

Nuthurst Parish

Nuthurst 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 Nuthurst Parish is summarised as follows:

SHELAA Reference	Site Name	Site Address	Outcome of	Total Units
SA258	Land opposite Dun Horse Public House	Brighton Road, Mannings Heath	Green (1-5 Years Deliverable)	8
SA303	Land at Great Ventors Farm	Nuthurst Road, Monks Gate	Green (1-5 Years Deliverable)	10
SA328	Land at Saxtons Farm	Nuthurst Road, Monks Gate	Green (1-5 Years Deliverable)	6
SA371	Holly Farm	Winterpit Lane, Mannings Heath	Green (1-5 Years Deliverable)	5
SA405	Land adjacent to Heathtolt Cottages	Park Lane, Maplehurst	Green (1-5 Years Deliverable)	8
SA553	Land behind White Horse	Park Lane, Maplehurst	Yellow (6-10 Years Developable)	6
SA709	Land at Little Homefield	Brighton Road, Mannings Heath	Yellow (6-10 Years Developable)	6
SA420	Swallowfield Paddock, Mannings Heath	Land at Church Road/Brighton Road, Mannings Heath	Yellow (11+ Years Developable)	6
SA091	Land adjacent to 15th Green	Mannings Heath Golf Club	Not Currently Developable	0
SA092	Land at Winterpit Lane	Mannings Heath	Not Currently Developable	0
SA093	Land at Saddlers Farm	Mannings Heath	Not Currently Developable	0
SA117	The Stables	Nuthurst Road, Monks Gate	Not Currently Developable	0
SA374	Copsale Farm	Copsale Road, Copsale	Not Currently Developable	0
SA375	Barnsfield Farm	Broadwater Lane, Copsale	Not Currently Developable	0
SA464	Land east of the A281	Monks Gate	Not Currently Developable	0
SA646	Land at Shuckers Farm	Copsale Road, Maplehurst	Not Currently Developable	0
SA684	Land at Woolmers	Brighton Road Mannings Heath	Not Currently Developable	0

SA716	Land at Newhouse Farm	West Grinstead	Not Currently Developable	0
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Parish**Nuthurst**

SHLAA Reference SA258 **Site Name** Land opposite The Dun Horse, Mannings Heath

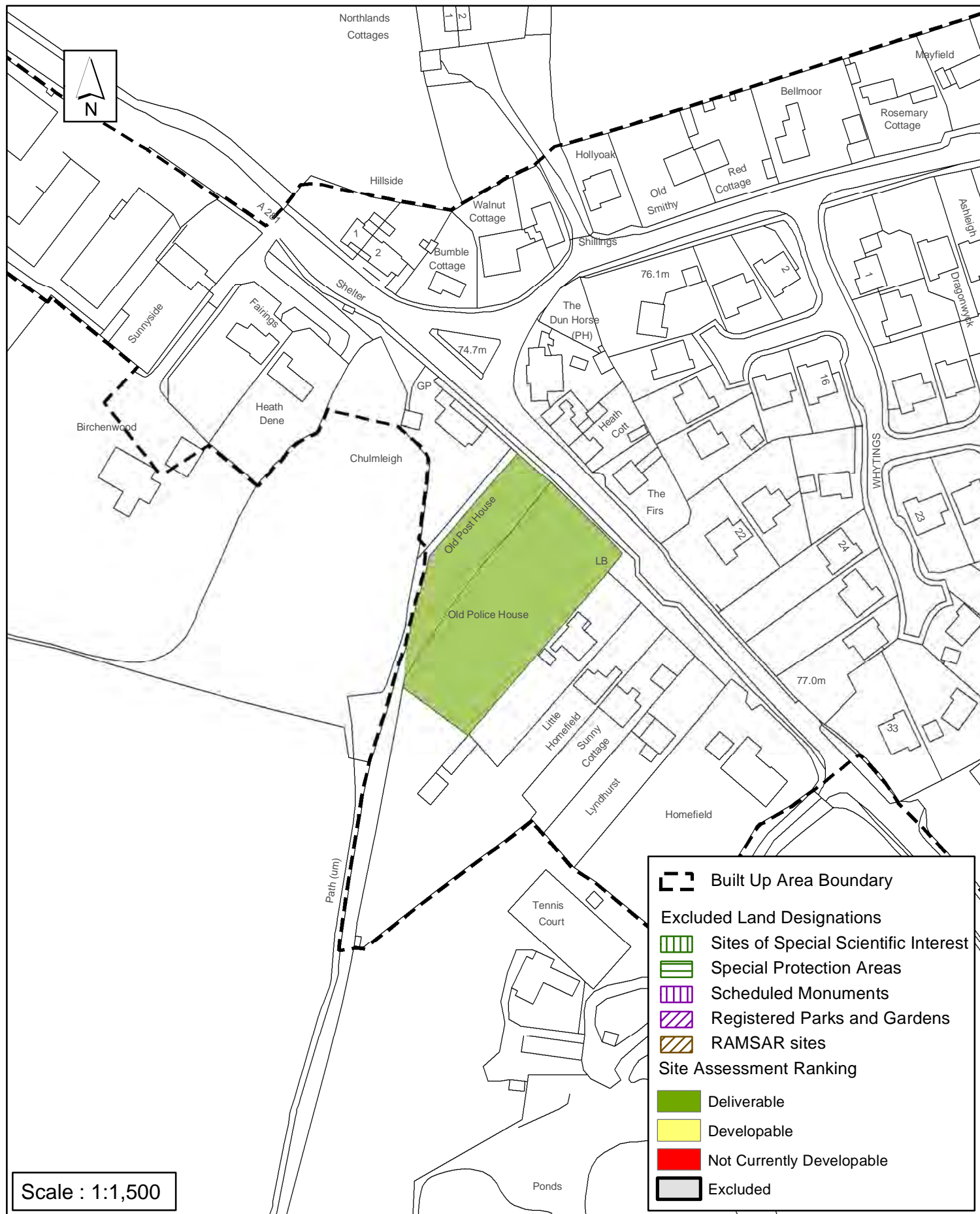
Years 1-5 Deliverable	<input checked="" type="checkbox"/>	Site Address	Brighton Road, Mannings Heath		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	0.37	Suitable	<input checked="" type="checkbox"/>
Not Currently Developable	<input type="checkbox"/>	Greenfield/PDL	PDL	Available	<input checked="" type="checkbox"/>
		Site Total	8	Achievable	<input checked="" type="checkbox"/>

Justification

This site has permission for 8 dwellings following the approval of planning application DC/16/1753. This site is allocated for residential development through Policy 4 in the made Nuthurst Neighbourhood Development Plan. The neighbourhood development plan indicates development may comprise 8 to 10 dwellings. It is anticipated that this would be delivered as a single phase, as such it is considered deliverable in years 1-5.

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

SA - 258: Land opposite The Dun Horse, Mannings Heath, Nuthurst



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Date: 15/10/2018

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Horsham District Council

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

Parish**Nuthurst**

SHLAA Reference SA303 **Site Name** Land at Great Ventors Farm

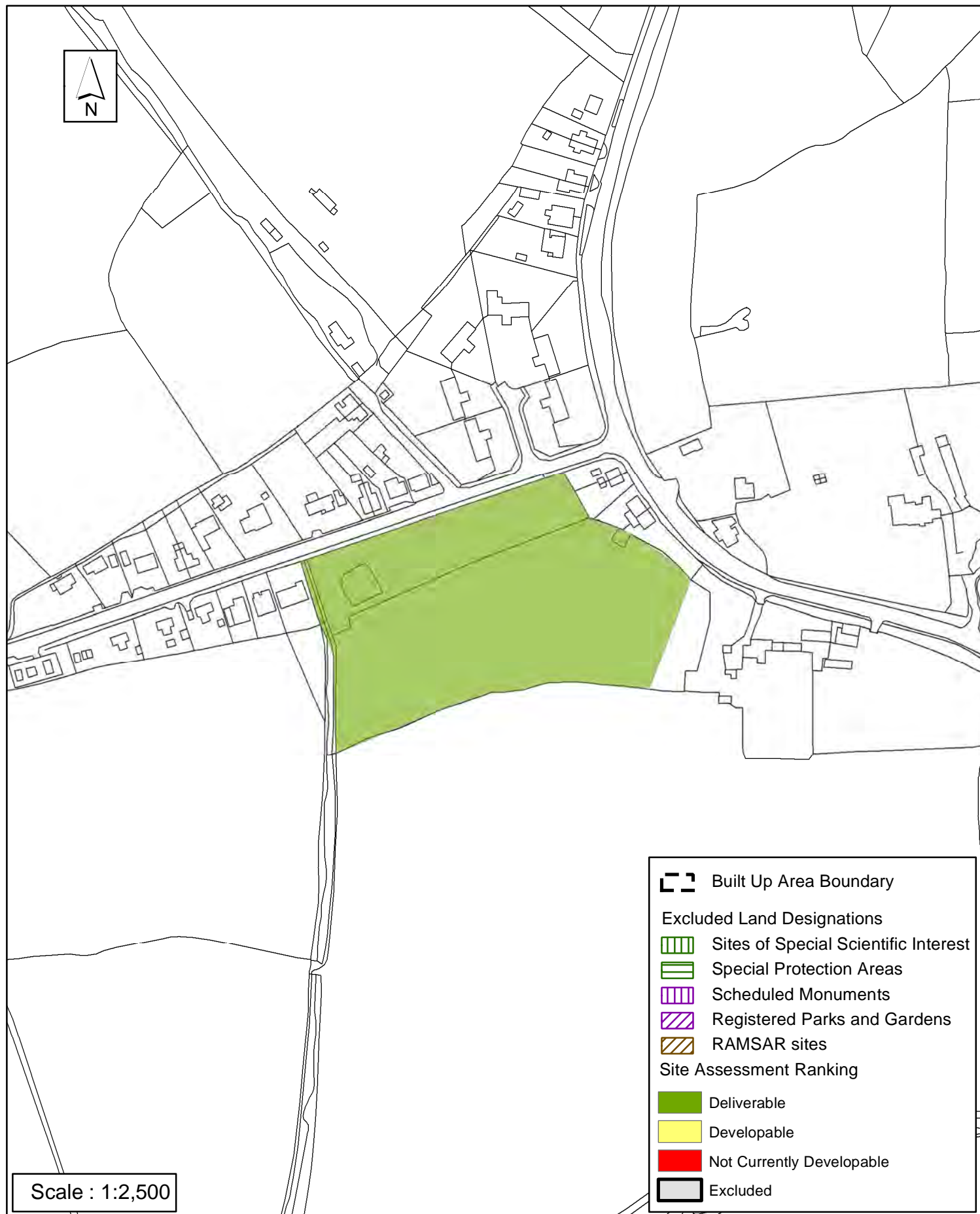
Years 1-5 Deliverable	<input checked="" type="checkbox"/>	Site Address	Nuthurst Road, Monks Gate		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	1.2	Suitable	<input checked="" type="checkbox"/>
Not Currently Developable	<input type="checkbox"/>	Greenfield/PDL	Greenfield	Available	<input checked="" type="checkbox"/>
		Site Total	10	Achievable	<input checked="" type="checkbox"/>

Justification

The site has been allocated for residential development through Policy 5 in the made Nuthurst Neighbourhood Development Plan. The supporting text to the policy indicates the site could accommodate 9 to 12 dwellings. The site has permission for 10 dwellings by virtue of planning application DC/15/1946. A further 5 dwellings have also be proposed via DC/18/1792 which is pending. The site is considered deliverable in years 1-5.

