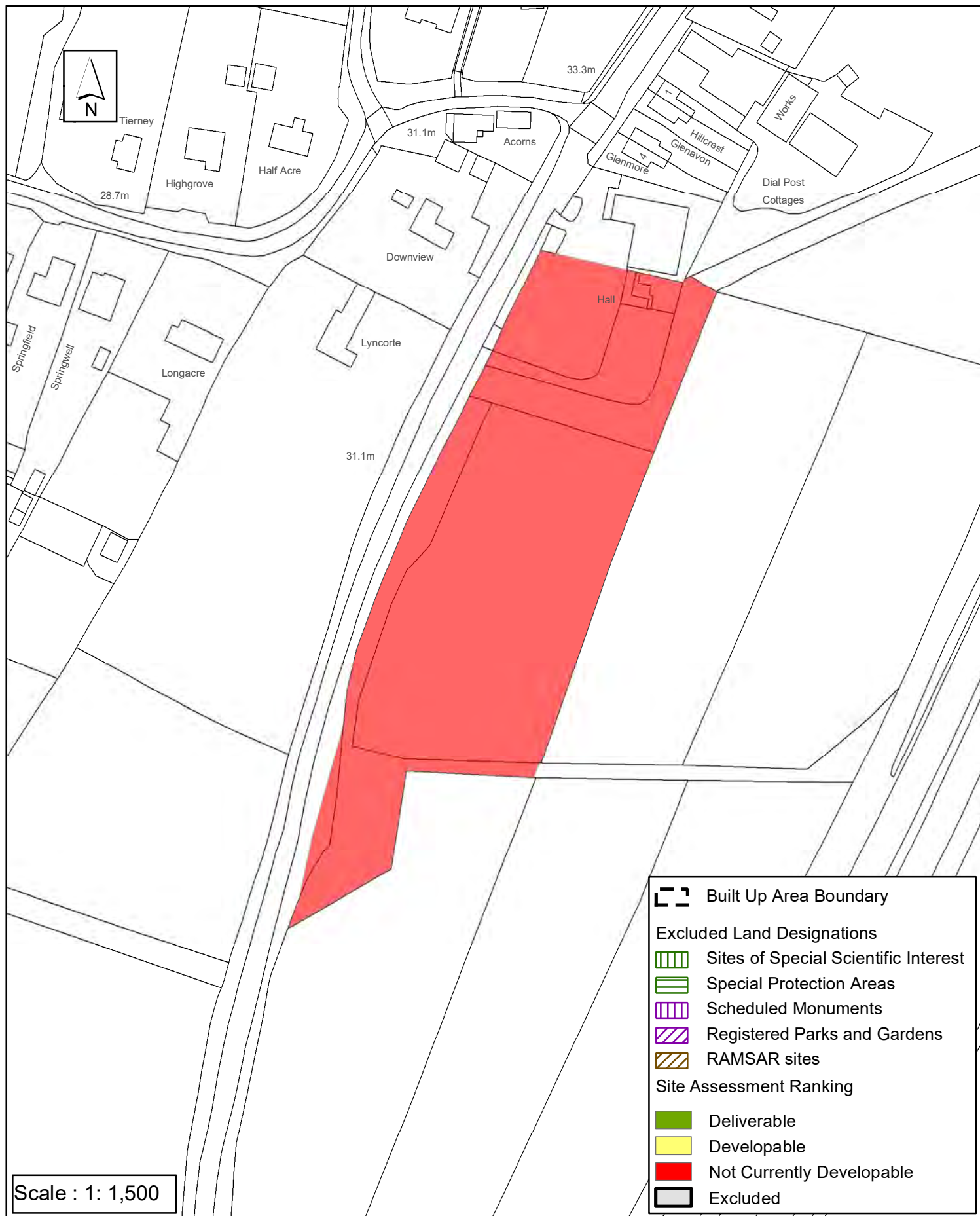
Justification

The landowner has expressed an interest to develop the site meaning it is 'available'. The site is located in the countryside south of Dial Post 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 Local Plan Review Issues & Options (April 2018) proposed Dial Post as a secondary settlement where some residential infilling may be acceptable. However, the site is outside of the proposed secondary settlement boundary. In addition, the Issues & Options document is an early stage of the local plan review and holds little weight. 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	<input type="checkbox"/>	Exclusion Reason
----------------------	--------------------------	-------------------------

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

SA - 321: Land South of Village Hall Dial Post, West Grinstead



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

Date: 02/07/2018

Revision: 05/07/2018

Horsham District Council

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

Parish	West Grinstead
---------------	-----------------------

SHLAA Reference	SA322	Site Name	Land East of Lakers Cottage Dial Post		
------------------------	-------	------------------	---------------------------------------	--	--

Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Worthing Road Dial Post		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	0.23	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"/>

