



**Horsham
District
Council**

Local Plan Review – Background Paper

Secondary Settlement Boundary Review

November 2023

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1. Introduction

- 1.1 This report has been produced to form part of the evidence base which supports the Horsham District Local Plan Review. The recommendations within this document relate to proposals for further amendments to the current proposed Secondary Settlement boundaries, following the Local Plan Review: Issues & Options consultation in April 2018 and the most recent Regulation 18 Draft Local Plan consultation undertaken in February 2020. It also addresses additional settlements which are to be classified as Secondary Settlements following the Settlement Sustainability Review and representations received during the Issues and Options consultation.
- 1.2 Policy 3: Development Hierarchy of the current Horsham District Planning Framework (HDPF) and Strategic Policy 2 of the Regulation 19 Proposed Submission Local Plan sets out the development hierarchy for the district, identifying each settlement that has a defined built-up area boundary. In general terms, these are the larger settlements in the district which have a good range of services and facilities and are therefore able to absorb some additional growth. Larger settlements are considered to have a greater capacity for growth than the smaller villages and hamlets. Anything outside of a built up area boundary (BUAB) is considered to be 'countryside' and development in these areas is more strictly controlled.
- 1.3 Policy 26: Countryside Protection of the HDPF and Strategic Policy 27 of the Regulation Proposed Submission Local Plan states that in areas classified as 'countryside' development will generally be restricted and any proposal must be essential to its countryside location, and in addition, support agriculture, forestry or leisure purposes. The council recognises that land outside of built-up areas is not uniformly undeveloped farmland, it also includes a number of small hamlets and villages which are defined in Policy 3 of the HDPF as 'unclassified settlements'. These settlements have few or no services and facilities and are reliant on the other larger villages and towns. They are therefore not a sustainable location for large scale development, but nevertheless have been recognised as having potential for some limited development when compared with the entirely undeveloped fields to which Policy 26 would also apply.
- 1.4 As part of the Local Plan Review the Council has therefore revisited the 'unclassified' settlements as set out in the HDPF and sought to identify areas where some limited development may be appropriate. These small hamlets and villages have been entitled 'Secondary Settlements' and the approach for identification was detailed within the Local Plan Review: Issues & Options consultation in April 2018.

2. Assessment Methodology

- 2.1 Unclassified settlements in Horsham district were initially identified through a desk-top study. A number of characteristics were then considered where settlements were visited in order to determine whether the village or hamlet may be appropriate for designation as a Secondary Settlement. The characteristics are set out below:

- 1) Presence of services and facilities. Policy 3 of the HDPF sets out that development should take place in the most sustainable locations, and the settlement hierarchy identifies those settlements which have the greatest range of services and where development therefore has capacity to support additional infilling or redevelopment. For each of the potential secondary settlements identified, it was therefore considered as to whether there were any local services present. This included primary schools, allotments, village halls, playing fields, churches or other similar features, all of which may indicate the presence of a local community.
- 2) Presence of employment. Whilst some settlements may have relatively few local services as a result of their scale, the presence of local employment may also be indicative of an established settlement and may have some potential to offer local employment.
- 3) Proximity to other services, facilities and employment and ease of access. Given the small scale and limited services in each of the settlements it was recognised that many residents of these settlements are likely to be reliant to a great degree on the car, or public transport if available, to meet day to day needs or to travel to work. The distance to nearby settlement centres was therefore identified, and the proximity to the wider strategic road network (A and B roads in particular were identified).
- 4) Settlement characteristics – a number of factors were considered including settlement form and density. The character of the settlement was also a consideration, for example taking into account the age or historic character of the dwellings. A key consideration was whether these factors combined to give a ‘sense of place’ with the sense of leaving the countryside and arriving in a small hamlet or village.

2.2 The results of the initial assessment are set out in the Local Plan Review: Issues and Options consultation document, Table 7 – Assessment of unclassified settlements, and the proposed Secondary Settlement boundaries are depicted on the maps in Appendix 3 of that same document. Where boundaries have been drawn, a similar process was considered to that of the designation of built-up area boundaries, as set out in Chapter 4 of the Issues and Options document.

