

Southwater Parish

Southwater Parish

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

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

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

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

SHELAA Reference	Site Name	Site Address	Outcome of assessment	Total Units
SA128	Old Goods Yard / King Edwards Close	Christ's Hospital	Green (1-5 Years Deliverable)	47
SA413	Land West of Southwater	Land West of Worthing Road, (Strategic Allocation)	Green (1-5 Years Deliverable) and Yellow (6-10 Years Developable)	538
SA038	Griggs, Tower Hill	Horsham	Not Currently Developable	0
SA040	Land off Worthing Road	Tower Hill	Not Currently Developable	0
SA119	West of Southwater	West of Southwater: Strategic Site Option	Not Currently Developable	0
SA129	The Warren	Christ's Hospital	Not Currently Developable	0
SA196	Unit 19, Oakhurst Business Park	Southwater	Not Currently Developable	0
SA324	The Copse	Worthing Road, Horsham	Not Currently Developable	0
SA329	Lanaways Farm	Two Mile Ash, Horsham,	Not Currently Developable	0
SA330	Stoneleigh	Two Mile Ash Road, Tower Hill	Not Currently Developable	0
SA393	Woodlands Farm	Shaws Lane, Southwater	Not Currently Developable	0
SA408	The Copse	Worthing Road Southwater	Not Currently Developable	0
SA416	The Hermitage	Tower Hill, Horsham	Not Currently Developable	0
SA435	Land west of Worthing Road and north of Tower Hill	Parthings Lane, Horsham	Not Currently Developable	0
SA599	Land at Worthing Road and Tower Hill	Tower Hill, Horsham	Not Currently Developable	0
SA701	Land at Rascals Farm	Shipley Road Southwater	Not Currently Developable	0

SA715	Land at Paddock House	Tower Hill, Horsham	Not Currently Developable	0
SA754	Horsham Golf and Fitness	Worthing Road, Horsham	Not Currently Developable	0
SA765	Land west of Worthing Road and east of Tower Hill	Tower Hill, Horsham	Not Currently Developable	0

Parish**Southwater**

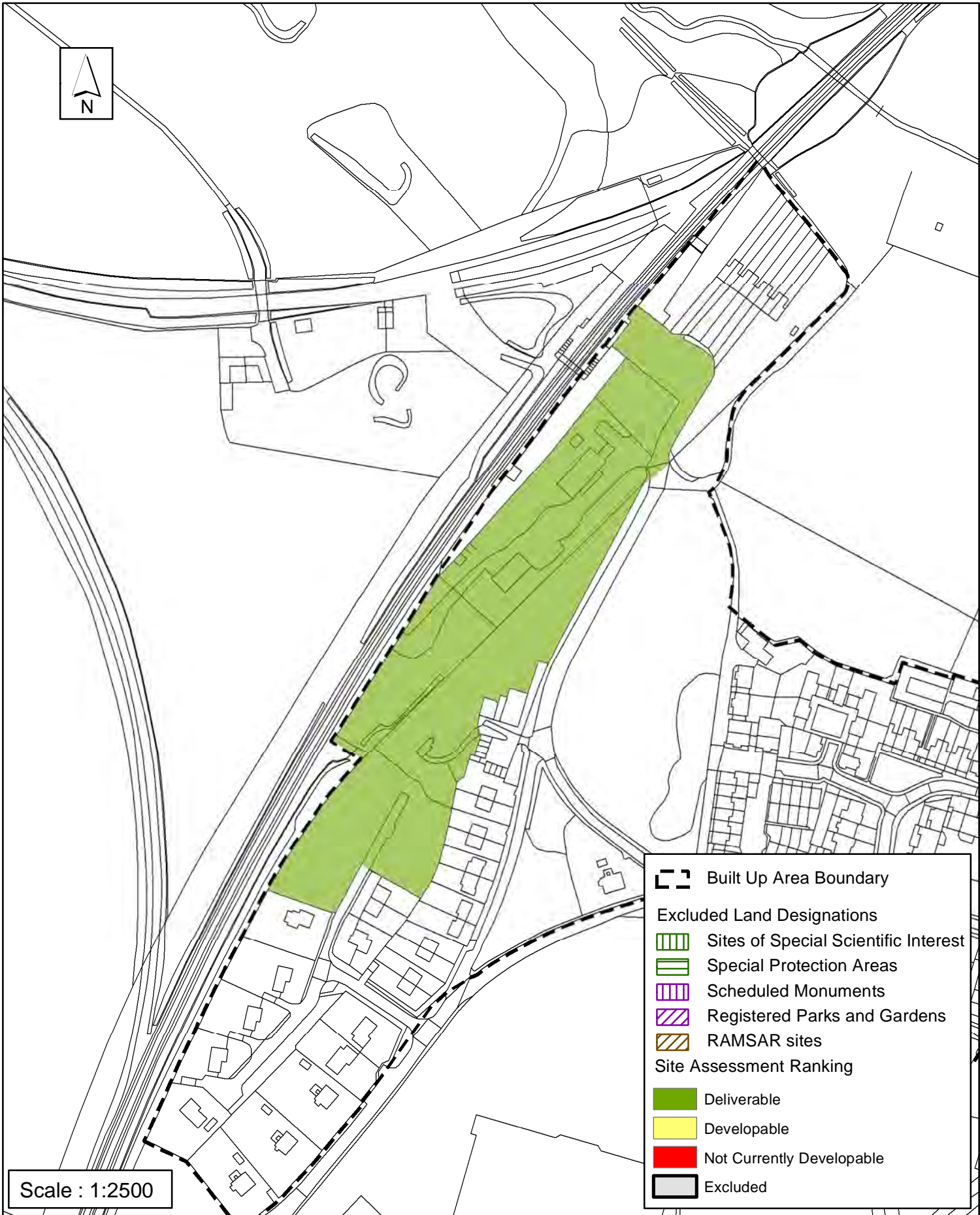
SHLAA Reference SA128 **Site Name** Old Goods Yard / King Edwards Close

Years 1-5 Deliverable	<input checked="" type="checkbox"/>	Site Address	Christ's Hospital		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	0.86	Suitable	<input checked="" type="checkbox"/>
Not Currently Developable	<input type="checkbox"/>	Greenfield/PDL	PDL	Available	<input checked="" type="checkbox"/>
		Site Total	47	Achievable	<input checked="" type="checkbox"/>

Justification

This site has planning permission for 47 dwellings via planning applications DC/13/1412 and DC/16/1961. It is concluded the site is available, suitable, achievable and deliverable 1-5 years.

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



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Date:

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Parish**Southwater**

SHLAA Reference SA413 **Site Name** Land West of Southwater

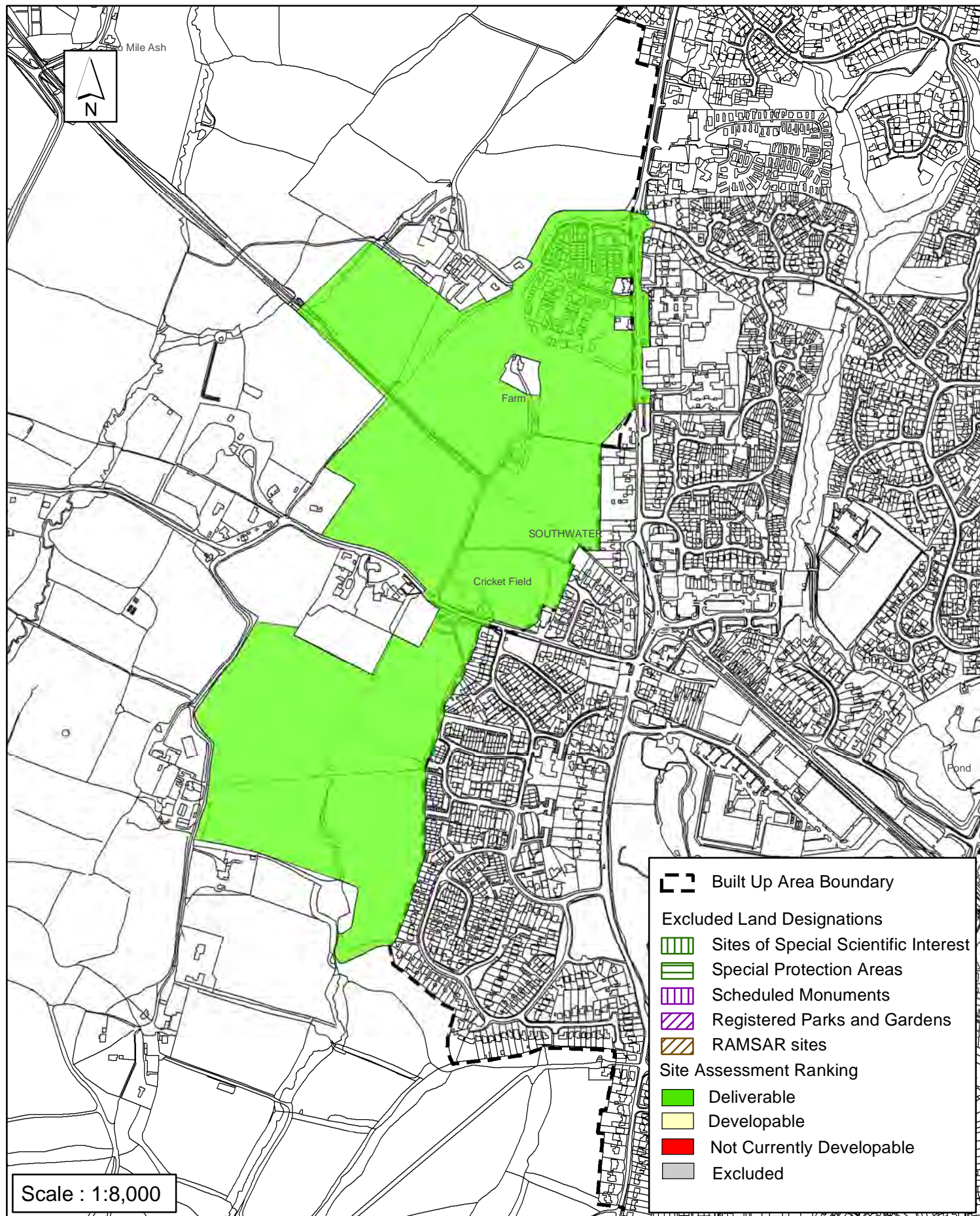
Years 1-5 Deliverable	<input checked="" type="checkbox"/>	Site Address	Land West of Worthing Road, Southwater (Strategic Allocation)		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	50	Suitable	<input checked="" type="checkbox"/>
Not Currently Developable	<input type="checkbox"/>	Greenfield/PDL	Greenfield	Available	<input checked="" type="checkbox"/>
		Site Total	538	Achievable	<input checked="" type="checkbox"/>

Justification

The site is allocated for housing in the Horsham District Planning Framework 2015 (HDPF) by Policies SD10 and 15. It has planning permission for 594 dwellings via planning application DC/14/0590 and development is underway. The site is therefore assessed to be available, suitable, achievable and deliverable years 1-5.