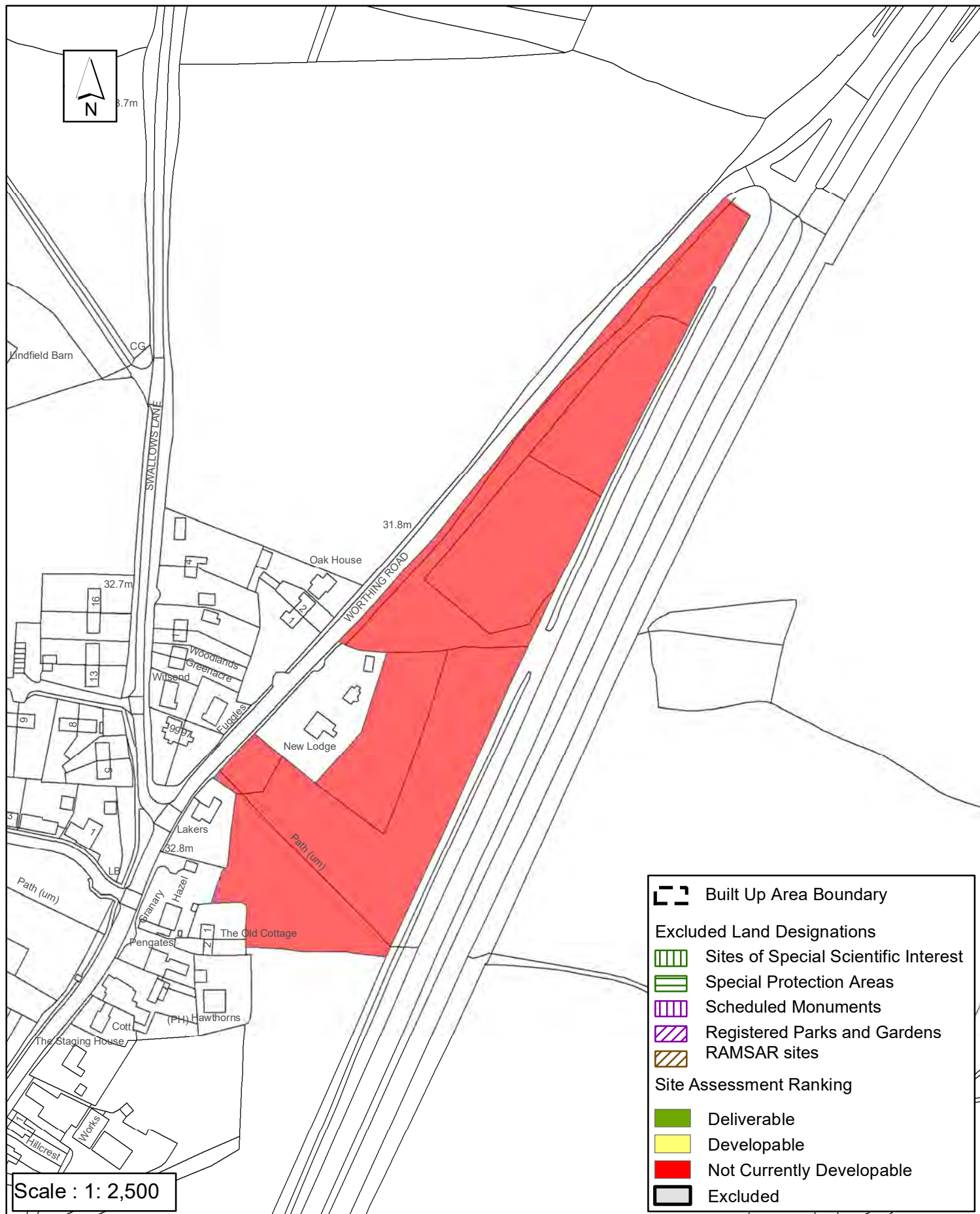
Justification

The site is located in the countryside north of Dial Post 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 Local Plan Review Issues & Options (April 2018) proposed Dial Post as a secondary settlement where some residential infilling may be acceptable. However, the site is outside of the proposed secondary settlement boundary. In addition, the Issues & Options document is an early stage of the local plan review and holds little weight. 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	<input type="checkbox"/>	Exclusion Reason
----------------------	--------------------------	-------------------------

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

SA - 322: Land East of Lakers Cottage Dial Post, West Grinstead



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

Date: 02/07/2018

Revision: 05/07/2018

Horsham District Council

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

Parish	West Grinstead
---------------	-----------------------

SHLAA Reference	SA380	Site Name	Dial Post 2 Field
------------------------	-------	------------------	-------------------

Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Dial Post 2 Field, Bentons Lane, Dial Post		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	4.620	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"/>

