

Appendix 1:

Site Assessment Criteria

Horsham District Council Local Plan Review

Housing and Employment Site Assessment Criteria 2019

1.0 Introduction

- 1.1 Horsham District Council is in the process of reviewing the Horsham District Planning Framework (HDPF), which was adopted in 2015. The review of this plan will consider the level and location of future housing and employment development in the period to 2036.
- 1.2 In 2018, Horsham District Council undertook a call for sites to enable the Strategic Housing and Employment Land Availability Assessment (SHELAA) data to be reviewed and updated. This update was published in January 2019. Some 500 sites have been put forward to the Council for consideration for a range of different types of development, although the vast majority (around 450) have indicated that the site should be considered for residential development, either in whole or in part.
- 1.3 As part of preparation of the Local Plan Review, further consideration of all sites included in the latest SHELAA is required to help determine the selection of preferred sites for new housing and employment development, in order that we can meet our development needs up to 2036. The assessment of sites needs to be undertaken against a consistent set of planning criteria. A set of criteria has therefore been devised against which potential sites will be assessed and are set out in more detail in this paper.

2.0 Draft Site Assessment Criteria Consultation

- 2.1 The draft Site Assessment Criteria were subject to targeted consultation between 2 and the 29 April 2019. The criteria were circulated to landowners, developers and agents promoting land to the Council through the SHELAA process together with Local Authorities as part of the wider Duty to Co-operate discussions. Drop in sessions were held on 11 April 2019 to allow land owners and agents to discuss the criteria and give feedback to officers on a more informal basis.
- 2.2 A good response was received in relation to this consultation from landowners, agents and local authorities together with a number of comments were also made more informally during the drop in sessions which were well attended. One key piece of feedback was the need to clarify the level of detail that is expected to be submitted at this stage and how this would be considered through the assessment process. Other comments set out the need to clarify whether there will be a distinction in the assessment of sites of a different size and scale. This criteria documentation has therefore been updated to reflect the feedback.

3.0 Site Selection Principles

- 3.1 The NPPF (2019) states that “Plans should be prepared with the objective of contributing to the achievement of sustainable development” and should “be prepared in a way that is aspirational but deliverable.” (para. 16). The NPPF goes on to state:

“Planning policies should identify a sufficient supply and mix of sites, taking into account their availability, suitability and likely economic viability.” (Para. 67)

- 3.2 It is considered that the SHELAA provides the Council with sufficient information with regard to the current availability of sites for future development. To inform the potential selection of sites which may be included in the Local Plan Review, further detailed work to assess the suitability, deliverability and viability of sites which have been identified in the SHELAA is required. Following this initial stage in the assessment process, consideration will also be given to the quality of the proposed development.
- 3.3 It should be noted that in addition to this process, the preparation of the Local Plan Review will be accompanied by a Sustainability Appraisal which will consider a range of policy and site options and alternatives in conjunction with the plan preparation process, in accordance with the relevant legislation. The selection of sites for inclusion in the Local Plan Review will take account of this site assessment process, the sustainability appraisal together with the outcomes from the evidence base work undertaken by the Council.

Availability of Information

- 3.4 These criteria have been developed to set out how sites that have been proposed to the Council to development will be considered. They have been published to help guide and inform developers on the issues which will be considered by the Council, and it is hoped that this will allow those promoting sites to provide information that they have available to help assist the Council in this process. It is however recognised that landowners promoting sites may not have completed all studies at this stage, and there is no expectation that the information provided to us will be at a level to support a full planning application. However if work is programmed in the future, or could be undertaken if necessary it would be useful to outline this together with any timescales to this Council as part of any submission of information. This will help the Council to understand how potential issues which may affect a have been / will be considered and allow these to be addressed through the Local Plan process. It will also assist the Council in understanding the likely delivery timescales across the plan period as a whole.

Scale of Sites

- 3.5 It is recognised that Horsham District Council will need to consider a range of different potential development sites and locations through the local plan process. This will include small sites of less than 1ha to the potential for settlement expansion and the need for new settlements. These potential strategies will be considered through the Sustainability Appraisal process. These criteria are not weighted in favour of any particular approach and the level of detail expected is expected to be proportionate with the scale of the development proposed.

Site Suitability

- 3.6 Paragraph 8 of the NPPF sets out the definition of sustainable development in relation to the planning system. It makes clear that development should pursue economic, social and environmental objectives in mutually supportive ways and that opportunities should be taken to secure net gains in each area.
- 3.7 The starting point to develop the criteria to assess the basic suitability of sites for development is to ensure that each potential site is appraised against environmental,

social and economic objectives. Key requirements of the NPPF in relation to each of these objectives have been identified and then used to devise a series of questions to help enable a robust technical assessment of how the NPPF provisions for sustainable development would or would not be met. This stage of the assessment will therefore be factual in nature considering issues such as whether a site is affected by a particular constraint, or understanding the distances to nearby facilities.

Criteria selection and weighting

- 3.8 In total there are 14 criteria against which each site will be considered and these are set out in more detail in Appendix A. Each criterion will be graded using a red amber green system depending on the impact as follows:

	Very Positive Impacts
	Favourable Impacts
	Neutral Impact
	Unfavourable Impacts (where there is potential for mitigation)
	Very Negative Impacts (where impacts are unlikely/unable to be mitigated)
	Impact unknown / no information

- 3.9 As indicated in para. 3.1, the site assessment criteria are set out under the three main sustainability headings: environmental, economic and social. An assessment will be made against a series of questions as to how well each site contributes to the relevant NPPF aim to deliver sustainable development. At the conclusion of the assessment for each site, the various strands of the assessment will be drawn together to determine whether the development of a site can deliver sustainable development. Even if a site performs well in two out of the three strands of sustainable development, a very poor score in the third (e.g. an infrastructure delivery ‘showstopper’ or severe environmental impact which cannot be mitigated) may not be sufficient to enable a site to be assessed as suitable for development.
- 3.10 As set out in earlier paragraphs it is recognised that the site information available to developers may not currently be finalised and the site assessment process will be an iterative one throughout the plan preparation process. At the early stages of the plan preparation process information may not be available and scores may be lower in the absence of particular areas of knowledge where it cannot be demonstrated that a landowner or developer has or will consider potential issues which may affect a site. As more information is provided through the plan preparation process scores may change. **It is important, therefore, that promoters of sites provide as much information as possible, as early as possible, to help the council assess the suitability and timescale in which a site can deliver sustainable development.**

4.0 Deliverability, Viability and Quality Assessments

- 4.1 Once a site has been assessed for its **suitability** to accommodate development, three other assessments will be made. The first of these is **deliverability**. The second is **viability**. The third is **quality**.

Deliverability

- 4.2 The deliverability assessment will only consider sites that are judged on their planning merits to have the potential to deliver sustainable development (i.e. it will exclude those sites assessed as unsuitable as a result of having 'very negative impacts'). The council's deliverability assessment will consider factors such as the complexity of land ownership and the extent of site assembly. It is recognised that not all sites will be available in the short term, and the Council will be considering the deliverability of sites across the whole plan period (i.e. to 2036). It will also consider the key infrastructure components which the development may be reliant upon to ensure sustainable development, the extent to which funding has been secured or is likely to be secured to deliver that infrastructure. It will also consider any barriers to development which may arise as a result of issues such as land contamination. Further details on these assessment criteria are set out in Appendix B.

Viability

- 4.3 Where sites are judged to be both suitable and deliverable, the council will then judge the potential of each site for its viability. In undertaking this assessment, the council will test the ability of any development of the site to deliver against all the likely policy requirements of the Local Plan Review, such as affordable housing provision, together with any CIL or S106 contributions. The council will be undertaking viability assessments to support the Local Plan and will take account of any abnormal site development costs (such as remediation costs for contamination), where these are known and identified by the site promoter. Where the site promoter has not identified any abnormal site development costs to the council in advance of the assessment, it will be assumed at this stage that there are no abnormal costs to be taken into account in coming to its viability assessment. Further details on these assessment criteria are set out in Appendix C.

