

Storrington & Sullington Parish

Storrington & Sullington 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 Storrington & Sullington Parish is summarised as follows:

SHELAA Reference	Site Name	Site Address	Outcome of Assessment	Total Units
SA086	Storrington Glebe	The Glebe, Monastery Lane, Storrington	Green (1-5 Years Deliverable)	9
SA518	Robell Way ('Paula Rosa')	Robell Way, Sullington	Green (1-5 Years Deliverable)	90
SA673	Storrington Squash Club	Greyfriars Lane Storrington	Green (1-5 Years Deliverable)	8
SA748	Ravenscroft Allotments	Ravenscroft Storrington	Green (1-5 Years Deliverable)	35
SA153	RAFA site	Sullington	Yellow (6-10 Years Developable)	15
SA549	Land at Old Mill Drive ('The Diamond')	Storrington	Yellow (6-10 Years Developable)	20
SA550	Land at the Post Office Depot	High Street, Storrington	Yellow (6-10 Years Developable)	10
SA561	Angell Sandpit	Water Lane, Storrington	Yellow (6-10 Years Developable)	6
SA618	Land off Downsview Avenue	Storrington	Yellow (6-10 Years Developable)	60
SA361	Land to the north of Melton Drive	Melton Drive, Storrington	Yellow (11+ Years Developable)	40
SA485	Land adjacent to Bax Close, (off Amberley Road)	Amberley Road, Storrington	Yellow (11+ Years Developable)	20
SA486	Land adjacent to Clay Lane	Clay Lane, Storrington	Yellow (11+ Years Developable)	60
SA732	Land South of Northlands Lane	Northlands Lane, Storrington	Yellow (11+ Years Developable)	30
SA020	Land adjacent to Birklands	Kithurst Lane, Storrington	Not Currently Developable	0
SA021	Land south of Kithurst Lane	Storrington	Not Currently Developable	0
SA316	Rear of Hurston Grove	Hurston Lane, Storrington	Not Currently Developable	0
SA379	Land off Ryecroft Lane (Old Ryecroft Allotments)	Bellacre, Ryecroft Lane, Storrington	Not Currently Developable	0

SA544	Land at Chantry Lane Industrial Estate	Storrington	Not Currently Developable	0
SA617	Land at Hartswood House	Water Lane, Storrington	Not Currently Developable	0
SA639	Land off Fryern Road	Storrington	Not Currently Developable	0
SA763	Land West of Greenacres	Hurston Lane, Storrington	Not Currently Developable	0

Parish	Storrington and Sullington
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SHLAA Reference	SA086	Site Name	Storrington Glebe
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Years 1-5 Deliverable	<input checked="" type="checkbox"/>	Site Address	Land at The Glebe, Monastery Lane, Storrington		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	2.1	Suitable	<input checked="" type="checkbox"/>
Not Currently Developable	<input type="checkbox"/>	Greenfield/PDL	Greenfield	Available	<input checked="" type="checkbox"/>
		Site Total	9	Achievable	<input checked="" type="checkbox"/>

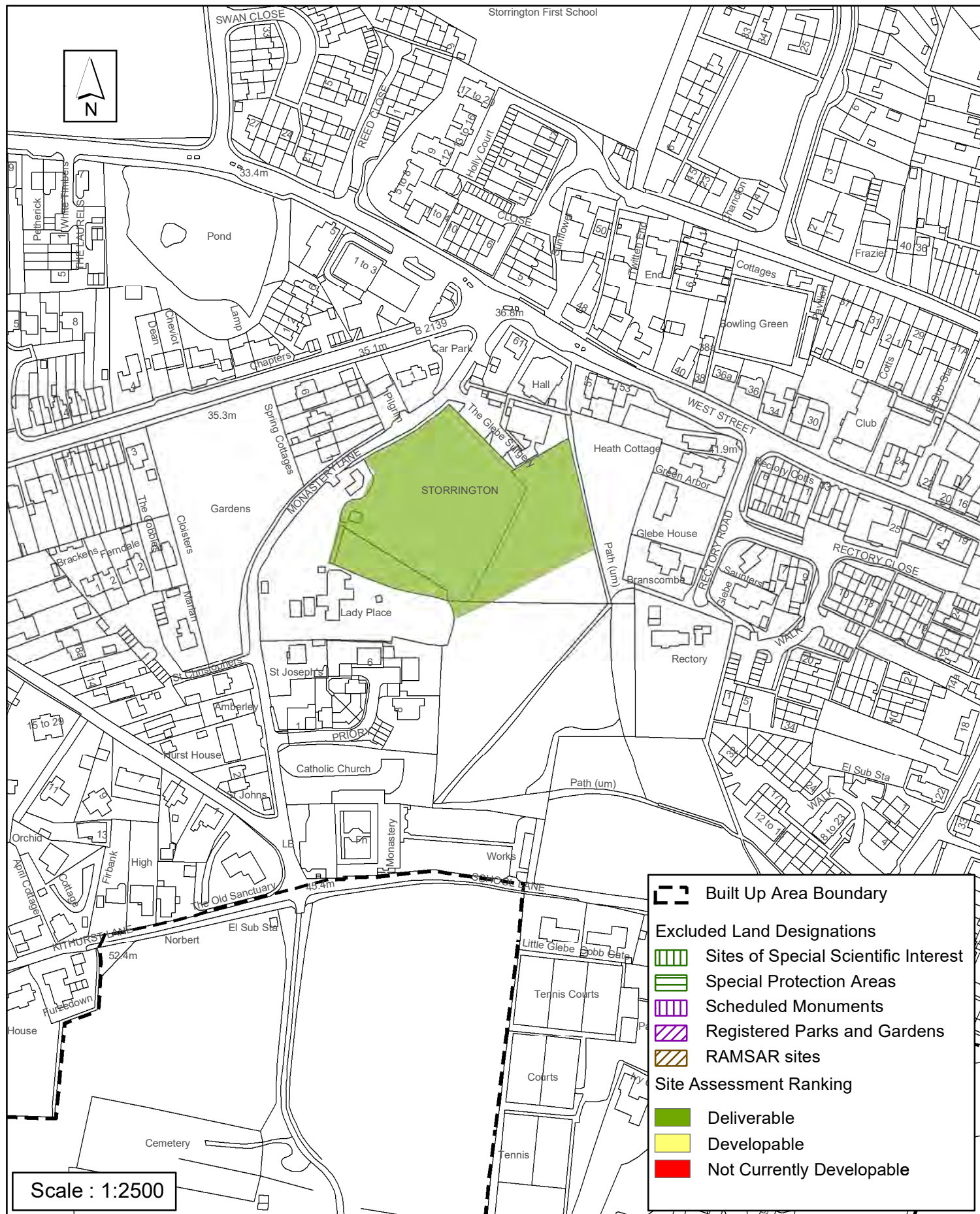
Justification

The site has planning permission for 9 dwellings, a redeveloped doctors surgery and new pharmacy via planning application DC/16/2108. The site is therefore assessed to be available, suitable, achievable and deliverable 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 - 086 : Storrington Glebe, Storrington



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Parish	Storrington and Sullington
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SHLAA Reference	SA518	Site Name	Robell Way ('Paula Rosa')
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Years 1-5 Deliverable	<input checked="" type="checkbox"/>	Site Address	Sullington		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	2.5	Suitable	<input checked="" type="checkbox"/>
Not Currently Developable	<input type="checkbox"/>	Greenfield/PDL	PDL	Available	<input checked="" type="checkbox"/>
		Site Total	90	Achievable	<input checked="" type="checkbox"/>

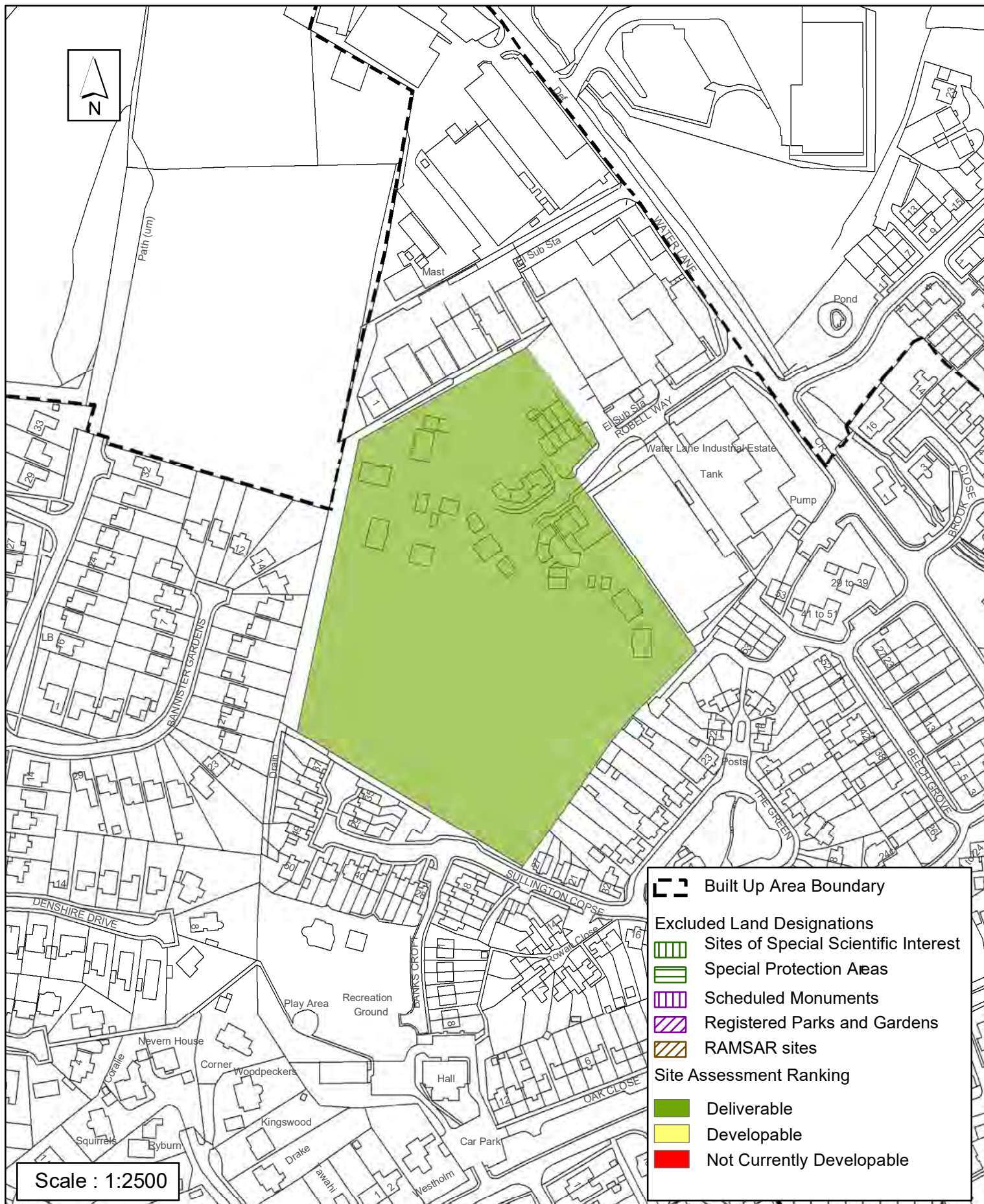
Justification

The site has planning permission for 98 dwellings via planning application DC/15/2788. Development has commenced. It is concluded the site is available, suitable, achievable and deliverable 1-5 years.