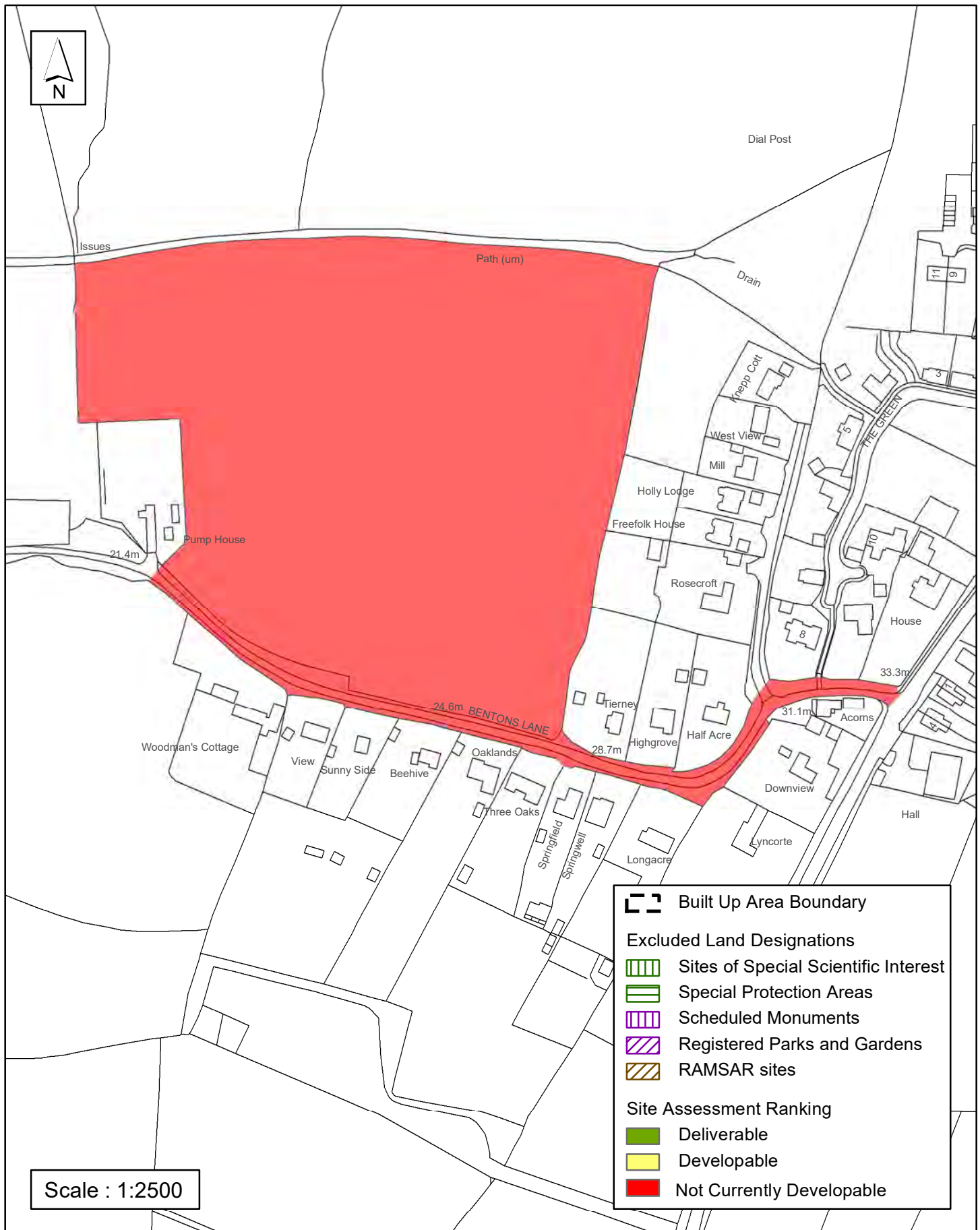
Justification

A planning consultant on behalf of the landowner has expressed an interest in developing this site meaning it is 'available'. The site is in the countryside west of Dial Post, which is an unclassified settlement in Policy 3 of the Horsham District Planning Framework (HDPF), having a lack of services and facilities. The Local Plan Review Issues & Options (April 2018) proposed Dial Post as a Secondary Settlement, where some infilling may be acceptable. The site adjoins the proposed secondary settlement boundary to the east and south. However, the Issues & Options document is an early stage of the local plan review and holds little weight. It is considered development would be contrary to Policies 1-4 and 26 of the HDPF. The site is therefore assessed as 'Not Currently Developable'.

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

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

SA -380: Dial Post 2 Field



Parish	West Grinstead
---------------	-----------------------

SHLAA Reference	SA381	Site Name	Part Hill Field, Dial Post
------------------------	-------	------------------	----------------------------

Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Part Hill Field, Swallows Lane, Dial Post
Years 6-10 Developable	<input type="checkbox"/>		
Years 11+	<input type="checkbox"/>	Site Area (ha)	0.673
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"/>