Development Quality

- 4.4 Where sites are judged to be both suitable, deliverable and viable, the Council will then undertake an assessment of the potential quality of development which could be achieved on each site and how these meet the Council's wider vision for a district with high quality jobs, homes and environment. This more qualitative assessment, together with the outcome of other studies including the Sustainability Appraisal process will help to inform any final selection of sites and the development of an appropriate strategy for the Local Plan. It will also build on the outcome of the technical suitability assessment.
- 4.5 This process will seek to understand in more detail what the proposed vision is for a particular site, issues such as integration and benefits to existing communities and the design aspects of the scheme. Whilst the Council understands that some aspects of this assessment stage (such as the precise architectural design of a scheme) will be difficult to assess at an early stage, the promoters of sites will be in a position to articulate their **high level** vision for any development of the site, set out its key components and identify the key benefits it sees for local communities should the site be allocated for development in the Local Plan Review, and set out how it envisages these will be delivered. In this context the envisaged stewardship and long term management of any sites which will be an important consideration as will opportunities for land value capture to benefit the community in the longer term.
- 4.6 As set out earlier in this criteria it is recognised that the elements considered during the assessment of development quality will vary to some extent based on the scale of

development which is proposed - larger strategic scale homes scale schemes of 1000 homes will require a more detailed consideration of some issues, than would be the case for a proposal of less than 20 units for example. Further detail on these criteria are set out in Appendix D

5.0 Next Steps

- 5.1 In summary, in determining the selection of sites for inclusion in the Local Plan Review, there will be four key stages of the assessment process:
- 1) Site Suitability testing (See Appendix A) (only sites that pass this stage without showing 'very negative impacts', will move onto stage 2)
 - 2) Deliverability testing
 - 3) Viability testing
 - 4) Quality testing
- 5.2 These draft assessment criteria will be published on 10 May 2019.
- 5.3 We are requesting that any additional supporting information is submitted to the Council by **14 June 2019** via our survey form.
- 5.4 Please note that after 14 June 2019, Horsham District Council will not be in a position to consider **new** sites which are submitted to the Council for inclusion in the Strategic Housing and Employment Land Availability Assessment for consideration at this stage of plan preparation.
- 5.5 Once submissions are received, Horsham District Council will contact you directly if we require any further information or assistance in relation to the information which you provide.

Appendix A) Site Suitability Criteria (in order to deliver Sustainable Development)

This guidance note should be read in conjunction with the Site Assessment Criteria Questionnaire. The tables below provide **guidance** is to help inform landowners / developers about issues on which the Council will be taking into account – where information is not available information about how this may be addressed will be beneficial. The full criteria are set out in the questionnaire which accompanies this document.

1) Environmental Considerations

Landscape	NPPF Chapter 15 – Conserving and enhancing the Natural Environment	
	Considers that authorities should allocate land with the least environmental or amenity value and plan for an enhancement of natural capital. Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks AONBs and the scale of development in these designated areas should be limited. Development on land in or impacting a SSSI / ancient woodland or veteran trees should not normally be permitted.	
	Assessment criteria	Assessment guidance
	<ul style="list-style-type: none"> • Is the site in or adjoining a protected landscape (AONB / National Park)? • Are there any other landscape constraints (e.g. topography, prominent features) which may be sensitive to development? • What is the capacity of the landscape to accommodate the scale of development proposed (this should refer to the HDC Landscape Capacity Study where possible)? • Does the site offer opportunities for regeneration / landscape enhancement? • If known, what mitigation is proposed to minimise or reduce any potential landscape impacts? Will this be incorporated into any masterplanning? • Do the proposals contribute to the provision of new or improved green infrastructure? 	<p><i>In general terms sites which are in / adjoining protected landscapes are likely to perform poorly against the criteria, particularly taking account of footnote 6 of the NPPF. Sites which are proposed in locations with a low landscape capacity will also generally perform less well against the criteria. Conversely sites which can bring about landscape enhancements or regeneration are likely to perform better against the criteria.</i></p> <p><i>Many sites proposed for development are greenfield sites and would require some mitigation to enable them to be satisfactorily assimilated into the local landscape – some change will be permanent and any residual impacts will need to be acceptable after any mitigation.</i></p> <p><i>Sites which can contribute to new strategic green infrastructure provision and provide the mechanism to maintain this going forward</i></p>

		<i>will perform better against this criteria.</i>
Biodiversity	<p>NPPF Chapter 15 – Conserving and enhancing the Natural Environment</p> <p>Para. 174-177. Identify, map and safeguard components of wildlife rich habitats / wider ecological networks, promote conservation restoration & enhancement of priority habitats & pursue opportunities for securing measurable net gains in biodiversity. Development resulting in the loss / deterioration of irreplaceable habitats should be refused.</p>	
	<ul style="list-style-type: none"> • Is the site on / adjoining a protected habitat or would it otherwise have a direct adverse impact which cannot be mitigated? (These include but are not limited to SSSIs, local wildlife sites, veteran trees, orchards). Is the site wholly or partially affected? • Does the site contain or is it adjacent to areas of Ancient Woodland? Does this wholly or partially affect the site? Is it possible to incorporate a buffer into any scheme? • Has an ecological survey been undertaken? What protected species are likely to be present? How can adverse impacts on protected species be avoided / mitigated? • What ecosystem services does the site currently provide? (e.g. noise attenuation from woodland / plant pollination. Can this be retained / enhanced? • What is the potential for net biodiversity gain from development of this site? Would this be delivered on or off site, or through contributions? Do proposals provide Green infrastructure or would this be lost as a result of development? • How will biodiversity enhancements be managed? 	<p><i>Sites which are on / have a direct adverse impact on European sites or SSSIs are likely to score very poorly and may be considered a showstopper. (See footnote 6 NPPF). Similarly adverse impacts on protected species which cannot be mitigated will perform poorly against the criteria. The need to contribute to biodiversity gain is recognised – sites which do not do this will again receive a poor score but conversely schemes where it can be demonstrated that this will be provided and managed in the longer term will receive a higher score.</i></p>
Archaeology / Cultural Heritage/	NPPF Chapter 16 – Conserving and enhancing the historic environment	

	<p>Heritage assets include a range of features from archaeological sites to listed buildings, ancient monuments and historic parks and gardens. National policy is set out in chapter 16 of the NPPF. Great weight should be given to the conservation of these assets – with greater weight for the most important assets.</p>	
	<ul style="list-style-type: none"> • Does the site adjoin a site of historical or cultural importance? E.g. the presence of listed buildings / archaeological sites / historical landscape or gardens on site. Is the site wholly or partially affected? • Has an historic impact assessment been undertaken or is this programmed? • What mitigation or enhancement measures are proposed in relation to historical assets? 	<p><i>Lower scores where heritage sites would be adversely impacted and there is little or no potential for mitigation.</i></p>
<p>Environmental Quality (Soil / Air / Water)</p>	<p>NPPF Chapter 15 – Conserving and enhancing the natural environment</p> <p>Site must be suitable taking account of land stability / contamination (para 178). Para. 180 – take into account impacts of pollution and health / take into account AQMAs (para 181). Expectation (para 182) that the agent of change will provide noise mitigation.</p> <p>NPPF Chapter 17 – Facilitating the sustainable use of minerals</p> <p>Para 203 essential that there is a sufficient supply of minerals</p>	
	<ul style="list-style-type: none"> • Will the proposals lead to the loss of best and most versatile agricultural land (1, 2 and 3a classification)? • Is there any land contamination present on the site or are there past uses which lead to the potential for contamination? If yes how could it be mitigated? • What are the outcomes of any contaminated land surveys? What mitigation measures are proposed, if any? • Is the site in / close to an air quality management areas (AQMA)? How would air quality be impacted and any impacts mitigated at masterplanning stage? • Has consideration been given to minimising/offsetting any further reduction in air quality levels? How will this be achieved? • Are there any noise impacts, existing or future, that would arise 	<p><i>Sites which are impacted by pollution and cannot demonstrate how this will be avoided or effectively mitigated will score poorly.</i></p> <p><i>Sites with the potential to impact on water quality or other environmental resources locally are likely to score poorly, unless adequate mitigation can be put in place as part of a development.</i></p> <p><i>Where new infrastructure is required to offset potential impacts, the site assessment scores will be higher where it can be demonstrated that the infrastructure can be delivered in a timely manner</i></p>