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

SA - 303 : Land at Great Ventors Farm, Monks Gate, Nuthurst



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Parish	Nuthurst
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SHLAA Reference	SA328	Site Name	Land at Saxtons Farm
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Years 1-5 Deliverable	<input checked="" type="checkbox"/>	Site Address	Nuthurst Road, Monks Gate		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	0.375	Suitable	<input checked="" type="checkbox"/>
Not Currently Developable	<input type="checkbox"/>	Greenfield/PDL	Greenfield	Available	<input checked="" type="checkbox"/>
		Site Total	6	Achievable	<input checked="" type="checkbox"/>

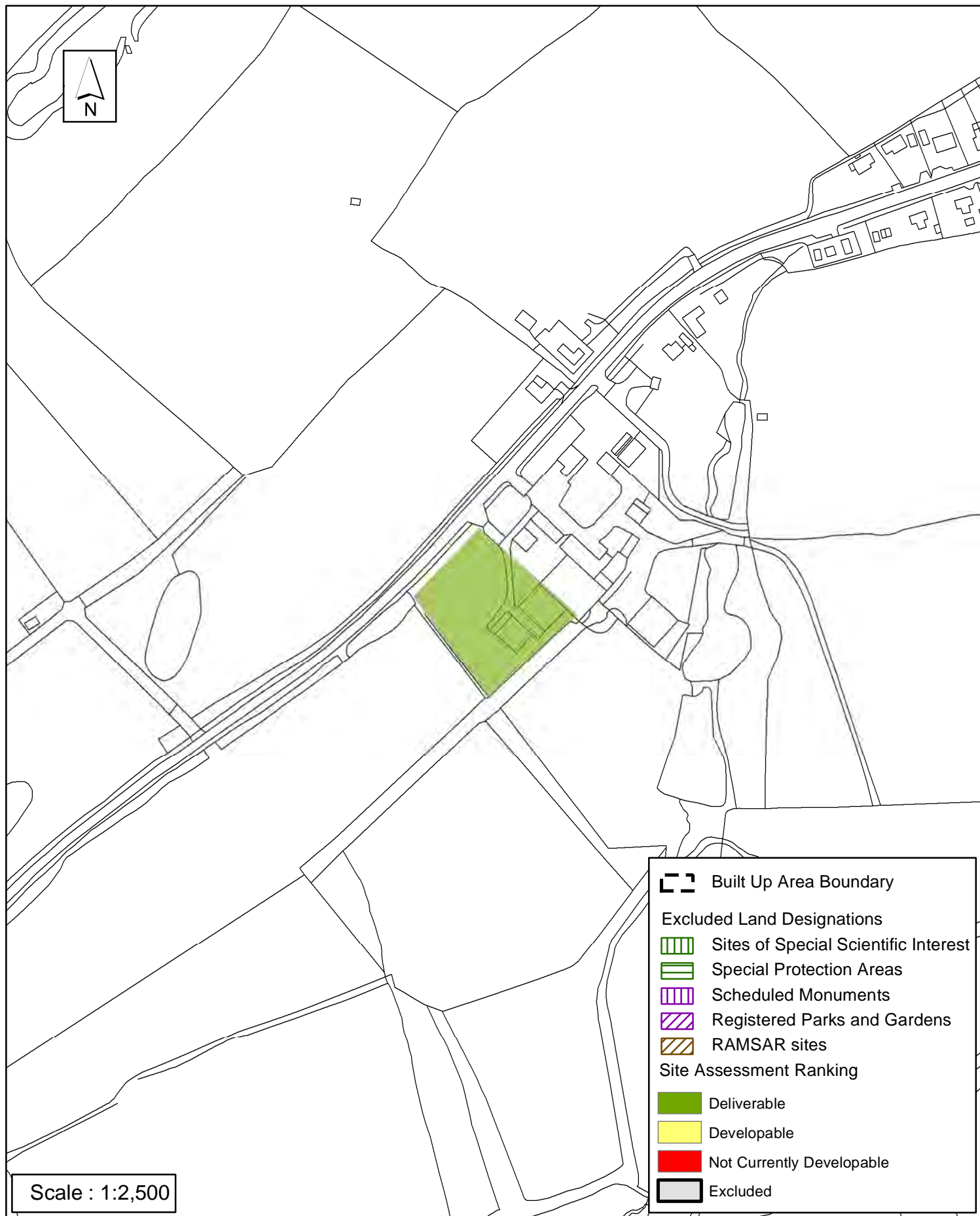
Justification

This site is allocated for residential development through Policy 6 in the made Nuthurst Neighbourhood Development Plan and it is anticipated that this would deliver 6 dwellings as a single phase, as such it is considered deliverable in years 1-5.

Excluded Site	<input type="checkbox"/>	Exclusion Reason
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Lapsed PP	<input type="checkbox"/>	Date
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SA-328: Land at Saxtons Farm, Nuthurst Road, Monks Gate, Nuthurst



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Parish**Nuthurst**

SHLAA Reference SA371 **Site Name** Holly Farm

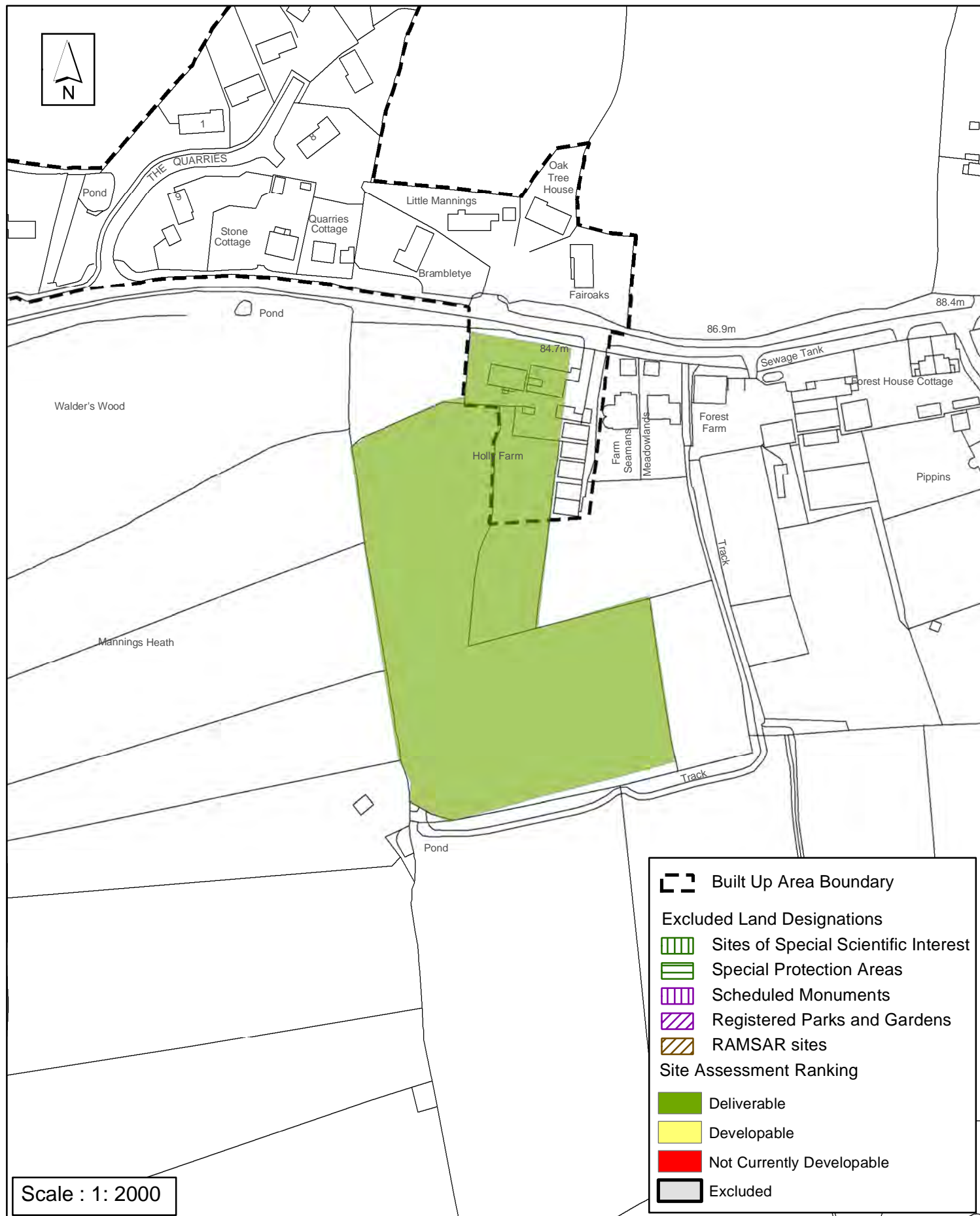
Years 1-5 Deliverable	<input checked="" type="checkbox"/>	Site Address	Holly farm, Winterpit Lane, Mannings Heath		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	0.1703	Suitable	<input checked="" type="checkbox"/>
Not Currently Developable	<input type="checkbox"/>	Greenfield/PDL	PDL	Available	<input checked="" type="checkbox"/>
		Site Total	5	Achievable	<input checked="" type="checkbox"/>

Justification

This site has been allocated for residential development through Policy 3 in the Nuthurst Neighbourhood Development Plan and it is anticipated that this would deliver 5 dwellings as a single phase. The policy makes clear development is to lie within the built up area boundary, land beyond the boundary may form garden or paddock associated with the development . The site is considered deliverable in years 1-5.