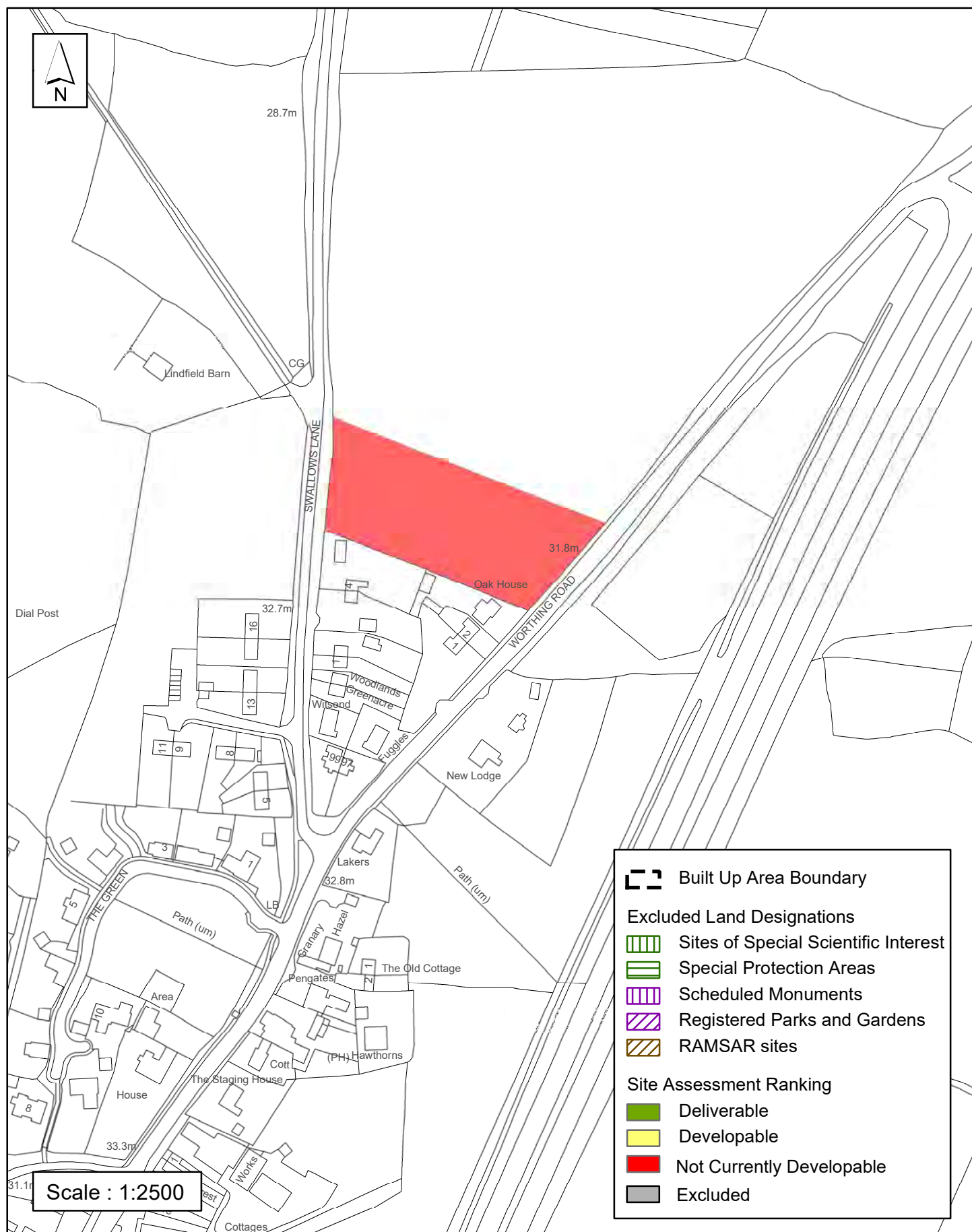
Justification

A planning consultant on behalf of the landowner has expressed an interest in developing this site meaning it is 'available'. The site is in the countryside north of Dial Post, which is an unclassified settlement in Policy 3 of the Horsham District Planning Framework (HDPF), having a lack of services and facilities. The Local Plan Review Issues & Options (April 2018) proposed Dial Post as a Secondary Settlement, where some infilling may be acceptable. The site adjoins the proposed secondary settlement boundary to the east and south. However, the Issues & Options document is an early stage of the local plan review and holds little weight. It is considered development would be contrary to Policies 1-4 and 26 of the HDPF. The site is therefore assessed as 'Not Currently Developable'.

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

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

SA -381: Part Hill Field, Dial Post



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	West Grinstead
---------------	-----------------------

SHLAA Reference	SA382	Site Name	Lindfield Barn Field
------------------------	-------	------------------	----------------------

Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Lindfield Barn Field, Swallows Lane, Dial Post		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	1.388	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"/>