	<p>as a result of development and need to be considered? What is the nature of the impact, e.g. roads, airport noise. How will noise impact be mitigated at the masterplanning stage?</p> <ul style="list-style-type: none"> • Is the site in a minerals safeguarding area (such as soft sand?) If so is an assessment of impact available? What would be the impact of development upon the ability to extract any mineral resources? (See WSCC Minerals Plan) • Is the site in a source protection zone? If yes, which zone? If in SPZ1 how is it considered that the site could be developed with appropriate drainage infrastructure? • Are there any impacts that could have an adverse impact on water quality? • Has consideration been given to how any impacts on water quality will be mitigated? Are further surveys programmed and, if so, what are the timescales? • Does the site present an opportunity for improving water quality, i.e. opportunities for de culverting on site or through river restoration schemes? 	<p><i>to support the new development.</i></p> <p><i>Sites in a mineral safeguarding zone will need to demonstrate they have addressed WSCC requirements in plan.</i></p>
<p>Flooding / Drainage</p>	<p>NPPF Chapter 14 – Meeting the challenge of climate change, flooding and coastal change</p> <p>Para. 155 – 165. Avoid inappropriate development in areas at risk of flooding. Strategic policies to be informed by SFRA and plans to follow sequential risk based approach to location of dev taking account of current and future impacts.</p>	<p><i>Sites wholly in floodplain likely to be a showstopper. Where part of the site lies within the flood plain, and does not build on the floodplain the assessment will take this into account. Where mitigation strategies are dealt with imaginatively and lead to community gain or wider local benefit, sites may score more positively.</i></p>
	<ul style="list-style-type: none"> • Is the site currently in Flood Zone 1/2/3? If in Flood Zone 2 or 3 approximately what percentage of the site is affected? • Are there any other forms of flood risk likely to affect the site, e.g. surface water flooding? • Has an assessment been undertaken to consider how flood risk impacts may change over the lifetime of the development, taking into account the impacts of climate 	

	<p>change? If no, when is it envisaged that this work will be undertaken? If yes, how will any future risk be mitigated?</p> <ul style="list-style-type: none"> • Has the potential for downstream /offsite considerations (if any) been taken into account? • What mitigation is proposed? • Has consideration been given as to how SuDs will be incorporated into the development at masterplanning stage? If so, how will this involve Green Infrastructure? If not, are any studies programmed and what is the timescale? 	<p><i>In terms of SuDs more positive scores will arise where it can be demonstrated that SuDs is incorporated at an early stage and forms part of overall landscaping of site.</i></p>
	<p>NPPF Chapter 14 – Meeting the challenge of climate change, flooding and coastal change</p> <p>Para 148 to 154. Proactive approach to mitigating and adapting to climate change including future resilience of communities and infrastructure to climate change impacts. Design to reduce emissions through design, location and orientation. Opportunities for renewables, decentralised energy sources.</p>	
Climate / Renewables / Energy efficiency	<ul style="list-style-type: none"> • How is the site vulnerable to climate change impacts – heat islands / shade / rainfall? (NB. – flooding is considered separately). • What measures could any development on the site provide towards carbon neutrality? • To what extent are electric vehicle charging points being considered as an integral part of the development? 	<p><i>Proposals which set out clear information on how climate change will be incorporated into design / layout of scheme will receive higher scores. It should be noted that further detailed assessment of this issue will be developed through the development quality criteria.</i></p>

2) Social considerations

Housing	<p>NPPF – Chapter 5 – delivering a sufficient supply of homes</p> <p>It is important a sufficient amount and variety of land can come forward where it is needed and that the needs of groups with specific housing requirements are addressed.</p> <p>Where a need for affordable housing is identified, this should generally be provided on-site, as part of development.</p> <p>Identify, through the development plan and brownfield registers, land to accommodate at least 10% of their housing requirement on sites</p>
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	<p>no larger than one hectare; unless it can be shown, through the preparation of relevant plan policies, that there are strong reasons why this 10% target cannot be achieved. Local planning authorities should support opportunities to bring forward rural exception sites that will provide affordable housing to meet identified local needs, and consider whether allowing some market housing on these sites would help to facilitate this.</p> <p>The supply of large numbers of new homes can often best be achieved through planning for larger scale development, such as new settlements or significant extensions to existing villages or towns providing they are well located and designed and supported by the necessary infrastructure and facilities.</p> <p>To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies and decisions should avoid the development of isolated homes in the countryside.</p> <p>NPPF – Chapter 11 - making effective use of land</p> <p>Plans should make the best use of previously-developed or 'brownfield' land.</p> <p>Development sites should make the most efficient use of land and avoid densities that do not make the optimal use of a site.</p> <p>NPPF- Chapter 13 – Achieving well-designed places (to be considered fully within the qualitative assessment at stage 4 of the site assessment process)</p>		
	<table border="1"> <tr> <td data-bbox="466 1243 997 2038"> <ul style="list-style-type: none"> • How many homes are proposed? • What type and tenure of homes is it envisaged the site will provide (i.e. flats, bungalows, family homes, how many bedrooms, private rental, etc.)? • How much affordable housing is it envisaged will be provided? • What type and split of affordable housing is envisaged? • What density will development be delivered at? • Can the site accommodate Gypsy and Traveller accommodation? • Will the site provide accommodation to meet the needs of specific groups, i.e. older people, first time buyers, self or custom build)? • Taking account of the most up to date evidence how is it considered the proposals contribute to meeting the specific affordable housing </td> <td data-bbox="997 1243 1394 2038"> <p><i>Note -This criteria will not be used to assess employment development proposals</i></p> <p><i>Ideally, new housing sites will appear commensurate with the scale of the settlement within which they sit. Sites of an appropriate scale to the existing community, which offer a range of housing will score more highly. Self-contained new settlements or neighbourhoods where there is a genuine ability to provide a good balance between new homes and jobs and infrastructure provision are also likely to score well. The quality assessment will build on the outcomes from this assessment.</i></p> </td> </tr> </table>	<ul style="list-style-type: none"> • How many homes are proposed? • What type and tenure of homes is it envisaged the site will provide (i.e. flats, bungalows, family homes, how many bedrooms, private rental, etc.)? • How much affordable housing is it envisaged will be provided? • What type and split of affordable housing is envisaged? • What density will development be delivered at? • Can the site accommodate Gypsy and Traveller accommodation? • Will the site provide accommodation to meet the needs of specific groups, i.e. older people, first time buyers, self or custom build)? • Taking account of the most up to date evidence how is it considered the proposals contribute to meeting the specific affordable housing 	<p><i>Note -This criteria will not be used to assess employment development proposals</i></p> <p><i>Ideally, new housing sites will appear commensurate with the scale of the settlement within which they sit. Sites of an appropriate scale to the existing community, which offer a range of housing will score more highly. Self-contained new settlements or neighbourhoods where there is a genuine ability to provide a good balance between new homes and jobs and infrastructure provision are also likely to score well. The quality assessment will build on the outcomes from this assessment.</i></p>
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	<p>needs, priority needs and the identified housing mix?</p>	<p><i>Schemes will also perform highly where they can demonstrate provision of affordable dwellings and a range of housing types / styles that meet the needs of residents. This includes needs of specific groups such as gypsies and travellers and elderly persons' accommodation as well as self / custom build and build to rent.</i></p> <p><i>The use of brownfield sites is supported and such sites will score well against this criterion.</i></p>
<p>Education</p>	<p>NPPF Chapter 8 – Promoting healthy and safe communities</p> <p>Para. 94: – It is important that a sufficient choice of school places is available to meet the needs of new and existing communities – LA's must give great weight to the need to create / expand or alter schools, and work with partners to identify and resolve key planning issues before applications are submitted.</p> <ul style="list-style-type: none"> • Will a new primary / secondary school be required as a result of these proposals? • If so, what size and type school will this be? Will the site be able to accommodate other educational needs (i.e. SEND, Further Education)? • If not, what is the distance by road to the existing catchment primary and secondary school? • Will it be convenient and safe for children to walk to school or safely access the nearest bus stop? • How do the education proposals meet West Sussex County Council requirements? 	<p><i>If new schools are required as a result of the development, land must be provided within scheme in accordance with WSCC requirements – the potential to provide a new 'state of the art' school or the potential to significantly upgrade an existing local school with new facilities may lead to higher scores.</i></p> <p><i>Where educational needs are to be provided by existing schools (including those through extension or upgrade), sites which are closer to existing provision rather than those requiring very long journeys will score more highly.</i></p> <p><i>These issues will also be considered through the development quality criteria.</i></p>

