



**Horsham
District
Council**

Forest Neighbourhood Council Area

Forest Neighbourhood Council Area

The following sites have been considered as part of the June 2016 SHELAA Assessment for Forest Neighbourhood Council Area. 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 Forest Neighbourhood Council Area is summarised as follows:

SHELAA Reference	Site Name	Site Address	Outcome of Assessment	Total Units
SA314	36-48 Queen Street	Horsham	Green (1-5 Years Deliverable)	8
SA345	60A Queen Street, Horsham	60A Queen Street Horsham	Green (1-5 Years Deliverable)	14
SA392	Harwood House	Kings Road Horsham	Green (1-5 Years Deliverable)	14
SA448	Horsham Gates Site	Horsham Gates, North Street Horsham	Green (1-5 Years Deliverable)	130
SA467	7 Station Road	Horsham, West Sussex	Green (1-5 Years Deliverable)	11
SA478	112 Brighton Road	Horsham West Sussex	Green (1-5 Years Deliverable)	6
SA525	Queens Head	Queens Head PH (No 37) and No 39 Queen Street	Green (1-5 Years Deliverable)	9
SA535	4 Brighton Road	Horsham West Sussex	Green (1-5 Years Deliverable)	22
SA557	Land at 40 Brighton Road (Dairy Crest Site)	Land at 40 Brighton Road, Horsham	Green (1-5 Years Deliverable)	14
SA570	Land Rear of Hillers Garden Centre	Brighton Road, Horsham,	Yellow (11+ Years Developable)	80
SA060	Land south of Athelstan Way	Horsham	Not Currently Developable	0
SA073	Land to the north of Hampers Lane	Horsham	Not Currently Developable	0
SA074	Land at Hornbrook Farm	Brighton Road, Horsham	Not Currently Developable	0
SA098	Forest Farm	Hampers Lane, Horsham	Not Currently Developable	0
SA156	Unit D Foundry Lane	Horsham	Not Currently Developable	0
SA178	1 Blatchford Road	Horsham	Not Currently Developable	0
SA179	City Business Centre	Brighton Road, Horsham	Not Currently Developable	0
SA189	Units 3,5,9 & 10, Foundry Court	Horsham	Not Currently Developable	0
SA199	Century House	Station Road, Horsham	Not Currently Developable	0
SA209	Above Furniture Emporium	5 Queen Street, Horsham	Not Currently Developable	0
SA298	Land at Chesworth Farm	Land south of Brighton Road: Strategic Site Option	Not Currently Developable	0
SA546	Units 4-6 Redkiln Close	Horsham	Not Currently Developable	0

Sites submitted to the SHELAA for Forest Neighbourhood Council Area but excluded from further assessment:

SHELAA Reference	Site Name	Site Address	Outcome of Assessment
SA140	Bryce Lodge	Horsham	COMPLETE
SA142	Horsham Football Club	Queen Street, Horsham	COMPLETE
SA188	Unit B2 Foundry Lane	Unit B2 Foundry Lane, Horsham	This site is considered for commercial use and is therefore excluded from the residential assessment
SA190	3 Kings Court	Harwood Road, Horsham	The potential yield of the site falls below the required SHELAA threshold of 6 dwellings
SA207	Premier House	36 - 48 Queen Street, Horsham	Duplication Assessed under Site SA314
SA208	Next to Piano Centre	7-9 Queen Street	This development falls below the SHELAA threshold of six units and is subsequently excluded from the assessment.
SA216	Laundry site	Laundry site, Arun Way, Horsham	COMPLETE
SA218	St Leonards School	Oxford Road, Horsham	COMPLETE
SA219	Ashby Court	Ashby Court, Elm Grove	COMPLETE
SA254	59 Park Terrace East	Horsham	COMPLETE
SA265	19 Brighton Road	Horsham	The potential yield of the site falls below the required SHELAA threshold of 6 dwellings
SA313	Kayel Engineering	Kayel Engineering	COMPLETE
SA323	Land South of Woodlands Chase	Sedgwick Lane Horsham	The yield of the site falls below the required SHELAA threshold of 6 dwellings
SA403	Mid Sussex Area Professional Centre	Mid Sussex Area Professional Centre Clarence Road Horsham West Sussex RH13 5SQ	COMPLETE
SA455	Tower Court	Tower Court, Queensway Horsham	COMPLETE
SA456	39 Queen Street	39 Queen Street	Duplicate Site. Wider site area assessed under SA525

Parish**Forest**

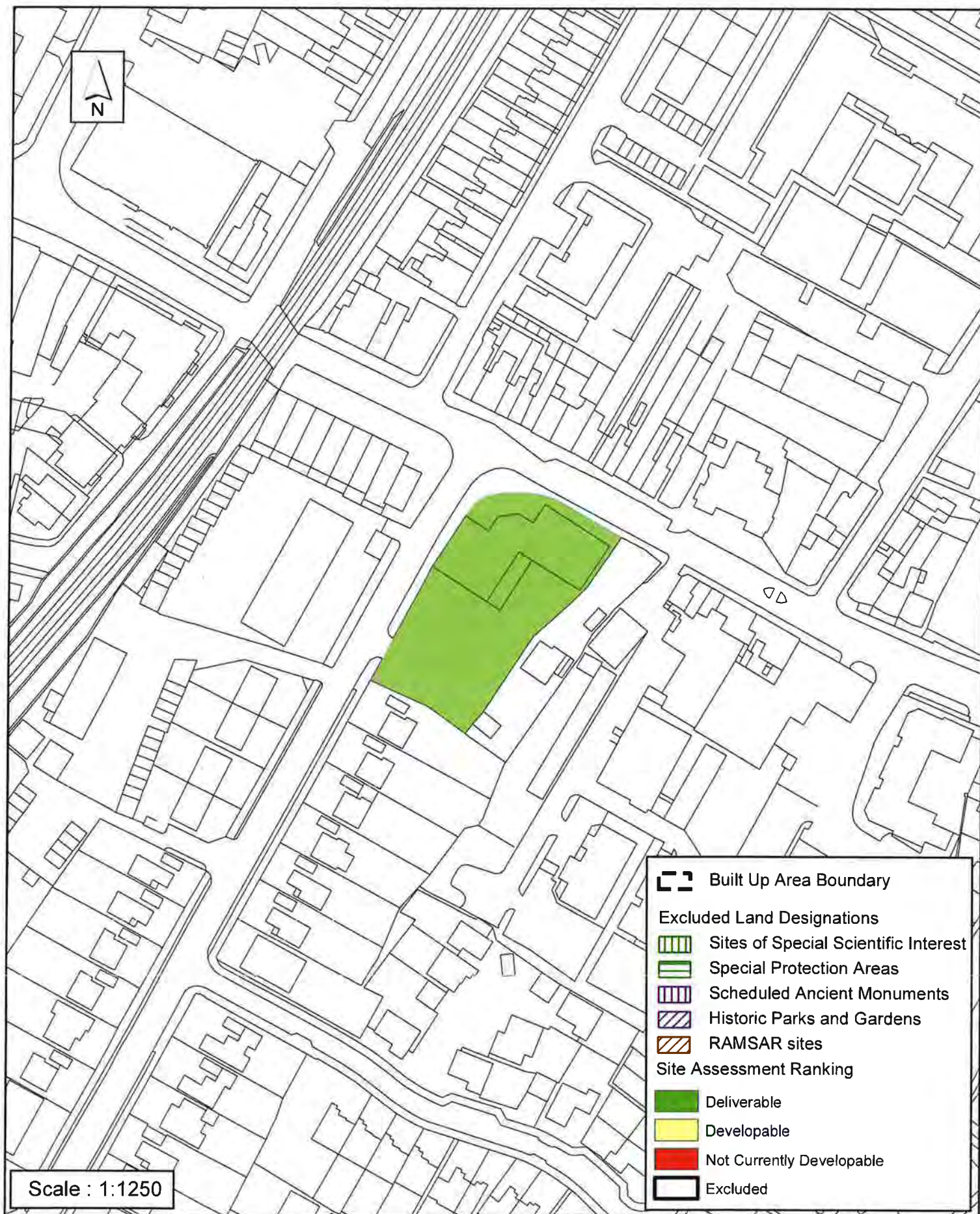
SHLAA Reference SA314 **Site Name** 36-48 Queen Street

Years 1-5 Deliverable	<input checked="" type="checkbox"/>	Site Address	Horsham		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	0.2	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"/>
				Viable	<input type="checkbox"/>

Justification

DC/14/1493: Application for the erection of 8 residential units (8 x 2 bedroom) over three floors adjoining Premier House with associated refuse store, cycle store and reconfigured car parking. PERMITTED.

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



Parish	Forest
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SHLAA Reference	SA345	Site Name	60A Queen Street, Horsham
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Years 1-5 Deliverable	<input checked="" type="checkbox"/>	Site Address	60A Queen Street Horsham	
Years 6-10 Developable	<input type="checkbox"/>			
Years 11+	<input type="checkbox"/>	Site Area (ha)	0.171	Suitable <input checked="" type="checkbox"/>
Not Currently Developable	<input type="checkbox"/>	Greenfield/PDL	PDL	Available <input checked="" type="checkbox"/>
		Site Total	14	Achievable <input checked="" type="checkbox"/>
				Viable <input checked="" type="checkbox"/>

Justification

DC/11/2136) Demolition of buildings on site and construction of 5 x 1-bed flats, 7 x 2-bed flats and 2 x 2-bed houses associated car parking and external works (total 12 flats and 2 houses) PERMITTED. The site has been cleared ready for commencement.

Excluded Site	<input type="checkbox"/>	Exclusion Reason
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Lapsed PP	<input type="checkbox"/>	Date
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SA - 345: 60A Queen Street, Horsham



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Horsham District Council

Park North, North Street, Horsham,
West Sussex. RH12 1RL
Head of Strategic & Community Planning, Jill Scarfield

Parish	Forest
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SHLAA Reference	SA392	Site Name	Harwood House
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Years 1-5 Deliverable	<input checked="" type="checkbox"/>	Site Address	Harwood House, Kings Road, Horsham
Years 6-10 Developable	<input type="checkbox"/>		
Years 11+	<input type="checkbox"/>	Site Area (ha)	0.4
Not Currently Developable	<input type="checkbox"/>	Greenfield/PDL	PDL
		Site Total	14
		Suitable	<input checked="" type="checkbox"/>
		Available	<input checked="" type="checkbox"/>
		Achievable	<input checked="" type="checkbox"/>
		Viable	<input checked="" type="checkbox"/>

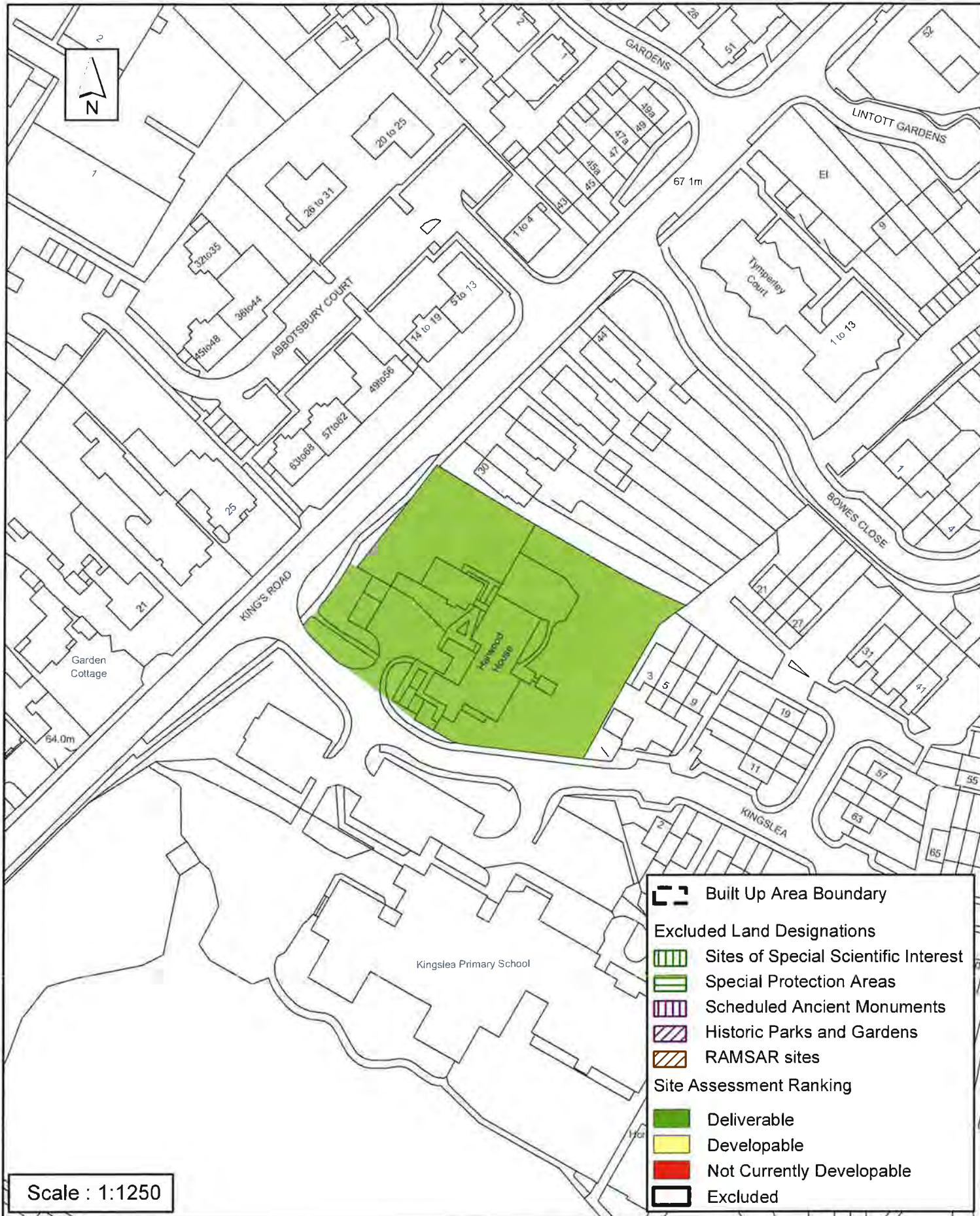
Justification

DC/14/0725 Demolition of all existing buildings and erection of 14 dwellings and associated works including access, appearance, layout, scale and landscaping. Resubmission further to application DC/12/1810 refused 09/07/2013 and appeal dismissed 19/03/2014 PERMITTED 1st August 2014. Development on this site has commenced.

