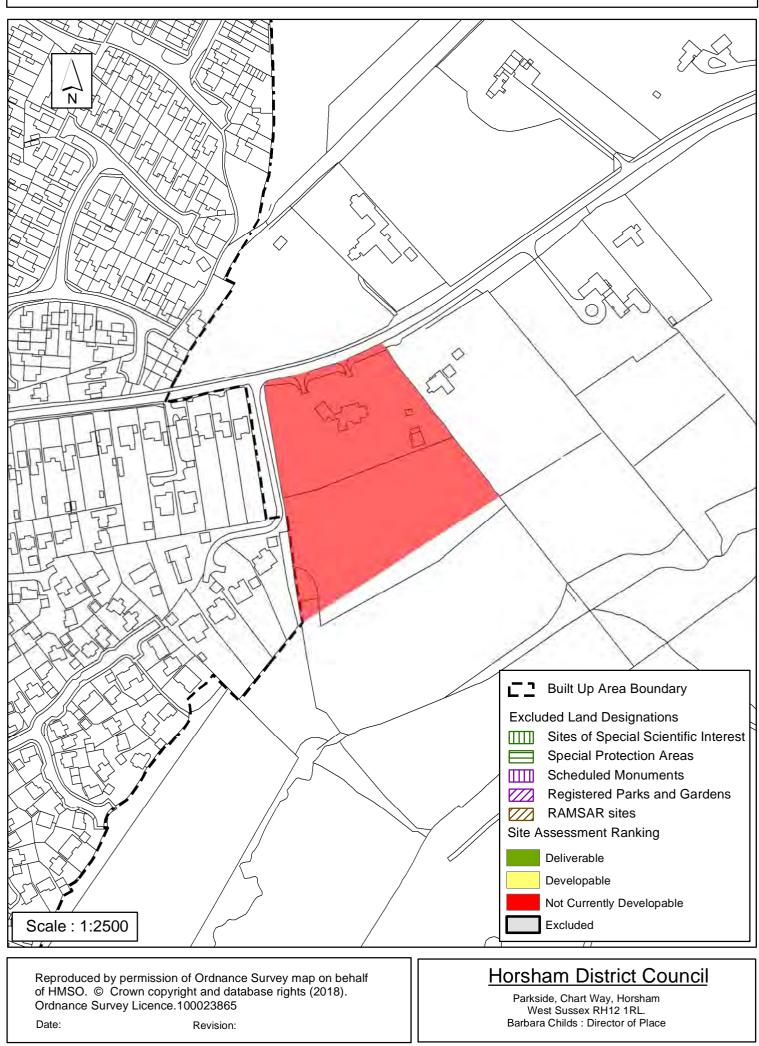
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Parish	North Horsham		
SHLAA Reference SA048 Site Name Land south of Forest Road			
Years 1-5 Deliverable	Site Address Forest House, Fore	st Road, Horsham	
Years 11+	Site Area (ha) 1.65	Suitable	
Not Currently Developable 🔽	Greenfield/PDL PDL	Available 🗸	
	Site Total	Achievable	

The landowner has expressed an interest to develop the site meaning it is 'available'. The site lies outside of but adjacent to the built up area boundary of Horsham, which is classified as a Main Town in Policy 3 of the Horsham District Planning Framework 2015 (HDPF), having a large range of employment, services and facilities and leisure opportunities. The site is however located within the High Weald Area of Outstanding Natural Beauty (AONB), which limits the suitability of the site for residential development. It lies in an area assessed as having no/low capacity for development in the Horsham Landscape Capacity Assessment 2014. An application for 19 dwellings (DC/15/1984) was refused in December 2015 due to its countryside location, impact on the Area of Outstanding Natural Beauty (AONB) and issues relating to the pedestrian and vehicular access. This planning application was also later dismissed on appeal (December 2016) due to its harmful impact on the AONB and the policy conflict in terms of the location of the new housing outside the built up area bounday (BUAB). The site is therefore assessed as 'Not Currently Developable'.

Excluded Site 
Exclusion Reason

# SA - 048 : Land south of Forest Road, North Horsham

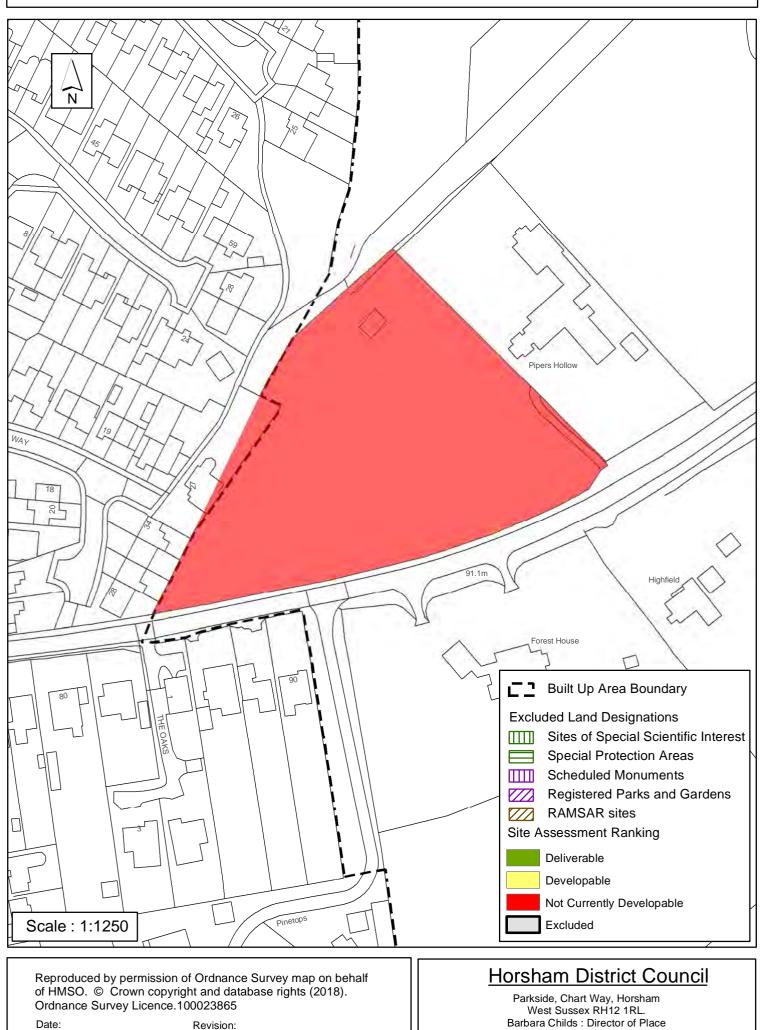


Parish	North Horsham			
SHLAA Reference SA088 Site Name Land north of Forest Road				
Years 1-5 Deliverable				
Years 11+	Site Area (ha)	0.9	Suitable	
Not Currently Developable	Greenfield/PDL	Greenfield	Available	✓
	Site Total	0	Achievable	