Excluded Site	<input type="checkbox"/>	Exclusion Reason
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Lapsed PP	<input type="checkbox"/>	Date
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SA -518: Robell Way ('Paula Rosa'), Sullington, Storrington and Sullington



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Parish	Storrington and Sullington
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SHLAA Reference	SA673	Site Name	Storrington Squash Club
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Years 1-5 Deliverable	<input checked="" type="checkbox"/>	Site Address	Greyfriars Lane Storrington		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	0.1	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"/>

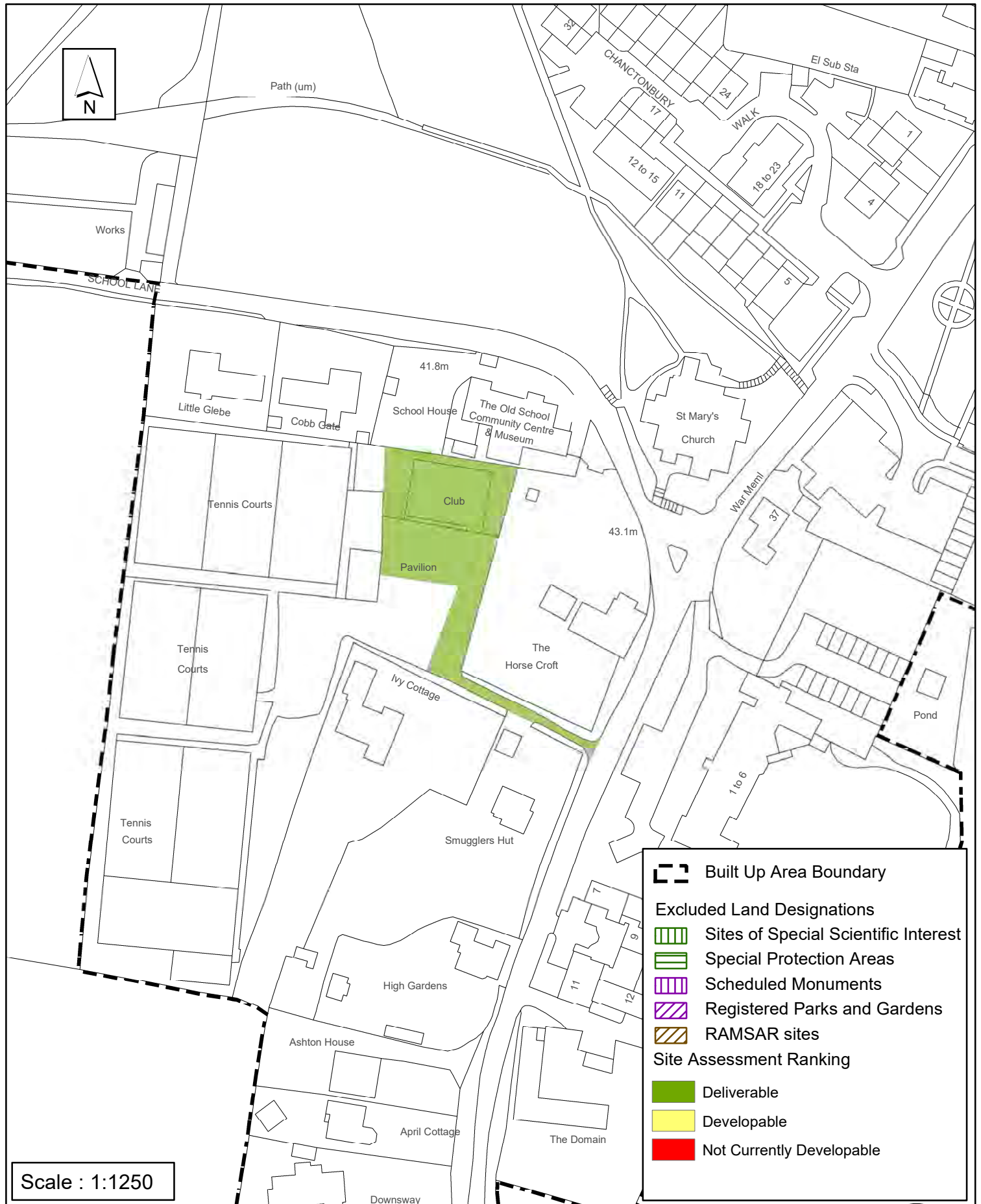
Justification

Outline application DC/18/0584 was approved on 18/10/18 for 8 flats with associated car parking for 14 vehicles. The site has therefore been assessed as Developable 1-5 years. The proximity of this site to the Conservation Area would mean that any design on this site would need to be designed sensitively and the loss of community facilities and any mitigation would also need to be considered as part of any full application.

Excluded Site	<input type="checkbox"/>	Exclusion Reason
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Lapsed PP	<input type="checkbox"/>	Date
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SA - 673: Storrington Squash Club, Storrington



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SHLAA Reference	SA748	Site Name	Land at Ravenscroft Allotments
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Years 1-5 Deliverable	<input checked="" type="checkbox"/>	Site Address	Ravenscroft Storrington		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	2.25	Suitable	<input checked="" type="checkbox"/>
Not Currently Developable	<input type="checkbox"/>	Greenfield/PDL	Greenfield	Available	<input checked="" type="checkbox"/>
		Site Total	35	Achievable	<input checked="" type="checkbox"/>

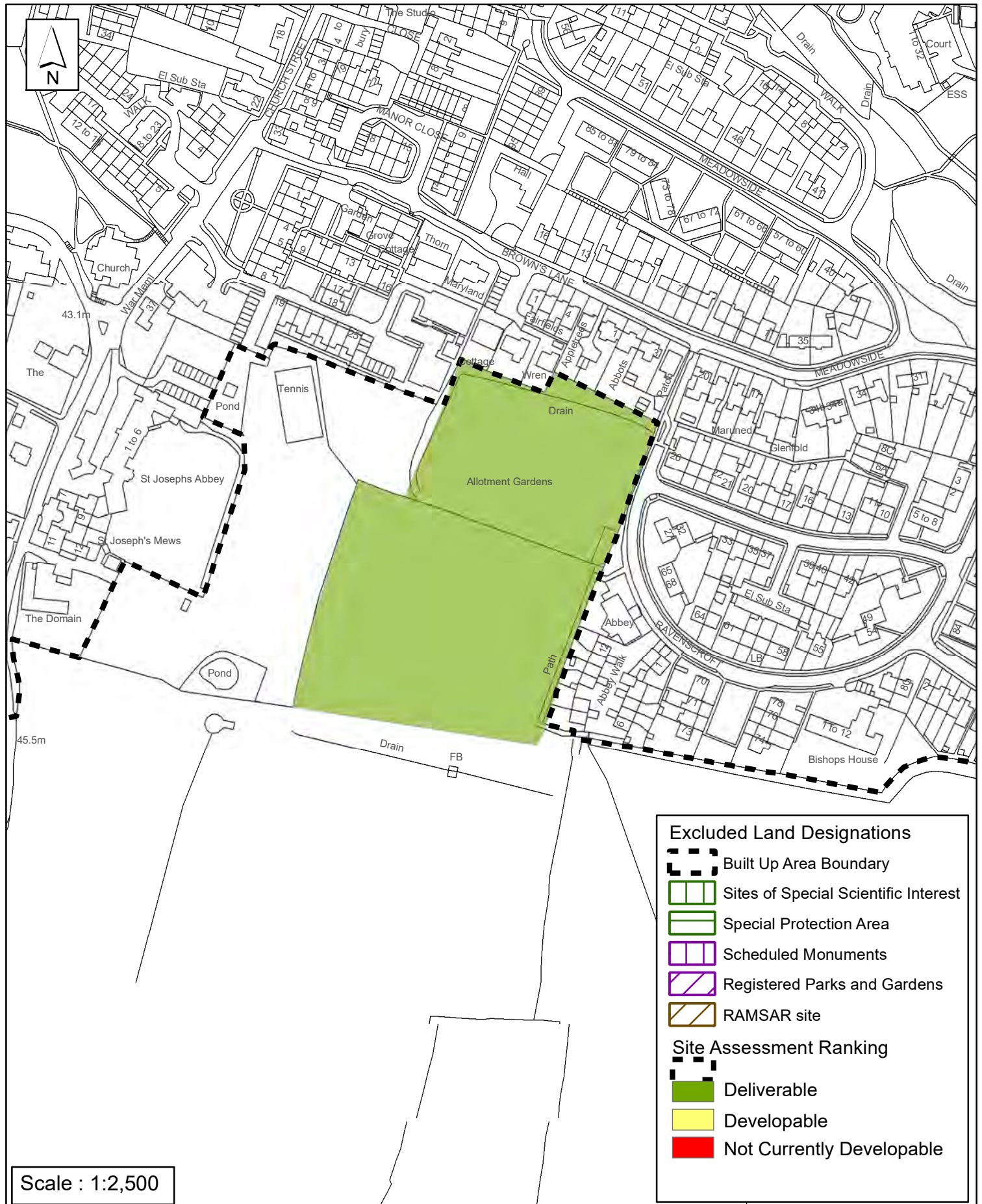
Justification

The landowner has expressed an interest to develop the site meaning it is 'available'. The site is allocated for housing and allotments in the Storrington, Sullington & Washington Neighbourhood Plan (SSWNP) subject to a referendum. The site lies within the countryside and adjoins the built up area boundary of Storrington which is classified as a small town in Policy 3 of the Horsham District Planning Framework 2015 (HDPF), having a good range of services and facilities. It also adjoins the South Downs National Park to the south and Storrington Conservation Area to the west, and lies within a Bat Sustenance Zone. Listed Buildings lie to the west of the site. The site has been assessed to be deliverable 1-5 years.

Excluded Site	<input type="checkbox"/>	Exclusion Reason
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Lapsed PP	<input type="checkbox"/>	Date
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SA - 748: Land at Ravenscroft Allotments, Storrington and Sullington



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Parish	Storrington and Sullington
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SHLAA Reference	SA153	Site Name	RAFA site
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Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Sullington		
Years 6-10 Developable	<input checked="" type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	0.5	Suitable	<input checked="" type="checkbox"/>
Not Currently Developable	<input type="checkbox"/>	Greenfield/PDL	Greenfield	Available	<input checked="" type="checkbox"/>
		Site Total	15	Achievable	<input checked="" type="checkbox"/>

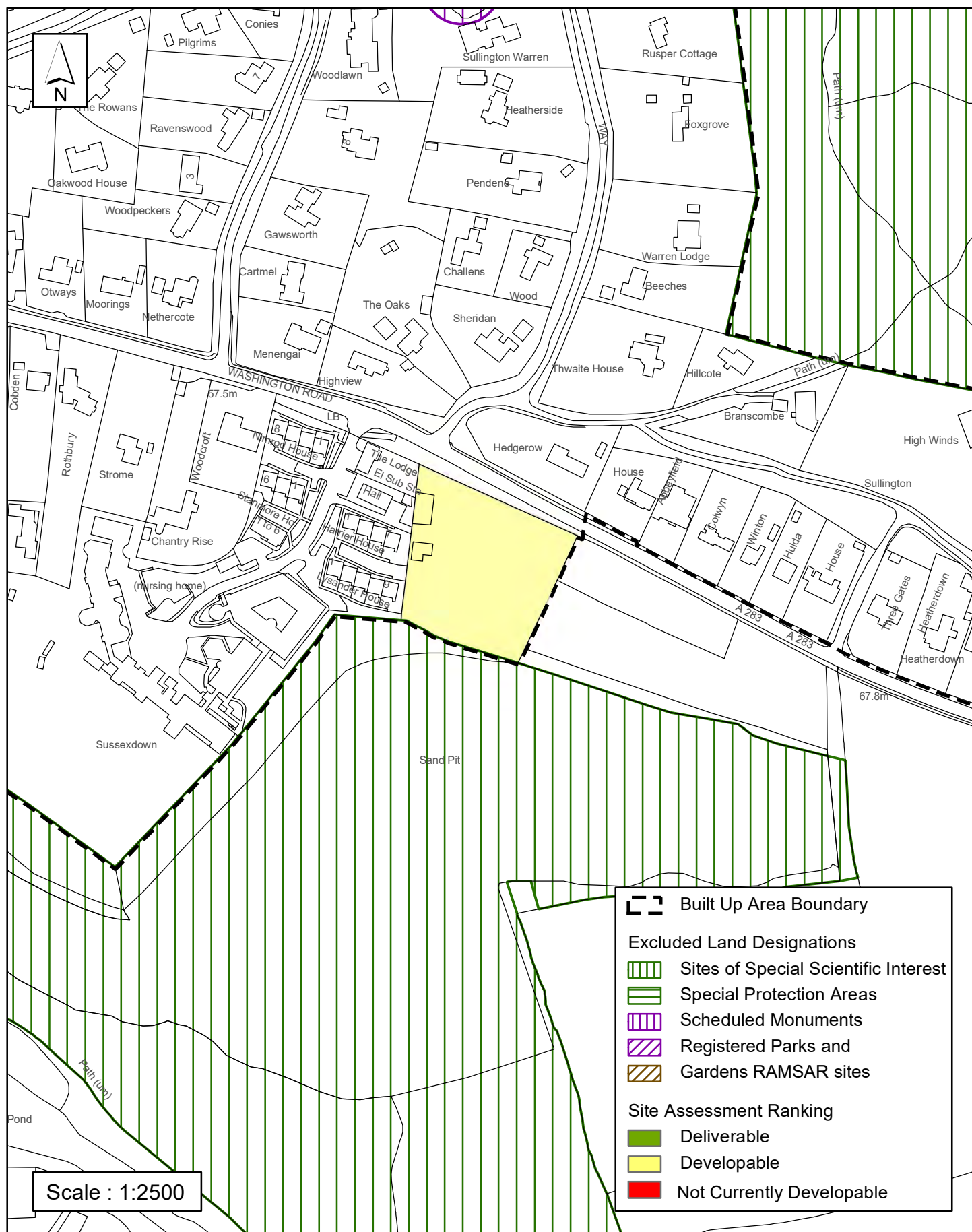
Justification

The site is allocated for 15 dwellings in the Site Specific Allocations of Land (2007) (SSAL) Policy AL11. RAFA has indicated its intention to proceed with the development in the near future indicating the sites availability. 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 - 153 : RAFA site, Washington Road, Sullington