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

SA - 413 : Land West of Southwater



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Parish	Southwater
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SHLAA Reference	SA038	Site Name	Land at Griggs
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Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Tower Hill, Horsham		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	12.55	Suitable	<input type="checkbox"/>
Not Currently Developable	<input checked="" type="checkbox"/>	Greenfield/PDL	Both	Available	<input checked="" type="checkbox"/>
		Site Total	0	Achievable	<input type="checkbox"/>

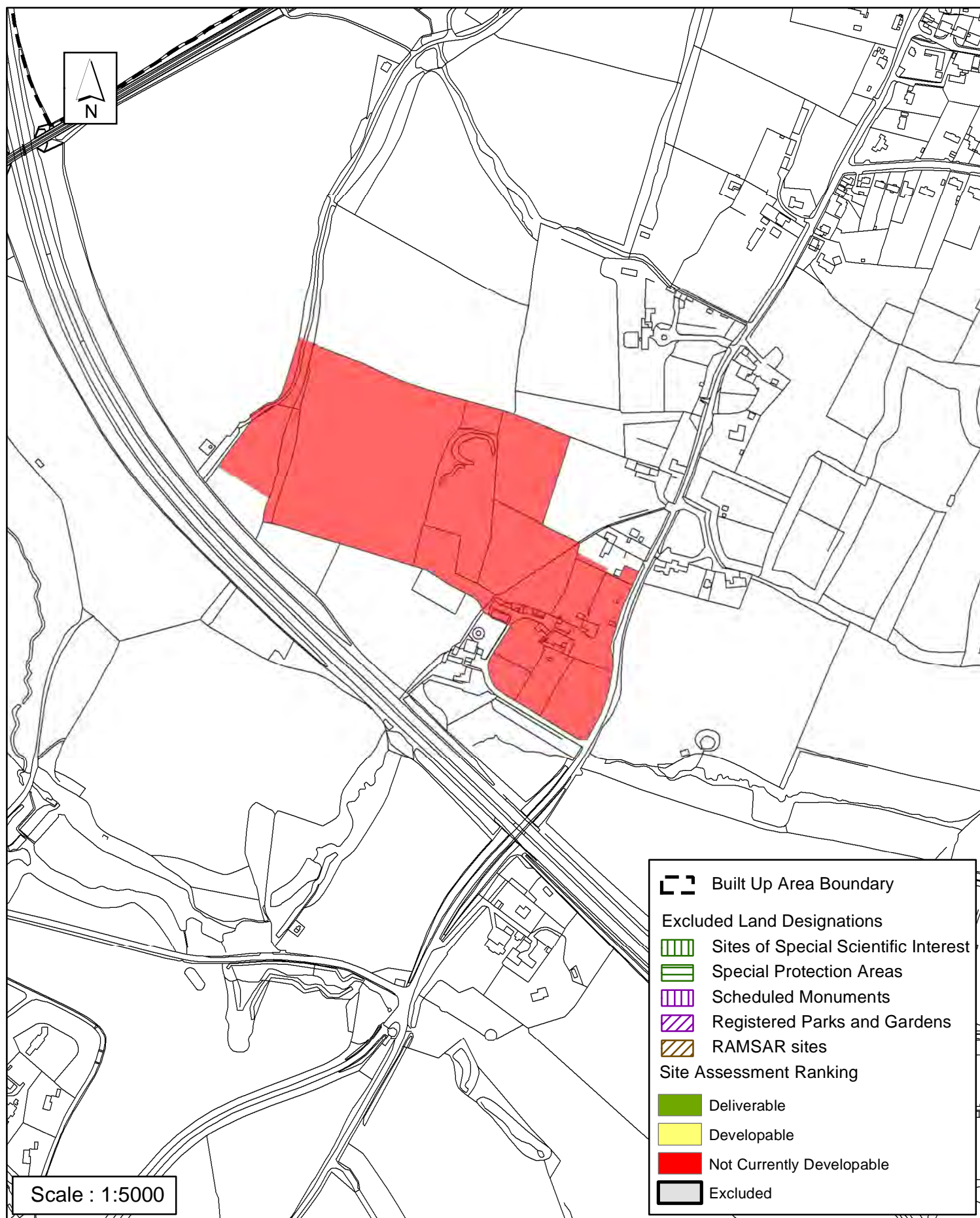
Justification

The landowner has expressed an interest to develop the site meaning it is 'available'. The Grade II listed "Griggs" lies within the site and a high pressure gas pipeline cuts through the western section of the site. The site is located in an isolated rural location and unrelated to any settlement boundary. It is therefore assessed as 'Not Currently Developable'.

Excluded Site	<input type="checkbox"/>	Exclusion Reason
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Lapsed PP	<input type="checkbox"/>	Date
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SA - 038 : Land at Griggs, Tower Hill, Southwater



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Parish**Southwater**

SHLAA Reference SA040 **Site Name** Land off Worthing Road

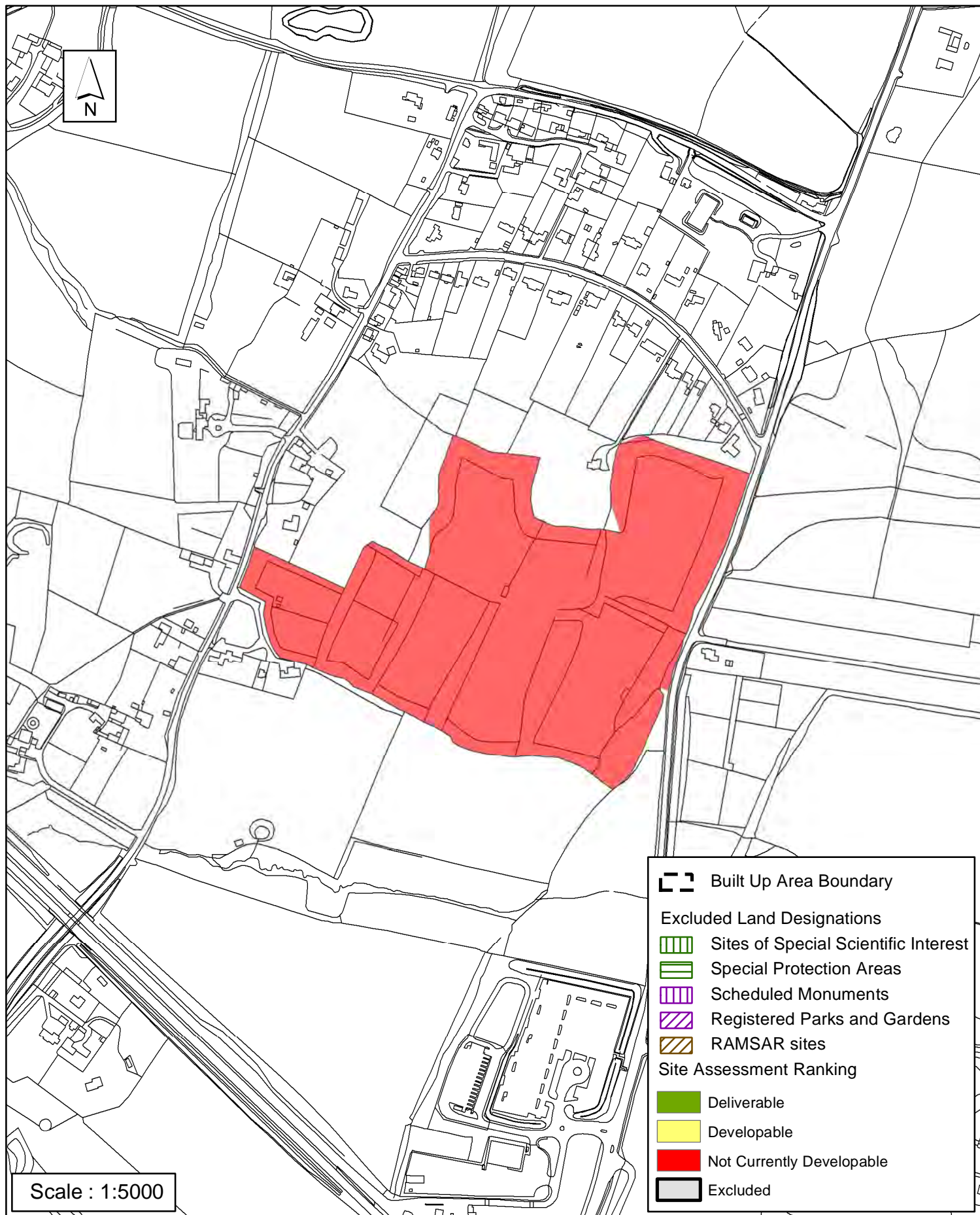
Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	South of Salisbury Road, Tower Hill, Horsham		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	10.24	Suitable	<input type="checkbox"/>
Not Currently Developable	<input checked="" type="checkbox"/>	Greenfield/PDL	Greenfield	Available	<input checked="" type="checkbox"/>
		Site Total	0	Achievable	<input type="checkbox"/>

Justification

The landowner has expressed an interest to develop the site meaning it is 'available'. The site is located in the countryside between Horsham and Southwater, and south of Tower Hill which is an unclassified settlement as defined by Policy 3 of the Horsham District Planning Framework 2015 (HDPF) and is reliant on other villages and towns to meet the needs of residents. The Local Plan Review Issues & Options (April 2018) proposes Tower Hill as a secondary settlement meaning that some residential in-filling would be considered acceptable. The site lies outside the proposed secondary settlement boundary and the Issues & Options document is an early stage of the local plan review and holds little weight. Unless allocated for development through the review of the HDPF or via a made Neighbourhood Plan, it is considered development would be contrary to Policies 1 to 4, 26 and 27 of the HDPF. It is therefore assessed as 'Not Currently Developable'.

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SA - 040 : Land off Worthing Road, Tower Hill, Southwater



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Parish	Southwater
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SHLAA Reference	SA119	Site Name	Land West of Worthing Road Southwater		
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Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Wider Strategic Site Option		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	137+23	Suitable	<input type="checkbox"/>
Not Currently Developable	<input checked="" type="checkbox"/>	Greenfield/PDL	Greenfield	Available	<input checked="" type="checkbox"/>
		Site Total	0	Achievable	<input type="checkbox"/>

Justification

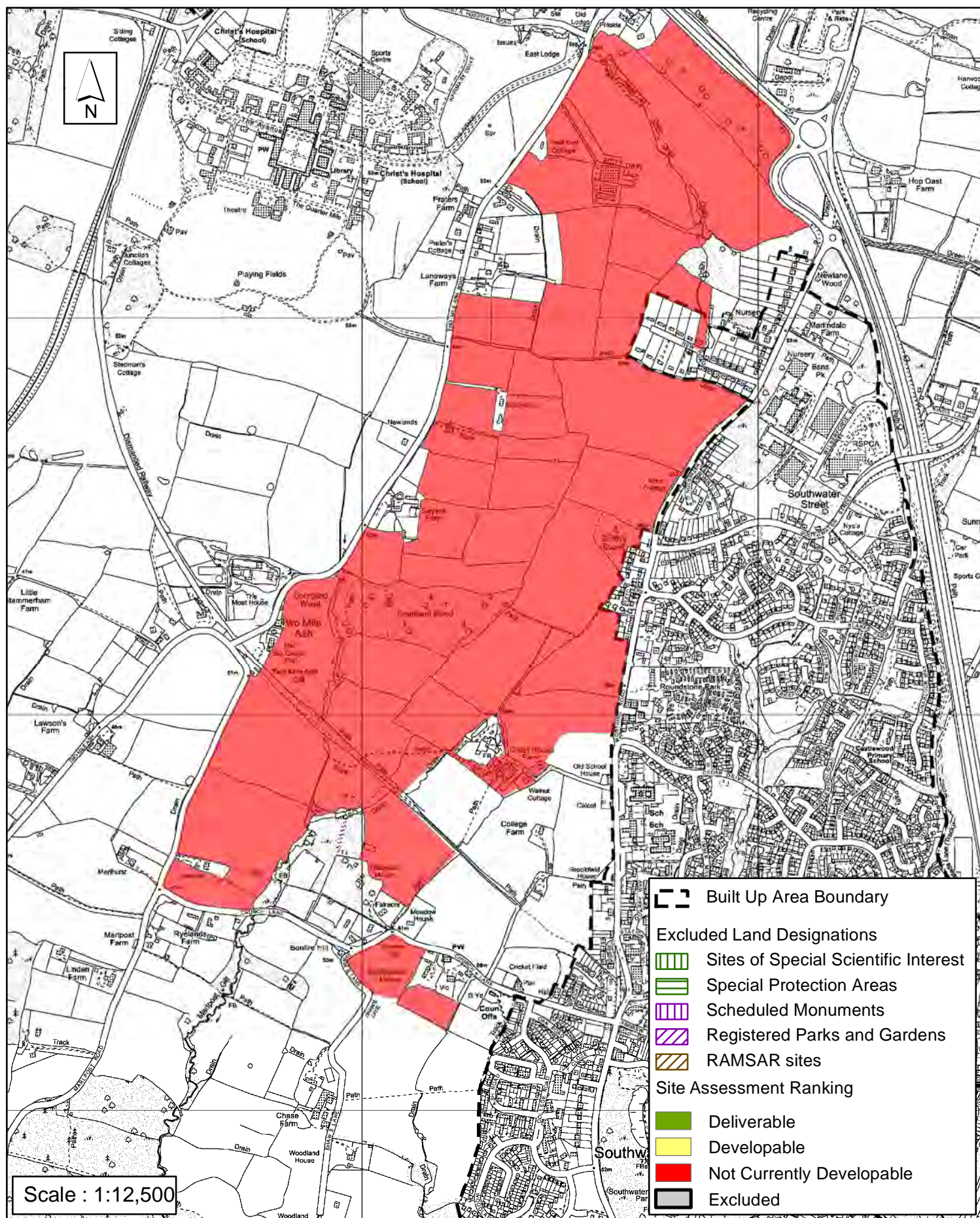
The landowner has expressed an interest in developing the site indicating it is 'available'. This site was proposed as part of a strategic allocation during the preparation of the Horsham District Planning Framework 2015 (HDPF). An element of this land was allocated for housing under Policy SD10 in the HDPF and is considered separately under SA413.

