



**Horsham
District
Council**

Local Plan Review – Background Paper

Secondary Settlement Boundary Review

February 2020

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1. Introduction

- 1.1 This report has been produced to form part of the evidence base which supports the Horsham District Local Plan Review. The recommendations within this document relate to proposals for further amendments to the current proposed Secondary Settlement boundaries, following the Local Plan Review: Issues & Options consultation in April 2018. It also addresses additional settlements which are to be classified as Secondary Settlements following the Settlement Sustainability Review and representations received during the Issues and Options consultation.
- 1.2 Policy 3: Development Hierarchy of the Horsham District Planning Framework (HDPF) sets out the development hierarchy for the district, identifying each settlement that has a defined built-up area boundary. In general terms, these are the larger settlements in the district which have a good range of services and facilities and are therefore able to absorb some additional growth. Larger settlements are considered to have a greater capacity for growth than the smaller villages and hamlets. Anything outside of a built up area boundary (BUAB) is considered to be 'countryside' and development in these areas is more strictly controlled.
- 1.3 Policy 26: Countryside Protection states that in areas classified as 'countryside' development will generally be restricted and any proposal must be essential to its countryside location, and in addition, support agriculture, forestry or leisure purposes. The council recognises that land outside of built-up areas is not uniformly undeveloped farmland, it also includes a number of small hamlets and villages which are defined in Policy 3 as 'unclassified settlements'. These settlements have few or no services and facilities and are reliant on the other larger villages and towns. They are therefore not a sustainable location for large scale development, but conversely have been recognised as having potential for some limited development when compared with the entirely undeveloped fields which Policy 26 would also apply.
- 1.4 As part of the Local Plan Review the council has therefore revisited the 'unclassified' settlements and sought to identify areas where some limited development may be appropriate. These small hamlets and villages have been entitled 'Secondary Settlements' and the approach for identification was detailed within the Local Plan Review: Issues & Options consultation in April 2018.

2. Assessment Methodology

- 2.1 Unclassified settlements in Horsham district were initially identified through a desk-top study. A number of characteristics were then considered where settlements were visited in order to determine whether the village or hamlet may be appropriate for designation as a Secondary Settlement. The characteristics are set out below:

- 1) Presence of services and facilities. Policy 3 of the HDPF sets out that development should take place in the most sustainable locations, and the settlement hierarchy identifies those settlements which have the greatest range of services and where development therefore has capacity to support additional infilling or redevelopment. For each of the potential secondary settlements identified, it was therefore considered as to whether there were any local services present. This included primary schools, allotments, village halls, playing fields, churches or other similar features, all of which may indicate the presence of a local community.
- 2) Presence of employment. Whilst some settlements may have relatively few local services as a result of their scale, the presence of local employment may also be indicative of an established settlement and may have some potential to offer local employment.
- 3) Proximity to other services, facilities and employment and ease of access. Given the small scale and limited services in each of the settlements it was recognised that any residents of these settlements are likely to be reliant to a great degree on the car, or public transport if available, to meet day to day needs or to travel to work. The distance to nearby settlement centres was therefore identified, and the proximity to the wider strategic road network (A and B roads in particular were identified).
- 4) Settlement characteristics – a number of factors were considered including settlement form and density. The character of the settlement was also a consideration, for example taking into account the age or historic character of the dwellings. A key consideration was whether these factors combined to give a ‘sense of place’ with the sense of leaving the countryside and arriving in a small hamlet or village.

2.2 The results of this assessment are set out in Table 7 – Assessment of unclassified settlements of the Local Plan Review: Issues and Options consultation document and the proposed Secondary Settlement boundaries are shown on the maps in Appendix 3. Where boundaries have been drawn, a similar process was considered to that of the designation of built-up area boundaries as set out in Chapter 4.

3. Conclusion

3.1 A summary of all sites assessed, which includes both those for additional boundary amendments and changes in the initial recommendation, is set out in Table One. In addition to settlement specific representations, comments were also received in relation to the policy wording and feedback on the methodology used, as set out above.

3.2 The revised boundaries and proposed designations are depicted on the settlement maps contained within Appendix 1 of this report.

Table 1: Summary of Sites Assessed following Issues and Options Consultation in April 2018

Settlement Name & Initial Recommendation	Summary of Representations Received	Recommendation & Reason for Accepting / Rejecting Proposed Amendment
Adversane (Designate)	Two representations; one support and one support with modifications. Request for extension of southern boundary by 5ha to include two further fields.	Adversane is a small hamlet located on a crossroads with the A29. Although limited local services, it is close to both Billingshurst and Pulborough which are designated as small towns and larger villages in settlement hierarchy. The site proposed for amendment is open countryside, with a number of large trees and a defined hedgerow running east to west dividing the two fields. The site directly relates to the countryside beyond rather than the built form of Adversane. Designate as Secondary Settlement. Exclude proposed amendment from Secondary Settlement boundary.
Ashurst (Designate)	Three representations; one support, two objections.	The settlement has a number of services and facilities including a primary school and village hall, clearly indicating the presence of a community and a sense of place. Designate as a Secondary Settlement.
Blackstone (Designate)	Four representations; three objections, one support with modifications. Request boundary amendment for an extension of 25m south to include foundation	Blackstone is a small hamlet and much of the settlement is designated as a Conservation Area. The historic character, coupled with the presence of some local businesses contributes to a clear sense of place. Land south of the current proposed boundary is open countryside and does

	structures of historically demolished glasshouses.	not have a direct relationship with the built form of the settlement. Designate as Secondary Settlement. Exclude proposed amendment from Secondary Settlement boundary.
Brooks Green (Remain unclassified)	No representations	Brooks Green comprises of a few isolated dwellings, located north of Coolham. There is no sense of arrival at the destination and there are no services or facilities. Do not designate as Secondary Settlement.
Clemsfold (Remain unclassified)	No representations	The settlement, located of A29, comprises of a number of dwellings and a couple of small businesses. The limited facilities do not indicate that there is an established community and there is no clear sense of arrival. Do not designate as Secondary Settlement.
Colgate (Designate)	Four representations; three objections and one support.	Colgate is one of the larger 'unclassified settlements' in the hierarchy. It is wholly located within the High Weald AONB so landscape is sensitive to change. However, there are a number of services and facilities including a primary school and a village hall, clearly indicating the presence of a community and a sense of place. Designate as Secondary Settlement.
Coolham (Designate)	Two representations of objection.	Coolham is located on the crossroads of the A272 and B2139. The settlement has a primary school indicating the presence of a community. It

		contains a number of historic properties together with more modern properties, which combined contribute to a sense of place. Designate as Secondary Settlement.
Coneyhurst (Remain unclassified)	No representations	The settlement comprises of a few dwellings and is located on the A272. There is no sense of arrival or any services and facilities which are indicative of a community. Do not designate as Secondary Settlement.
Crabtree (Designate)	Three representations; one support and two support with modifications. Settlement adjoins High Weald AONB, request that if designated AONB is protected.	Crabtree is a small hamlet located on A281, the majority of which is located within a designated Conservation Area. Development in the settlement varies in age, including some historic properties which are visible from the road generating a sense on arrival. Designate as Secondary Settlement.
Dial Post (Designate)	Two representations of objection.	Dial Post is one of the larger 'unclassified settlements' in the hierarchy, located on western side of A24. There is a small village hall which indicates the presence of a community and the village green gives a clear sense of place. Some employment is available locally. Designate as Secondary Settlement.
Dragons Green (Remain unclassified)	No representations	The small linear settlement consists of relatively isolated dwellings and one public house resulting

		in a lack of sense of place. Do not designate as Secondary Settlement.
Faygate (Designate)	Three representations; one objection and two support.	Faygate itself has few services and facilities but is located on A264, close to the large range of facilities of both Horsham and Crawley. The village hall, sport pitches and railway station indicate the presence of a community and there is a clear sense of place. Designate as Secondary Settlement.
Five Oaks (Remain unclassified)	Representation received querying consistency in assessment of 'sense of place'.	Five Oaks is located on the junction of the A29 and A264. It has a small service station including a shop and some limited employment from existing businesses. The settlement is close to Billinshurst which is designated as small towns and larger villages in settlement hierarchy and has a large range of service and facilities. Designate as Secondary Settlement.
Ifield (Designate)	Four representations; two objections and two support.	Ifield directly adjoins the settlement of Crawley. Although outside of its administrative area, Crawley is a key centre of employment and has a wide range of service and facilities within the town centre itself and local neighbourhoods. Designate as Secondary Settlement.
Itchingfield (Remain unclassified)	No representations	The settlement primarily comprises of a number of low density dwellings, most of which are set back from the road limiting the sense of arrival.