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Parish	Storrington and Sullington
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SHLAA Reference	SA549	Site Name	Land at Old Mill Drive ('The Diamond')
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Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Storrington		
Years 6-10 Developable	<input checked="" type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	0.29	Suitable	<input checked="" type="checkbox"/>
Not Currently Developable	<input type="checkbox"/>	Greenfield/PDL	PDL	Available	<input checked="" type="checkbox"/>
		Site Total	20	Achievable	<input type="checkbox"/>

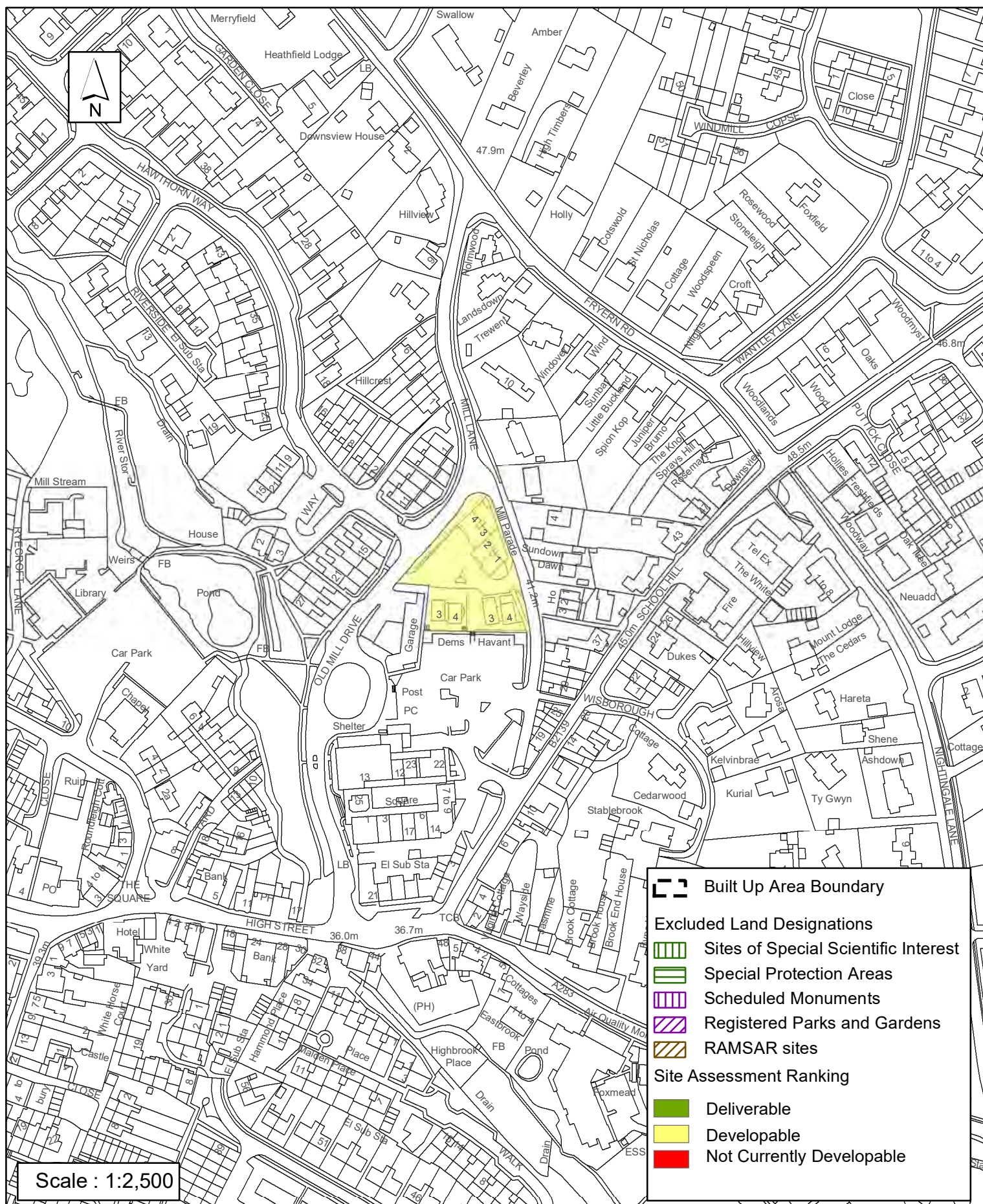
Justification

The site is allocated for housing in the Storrington, Sullington & Washington Neighbourhood Plan (SSWNP) subject to the referendum. The site is located within the built up area boundary of Storrington and Sullington 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 is within the defined Storrington Town Centre boundary and buildings within the site form primary retail frontage. Storrington Conservation Area adjoins the south eastern corner of the site and the Grade II listed 41 School Hill lies to the east. The Storrington Air Quality Zone lies approximately 125m to the south. As the site forms part of a wider landholding, which may affect the timing of delivery it is assessed to be developable 6-10 years.

Excluded Site	<input type="checkbox"/>	Exclusion Reason
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Lapsed PP	<input type="checkbox"/>	Date
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SA -549: Land at Old Mill Drive, (The Diamond), Storrington, Storrington and Sullington



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Parish	Storrington and Sullington
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SHLAA Reference	SA550	Site Name	Land at the Post Office Depot
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Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	High Street, Storrington		
Years 6-10 Developable	<input checked="" type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	0.15	Suitable	<input checked="" type="checkbox"/>
Not Currently Developable	<input type="checkbox"/>	Greenfield/PDL	PDL	Available	<input checked="" type="checkbox"/>
		Site Total	10	Achievable	<input type="checkbox"/>

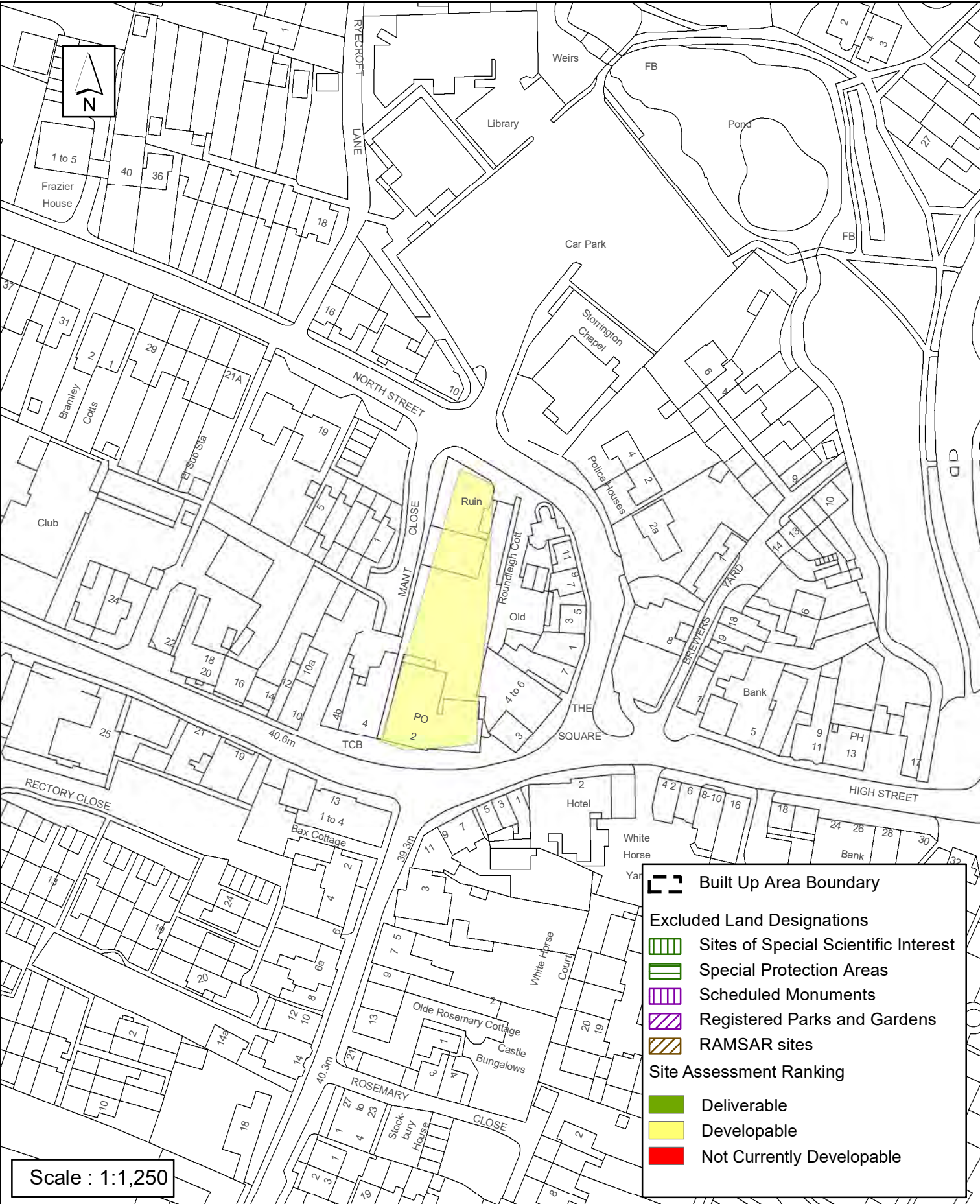
Justification

The site is allocated for housing in the Storrington, Sullington & Washington Neighbourhood Plan (SSWNP) subject to a referendum. The site is located within the built up area boundary of Storrington and Sullington 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 is within the defined Storrington Town Centre boundary and Storrington's main shopping area. The building within the site forms part of the primary retail frontage. The site is located within the Storrington Conservation Area, an Archaeological Site and an Archaeological Notification Area and a Bat Sustenance Zone. The Grade II listed 7-9 and 11 West Street and 1 Church Street are located directly opposite to the south. The southern section of the site is also within the Storrington Air Quality Zone. In view that the current business use would need to relocate before redevelopment the site is assessed to be developable in years 6-10.