Excluded Site	<input type="checkbox"/>	Exclusion Reason
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Lapsed PP	<input type="checkbox"/>	Date
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SA -392: Harwood House, Kings Road, Forest, Horsham



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Date: 01/08/2014

Revision: 26/10/2015

Horsham District Council

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

Chris Lyons : Director of Planning, Economic Development & Property

Parish**Forest**

SHLAA Reference SA448 **Site Name** Horsham Gates Site

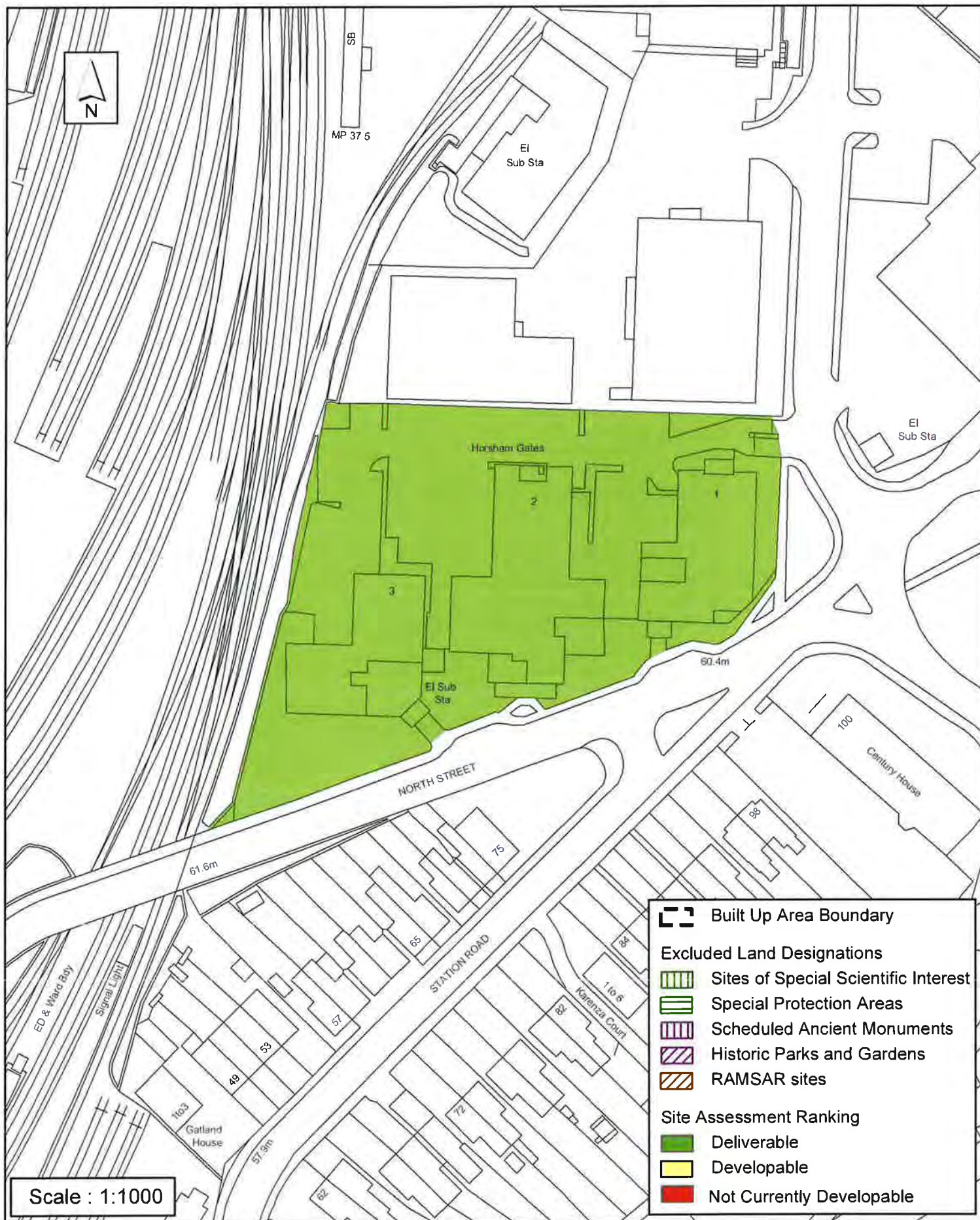
Years 1-5 Deliverable	<input checked="" type="checkbox"/>	Site Address	Horsham Gates, North Street, Horsham	
Years 6-10 Developable	<input type="checkbox"/>			
Years 11+	<input type="checkbox"/>	Site Area (ha)	0.61	Suitable <input checked="" type="checkbox"/>
Not Currently Developable	<input type="checkbox"/>	Greenfield/PDL	PDL	Available <input checked="" type="checkbox"/>
		Site Total	130	Achievable <input checked="" type="checkbox"/>
				Viable <input type="checkbox"/>

Justification

DC/14/1895: Prior Approval change of use to residential C3 from office B1 (a) at 2 and 3 Horsham Gates, North Street, Horsham PERMITTED and development on this site has commenced. Permission for an additional 45 residential units at Gate 3 (DC/15/0611) was permitted in 2016 and is due to be complete by 2019.

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

SA448: Horsham Gates



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Date: 09/07/2015

Revision: 20/07/2015

Horsham District Council

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

Chris Lyons : Director of Planning, Economic Development & Property

Parish	Forest
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SHLAA Reference	SA467	Site Name	7 Station Road
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Years 1-5 Deliverable	<input checked="" type="checkbox"/>	Site Address	7 Station Road, Horsham, West Sussex		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	0.04	Suitable	<input checked="" type="checkbox"/>
Not Currently Developable	<input type="checkbox"/>	Greenfield/PDL	PDL	Available	<input checked="" type="checkbox"/>
		Site Total	11	Achievable	<input checked="" type="checkbox"/>
				Viable	<input checked="" type="checkbox"/>

Justification

DC/11/1970: Erection of four storey apartment building to contain 11 apartments PERMITTED
14/12/12

Excluded Site	<input type="checkbox"/>	Exclusion Reason
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Lapsed PP	<input type="checkbox"/>	Date
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SA - 467 : 7 Station Road, Horsham



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Park North, North Street, Horsham,
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Head of Strategic & Community Planning, Jill Scarfield

Parish**Forest**

SHLAA Reference SA478 **Site Name** 112 Brighton Road

Years 1-5 Deliverable	<input checked="" type="checkbox"/>	Site Address	Horsham West Sussex		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	0.4	Suitable	<input checked="" type="checkbox"/>
Not Currently Developable	<input type="checkbox"/>	Greenfield/PDL	PDL	Available	<input checked="" type="checkbox"/>
		Site Total	6	Achievable	<input checked="" type="checkbox"/>
				Viable	<input type="checkbox"/>

Justification

DC/13/1794: Erection of 6 x 2- storey, 3-bedroom houses with associated gardens, refuse, recycling and cycling stores, together with the retention of the existing vacant cottage and demolition of the existing derelict cottage PERMITTED May 2014. A scheme of this size would likely be delivered in a single phase.

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



Parish	Forest
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SHLAA Reference	SA525	Site Name	Queens Head
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Years 1-5 Deliverable	<input checked="" type="checkbox"/>	Site Address	Queens Head PH (No 37) and No 39 Queen Street	
Years 6-10 Developable	<input type="checkbox"/>			
Years 11+	<input type="checkbox"/>	Site Area (ha)	0.12	Suitable <input checked="" type="checkbox"/>
Not Currently Developable	<input type="checkbox"/>	Greenfield/PDL		Available <input checked="" type="checkbox"/>
		Site Total	9	Achievable <input checked="" type="checkbox"/>
				Viable <input type="checkbox"/>

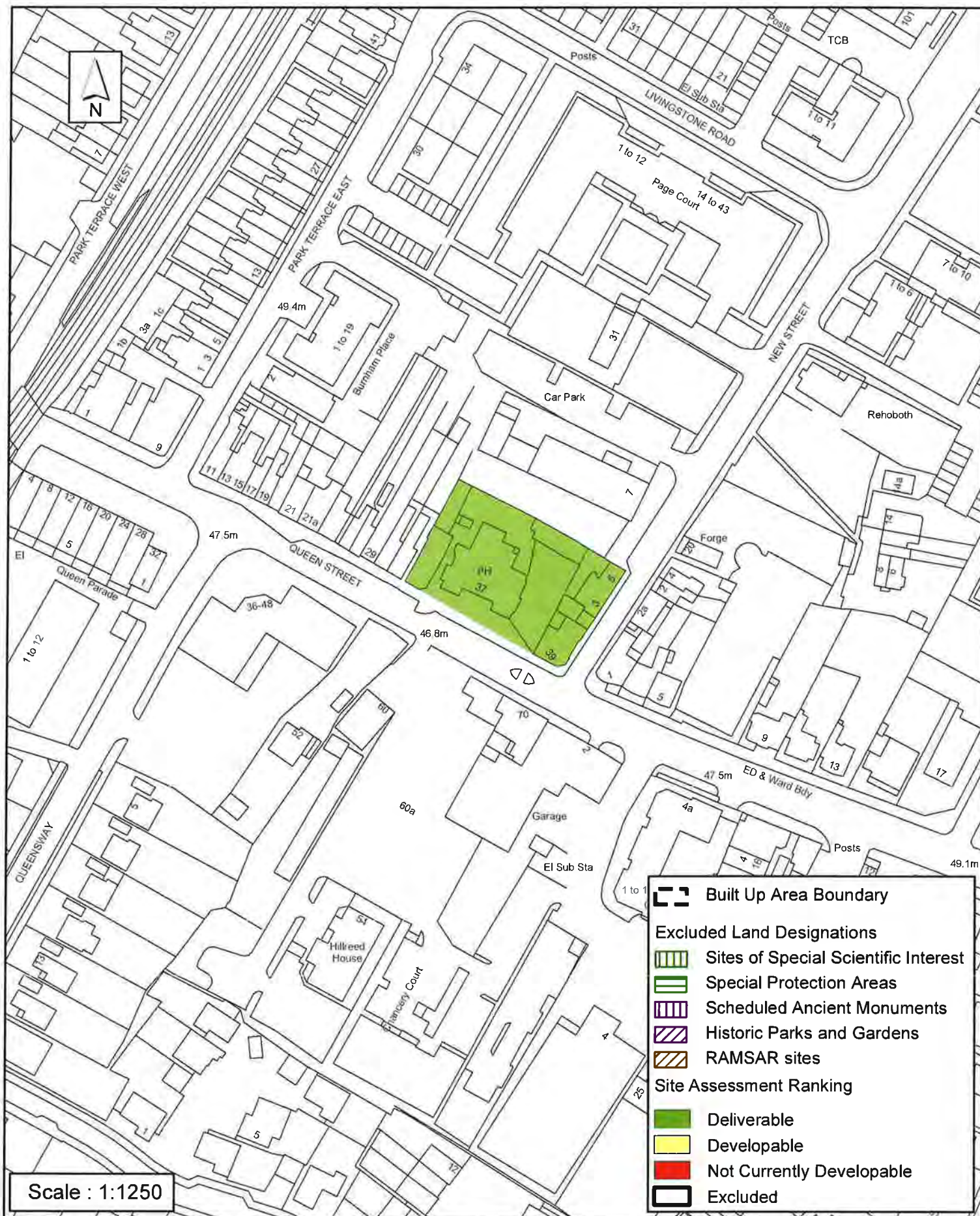
Justification

The site has been permitted for the development of 9 residential units under DC/14/2591. There are no known constraints impacting the delivery of this site and it is anticipated that it will be built out 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 - 525 : Queens Head, Forest, Horsham, Denne



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Date: 25/10/2015

Revision: 08/06/2016

Horsham District Council

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

Chris Lyons : Director of Planning, Economic Development & Property

Parish**Forest**

SHLAA Reference SA535 **Site Name** 4 Brighton Road

Years 1-5 Deliverable	<input checked="" type="checkbox"/>	Site Address	Horsham West Sussex		
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		Available	<input checked="" type="checkbox"/>
		Site Total	22	Achievable	<input checked="" type="checkbox"/>
				Viable	<input type="checkbox"/>

Justification

JC/16/0128: Prior Notification for Change of Use of offices (Class B1a) to form 22 Apartments (Class C3) PERMITTED Feb 2016. Development of this site has commenced and is likely to be complete by 2017.