Health	<p>NPPF Chapter 8 – Promoting healthy and safe communities</p> <p>Promotes social interaction, safe and accessible and support healthy lifestyles, guard against loss of facilities that reduce ability of community to meet their day to day needs</p>	
	<ul style="list-style-type: none"> • Will a new health facility be required as a result of these proposals? Is land / facility to be provided or will this be through contributions? • If no facility will be provided, what is the distance, by road, from the centre of the site to the nearest health facility? • Will it be convenient and safe to access the nearest health facility on foot or safely access the nearest bus top/public transport on foot? • How do any health proposals meet CCG requirements? 	<p><i>If new health facilities are required as a result of the development, land must be provided within scheme in accordance with NHS/CCG requirements – the potential to provide a new ‘state of the art’ health facility or the potential to significantly upgrade an existing local health facility with new facilities may lead to higher scores.</i></p> <p><i>Where health needs are to be provided by existing facilities (including those through extension or upgrade), sites which are closer to existing provision rather than those requiring very long journeys will score more highly. These issues will also be considered through the development quality criteria.</i></p>
	<p>Chapter 8 – Promoting healthy and safe communities</p> <p>NPPF Paras. 96 -101. Requires access to high quality open spaces – protection for retaining existing facilities in most instances. Protect and enhance rights of way. Potential to designate local green spaces.</p>	
Leisure / Recreation / Community Facilities	<ul style="list-style-type: none"> • Will new leisure facilities be required as a result of these proposals? If so, is it envisaged that land/a facility will be provided or will this be through contributions? • What is the distance, by road, from the centre of site to the nearest multi-use leisure centre? • What is the distance, by road, from the centre of site to the nearest local community hall? • What is the distance, by road, from the centre of site to the nearest 	<p><i>Proposals which have a negative impact on existing leisure, recreation, sporting and cultural facilities will perform poorly.</i></p> <p><i>Proposals which help to support the viability of existing facilities and potentially provide the scope for new investment to upgrade existing facilities may score more highly.</i></p>

	<p>playing pitches for outdoor sport which are available for use formally and informally?</p> <ul style="list-style-type: none"> • What is the distance, by road, from the centre of site to the nearest play space. • Are they accessible by foot / public transport? • What links are there to the existing Public Rights of Way network? • If known, what facilities are proposed, e.g. community centres, sports pitches, etc. and how do these meet the standards set out in the relevant guidance (e.g. Horsham District Council or Sports England guidance)? • Do the facilities meet specific youth /older people requirements that have been identified? 	<p><i>Sites which are distant from existing facilities and do not provide new facilities / improvements to access will perform poorly against this criterion.</i></p> <p><i>Proposals which provide new facilities or enhance existing ones will score more highly, particularly where they also deliver a range of facilities of benefit to the existing local community.</i></p>
Transport	<p>NPPF – Chapter 9. Promoting Sustainable Transport</p> <p>Transport impacts should be considered at earliest stages of plan making – take account of potential impacts, new technologies, sustainable modes of travel (para 102). Para. 103 “ Significant development should be focussed on locations which are or can be made sustainable through limiting the need to travel and offering genuine choice of travel modes”</p>	
	<ul style="list-style-type: none"> • Can journeys to local facilities / employment sites be made on foot, by cycling or public transport? • What is the distance from the centre of the site to the nearest bus stop and rail stations? • Are public transport services sufficiently frequent to encourage use or is it envisaged they will need to be upgraded/new services provided? • Where car journeys are necessary how close is the proposed location to key A roads in the district? • How will the site be safely accessed? Are highways likely to be upgraded? • What are the anticipated impacts on existing road network – individual and cumulative impacts? • If known, what are the anticipated impacts on the existing road network, both individual and cumulative? 	<p><i>Proposals which are poorly located in relation to public transport will score poorly against these criteria.</i></p> <p><i>Sites will perform highly against criteria where they can demonstrate that they are well located to access public transport, and/or are able to deliver new public transport services to ensure convenient access to public transport services.</i></p> <p><i>Particular emphasis / attention will also be given to sustainable transport modes, but realistic consideration of car ownership and car parking will still be required. Developments accessible to a range of local services by</i></p>

		<p><i>foot or cycling are likely to score more highly.</i></p> <p><i>Impacts on local roads are a significant concern and proposals which do not consider or address local highway impacts fully will score more poorly.</i></p> <p><i>These criteria will be given further consideration in the design quality assessment.</i></p>
	<p>NPPF Chapter 10 – Supporting High Quality Communications Planning policies to support expansion of electronic communication networks (5G) / broadband etc. (para 112)</p> <p>NPPF Chapter 12 – Achieve well designed places – Para. 127(f) – places must not undermine quality of life.</p>	
Other infrastructure	<ul style="list-style-type: none"> • Will future communications technology be provided for as part of the proposals? 	<p><i>An absence of confirmation that these can be delivered and likely timescales for this could result in lower scores. Schemes which make provision for full fibre communications infrastructure will score more highly.</i></p>

Economic Considerations

	<p>NPPF – Chapter 6 - Building a Strong Competitive Economy</p> <p>Para. 80 - Significant weight to the need to support economic growth and productivity. Each area to build on strengths and counter weaknesses and support industrial strategy / other economic investment plans.</p> <p>Paras. 83 & 84 – Specific support to ensure businesses in rural areas can thrive but countered with need to ensure no unacceptable impacts on rural roads / countryside</p>	
Economy	<ul style="list-style-type: none"> • Is the site in an existing Key Employment Area? • Does the proposal result in a loss of employment land? If so, can it be demonstrated that the land is no longer required or can be replaced elsewhere? • If the site is proposed for residential, what is the extent of local job opportunities? Where can incoming residents find work? 	<p><i>Sites which can demonstrate that they are well located to existing employment opportunities or are bringing forward employment land which closely meets economic needs identified in the district, by bringing opportunities to generate further skilled jobs, will</i></p>

	<ul style="list-style-type: none"> • For large scale, mixed-use developments how much and what type of land will be provided for local employment opportunities? • How are new working / future working practices catered for within the development? e.g. start up space, full fibre communications, etc. • If the site is proposed for employment uses how does the proposal meet additional requirements identified in the most recent evidence base documents? 	<p><i>perform well against this objective – this includes demonstrating contribution to wider economic strategies where relevant.</i></p>
	<p>NPPF – Chapter 7 – Ensuring the vitality of town centres</p> <p>Paras. 85 – 90 - Supports the role of town centres at the heart of local communities – network of town centres to be defined, with mix of uses. Allocate town centre uses, retain and enhance existing markets /create new where appropriate. New retail to follow sequential test.</p>	
Retail	<ul style="list-style-type: none"> • What is the distance, by road, from the centre of the site to the nearest convenience shop? • What is the distance, by road, from the centre of the site to the nearest main retail centre or large village centre? • Will new retail facilities be provided? What is proposed? • Can and will local shops be easily reached on foot or using other sustainable transport modes, e.g. cycling or bus? • If known, will the proposals impact on existing town and village centres in and around the District? Will this be adverse competition or complimentary? • Does the proposal bring the potential for regeneration to existing centres? 	<p><i>Proposals which are well located to existing shops and services and in particular, those that are walkable / easily accessible by sustainable transport measures will score more highly.</i></p> <p><i>New retail development if proposed, will need to demonstrate it is not in conflict with or is able to complement existing centres to score more highly.</i></p> <p><i>Demonstrable mitigation / enhancements and benefits to existing centres and communities will also score more favourably against this criteria.</i></p>