		There are no services and facilities which are indicative of a community following the closure of the primary school. Do not designate as Secondary Settlement.
Kingsfold (Designate)	Five representations; three objections and two support with modifications. Boundary amendment requested to include land east of Dorking Road (SHLAA Ref. SA563) and a request to adapt policy wording to enable modest development adjoining settlements to allow villages to grow.	Kingsfold is located on the junction of A24 and Marches Road. The buildings vary in age and scale and it has a compact form with a number of properties directly fronting the road, contributing to a clear sense of place when arriving and leaving the settlement. The proposed amendment comprises of an open field which directly relates to the countryside and not the built form. Designate as Secondary Settlement. Exclude proposed amendment from Secondary Settlement boundary.
Lambs Green (Remain unclassified)	No representations	Lambs Green is a small hamlet of less than 20 properties, a number of which are set back from the road limiting a clear sense of place. The limited facilities do not provide any indication of an established community. Do not designate as Secondary Settlement.
Littleworth (Designate)	Two representations of support.	Littleworth is a small hamlet, located a short distance from Partridge Green which has a good range of services and facilities. A number of allotments located within the settlement are available for the use of residents of both Littleworth and Partridge Green which provides

		evidence of an established community. Dwellings are a mix of age and size which contribute to a sense of place. Designate Secondary Settlement.
Maplehurst (Designate)	Five representations; three objections, one support and one support with modifications. Request boundary amendment to include full amenity land of The Old Eight Acre, Park Lane.	The settlement is located on rural crossroads to the south of Nuthurst. It is characterised by dwellings which vary in age contributing to a sense of place. Maplehurst has been identified for a small amount of development in the Nuthurst Neighbourhood Plan providing evidence of the presence of community. The proposed amendment comprises of amenity land which forms part of the important transition between the urban and rural environment. Designate as Secondary Settlement. Exclude proposed amendment from Secondary Settlement boundary.
Marehill (Remain unclassified)	One representations of objection.	Marehill primarily comprises of low density development which is set back from the road, limiting a sense of place. Do not designate as Secondary Settlement.
Monks Gate (Designate)	Ten representations; six objections, one support and three support with modifications. Request to amend eastern boundary to follow Neighbourhood Plan site and exclude the copse on the northern boundary. Request to extend the eastern	Monks Gate is located on the A281 south of Mannings Heath and is characterised by dwellings which vary in age, contributing to a sense of place. It has been identified for a small amount of development in the Nuthurst Neighbourhood Plan providing evidence of the presence of community. The initial proposed boundary includes the whole

	boundary to include additional properties.	<p>Neighbourhood Plan allocation, including the copse which is designated as Local Green Space and protected by Policy 13vi of the 'Made' plan.</p> <p>The proposed amendment to the eastern boundary comprises of a number of dwellings which include large trees and defined hedgerows. The land forms part of the transition to the countryside beyond rather than the built environment.</p> <p>Monks Gate has few services and facilities and limited accessibility, it is therefore not considered a sustainable location for significant levels of growth. Designate as Secondary Settlement not BUAB. Amend southern boundary to reflect Neighbourhood Plan allocation. Exclude proposed amendment to eastern boundary.</p>
	Request that settlement should be designated as a Built-up Area Boundary (BUAB) not Secondary Settlement.	
North Heath (Remain unclassified)	No representations	<p>North Heath is a small collection of dwellings located on Gay Street Lane which is a rural road accessed via the A29. The settlement does not have any services or facilities. Do not designate as Secondary Settlement.</p>
Nutbourne (Designate)	Two recommendations of support.	<p>Nutbourne is a small hamlet and much of the settlement is designated as a Conservation Area. The historic character, coupled with the presence of some local businesses contributes to a clear sense of place. Designate Secondary Settlement.</p>

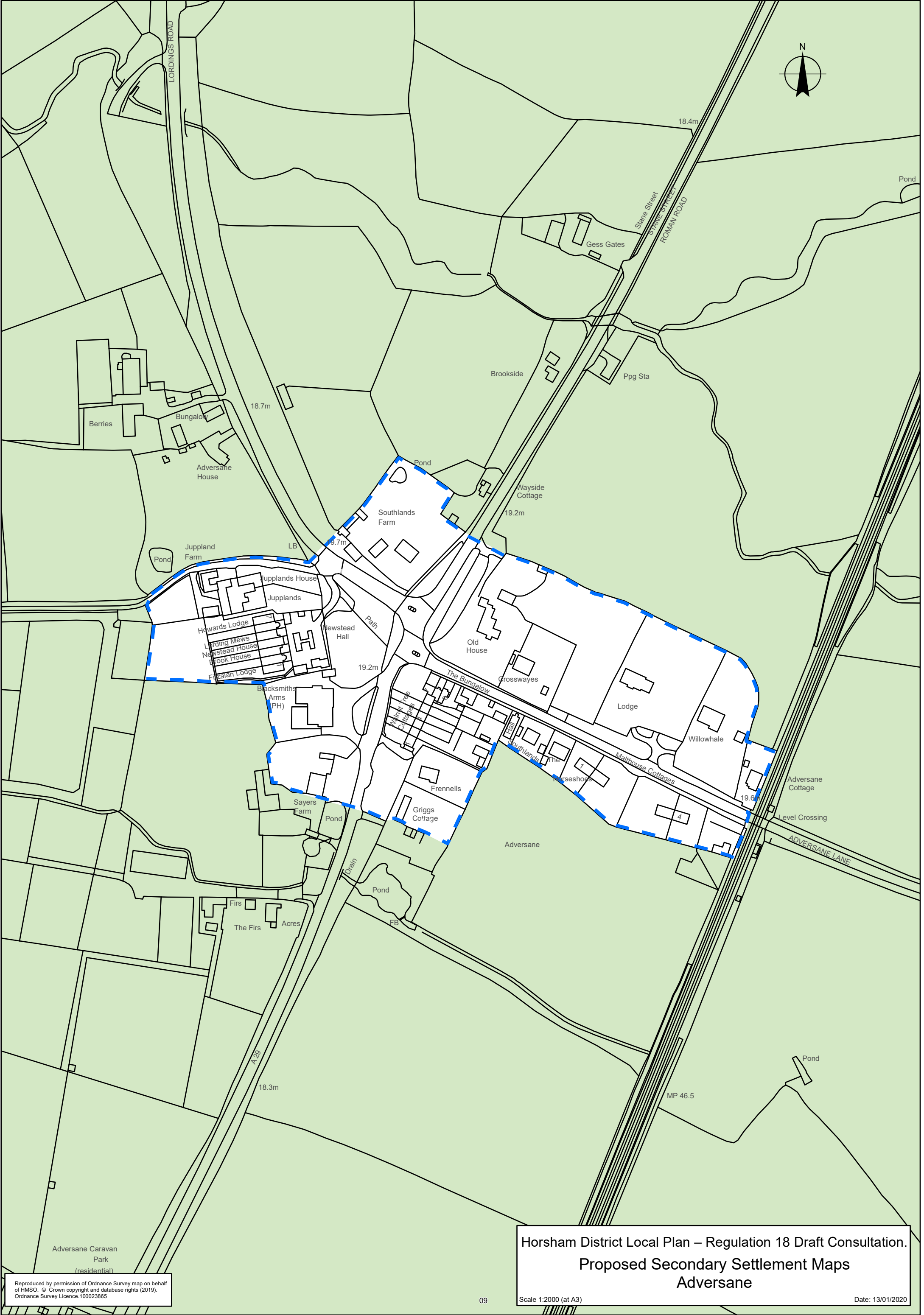
Nutbourne Common (Remain unclassified)	No representations	The settlement is characterised by a collection of low density dwellings which are rural in nature and there are no services or facilities. Do not designate as Secondary Settlement.
Nuthurst (Designate)	Four representations; three objections and one support.	Nuthurst has a number of community facilities including a primary school which is a clear indication of the presence of a community. There is limited local employment and the historic character of buildings contributes to a sense of place. Designate Secondary Settlement.
Rowhook (Remain unclassified)	One representation of support.	The settlement is a small hamlet of less than 20 dwellings, a number of which are set back from the road and one public house, limiting the sense of place. Do not designate as Secondary Settlement.
Shermanbury (Designate)	Two representations of support.	Shermanbury is predominantly a linear 1930s settlement, located on the A281. It has been identified for a small amount of development in the Wineham and Shermanbury Neighbourhood Plan providing evidence of the presence of community. Designate Secondary Settlement.
Shipley (Designate)	Two representations of objection.	Shipley has a clear sense of place focused around the historic core of the church and the windmill, which is a local landmark. The village hall and primary school provide clear evidence of an