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

SA-535 : 4 Brighton Road, Forest Horsham



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Date: 17/12/2015

Revision:

Horsham District Council

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

Chris Lyons : Director of Planning, Economic Development & Property

Parish	Forest
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SHLAA Reference	SA557	Site Name	Land at 40 Brighton Road (Dairy Crest Site)
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Years 1-5 Deliverable	<input checked="" type="checkbox"/>	Site Address	Land at 40 Brighton Road, Horsham
Years 6-10 Developable	<input type="checkbox"/>		
Years 11+	<input type="checkbox"/>	Site Area (ha)	0.16
Not Currently Developable	<input type="checkbox"/>	Greenfield/PDL	PDL
		Site Total	14
		Suitable	<input checked="" type="checkbox"/>
		Available	<input checked="" type="checkbox"/>
		Achievable	<input checked="" type="checkbox"/>
		Viable	<input type="checkbox"/>

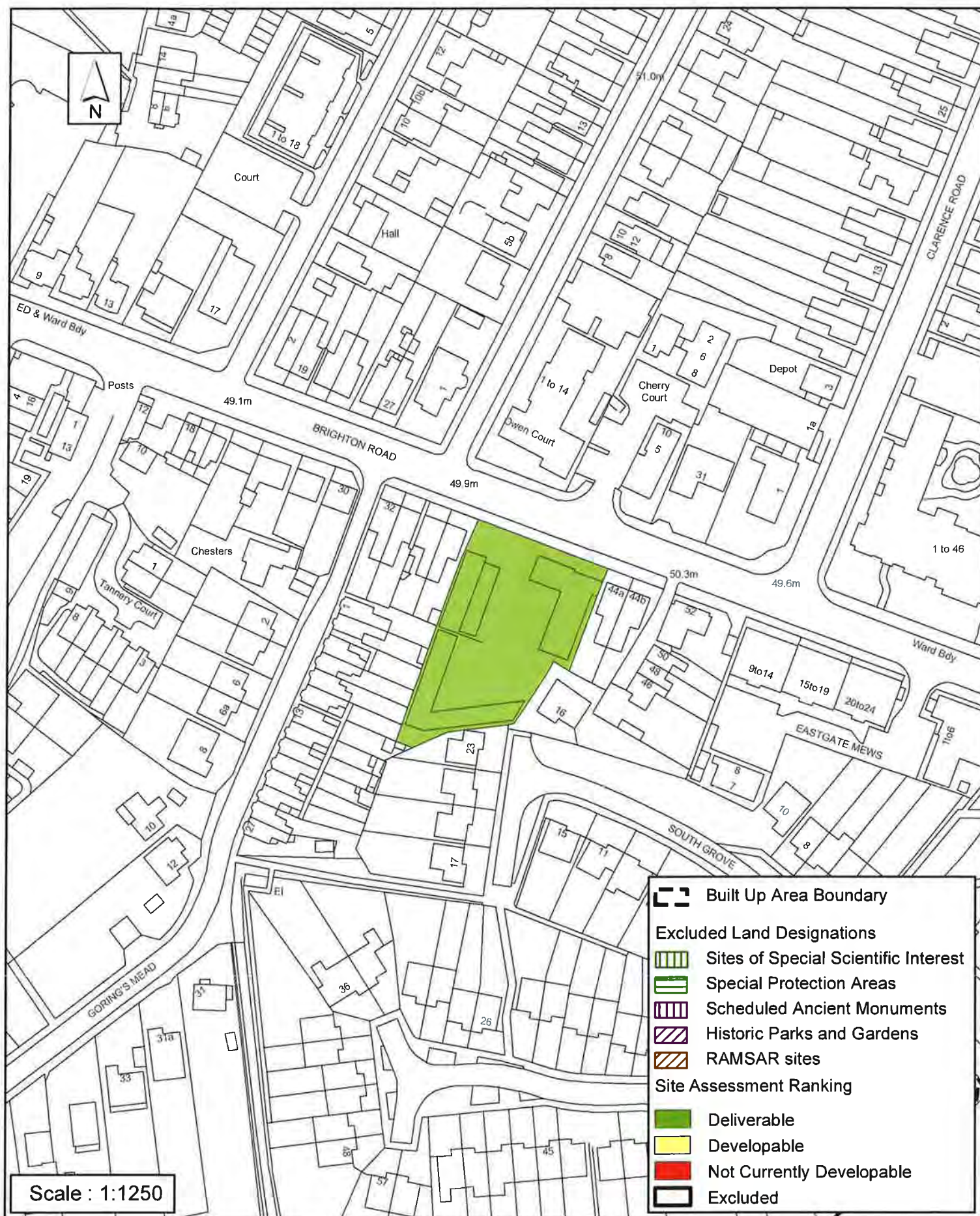
Justification

The site has been permitted for 14 residential units comprising 12 apartments and 2 semi-detached houses under DC/15/1545. Development on this site is already underway and is projected to be complete by 2019.

Excluded Site	<input type="checkbox"/>	Exclusion Reason
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Lapsed PP	<input type="checkbox"/>	Date
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SA - 557 : Land at 40 Brighton Road, Forest, Horsham



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Date: 25/10/2015

Revision: 21/12/2015

Horsham District Council

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

Chris Lyons : Director of Planning, Economic Development & Property

Parish	Forest
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SHLAA Reference	SA570	Site Name	Land rear of Hilliers Garden Centre
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Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Land rear of Hilliers Garden Centre, Brighton Road, Horsham
Years 6-10 Developable	<input type="checkbox"/>		
Years 11+	<input checked="" type="checkbox"/>	Site Area (ha)	4.7
Not Currently Developable	<input type="checkbox"/>	Greenfield/PDL	Greenfield
		Site Total	80
		Suitable	<input type="checkbox"/>
		Available	<input type="checkbox"/>
		Achievable	<input type="checkbox"/>
		Viable	<input type="checkbox"/>

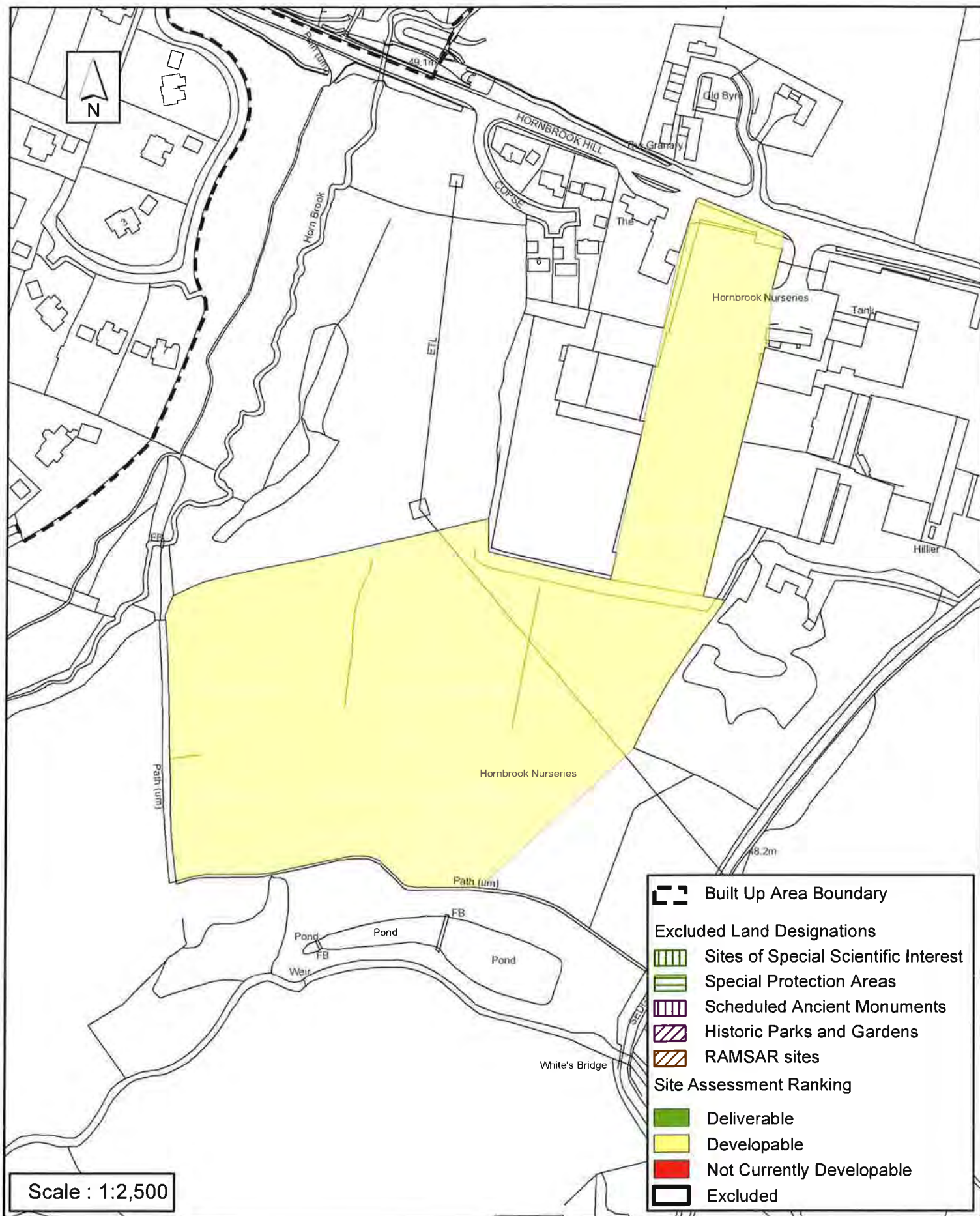
Justification

The landowner has expressed an interest in developing the site meaning the site is available, and there are no known development constraints which could prevent development coming forward, other than the waterway and area of ancient woodland to the south of the site which would need to be investigated through the usual planning process. That said, the site is outside the BUAB of Horsham and does not relate well to the settlement. There could be potential for the site to be delivered if allocated through a Neighbourhood Development Plan. As such it is recommended that the site be considered by Horsham Blueprint in the emerging Neighbourhood Plan. Until that time the site is considered developable 11+ years. The site may also be more suitable for employment use given the existing neighbouring uses.