This strategic scale site lies within the countryside adjoining the western built up area boundary of Southwater. A number of Listed Buildings, rights of way and Ancient Woodland lie within the site, the majority of which lies in a Bat Sustenance Zone. The site also has nature conservation and archaeology interest. Unless allocated for development through the review of the HDPF or via a made Neighbourhood Plan, it is considered development would be contrary to Policies 1 to 4 and 26 of the HDPF. It is therefore assessed as 'Not Currently Developable'.

Excluded Site	<input type="checkbox"/>	Exclusion Reason
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Lapsed PP	<input type="checkbox"/>	Date
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SA - 119 : West of Southwater: Wider Strategic Site Option, Southwater



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Date: 06/04/2014

Revision: 01/11/2018

Horsham District Council

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Parish**Southwater**

SHLAA Reference SA129 **Site Name** Land at Christ's Hospital, The Warren

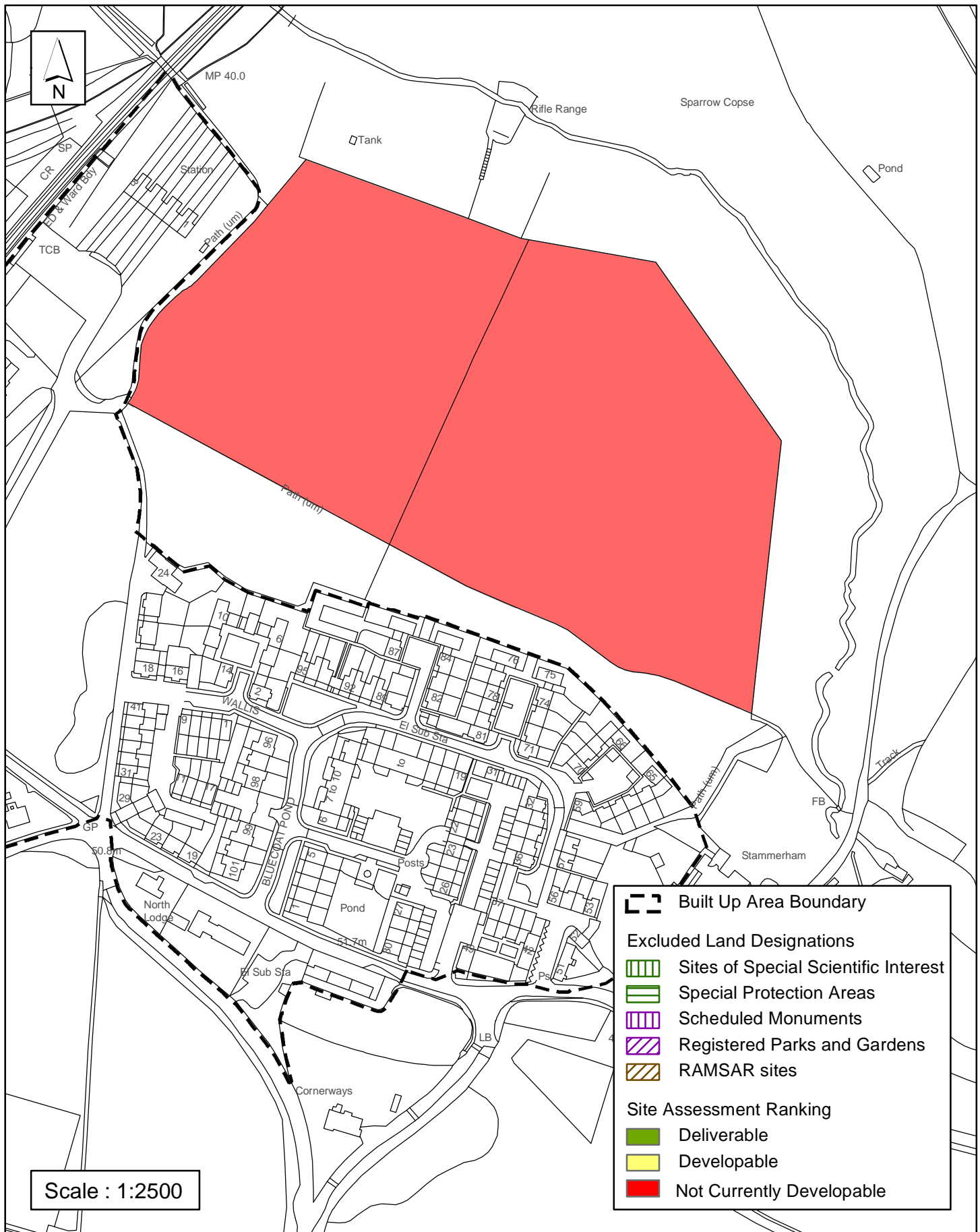
Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Land at Christ's Hospital, The Warren, Christ's Hospital Land to the east of Christ's Hospital		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	5.7	Suitable	<input checked="" type="checkbox"/>
Not Currently Developable	<input checked="" type="checkbox"/>	Greenfield/PDL	Greenfield	Available	<input checked="" type="checkbox"/>
		Site Total	0	Achievable	<input type="checkbox"/>

Justification

The landowner has expressed an interest in developing this site indicating its availability. The site is in the countryside north of and adjacent to the Built Up Area Boundary of Christ's Hospital, which is classified as a smaller village in Policy 3 of the Horsham District Planning Framework (HDPF), having limited services and facilities. The site has some access problems due to the rural nature of the surrounding road network. Unless allocated for development within the revised Horsham District Planning Framework (HDPF) or a made Neighbourhood Plan, any development would be contrary to Policies 1 to 4 and 26 of the HDPF. It is therefore assessed as Not Currently Developable.

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

SA - 129 : The Warren, Christs Hospital



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Parish**Southwater**

SHLAA Reference SA196 **Site Name** Unit 19, Oakhurst Business Park

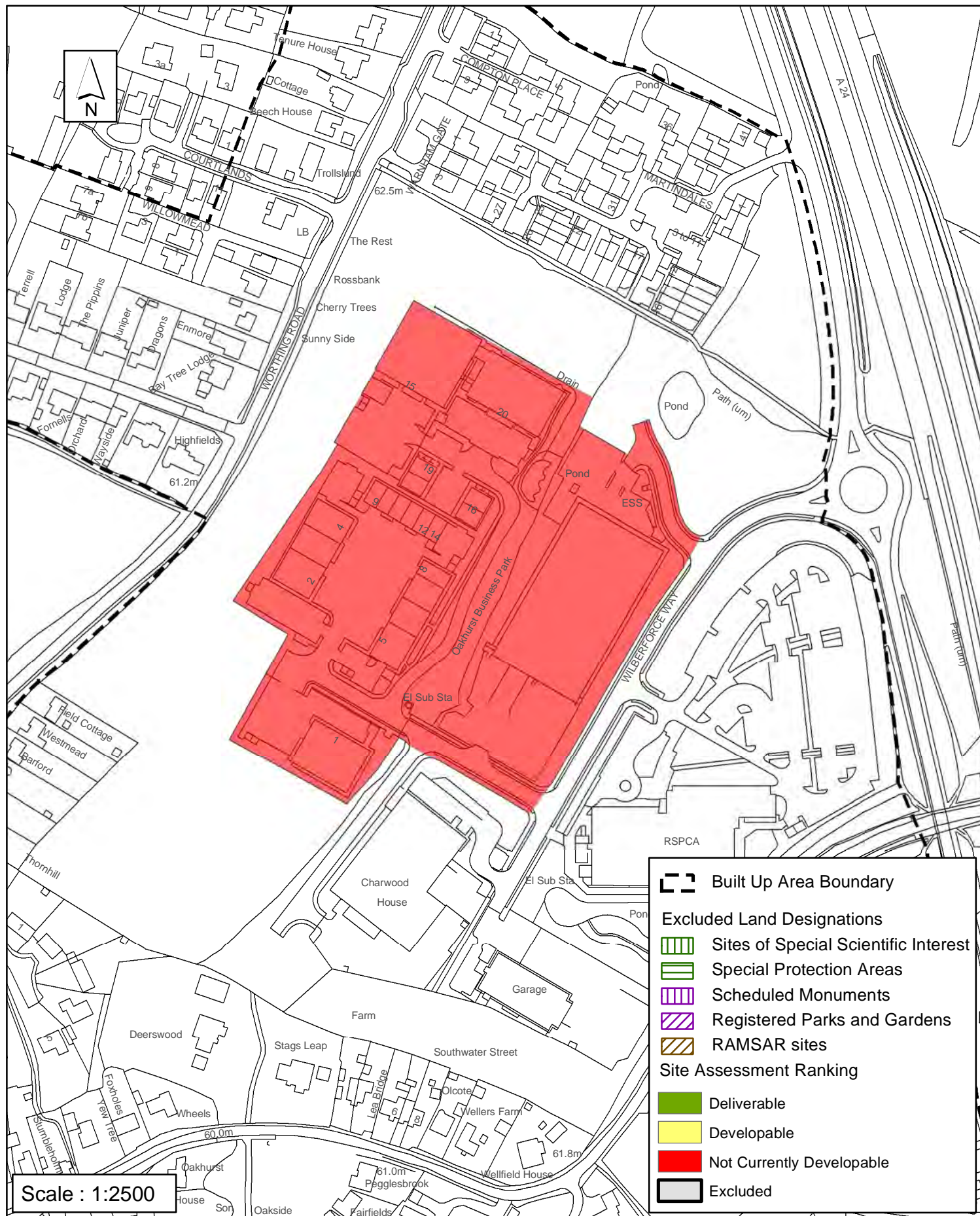
Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Unit 19, Oakhurst Business Park, Wilberforce Way		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)		Suitable	<input type="checkbox"/>
Not Currently Developable	<input checked="" type="checkbox"/>	Greenfield/PDL	PDL	Available	<input type="checkbox"/>
		Site Total	0	Achievable	<input type="checkbox"/>

Justification

This site is within the Key Employment Area of Oakhurst Business Park. The site was identified through the Horsham Office Conversion Capacity Study, 2009. It is not possible to assess the total housing yield which could be achieved from the conversion of office premises, nor was it possible to contact the landowner to ascertain availability. The site is therefore assessed as not currently developable.