The landowner has expressed an interest to develop the site meaning it is 'available'. The site lies within the countryside adjacent to the built up area boundary of Horsham, which is classified as a Main Town in Policy 3 of the Horsham District Planning Framework 2015 (HDPF), having a large range of employment, services and facilities and leisure opportunities. It also lies within the High Weald Area of Outstanding Natural Beauty (AONB), which limits the suitability of the site for residential development. It lies in an area assessed as having no/low capacity for development in the Horsham Landscape Capacity Assessment 2014. An application for 20 dwellings (DC/16/2670) was refused on the grounds that it was not consistent with the adopted development framework due to its countryside location. Concerns regarding access, landscape character and ecology were also identified which would need to be addressed prior to any allocation or permission being made. 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 and give rise to conflicts with Policy 30 of the HDPF. The site is therefore assessed as 'Not Currently Developable'.

Excluded Site 
Exclusion Reason

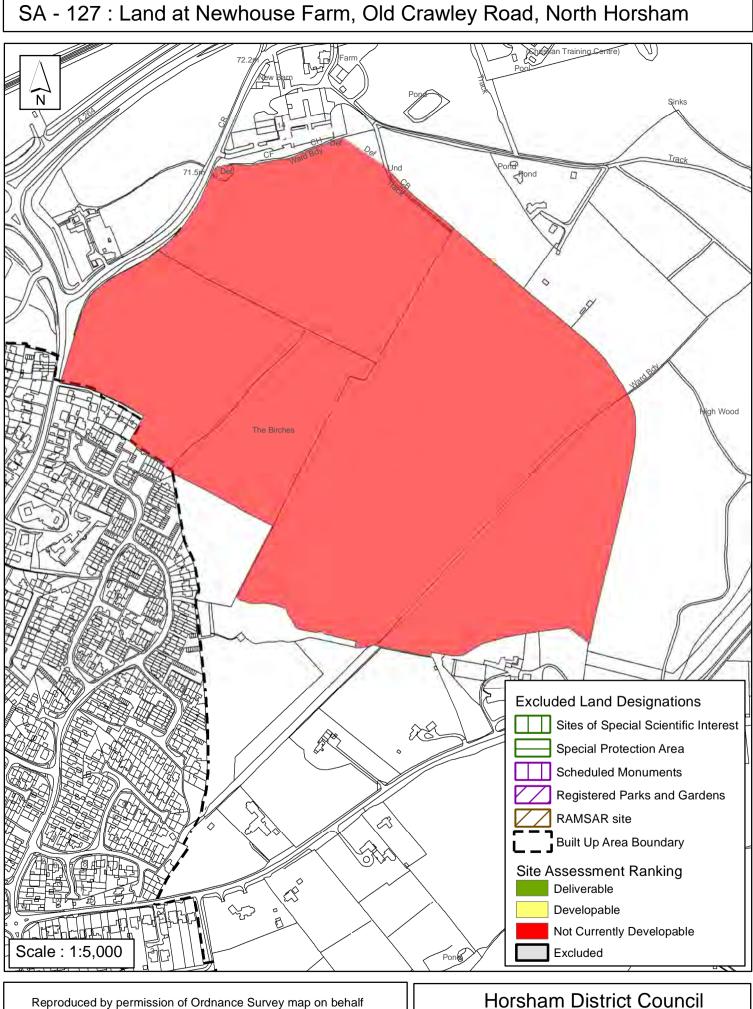
## SA - 088 : Land north of Forest Road, North Horsham



Parish	North Horsham	
SHLAA Reference SA127	Site Name Land at Newhouse	Farm, Old Crawley Road
Years 1-5 Deliverable	Site Address Old Crawley Roa	ad, Horsham
Years 11+ Not Currently Developable	Site Area (ha)33Greenfield/PDLGreenfieldSite Total0	Suitable □ Available ☑ Achievable □

The landowner has expressed an interest in developing this site indicating its availability. The site lies within the countryside adjacent to the eastern built up area boundary of Horsham Town. It lies entirely within the High Weald Area of Outstanding Natural Beauty. There are significant landscape and visual impact constraints and any development here would lead to a protrusion into the countryside that is unrelated to the built form of Horsham, consequently no development could be considered suitable at this stage. Unless allocated for development within the revised Horsham District Planning Framework (HDPF) 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



Parkside, Chart Way, Horsham

West Sussex RH12 1RL

Barbara Childs : Director of Place

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Date: 13/06/2012

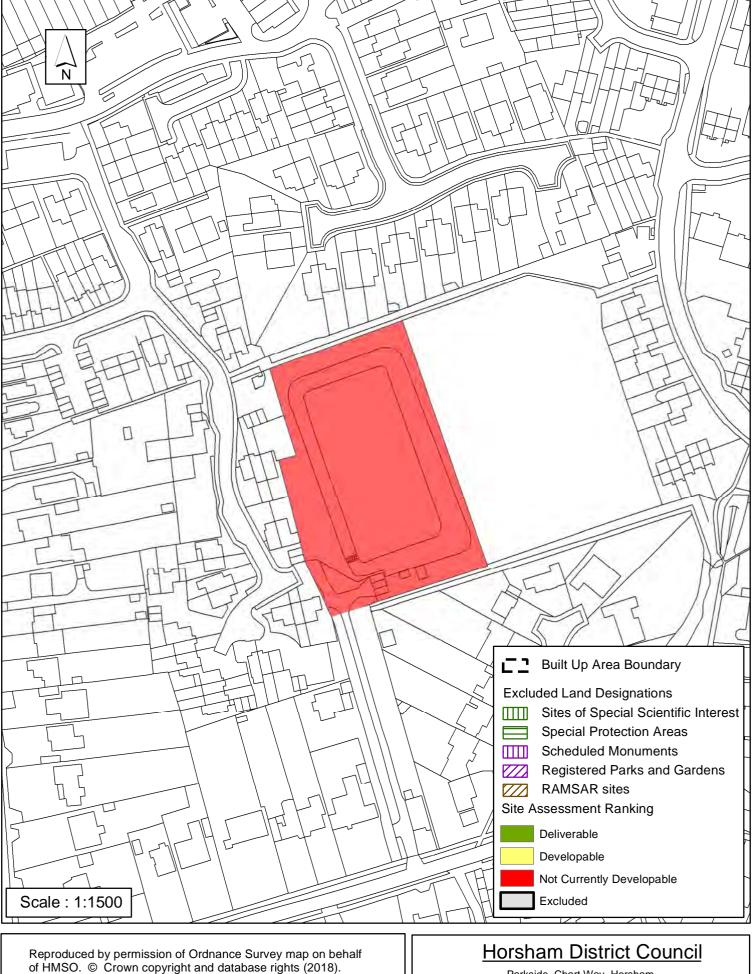
Revision: 23/10/2018

Parish	North Horsham			
SHLAA Reference SA146 Site Name Star Reservoir				
Years 1-5 Deliverable Years 6-10 Developable	<b>Site Address</b> Co	omptons Brow Lar	ne, Horsham	
Years 11+	Site Area (ha)	0.8	Suitable	
Not Currently Developable	Greenfield/PDL	PDL	Available	
	Site Total	0	Achievable	