Excluded Site	<input type="checkbox"/>	Exclusion Reason
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Lapsed PP	<input type="checkbox"/>	Date
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SA-570 : Land rear of Hilliers Garden Centre, Forest



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Date: 14/04/2016

Revision:

Horsham District Council

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

Chris Lyons : Director of Planning, Economic Development & Property

Parish	Forest
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SHLAA Reference	SA060	Site Name	Land south of Athelstan Way
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Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Horsham		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	4.10	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"/>
				Viable	<input type="checkbox"/>

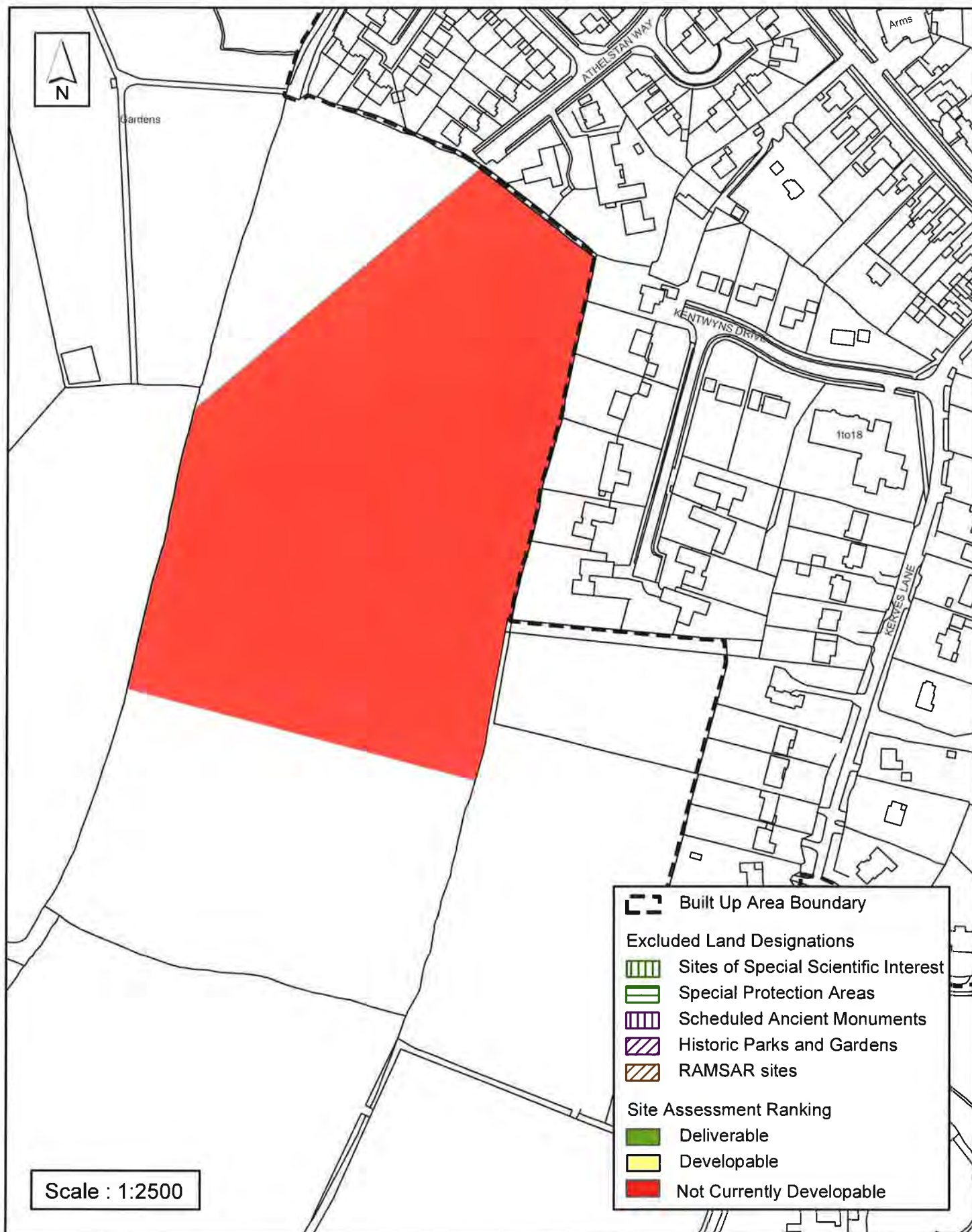
Justification

The site is owned by WSCC who have expressed a desire to develop through their previous application DC/11/0224. The developable area of land to take account of the topography is suggested at up to 50% of the site ie up to 2ha. However the site forms an attractive backdrop to the town, meaning development is likely to have an adverse impact on townscape character. This questions the suitability of the site. This reason was also upheld in the appeal decision against DC/11/0224. Any future development would need to avoid the impacts of visual intrusion, particularly into the open and attractive countryside to the south. In addition, the site is not well connected to the town and main road network which also affects the suitability of this site, especially for a development of this scale. 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 - 060 : Land south of Athelstan Way, Horsham



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Horsham District Council

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Head of Strategic & Community Planning, Jill Scarfield

Parish	Forest
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SHLAA Reference SA073 **Site Name** Land to the north of Hampers Lane

Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Horsham		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	3.95	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"/>
				Viable	<input type="checkbox"/>

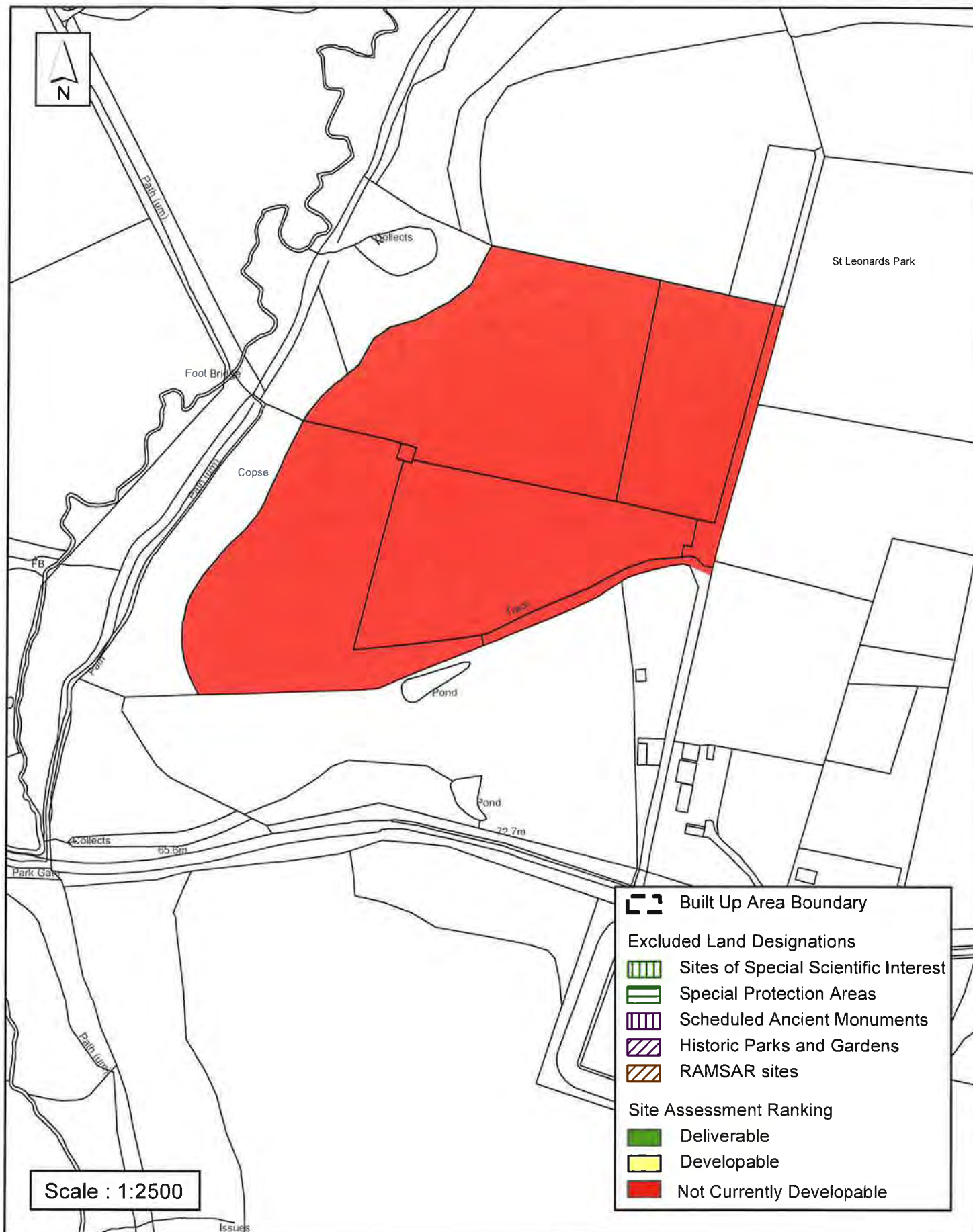
Justification

The site is in an isolated rural location, unrelated to the Built Up Area Boundary and is therefore defined as not currently developable.

Excluded Site ☐ **Exclusion Reason**

Lapsed PP ☐ **Date**

SA - 073 : Land north of Hampers Lane, Horsham



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Horsham District Council

Park North, North Street, Horsham,
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Head of Strategic & Community Planning, Jill Scarfield

Parish	Forest
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SHLAA Reference SA074 **Site Name** Land at Hornbrook Farm

Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Brighton Road, Horsham	
Years 6-10 Developable	<input type="checkbox"/>			
Years 11+	<input type="checkbox"/>	Site Area (ha)	10.45	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"/>
				Viable <input checked="" type="checkbox"/>

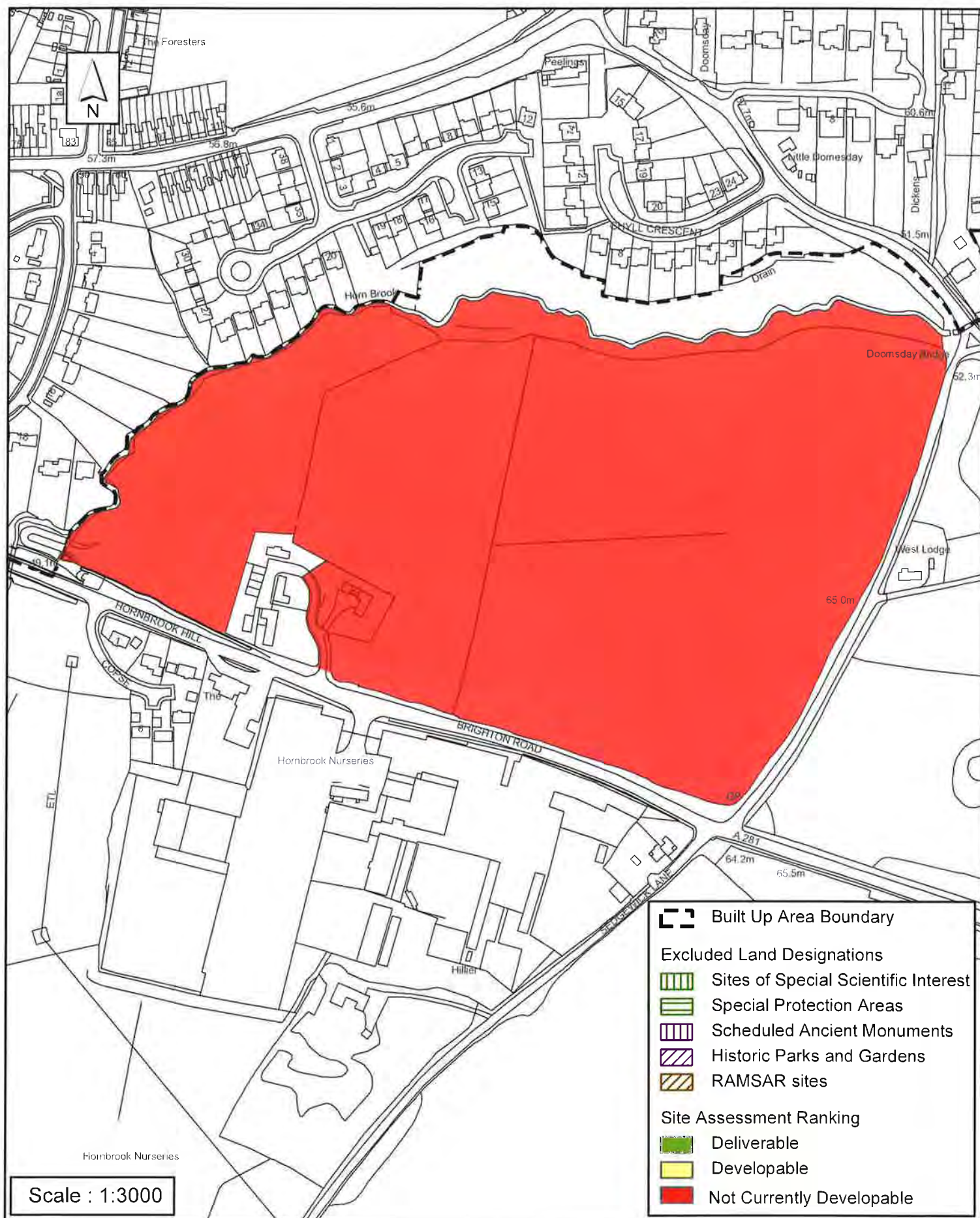
Justification

The site is rural in nature and lies beyond the Horn Brook River which forms a strong natural boundary to the edge of Horsham town. This site is tranquil in nature adjoining the AONB and does not relate well to the built form of Horsham. The site is also located outside the BUAB of Horsham town and as such would not be compliant with policies 3 or 4 of the HDPF unless allocated. A small portion of the western boundary of the site is also at risk from flooding which could reduce the developable area. The eastern portion of the site is elevated and open nature would require significant landscape mitigation. The site is therefore not currently developable at the present time. The site could not accommodate strategic level development and would be more suited to be considered by Horsham Blueprint in the emerging Neighbourhood Plan.