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

SA - 371 : Holly Farm, Mannings Heath, Nuthurst



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Parish	Nuthurst
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SHLAA Reference	SA405	Site Name	Land adjacent to Heathtolt Cottages
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Years 1-5 Deliverable	<input checked="" type="checkbox"/>	Site Address	Park Lane, Maplehurst		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	0.375	Suitable	<input checked="" type="checkbox"/>
Not Currently Developable	<input type="checkbox"/>	Greenfield/PDL	Greenfield	Available	<input checked="" type="checkbox"/>
		Site Total	8	Achievable	<input checked="" type="checkbox"/>

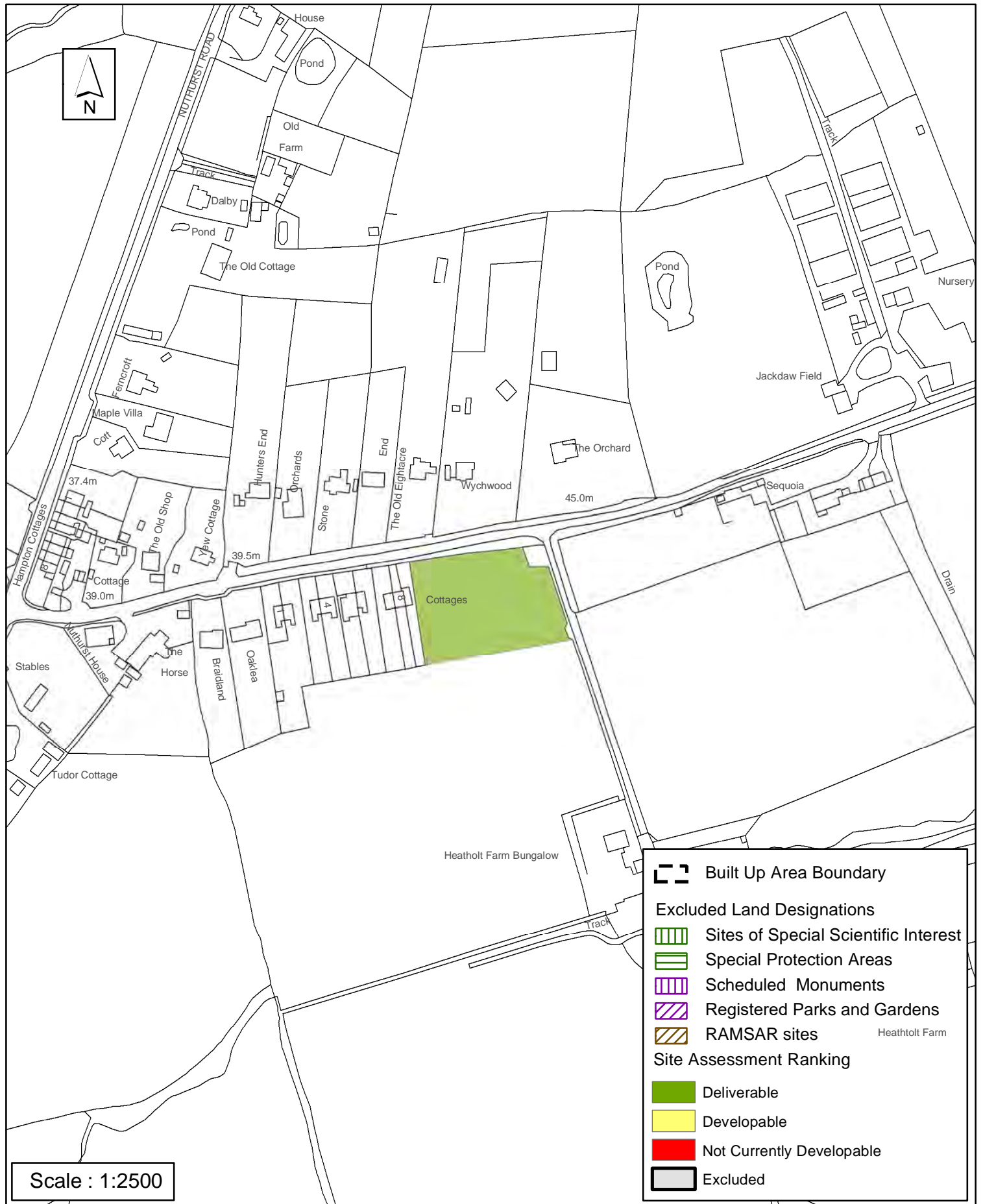
Justification

This site has been allocated for housing development through the made Nuthurst Parish Neighbourhood Plan (Policy 8). The allocation is for 3-4 pairs of semi-detached dwellings (6-8 units) to be delivered in the planning period up to 2031. As such the site is considered deliverable 1-5 years. A scheme of this size would likely be delivered in a single phase.

Excluded Site	<input type="checkbox"/>	Exclusion Reason
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Lapsed PP	<input type="checkbox"/>	Date
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SA-405: Land adjacent to Heathtolt Cottages, Maplehurst, Nuthurst



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Parish	Nuthurst
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SHLAA Reference	SA553	Site Name	Land behind White Horse Public House
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Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Park Lane, Maplehurst		
Years 6-10 Developable	<input checked="" type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	0.2	Suitable	<input type="checkbox"/>
Not Currently Developable	<input type="checkbox"/>	Greenfield/PDL	Greenfield	Available	<input checked="" type="checkbox"/>
		Site Total	6	Achievable	<input type="checkbox"/>

Justification

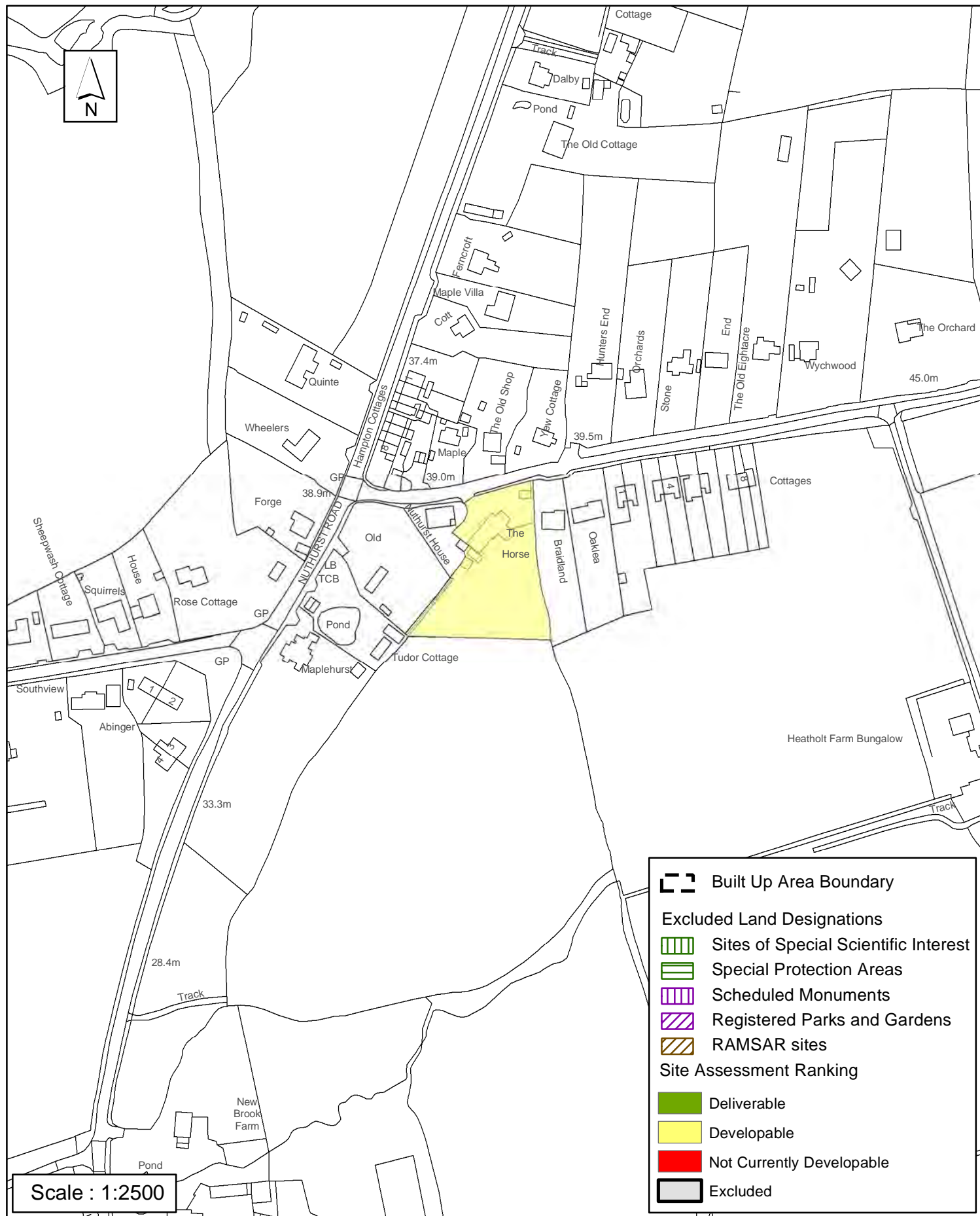
The site is allocated for mixed use development in Policy 9 of the Nuthurst Parish Neighbourhood Plan (NPNP) and is intended as an enabling scheme to refurbish the adjoining public house. It is also noted that the Local Plan Review Issues & Options (April 2018) proposes Maplehurst as a secondary settlement, although the Issues & Options document is an early stage of the local plan review and holds little weight.

Recognising that the SHELAA is a high level assessment the site is assessed as developable in 6-10 years for 6 units taking into account the site's allocation in the NPNP. A scheme of this size would likely be delivered in a single phase.