The site is within the built up area of Horsham Town. The site was allocated for 32 dwelllings in the Site Specific Allocations of Land (2007) (SSAL) Policy AL1. However since 2007 the site's availability has changed. Any development on this site would be in the longer term due to the uncertainty over Southern Water's long term intentions for the site and the high costs involved in making the site appropriate for development. The site is therefore assessed as Not Currently Developable.

Excluded Site 
Exclusion Reason

# SA - 146 : Star Reservoir, Comptons Brow Lane, North Horsham



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

Revision:

Ordnance Survey Licence.100023865

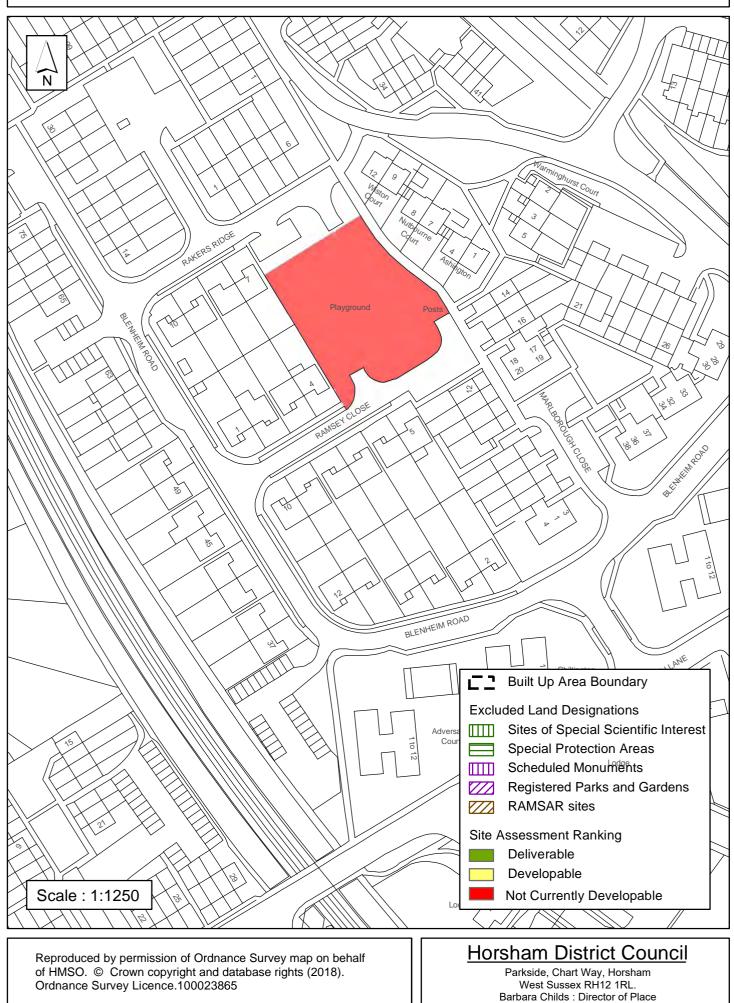
Date:

Parish N	lorth Horsham	ı		
SHLAA Reference SA241 Site Name Land east of 4 Ramsey Close				
Years 1-5 Deliverable	Site Address Hor	sham		
Years 11+	Site Area (ha)	0.20	Suitable	
Not Currently Developable 🔽	Greenfield/PDL	PDL	Available	
	Site Total	0	Achievable	

This site is a playground within Horsham Town. Planning application DC/06/2647 was refused on the grounds that development of this site would result in the unacceptable loss of existing open space, play area and established trees. The site is therefore assessed as not currently developable.

Excluded Site 
Exclusion Reason

## SA - 241: Land east of 4 Ramsey Close, Horsham

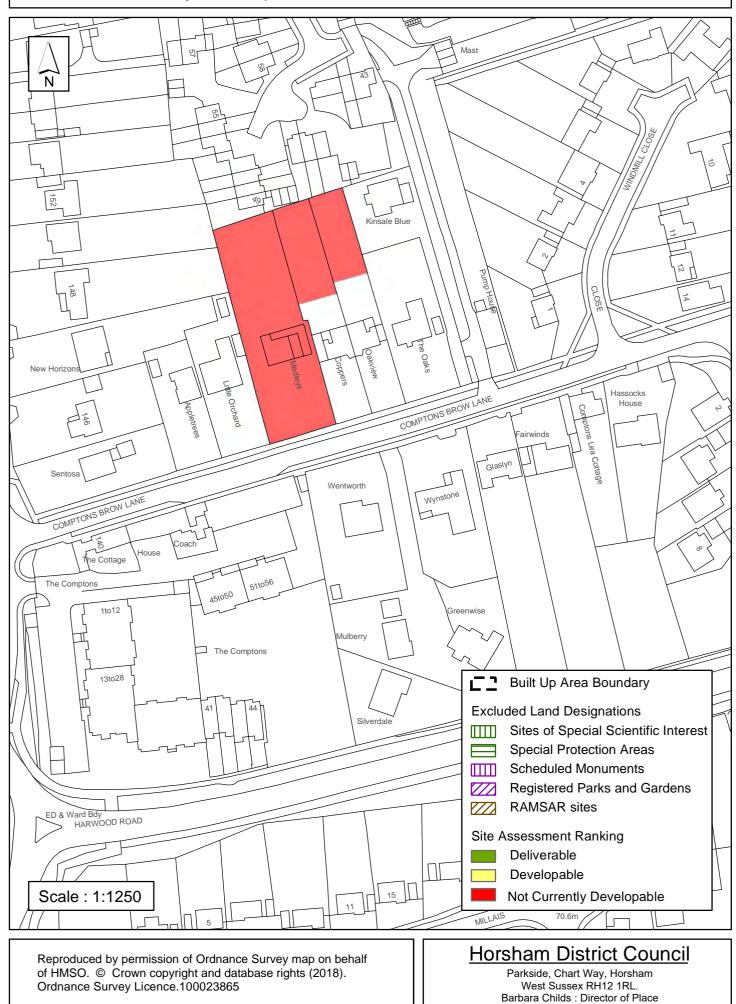


Parish	North Horsham		
SHLAA Reference SA246 Site Name Medleys			
Years 1-5 Deliverable       Site Address       Comptons Brow Lane, Horsham         Years 6-10 Developable       Image: Comptone and Comptone a			
Years 11+	Site Area (ha) 0.23	Suitable 🖌	
Not Currently Developable 🔽	Greenfield/PDL PDL	Available	
	Site Total 0	Achievable	