Excluded Site ☐ **Exclusion Reason**

Lapsed PP ☐ **Date**

SA074 : Land at Hornbrook Farm, Brighton Road, Horsham



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Date: 08/07/2015

Revision: 02/06/2016

Horsham District Council

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

Chris Lyons : Director of Planning, Economic Development & Property

Parish	Forest
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SHLAA Reference	SA098	Site Name	Forest Farm
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Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Hampers Lane, Horsham	
Years 6-10 Developable	<input type="checkbox"/>			
Years 11+	<input type="checkbox"/>	Site Area (ha)	3.4	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"/>
				Viable <input type="checkbox"/>

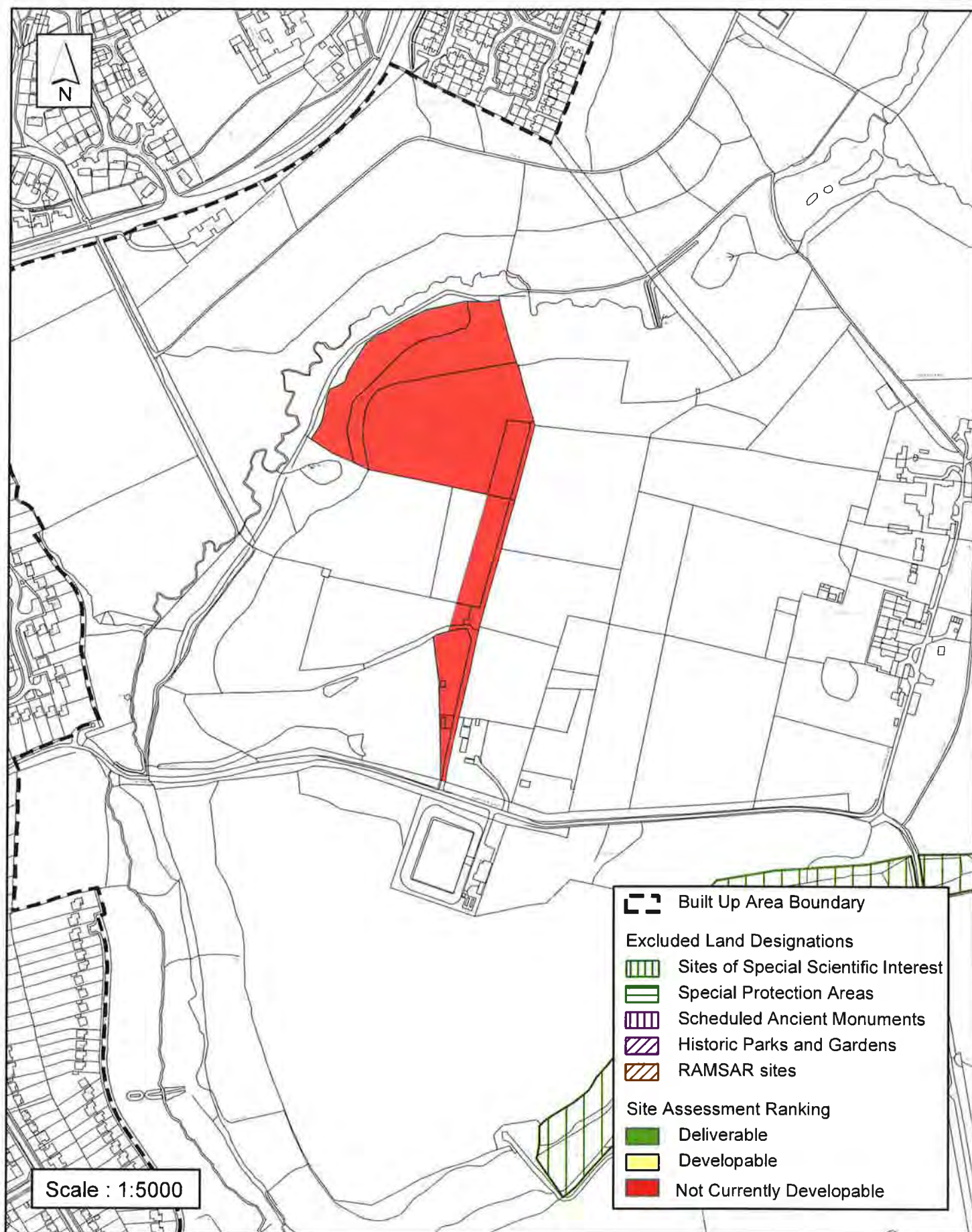
Justification

The site is located in an isolated rural location and unrelated to the Built Up Area and is therefore defined 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 - 098 : Forest Farm, Horsham



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Horsham District Council

Park North, North Street, Horsham,
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Head of Strategic & Community Planning, Jill Scarfield

Parish	Forest
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SHLAA Reference	SA156	Site Name	Unit D Foundry Lane
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Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Horsham		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	0.07	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"/>
				Viable	<input type="checkbox"/>

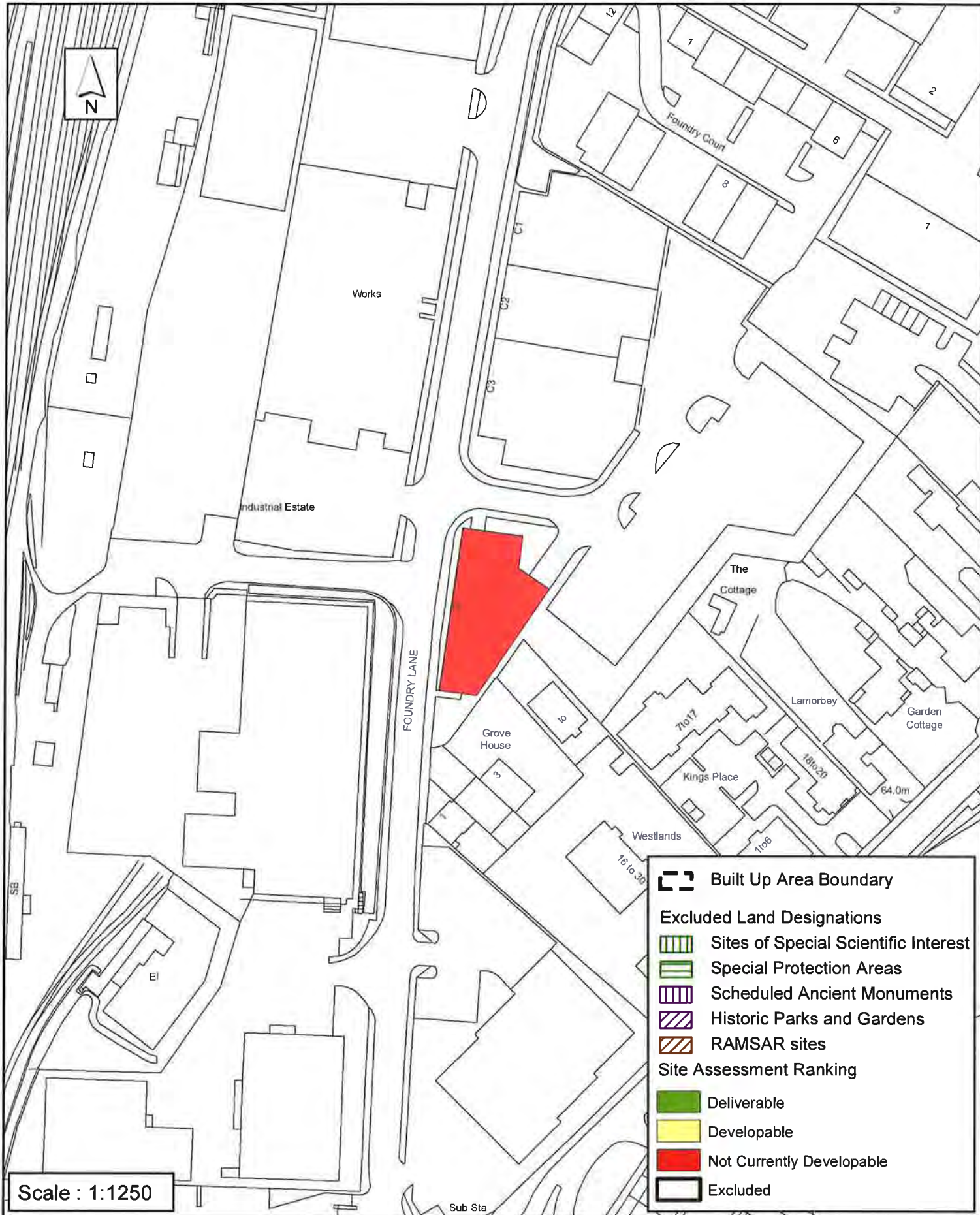
Justification

The site is owned by WSCC and is available for development, however it is located in the centre of a well-established employment area and therefore is considered unsuitable for development.

Excluded Site	<input type="checkbox"/>	Exclusion Reason
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Lapsed PP	<input type="checkbox"/>	Date
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SA - 156: Unit D, Foundry Lane, Horsham



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Date: 03/02/2014

Revision: 12/10/2015

Horsham District Council

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

Chris Lyons : Director of Planning, Economic Development & Property

Parish	Forest
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SHLAA Reference	SA178	Site Name	1 Blatchford Road
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Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Horsham		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	0.2	Suitable	<input type="checkbox"/>
Not Currently Developable	<input checked="" type="checkbox"/>	Greenfield/PDL	PDL	Available	<input type="checkbox"/>
		Site Total	0	Achievable	<input type="checkbox"/>
				Viable	<input type="checkbox"/>

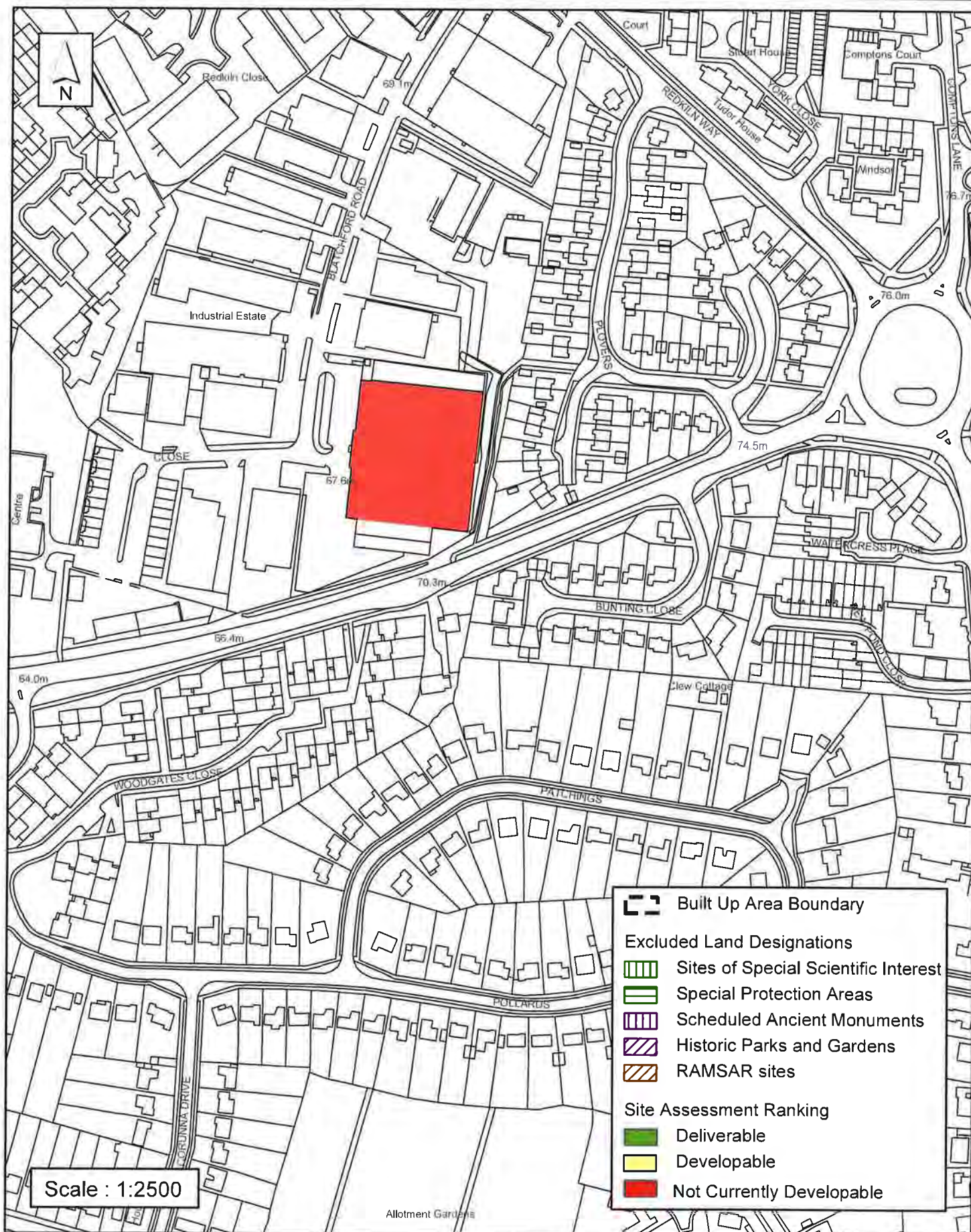
Justification

The site is currently used by Scott Sargeant and is therefore not available. The site is assessed as Not Currently Developable.