Excluded Site	<input type="checkbox"/>	Exclusion Reason
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Lapsed PP	<input type="checkbox"/>	Date
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SA -550: Land at the Post Office Depot, High Street, Storrington, Storrington and Sullington



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Parish	Storrington and Sullington
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SHLAA Reference	SA561	Site Name	Angell Sandpit
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Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Angell Sandpit, Water Lane, Storrington		
Years 6-10 Developable	<input checked="" type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	1.23	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"/>

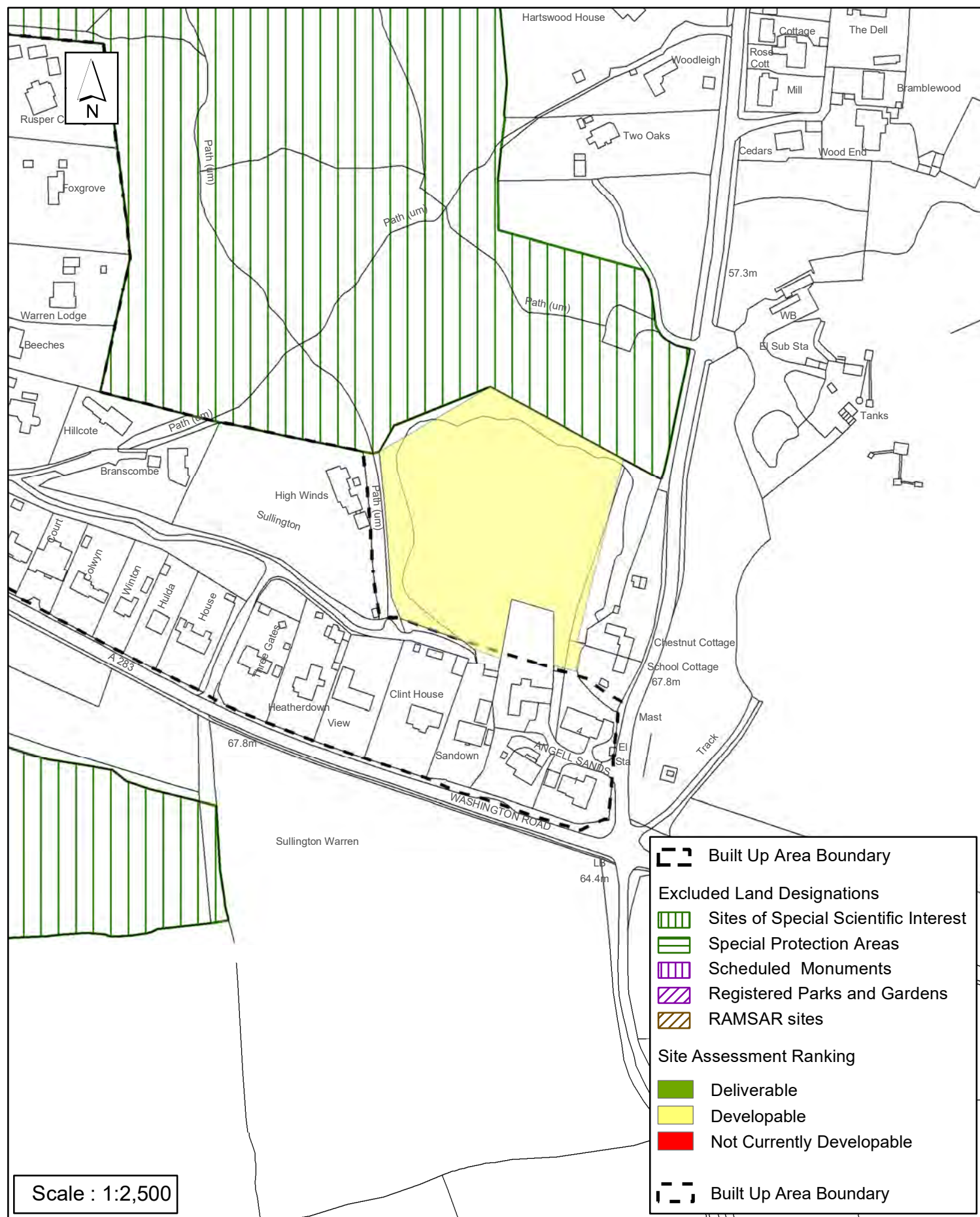
Justification

The landowner has expressed an interest to develop the site meaning it is 'available'. The site is allocated for housing in the Storrington, Sullington & Washington Neighbourhood Plan (SSWNP) subject to a referendum. It adjoins the built up area boundary of Storrington and Sullington 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 is a former minerals site which has been subject to landfilling and lies within a Bat Sustenance Zone. The site lies just north of the South Downs National Park and just south of Sullington Warren Site of Special Scientific Interest (SSSI), which is a wooded area also covered by a Tree Preservation Order. To the east lies the Grade II listed School Cottage and Jasmine Cottage. Due to the constraints on this site including the potential to require mitigation of any land contamination, the site is assessed as developable 6-10 years.

Excluded Site	<input type="checkbox"/>	Exclusion Reason
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Lapsed PP	<input type="checkbox"/>	Date
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SA -561:Angell Sandpit, Storrington & Sullington



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Parish	Storrington and Sullington
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SHLAA Reference	SA618	Site Name	Land North of Downsview Avenue, Storrington		
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Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Land north of Downsview Avenue, Storrington		
Years 6-10 Developable	<input checked="" type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	2.05	Suitable	<input checked="" type="checkbox"/>
Not Currently Developable	<input type="checkbox"/>	Greenfield/PDL	Greenfield	Available	<input checked="" type="checkbox"/>
		Site Total	60	Achievable	<input checked="" type="checkbox"/>

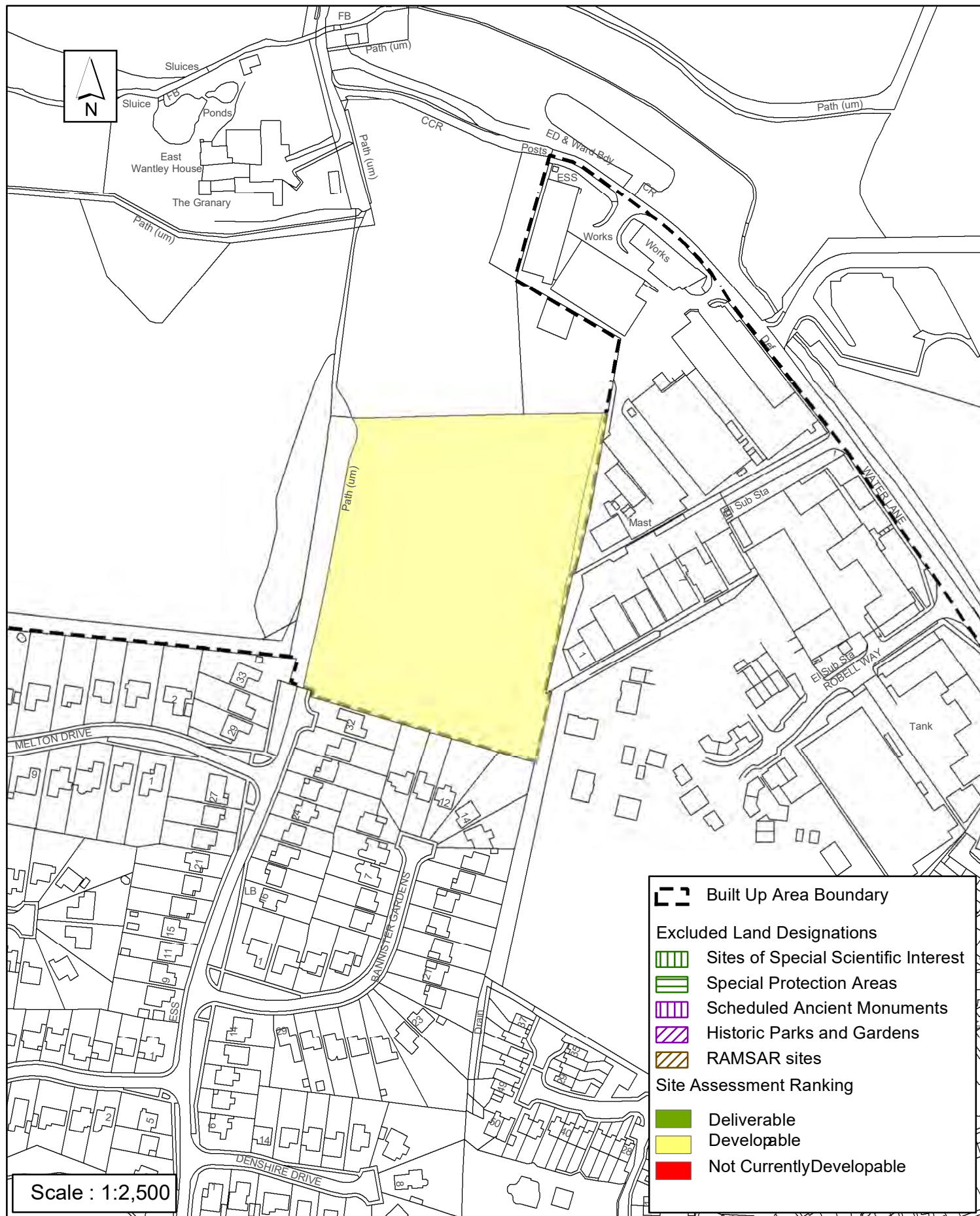
Justification

The landowner has expressed an interest to develop the site meaning it is 'available'. Following the Examination of the Storrington, Sullington and Washington Neighbourhood Plan, the Examiner recommended that the site be included in the built up area boundary and allocated for housing to deliver at least 60 dwellings. Further consultation will be required on this site, and as the plan is not yet made it is assessed to be developable 6-10 years.

Excluded Site	<input type="checkbox"/>	Exclusion Reason
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Lapsed PP	<input type="checkbox"/>	Date
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SA - 618 : Land off Downsview Avenue, Storrington



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Parish	Storrington and Sullington
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SHLAA Reference	SA361	Site Name	Land to the north of Melton Drive
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Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Land to the north of Southwood, Melton Drive, Storrington		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input checked="" type="checkbox"/>	Site Area (ha)	4.8	Suitable	<input type="checkbox"/>
Not Currently Developable	<input type="checkbox"/>	Greenfield/PDL	Greenfield	Available	<input checked="" type="checkbox"/>
		Site Total	40	Achievable	<input type="checkbox"/>