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

SA - 196: Unit 19, Oakhurst Business Park, Southwater



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Date:

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Parish**Southwater**

SHLAA Reference SA324 **Site Name** The Copse Worthing Road

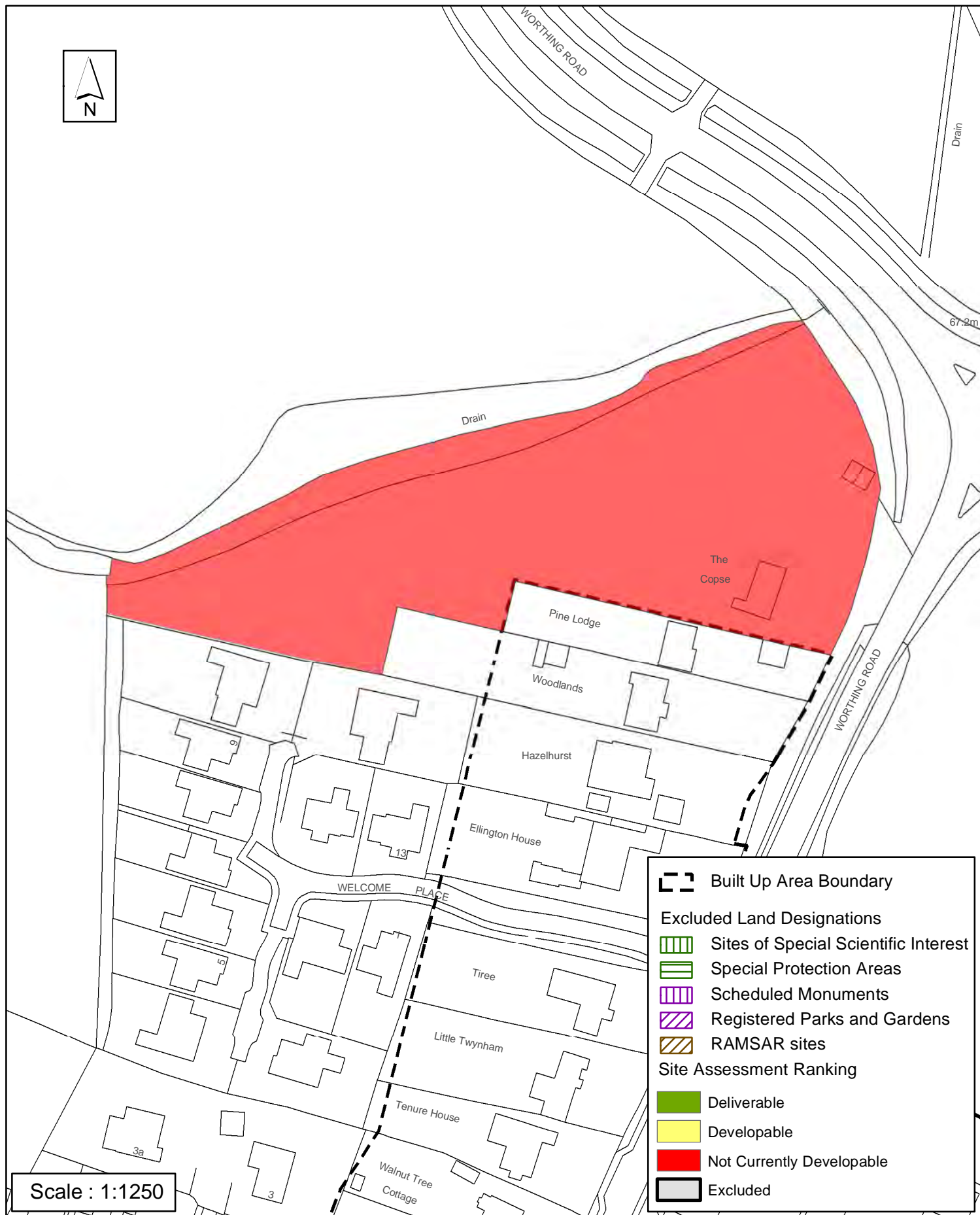
Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Horsham		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	1.3	Suitable	<input type="checkbox"/>
Not Currently Developable	<input checked="" type="checkbox"/>	Greenfield/PDL	Greenfield	Available	<input checked="" type="checkbox"/>
		Site Total	0	Achievable	<input type="checkbox"/>

Justification

The landowner has expressed an interest to develop the site meaning it is 'available'. The site is located in the countryside, outside the defined built-up area boundary of Southwater, which is classified as a small town/larger village in Policy 3 of the Horsham District Planning Framework 2015 (HDPF), having a good range of services and facilities. The Local Plan Review Issues & Options (April 2018) proposed an amendment (SW1) to extend the northern built-up area boundary which would abut the southern boundary of this site. However, the Issues & Options document is an early stage of the local plan review and holds little weight. Unless allocated for development through the review of the HDPF or via a made Neighbourhood Plan, it is considered development would be contrary to Policies 1-4 and 26 of the HDPF. The site is therefore assessed as 'Not Currently Developable'.

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

SA-324:The Copse, Worthing Road, Southwater



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Date: 08/06/2016

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Parish**Southwater**

SHLAA Reference SA329 **Site Name** Lanaways Farm

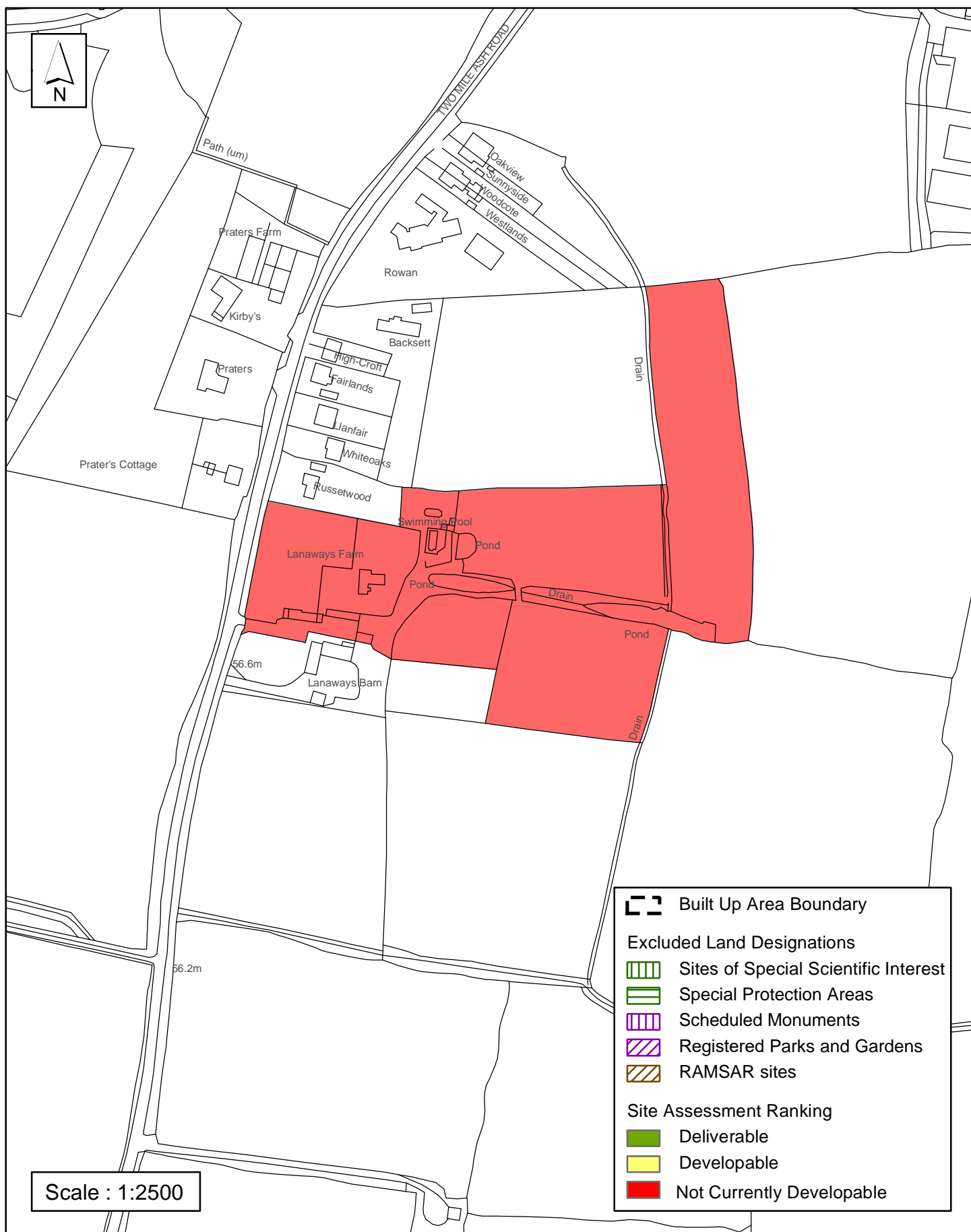
Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Two Mile Ash, Southwater		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	2.5	Suitable	<input type="checkbox"/>
Not Currently Developable	<input checked="" type="checkbox"/>	Greenfield/PDL	Greenfield	Available	<input checked="" type="checkbox"/>
		Site Total	0	Achievable	<input type="checkbox"/>

Justification

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

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

SA - 329: Lanaways Farm, Southwater



Parish**Southwater**

SHLAA Reference SA330 **Site Name** Stoneleigh

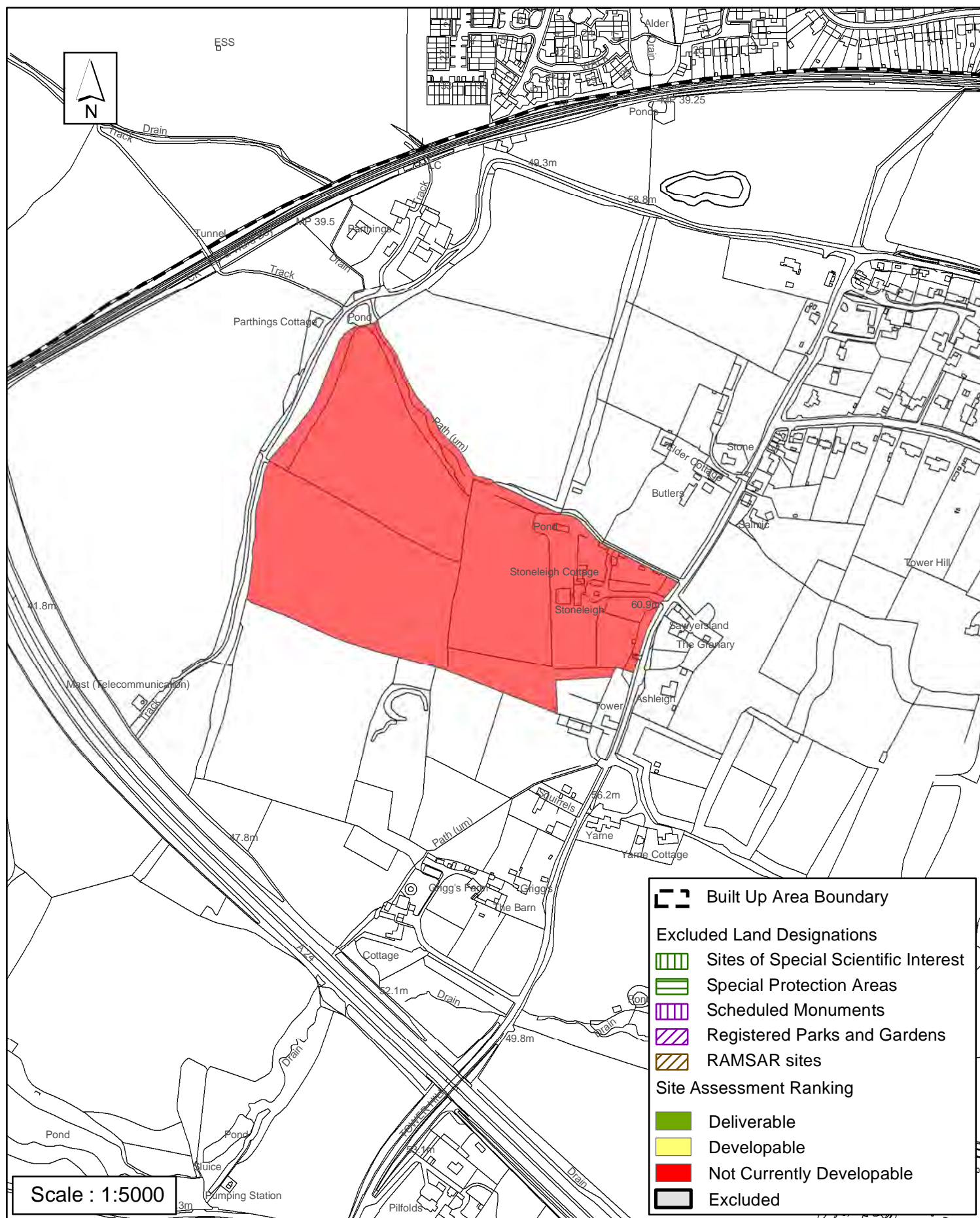
Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Two Mile Ash Road, Tower Hill	
Years 6-10 Developable	<input type="checkbox"/>			
Years 11+	<input type="checkbox"/>	Site Area (ha)	8.5	Suitable <input type="checkbox"/>
Not Currently Developable	<input checked="" type="checkbox"/>	Greenfield/PDL	Greenfield	Available <input checked="" type="checkbox"/>
		Site Total	0	Achievable <input type="checkbox"/>