Excluded Site	<input type="checkbox"/>	Exclusion Reason
----------------------	--------------------------	-------------------------

Lapsed PP	<input type="checkbox"/>	Date
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SA - 178: 1 Blatchford Road, Horsham



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Horsham District Council

Park North, North Street, Horsham,
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Head of Strategic & Community Planning, Jill Scarfield

Parish	Forest
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SHLAA Reference	SA179	Site Name	City Business Centre
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Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Brighton Road, Horsham	
Years 6-10 Developable	<input type="checkbox"/>			
Years 11+	<input type="checkbox"/>	Site Area (ha)		Suitable <input type="checkbox"/>
Not Currently Developable	<input checked="" type="checkbox"/>	Greenfield/PDL	PDL	Available <input type="checkbox"/>
		Site Total	0	Achievable <input type="checkbox"/>
				Viable <input type="checkbox"/>

Justification

The site is a modern, medium-sized business space with secondary retail frontage facing Brighton Road. There is good access and parking to rear however the preference is to retain commercial use on this site meaning the site is not suitable and 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 - 179: 2nd floor, City Business Centre, Horsham



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Horsham District Council

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Parish**Forest**

SHLAA Reference SA189 **Site Name** Units 3,5,9 and 10, Foundry Court

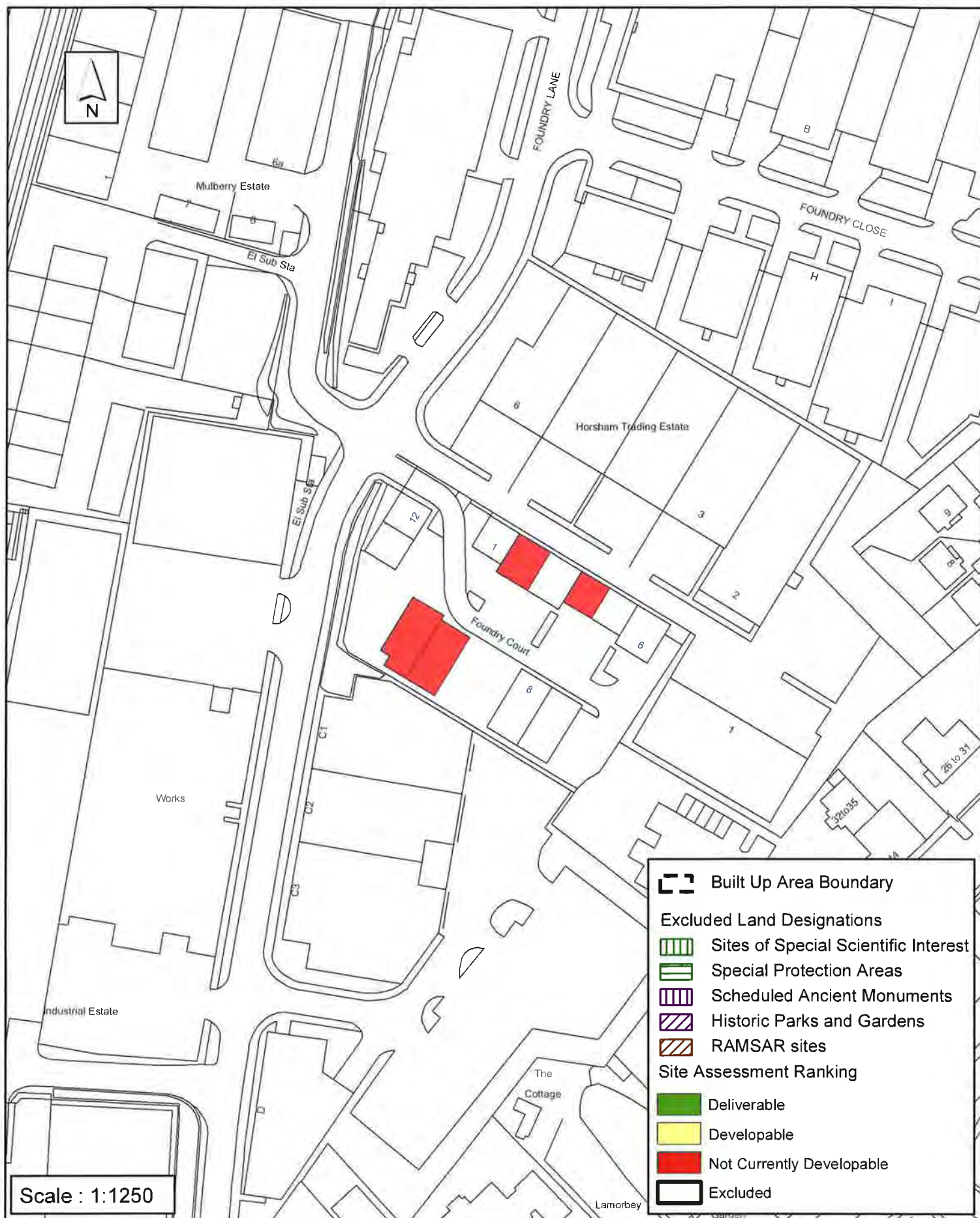
Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Horsham		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	0.2	Suitable	<input type="checkbox"/>
Not Currently Developable	<input checked="" type="checkbox"/>	Greenfield/PDL	PDL	Available	<input type="checkbox"/>
		Site Total	0	Achievable	<input type="checkbox"/>
				Viable	<input type="checkbox"/>

Justification

The site is currently used as office space meaning it is unavailable and assessed as not currently developable.

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

SA - 189: Units 3,5,9 and 10, Foundry Court, Forest, Horsham



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Date: 03/02/2014

Revision: 12/10/2015

Horsham District Council

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

Chris Lyons : Director of Planning, Economic Development & Property

Parish	Forest
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SHLAA Reference	SA199	Site Name	Century House
------------------------	-------	------------------	---------------

Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Station Road, Horsham	
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	PDL	Available <input type="checkbox"/>
		Site Total	0	Achievable <input type="checkbox"/>
				Viable <input type="checkbox"/>

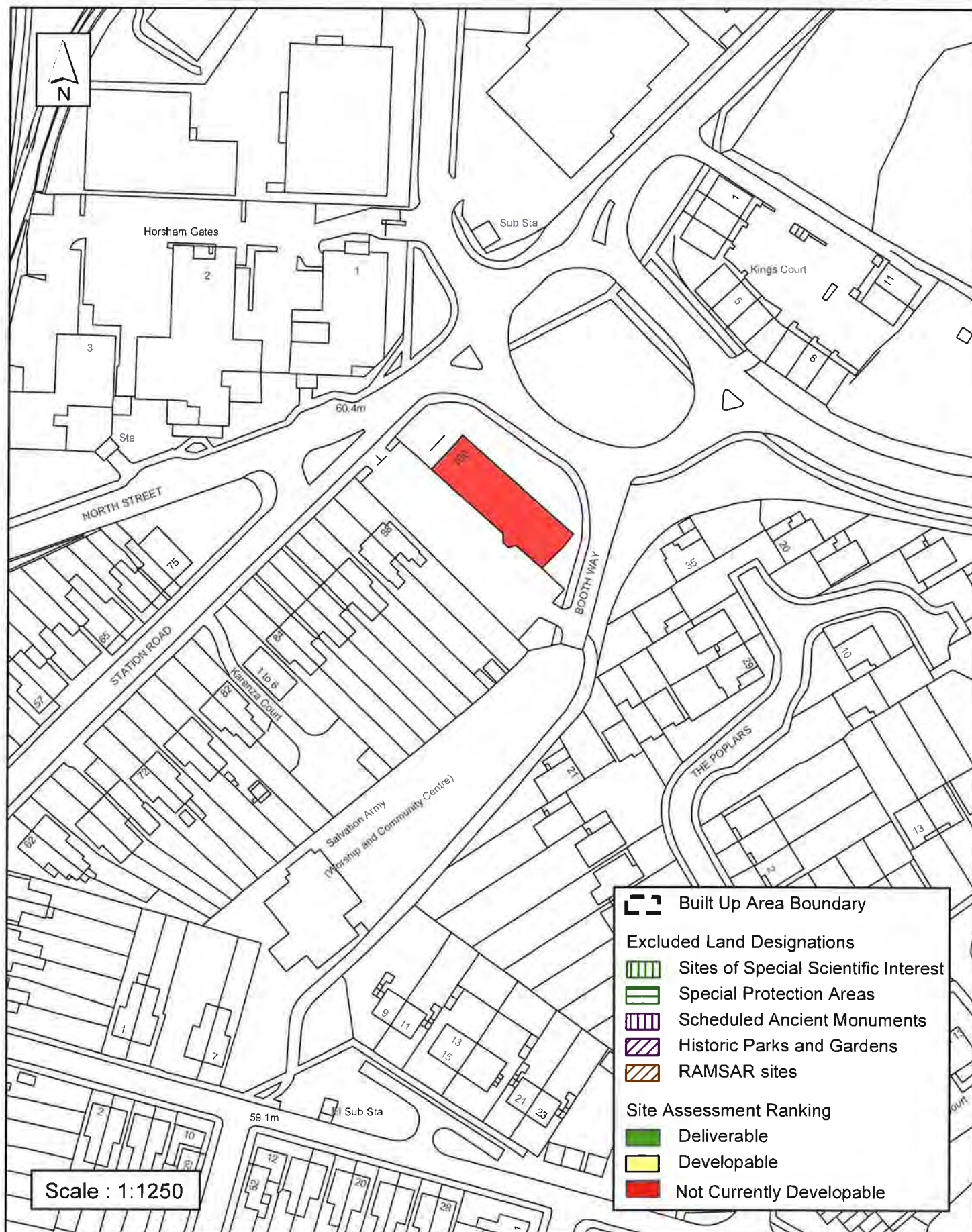
Justification

The site is vacant and suitable for redevelopment, however as a key gateway into the town commercial use would be preferred. The owner of the site has also not expressed an intention to develop the site meaning it is 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 - 199: Century House, Station Road, Horsham



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Horsham District Council

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Parish	Forest
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SHLAA Reference	SA209	Site Name	Above Furniture Emporium
------------------------	-------	------------------	--------------------------