Appendix B – Deliverability

	<p>NPPF – Chapter 5 – delivering a sufficient supply of homes</p> <p>Some housing sites need to be identified which are immediately deliverable and others which may not be immediately deliverable, need to be developable within a 10 or 15 year period. The choice of</p>
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	<p>site allocations should ensure a 5-year housing land supply can be maintained throughout the plan period.</p> <p>NPPF – Chapter 6 – building a strong Competitive economy</p> <p>Set criteria or identify strategic sites ... to meet anticipated needs over the plan period.</p>	
	<ul style="list-style-type: none"> • When is it envisaged that development on site can be commenced? • What is the anticipated build out period? • Are appropriate legal agreements (eg option agreements /consortium agreements) in place to secure the land needed for development and associated infrastructure and ensure that comprehensive development can take place? • What supporting infrastructure will be required to support the development, e.g. infrastructure upgrades, health care, education, sewerage facilities? • Where known, what are the anticipated timescales for delivery of supporting infrastructure and how will this impact the timescale of development? • Where known, is it anticipated that land will be provided for infrastructure delivery or is there an intention to build out facilities? • How are adverse impacts on the local highway network proposed to be mitigated and what are the timescales for delivery of these mitigation measures? • When can gas, electricity and water supply be provided to the site? 	<p><i>Very positive impacts would be scored where the site is immediately deliverable with no significant constraints. Impacts will still be favourable where it can be demonstrated that any issues can be overcome and that development can commence with completions during the plan period as a whole.</i></p> <p><i>Where it cannot be satisfactorily demonstrated that identified issues will be overcome to ensure delivery lower scores will be ascribed.</i></p>

Appendix C – Viability

	<p>NPPF – Chapter 3 – Plan Making</p> <p>Plans should set out the contributions expected from development. Such policies should not undermine the deliverability of the plan</p> <p>NPPF – Chapter 5 – delivering a sufficient supply of homes</p> <p>Planning policies should identify a sufficient supply and mix of sites taking account of their availability, suitability and likely economic viability.</p>	
	<ul style="list-style-type: none"> • Can all the necessary infrastructure to support the scheme and build communities be delivered without the proposals falling below reasonable profitability levels? What are the risks as to why this may not be achieved? • If known at this stage, what costs are involved in land purchase and development, e.g. any ‘abnormals’ such as land contamination issues that would need to be addressed? • Are there any schemes / proposals / national funding projects that will contribute towards any infrastructure shortfall? 	<p><i>Schemes will be scored more highly where it can be demonstrated satisfactorily that there are no identified viability concerns or risks and the developer makes a clear commitment to making all reasonable contributions towards upgraded infrastructure either through CIL or S106 contributions, including full policy compliance in respect of affordable housing requirements and are also able to confirm a robust approach to longer-term maintenance of community space and facilities within a development . Schemes will score less highly where a developer caveats their ability to meet infrastructure and affordable housing requirements.</i></p> <p><i>Schemes will score particularly well where in addition to meeting infrastructure, affordable housing and maintenance requirements, proposals also consider how the development may assist with longer-term value capture to aid renewal of public space and facilities over time.</i></p>

Appendix D – Development Quality

	<p>NPPF – Chapter 11 – making effective use of land</p> <p>Para 118 – Allow upward extensions where appropriate Para 122 – Support development which makes efficient use of land, local market conditions and viability to be considered.</p> <p>NPPF – Chapter 12 – Achieving well designed places</p> <p>Para 128 – Design quality should be considered throughout the evolution and assessment of individual proposals and include early discussions between applicant / community and local authority Is there is any evidence of community engagement and if so, how were the proposals received by the local community? Para 130 – Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, taking account of any local design standards of style guides in plans of supplementary planning documents.</p>	
	<p><u>Vision:</u></p> <ul style="list-style-type: none"> • How well does the promoter articulate the vision for the development (particularly important for new communities)? • How imaginative and innovative is the development likely to be? • For long terms developments in particular, does there appear to be the leadership and commitment from the developer to see it through to the completion stage? <p><u>Urban Design and Landscaping:</u></p> <ul style="list-style-type: none"> • What overall, rather than at a detailed design level, is it envisaged that the development will look like? • Will it complement the local vernacular or is it a more distinct modern design? • How has it been ensured that the design sits well in the landscape? Do its landscaping proposals complement the local landscape and the scale of nearby development? • On sites where there will be multiple house builders how is it proposed that development will come together as a single unified scheme over the whole build out period? 	<p><i>Schemes which can demonstrate that they will provide benefits to both the existing and new communities will perform better against these criteria as will those which can demonstrate a high quality of design, and meet community needs, job opportunities.</i></p> <p><i>It is recognised that these criteria will be of particular relevance to larger scale proposals, but development quality will also be a critical consideration for smaller scale proposals and relevant matters in relation to these criteria will be taken into consideration.</i></p>

	<p><u>Integration with existing Communities:</u></p> <ul style="list-style-type: none"> • How will the scheme link to existing communities and/or create its own identity? (in the case of new settlements) • How will the existing community interact with the development? <p><u>Benefits to existing Communities:</u></p> <ul style="list-style-type: none"> • What are the key benefits to existing communities that might arise from the development? • Will they help solve an existing problem or bring an important new facility? <p><u>Transport and Infrastructure:</u></p> <ul style="list-style-type: none"> • What new highways and transport infrastructure is needed on and off site to facilitate the new development? • Can all necessary transport infrastructure and services be provided by the development? • Are new transport services provided by the development or are they close by? • When will the upgrades be delivered? <p><u>Schools and Community Facilities:</u></p> <ul style="list-style-type: none"> • Are there convenient shops and services nearby? • Can future education needs be provided for on site or expanded locally and are they conveniently located? • What timescales will upgrades / new facilities come forward in? • Are open space needs addressed? <p><u>Improving Health and Wellbeing:</u></p> <ul style="list-style-type: none"> • How will the new development help lead to healthy lifestyles? Is this incorporated at masterplanning stage? • What facilities are included in the development that will help ensure healthy future communities? • Will new health facilities be provided? Will development bring forward contributions that will enable significant improvements to an existing health facility? • Are opportunities provided to grow food locally? 	
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	<ul style="list-style-type: none"> • How is walking and cycling encouraged? • How are new sociable neighbourhoods being encouraged? <p><u>Providing a mix of homes that are genuinely affordable:</u></p> <ul style="list-style-type: none"> • To what extent will the development deliver a good mix of new homes to meet a range of needs? • To what extent will the development provide homes that are genuinely affordable? • Will there be specific provision for groups of households in particular need (i.e. elderly care accommodation, young families, single person households)? <p><u>Access to local Job Opportunities:</u></p> <ul style="list-style-type: none"> • Are new job opportunities being created by the development? If so, will they be high quality jobs? • Is there a good range of jobs locally already and are they easily commutable? • Will apprenticeship opportunities be provided through the development? <p><u>Enhancing the Natural Environment and minimising the use of Natural Resources:</u></p> <ul style="list-style-type: none"> • To what extent will the development minimise the use of natural resources? • What new green infrastructure will it provide and how will it link to the existing green infrastructure network? • To what extent will the development lead to a net biodiversity gain and how will this be managed in the long term? • To what extent will the development use low carbon energy or energy-positive technology? <p><u>Access for All:</u></p> <ul style="list-style-type: none"> • Is the site accessible to everyone – young children, elderly, those with dementia or mobility difficulties? • How has accessibility been addressed? <p><u>Stewardship and Governance:</u></p>	
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	<ul style="list-style-type: none"> • What consideration has been given to long-term management of the site? • Will there be opportunities for community ownership of some assets? • Is there opportunity for land value capture to benefit the community in the longer term? <p><u>Engaging with the Community:</u></p> <ul style="list-style-type: none"> • What discussions have been undertaken/are proposed to take place with the local community to inform the design /masterplanning process? • Are the developers keen to engage positively and productively with local people? • Is there a strong commitment to community engagement? 	
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Appendix 2: Excluded Sites

Appendix 2 – Excluded Sites

This section sets out the sites which were not subjected to the full site assessment process. Sites have been excluded from the site assessment process for a number of reasons, as set out below:

1) Lack of information about Site Availability

There are however a small number of sites that are held on the Council's SHELAA database that have not been actively promoted for a number of years and for which the Council has not been able to obtain up to date information despite attempts to make contact with the landowner. These sites have therefore been considered not to be available over the Plan period and were excluded from further assessment. Should these landowners make contact with the Council as part of the Local Plan Review process, they will be reconsidered.