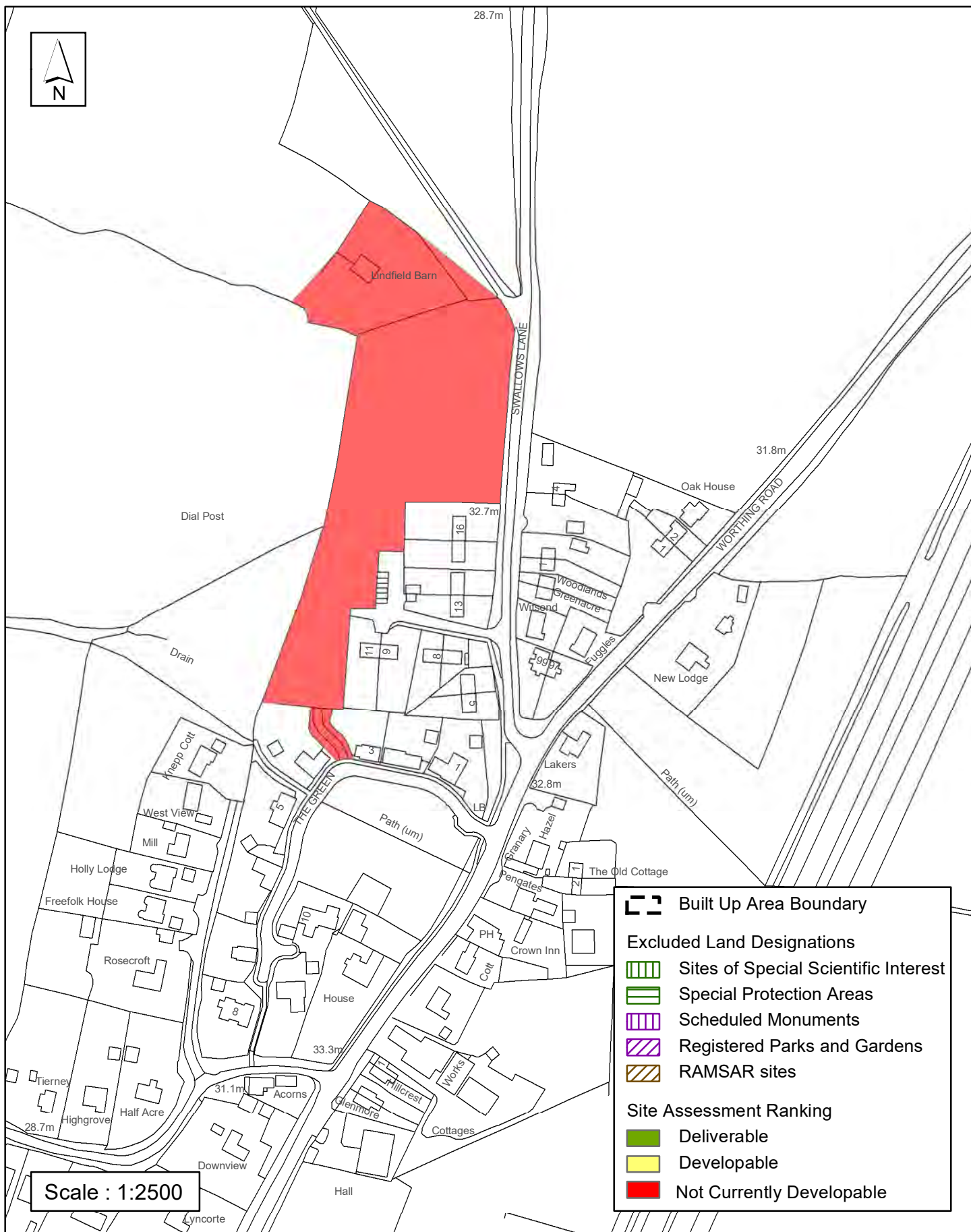
Justification

A planning consultant on behalf of the landowner has expressed an interest in developing this site meaning it is 'available'. The site is in the countryside north west of Dial Post, which is an unclassified settlement in Policy 3 of the Horsham District Planning Framework (HDPF), having a lack of services and facilities. The Local Plan Review Issues & Options (April 2018) proposed Dial Post as a Secondary Settlement, where some infilling may be acceptable. The site adjoins the proposed secondary settlement boundary to the east and south. However, the Issues & Options document is an early stage of the local plan review and holds little weight. Two trees with a Tree Preservation Order are located within the centre of the site. It is considered development would be contrary to Policies 1-4 and 26 of the HDPF. The site is therefore assessed as 'Not Currently Developable'.

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

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

SA -382: Lindfield Farm Field, Dial Post



Parish	West Grinstead
---------------	-----------------------

SHLAA Reference	SA559	Site Name	Land adjoining the Orchard Restaurant		
------------------------	-------	------------------	---------------------------------------	--	--

Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Land adjoining the Orchard Restaurant, Cowfold Road, West Grinstead		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	4.6	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"/>