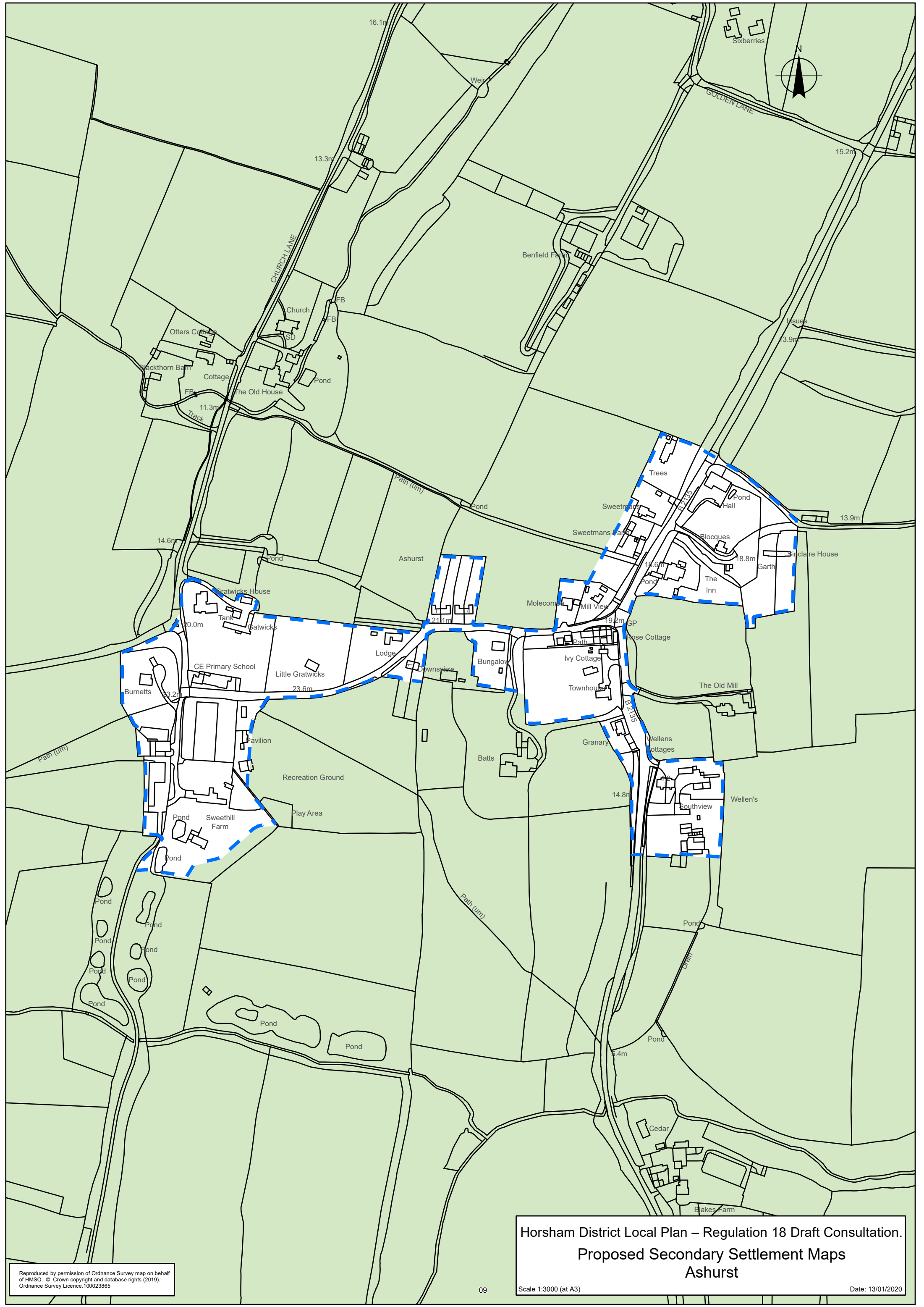
		established local community. Designate Secondary Settlement.
The Haven (Remain unclassified)	No representations	The Haven comprises of a few dwellings located on small rural crossroads between Billingshurst and Rudgwick. The public house does not adjoin the dwellings and there are no other services or facilities. Do not designate as Secondary Settlement.
Tower Hill (Designate)	Six representations; Four objections and two support. Request to amend the boundary west side of Two Mile Ash Road to include Butlers Cottage and Stone Cottage/Elder Cottage and extend the southern boundary to include Paddock House, Salisbury Road. Request also received to remove all properties from western side of Two Mile Ash so that the road is the defined boundary.	The settlement comprises of a number of dwellings and is located off of Worthing Road via a Private Road (no through access) giving no sense of arrival. Services and facilities are very limited, which is indicative of community, with only one public house. Do not designate as Secondary Settlement.
Warminghurst (Remain unclassified)	No representations	The settlement comprises of a church and a few dwellings giving no sense of place. There are no services or facilities. Do not designate as Secondary Settlement.
West Grinstead (Remain unclassified)	No representations	West Grinstead consists of some limited development and a church with much of the settlement located within a designated Conservation Area. There are no services or

		facilities and no clear sense of place. Do not designate as Secondary Settlement.
Wineham (Remain unclassified)	No representations	Wineham is predominantly a linear settlement with one public house, located on the boundary of Horsham and Mid Sussex district. The limited facilities and dispersed nature of many dwellings does not contribute to a clear sense of place. Do not designate as Secondary Settlement.
Wiston (Remain unclassified)	No representations	The settlement is primarily located north of A283 and properties are dispersed in nature rather than creating a defined hamlet. There are limited community facilities. Do not designate as Secondary Settlement.
Woodmancote (Remain unclassified)	No representations	Woodmancote is located on A281 and predominantly a linear settlement with no services or facilities. The low density housing which is well treed reduces the sense of place. Do not designate as Secondary Settlement.