The site is within Horsham Town and as such is considered suitable for development. Although in multiple ownership, the previous application on the site would suggest the site is available, however it has not been possible to contact the owner of the site therefore at the present time the site is considered unavailable at this stage. Planning application DC/07/0979 was refused on the grounds that it represented a cramped and unsympathetic form of development meaning achievability may be an issue. Although in multiple ownership, the previous application on the site would suggest the site is available, however it has not been possible to contact the owner of the site therefore at the present time the site is considered unavailable at this stage. The site is therefore assessed as 'Not Currently Developable'.

Excluded Site 
Exclusion Reason

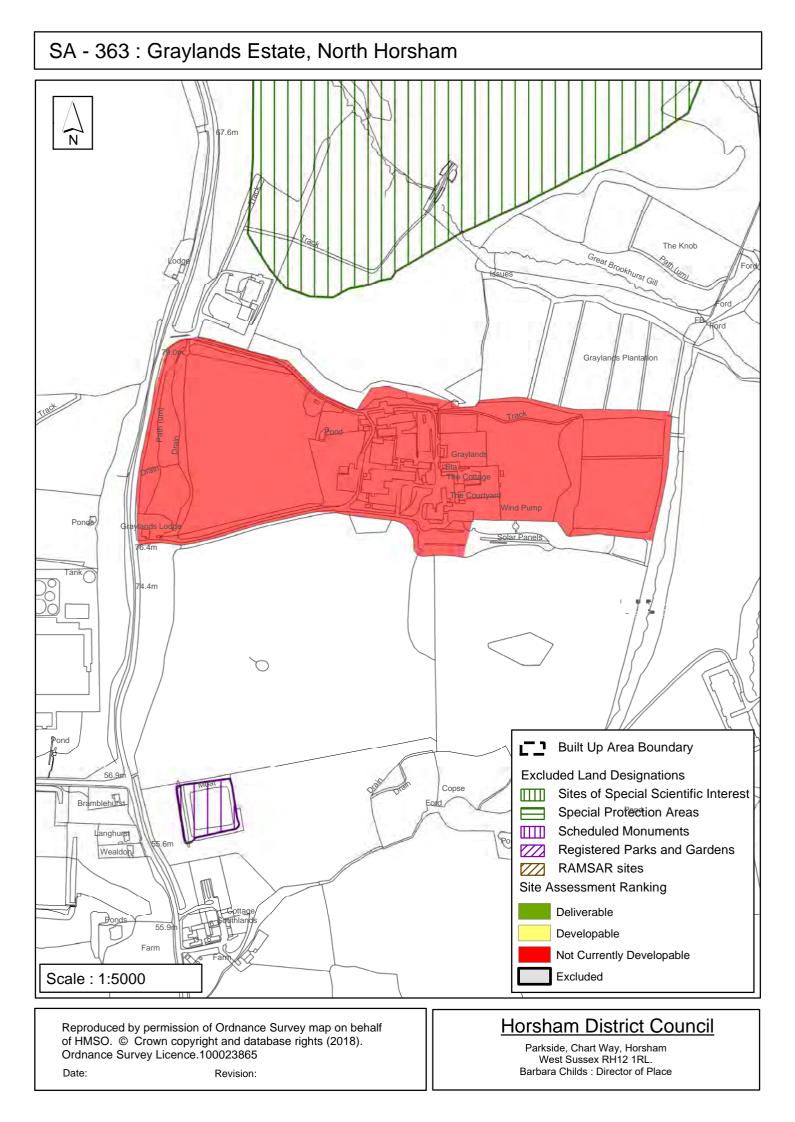
## SA - 246: Medleys, Comptons Brow Lane, Horsham



Parish	North Horsham			
SHLAA Reference SA363	Site Name Grayla	inds Estate		
Years 1-5 Deliverable	<b>Site Address</b> Lar	nghurst Wood Ro	ad Horsham	
Years 11+	Site Area (ha)	13.2	Suitable	
Not Currently Developable	Greenfield/PDL	Both	Available	✓
	Site Total	0	Achievable	

The landowner has expressed in interest in developing the site meaning it is 'available'. The site lies within the countryside adjacent the North Horsham allocation (SA296), but is elevated above this site. Constraints in this area include Ancient Woodland and a Major Hazard Zone. The central area of the site is currently employment use and the landowner is seeking housing to the east and west. The Local Plan Review Issues & Options (April 2018) proposed the central area of the site (Graylands Estate) as a Key Employment Area and as a potential location for additional employment growth. 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 and raise conflicts with Policies 31,36 and employment policies of the HDPF. The site is therefore considered 'Not Currently Developable'.

Excluded Site 
Exclusion Reason



Parish	North Horsham	
SHLAA Reference SA387	Site Name Scrapyard	
Years 1-5 Deliverable	<b>Site Address</b> 122 Crawley Ro	oad, Horsham
Years 11+ Internet In	Site Area (ha) Greenfield/PDL PDL	Suitable

The availability of the site is uncertain due to a lack of an up to date expression of interest to develop from the landowner. The site lies within the Horsham Town in a Heat Priority Area. It is assessed as 'Not Currently Developable'.