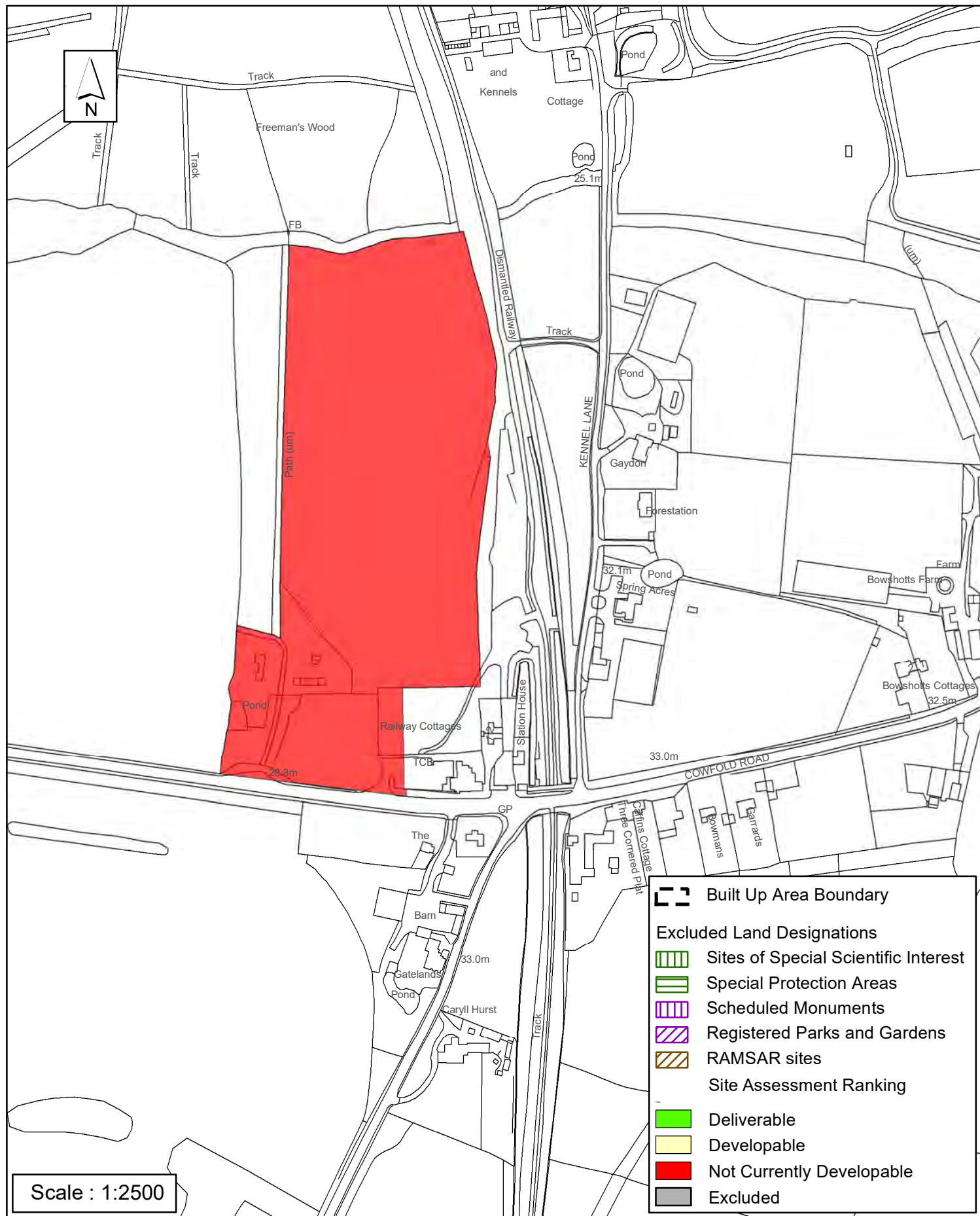
Justification

A planning consultant on behalf of the landowner has expressed an interest in developing the site meaning it is 'available'. The site is in an isolated rural position, not contiguous with any defined settlement boundary. It is considered that 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	<input type="checkbox"/>	Exclusion Reason
----------------------	--------------------------	-------------------------

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

SA-559 : Land adjoining the Orchard Restaurant, West Grinstead



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	West Grinstead
---------------	-----------------------

SHLAA Reference	SA634	Site Name	Land at Dunstans
------------------------	-------	------------------	------------------

Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Dunstans, Shermanbury Road, Partridge Green		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	3.04	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"/>

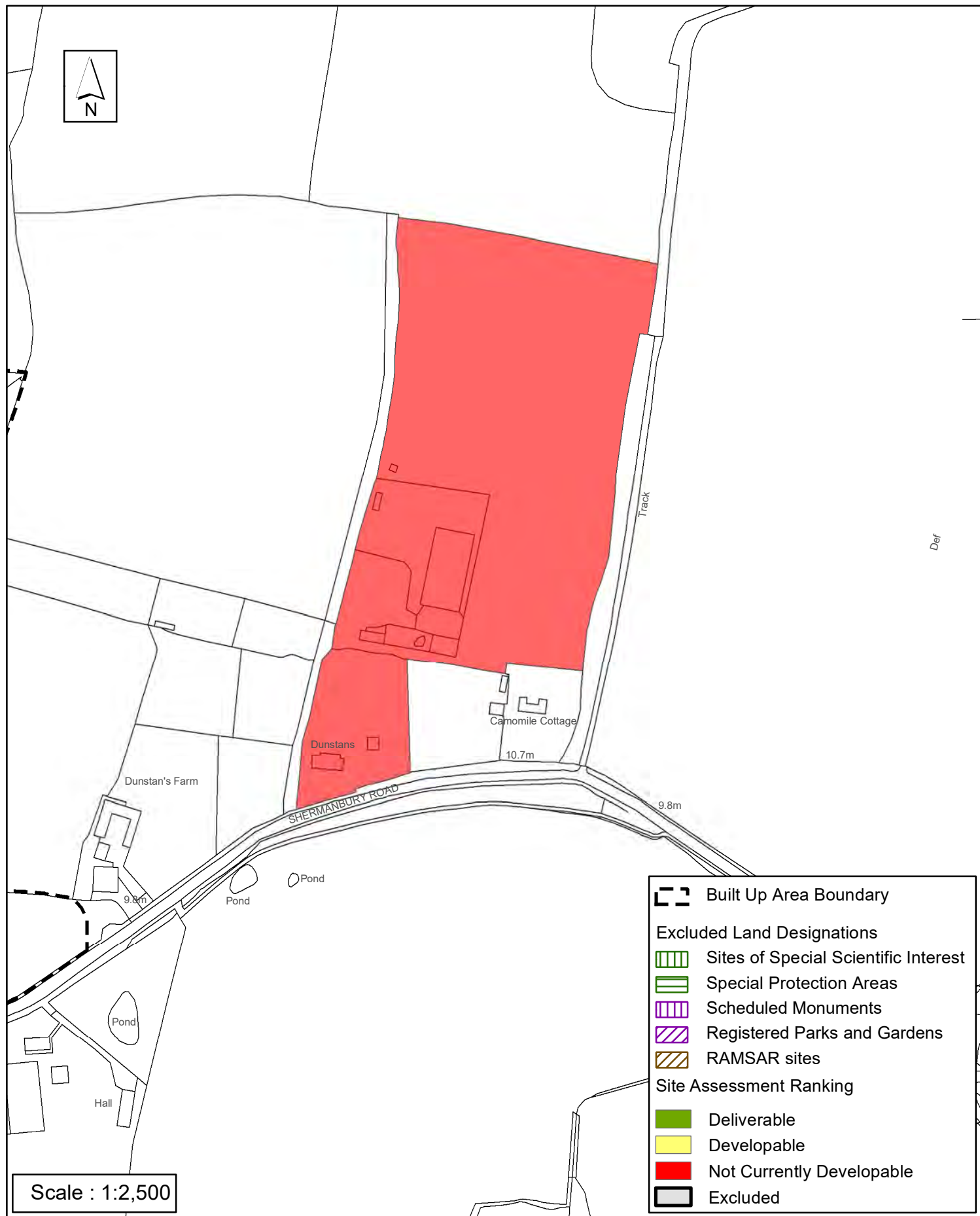
Justification

An agent has expressed an interest in developing the site meaning it is 'available'. The site is in the countryside east of Partridge Green, which is classified as a medium village in Policy 3 of the Horsham District Planning Framework 2015 (HDPF), having moderate level of services and facilities. The site is unrelated to the current settlement boundary. 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	<input type="checkbox"/>	Exclusion Reason
----------------------	--------------------------	-------------------------