Excluded Site	<input type="checkbox"/>	Exclusion Reason
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Lapsed PP	<input type="checkbox"/>	Date
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SA - 553: Land behind White Horse, Park Lane, Maplehurst, Nuthurst



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Parish**Nuthurst**

SHLAA Reference SA709 **Site Name** Land at Little Homefield

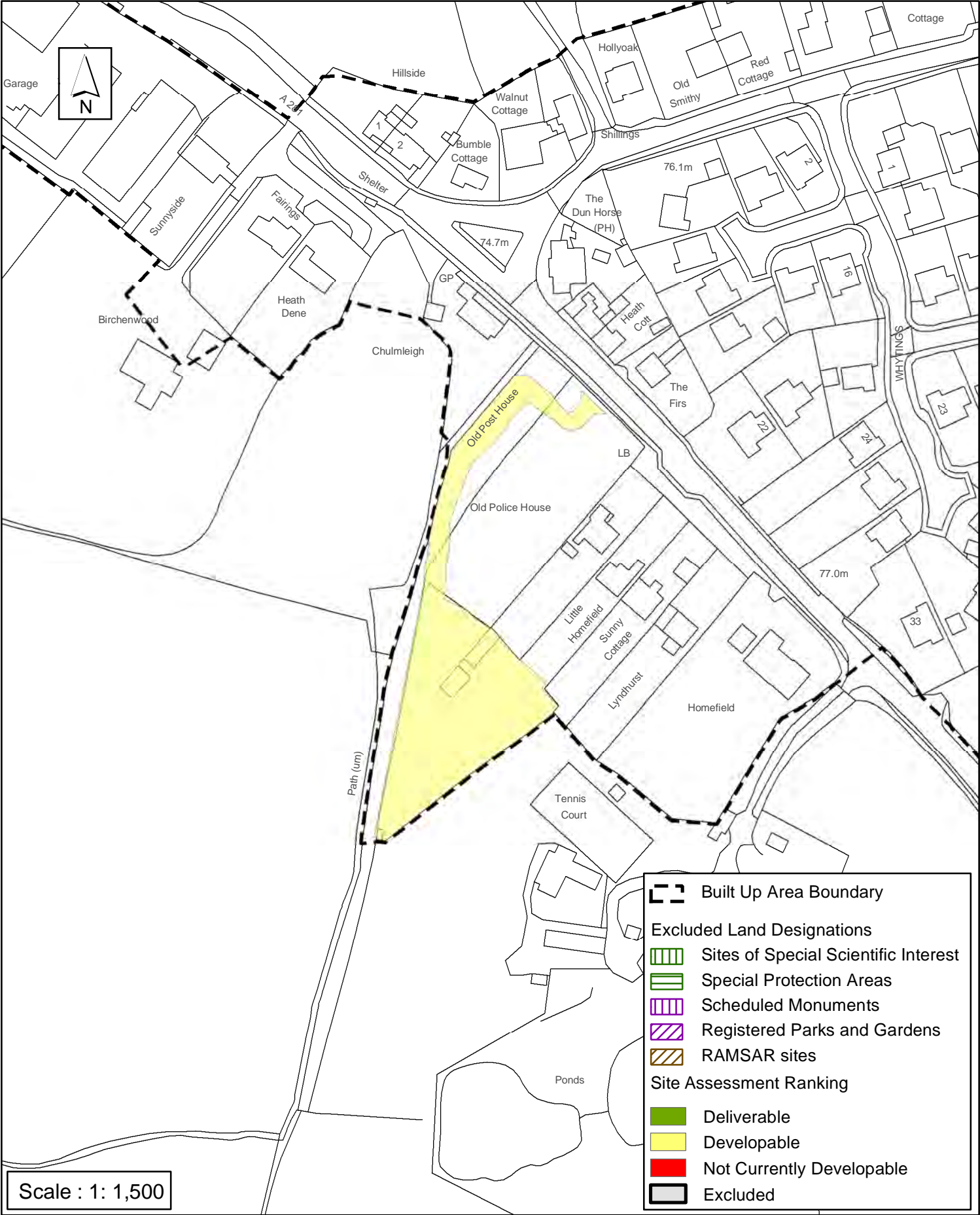
Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Brighton Road Mannings Heath		
Years 6-10 Developable	<input checked="" type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	0.23	Suitable	<input checked="" type="checkbox"/>
Not Currently Developable	<input type="checkbox"/>	Greenfield/PDL		Available	<input checked="" type="checkbox"/>
		Site Total	6	Achievable	<input type="checkbox"/>

Justification

The landowner has expressed an interest to develop the site meaning it is 'available'. The site is within the built up area boundary of Mannings Heath. It adjoins an allocated housing site in the Nuthurst Neighbourhood Plan (Policy 4) which is assessed under SHELAA site SA258 and has planning permission for 8 dwelling via DC/16/1753. A planning application has been submitted for 6 dwellings on the site. Taking a high level assessment regarding the ability to develop near the trees protected by Tree Preservation Orders and in view of the location of this site in the built up area boundary the site is assessed as developable in 6-10years.

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

SA - 709: Land at Little Homefield, Nuthurst



Parish**Nuthurst**

SHLAA Reference SA420 **Site Name** Swallowfield Paddock, Mannings Heath

Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Land at Church Road/Brighton Road, Mannings Heath
Years 6-10 Developable	<input type="checkbox"/>		
Years 11+	<input checked="" type="checkbox"/>	Site Area (ha)	1.07
Not Currently Developable	<input type="checkbox"/>	Greenfield/PDL	Greenfield
		Site Total	6
		Suitable	<input type="checkbox"/>
		Available	<input checked="" type="checkbox"/>
		Achievable	<input type="checkbox"/>

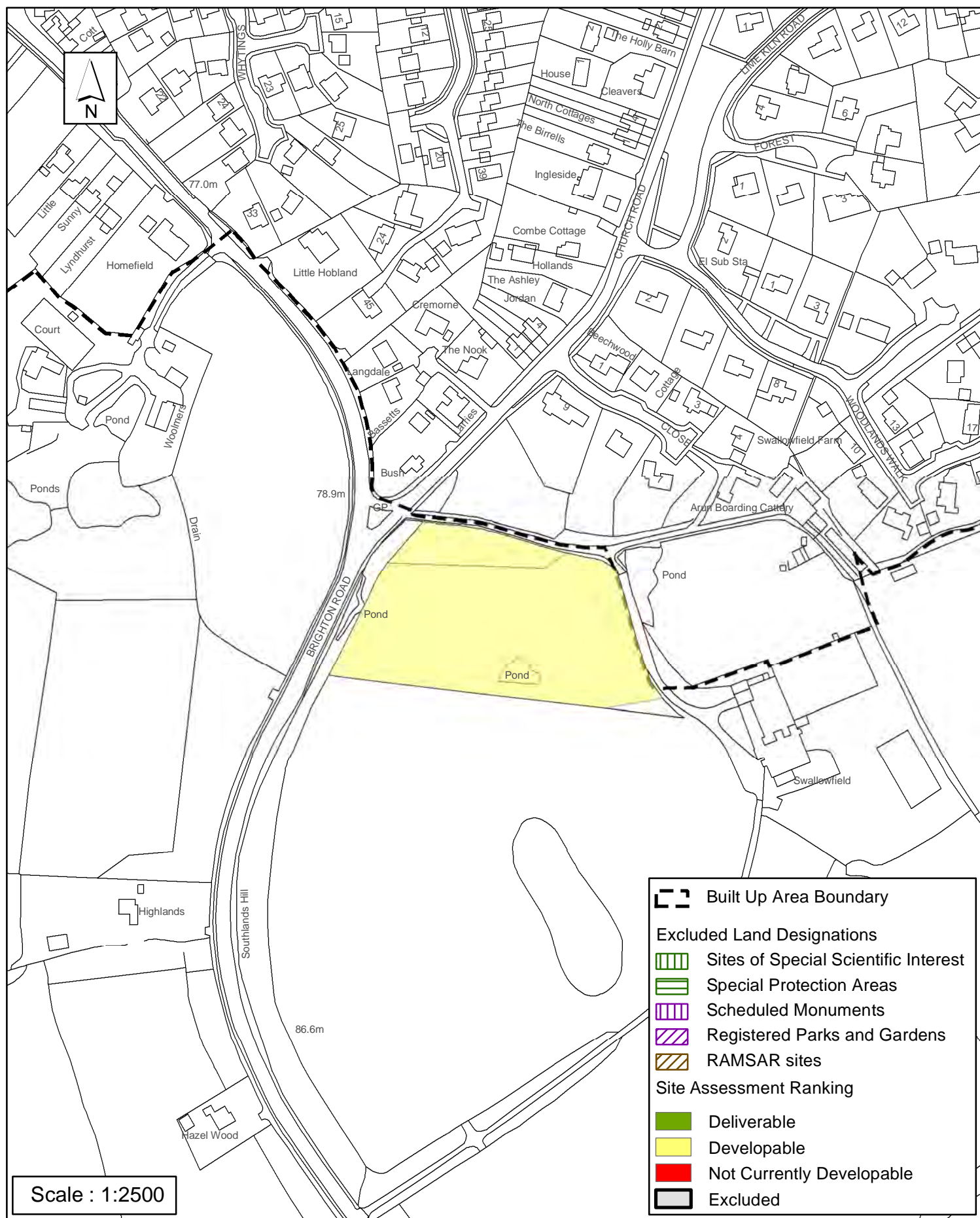
Justification

The landowner has expressed an interest to develop the site meaning is 'available'. The site adjoins the built up area boundary of Mannings Heath, which is defined as a Smaller Village in Policy 3 of the Horsham District Planning Framework (HDPF), having limited services, facilities and social networks but with good accessibility to larger settlements. Any development on-site would need to demonstrate a relationship with the existing settlement and take account of the constraints such as trees, many of which are protected by a TPO. The site is not allocated within the Nuthurst Parish Neighbourhood Plan (NPNP). Unless allocated for development through the review of the HDPF or via a made Neighbourhood Plan, it is considered development would be contrary to Policies 1 to 4 and 26 of the HDPF.

The settlement hierarchy and current planned development approach set out in the HDPF impacts upon suitability and achievability. The HDPF is however under review and additional site allocations are being considered. On this basis, recognising that the SHLAA is a high level assessment, the site is assessed as developable in 11+ years for 6 units, taking into account its proximity to the built up area boundary and proportionate high level regard to the constraints. A scheme of this size would likely be delivered in a single phase. It is noted that the Local Plan Review Issues & Options (April 2018) proposes the area of land sited to the north, which was included within the BUAB in the Nuthurst Neighbourhood Plan, to be removed from the BUAB. In this instance the deliverability of the site would be subject to review.