Justification

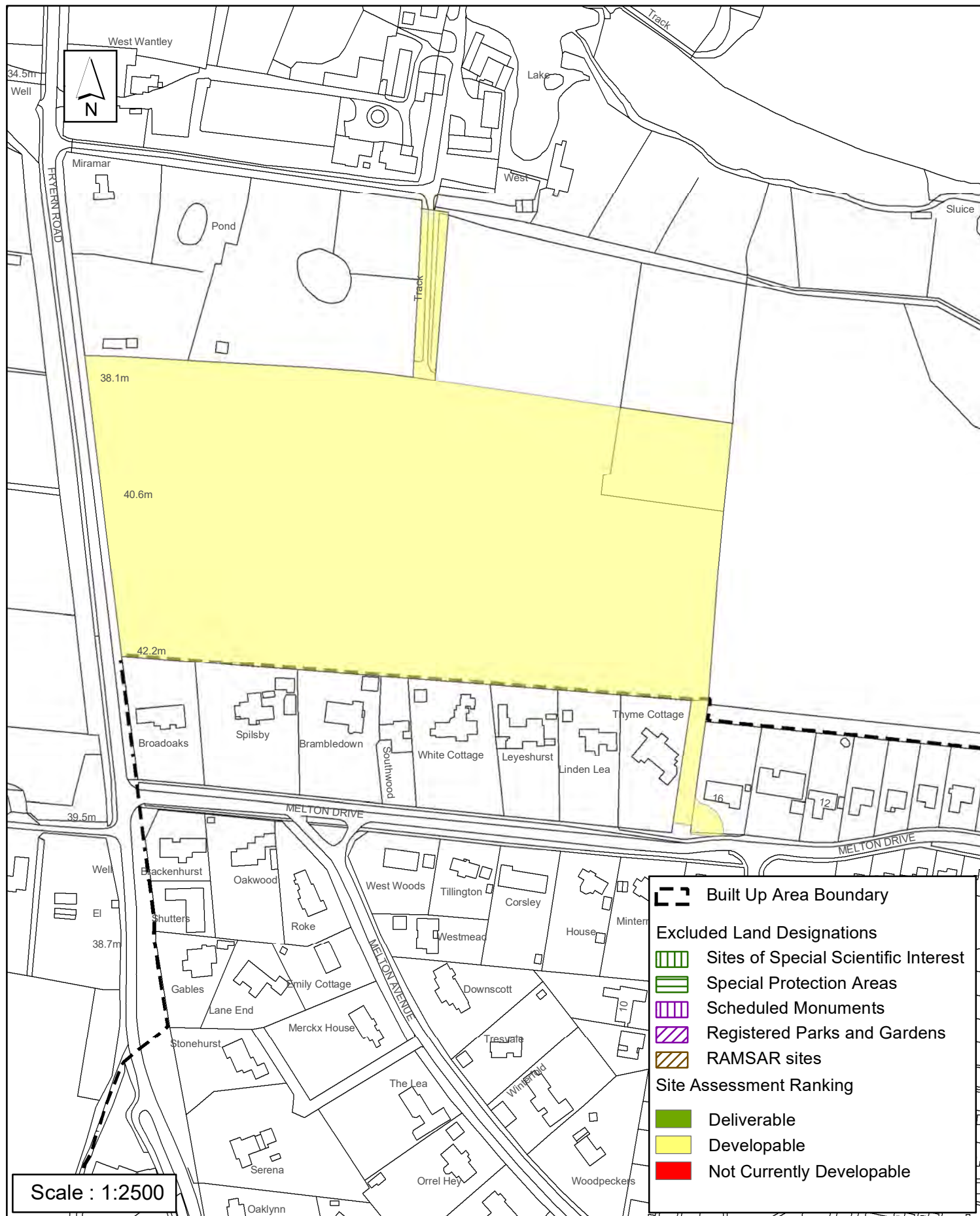
A developer on behalf the landowner has expressed an interest in developing this site meaning it is 'available'. The site lies within the countryside adjoining the northern built up area boundary of Storrington & Sullington, which is classified as a Small Town/Larger Village in Policy 3 of the Horsham District Planning Framework 2015 (HDPF) with a good range of services and facilities. The site lies within a Bat Sustenance Zone. A Tree Preservation Order runs along southern boundary and a Grade II* Listed Building adjoins the northern boundary of the site which is relatively flat. The site is not allocated in the Storrington, Sullington and Washington Neighbourhood Plan (SSWNP) which is subject to referendum. The Examiner of the SSWNP sought a reduction in the number of green gaps but retained the one between Storrington and West Chiltington because this was the only 'corridor' he considered could be at risk of coalescence. The site lies within this gap. Unless allocated for development through the review of the HDPF or Neighbourhood Plan, it is considered development would be contrary to Policies 1 to 4, 26 and 27 of the HDPF and the post examination SSWNP.

The HDPF is however under review and the Examiner of the SSWNP highlighted that the Neighbourhood Plan, particularly the policies and allocations affecting land supply, will need a review in the near future once the Local Plan Review is sufficiently well advanced or upon its adoption. The site is therefore assessed to be developable in 11+ years for 40 units taking into account its size, proximity to the built up area boundary and proportionate high level regard to the constraints.

Excluded Site	<input type="checkbox"/>	Exclusion Reason
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Lapsed PP	<input type="checkbox"/>	Date
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SA - 361: Land to the North of Melton Drive, Storrington



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Parish	Storrington and Sullington
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SHLAA Reference	SA485	Site Name	Land south of Bax Close
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Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Amberley Road, Storrington		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input checked="" type="checkbox"/>	Site Area (ha)	2.53	Suitable	<input type="checkbox"/>
Not Currently Developable	<input type="checkbox"/>	Greenfield/PDL	Greenfield	Available	<input checked="" type="checkbox"/>
		Site Total	20	Achievable	<input type="checkbox"/>

Justification

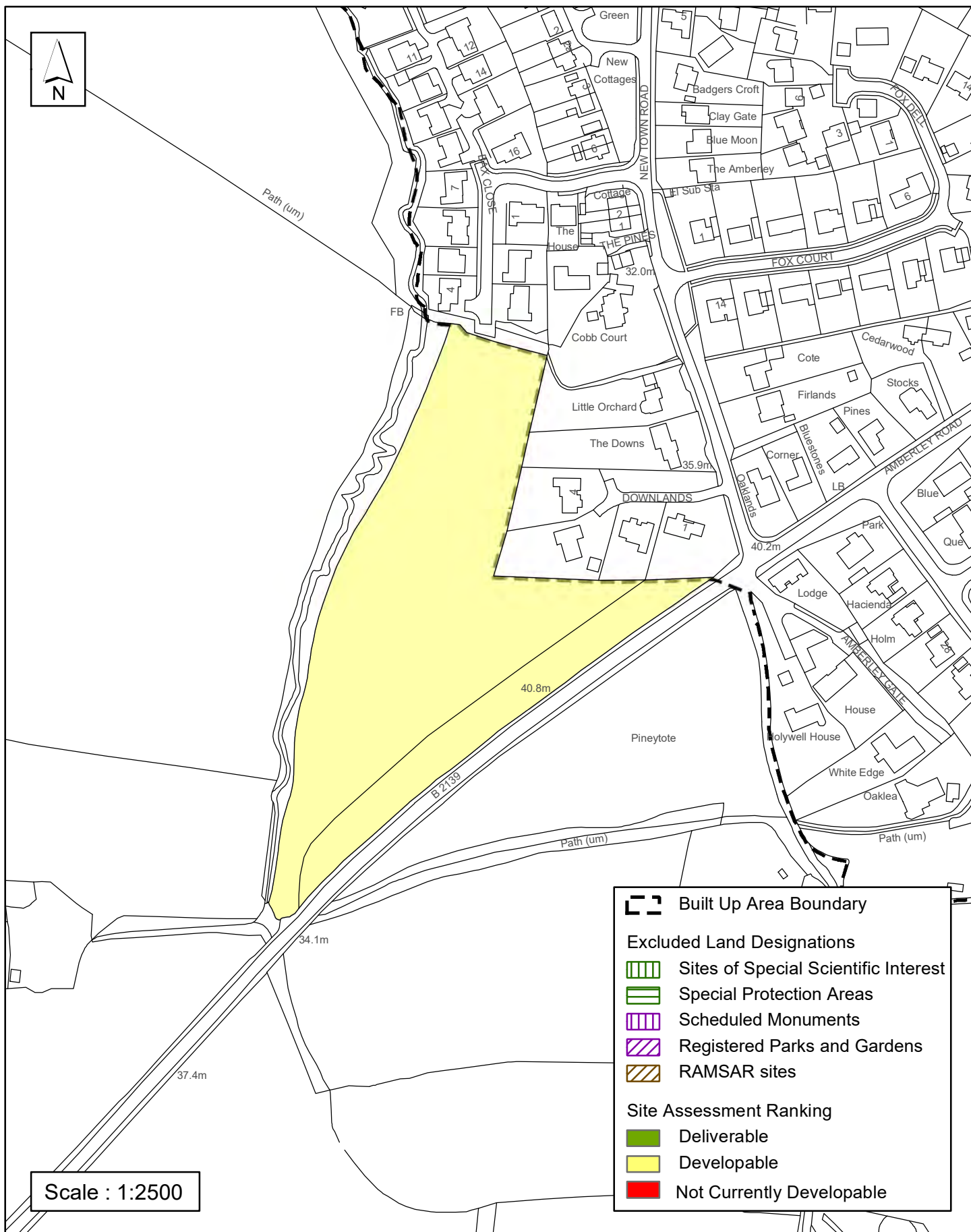
The landowner has expressed an interest in developing the site meaning it is 'available'. The site is located in the countryside to the south west of the built up area boundary of Storrington & Sullington which is defined as a Small Town/Larger Village by Policy 3 of the Horsham District Planning Framework 2015 (HDPF), having a good range of services and facilities. The site lies within a Bat Sustenance Zone and the Grade II listed Cobb Court lies to the north east. The site is also adjacent to the South Downs National Park. 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 site is not allocated in the Storrington Sullington and Washington Neighbourhood Plan (SSWNP).

The HDPF is however under review and the Examiner of the Storrington, Sullington & Washington Neighbourhood Plan (SSWNP) indicated the Neighbourhood Plan will need to be reviewed upon adoption of the emerging Local Plan. The site is therefore assessed to be developable in 11+ years for 20 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.

Excluded Site	<input type="checkbox"/>	Exclusion Reason
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Lapsed PP	<input type="checkbox"/>	Date
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SA - 485 : Land adjacent to Bax Close, Storrington



Parish	Storrington and Sullington
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SHLAA Reference	SA486	Site Name	Land adjacent to Clay Lane, Storrington
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Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Land adjacent to Clay Lane, Storrington		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input checked="" type="checkbox"/>	Site Area (ha)	6.2	Suitable	<input type="checkbox"/>
Not Currently Developable	<input type="checkbox"/>	Greenfield/PDL	Greenfield	Available	<input checked="" type="checkbox"/>
		Site Total	60	Achievable	<input type="checkbox"/>

Justification

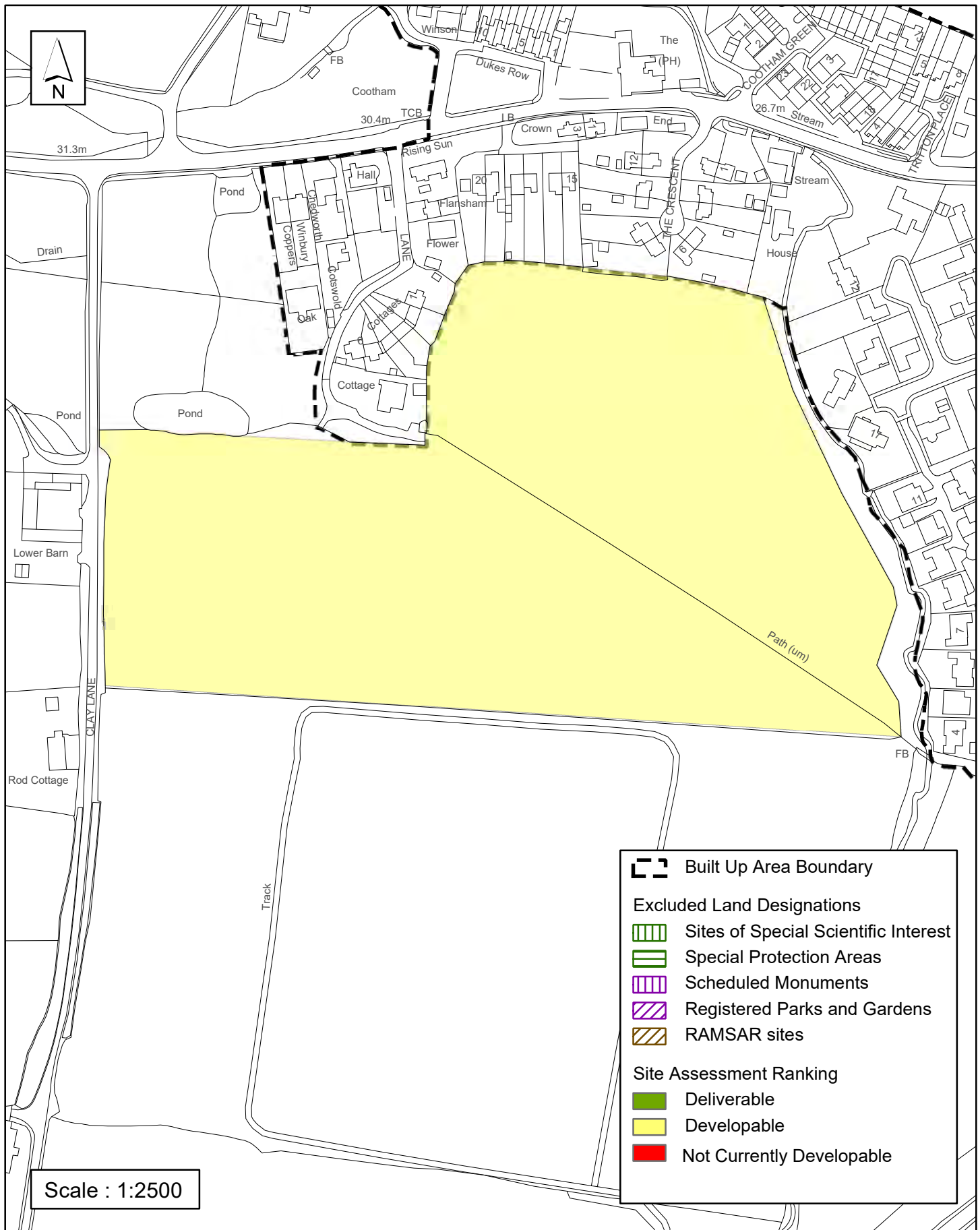
The landowner has expressed an interest in developing the site meaning it is 'available'. The site is located in the countryside to the west of Storrington & Sullington BUAB which is defined as a Small Town/Larger Village by Policy 3 of the Horsham District Planning Framework 2015 (HDPF), having a good range of services and facilities. The site is adjacent to the South Downs National Park, which lies to the west and Flood Zones 2 and 3 lie in close proximity to the north of the site. 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 site is not allocated in the Storrington Sullington and Washington Neighbourhood Plan (SSWNP).