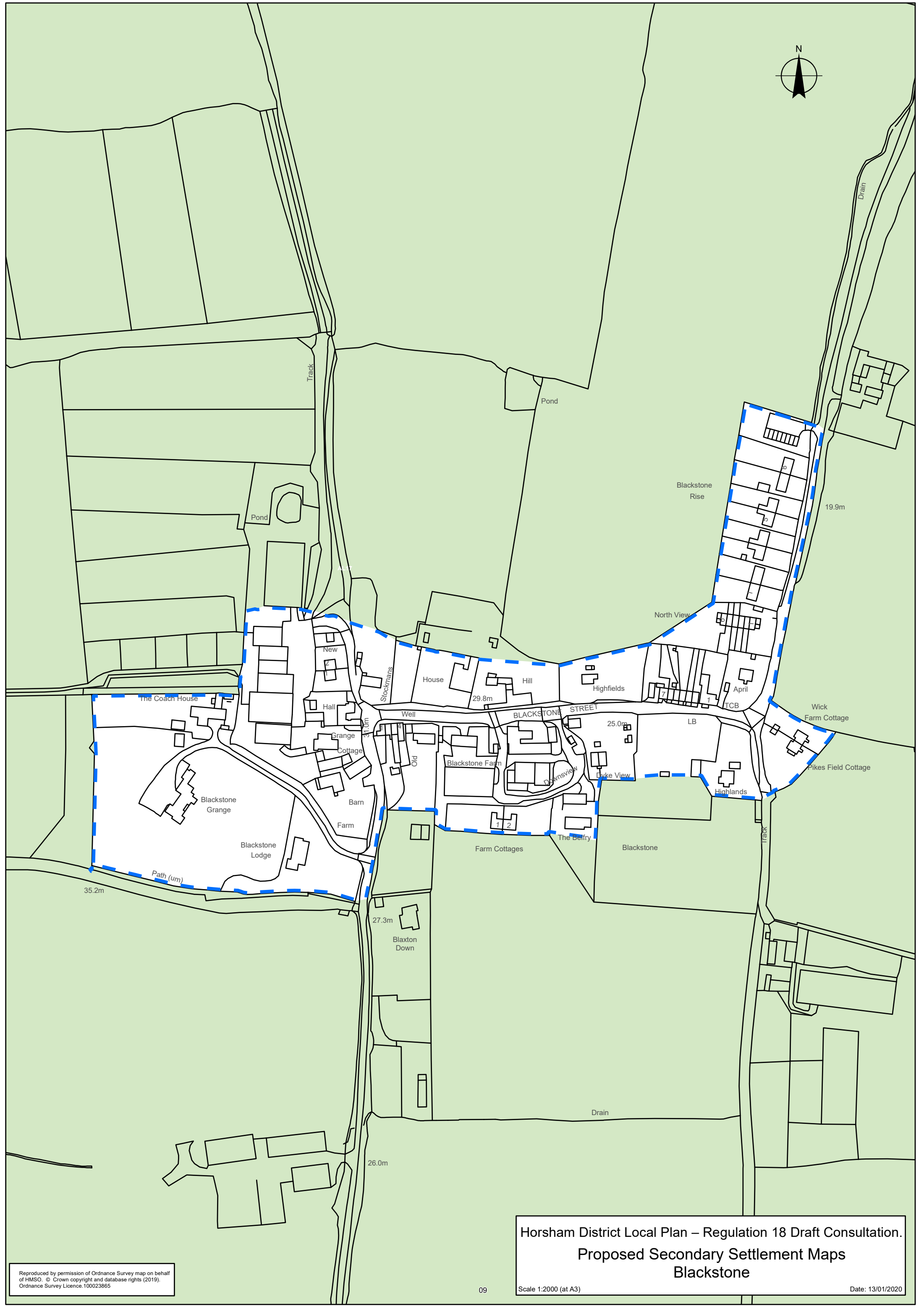
Appendix One

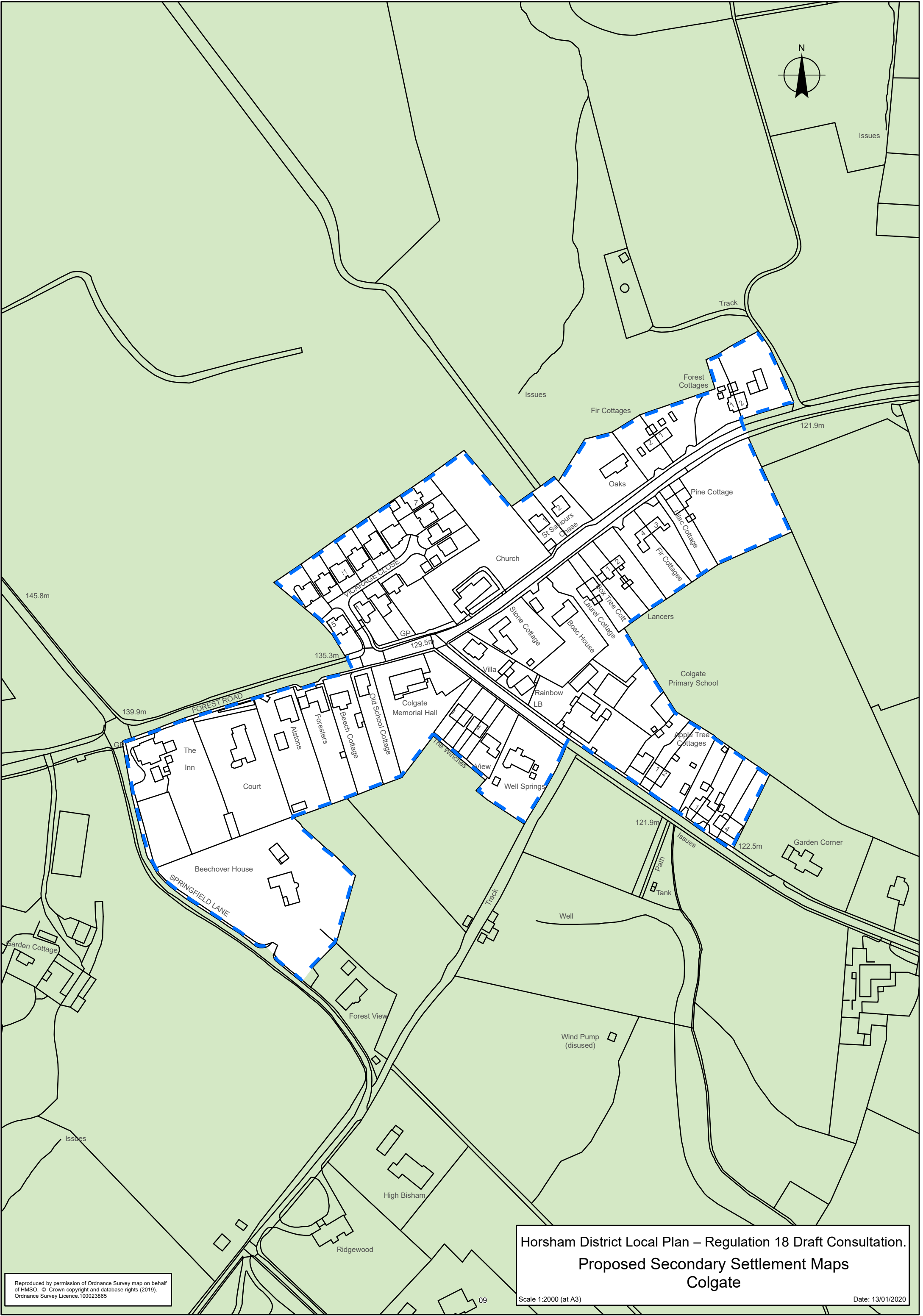
Proposed Secondary Settlement Maps





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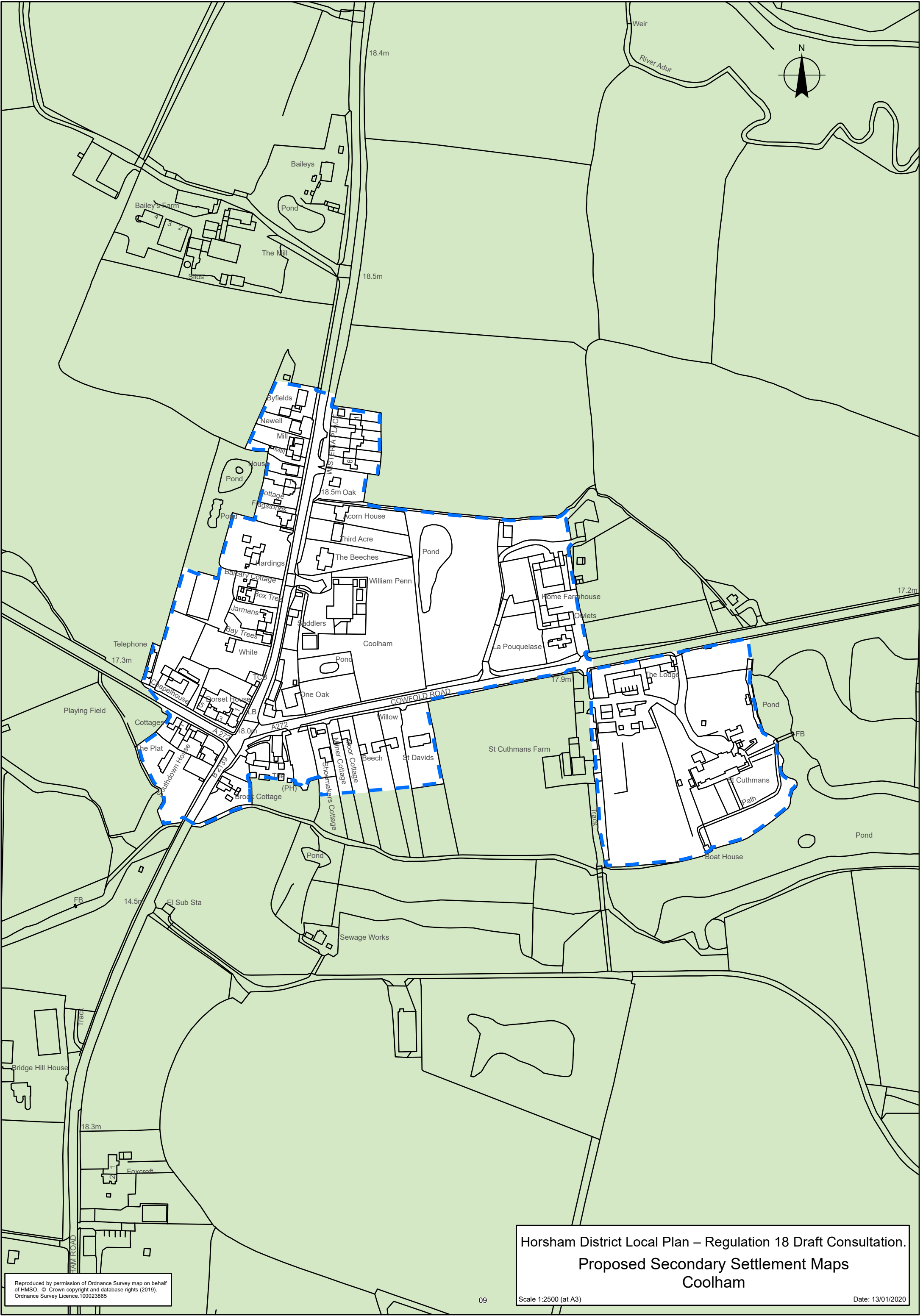


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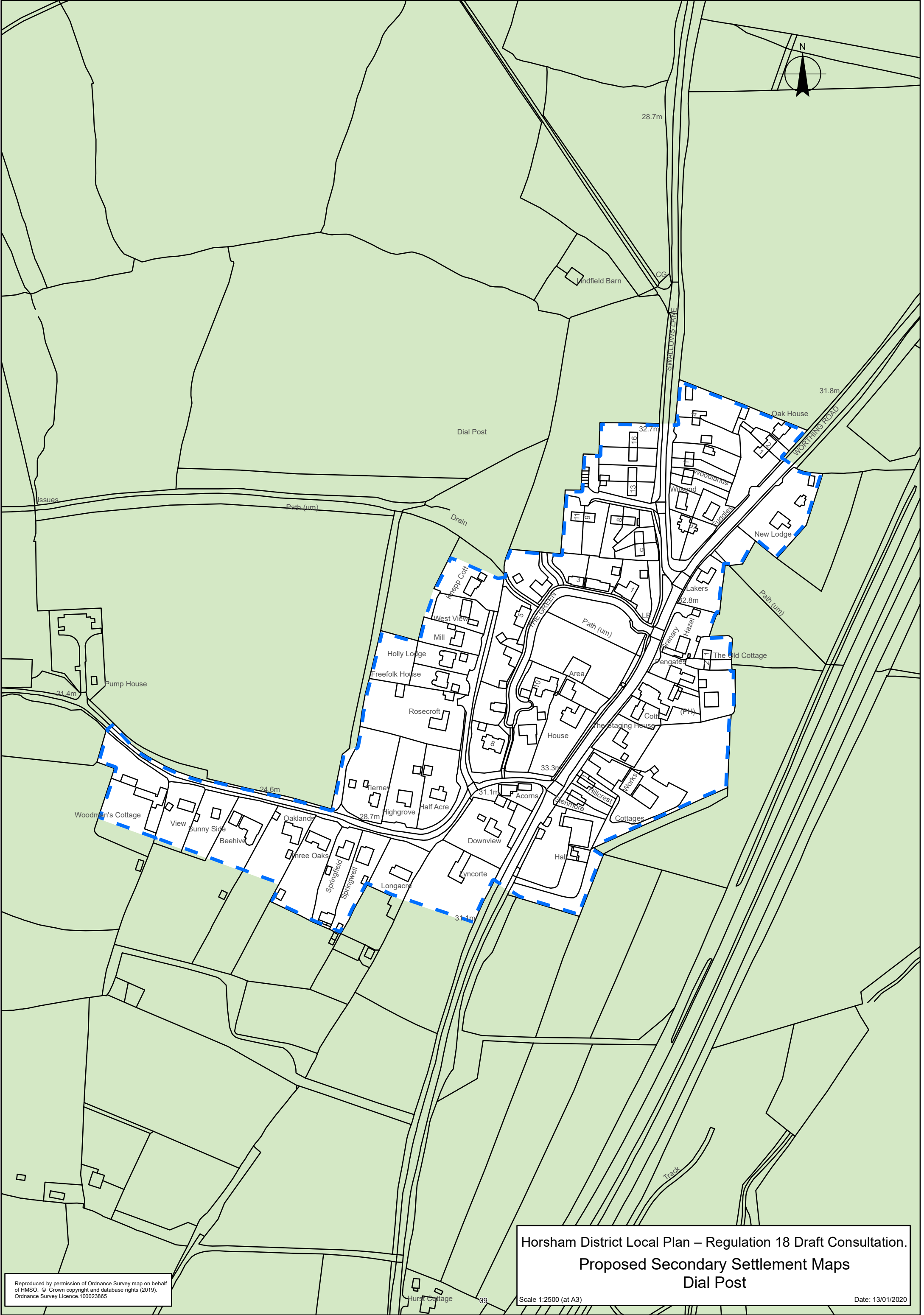
Horsham District Local Plan – Regulation 18 Draft Consultation.
Proposed Secondary Settlement Maps
Colgate