Sites excluded due to lack of site availability information

SA015 – Upper Westbrook Farm, Warnham Parish
SA017 – Land at Backsettown Farm, Henfield Parish
SA064 – Land Hayes Lane, Niblett's Farm, Slinfold Parish
SA095 – Land at Bonnet's Lane, Rusper Parish
SA097 – SI Group UK Land 2, Slinfold Parish
SA117 – The Stables, Nuthurst Parish
SA121 – Land at Rapkyns Nursing Home, Slinfold Parish
SA126 – Paddock Wood, Henfield Parish
SA145 – Roffey Sports and Social Club, North Horsham Parish
SA146 – Star Reservoir, North Horsham Parish
SA204 – Land East of Tesla Engineering, Thakeham Parish
SA220 – Cases Yard, Broadbridge Heath Parish
SA232 – Recreation Ground, Billingshurst Parish
SA239 – Abingworth Hall Hotel, Thakeham Parish
SA246 – Medleys, North Horsham Parish
SA484 – Land at Junction of Broadwater Lane & Polecat Lane, Nuthurst Parish
SA600 – Wellsprings Blackhouse Road, Colgate Parish
SA691 – Knight's Field, Henfield Parish

2) Sites located within designations of International or National importance

The NPPF states that certain assets, including Areas of Outstanding Natural Beauty, Sites of Special Scientific Interest and irreplaceable habitats such as ancient woodland should be protected. Any sites (promoted for residential, employment or mixed use) and located fully within such areas were therefore considered not to be suitable and were excluded from further assessment. A list of these sites is set out in full below.

Sites excluded due to their location within a protected area (AONB/SSSI)

SA033 – Woodland adjacent Beedingwood Farm, Colgate Parish
SA048 – Land south of Forest Road, North Horsham Parish
SA088 – Land north of Forest Road, North Horsham Parish

SA090 – Limekiln Copse, Lower Beeding Parish
 SA091 – Land adjacent to 15th Green, Nuthurst Parish
 SA092 – Land at Winterpit Lane, Nuthurst Parish
 SA093 – Saddlers Farm Mannings Heath, Nuthurst Parish
 SA106 – Land at Pine Cottage, Colgate Parish
 SA107 – Land North of Forest Road, Colgate Parish
 SA127 – Land at Newhouse Farm, Old Crawley Road, North Horsham Parish
 SA334 – Land South of Buchan Hill Reservoir, Colgate Parish
 SA532 – The Wheatsheaf, Lower Beeding Parish
 SA552 – Woodlands Farm, Colgate Parish
 SA600 – Wellsprings Blackhouse Road, Colgate Parish
 SA620 – Land at Chantry Quarry, Storrington and Sullington Parish
 SA663 – Plot between Foresters and Rowans, Lower Beeding Parish
 SA667 – Rookfield, Faygate, Colgate Parish
 SA670 – Land at Home Farm, St Leonards Forest, Colgate Parish
 SA699 – Land at Waterside House, Pulborough Parish (southern section of site within flood zone 2 &3)
 SA780 – Land south of The Crabtree Inn, Lower Beeding Parish
 SA788 – Land North of Mannings Heath, Nuthurst Parish
 SA789 – Land at Shelley Plain, Colgate and Lower Beeding Parish

3) Sites in isolated rural locations

The NPPF is clear that planning policies that lead to isolated developments in the countryside should be avoided. The Council is of the view that development on land which does not adjoin existing built-up area boundaries and is not of a sufficient scale to bring forward new services and facilities on site, would lead to isolated rural development that perpetuates unsustainable lifestyle patterns. Although some limited infill may be acceptable in smaller 'unclassified' settlements large-scale sites in these locations have been excluded from further assessment.

Employment sites in rural areas have also been excluded from further assessment where they did not relate well an existing built form or the main road network.

Sites detached from any Built-up Area Boundary (BUAB)

SA008 – Land at Barns Green Road, Coolham, Shipley Parish
 SA010 – Land at Homes Farm, Coolham, Shipley Parish
 SA013 – Blacklands, Slinfold Parish
 SA022 – Land at Picketty Cottages, Thakeham Parish
 SA023 – Lower Voakes, Thakeham Parish
 SA027 – Land north of Bowcroft Lane, Rudgwick Parish
 SA029 – Land at Rowhook Hill, Warrnham Parish
 SA038 – Land at Griggs, Southwater Parish
 SA042 – 3 Sites at Manor Farm, Nutbourne, Pulborough Parish
 SA043 – Land at Kingslea Farm, Billingshurst Parish
 SA056 – Land at Borough Farm, Stane St, Five Oaks, Billingshurst Parish
 SA057 – Land at Little Clovers Farm, Faygate, Colgate Parish
 SA073 – Land to the North of Hampers Lane, Horsham – Forest Ward
 SA078 – Denhams, Billingshurst Parish

SA082 – Rudgwick Glebe, Lynwick Street, Rudgwick Parish
SA094 – Land at Chantry Farm, Billingshurst Parish
SA098 – Forest Farm, Horsham – Forest Ward
SA100 – Land at Brighton Road, Shermanbury Parish
SA103 – Land at St Cuthman’s, Shipley Parish
SA109 – Land North of Tisserand Farm, Billingshurst
SA234 – Land at Sincox Lane, Shipley Parish
SA235 – Land at Longlands, Marehill, Pulborough Parish
SA290 – Brackensfield Farm, Slinfold Parish
SA318 – Land Adjacent to Spring Gardens, Washington Parish
SA321 – Land South of Village Hall, Dial Post, West Grinstead Parish
SA322 – Land East of Lakers Cottage, Dial Post, West Grinstead Parish
SA330 – Stoneleigh, Southwater Parish
SA335 – Town House Farm, Thakeham Parish
SA351 – Wychwood Paddocks, Shermanbury Parish
SA369 – Land adjoining Cisswood House Hotel, Lower Beeding Parish
SA374 – Copsale Farm, Nuthurst Parish
SA375 – Barnfields Farm, Nuthurst Parish
SA380 – Dial Post 2 Field, West Grinstead Parish
SA381 – Part Hill Field, Dial Post, West Grinstead Parish
SA382 – Lindfield Barn Field, West Grinstead Parish
SA404 – Mare Hill House, Pulborough Parish
SA415 – Springlands, Shermanbury Parish
SA417 – Old Clayton Boarding Kennels, Washington Parish
SA444 – Land South East of Langhurst Wood Road, North Horsham Parish
SA457 – Land at High Chaparral, Washington Parish
SA460 – Kingsfold Nursery, Warnham Parish
SA464 – Land east of the A281, Nuthurst Parish
SA496 – Land around West End Lane, Henfield Parish
SA498 – Lodge Farm, Ashington Parish
SA507 – Kings Platt, Shipley Parish
SA508 – Kings Field, Shipley Parish
SA509 – Sailors Copse Field, Shipley Parish
SA514 – Cow Barn & Mid Benson’s Fields, Colgate Parish
SA516 – Land at Vine Cottage, Coolham, Shipley Parish
SA517 – William Penn School Site, Coolham, Shipley Parish
SA522 – Itchingfield School, Itchingfield Parish
SA526 – Land Adjoining the Blue Ship Public House, Rudgwick Parish
SA527 – The Cherry Tree Public House, Colgate Parish
SA528 – The Dog and Duck, Warnham Parish
SA542 – The Paddock, Dears Farm, Henfield Parish
SA543 – Land North of Little Woodfords, Shipley Parish
SA544 – Land at Chantry Industrial Estate, Storrington and Sullington Parish
SA547 – Land East of Waterside, Slinfold Parish
SA551 – Land off Old London Road, (Lucking’s Yard), Washington Parish
SA555 – Bridge House Riding Stables, Slinfold Parish
SA559 – Land adjoining the Orchard Restaurant, West Grinstead Parish
SA563 – Land East of Dorking Road, Kingsfold, Warnham Parish
SA566 – Land at Batts Lane, Pulborough Parish
SA585 – Part Home Farm, Shermanbury Parish
SA606 – Land at Wooddale Lane, Billingshurst Parish
SA612 – Land S of New Road and E of Wooddale Lane, Billingshurst Parish
SA614 – Rock Common, North of the Hollow, Washington Parish
SA615 – Rock Common, South of the Hollow, Washington Parish
SA616 – Hole Street Yard, Wiston Parish