3. Conclusion

3.1 A summary of all sites assessed in response to representations received during the Regulation 18 Draft Local Plan consultation (February 2020) is set out in Table 1. Table 2 contains summaries of all sites outlined in the Issues & Options consultation document which were further assessed in response to representations received requesting consideration of additional boundary amendments or changes to the initial recommendation. In addition to settlement specific representations, comments were also received in relation to the policy wording and feedback on the methodology used, as set out above.

3.2 The proposed Secondary Settlement designation boundaries are depicted on the Regulation 19 Policies Map.

Table 1: Summary of Sites Assessed following Regulation 18 Draft Local Plan Consultation in February 2020

Settlement Name & Recommendation within Regulation 18	Proposed Amendment	Recommendation & Reason for Accepting / Rejecting Proposed Amendment
Adversane (Designate)	Un-designate and revert to categorisation of Unclassified Settlement (Multiple objections received)	Adversane is a small hamlet located on the crossroads of the A29 and B2133 (Lordings Road / Adversane Lane). It is predominantly a residential settlement with limited local facilities in the form of a public house. It is close to both Billingshurst and Pulborough which are designated as 'Small Towns and Larger Villages' within the settlement hierarchy. Sustainable transport is reasonable with an hourly bus service although there would be some reliance on private vehicles. Much of the settlement is located within a designated Conservation Area with a number of Grade II Listed Buildings. The historic character and presence of a green fronting the public house gives the settlement a sense of place. The Adversane Residents Association indicates the presence of an established community. Designate as Secondary Settlement.
Ashurst (Designate)	Un-designate and revert to categorisation of Unclassified Settlement (Multiple objections received)	The village of Ashurst has a number of services and facilities including a primary school, village hall, pavilion and recreation ground. Sustainable transport is poor with no provision of public transport leading to a reliance on private vehicles.

		<p>It is the largest settlement within the Parish of Ashurst and provides primary education for surrounding areas within its catchment. Cumulatively, alongside the presence of a public house, church and active social media group there is a clear indication of the presence of a community and a sense of place. Designate as a Secondary Settlement.</p>
Blackstone (Designate)	Un-designate and revert to categorisation of Unclassified Settlement (Objections received)	<p>Much of the hamlet of Blackstone is located within a designated Conservation Area, there are also a number of Grade II Listed Buildings. Sustainable transport is poor with no access to public transport leading to a reliance on private vehicles. There are a number of independent businesses located centrally on Blackstone Street which may offer some limited local employment. The historic character, coupled with the presence of some local businesses contributes to a clear sense of place. An active social media group, combined with these factors is indicative of the presence of a community. Designate as Secondary Settlement.</p>
Christ's Hospital (Small Village)	Re-categorise as a Secondary Settlement (Objection received)	<p>Christ's Hospital is categorised as a 'Small Village' within the development hierarchy of the adopted Local Plan and proposed to remain as such within the Regulation 18 Draft Local Plan consultation document. There are few services and facilities present with a leisure centre, which is connected to the school. There is also some limited local employment. Sustainable transport is good with a</p>

		<p>train station providing a regular timetable and a bus service albeit limited. The settlement has good accessibility to Horsham which is categorised as the main town in the hierarchy.</p> <p>Retain as a Small Village - Do not designate as a Secondary Settlement.</p>
Colgate (Designate)	Un-designate and revert to categorisation of Unclassified Settlement (Objections received)	<p>Colgate is wholly located within the High Weald AONB and therefore the landscape is sensitive to change. There is some limited local employment and provision of sustainable transport with a restricted bus service. There is a good level of services and facilities including a primary school, village hall, public house and a church which clearly indicates the presence of an established community. With a number of residential properties and community facilities fronting the highway on both Forest Road and Blackhouse Road there is a clear sense of arriving and leaving the settlement creating a sense of place.</p> <p>Designate as Secondary Settlement.</p>
Coolham (Designate)	Amend proposed Secondary Settlement boundary to exclude field north of Coolham Road and the gardens of St Cuthmans Bothy.	<p>Identified through further review of Secondary Settlement boundary. Coolham is located on a crossroads of the A272 and the B2139. The settlement consists of a mixture of housing types, both historic and modern, and has a primary school. Together, these contribute towards the settlement having a sense of place. Both the field north of Coolham Road, located to the east of the primary school and the extensive gardens of St Cuthmans Bothy, have a greater relationship to</p>