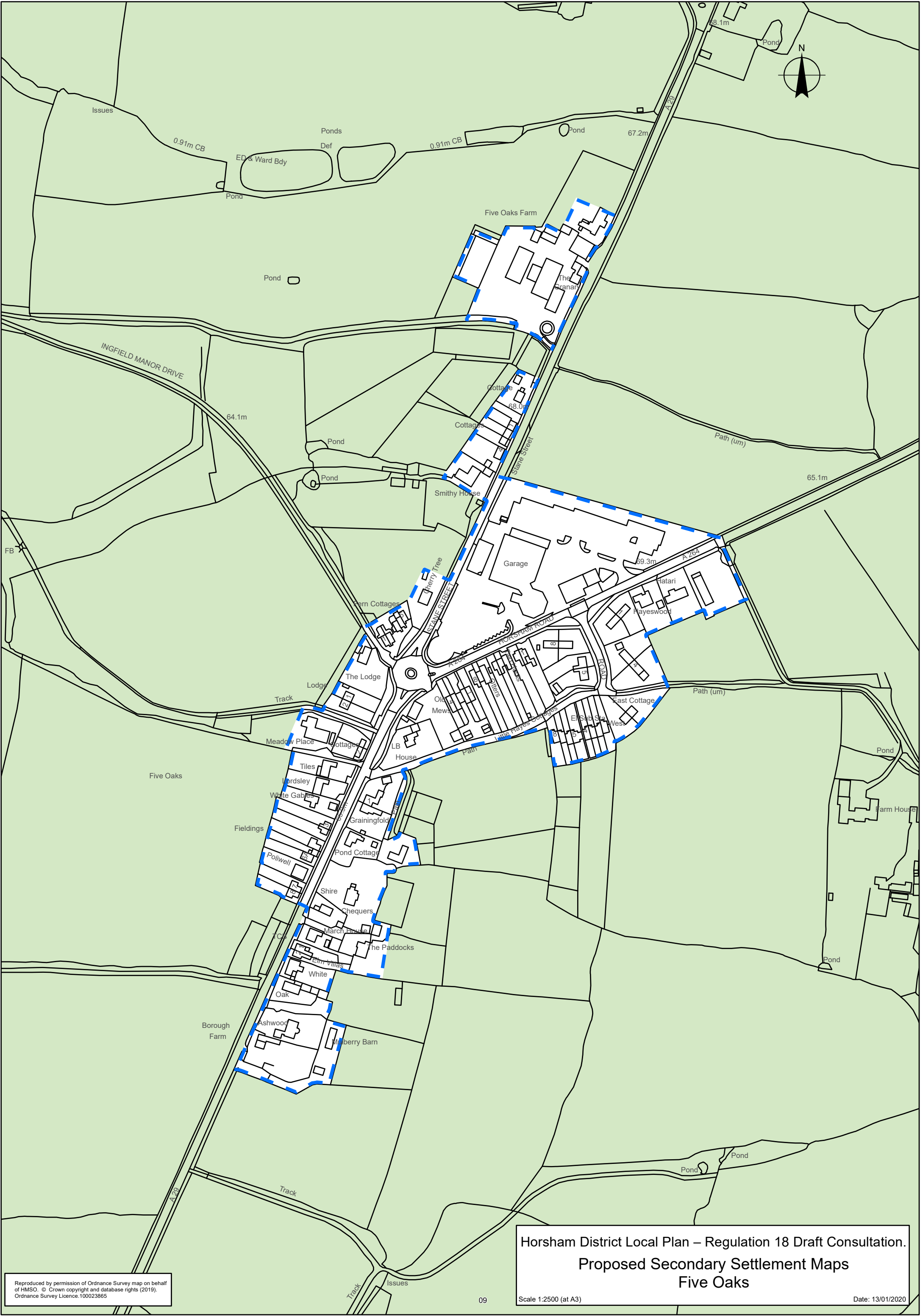
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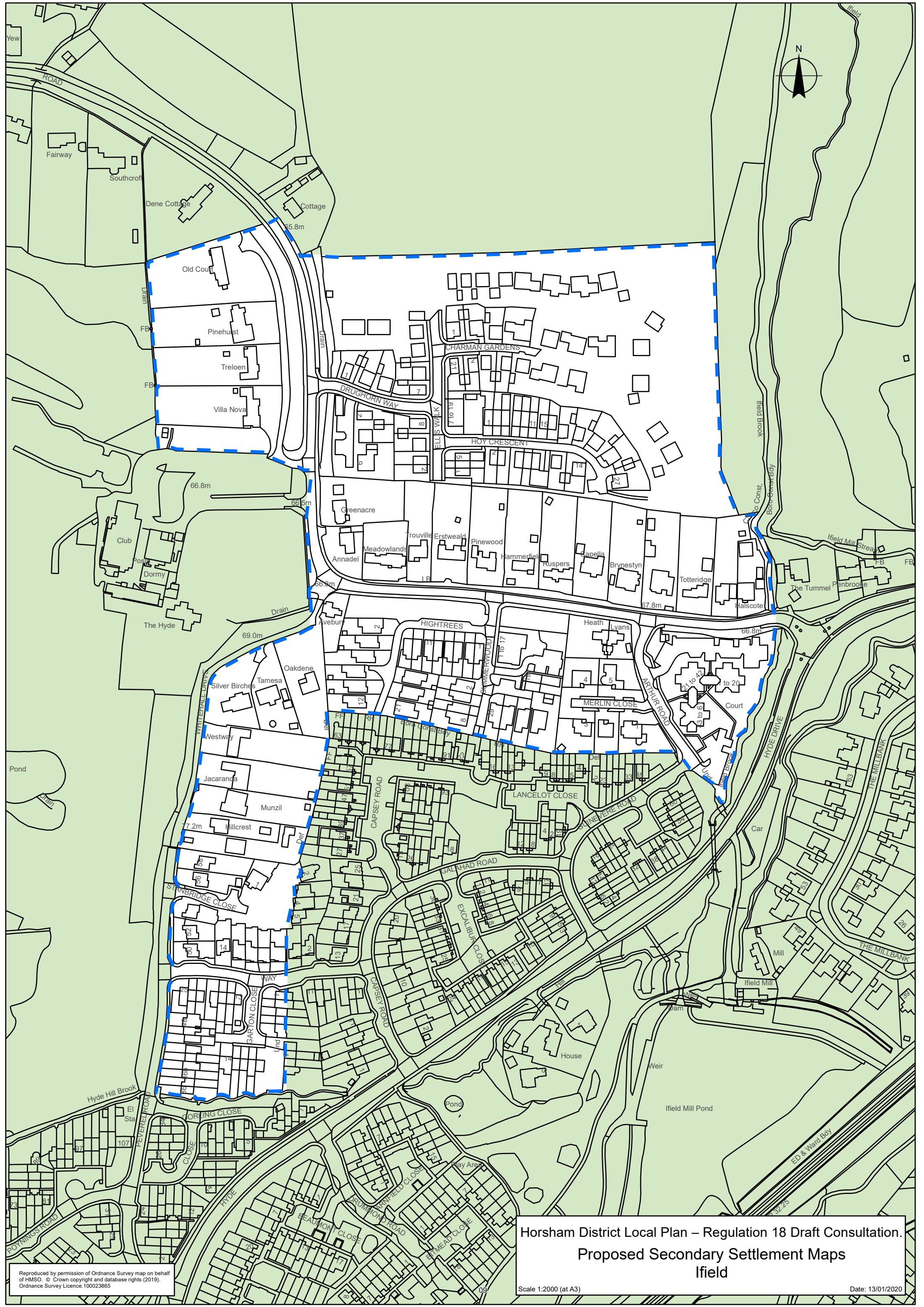


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Horsham District Local Plan – Regulation 18 Draft Consultation.
Proposed Secondary Settlement Maps
Five Oaks