Excluded Site 
Exclusion Reason

## SA -387: Scrapyard, 122 Crawley Road, North Horsham



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

Date: 01/11/2018

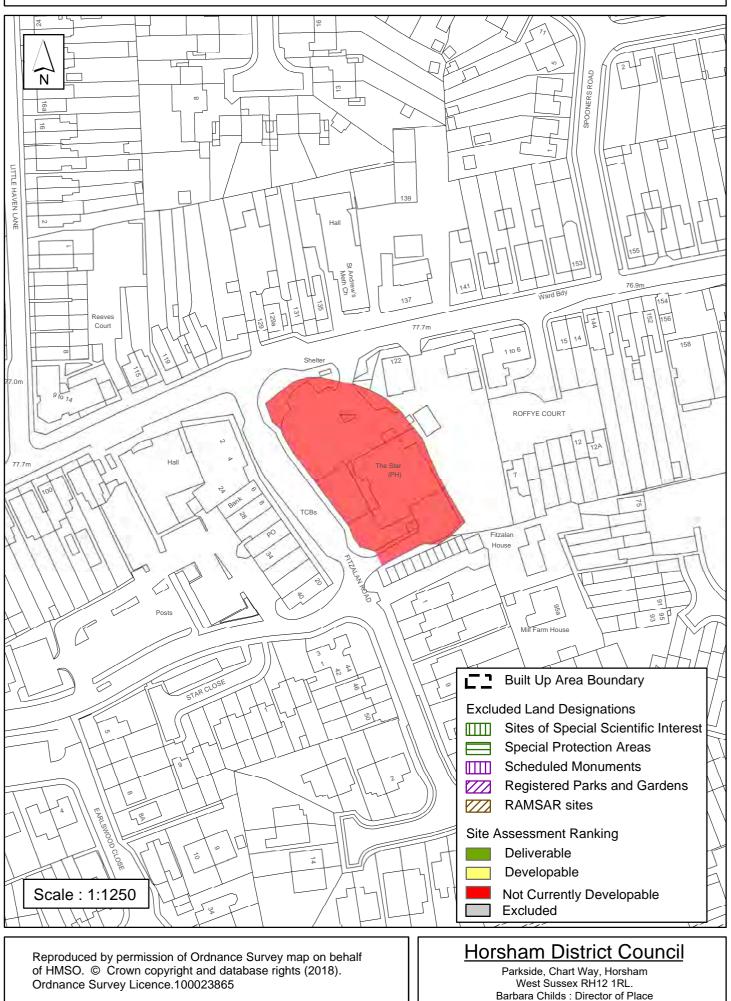
Revision:

Parish	North Horsham		
SHLAA Reference SA388 Site Name The Star Public House			
Years 1-5 Deliverable	Site Address Crawley I	Road, Horsham	
Years 11+	Site Area (ha) 0.04	Suitable	
Not Currently Developable	Greenfield/PDL PDL	Available	
	Site Total 0	Achievable	

The availability of the site is uncertain due to a lack of an up to date expression of interest to develop from the landowner. The site lies within the Horsham Town in a Heat Priority Area. It is assessed as 'Not Currently Developable'.

Excluded Site 
Exclusion Reason

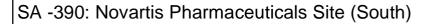
# SA -388: Star Public House, Horsham

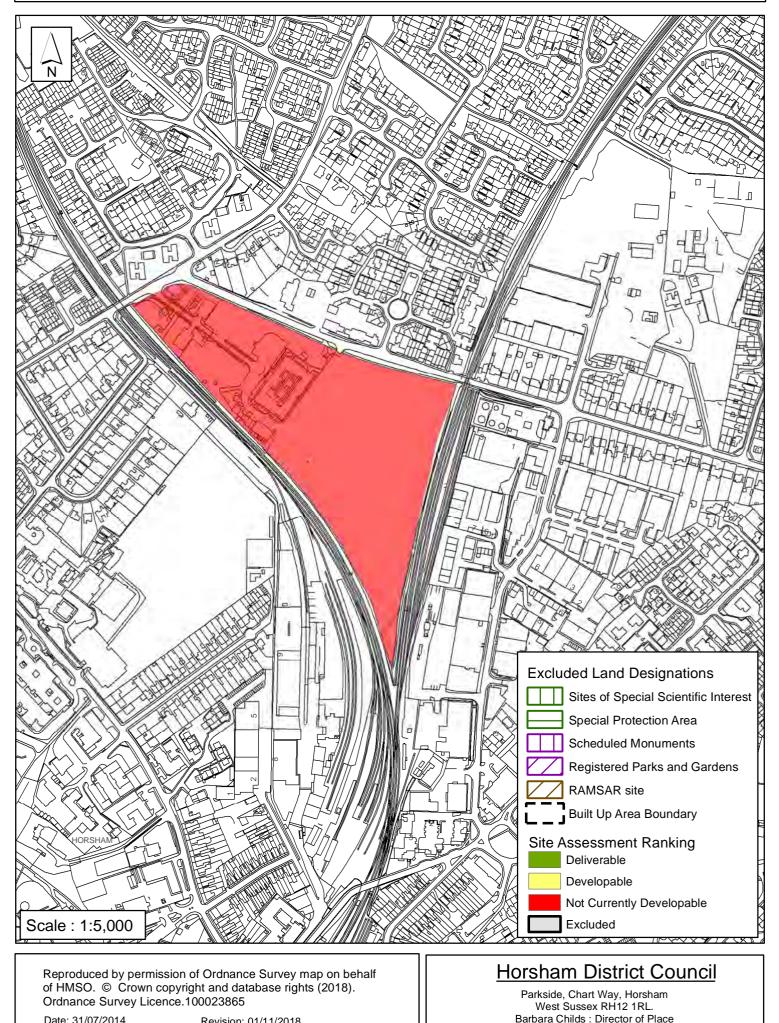


Parish	North Horsham	
SHLAA Reference SA390	<b>Site Name</b> Novartis Pharma	aceuticals Site
Years 1-5 Deliverable		maceuticals Ltd Wimblehurst age Road, Horsham
Years 11+	Site Area (ha) 11.6	Suitable
Not Currently Developable	Greenfield/PDL PDL	Available 🖌
	Site Total 0	Achievable

The landowner has expressed an interest to develop the site meaning it is 'available'. The site is allocated in the Horsham District Planning Framework 2015 (HDPF) under Policy 8 as a University Quarter Mixed Use Development. Policy 8 allocates the site for a higher education facility with complementary employment uses and associated infrastructure, it also allows for the provision of around 200 student bedspaces. Should it fail to be developed by 2021 for these purposes the Policy applies a sequential approach which seeks training and employment use first followed by employment use. The site fell vacant in 2014 and many of the pharmaceutical buildings have been demolished with the exception of the locally listed Art Deco building. In September 2018 Horsham District Council and West Sussex County Council agreed a District Deal to help deliver a number of schemes including the re-use of this site. Given the allocation of this site for Higher Education / training and/or employment its potential to provide housing is assessed as 'Not Currently Developable'.