		<p>the countryside rather than the built form.</p> <p>Amend boundary and designate as Secondary Settlement.</p>
Faygate (Designate)	<p>Un-designate and revert to categorisation of Unclassified Settlement (Objection received)</p>	<p>The village of Faygate is located on A264, close to a large range of facilities in both Crawley and Horsham. There is a good level of sustainable transport available with a railway station and bus service providing regular timetables. Some local employment is located within the village at Faygate Business Centre and the public house. Facilities including the village hall, sport pitches, public house and railway station indicates the presence of a community and provides a clear sense of place. Designate as Secondary Settlement.</p>
Ifield (Designate)	<p>Un-designate. Amend proposed boundary to exclude land west of Rusper Road and area of open space located east of Charman Gardens. Re-categorise to be included within the Built-up Area Boundary (BUAB) of Ifield Neighbourhood located within administrative boundary of Crawley (Objection Received)</p>	<p>The area of Ifield located within the Councils administrative boundary is predominantly residential. The settlement also directly adjoins the administrative boundary of Crawley which is a key centre of employment and has a wide range of service and facilities. Sustainable transport is good with a railway station present within Ifield Neighbourhood and a regular bus service. Properties located west of Rusper Road are set back from the main highway and screened by a grassed line of mature trees and established hedgerows. Land east of Charman Gardens is an area of open space provided as part of the new development, consisting of SuDS attenuation basin and a local equipped area for play. Both of</p>

		these sites should be excluded from the proposed settlement boundary. Amend settlement boundary and designate as Secondary Settlement.
Littleworth (Designate)	Remove inclusion of Jolesfield (Objections received)	Littleworth and Jolesfield are small hamlets, located a short distance north of Partridge Green. The two hamlets are connected by the allotments and recreation ground. All three settlements share the services and facilities available, as outlined in the Settlement Sustainability Review, with Partridge Green being the most sustainable location having a good range of services and facilities as well as provision for some local employment. The allotments adjoining Littleworth and the public house located within Jolesfield, partnered with the connecting recreation ground and public rights of way, provides evidence of an established community. The dwellings, which are a mix of age and size, are clearly visible from the highway as you pass through each settlement, contribute to a clear sense of place. Designate as separate Secondary Settlements.
Littleworth (Designate)	Amend proposed boundary to include land south of properties located on Mill Lane and west of properties located on Littleworth Lane (Objection received)	The site is accessed by a track off of Mill Lane and consists of three parcels of land. The current proposed boundary, as set out in the Regulation 18 consultation document, is clearly dictated by the substantial hedgerows, interspersed with mature trees, and fences of the rear gardens of the surrounding properties located on both Mill

		<p>Lane and Littleworth Lane. The proposed site is semi-rural in nature and forms part of the transition from the built form to the rural environment.</p> <p>Exclude proposed amendment from Secondary Settlement boundary.</p>
Tismans Common	Assessed for categorisation following work undertaken on Settlement Sustainability Review Assessment	<p>Tismans Common lies to the south-west of Bucks Green, Rudgwick. It consists of three separate clusters of houses, one public house and a church. There are also a number of horticultural nurseries. However, the settlement is disjointed in nature, with no clear sense of place and the lack of sustainable transport makes residents reliant on private vehicles. Do not designate as Secondary Settlement.</p>
Tower Hill (Remain unclassified)	Re-categorise as a Secondary Settlement (Objections received)	<p>Tower Hill is located west of Worthing Road, south of Horsham Town which is designated as the 'Main Town' within the settlement hierarchy. Sustainable transport is reasonable with an hourly bus service although private vehicles may be relied upon. The settlement is predominantly residential and is mainly centralised on Salisbury Close and Tower Close, both of which are private roads (no through access and residents parking only), giving no sense of arrival. There are a number of properties located on Two Mile Ash Road. Services and facilities, which is indicative of a defined community, are poor with only one public house present on Worthing Road. Do not designate as Secondary Settlement.</p>