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SA420 : Swallowfield Paddock, Mannings Heath



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Parish**Nuthurst**

SHLAA Reference SA091 **Site Name** Land adjacent to 15th Green

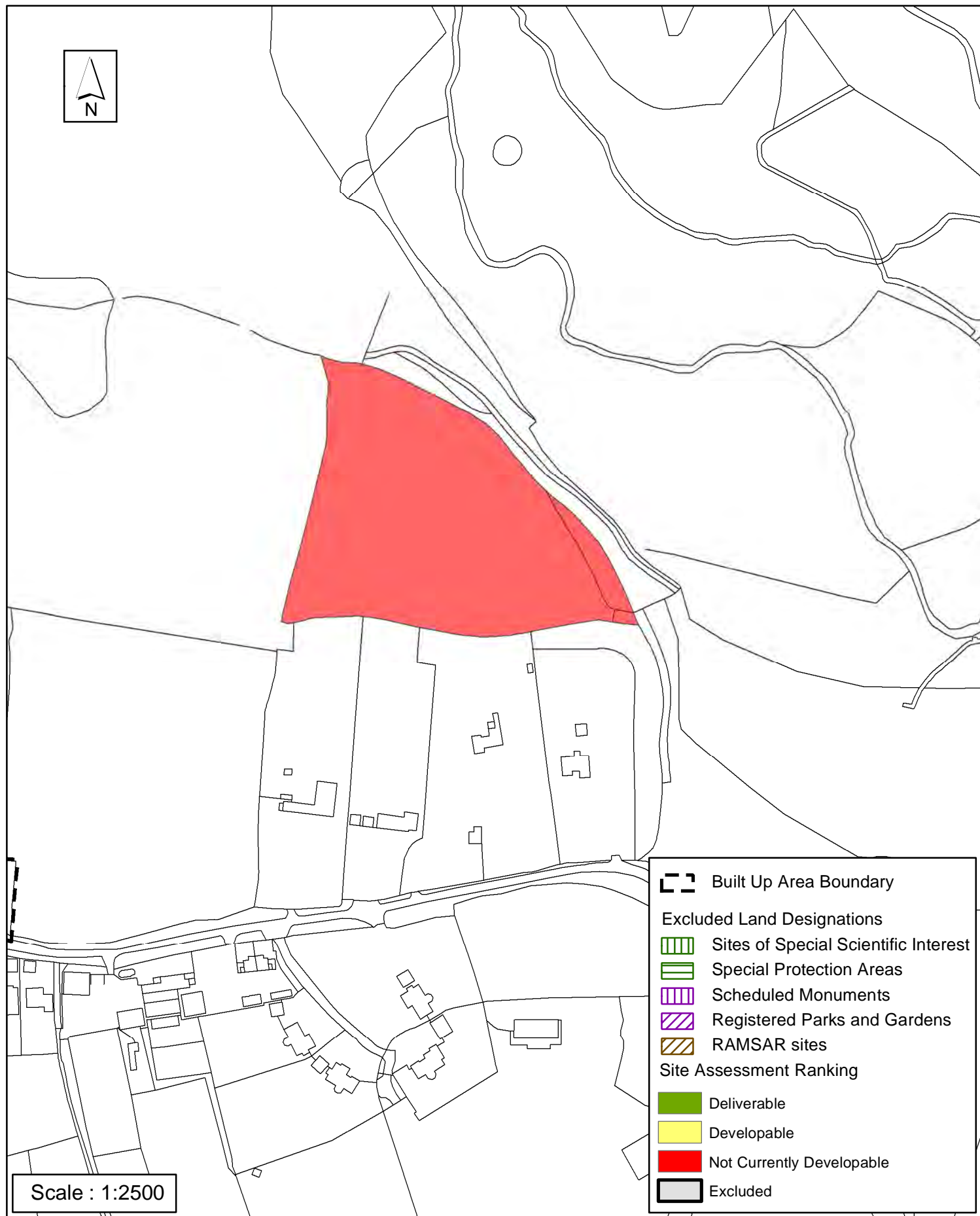
Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Mannings Heath Golf Club, Winterpit Lane		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	1.5	Suitable	<input type="checkbox"/>
Not Currently Developable	<input checked="" type="checkbox"/>	Greenfield/PDL	Greenfield	Available	<input type="checkbox"/>
		Site Total	0	Achievable	<input type="checkbox"/>

Justification

The 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 an isolated rural location within the High Weald Area of Outstanding Natural Beauty, and unrelated to any settlement boundary. It is therefore assessed as 'Not Currently Developable'.

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

SA - 091 : Land adjacent to 15th green, Mannings Heath Golf Club, Nuthurst



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Parish**Nuthurst**

SHLAA Reference SA092 **Site Name** Land at Winterpit Lane

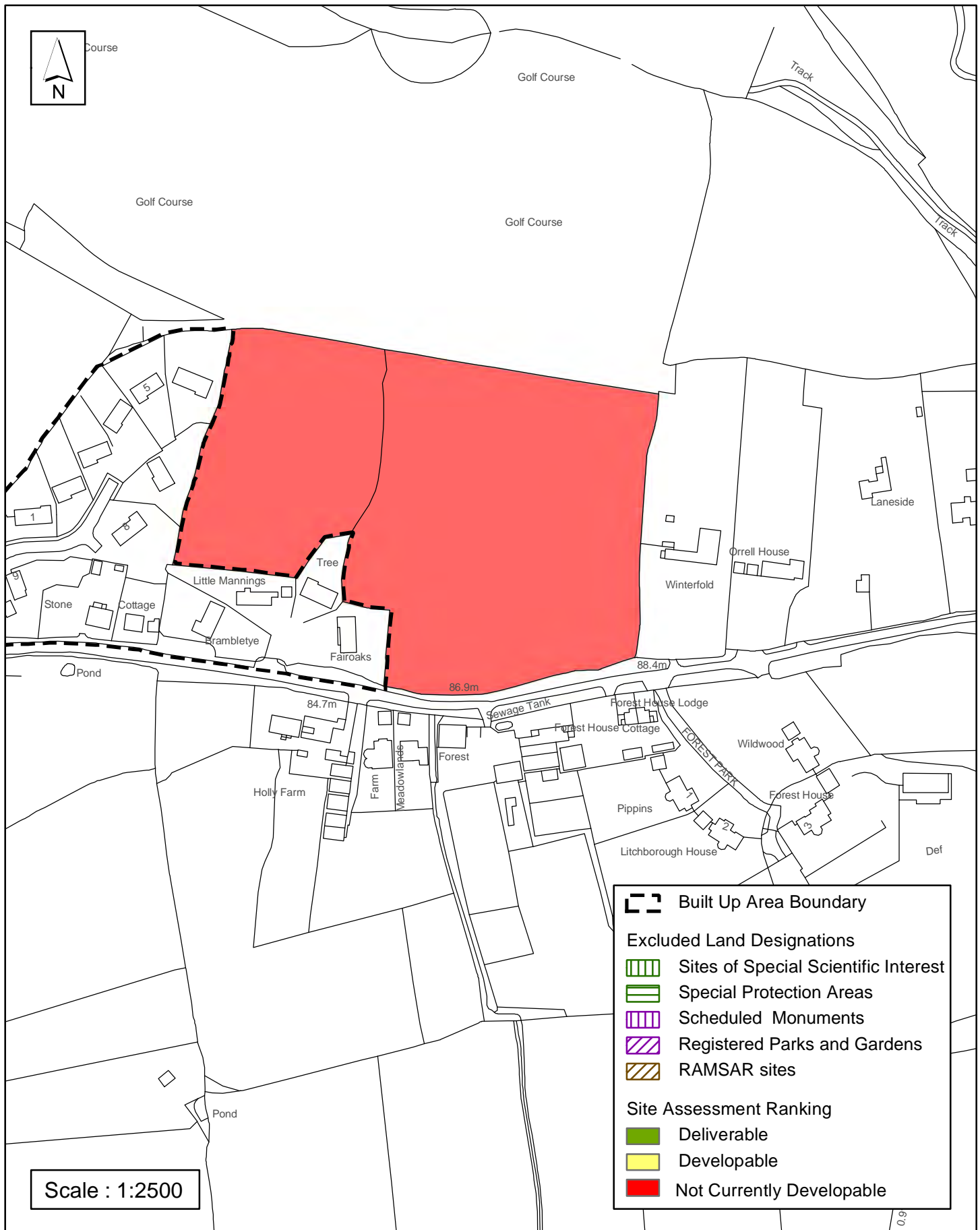
Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Mannings Heath		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	3	Suitable	<input type="checkbox"/>
Not Currently Developable	<input checked="" type="checkbox"/>	Greenfield/PDL	Greenfield	Available	<input type="checkbox"/>
		Site Total	0	Achievable	<input type="checkbox"/>

Justification

The 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 the countryside, within the High Weald Area of Outstanding Natural Beauty. It is adjacent to the eastern Built Up Area Boundary of Mannings Heath, which is classified as a smaller village in Policy 3 of the Horsham District Planning Framework (HDPF), having limited services and facilities. 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 not allocated in the made Nuthurst Development Plan. The site is therefore assessed as 'Not Currently Developable'

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

SA - 092 : Winterpit Lane, Mannings Heath, Nuthurst



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Parish	Nuthurst
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SHLAA Reference	SA093	Site Name	Saddlers Farm Mannings Heath
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Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Mannings Heath		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	3.26	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"/>