**Excluded Site Exclusion Reason** 





Date: 31/07/2014

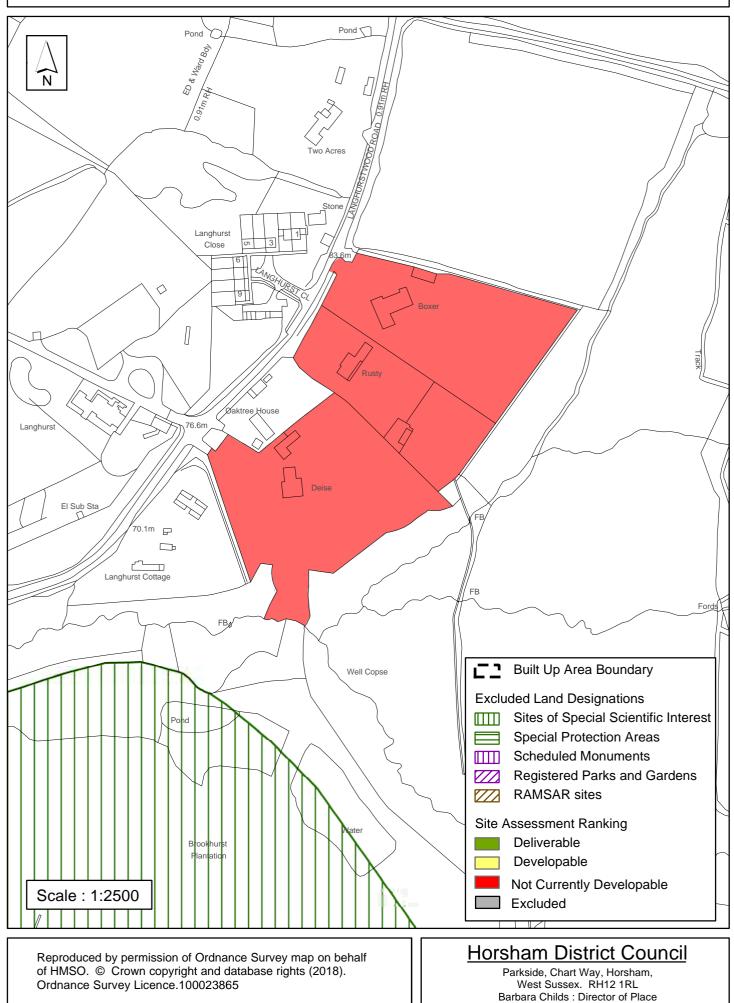
Revision: 01/11/2018

Parish	North Horsham	
SHLAA Reference SA444	Site Name Land South E	ast of Langhurstwood Road
Years 1-5 Deliverable Years 6-10 Developable	Site Address Langhurst Sussex	Wood Road, North Horsham, West
Years 11+  Not Currently Developable	Site Area (ha) 2.8 Greenfield/PDL PDL	Suitable □ Available ✓
	Site Total 0	Achievable

The landowners have expressed an interest in developing the site meaning it is 'available'. The site is in the countryside north of Horsham Town remote from the built up area boundary of any settlement. Local Wildlife Sites Brookhurst Wood and Gill and Morris's Wood are located in the south easternmost part of the site and immediately south and east of the site. The Northlands Copse/Wall Copse/Northlands Gill/Little Brockhurst Gill/Brockhurst Wood areas of Ancient Woodland are located partially within the southern portion of the site and also adjoin the southern and eastern boundaries. The site is unrelated to any defined settlement edge and it is considered that development would lead to an undesirable form of sporadic housing in an isolated 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 that development would be contrary to Policies 1 to 4 and 26 of the HDPF. The site is therefore assessed as 'Not Currently Developable'.

Excluded Site 
Exclusion Reason

## SA - 444 : Land South East of Langhurstwood Road, Horsham



## Parish

### North Horsham

SHLAA Reference SA568 Site Name Land Around Mercer Road, Warnham Station

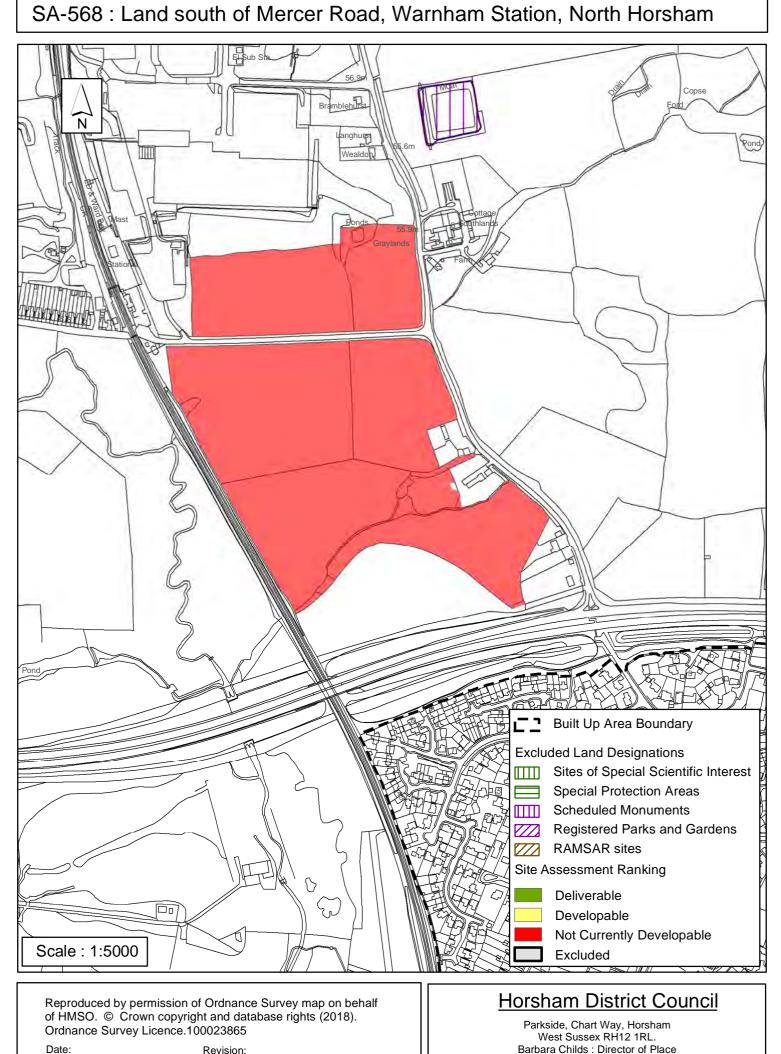
Years 1-5 Deliverable Years 6-10 Developable	Site Address Land North Ar Warnham Sta	
Years 11+	Site Area (ha) 14.3	Suitable
Not Currently Developable 🔽	Greenfield/PDL Greenfield	Available 🗸
	Site Total 0	Achievable

### Justification

The landowner has expressed an interest to develop the site meaning it is 'available'. The site is located in the countryside outside of the built up area boundary of Horsham, which is a Main Town as defined by Policy 3 of the Horsham District Planning Framework 2015 (HDPF), having a large range of employment, services and facilities and leisure opportunities. The site is also located to the west of the 'Land North of Horsham' Strategic Allocation, although development of this site has not yet commenced.