Wiston (Remain unclassified)	Re-categorise as a Secondary Settlement (Objection received)	<p>The settlement is primarily located north of A283. There is a recreation ground, allotments and church present which are set back from the highway, concealed by established hedgerows and trees. The post office has permanently closed. Sustainable transport is reasonable with an hourly bus service although all bus stops are located on the A283, leading to a reliance on private vehicles. The settlement consists of three small disjointed clusters of housing contributing to no clear sense of place. Wiston is dispersed in nature rather than being one defined hamlet. Do not designate as Secondary Settlement.</p>
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Table 2: Summary of Sites Assessed following Issues and Options Consultation in April 2018

Settlement Name & Initial Recommendation	Summary of Representations Received	Recommendation & Reason for Accepting / Rejecting Proposed Amendment
Adversane (Designate)	Two representations; one support and one support with modifications. Request for extension of southern boundary by 5ha to include two further fields.	Adversane is a small hamlet located on a crossroads with the A29. Although limited local services, it is close to both Billingshurst and Pulborough which are designated as small towns and larger villages in settlement hierarchy. The site proposed for amendment is open countryside, with a number of large trees and a defined hedgerow running east to west dividing the two fields. The site directly relates to the countryside beyond rather than the built form of Adversane. Designate as Secondary Settlement. Exclude proposed amendment from Secondary Settlement boundary.
Ashurst (Designate)	Three representations; one support, two objections.	The settlement has a number of services and facilities including a primary school and village hall, clearly indicating the presence of a community and a sense of place. Designate as a Secondary Settlement.
Blackstone (Designate)	Four representations; three objections, one support with modifications. Request boundary amendment for an extension of 25m south to include foundation	Blackstone is a small hamlet and much of the settlement is designated as a Conservation Area. The historic character, coupled with the presence of some local businesses contributes to a clear sense of place. Land south of the current proposed boundary is open countryside and does

	structures of historically demolished glasshouses.	not have a direct relationship with the built form of the settlement. Designate as Secondary Settlement. Exclude proposed amendment from Secondary Settlement boundary.
Brooks Green (Remain unclassified)	No representations	Brooks Green comprises of a few isolated dwellings, located north of Coolham. There is no sense of arrival at the destination and there are no services or facilities. Do not designate as Secondary Settlement.
Clemsfold (Remain unclassified)	No representations	The settlement, located of A29, comprises of a number of dwellings and a couple of small businesses. The limited facilities do not indicate that there is an established community and there is no clear sense of arrival. Do not designate as Secondary Settlement.
Colgate (Designate)	Four representations; three objections and one support.	Colgate is one of the larger 'unclassified settlements' in the hierarchy. It is wholly located within the High Weald AONB so landscape is sensitive to change. However, there are a number of services and facilities including a primary school and a village hall, clearly indicating the presence of a community and a sense of place. Designate as Secondary Settlement.
Coolham (Designate)	Two representations of objection.	Coolham is located on the crossroads of the A272 and B2139. The settlement has a primary school indicating the presence of a community. It

		contains a number of historic properties together with more modern properties, which combined contribute to a sense of place. Designate as Secondary Settlement.
Coneyhurst (Remain unclassified)	No representations	The settlement comprises of a few dwellings and is located on the A272. There is no sense of arrival or any services and facilities which are indicative of a community. Do not designate as Secondary Settlement.
Crabtree (Designate)	Three representations; one support and two support with modifications. Settlement adjoins High Weald AONB, request that if designated AONB is protected.	Crabtree is a small hamlet located on A281, the majority of which is located within a designated Conservation Area. Development in the settlement varies in age, including some historic properties which are visible from the road generating a sense on arrival. Designate as Secondary Settlement.
Dial Post (Designate)	Two representations of objection.	Dial Post is one of the larger 'unclassified settlements' in the hierarchy, located on western side of A24. There is a small village hall which indicates the presence of a community and the village green gives a clear sense of place. Some employment is available locally. Designate as Secondary Settlement.
Dragons Green (Remain unclassified)	No representations	The small linear settlement consists of relatively isolated dwellings and one public house resulting