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

SA - 634 : Land at Dunstans, West Grinstead



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	West Grinstead
---------------	-----------------------

SHLAA Reference	SA716	Site Name	Land at Newhouse Farm
------------------------	-------	------------------	-----------------------

Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	New House Farm Worthing Road West	
Years 6-10 Developable	<input type="checkbox"/>		Grinstead	
Years 11+	<input type="checkbox"/>	Site Area (ha)	180	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"/>

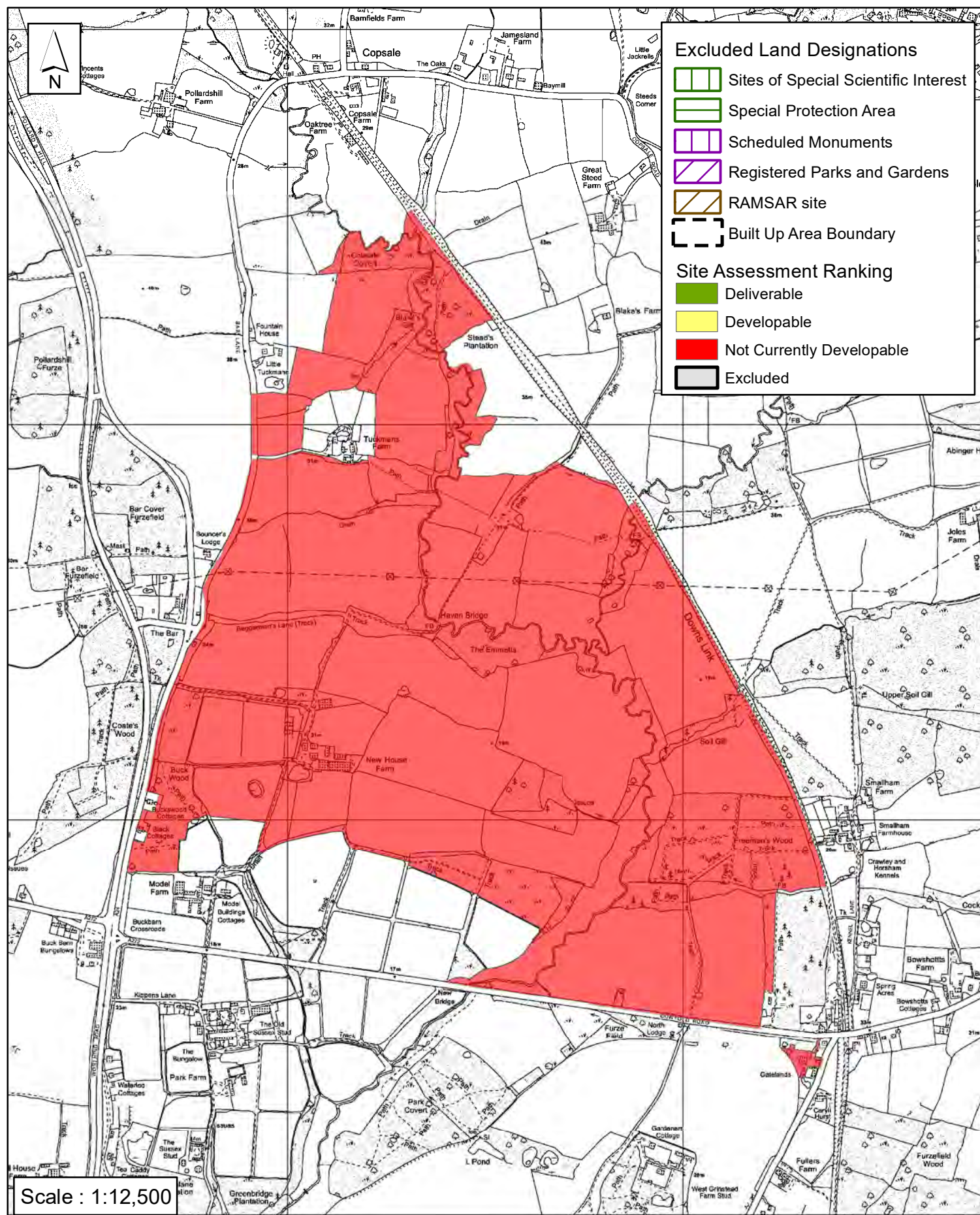
Justification

A planning consultant on behalf of the landowners has expressed an interest in developing the site meaning the site is considered 'available'. This is a strategic scale site in the countryside north east of the Buck Barn crossroads of the A24 and A272. The site is predominantly agricultural and comprises much of the land north of the A272 between the A24, the Downs Link and Bar Lane. It contains a number of areas of Ancient Woodland, public rights of way and a river which meanders through the site from north to south where the adjacent land is at risk of flooding. Much of the site lies within the designated West Grinstead Parish Neighbourhood Development Plan Area however no formal draft Neighbourhood Development Plan has been published. It is relatively remote from any settlement or built up area boundary and would therefore need to be considered as a new settlement were it to come forward. Given the strategic nature of this site, its location and its impact upon development form and infrastructure there is currently a lack of evidence to demonstrate this site can be sustainably developed and would not cause significant harm. 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 of the HDPF. The site is therefore assessed as 'Not Currently Developable'.