Justification

An agent on behalf of the landowner has expressed an interest in developing the site meaning it is 'available'. The site is located in the countryside west of Tower Hill which is an unclassified settlement as defined by Policy 3 of the Horsham District Planning Framework 2015 (HDPF) thus a settlement with few or no facilities or social networks and limited accessibility, and is reliant on other villages and towns to meet the needs of residents. It is considered development would be contrary to Policies 1 to 4 and 26 of the HDPF. The Local Plan Review Issues & Options (April 2018) proposed Tower Hill as a secondary settlement where some residential infilling may be acceptable. However, the site is outside of the proposed secondary settlement boundary. In addition, the Issues & Options document is an early stage of the local plan review and holds little weight. Unless allocated for development or similar through the review of the Horsham District Planning Framework (HDPF) or via a made Neighbourhood Plan, it is considered development would be contrary to Policies 1 to 4 and 26 of the HDPF. The site is therefore assessed as 'Not Currently Developable'.

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

SA - 330: Stoneleigh, Two Mile Ash Road, Tower Hill, Southwater



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Horsham District Council

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Parish**Southwater**

SHLAA Reference SA393 **Site Name** Woodlands Farm

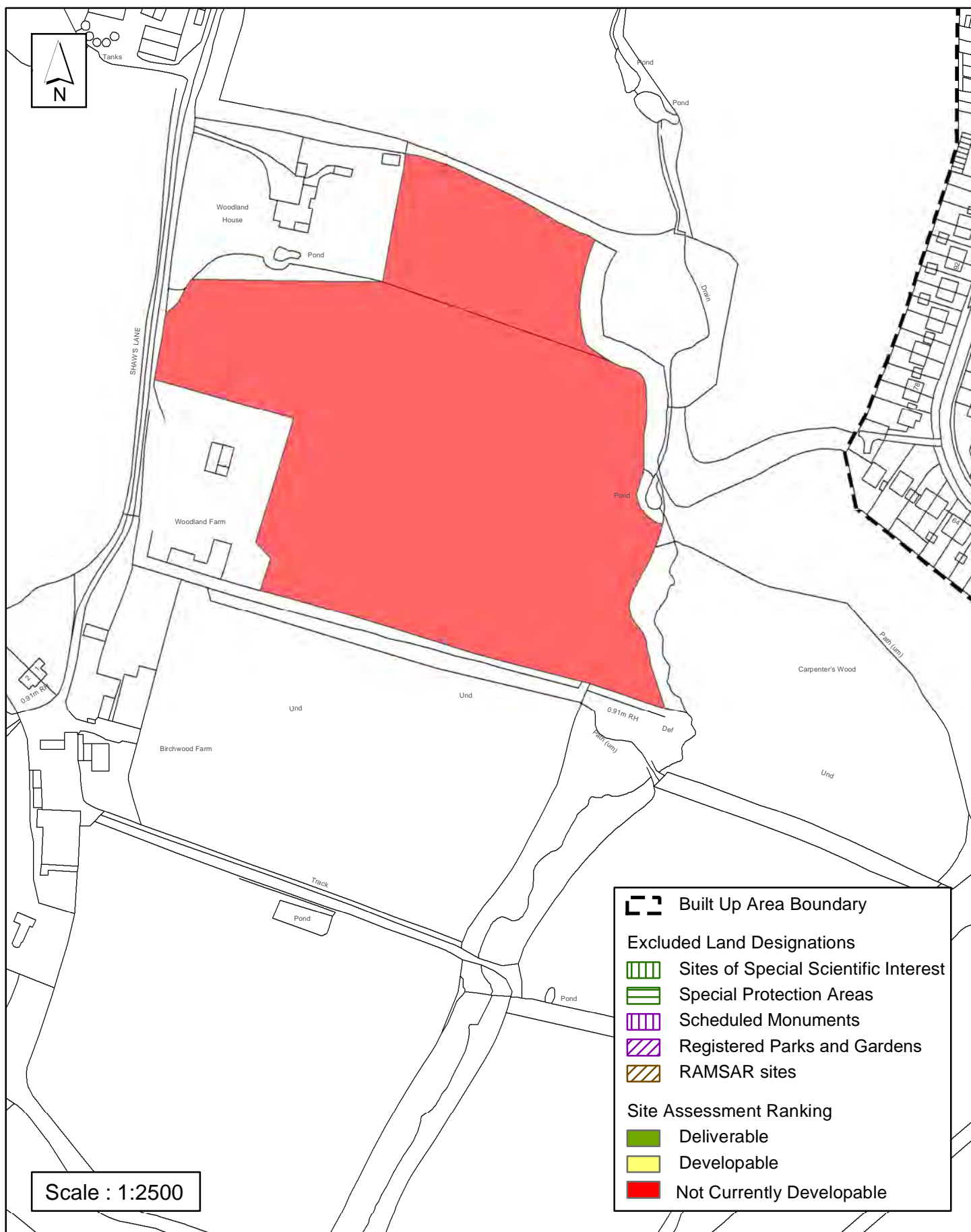
Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Woodlands Farm, Shaws Lane, Southwater		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	3.86	Suitable	<input type="checkbox"/>
Not Currently Developable	<input checked="" type="checkbox"/>	Greenfield/PDL	Greenfield	Available	<input checked="" type="checkbox"/>
		Site Total	0	Achievable	<input type="checkbox"/>

Justification

The landowner has expressed an interest in developing the site meaning it is 'available'. The site is in the countryside west of built up area boundary of Southwater, which is classified as a Small Town/Larger Village in Policy 3 of the Horsham District Planning Framework 2015 (HDPF) with a good range of services and facilities. An Archaeological Notification Area covers site area and Ancient Woodland adjoins eastern boundary. Unless allocated for development through the review of the HDPF or via a made Neighbourhood Plan, it is considered development would be contrary to Policies 1-4 and 26 with some conflict to Policy 31 and 34 of the HDPF. The site is therefore considered 'Not Currently Developable'.

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

SA -393: Woodlands Farm, Southwater



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Parish**Southwater**

SHLAA Reference SA408 **Site Name** Land West of The Copse

Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	The Copse Worthing Road Southwater		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	0.73	Suitable	<input type="checkbox"/>
Not Currently Developable	<input checked="" type="checkbox"/>	Greenfield/PDL	Greenfield	Available	<input checked="" type="checkbox"/>
		Site Total	0	Achievable	<input type="checkbox"/>

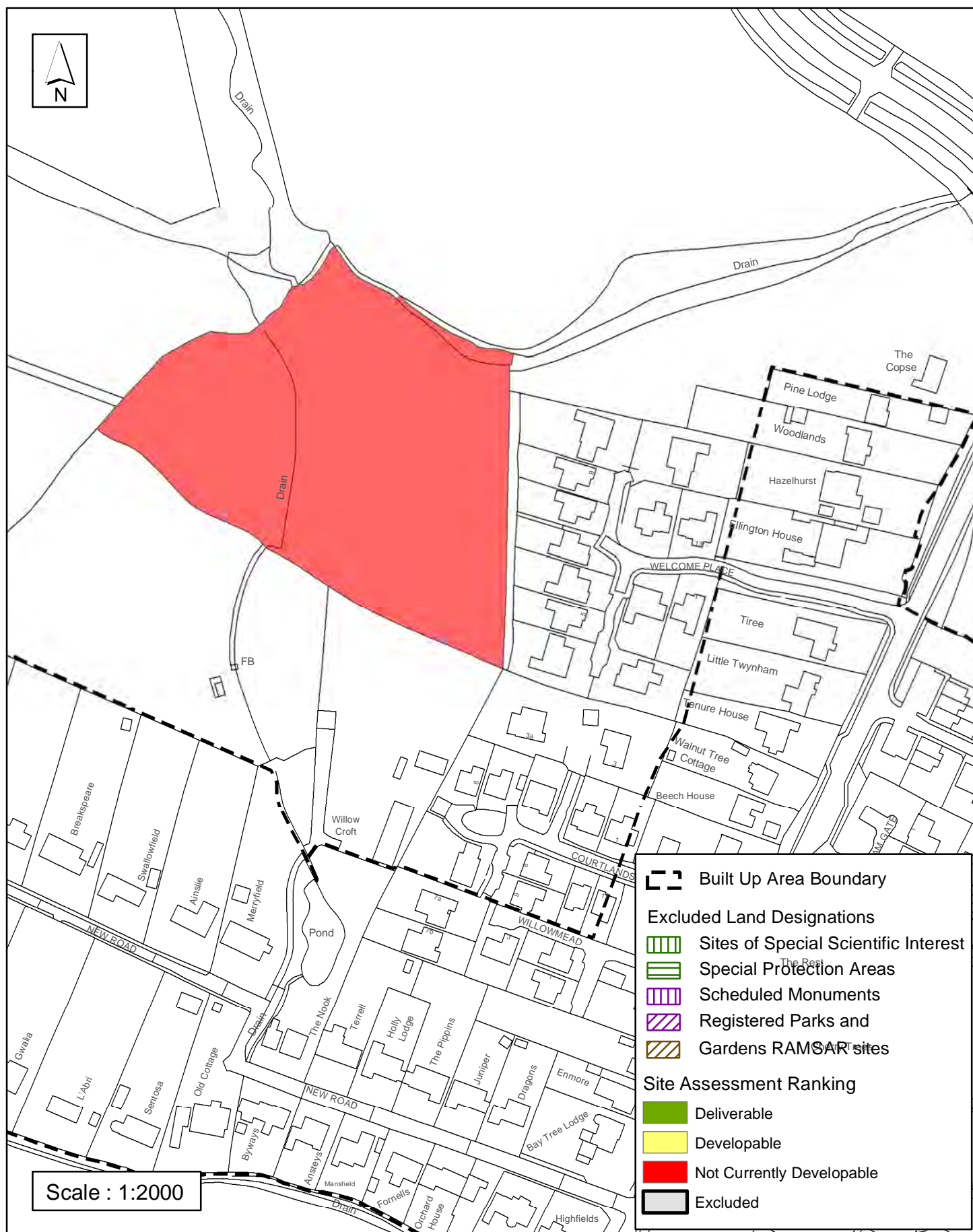
Justification

The landowner has expressed an interest to develop the site meaning it is 'available'. The site is located outside of the built up area boundary of Southwater which is classified as a Small Town/Larger Village in Policy 3 of the Horsham District Planning Framework 2015 (HDPF), having a good range of services and facilities. The site does not adjoin the settlement edge of Southwater as defined by the HDPF, although it does adjoin the built form of the village (following development of sites SA424 and SA589).