		in a lack of sense of place. Do not designate as Secondary Settlement.
Faygate (Designate)	Three representations; one objection and two support.	Faygate itself has few services and facilities but is located on A264, close to the large range of facilities of both Horsham and Crawley. The village hall, sport pitches and railway station indicate the presence of a community and there is a clear sense of place. Designate as Secondary Settlement.
Five Oaks (Remain unclassified)	Representation received querying consistency in assessment of 'sense of place'.	Five Oaks is located on the junction of the A29 and A264. It has a small service station including a shop and some limited employment from existing businesses. The settlement is close to Billinshurst which is designated as small towns and larger villages in settlement hierarchy and has a large range of service and facilities. Designate as Secondary Settlement.
Ifield (Designate)	Four representations; two objections and two support.	Ifield directly adjoins the settlement of Crawley. Although outside of its administrative area, Crawley is a key centre of employment and has a wide range of service and facilities within the town centre itself and local neighbourhoods. Designate as Secondary Settlement.
Itchingfield (Remain unclassified)	No representations	The settlement primarily comprises of a number of low density dwellings, most of which are set back from the road limiting the sense of arrival.

		There are no services and facilities which are indicative of a community following the closure of the primary school. Do not designate as Secondary Settlement.
Kingsfold (Designate)	Five representations; three objections and two support with modifications. Boundary amendment requested to include land east of Dorking Road (SHLAA Ref. SA563) and a request to adapt policy wording to enable modest development adjoining settlements to allow villages to grow.	Kingsfold is located on the junction of A24 and Marches Road. The buildings vary in age and scale and it has a compact form with a number of properties directly fronting the road, contributing to a clear sense of place when arriving and leaving the settlement. The proposed amendment comprises of an open field which directly relates to the countryside and not the built form. Designate as Secondary Settlement. Exclude proposed amendment from Secondary Settlement boundary.
Lambs Green (Remain unclassified)	No representations	Lambs Green is a small hamlet of less than 20 properties, a number of which are set back from the road limiting a clear sense of place. The limited facilities do not provide any indication of an established community. Do not designate as Secondary Settlement.
Littleworth (Designate)	Two representations of support.	Littleworth is a small hamlet, located a short distance from Partridge Green which has a good range of services and facilities. A number of allotments located within the settlement are available for the use of residents of both Littleworth and Partridge Green which provides

		evidence of an established community. Dwellings are a mix of age and size which contribute to a sense of place. Designate Secondary Settlement.
Maplehurst (Designate)	Five representations; three objections, one support and one support with modifications. Request boundary amendment to include full amenity land of The Old Eight Acre, Park Lane.	The settlement is located on rural crossroads to the south of Nuthurst. It is characterised by dwellings which vary in age contributing to a sense of place. Maplehurst has been identified for a small amount of development in the Nuthurst Neighbourhood Plan providing evidence of the presence of community. The proposed amendment comprises of amenity land which forms part of the important transition between the urban and rural environment. Designate as Secondary Settlement. Exclude proposed amendment from Secondary Settlement boundary.
Marehill (Remain unclassified)	One representations of objection.	Marehill primarily comprises of low density development which is set back from the road, limiting a sense of place. Do not designate as Secondary Settlement.
Monks Gate (Designate)	Ten representations; six objections, one support and three support with modifications. Request to amend eastern boundary to follow Neighbourhood Plan site and exclude the copse on the northern boundary. Request to extend the eastern	Monks Gate is located on the A281 south of Mannings Heath and is characterised by dwellings which vary in age, contributing to a sense of place. It has been identified for a small amount of development in the Nuthurst Neighbourhood Plan providing evidence of the presence of community. The initial proposed boundary includes the whole