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

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

SA - 716: Land at Newhouse Farm, West Grinstead



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

Date: 31/10/2018

Revision:

Horsham District Council

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

Parish	West Grinstead
---------------	-----------------------

SHLAA Reference	SA723	Site Name	Land West of Old Worthing Road, Dial Post		
------------------------	-------	------------------	---	--	--

Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Old Worthing Road, Dial Post		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	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"/>

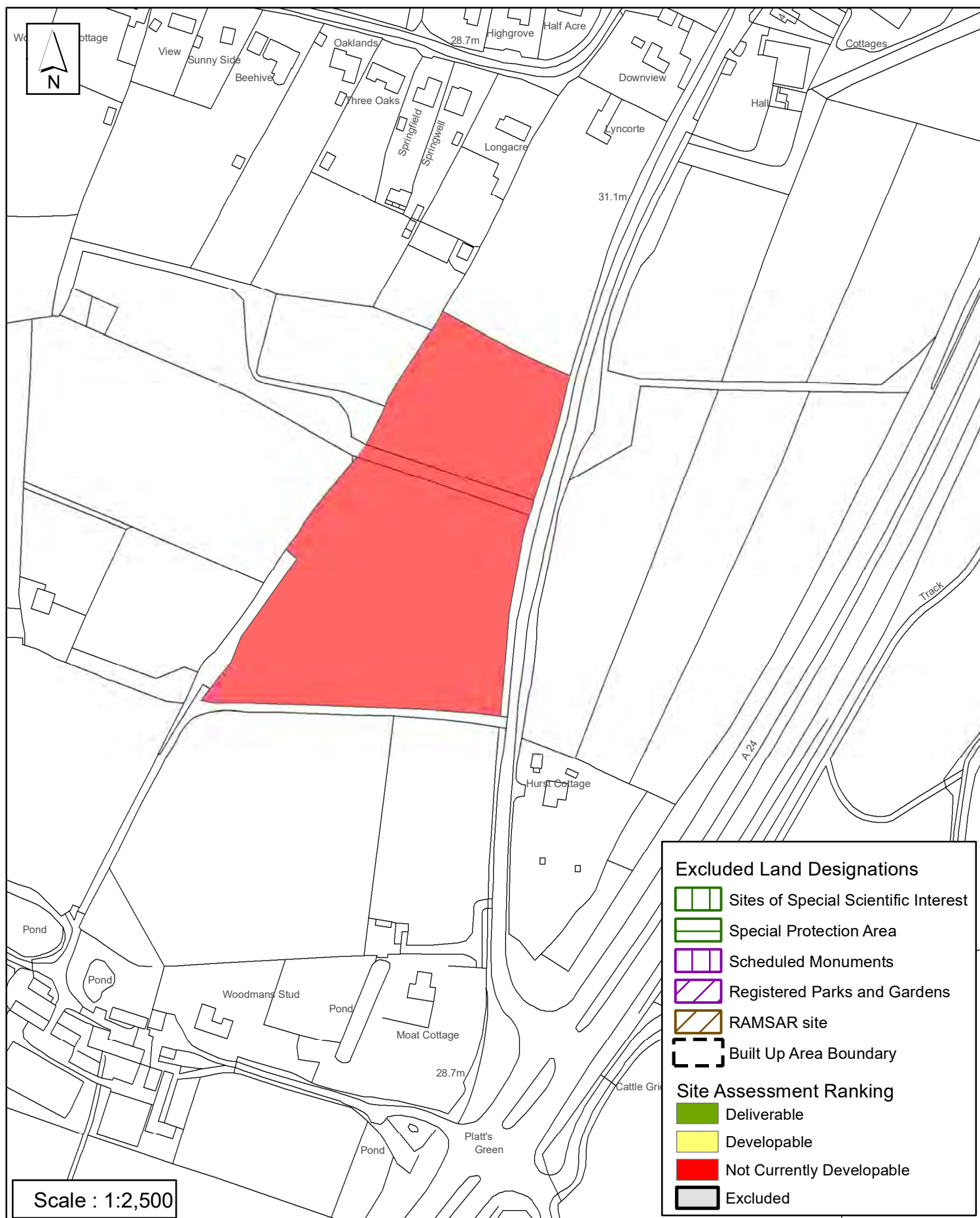
Justification

The landowner has expressed an interest to develop the site meaning it is 'available'. The site lies in the countryside unrelated to the settlement edge of Dial Post or any built-up area boundary as defined by the Horsham District Planning Framework 2015 (HDPF). 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
----------------------	--------------------------	-------------------------

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

SA - 723: Land west of Old Worthing Road, Dial Post, West Grinstead



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

Date: 31/10/2018

Revision:

Horsham District Council

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