The Local Plan Review Issues & Options (April 2018) proposed an extension to the BUAB meaning the site has the potential to adjoin the settlement edge. However, the Issues & Options document is an early stage of the local plan review and holds little weight. Unless allocated for development or similar through the review of the HDPF or via a made Neighbourhood Plan, it is considered development would be contrary to Policies 1 to 4 and 26 of the HDPF. The site is therefore assessed as 'Not Currently Developable'.

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

SA-408 : Land West of The Copse, Southwater



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Parish**Southwater**

SHLAA Reference SA416 **Site Name** The Hermitage, Tower Hill

Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	The Hermitage, Tower Hill, Horsham		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	1.54	Suitable	<input type="checkbox"/>
Not Currently Developable	<input checked="" type="checkbox"/>	Greenfield/PDL	Greenfield	Available	<input checked="" type="checkbox"/>
		Site Total	0	Achievable	<input type="checkbox"/>

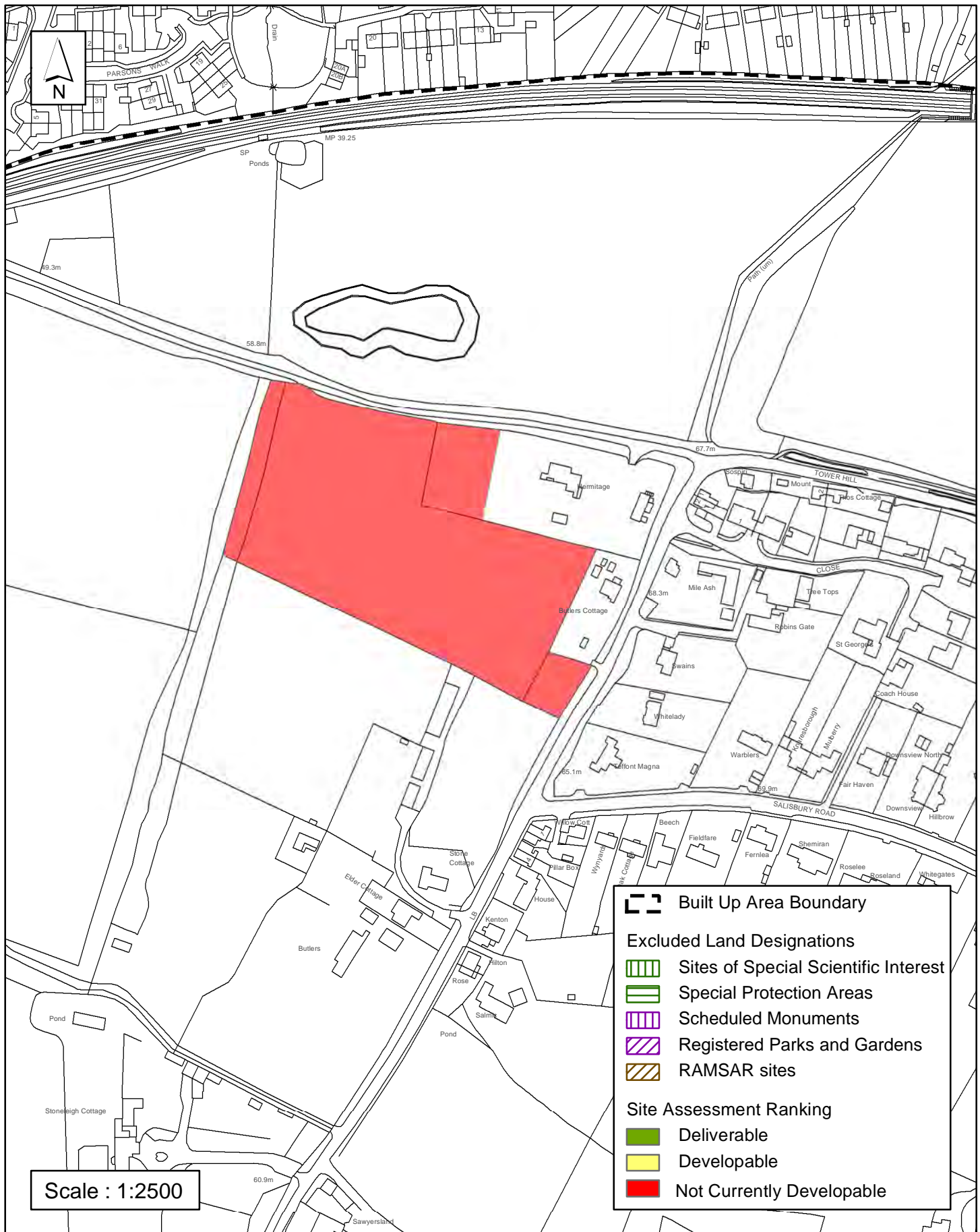
Justification

The landowner has expressed an interest to develop the site meaning it is 'available'. The site is located in the countryside west of Tower Hill, which is an unclassified settlement as defined by Policy 3 of the Horsham District Planning Framework 2015 (HDPF), thus a settlement with few or no facilities or social networks and limited accessibility, and is reliant on other villages and towns to meet the needs of residents.

The Local Plan Review Issues & Options (April 2018) proposed Tower Hill as a secondary settlement where some residential infilling may be acceptable. However the Issues & Options document is an early stage of the local plan review and holds little weight. Unless allocated for development or similar through the review of the HDPF or via a made Neighbourhood Plan, it is considered development would be contrary to Policies 1 to 4 and 26 of the HDPF. The site is therefore assessed as 'Not Currently Developable'.

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

SA - 416 :The Hermitage, Tower Hill, Horsham



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Parish**Southwater**

SHLAA Reference SA435 **Site Name** Land W of Worthing Road & N of Tower Hill

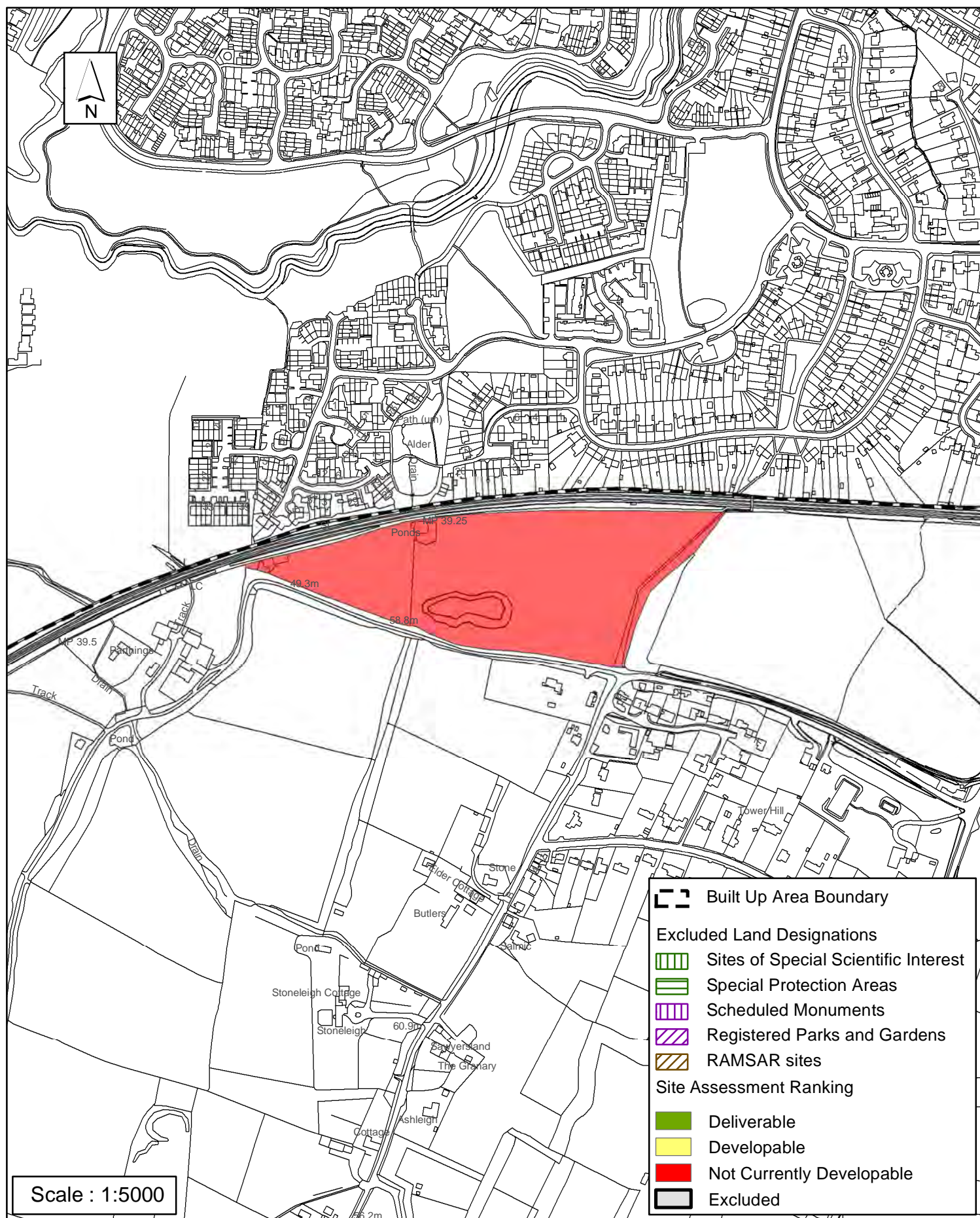
Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Parthings Lane		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	12.4	Suitable	<input type="checkbox"/>
Not Currently Developable	<input checked="" type="checkbox"/>	Greenfield/PDL	Greenfield	Available	<input checked="" type="checkbox"/>
		Site Total	0	Achievable	<input type="checkbox"/>

Justification

The landowner has expressed an interest to develop the site meaning it is 'available'. The site lies in the countryside where a railway line separates it from the southern built up area boundary of Horsham, which is classified as the District's Main Town in Policy 3 of the Horsham District Planning Framework 2015 (HDPF), having a large range of services, facilities and leisure opportunities. The settlement of Tower Hill is located due south east and is defined as an unclassified settlement according to the HDPF, having few or no facilities. The Local Plan Review Issues & Options (April 2018) proposed Tower Hill as a secondary settlement meaning that some residential in-filling would be considered acceptable. However, the Issues & Options document is an early stage of the local plan review and holds little weight.