The HDPF is however under review and the Examiner of the Storrington, Sullington & Washington Neighbourhood Plan (SSWNP) indicated the Neighbourhood Plan will need to be reviewed upon adoption of the emerging Local Plan. The site is therefore assessed to be developable in 11+ years for 60 units taking into account its proximity to the built up area boundary and proportionate high level regard to the constraints.

Excluded Site	<input type="checkbox"/>	Exclusion Reason
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Lapsed PP	<input type="checkbox"/>	Date
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SA - 486 : Land adjacent to Clay Lane, Storrington



Parish	Storrington and Sullington
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SHLAA Reference	SA732	Site Name	Land South of Northlands Lane, Storrington
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Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Northlands Lane, Storrington	
Years 6-10 Developable	<input type="checkbox"/>			
Years 11+	<input checked="" type="checkbox"/>	Site Area (ha)	6	Suitable <input type="checkbox"/>
Not Currently Developable	<input type="checkbox"/>	Greenfield/PDL	Greenfield	Available <input checked="" type="checkbox"/>
		Site Total	30	Achievable <input type="checkbox"/>

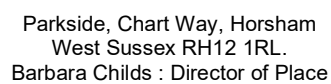
Justification

The landowner has expressed an interest to develop the site meaning it is 'available'. The site lies within the countryside adjoining the northern built up area boundary of Storrington & Sullington, which is classified as a Small Town in Policy 3 of the Horsham District Planning Framework 2015 (HDPF) with a good range of services and facilities. Appropriate access would need to be created but potentially resolvable. The site itself is relatively unconstrained however it does fall within a Bat Sustenance Zone, Listed Buildings lie to the north and northeast of the site and a Key Employment Area lies to the east. The site is not allocated in the Storrington, Sullington and Washington Neighbourhood Plan (SSWNP) which is subject to referendum. The Examiner of the SSWNP sought a reduction in the number of green gaps but retained the one between Storrington and West Chiltington because this was the only 'corridor' he considered could be at risk of coalescence. The site lies within this gap. Unless allocated for development through the review of the HDPF or Neighbourhood Plan, it is considered development would be contrary to Policies 1 to 4, 26 and 27 of the HDPF and the post examination SSWNP.

The HDPF is however under review and the Examiner of the SSWNP highlighted that the Neighbourhood Plan, particularly the policies and allocations affecting land supply, will need a review in the near future once the Local Plan Review is sufficiently well advanced or upon its adoption. The site is therefore assessed to be developable in 11+ years for 30 units taking into account its size, proximity to the built up area boundary and proportionate high level regard to the constraints.

Excluded Site	<input type="checkbox"/>	Exclusion Reason
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Lapsed PP	<input type="checkbox"/>	Date
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Parish	Storrington and Sullington
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SHLAA Reference	SA020	Site Name	Land adjacent to Birklands
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Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Kithurst Lane, Storrington		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	0.8	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"/>

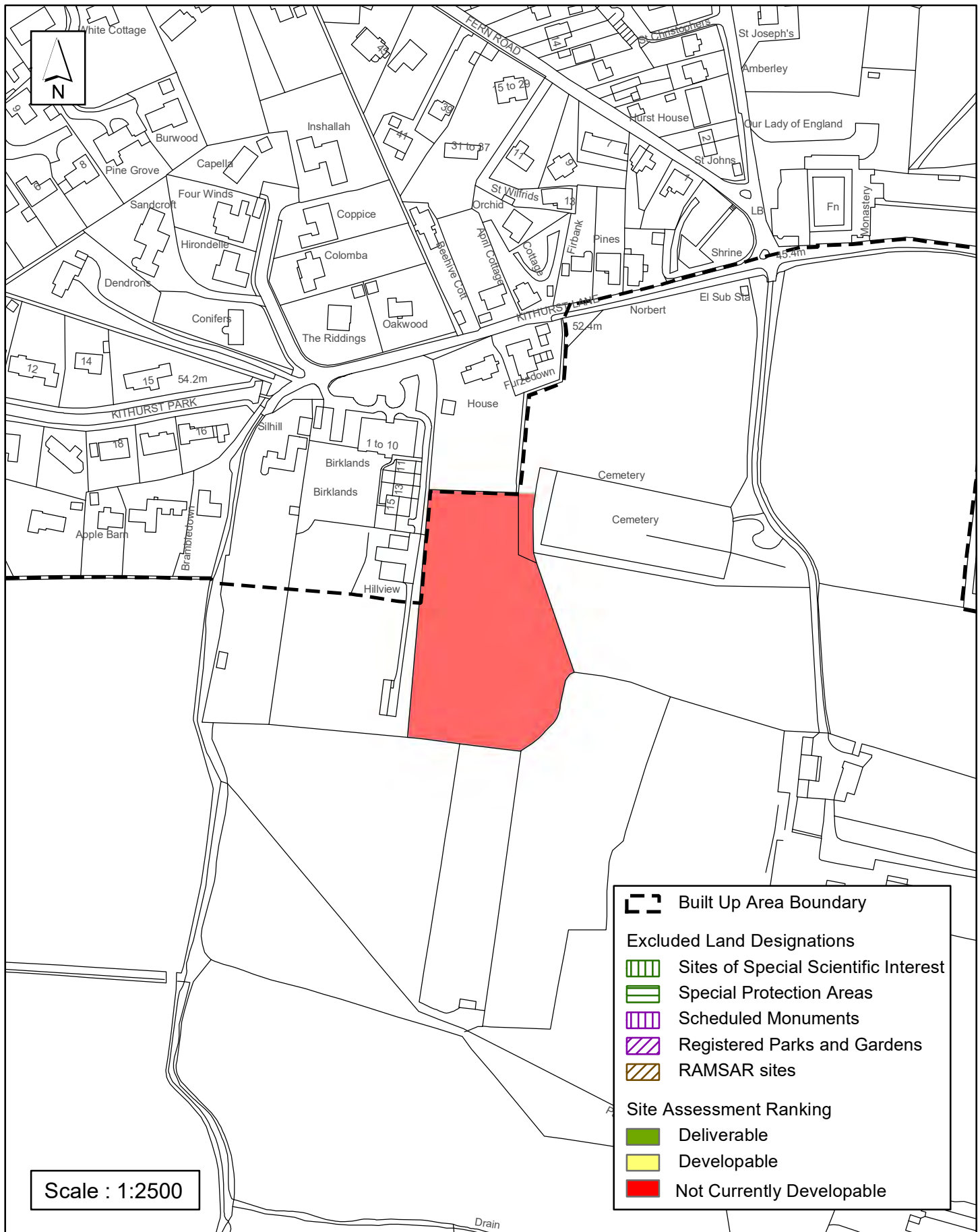
Justification

The landowner has expressed an interest to develop the site meaning it is 'available'. The site lies in the countryside abutting the built up area boundary of Storrington and Sullington, 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's southern boundary partially adjoins the South Downs National Park. The site is not allocated in the Storrington, Sullington and Washington Neighbourhood Plan. Taking into account the surrounding low residential density, access, the sloping nature of much of the site and surrounding topography and proximity to the National Park the site is unlikely to be able to meet the SHELAA threshold of 5 dwellings. However, in view that SA20 adjoins the site and is in the same landownership it is considered that combined this would not form a reason for exclusion from the SHELAA. 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 - 020 : Land adjacent Birklands, Kithurst Lane, Storrington



Parish	Storrington and Sullington
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SHLAA Reference	SA021	Site Name	Land south of Kithurst Lane
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Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Storrington		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	0.9	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"/>

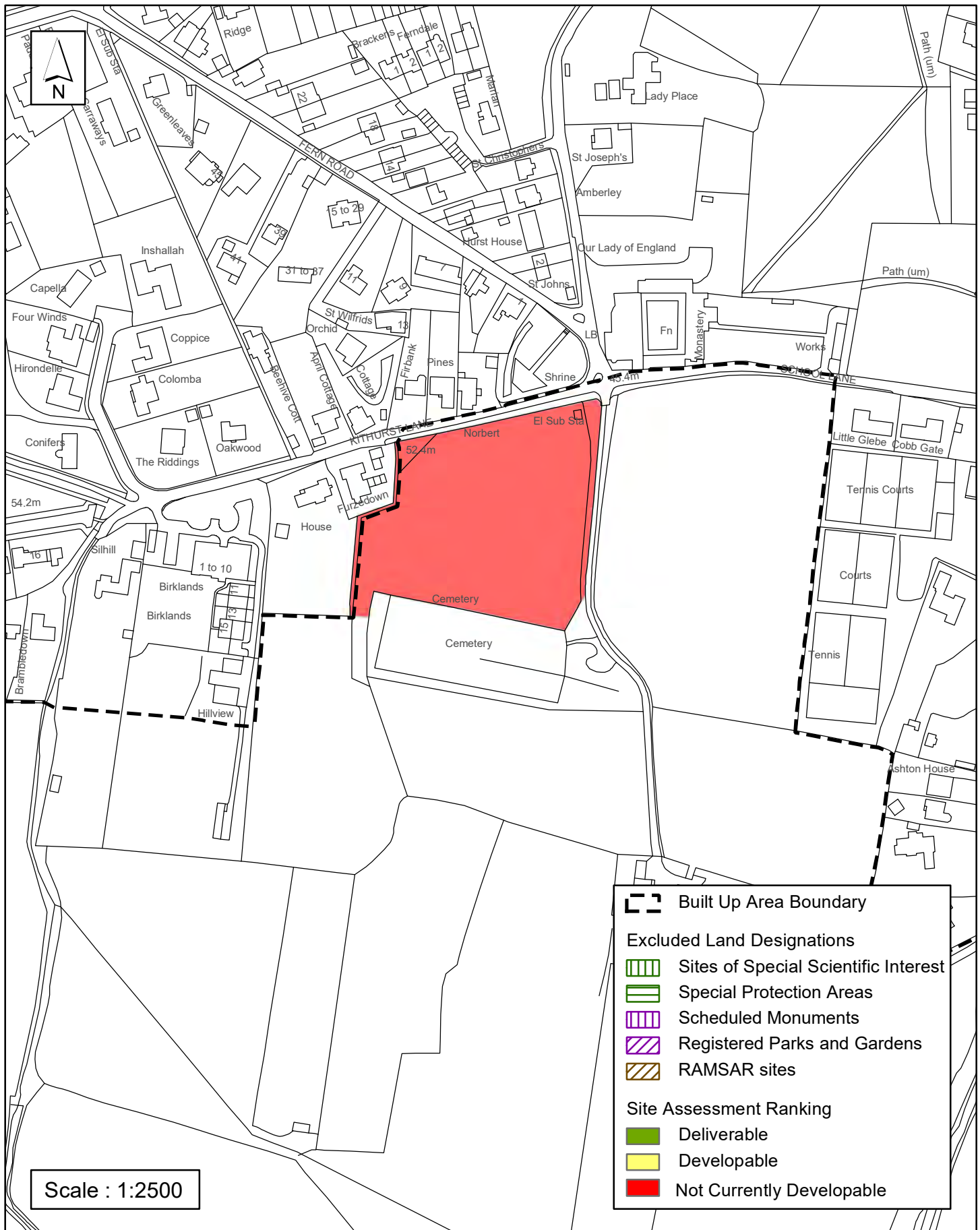
Justification

The landowner has expressed an interest to develop the site meaning it is 'available'. The site lies in the countryside abutting the built up area boundary of Storrington and Sullington, 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 is not allocated in the Storrington, Sullington and Washington Neighbourhood Plan. Taking into account the surrounding low residential density, access, the electricity sub-station, topography and proximity to the National Park the site is unlikely to be able to meet the SHELAA threshold of 5 dwellings. However, in view that SA20 adjoins the site and is in the same landownership it is considered that combined this would not form a reason for exclusion from the SHELAA. 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 - 021 : Land south of Kithurst Lane, Storrington