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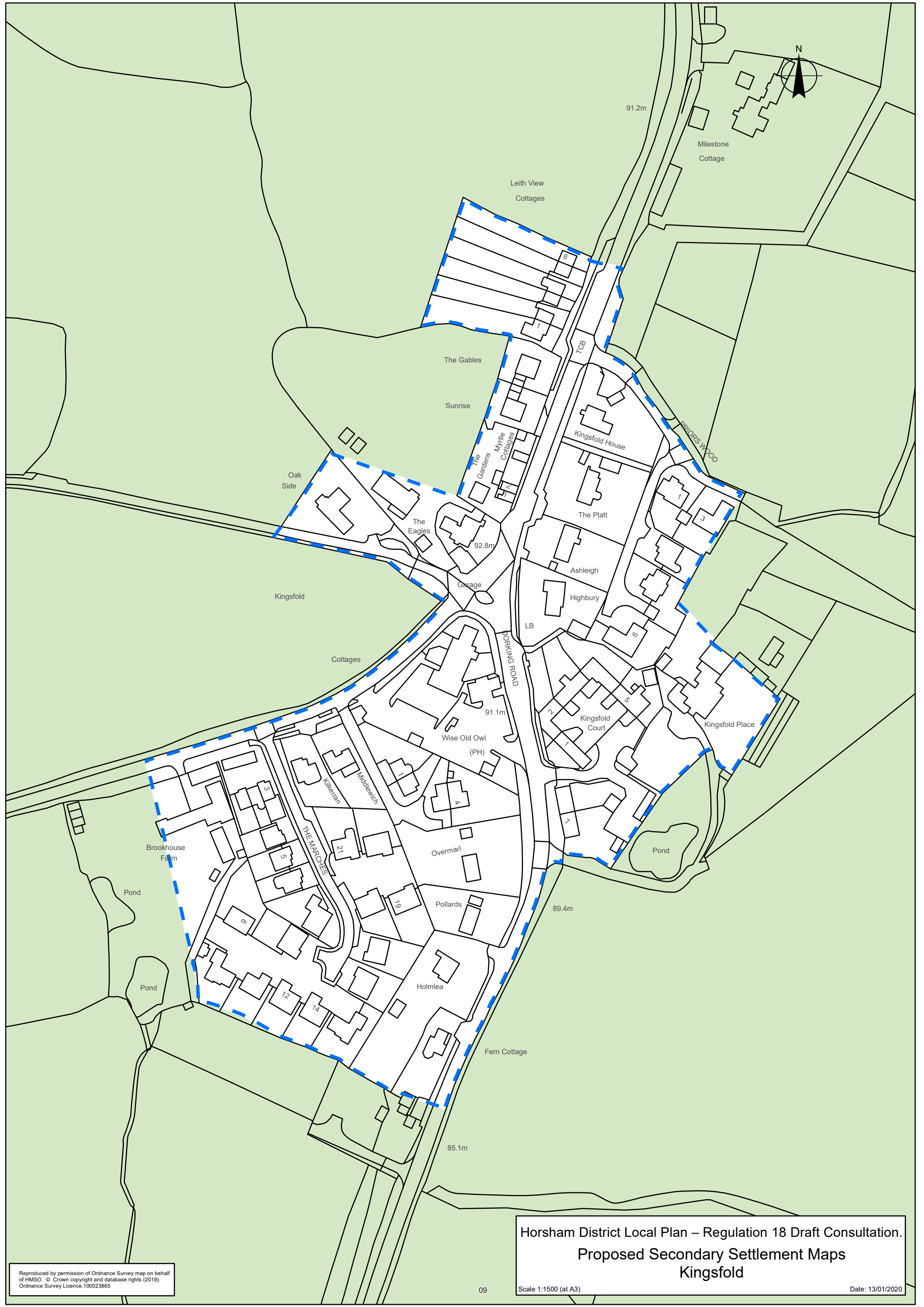
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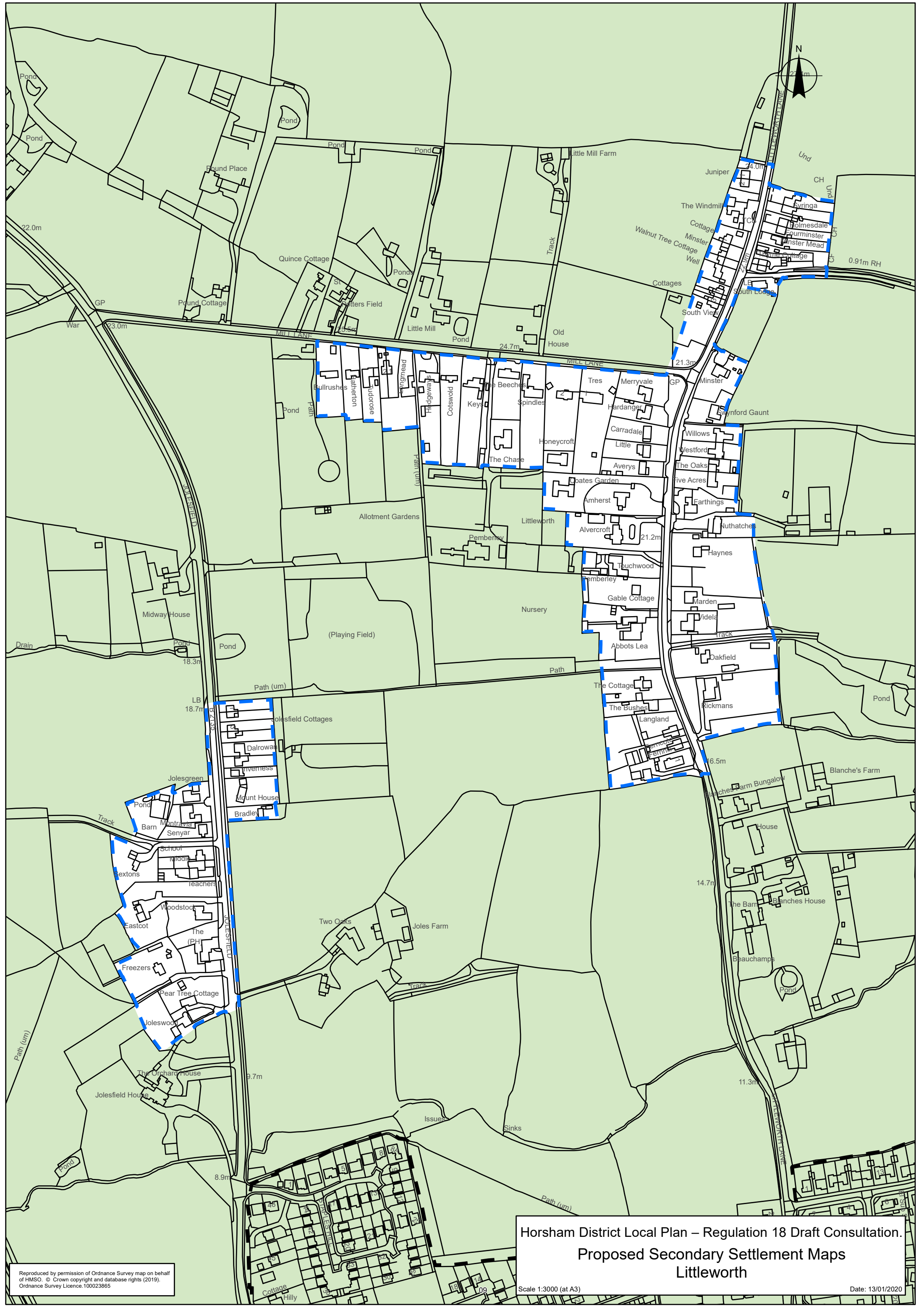


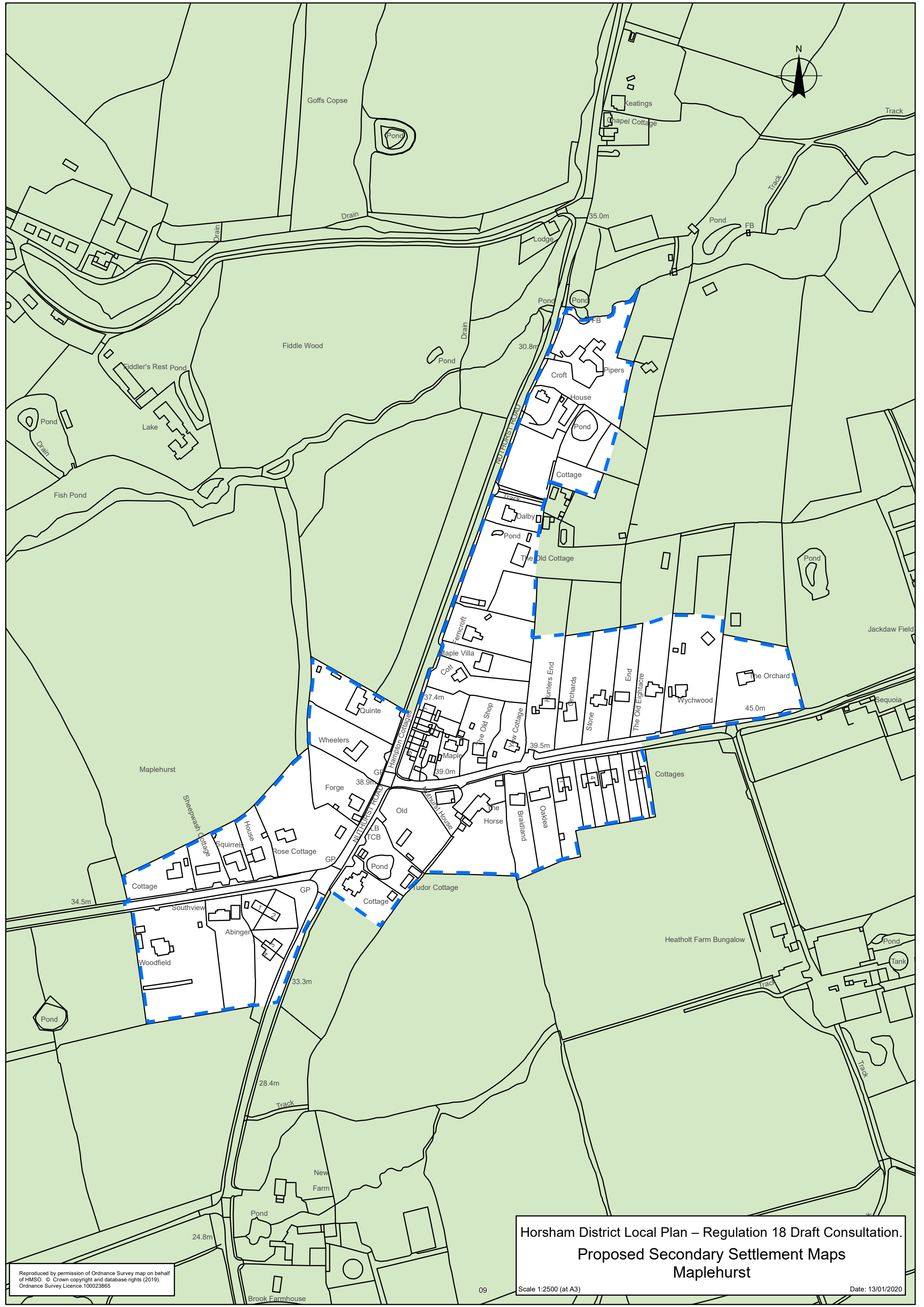
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Proposed Secondary Settlement Maps
Ifield