Unless allocated for development through the review of the Horsham District Planning Framework (HDPF) or via a made Neighbourhood Plan, it is considered that development would be contrary to Policies 1 to 4 and 26 of the HDPF. The site is therefore assessed as 'Not Currently Developable'.

Excluded Site 
Exclusion Reason



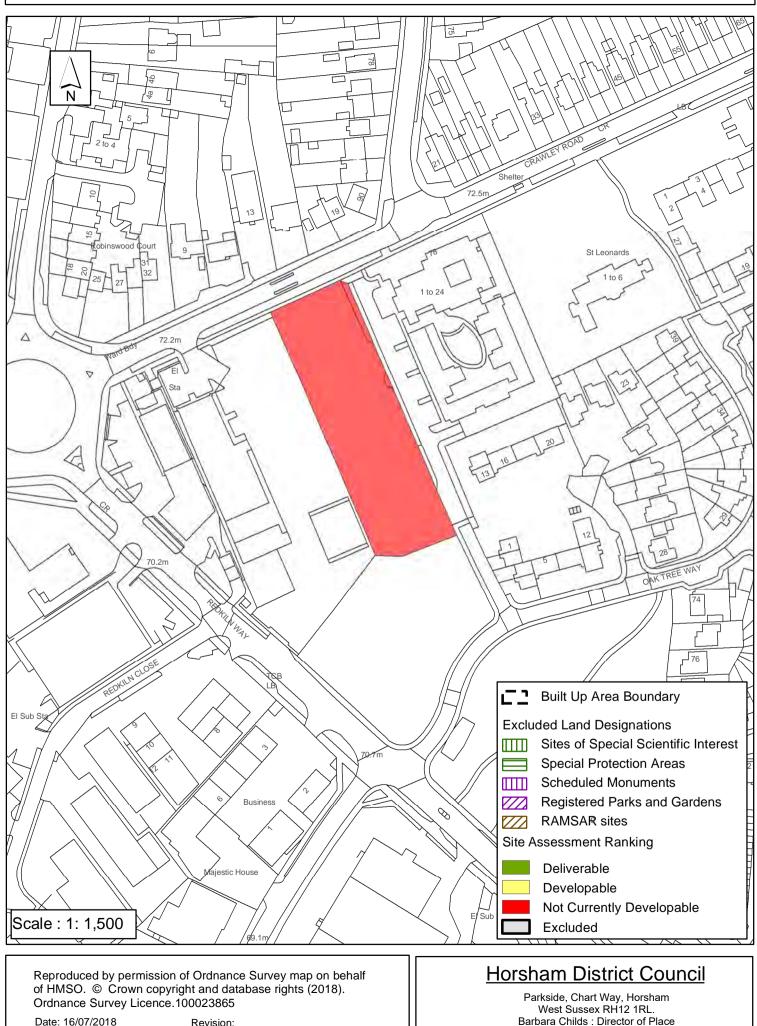
Revision:

Parish	North Horsham				
SHLAA Reference SA705 Site Name Land at 78 Crawley Road Roffey					
Years 1-5 Deliverable       Site Address       Site of Birch House and Elm Lodge and The Larches Crawley Road Horsham					
Years 11+ Not Currently Developable	Site Area (ha)0.38Greenfield/PDLPDISite Total0				

The availability of this site is uncertain due to a lack of an up to date expression of interest to develop from the landowner. The site is in Roffey, a residential area within the Built Up Area Boundary of Horsham. It was previously occupied by special needs accommodation units which have been demolished. Since then the site has become disused and overgrown. It could be accessed from Crawley Road or from Oak Tree Way. It has potential for 10-18 dwellings similar to other developments in Roffey. However, the owner has not indicated the site availability and it is therefore assessed as 'Not Currently Developable'.

Excluded Site 
Exclusion Reason

# SA - 705: Land at 78 Crawley Road, North Horsham



Date: 16/07/2018

Revision:

### Parish

## North Horsham

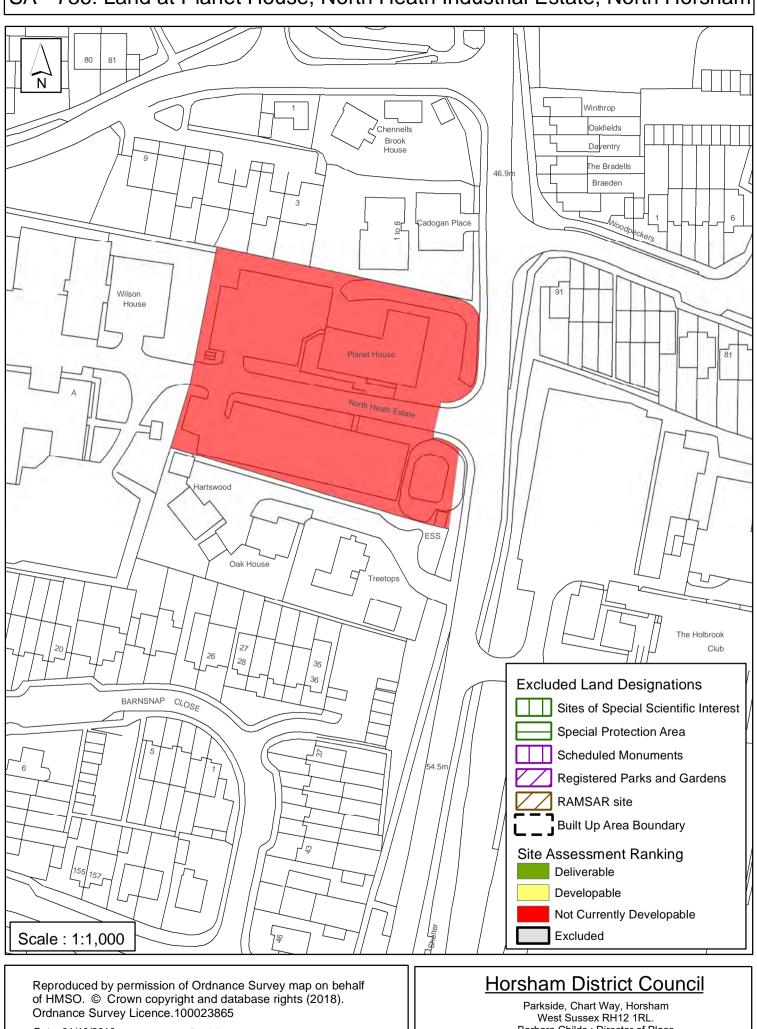
### SHLAA Reference SA736 Site Name Land at Planet House, North Heath Lane

Years 1-5 Deliverable	Site Address Nor			North Heath
Years 6-10 Developable	Lan	e Horsham RH1	2 5QE	
Years 11+	Site Area (ha)	0.26	Suitable	
Not Currently Developable	Greenfield/PDL	PDL	Available	✓
	Site Total	D	Achievable	

### Justification

The landowner has expressed an interest to develop the site meaning it is 'available'. The site lies within the built up area boundary of Horsham and a heat priority area as defined by the Horsham District Planning Framework 2015 (HDPF). It forms the entrance to and is considered to form part of the North Heath Industrial Estate. The Local Plan Review Issues & Options (April 2018) proposes the whole of North Heath Industrial Estate be designated a Key Employment Area (KEA). The Issues & Options document is an early stage of the local plan review and holds little weight. However any development of this site for residential use would be contrary to Policy 9 of the Horsham District Planning Framework which seeks to protect existing commercial and employment sites to meet the employment needs of the district. Furthermore the site is located at the sole access point from North Heath Lane where residential development is likely to negatively impact the running of the existing businesses. The site is therefore assessed as 'Not Currently Developable' for housing.