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

SA - 435 : Land North of Tower Hill (West), Horsham



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Parish**Southwater**

SHLAA Reference SA599 **Site Name** Land at Worthing Road and Tower Hill

Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Land at Worthing Road and Tower Hill, Horsham		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	7.8	Suitable	<input type="checkbox"/>
Not Currently Developable	<input checked="" type="checkbox"/>	Greenfield/PDL	Greenfield	Available	<input checked="" type="checkbox"/>
		Site Total	0	Achievable	<input type="checkbox"/>

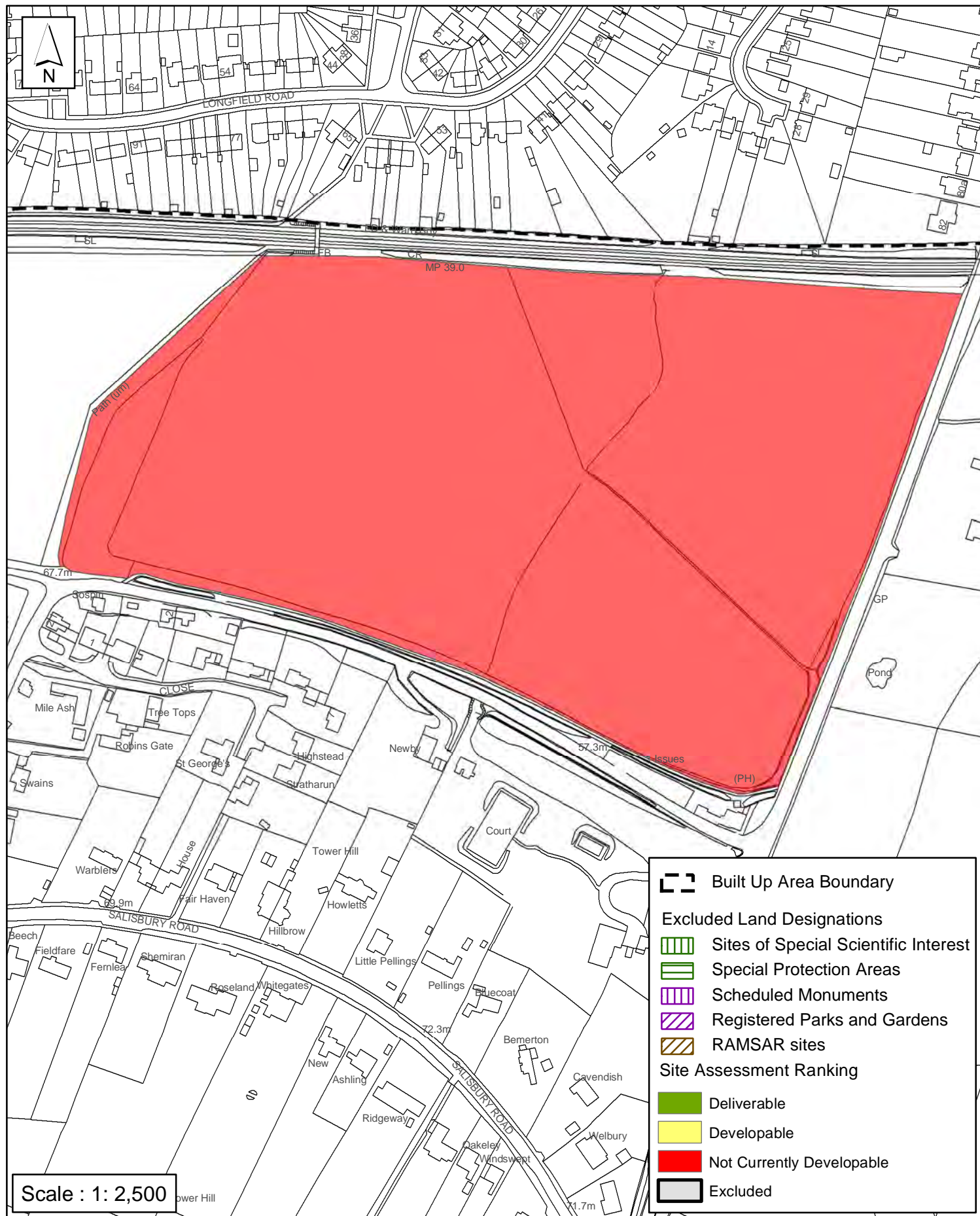
Justification

The landowner has expressed an interest to develop the site meaning it is 'available'. The site lies in the countryside where a railway line separates it from the southern built up area boundary of Horsham, which is classified as the District's Main Town in Policy 3 of the Horsham District Planning Framework 2015 (HDPF), having a large range of services, facilities and leisure opportunities. To the south lies the settlement of Tower Hill which is an unclassified settlement as defined by Policy 3 of the Horsham District Planning Framework 2015 (HDPF) and is reliant on other villages and towns to meet the needs of residents. The Local Plan Review Issues & Options (April 2018) proposed Tower Hill as a secondary settlement meaning that some residential in-filling would be considered acceptable. However, the Issues & Options document is an early stage of the local plan review and holds little weight.

It is considered development of this site would lead to settlement coalescence which is inconsistent with Policy 27 of the HDPF. Parts of the site have a sloping topography which may impact upon landscape character and development capacity. Unless allocated for development through the review of the HDPF or via a made Neighbourhood Plan, it is considered development would be contrary to Policies 1 to 4, 26 and 27 of the HDPF. It is therefore assessed as 'Not Currently Developable'.

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

SA - 599 : Land North of Tower Hill (East), Southwater



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Date: 21/04/2016

Revision: 02/07/2018

Horsham District Council

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

Parish**Shipley**

SHLAA Reference SA701 **Site Name** Land at Rascals Farm

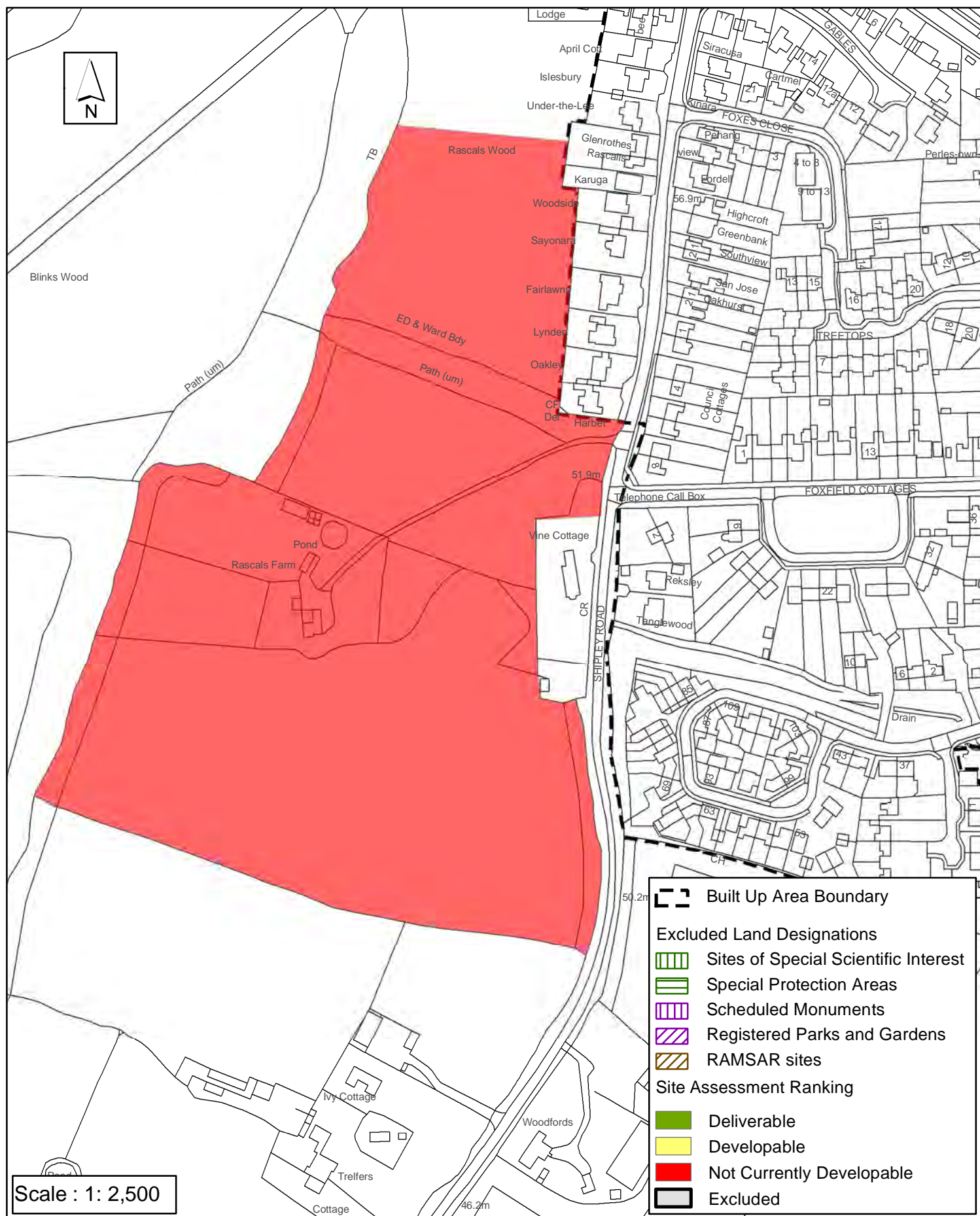
Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Rascals Farm Shipley Road Southwater		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	5.9	Suitable	<input type="checkbox"/>
Not Currently Developable	<input checked="" type="checkbox"/>	Greenfield/PDL	Greenfield	Available	<input checked="" type="checkbox"/>
		Site Total	0	Achievable	<input type="checkbox"/>

Justification

The landowner has expressed an interest to develop the site meaning it is 'available'. The site lies in the countryside but adjoins the built up area boundary of Southwater which is classified as a small town with a good range of services and facilities in Policy 3 of the Horsham District Planning Framework 2015 (HDPF). Unless allocated for development through the review of the HDPF, it is considered development would be contrary to Policies 1 to 4 and 26 of the HDPF. It is therefore assessed as 'Not Currently Developable'.

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

SA - 701: Land at Rascals Farm, Shipley



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Date: 12/07/2018

Revision:

Horsham District Council

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

Parish**Southwater**

SHLAA Reference SA715 **Site Name** Land at Paddock House, Tower Hill

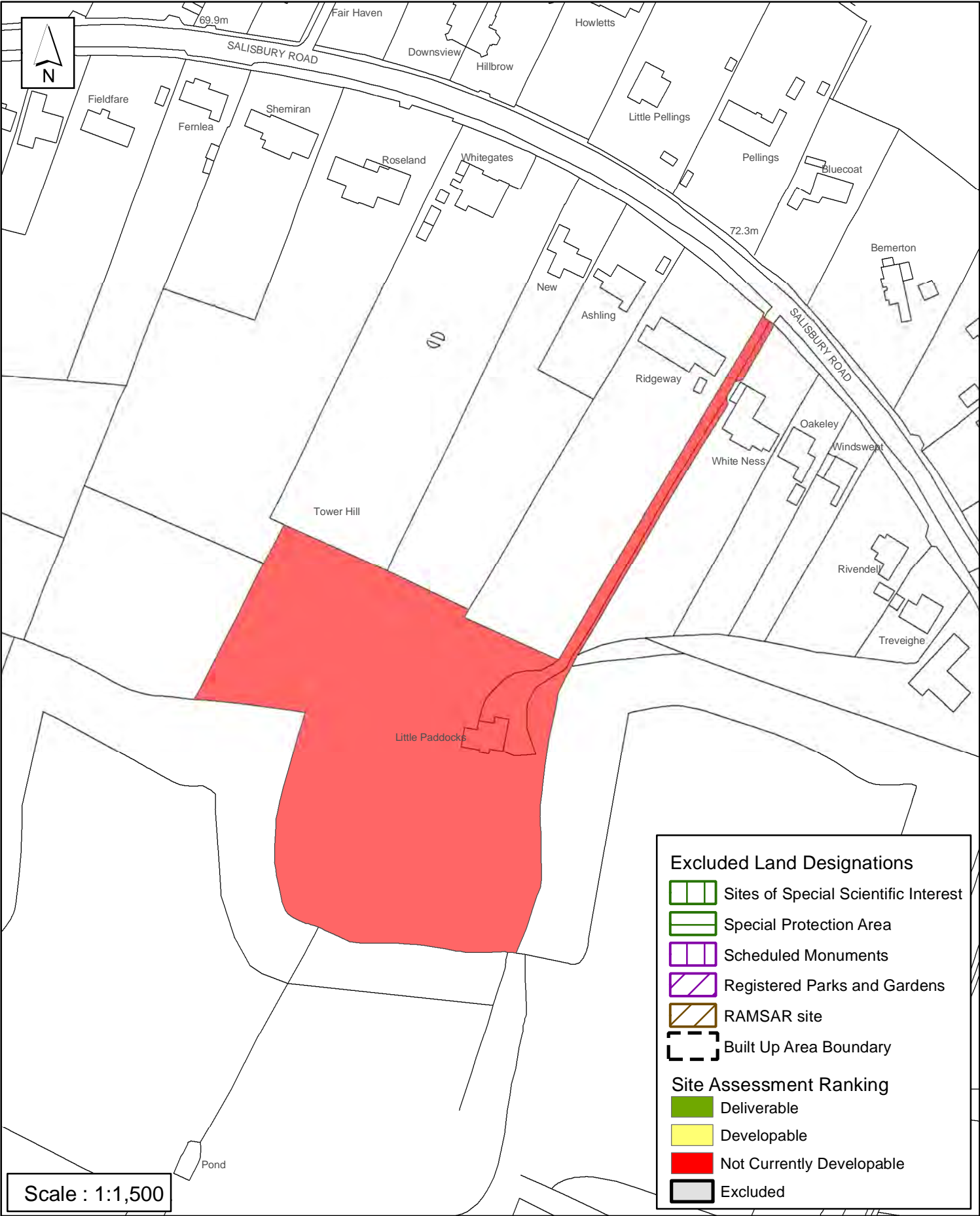
Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Paddock House Salisbury Road Horsham		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	1	Suitable	<input type="checkbox"/>
Not Currently Developable	<input checked="" type="checkbox"/>	Greenfield/PDL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

Justification

The landowner has expressed an interest to develop the site meaning it is 'available'. The site takes the form of backland development behind a group of dwellings in an area known as Tower Hill. It lies in the countryside between the built up area boundaries of Horsham and Southwater as defined by the Horsham District Planning Framework 2015 (HDPF). The Local Plan Review Issues & Options (April 2018) proposed Tower Hill as a secondary settlement where some residential infilling may be acceptable. However, the site is outside of the proposed secondary settlement boundary. In addition, the Issues & Options document is an early stage of the local plan review and holds little weight. Unless allocated for development or similar through the review of the HDPF or via a made Neighbourhood Plan, it is considered development would be contrary to Policies 1 to 4 and 26 of the HDPF. It is therefore assessed as 'Not Currently Developable'.