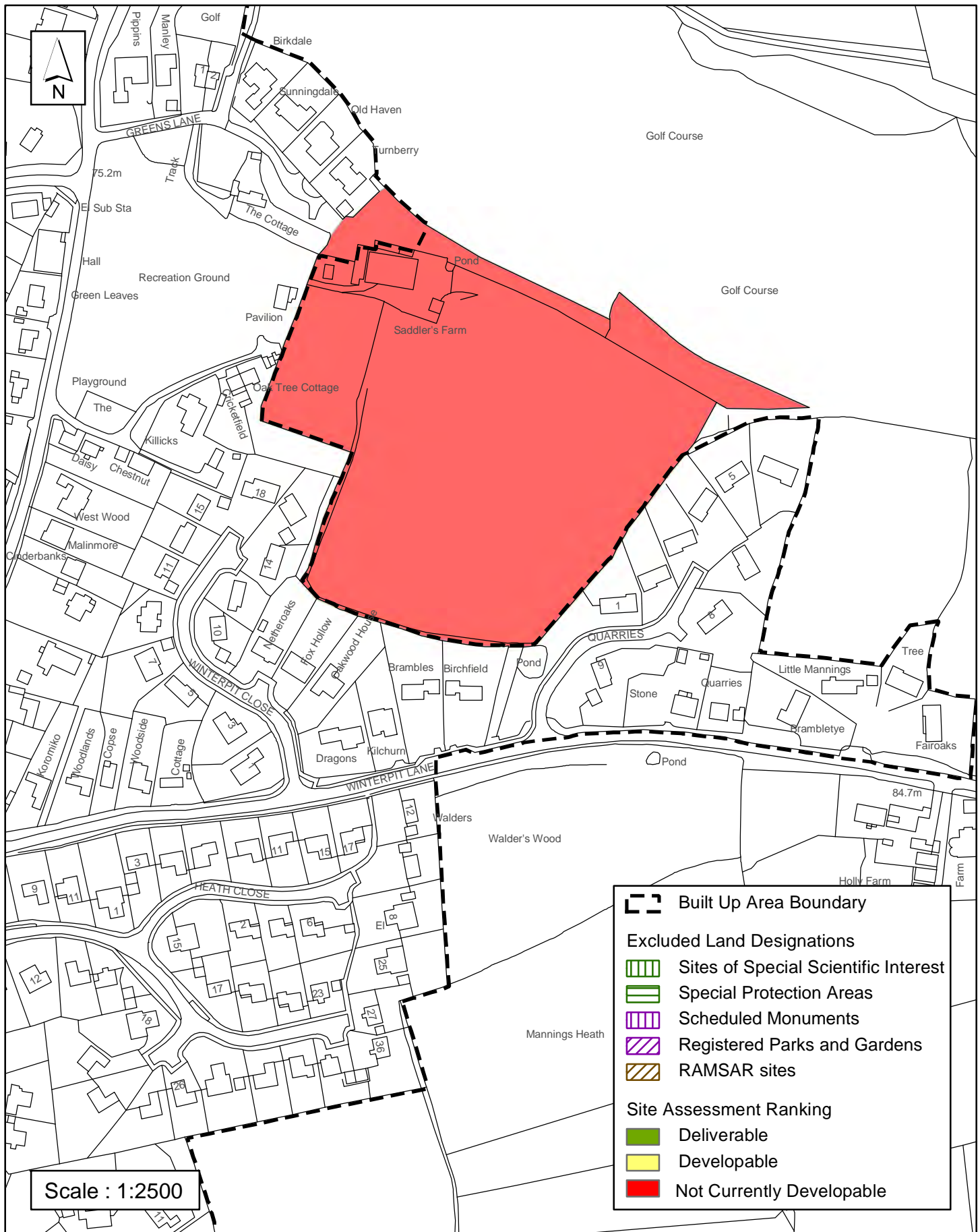
Justification

The landowner has expressed an interest to develop the site meaning it is 'available'. The site is in the countryside adjoining the northern Built Up Area Boundary of Mannings Heath, which is classified as a smaller village in Policy 3 of the Horsham District Planning Framework (HDPF), having limited services and facilities. An application for 40 units (DC/15/1388) was submitted on the site in 2015 indicating the site's availability, however this application was refused due to the site not being in conformity with the Local Development Plan or the "made" Nuthurst Neighbourhood Development Plan. The site is also located entirely within the High Weald Area of Outstanding Natural Beauty, and development would have an urbanising effect on the local landscape character. There are several TPOs on the site and there may also be potential harm to protected species and their habitats. 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	<input type="checkbox"/>	Exclusion Reason
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Lapsed PP	<input type="checkbox"/>	Date
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SA - 093 : Saddlers Farm, Mannings Heath, Nuthurst



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Parish	Nuthurst
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SHLAA Reference	SA117	Site Name	The Stables
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Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Nuthurst Road, Monks Gate		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	0.2	Suitable	<input type="checkbox"/>
Not Currently Developable	<input checked="" type="checkbox"/>	Greenfield/PDL	Both	Available	<input type="checkbox"/>
		Site Total	0	Achievable	<input type="checkbox"/>

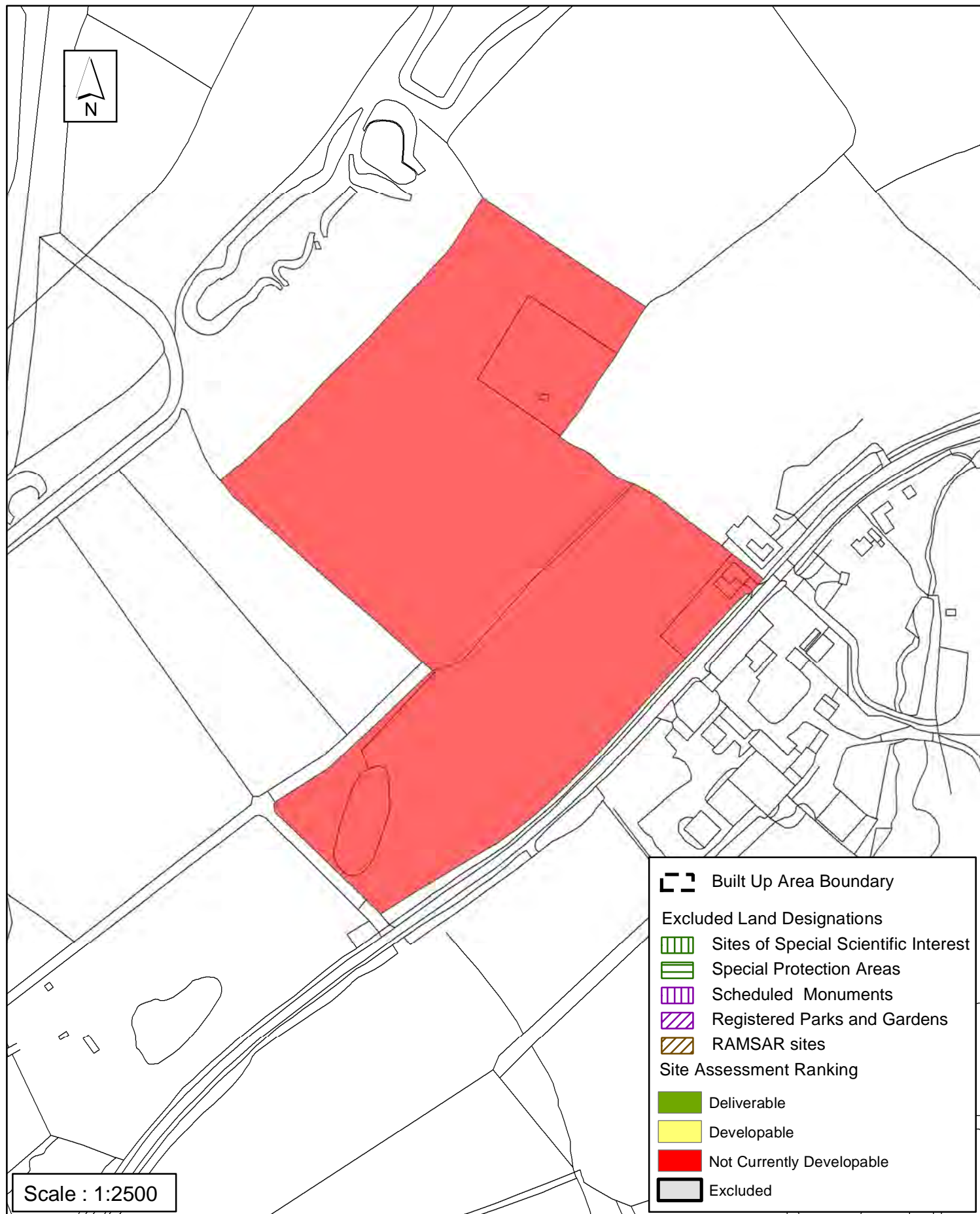
Justification

It is unknown if the landowner still has an interest in developing this site therefore it is considered unavailable at the present time. The site is in the countryside unrelated to the Built Up Area Boundary of any settlement. 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	<input type="checkbox"/>	Exclusion Reason
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Lapsed PP	<input type="checkbox"/>	Date
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SA - 117 : The Stables, Nuthurst Road, Monks Gate, Nuthurst



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Parish	Nuthurst
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SHLAA Reference	SA374	Site Name	Copsale Farm
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Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Copsale Road , Copsale		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	0.387	Suitable	<input type="checkbox"/>
Not Currently Developable	<input checked="" type="checkbox"/>	Greenfield/PDL	Greenfield	Available	<input type="checkbox"/>
		Site Total	0	Achievable	<input type="checkbox"/>

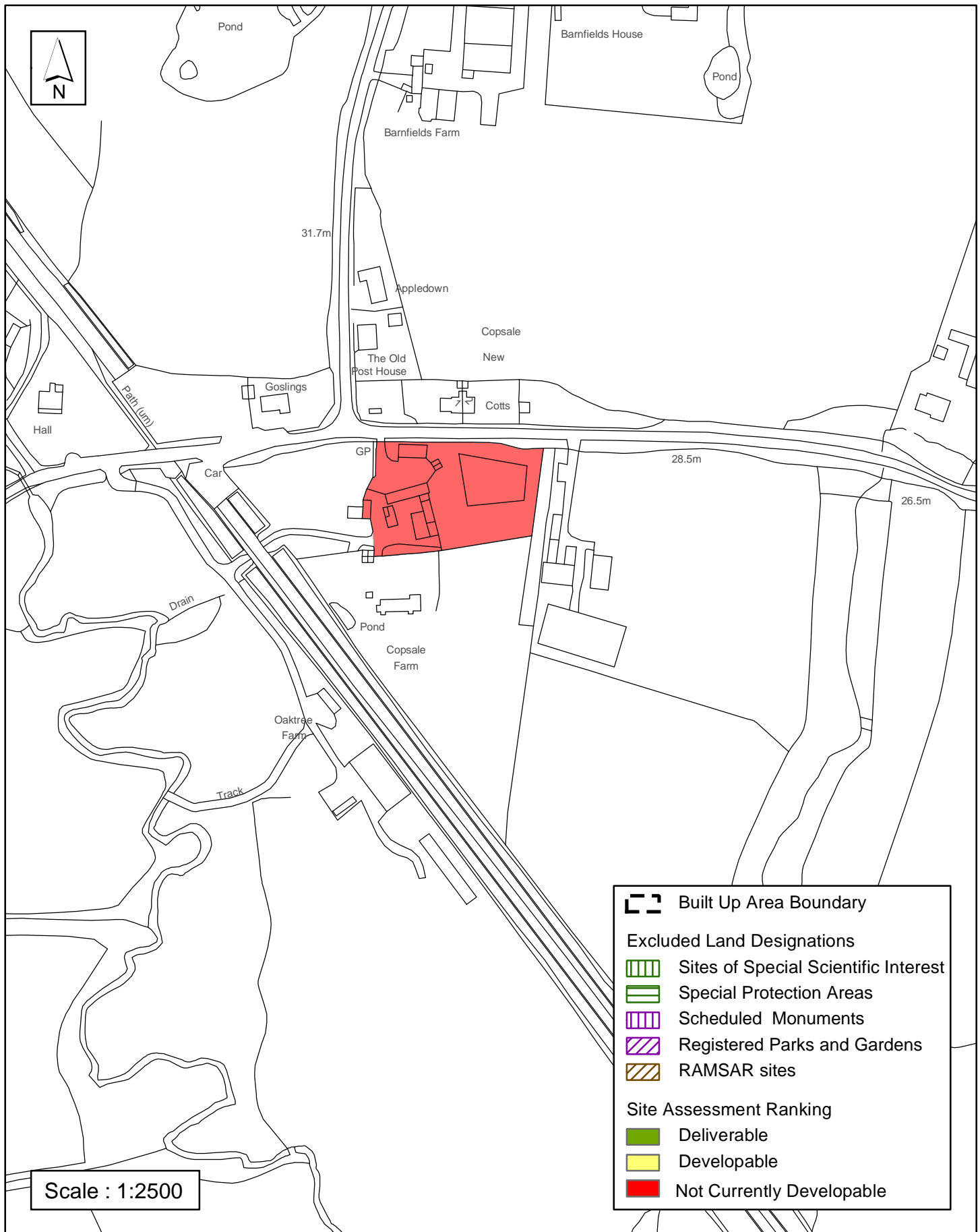
Justification

The 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 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 - 374: Copsale Farm, Copsale Road, Copsale