Parish	Storrington and Sullington
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SHLAA Reference	SA316	Site Name	Rear of Hurston Grove
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Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Hurston Lane, Storrington		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	3.5	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"/>

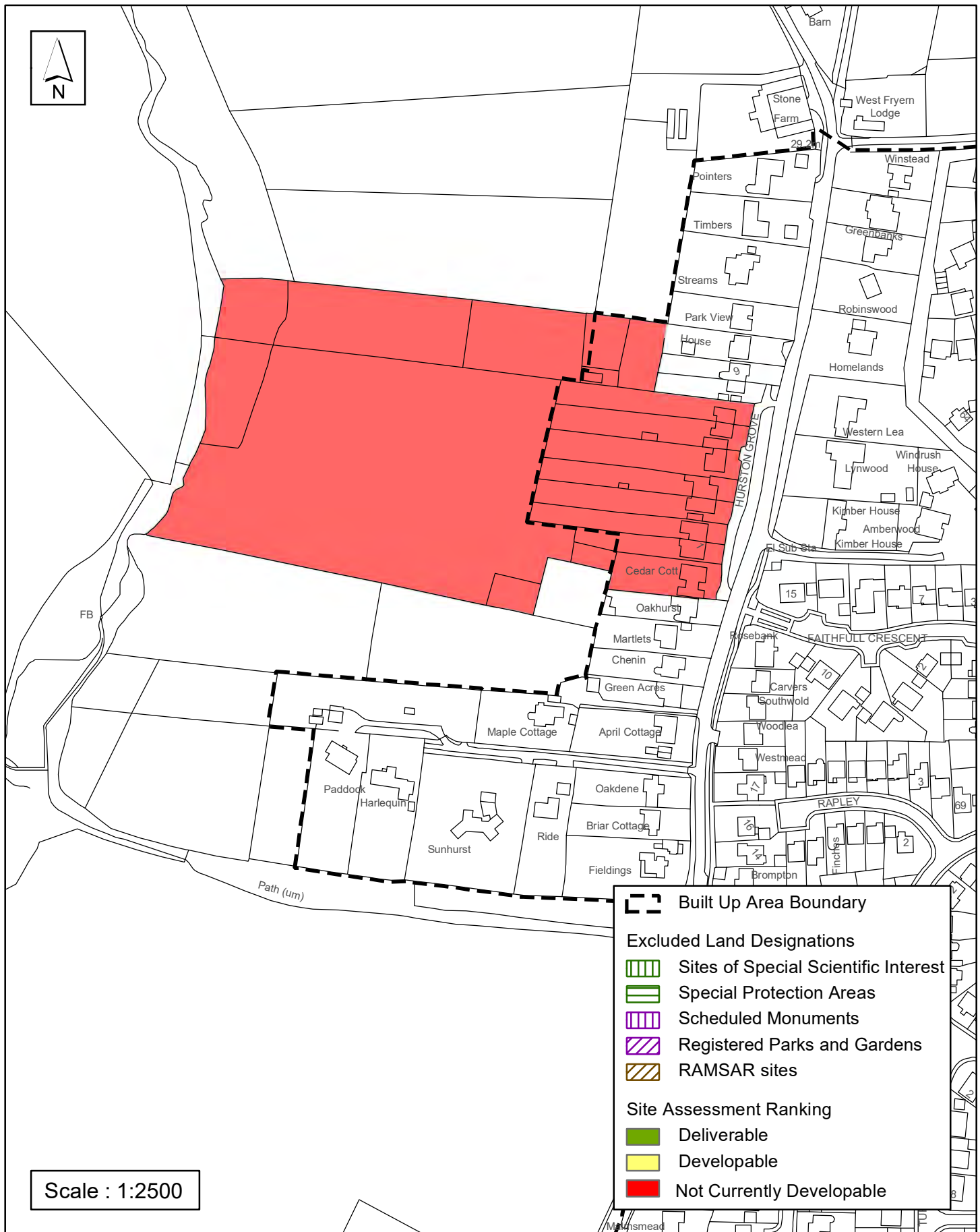
Justification

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 lies partially within the built up area of Storrington (eastern third) and part outside in the countryside as defined by the Horsham District Planning Framework 2015 (HDPF). It lies within a Bat Sustenance Zone and there are access and flood risk issues and potential impacts upon an Ancient Woodland which would need to be overcome. The site is not allocated in the Storrington, Sullington and Washington Neighbourhood Plan. With regard to the land in the countryside, 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. As such the site is 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 - 316: Hurston Grove, Storrington



Parish	Storrington and Sullington
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SHLAA Reference	SA379	Site Name	Land off Ryecroft Lane (Old Ryecroft Allotments)		
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Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Bellacre, Ryecroft Lane, Storrington, West Sussex		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	0.9002	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"/>

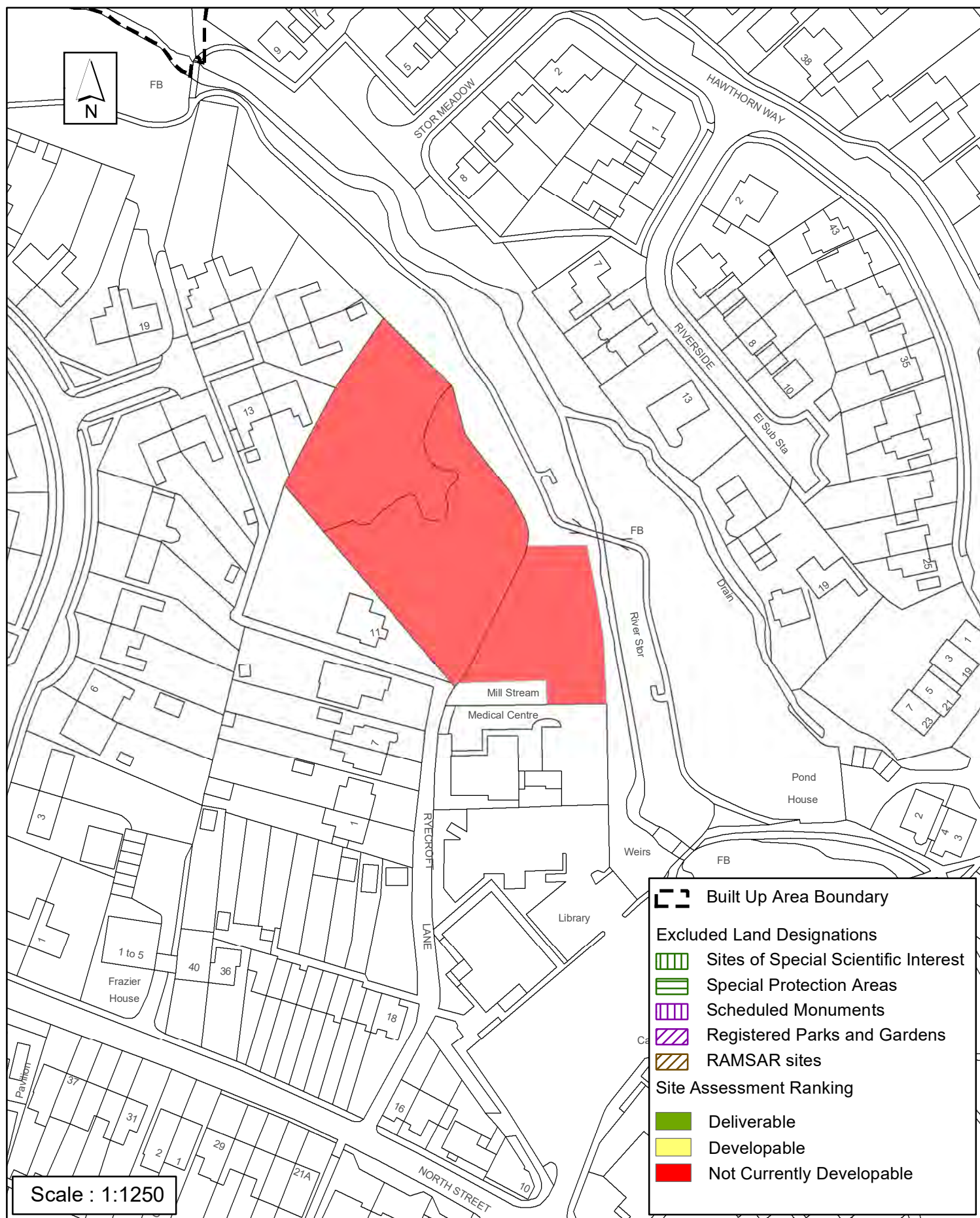
Justification

An agent has expressed an interest in developing the site meaning it is 'available'. The site is located in the built up area boundary of Storrington and Sullington, 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. The land is at risk of flooding (Flood Zones 2 and 3) and lies within a Bat Sustenance Zone. The examiner of the Storrington Sullington and Washington Neighbourhood Plan recommended the deletion of this site from the draft Neighbourhood Plan due to flood risk. The site is therefore assessed to be '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 -379: Land off Ryecroft Lane (Old Ryecroft Allotments) Storrington



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Horsham District Council

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

Parish	Storrington and Sullington
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SHLAA Reference	SA544	Site Name	Land at Chantry Industrial Estate
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Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Chantry Lane, Storrington	
Years 6-10 Developable	<input type="checkbox"/>			
Years 11+	<input type="checkbox"/>	Site Area (ha)	4.1	Suitable <input type="checkbox"/>
Not Currently Developable	<input checked="" type="checkbox"/>	Greenfield/PDL	PDL	Available <input checked="" type="checkbox"/>
		Site Total	0	Achievable <input type="checkbox"/>