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

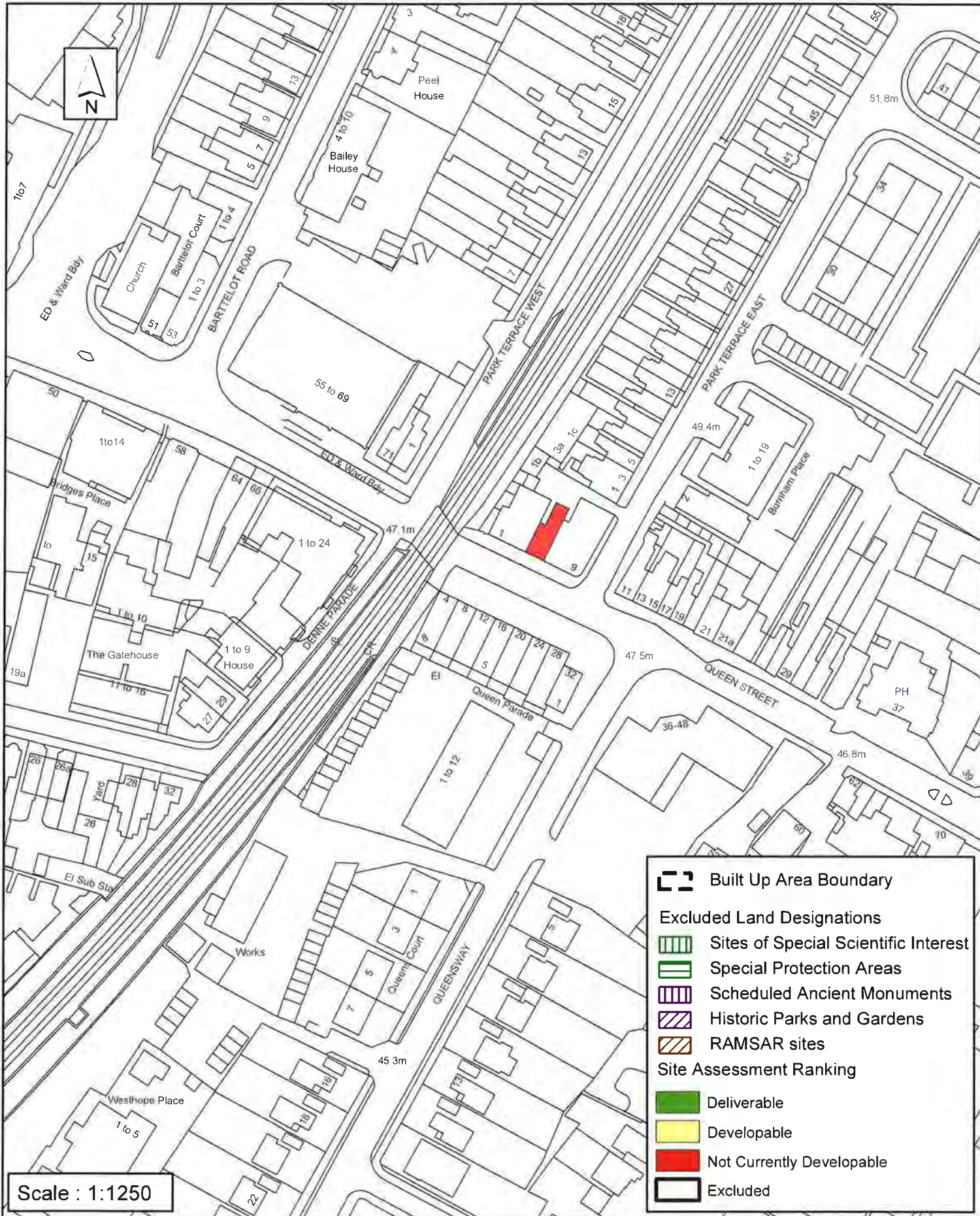
Justification

The site is already in residential use and not available for development

Excluded Site	<input type="checkbox"/>	Exclusion Reason
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Lapsed PP	<input type="checkbox"/>	Date
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SA209 - Above Furniture Emporium, 5 Queen Street, Forest, Horsham



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Horsham District Council

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

Chris Lyons : Director of Planning, Economic Development & Property

Parish	Forest
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SHLAA Reference	SA298	Site Name	Land at Chesworth Farm
------------------------	-------	------------------	------------------------

Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Land south of Brighton Road: Strategic Site Option	
Years 6-10 Developable	<input type="checkbox"/>			
Years 11+	<input type="checkbox"/>	Site Area (ha)	Approx. 90	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"/>
				Viable <input type="checkbox"/>

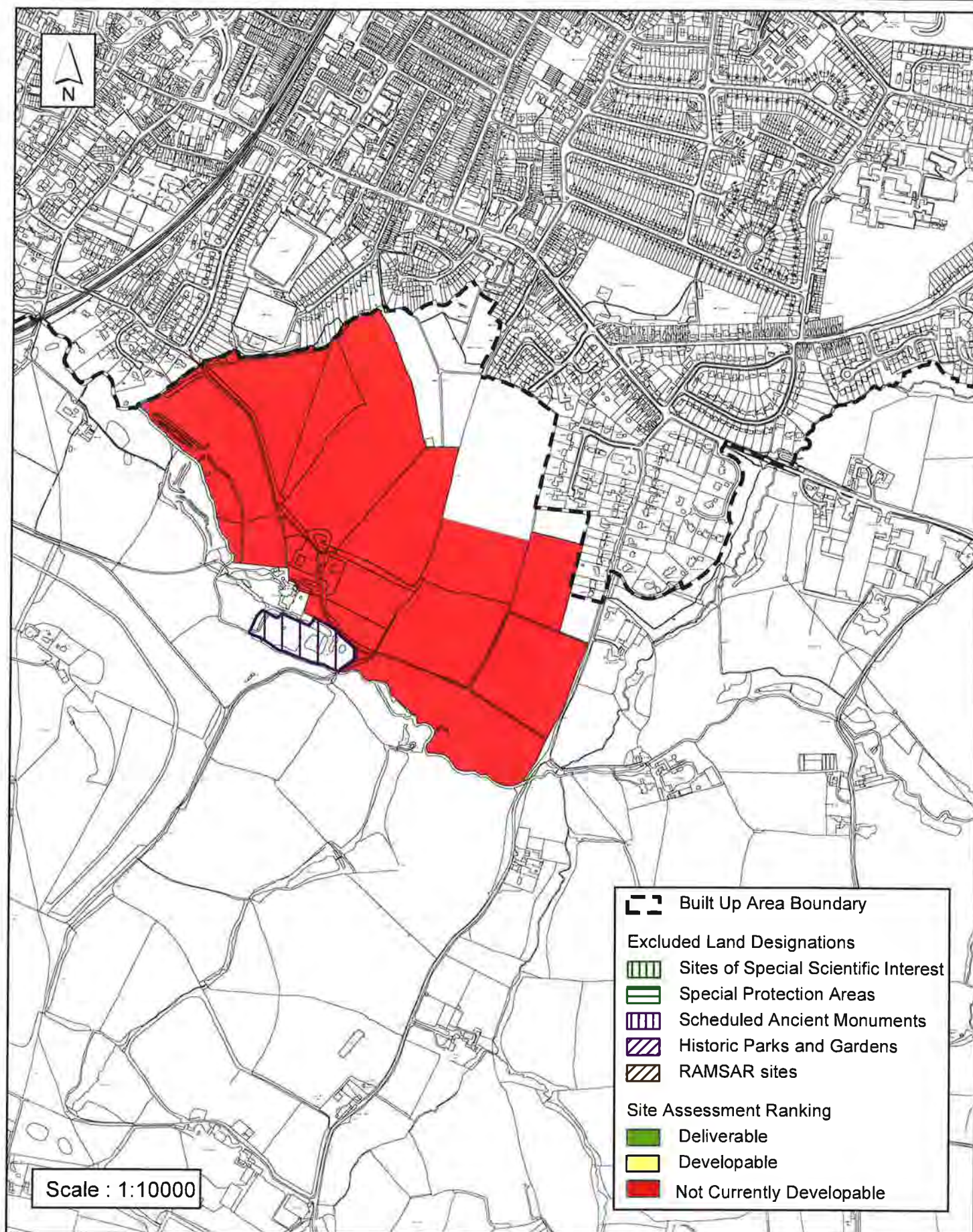
Justification

The site was identified as a broad strategic site in the 'Leading change in Partnership' consultation document in 2009. It adjoins the settlement boundary of Horsham and is close to the existing town centre services and facilities. The site is also an important recreational resource and landscape area to the south of the town. It is therefore not a suitable location for development. The site would need access to the A281 and infrastructure capacity is low. The costs to overcome this limit the viability of the site. The site is therefore 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 - 298 : South Horsham (Chesworth Farm)



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Horsham District Council

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Parish	Forest
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SHLAA Reference	SA546	Site Name	Units 4-6 Redkiln Close
------------------------	-------	------------------	-------------------------

Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Units 4-6 Redkiln Close, Horsham	
Years 6-10 Developable	<input type="checkbox"/>			
Years 11+	<input type="checkbox"/>	Site Area (ha)	0.29	Suitable <input type="checkbox"/>
Not Currently Developable	<input checked="" type="checkbox"/>	Greenfield/PDL	PDL	Available <input type="checkbox"/>
		Site Total	0	Achievable <input type="checkbox"/>
				Viable <input type="checkbox"/>

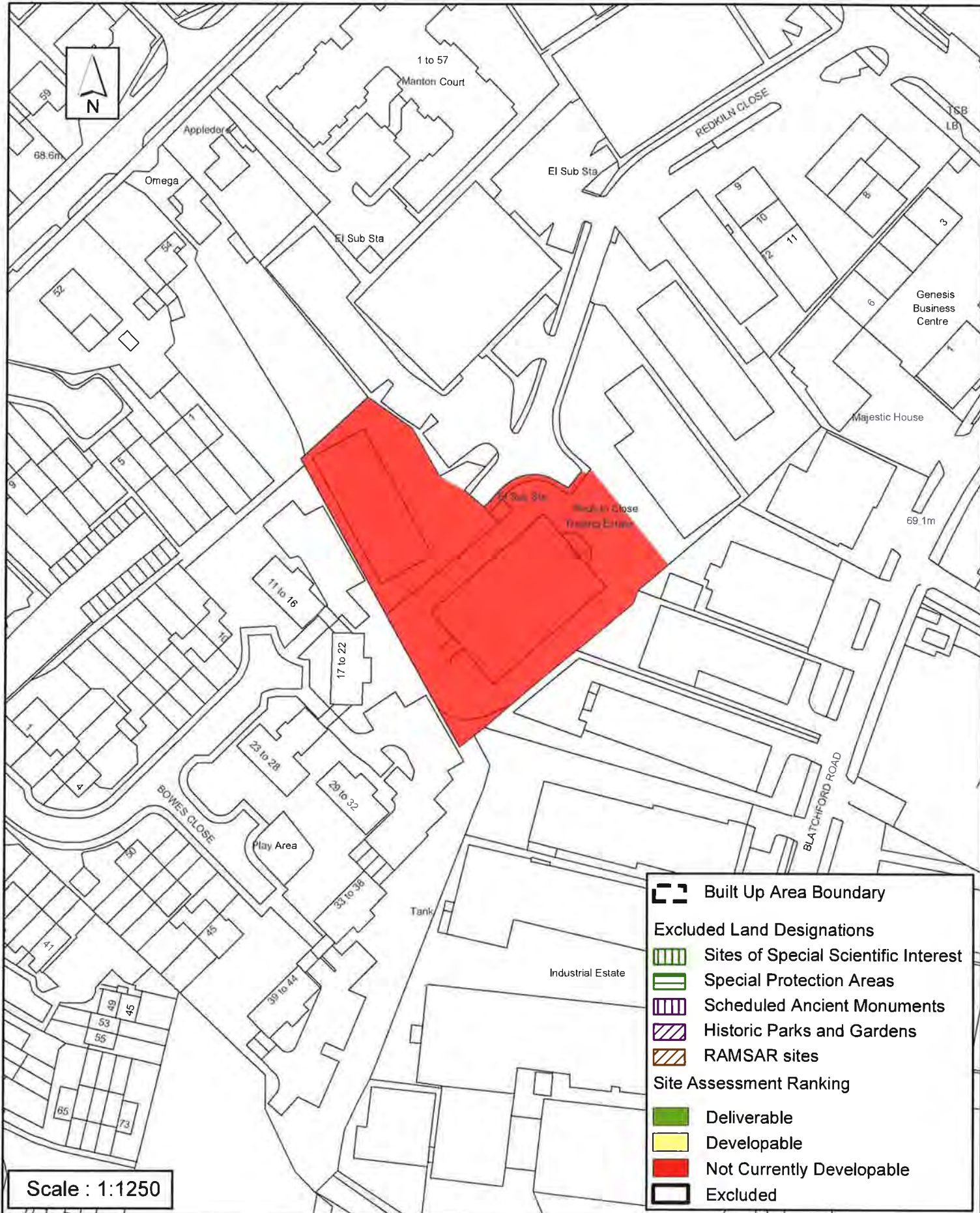
Justification

The landowner has expressed an interest in developing the site, meaning the site is available. However it is currently in commercial use, surrounded by industrial units. As such it is not considered suitable for housing at the present time and 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 - 546 : Units 4-6 Redkiln Close, Horsham



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Date: 25/10/2015

Revision:

Horsham District Council

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West Sussex RH12 1RL.