	<p>boundary to include additional properties.</p> <p>Request that settlement should be designated as a Built-up Area Boundary (BUAB) not Secondary Settlement.</p>	<p>Neighbourhood Plan allocation, including the copse which is designated as Local Green Space and protected by Policy 13vi of the 'Made' plan.</p> <p>The proposed amendment to the eastern boundary comprises of a number of dwellings which include large trees and defined hedgerows. The land forms part of the transition to the countryside beyond rather than the built environment.</p> <p>Monks Gate has few services and facilities and limited accessibility, it is therefore not considered a sustainable location for significant levels of growth. Designate as Secondary Settlement not BUAB. Amend southern boundary to reflect Neighbourhood Plan allocation. Exclude proposed amendment to eastern boundary.</p>
North Heath (Remain unclassified)	No representations	<p>North Heath is a small collection of dwellings located on Gay Street Lane which is a rural road accessed via the A29. The settlement does not have any services or facilities. Do not designate as Secondary Settlement.</p>
Nutbourne (Designate)	Two recommendations of support.	<p>Nutbourne is a small hamlet and much of the settlement is designated as a Conservation Area. The historic character, coupled with the presence of some local businesses contributes to a clear sense of place. Designate Secondary Settlement.</p>

Nutbourne Common (Remain unclassified)	No representations	The settlement is characterised by a collection of low density dwellings which are rural in nature and there are no services or facilities. Do not designate as Secondary Settlement.
Nuthurst (Designate)	Four representations; three objections and one support.	Nuthurst has a number of community facilities including a primary school which is a clear indication of the presence of a community. There is limited local employment and the historic character of buildings contributes to a sense of place. Designate Secondary Settlement.
Rowhook (Remain unclassified)	One representation of support.	The settlement is a small hamlet of less than 20 dwellings, a number of which are set back from the road and one public house, limiting the sense of place. Do not designate as Secondary Settlement.
Shermanbury (Designate)	Two representations of support.	Shermanbury is predominantly a linear 1930s settlement, located on the A281. It has been identified for a small amount of development in the Wineham and Shermanbury Neighbourhood Plan providing evidence of the presence of community. Designate Secondary Settlement.
Shipley (Designate)	Two representations of objection.	Shipley has a clear sense of place focused around the historic core of the church and the windmill, which is a local landmark. The village hall and primary school provide clear evidence of an

		established local community. Designate Secondary Settlement.
The Haven (Remain unclassified)	No representations	The Haven comprises of a few dwellings located on small rural crossroads between Billingshurst and Rudgwick. The public house does not adjoin the dwellings and there are no other services or facilities. Do not designate as Secondary Settlement.
Tower Hill (Designate)	Six representations; Four objections and two support. Request to amend the boundary west side of Two Mile Ash Road to include Butlers Cottage and Stone Cottage/Elder Cottage and extend the southern boundary to include Paddock House, Salisbury Road. Request also received to remove all properties from western side of Two Mile Ash so that the road is the defined boundary.	The settlement comprises of a number of dwellings and is located off of Worthing Road via a Private Road (no through access) giving no sense of arrival. Services and facilities are very limited, which is indicative of community, with only one public house. Do not designate as Secondary Settlement.
Warminghurst (Remain unclassified)	No representations	The settlement comprises of a church and a few dwellings giving no sense of place. There are no services or facilities. Do not designate as Secondary Settlement.
West Grinstead (Remain unclassified)	No representations	West Grinstead consists of some limited development and a church with much of the settlement located within a designated Conservation Area. There are no services or

		facilities and no clear sense of place. Do not designate as Secondary Settlement.
Wineham (Remain unclassified)	No representations	Wineham is predominantly a linear settlement with one public house, located on the boundary of Horsham and Mid Sussex district. The limited facilities and dispersed nature of many dwellings does not contribute to a clear sense of place. Do not designate as Secondary Settlement.
Wiston (Remain unclassified)	No representations	The settlement is primarily located north of A283 and properties are dispersed in nature rather than creating a defined hamlet. There are limited community facilities. Do not designate as Secondary Settlement.
Woodmancote (Remain unclassified)	No representations	Woodmancote is located on A281 and predominantly a linear settlement with no services or facilities. The low density housing which is well treed reduces the sense of place. Do not designate as Secondary Settlement.