SA617 – Land at Hartwood House, Storrington and Sullington Parish
 SA619 – Cadrona, Hampers Lane, Washington Parish
 SA623 – Land at Andrews Hill, Billingshurst Parish
 SA624 – Land at Woodside, Clemsfold, Slinfold Parish
 SA627 – Land at Clemsfold Farm, Slinfold Parish
 SA635 – Land at Toat Café and Lorry Park, Pulborough Parish
 SA643 – Land at Coolham Manor, West of Coolham Road, Thakeham Parish
 SA646 – Land at Shuckers Farm Copsale Road, Nuthurst Parish
 SA649 – Land at Plumtree Cross Lane, Bucks Green, Itchingfield Parish
 SA651 – Land at Brookhouse Farm, Kingsfold, Warnham Parish
 SA666 – Croudace Ltd Builders Yard, Rusper Parish
 SA677 – Land at Toat Café and Whitelands, Pulborough Parish
 SA694 – Sports Horses International Ltd Stud Farm, Rusper Parish
 SA718 – Land at Wellers Farm, Billingshurst Parish
 SA720 – Land North of Merrywood Lane, Thakeham Parish
 SA723 – Land West of Old Worthing Road, Dial Post, West Grinstead Parish
 SA741 – Land East of Marringdean Manor, Billingshurst Parish
 SA760 – Land at St. Andrews Farm, Billingshurst Parish
 SA761 – Land at Rainbow End Farm, Billingshurst Parish
 SA769 – Land between Brook Cottage and Foxcroft, Coolham, Shipley Parish
 SA771 – Land East of Hooklands Lane, Shipley Parish
 SA776 – Bromeliad Nursery, Steepwood View and Curytail, Billingshurst Parish
 SA777 – Land at Millers Mead, Nuthurst Parish
 SA779 – Land at Prongers Orchard, Lower Beeding Parish
 SA781 – Land at Smithers Farm, Rudgwick Parish
 SA787 – Land west of Littleworth, West Grinstead Parish
 SA790 – Land South of West Wolves Farm, Ashington Parish
 SA830 – Land Opposite Broomers Hill Park, Pulborough Parish

4) Sites with planning permission, or have been allocated in the Horsham District Planning Framework or a Made Neighbourhood Plan

A number of sites on the Council's SHELAA database now have planning permission or have been allocated in a development plan. For completeness these sites are listed below.

Sites with planning permission

SA036 – Land at Stane Street, Codmore Hill, Pulborough Parish
 SA086 - Storrington Glebe, Storrington and Sullington Parish
 SA128 - Old Goods Yard / King Edwards Close, Southwater Parish
 SA151 – Land at Windacres Farm, Rudgwick Parish
 SA162 – Land South of Roman Way, Billingshurst Parish
 SA163 – Warnham Glebe & Vicarage, Warnham Parish
 SA164 – 1st Floor, Freshwater Parade, Horsham – Denne Ward
 SA199 – Century House, Horsham – Forest Ward
 SA200 – 14 - 15 West Street, Horsham – Denne Ward
 SA204 – Land East of Tesla Engineering, Thakeham Parish
 SA225 – Land West of Billingshurst, Billingshurst Parish
 SA296 – Land North of Horsham, Strategic Site
 SA339 – Land East of Threals Lane, Thakeham Parish
 SA368 – Land at Northlands Road, Warnham Parish
 SA390 – Novartis Pharmaceuticals Site, North Horsham Parish

SA401 – Nowhurst Business Park, Slinfold Parish
 SA412 – East of Billingshurst, Billingshurst Parish
 SA436 – Former Horsham District Council Offices, Horsham – Denne Ward
 SA447 – Blakers Yard, Dial Post, West Grinstead Parish
 SA449 – Norfolk House, Horsham – Denne Ward
 SA468 – Land off Rusper Road (Emmanuel Cottage), Rusper Parish
 SA490 – Envision House 5 North Street, Horsham – Denne Ward
 SA495 – Durrants Village, Colgate Parish
 SA523 – The Coach House, Cowfold Parish
 SA525 – Queens Head, Horsham – Forest Ward
 SA533 – The Fountain Inn, North Horsham
 SA536 – Anchorage Farm, Rudgwick Parish
 SA537 – Okash and Weston, Southwater Parish
 SA557 – Land at 40 Brighton Road (Dairy Crest Site), Horsham – Forest Ward
 SA580 – Land North of Heath Barn Farm, Broadbridge Heath Parish
 SA582 – The Pavilion Graylands Estate, North Horsham Parish
 SA583 – Former Longfield House, Rusper Parish
 SA593 – Land off Stopham Road, Pulborough Parish
 SA602 – 41, 43 and Land to Rear of 45 Longfield Road, Horsham – Denne Ward
 SA603 – Land at Rowan Drive Garage, Billingshurst Parish
 SA605 – Scout HQ site, Peary Close, North Horsham Parish
 SA637 – Land North of Hilland Farm, Billingshurst Parish
 SA638 – Land at the Holbrook Club, Jackdaw Lane, North Horsham Parish
 SA659 – Garage Block, Sleets Road, Broadbridge Heath Parish
 SA660 – Garage Block, Swann Way, Broadbridge Heath Parish
 SA661 – Winterton Court, Horsham – Forest Ward
 SA664 – Garages and Pelham and Waverley Court, Horsham – Denne Ward
 SA671 – Land at Steele Close and at Sinnocks, West Chiltington Parish
 SA672 – St Marks Court, Horsham – Denne Ward
 SA673 – Storrington Squash Club, Storrington and Sullington Parish
 SA680 – Land at Hares Hill, Broadbridge Heath Parish
 SA682 – Land at Cedar Leas, Cowfold Parish
 SA696 – Welwyn, Slinfold Parish
 SA695 – 1A Clarence Road, Horsham – Forest Ward
 SA706 – Ransoms, Pulborough Parish
 SA709 – Land at Little Homefield, Nuthurst Parish
 SA713 – Storage Buildings at Sports Horses International Ltd Stud Farm, Rusper Parish
 SA775 – Land at Bennetts Road, Horsham – Forest Ward
 SA764 – Former Highway Depot, London Road, Washington Parish
 SA831 – Brinsbury Centre/Chichester College, Billingshurst Parish

Sites allocated in a Development Plan

SA012 – Thakeham Tiles, Thakeham Parish
 SA019 – Land west of Spring Lane, Slinfold Parish
 SA108 – South of Billingshurst Allocation, Billingshurst Parish
 SA258 – Land opposite The Dun Horse, Mannings Heath, Nuthurst Parish
 SA303 – Land at Great Ventors Farm, Nuthurst Parish
 SA328 – Land at Saxtons Farm, Nuthurst Parish
 SA337 – Land East of Hayes Lane, Slinfold Parish
 SA371 – Holly Farm, Nuthurst Parish

SA405 – Land adjacent to Heathtolt Cottages, Nuthurst Parish
 SA519 – Land at Old London Road (The Vineyard), Washington Parish
 SA549 – Land at Old Mill Drive, Storrington and Sullington Parish
 SA550 – Land at the Post Office Depot, Storrington and Sullington Parish
 SA553 – Land behind White Horse Public House, Nuthurst Parish
 SA561 – Angell Sandpit, Storrington and Sullington Parish
 SA580 – Land North of Heath Barn Farm, Broadbridge Heath Parish
 SA594 – Barmarks, Shermanbury Parish
 SA618 – Land North of Downsview Avenue, Storrington and Sullington Parish
 SA654 – Land at Crosby Farm, Slinfold Parish
 SA655 – The Cobblers, Slinfold Parish
 SA680 – Land at Hares Hill, Broadbridge Heath Parish
 SA748 – Land at Ravenscroft Allotments, Storrington and Sullington Parish

5) **Sites within an existing built up area boundary**

A number of sites have been identified which are located within an existing Built-Up area boundary. The general principle of development in these locations is already considered acceptable subject to the detail meeting other policy requirements. For example some sites that have been identified are employment sites which have potential for further intensification of these uses. However the general principle of converting such sites to other uses would not be considered acceptable.