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

SA - 715: Land at Paddock House Tower Hill, Southwater



Parish	Southwater
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SHLAA Reference	SA754	Site Name	Horsham Golf and Fitness Club		
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Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Worthing Road, Horsham		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	55.07	Suitable	<input type="checkbox"/>
Not Currently Developable	<input checked="" type="checkbox"/>	Greenfield/PDL	Both	Available	<input checked="" type="checkbox"/>
		Site Total	0	Achievable	<input type="checkbox"/>

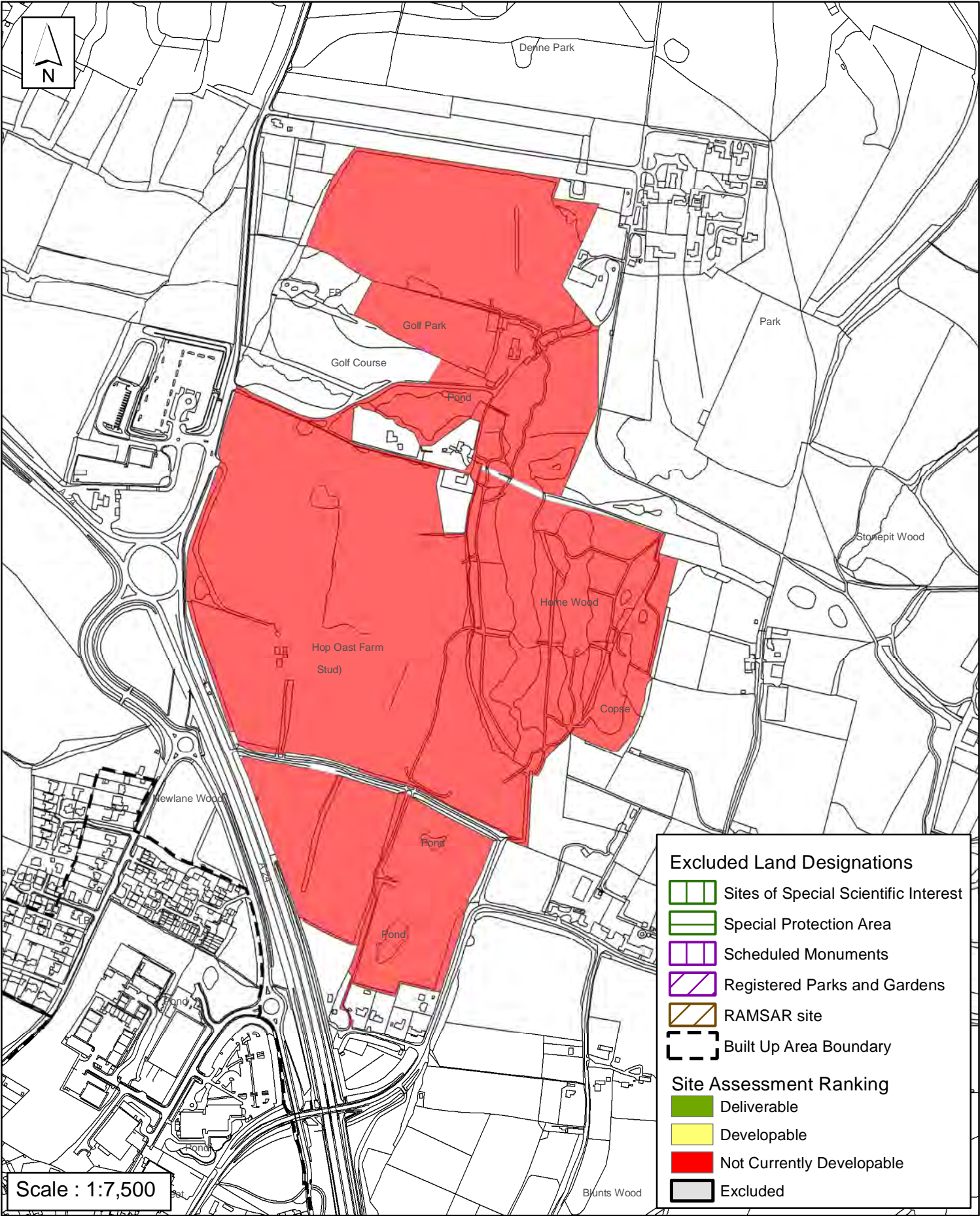
Justification

The landowner has expressed an interest to develop the site meaning it is 'available'. This strategic scale site has been submitted for a proposed mixed use Golf and Leisure Community Hub together with employment, visitor accommodation and residential development. The site is in the countryside between the built up area boundaries of Horsham to the north and Southwater to the south. It is not considered to relate well to the built form of either of these settlements and would in effect form a new settlement within a relatively rural location. Unless allocated for development through the review of the Horsham District Planning Framework (HDPF) or via a made Neighbourhood Plan, it is considered housing development would be contrary to Policies 1 to 4 and 26 of the HDPF. The site is therefore assessed as 'Not Currently Developable'.

Excluded Site	<input type="checkbox"/>	Exclusion Reason
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Lapsed PP	<input type="checkbox"/>	Date
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SA - 754: Horsham Golf and Fitness Club, Southwater



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Date: 30/10/2018

Revision:

Horsham District Council

Parkside, Chart Way, Horsham
West Sussex RH12 1RL.

Barbara Childs : Director of Place

Parish**Southwater**

SHLAA Reference SA765 **Site Name** Land W of Worthing Road and E of Tower Hill

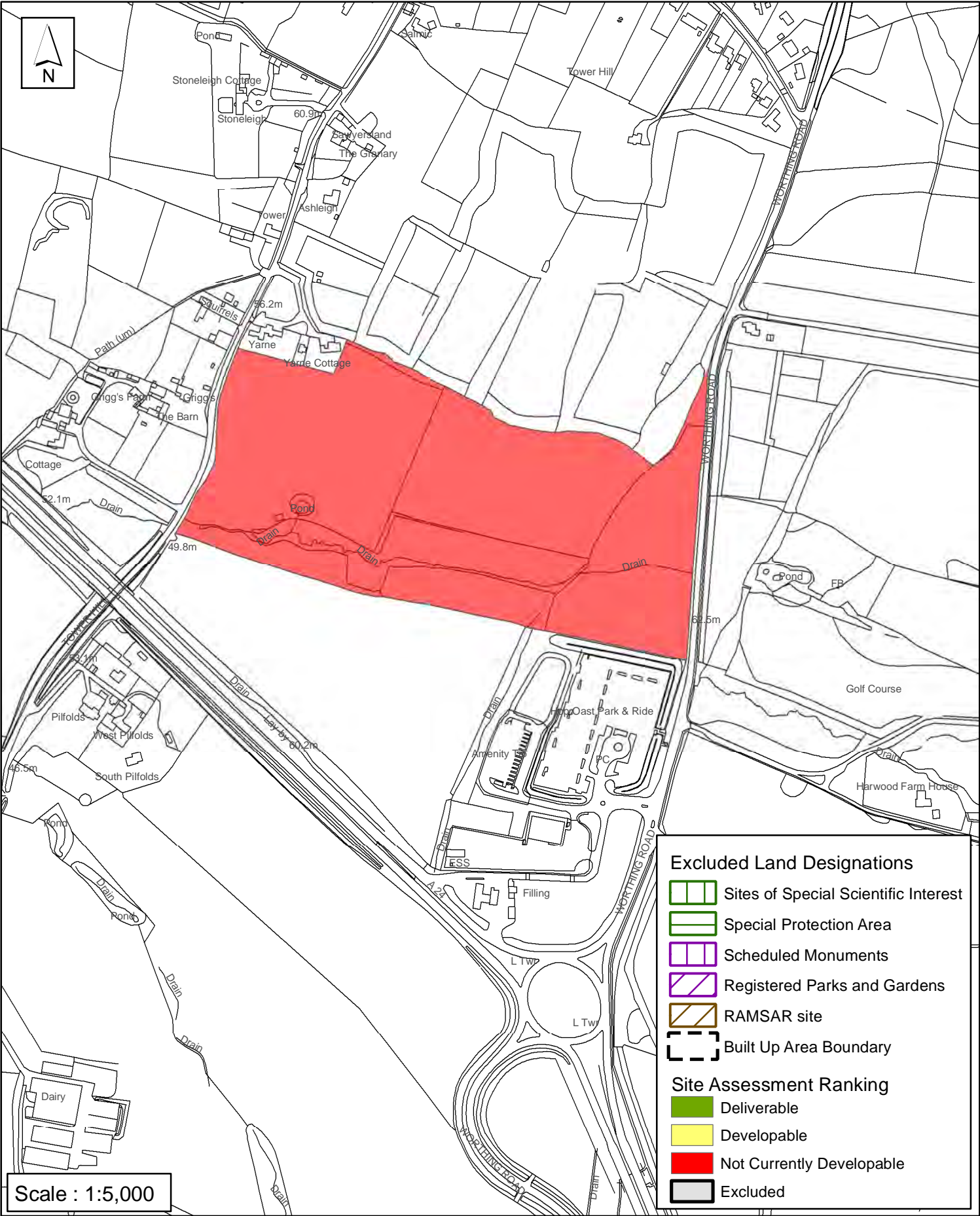
Years 1-5 Deliverable	<input type="checkbox"/>	Site Address			
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	10.4	Suitable	<input type="checkbox"/>
Not Currently Developable	<input checked="" type="checkbox"/>	Greenfield/PDL	Greenfield	Available	<input checked="" type="checkbox"/>
		Site Total	0	Achievable	<input type="checkbox"/>

Justification

The landowner has expressed an interest to develop the site meaning it is 'available'. The site lies in the countryside between the built up area boundaries of Horsham and Southwater as defined by the Horsham District Planning Framework 2015 (HDPF). The southern portion of the site lies in the buffer zone of a high pressure gas pipeline and there are a number of trees protected by Tree Preservation Order that sit on the western boundary. Grigg's, a Grade II listed dwelling, lies to the west. The site is in a relatively isolated rural location and unrelated to any settlement boundary. Unless allocated for development through the review of the HDPF or via a made Neighbourhood Plan, it is considered development would be contrary to Policies 1 to 4, 26 and 27 of the HDPF. It is therefore assessed as 'Not Currently Developable'.

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

SA - 765: Land West of Worthing Road and East of Tower Hill, Southwater



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Date: 01/11/2018 Revision:

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