Justification

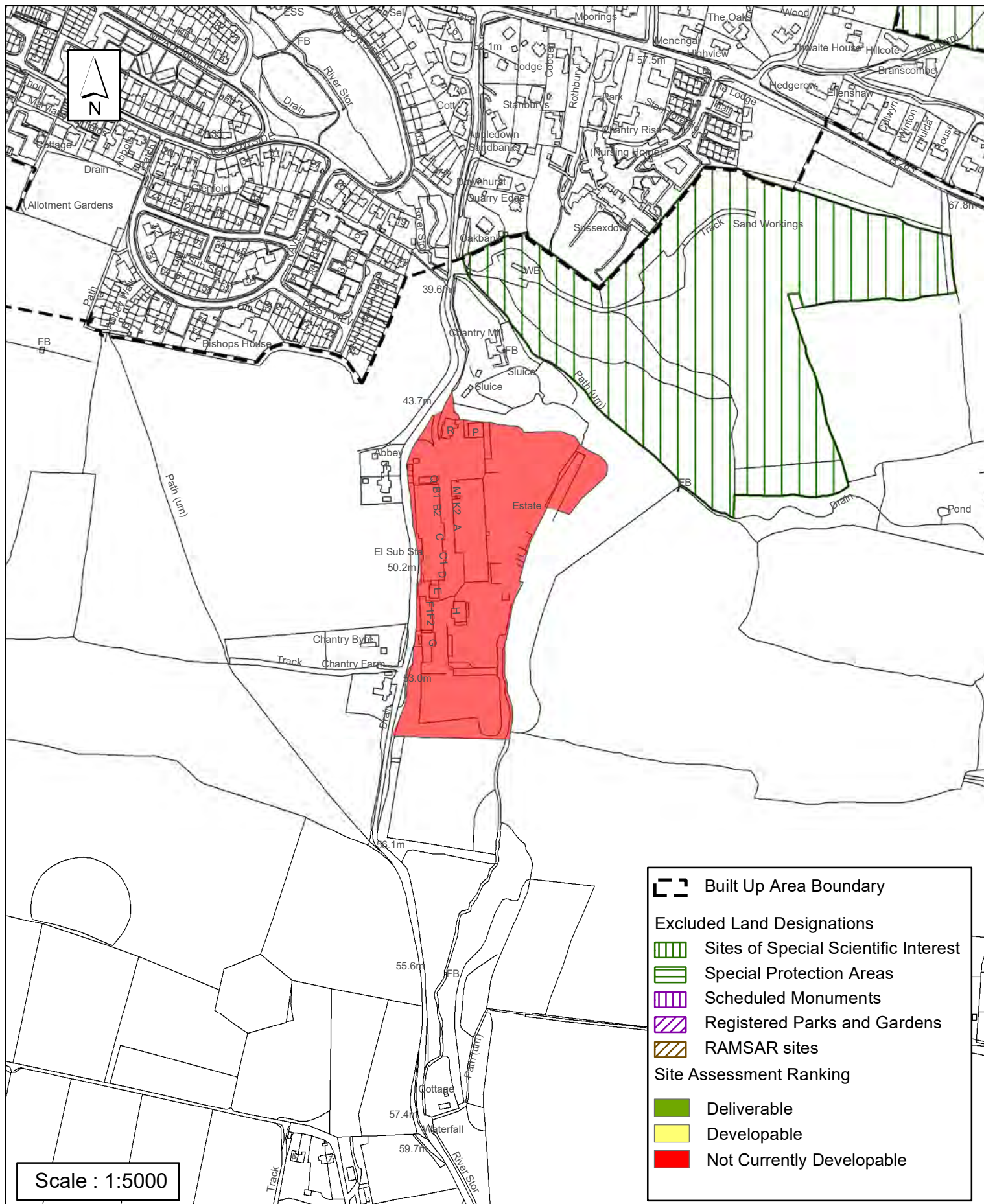
A land agent on behalf of the landowner has expressed an interest in developing the site meaning it is 'available'. The site is in the countryside and lies south of the built up area of Storrington and Sullington, which is classified as a Small Town/Larger Village in Policy 3 of the Horsham District Planning Framework 2015 (HDPF), having a good range of services and facilities. The site lies adjacent to the South Downs National Park to the west, south and east and Chantry Mill SSSI lies to the north east of the site. An area of flood risk and the Grade II listed Chantry Mill lie to the north. The site also lies within a Bat Sustenance Zone.

The site is heavily constrained and is in a countryside location where it is considered that development would lead to an undesirable form of sporadic housing unrelated to the recognised built form of Storrington and Sullington. The site is not allocated in the Storrington, Sullington and Washington 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 -544: Chantry Lane Industrial Estate, Storrington



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Barbara Childs : Director of Place

Parish	Storrington and Sullington
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SHLAA Reference	SA617	Site Name	Land at Hartwood House
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Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Hartwood House, Water Lane, Storrington		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	1.464	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"/>

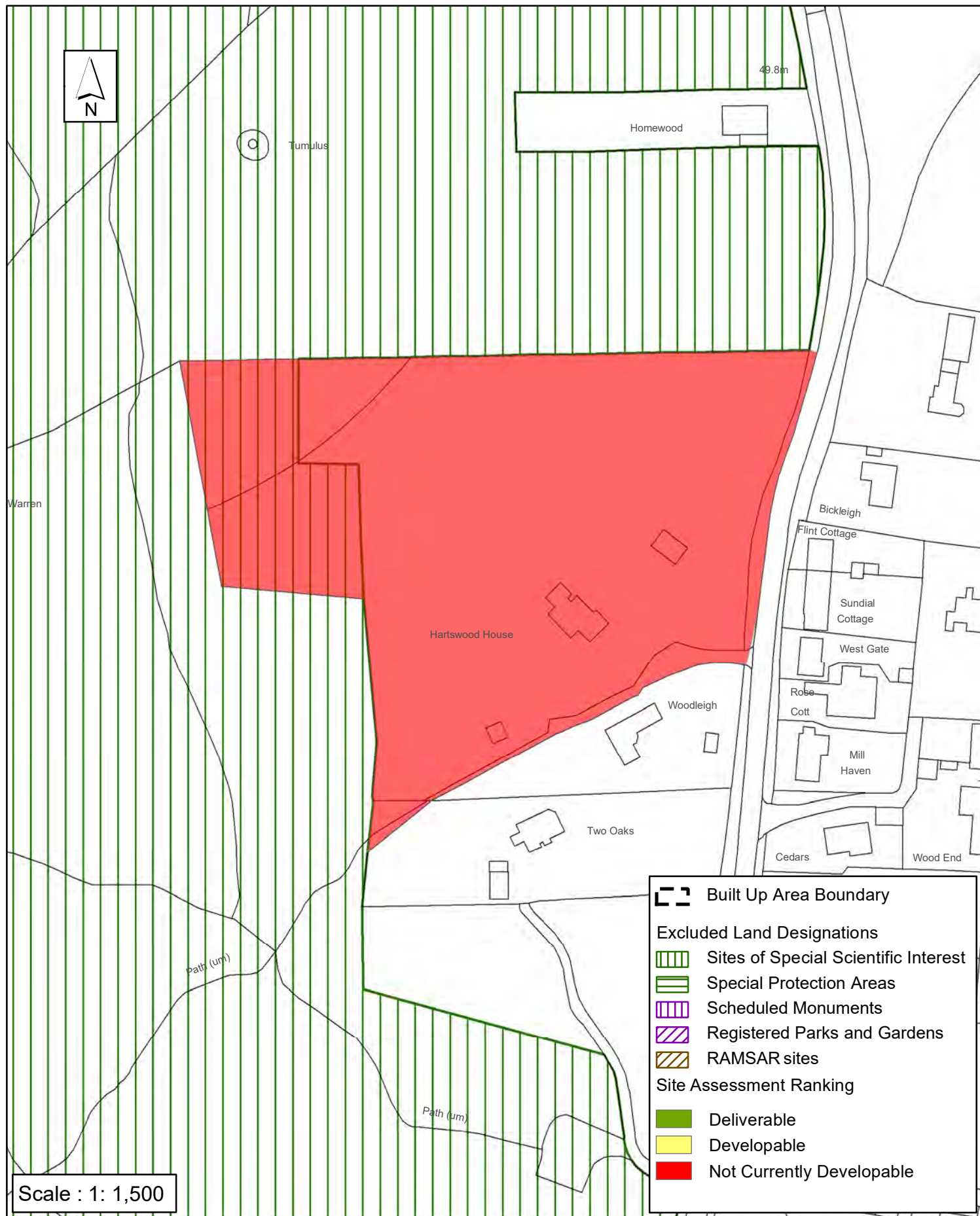
Justification

The landowner has expressed an interest to develop the site meaning it is 'available'. The site is in the countryside unrelated to the built up area boundary of Storrington and Sullington, which is classified as a Small Town/Large Village in Policy 3 of the Horsham District Planning Framework 2015 (HDPF) with a good range of services and facilities. The site is heavily constrained including Bat Sustenance Zone, Tree Preservation Order, Archaeological Notification Area and Site of Special Scientific 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 1-4 and 26 with some conflict to Policy 31 and 34 of the HDPF. The site is therefore considered '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-617 : Land at Hartwood House, Storrington



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Barbara Childs : Director of Place

Parish	Storrington and Sullington
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SHLAA Reference	SA639	Site Name	Land off Fryern Road
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Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Land off Fryern Road, Storrington		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	9.1	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"/>

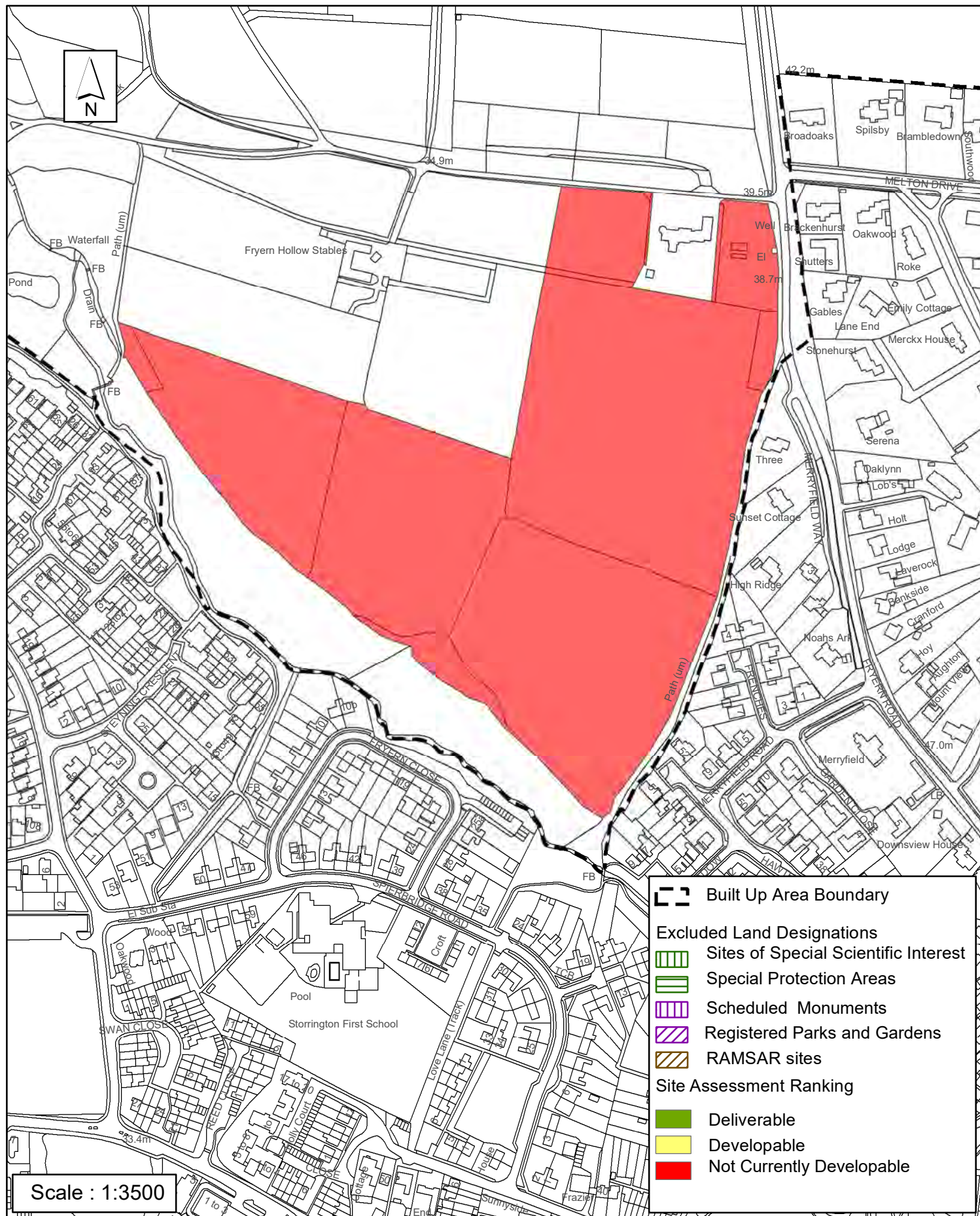
Justification

The landowner has expressed an interest to develop the site meaning it is 'available'. The site lies within the countryside adjoining the built up area boundary of Storrington and Sullington. The site is in an area assessed as having low to moderate capacity for development in the 2014 HDC Landscape Capacity Assessment. The site is not allocated in the Storrington & Sullington and Washington 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 - 639 : Land off Fryern Road, Storrington



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West Sussex RH12 1RL
Barbara Childs : Director of Place

Parish	Storrington and Sullington
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SHLAA Reference	SA763	Site Name	Land West of Greenacres Storrington
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Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Hurston Lane, Storrington		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	0.539	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 west of and partially within the built up area boundary of Storrington, which is classified as a small town in Policy 3 of the Horsham District Planning Framework(HDPF), having a good range of services and facilities. The site is not allocated in the Storrington & Sullington and Washington Neighbourhood Plan. 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. As such it is 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 - 763: Land West of Greenacres, Storrington and Sullington



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Barbara Childs : Director of Place