As sites which are within existing built-up areas can be considered under the policy framework, these were excluded from further assessment. They are listed below.

Sites within Built-up Area Boundaries

SA030 – Eagle Industrial Estate, Brooks Road, Billingshurst Parish
 SA032 – Nyewood Court, Billingshurst Parish
 SA034 – Gas Works, Natts Lane, Billingshurst Parish
 SA144 – Parsonage Farm, North Horsham Parish
 SA137 – Station Garage (Skoda), Broadbridge Heath Parish
 SA139 – 9-13 Crawley Road, North Horsham Parish
 SA153 – RAFA site, Storrington and Sullington Parish
 SA165 – The Tanfield Centre, Horsham – Denne Ward
 SA170 – Spire Court, Horsham – Denne Ward
 SA175 – Barclays House, Horsham – Denne Ward
 SA176 – Albany House, Horsham – Trafalgar Ward
 SA177 – Land adjacent to Albany House, Horsham – Trafalgar Ward
 SA178 – 1 Blatchford Road, Horsham – Forest Ward
 SA179 – City Business Centre, Horsham – Forest Ward
 SA181 – Ridgeland House, Horsham – Denne Ward
 SA185 – Dynamics House, Horsham – Denne Ward
 SA186 – Above Brock Taylor, Horsham – Denne Ward
 SA188 – Unit B2 Foundry Lane, Horsham – Forest Ward
 SA189 – Units 3, 5, 9 and 10 Foundry Court, Horsham – Forest Ward
 SA193 – Sanford House, Horsham – Denne Ward
 SA195 – Comewell House, Horsham – Denne Ward
 SA197 – 23-25 Springfield Road, Horsham – Trafalgar Ward

SA198 – West Point, Horsham – Denne Ward
 SA201 – 26-27 West Street, Horsham – Denne Ward
 SA202 – 26 Worthing Road, Horsham – Denne Ward
 SA203 – 76 Park Street, Horsham – Denne Ward
 SA206 – 7 – 9 Park Place, Horsham – Denne Ward
 SA210 – Springfield House, Horsham – Denne Ward
 SA212 – Afon House, Horsham - Denne Ward
 SA213 – Exchange House, Horsham – Denne Ward
 SA214 – Provender Mill, Horsham – Denne Ward
 SA223 – Haybourne Old Farm (Barns 3-5), Pulborough Parish
 SA248 – Land north of Church House, Pulborough Parish
 SA270 – 51 Hurst Avenue, Horsham – Denne Ward
 SA273 – 9, 11 and 13 Worthing Road, Horsham – Denne Ward
 SA275 – 2 to 8 Springfield Park Road, Horsham – Trafalgar Ward
 SA278 – 5a-13 Guildford Road, Horsham - Horsham – Denne Ward
 SA285 – Old Pumping Station, North Horsham Parish
 SA292 – Land adjacent to Cedars Farm Parbrook, Billingshurst Parish
 SA311 – Strome and Sussexdown, Storrington and Sullington Parish
 SA358 – Land at Westlands Nurseries, Henfield Parish
 SA364 – One Acre, North of Foster Lane, Ashington Parish
 SA379 – Land off Ryecroft Lane (Old Ryecroft Allotments), Storrington and Sullington Parish
 SA387 – Scrapyard, North Horsham Parish
 SA388 – The Star Public House, North Horsham Parish
 SA423 – The Bus Station, Henfield Parish
 SA437 – Land south of A29 at Jubilee Fields, Billingshurst Parish
 SA438 – Land at Weald School, Billingshurst Parish
 SA418 – SE Tyres, Henfield Parish
 SA441 – Billingshurst Community & Conference Centre, Billingshurst Parish
 SA446 – Vinalls Business Centre and NR Motorworks, Henfield Parish
 SA479 – Bailey House, Horsham – Denne Ward
 SA487 – Land south of Hollands Lane, Henfield Parish
 SA450 – Hurst Road Opportunity Area, Horsham – Denne Ward
 SA511 – Village Stores, Henfield Parish
 SA515 – Old Steam Mill, Henfield Parish
 SA530 – The Rising Sun, North Horsham Parish
 SA531 – The Six Bells, Billingshurst Parish
 SA554 – Post Office & Library Car Park, off High Street, Henfield Parish
 SA577 – Peel House, Horsham – Denne Ward
 SA586 – 25 Piries Place, Horsham – Denne Ward
 SA590 – Royal Mail Sorting Depot, Pulborough Parish
 SA699 – Land at Waterside House (northern section of site only), Pulborough Parish
 SA705 – Land at 78 Crawley Road Roffey, North Horsham Parish
 SA773 – Abbey House, North Horsham Parish
 SA774 – Garage Block Adversane Court, North Horsham Parish
 SA762 – Former Lloyds Bank, Steyning Parish
 SA783 – Rambledown House, West Chiltington Parish
 SA156 – Unit D Foundry Lane, Horsham – Forest Ward

Excluded Employment Sites

This section sets out the sites which were not subjected to the full site assessment process and were excluded for the reasons set out below.

1) **Sites with planning permission**

SA151 – Land at Windacres Farm, Rudgwick Parish
SA204 – Land East of Tesla Engineering, Thakeham Parish
SA390 – Novartis Pharmaceuticals Site, North Horsham Parish
SA401 – Nowhurst Business Park, Slinfold Parish
SA447 – Blakers Yard, Dial Post, West Grinstead Parish
SA536 – Anchorage Farm, Rudgwick Parish
SA637 – Land North of Hilland Farm, Billingshurst Parish
SA831 – Brinsbury Centre/Chichester College, Billingshurst Parish

2) **Sites located wholly within defined built-up area boundaries**

The principle of development in these locations is considered acceptable, subject to compliance with other Local Plan policy and can come forward through the usual development management processes. These sites have therefore been excluded from further consideration for potential employment allocations.

SA311 – Strome and Sussexdown, Storrington and Sullington Parish
SA511 – Village Stores, Henfield Parish
SA515 – Old Steam Mill, Henfield Parish
SA554 – Post Office & Library Car Park, off High Street, Henfield Parish

3) **Sites detached from any Built-up Area Boundary (BUAB) and/or remote from the District's transport network**

SA290 – Brackenfield Farm, Slinfold Parish
SA606 – Land at Wooddale Lane, Billingshurst Parish
SA616 – Hole Street Yard, Wiston Parish
SA623 – Land at Andrews Hill, Billingshurst Parish
SA718 – Land at Wellers Farm, Billingshurst Parish
SA771 – Land East of Hooklands Lane, Shipley Parish
SA781 – Land at Smithers Farm, Rudgwick Parish

4) **Sites proposed as mixed use schemes**

The following sites have been submitted to the Council for consideration for mixed use schemes, providing both residential and employment development. To avoid duplication of the site assessments, these have therefore been assessed as part of the Housing Assessment – please refer to Section 3.0 of this document for the Council's assessment and recommendations for the site.

SA548 – Land at Church Farm, Ashington Parish
SA684 – Land at Woolmers, Nuthurst Parish
SA710 – Land at Codmore Hill Farm, Pulborough Parish
SA714 – Land West of Farthings, Slinfold Parish
SA725 – Land South of Hogs Wood, Shipley Parish

SA754 – Horsham Golf and Fitness Club, Southwater Parish
SA759 – Land at Andrews Hill Farm, Billingshurst Parish
SA772 – Butlers Ghyll, Southwater Parish
SA784 – Land South of Tower Hill, Southwater Parish

5) Sites allocated in a 'made' Neighbourhood Plan

SA549 – Land at Old Mill Drive, Storrington and Sullington Parish
SA550 – Land at the Post Office Depot, Storrington and Sullington Parish

6) Existing business sites or sites within an existing business park

SA120 – Stakers Farm, Southwater Parish