Excluded Site 
Exclusion Reason



Date: 31/10/2018

Revision:

Barbara Childs : Director of Place

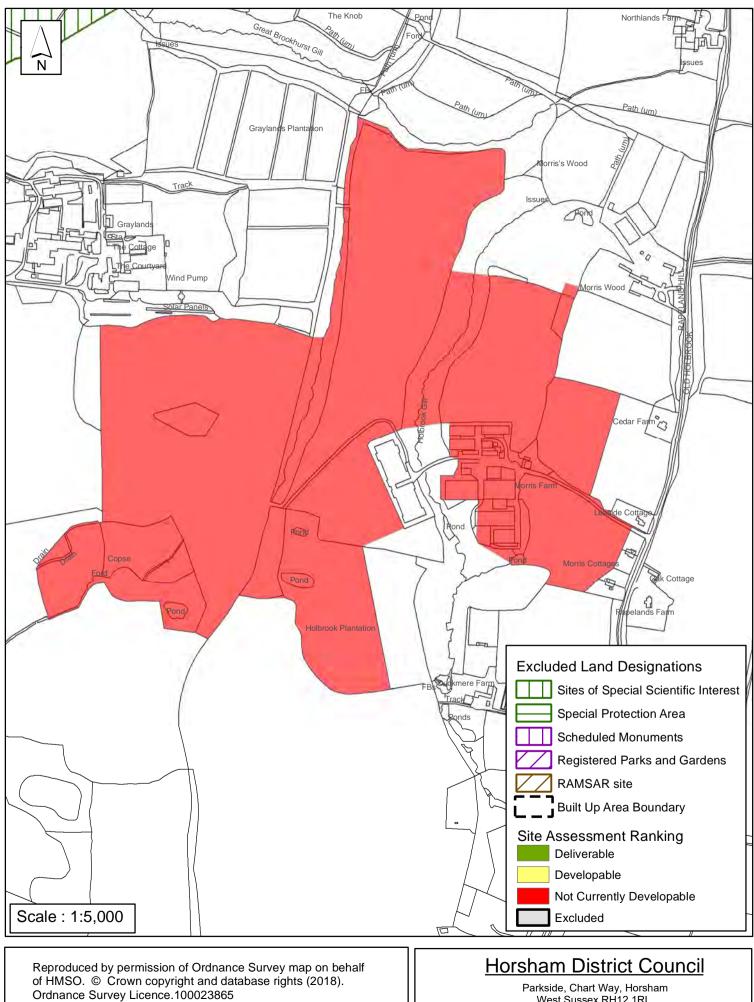
# SA - 736: Land at Planet House, North Heath Industrial Estate, North Horsham

Parish	North Horshan	n		
SHLAA Reference SA750 Site Name Land at Graylands and Morris Farm				
Years 1-5 Deliverable       Site Address       Morris Farm and Graylands Farm, North         Years 6-10 Developable       Horsham				
Years 11+	Site Area (ha)	27.94	Suitable	
Not Currently Developable	Greenfield/PDL	Both	Available	
	Site Total	0	Achievable	

The landowner has expressed an interest to develop the site meaning it is 'available'. This is a strategic scale site in the countryside north of Horsham Town. It adjoins and partially lies within the northern boundary of the strategic site allocation (for at least 2,500 dwellings) "Land North of Horsham" as described in the Horsham District Planning Framework 2015 (HDPF) Policies 2(3) and SD1 to SD9, and permitted for development under planning application DC/16/1677 (up to 2,750 dwellings, SHELAA site SA296). The area to the south of the site is identified as landscape buffer in the concept masterplan included within the HDPF so as to provide a robust and long term, defensible boundary to the development and to avoid the perception of coalescence of Horsham and Crawley. There are several constraints to development including its rural location, proximity to listed buildings, ancient woodlands, ancient monuments and Local Wildlife Site. The site is therefore assessed as 'Not Currently Developable'.

Excluded Site 
Exclusion Reason

# SA - 750: Land at Graylands and Morris Farm, North Horsham



Date: 30/10/2018

Revision:

West Sussex RH12 1RL Barbara Childs : Director of Place

Parish	North Horsham			
SHLAA Reference SA751 Site Name Land at Huntley Farm Old Holbrook				
Years 1-5 Deliverable Site Address Old Holbrook, North Horsham Years 6-10 Developable				
Years 11+	Site Area (ha)	12.16	Suitable	
Not Currently Developable	Greenfield/PDL	Greenfield	Available	✓
	Site Total	0	Achievable	

The landowner has expressed an interest to develop the site meaning it is 'available'. This is a large scale site in the countryside north of Horsham Town. Ancient Woodland in effect divides the site in two to give a western half and eastern half. The eastern half of the site lies within the strategic site allocation (for at least 2,500 dwellings) "Land North of Horsham" as described in the Horsham District Planning Framework 2015 (HDPF) Policies 2(3) and SD1 to SD9, and permitted for development under planning application DC/16/1677 (up to 2,750 dwellings, SHELAA site SA296). It lies within the SA296 area identified as landscape buffer in the concept masterplan included within the HDPF so as to provide a robust and long term, defensible boundary to the development and to avoid the perception of coalescence of Horsham and Crawley. It is also an Archaeological Notification Area. Much of its northern boundary abuts Ancient Woodland and a Grade II Listed Building lies close to its eastern boundary. The western half of the site abuts the strategic allocations landscape buffer and the south western corner lies near a Grade II Listed Building. Unless allocated for development through the review of the Horsham District Planning Framework (HDPF) or via a made Neighbourhood Plan, it is considered development would be contrary to Policies 1 to 4 and 26 of the HDPF. The site is therefore assessed as 'Not Currently Developable'.

Excluded Site 
Exclusion Reason

# SA - 751: Land at Huntley Farm Old Holbrook, North Horsham