Parish	Nuthurst
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SHLAA Reference	SA375	Site Name	Barnfields Farm
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Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Broadwater Lane , Copsale		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	0.831	Suitable	<input type="checkbox"/>
Not Currently Developable	<input checked="" type="checkbox"/>	Greenfield/PDL	Greenfield	Available	<input type="checkbox"/>
		Site Total	0	Achievable	<input type="checkbox"/>

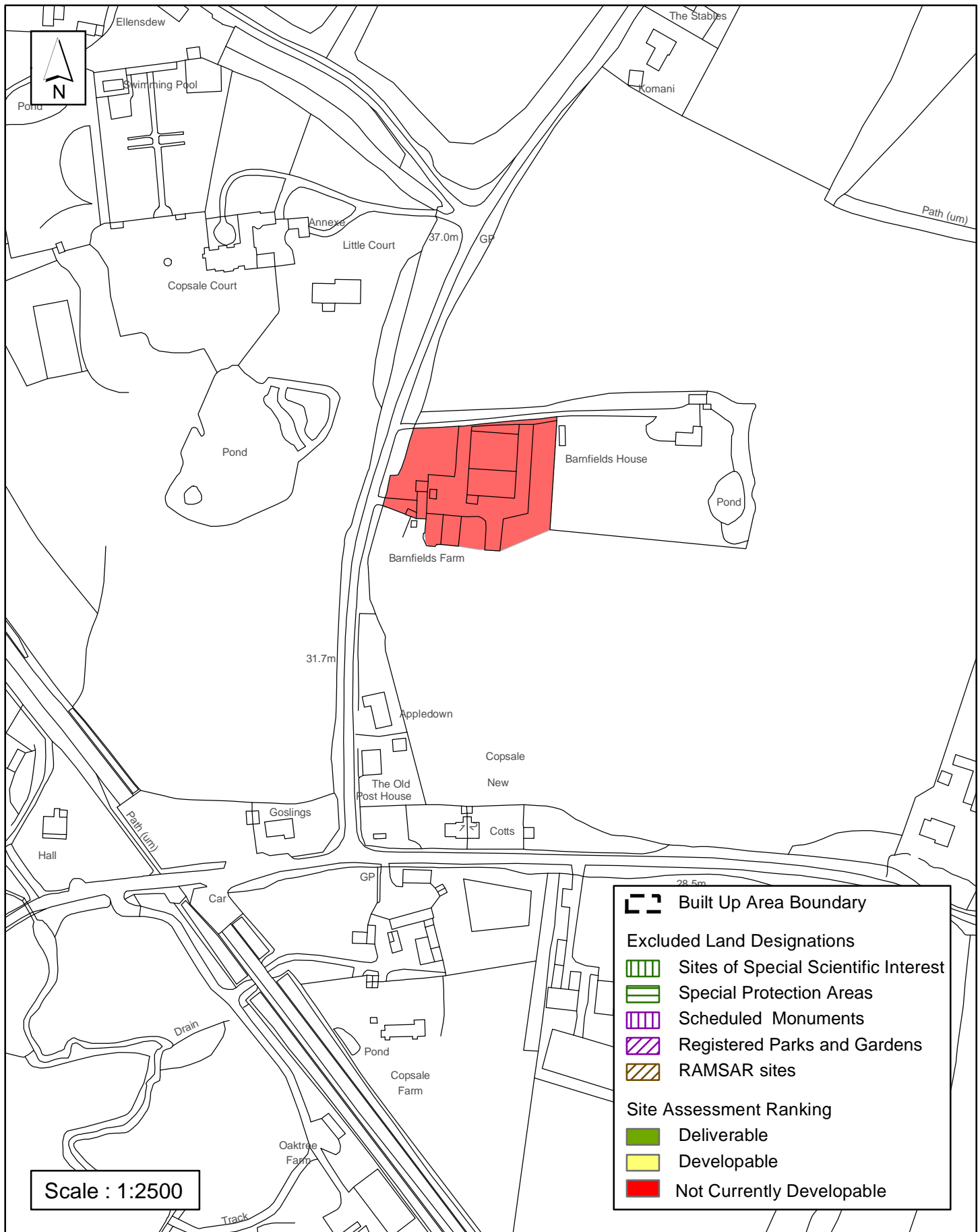
Justification

The 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 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 - 375: Barnsfield Farm, Broadwater Lane, Copsale



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Parish**Nuthurst**

SHLAA Reference SA464 **Site Name** Land east of the A281

Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Monks Gate, Nuthurst	
Years 6-10 Developable	<input type="checkbox"/>			
Years 11+	<input type="checkbox"/>	Site Area (ha)	5.5	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 is 'available'. The site is located in the countryside to the north east of Monks Gate 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. Development could adversely impact the Grade II listed buildings which are located beyond the southern boundary and there are numerous trees protected by TPO contained within the site which could limit the potential yield. Given the overarching spatial strategy of the HDPF, 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) proposes Monks Gate 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**

Scale : 1:2,500

Legend

- Built Up Area Boundary**
- Excluded Land Designations**
 - Sites of Special Scientific Interest
 - Special Protection Areas
 - Scheduled Monuments
 - Registered Parks and Gardens
 - RAMSAR sites
- Site Assessment Ranking**
 - Deliverable
 - Developable
 - Not Currently Developable
 - Excluded

Date: Revision:

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

Parish**Nuthurst**

SHLAA Reference SA646 **Site Name** Land at Shuckers Farm Copsale Road

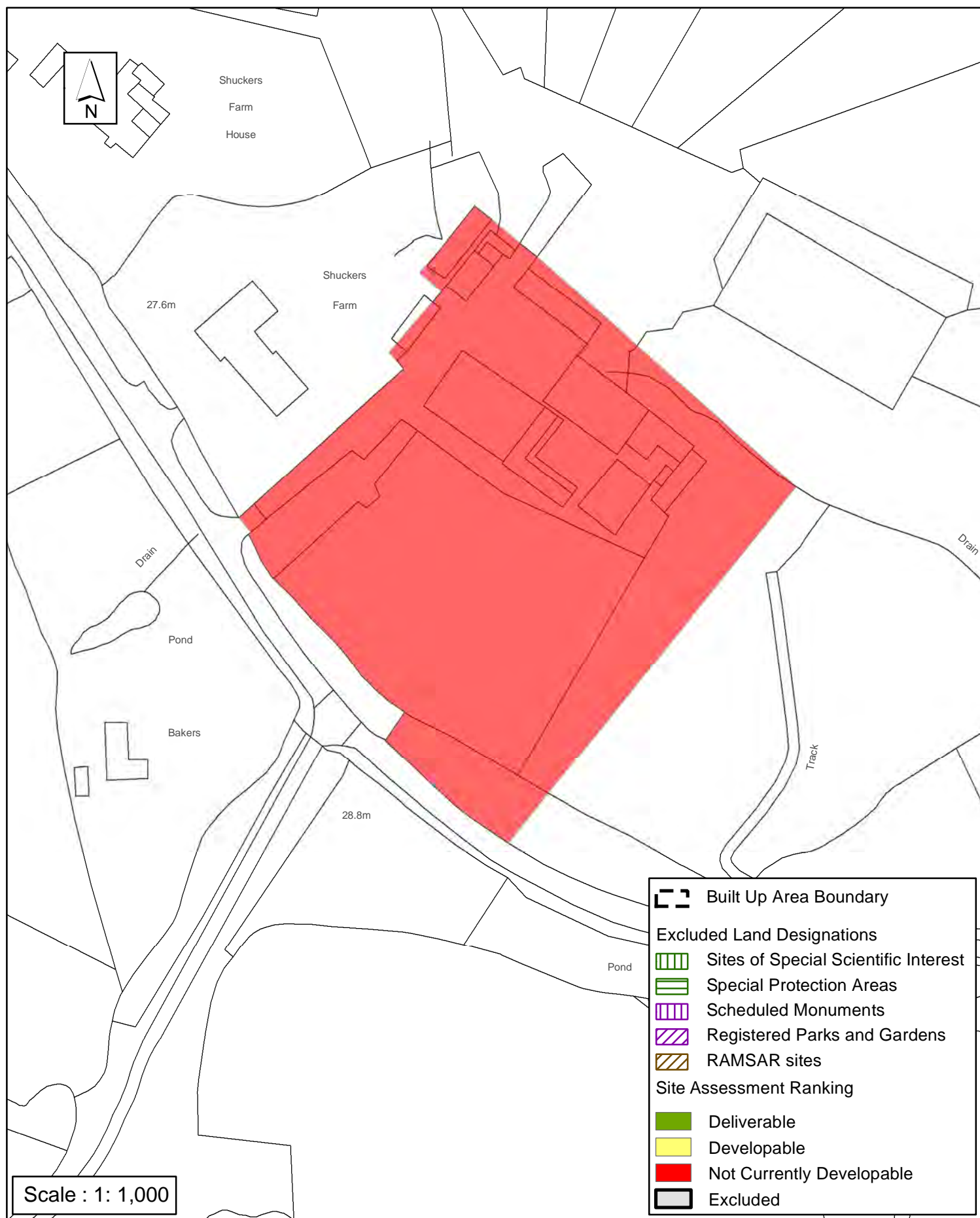
Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Land at Shuckers Farm, Copsale Road,
Years 6-10 Developable	<input type="checkbox"/>		Maplehurst
Years 11+	<input type="checkbox"/>	Site Area (ha)	0.761
Not Currently Developable	<input checked="" type="checkbox"/>	Greenfield/PDL	Both
		Site Total	0
		Suitable	<input type="checkbox"/>
		Available	<input checked="" type="checkbox"/>
		Achievable	<input type="checkbox"/>

Justification

The landowner has expressed an interest to develop the site meaning it is 'available'. The site is in an isolated location, unrelated to a settlement edge. Development in this location is assessed to be unsustainable and therefore 'Not Currently Developable'.