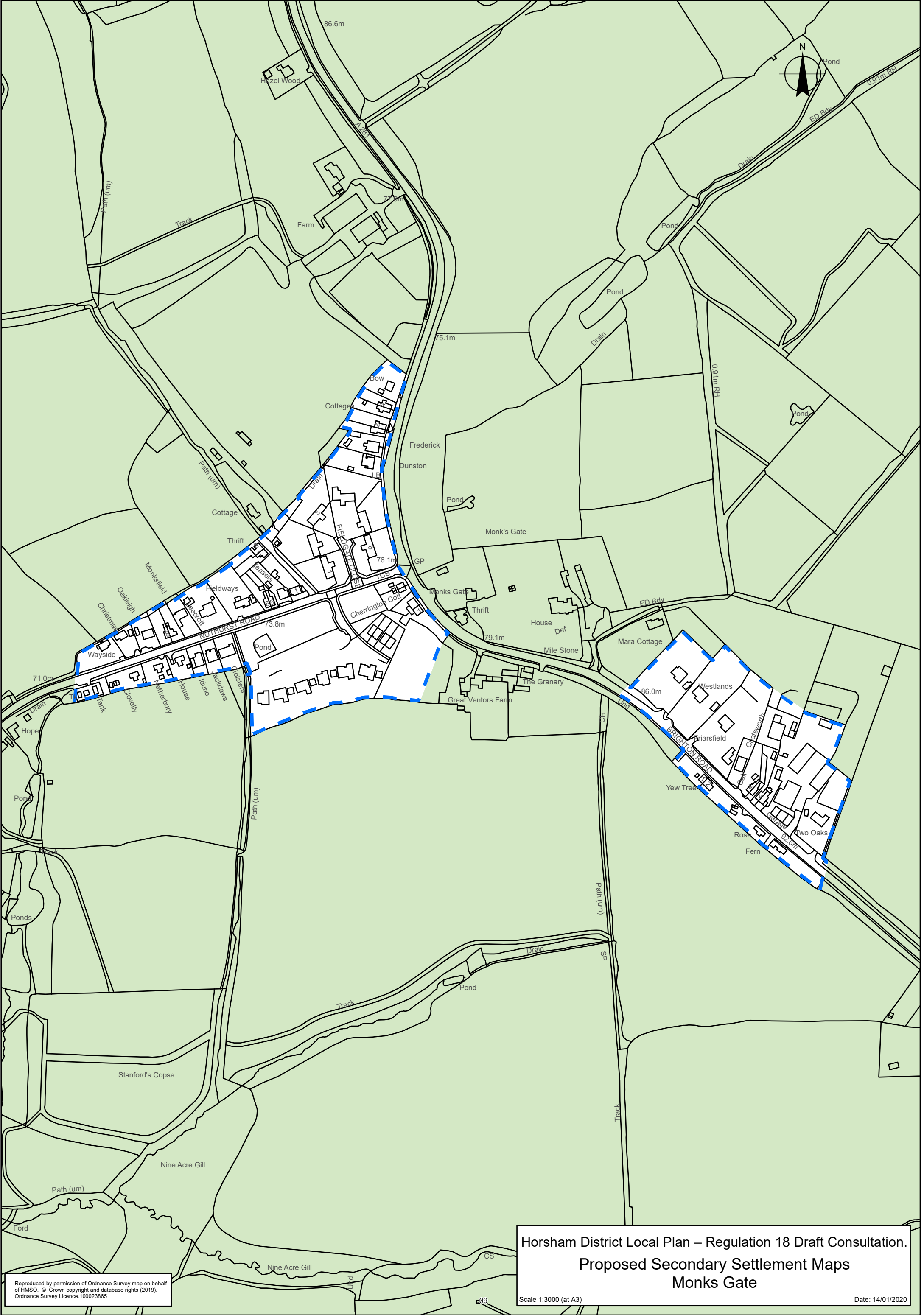
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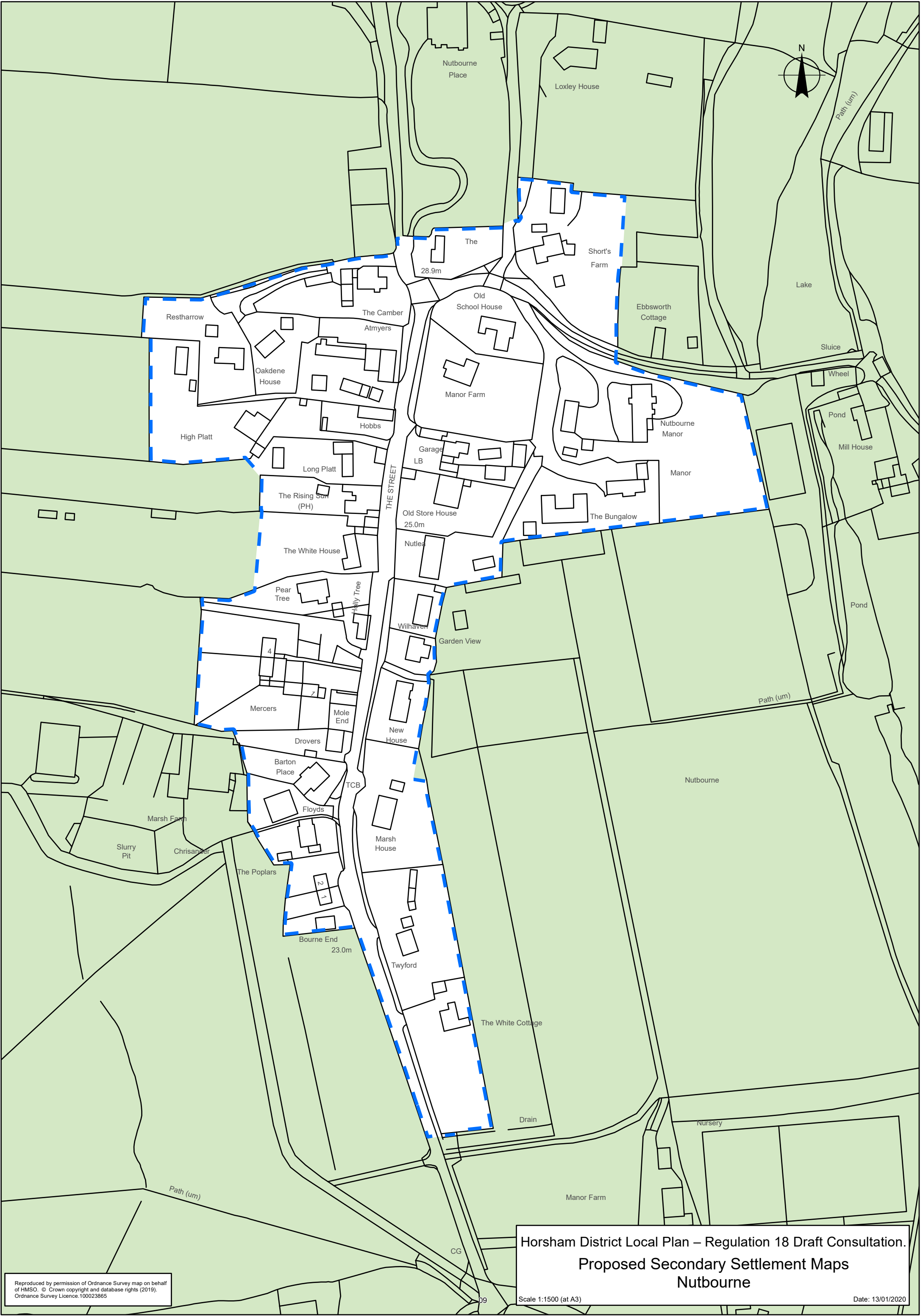
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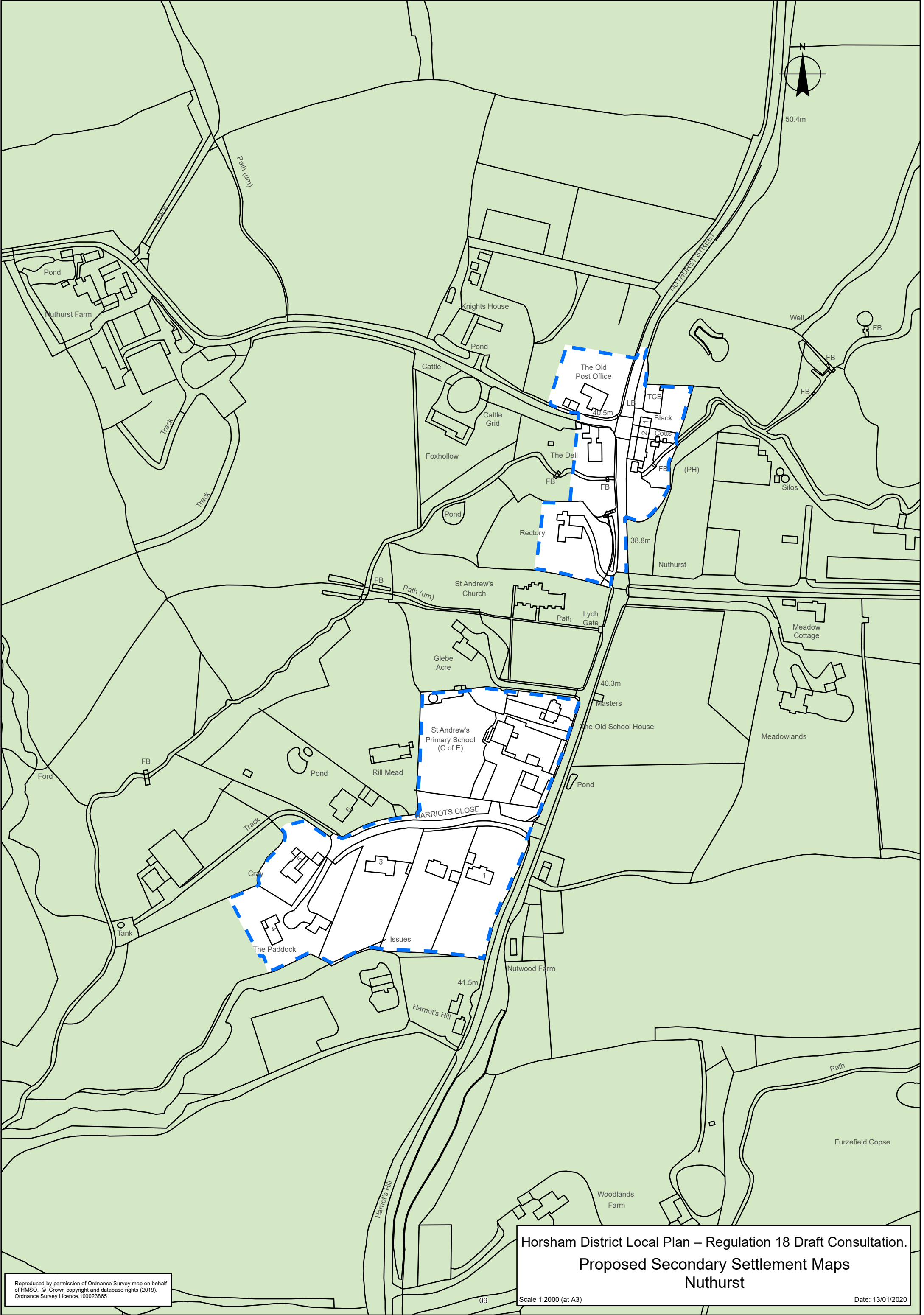