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

SA - 646 : Land at Shuckers Farm, Copsale Road, Maplehurst, Nuthurst



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Date:

Revision:

Horsham District Council

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

Parish	Nuthurst
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SHLAA Reference	SA684	Site Name	Land at Woolmers
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Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Brighton Road, Mannings Heath		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	6.2	Suitable	<input type="checkbox"/>
Not Currently Developable	<input checked="" type="checkbox"/>	Greenfield/PDL	Greenfield	Available	<input checked="" type="checkbox"/>
		Site Total	0	Achievable	<input type="checkbox"/>

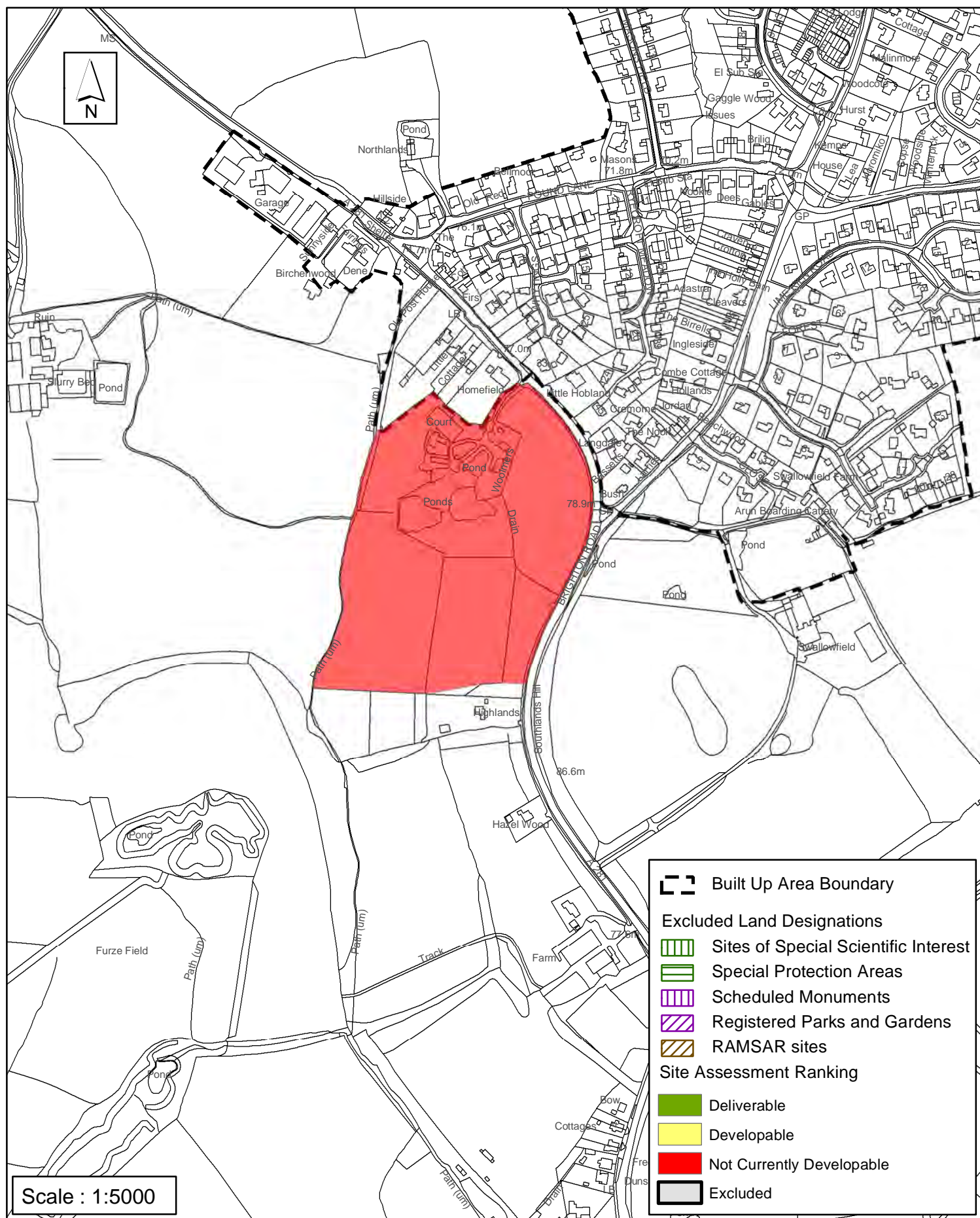
Justification

The landowner has expressed an interest to develop the site meaning it is 'available'. The site lies within the countryside adjoining the south western built up area boundary of Mannings Heath which is classified as a smaller village in Policy 3 of the Horsham District Planning Framework 2015 (HDPF), having a limited range of services and facilities. It lies on the A281 Brighton Road which links Mannings Heath to the Town of Horsham. The land is not allocated for development in the Nuthurst Neighbourhood Plan. 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 - 684: Land at Woolmers, Mannings Heath



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Horsham District Council

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

Parish	West Grinstead
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SHLAA Reference	SA716	Site Name	Land at Newhouse Farm
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Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	New House Farm Worthing Road West	
Years 6-10 Developable	<input type="checkbox"/>		Grinstead	
Years 11+	<input type="checkbox"/>	Site Area (ha)	180	Suitable <input type="checkbox"/>
Not Currently Developable	<input checked="" type="checkbox"/>	Greenfield/PDL	Greenfield	Available <input checked="" type="checkbox"/>
		Site Total	0	Achievable <input type="checkbox"/>

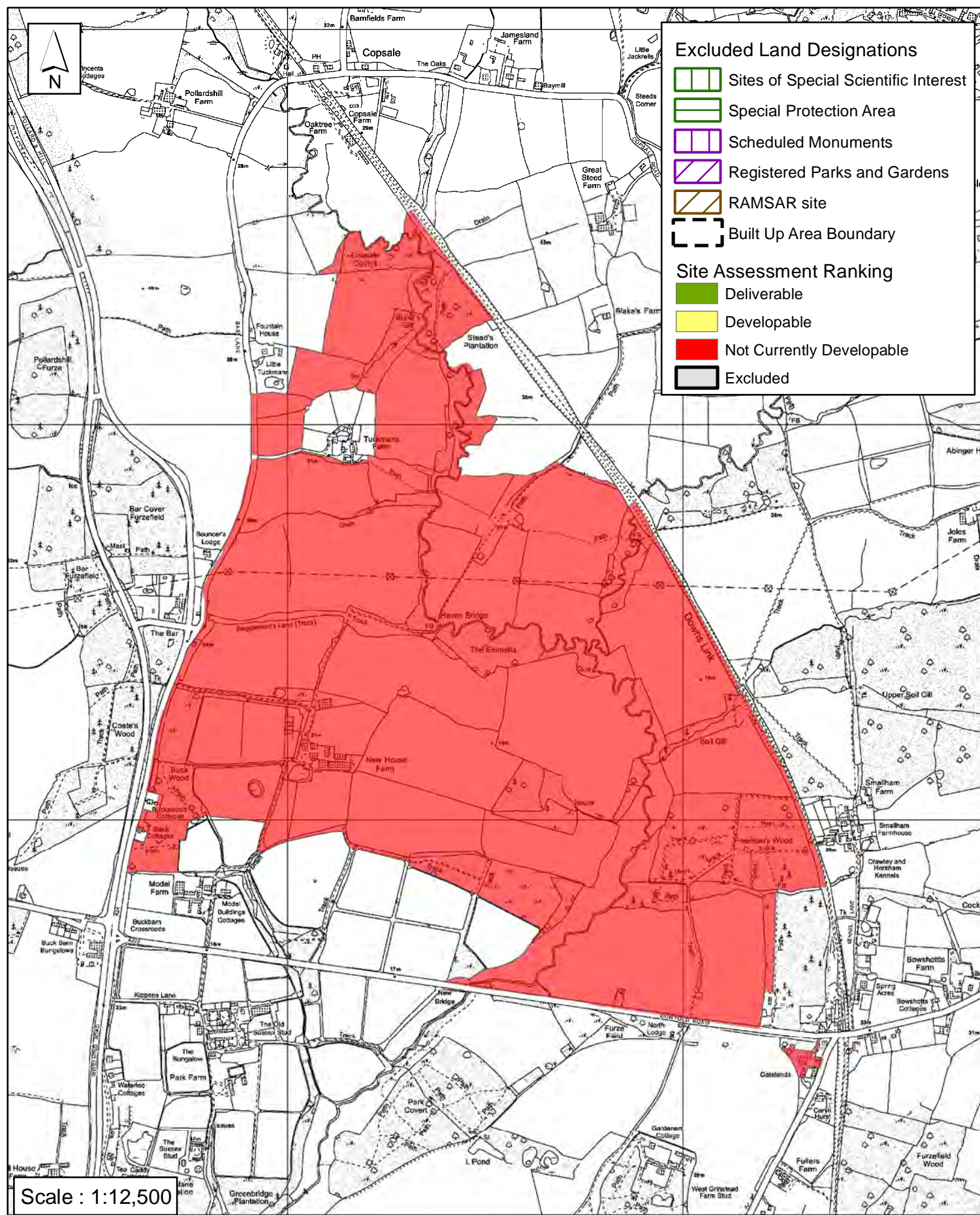
Justification

A planning consultant on behalf of the landowners has expressed an interest in developing the site meaning the site is considered 'available'. This is a strategic scale site in the countryside north east of the Buck Barn crossroads of the A24 and A272. The site is predominantly agricultural and comprises much of the land north of the A272 between the A24, the Downs Link and Bar Lane. It contains a number of areas of Ancient Woodland, public rights of way and a river which meanders through the site from north to south where the adjacent land is at risk of flooding. Much of the site lies within the designated West Grinstead Parish Neighbourhood Development Plan Area however no formal draft Neighbourhood Development Plan has been published. It is relatively remote from any settlement or built up area boundary and would therefore need to be considered as a new settlement were it to come forward. Given the strategic nature of this site, its location and its impact upon development form and infrastructure there is currently a lack of evidence to demonstrate this site can be sustainably developed and would not cause significant harm. Unless allocated for development through the review of the Horsham District Planning Framework 2015 (HDPF) or via a made Neighbourhood Plan, it is considered development would be contrary to Policies 1 to 4 and 26 of the HDPF. The site is therefore assessed as 'Not Currently Developable'.

Excluded Site	<input checked="" type="checkbox"/>	Exclusion Reason
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Lapsed PP	<input type="checkbox"/>	Date
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SA - 716: Land at Newhouse Farm, West Grinstead



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