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Horsham District Local Plan – Regulation 18 Draft Consultation.
Proposed Secondary Settlement Maps
Monks Gate

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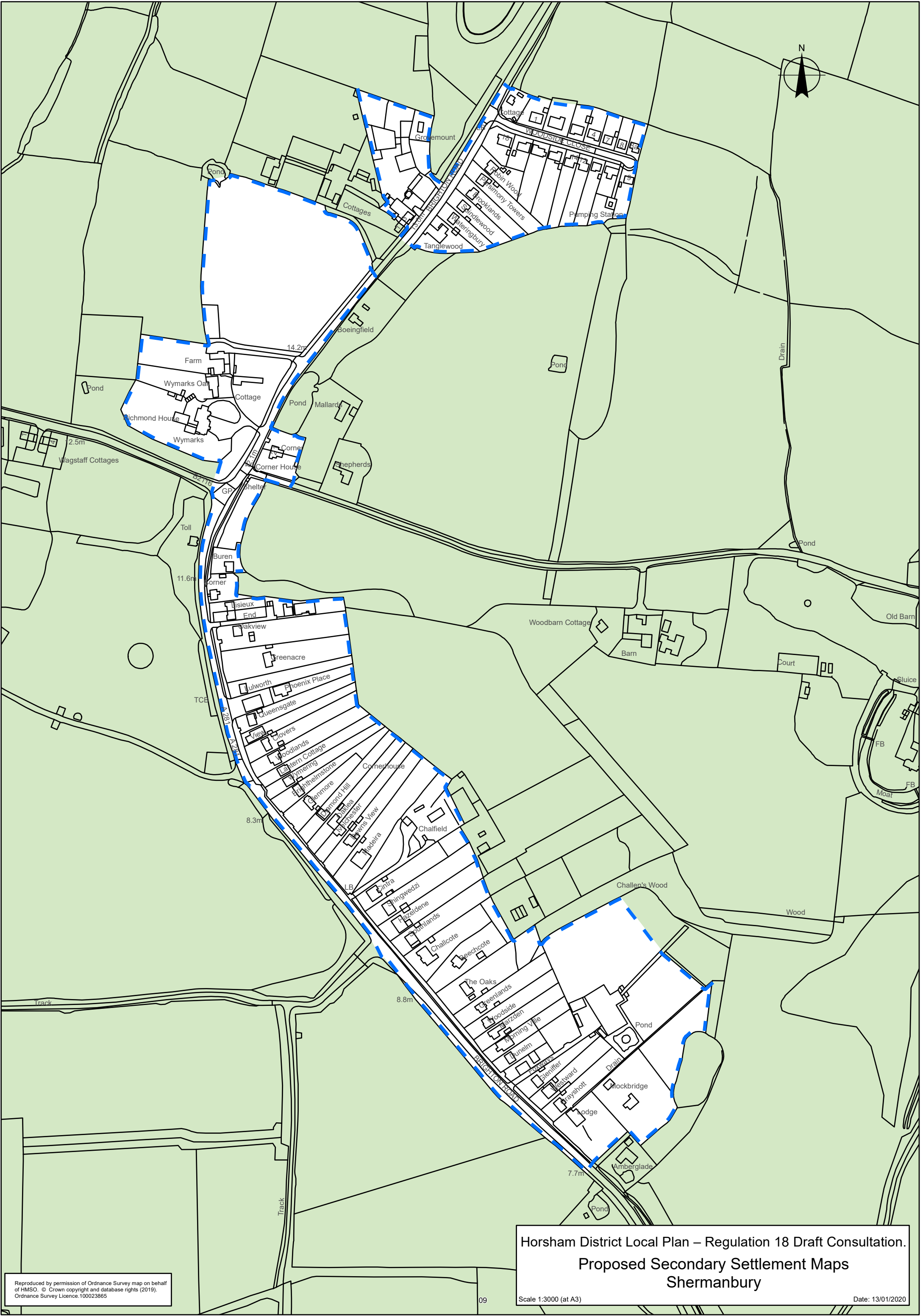


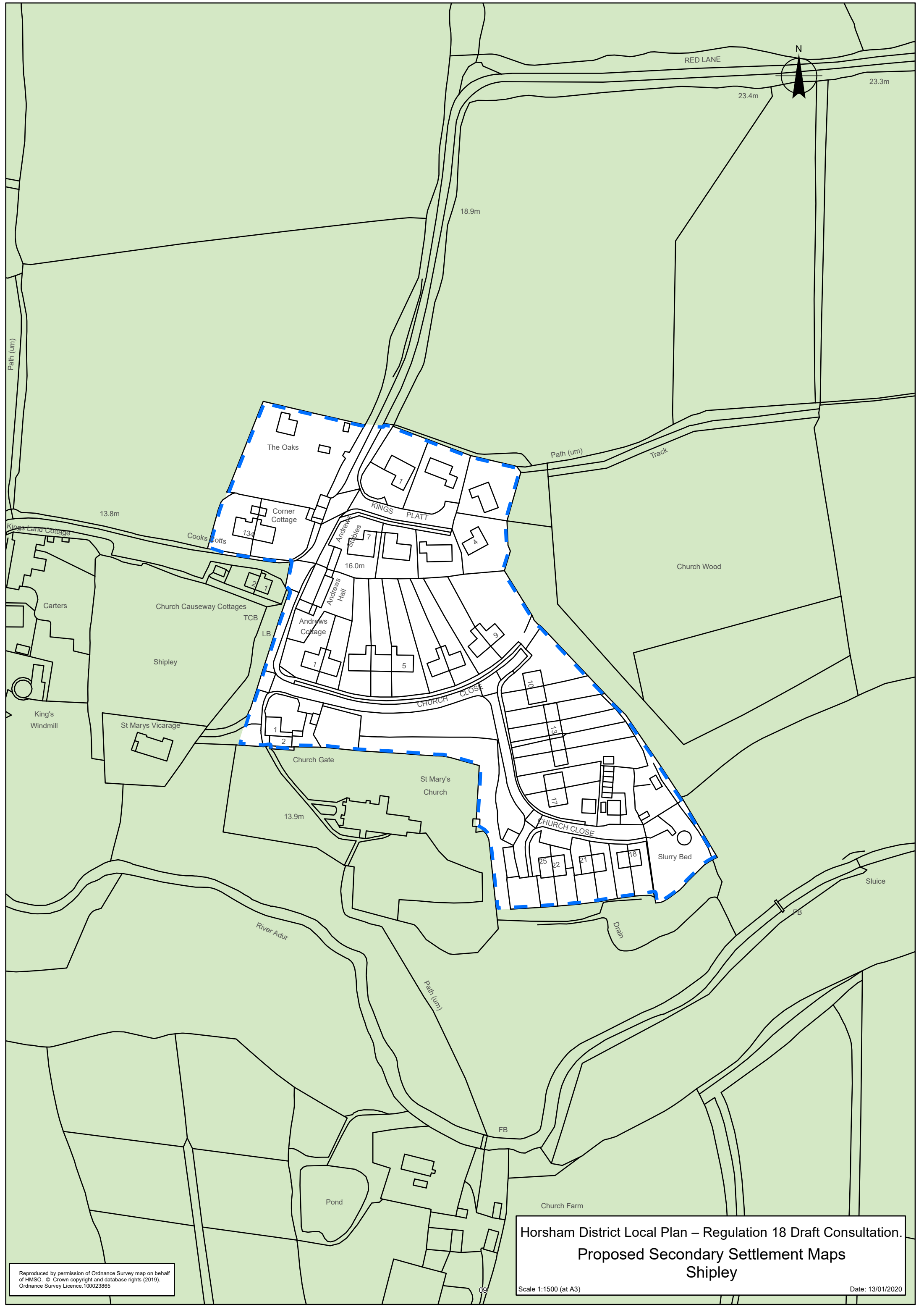
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Horsham District Local Plan – Regulation 18 Draft Consultation.
Proposed Secondary Settlement Maps
Nuthurst

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