Chris Lyons : Director of Planning, Economic Development & Property

Parish**Forest**

SHLAA Reference SA140 **Site Name** Bryce Lodge

Years 1-5 Deliverable ☐ **Site Address** Horsham**Years 6-10 Developable** ☐**Years 11+** ☐**Not Currently Developable** ☐**Site Area (ha)** 0.3**Greenfield/PDL** PDL**Site Total** 0**Suitable** ☐**Available** ☐**Achievable** ☐**Viable** ☐**Justification**

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

SA - 140 : Bryce Lodge, New Street, Horsham



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Horsham District Council

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Parish	Forest
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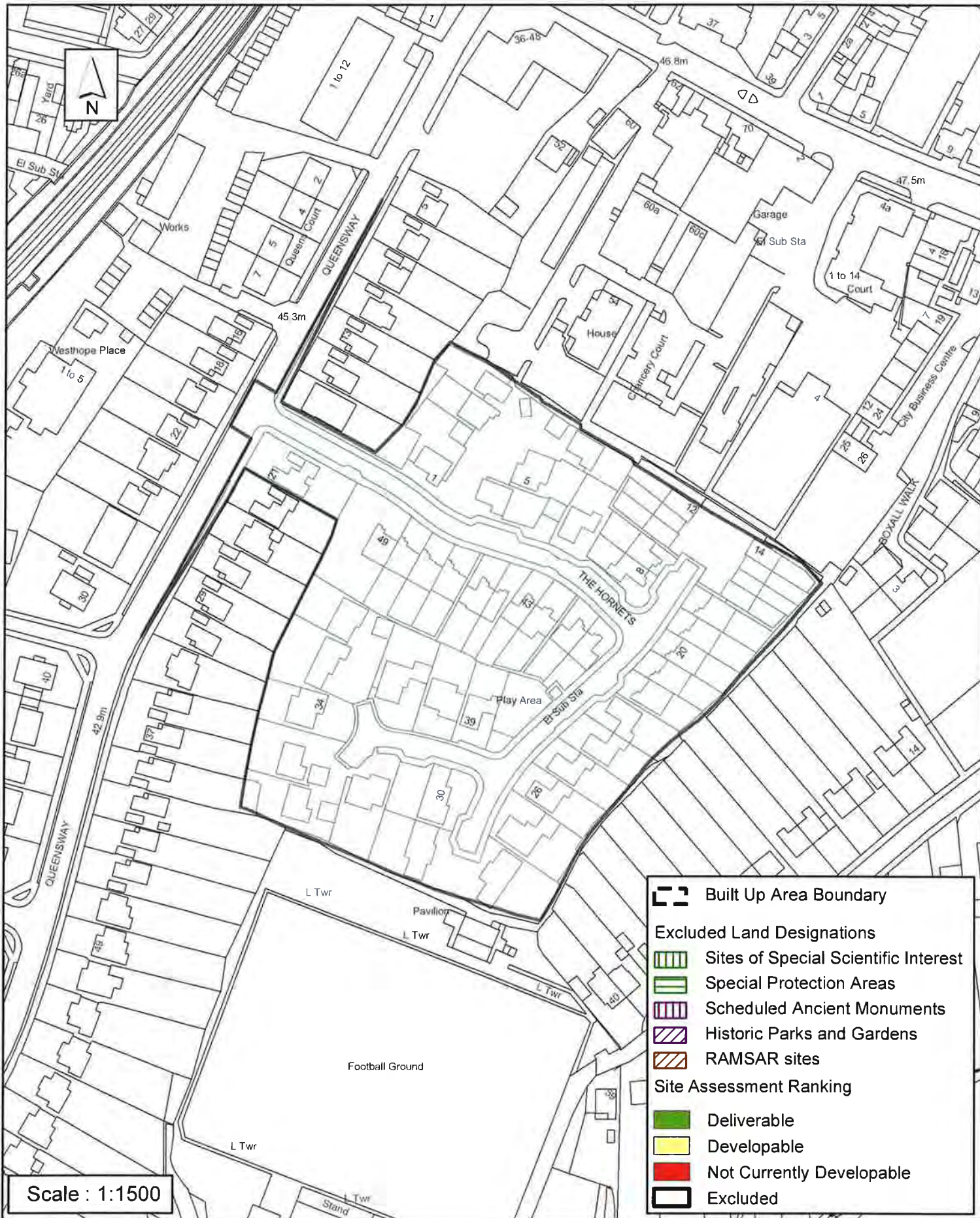
SHLAA Reference	SA142	Site Name	Horsham Football Club
------------------------	-------	------------------	-----------------------

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

Excluded Site	<input checked="" type="checkbox"/>	Exclusion Reason	COMPLETE
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Lapsed PP	<input type="checkbox"/>	Date	
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SA - 142 : Horsham Football Club, Queen Street, Forest, Horsham



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Date: 26/10/2015

Revision:

Horsham District Council

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Chris Lyons : Director of Planning, Economic Development & Property

Parish	Forest
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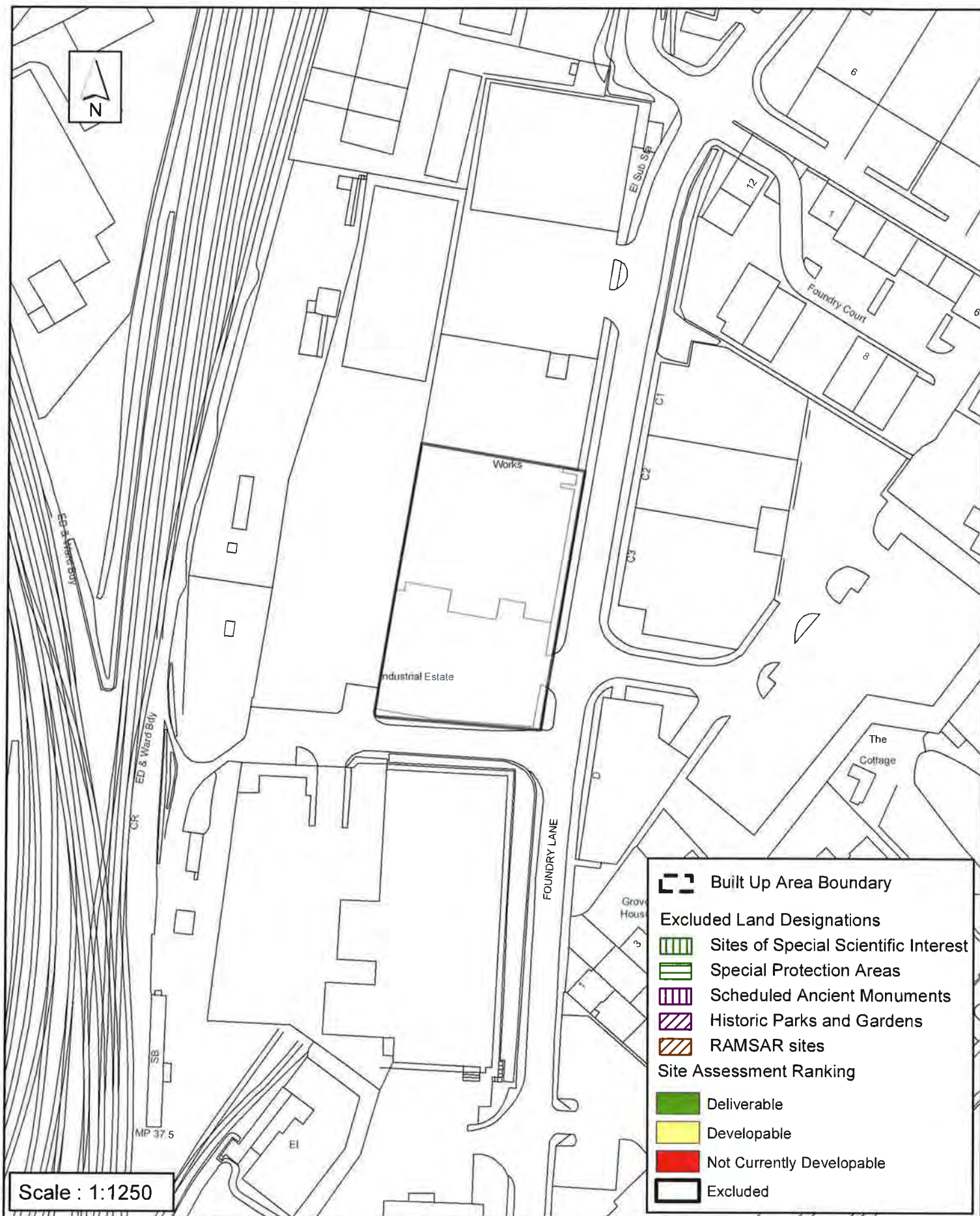
SHLAA Reference	SA188	Site Name	Unit B2 Foundry Lane
------------------------	-------	------------------	----------------------

Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Unit B2 Foundry Lane, Horsham		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	0.25	Suitable	<input type="checkbox"/>
Not Currently Developable	<input type="checkbox"/>	Greenfield/PDL	PDL	Available	<input type="checkbox"/>
		Site Total	0	Achievable	<input type="checkbox"/>
				Viable	<input type="checkbox"/>

Justification

Excluded Site	<input checked="" type="checkbox"/>	Exclusion Reason	This site is considered for commercial use and is therefore excluded from the residential assessment
Lapsed PP	<input type="checkbox"/>	Date	

SA - 188: Unit B2 Foundry Lane, Forest, Horsham



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Date: 12/10/2015

Revision:

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Chris Lyons : Director of Planning, Economic Development & Property

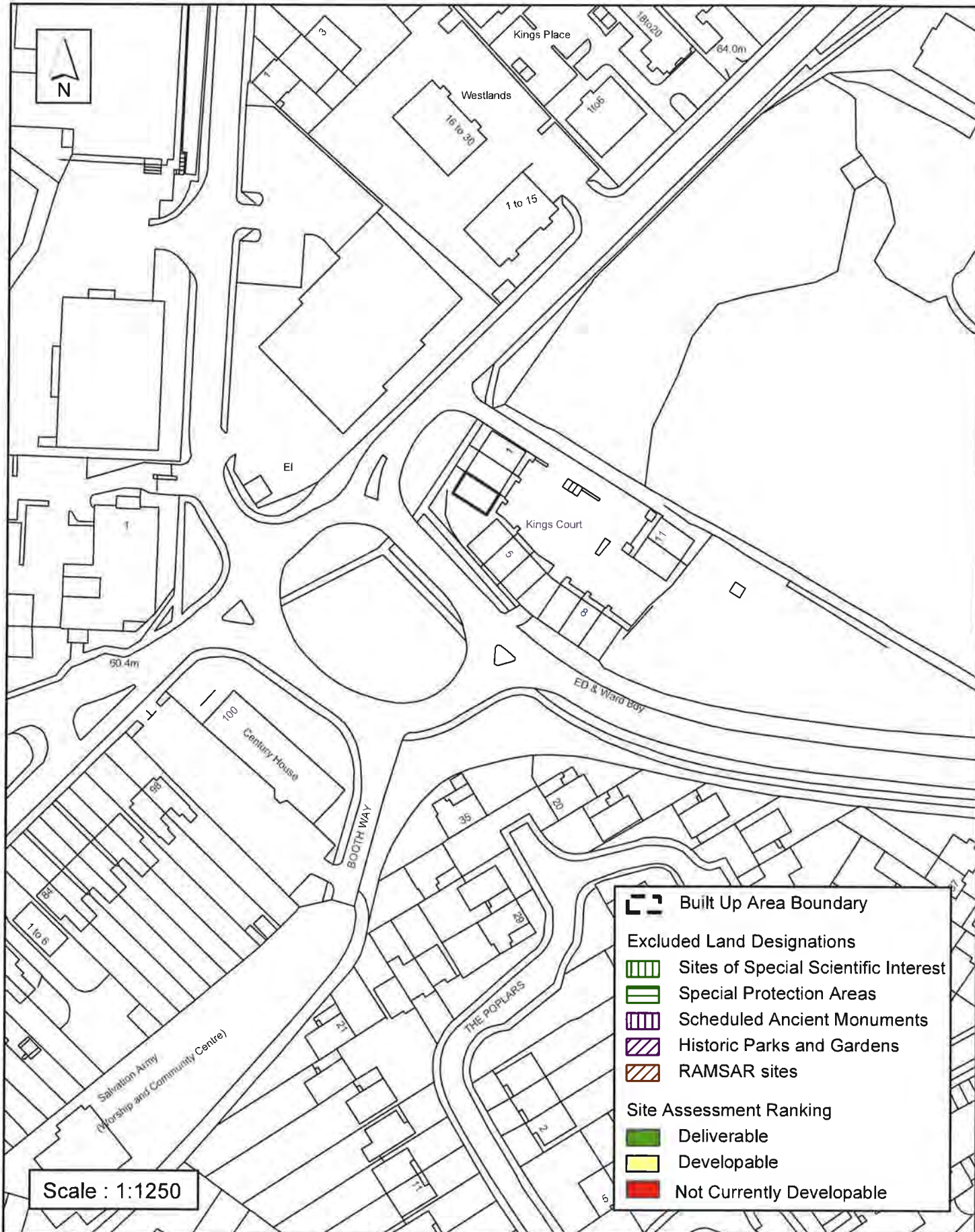
Parish	Forest
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SHLAA Reference	SA190	Site Name	3 Kings Court
------------------------	-------	------------------	---------------

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

Excluded Site	<input checked="" type="checkbox"/>	Exclusion Reason	The potential yield of the site falls below the required SHELAA threshold of 6 dwellings
Lapsed PP	<input type="checkbox"/>	Date	

SA - 190: 3 Kings Court, Horsham



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Horsham District Council

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Parish	Forest
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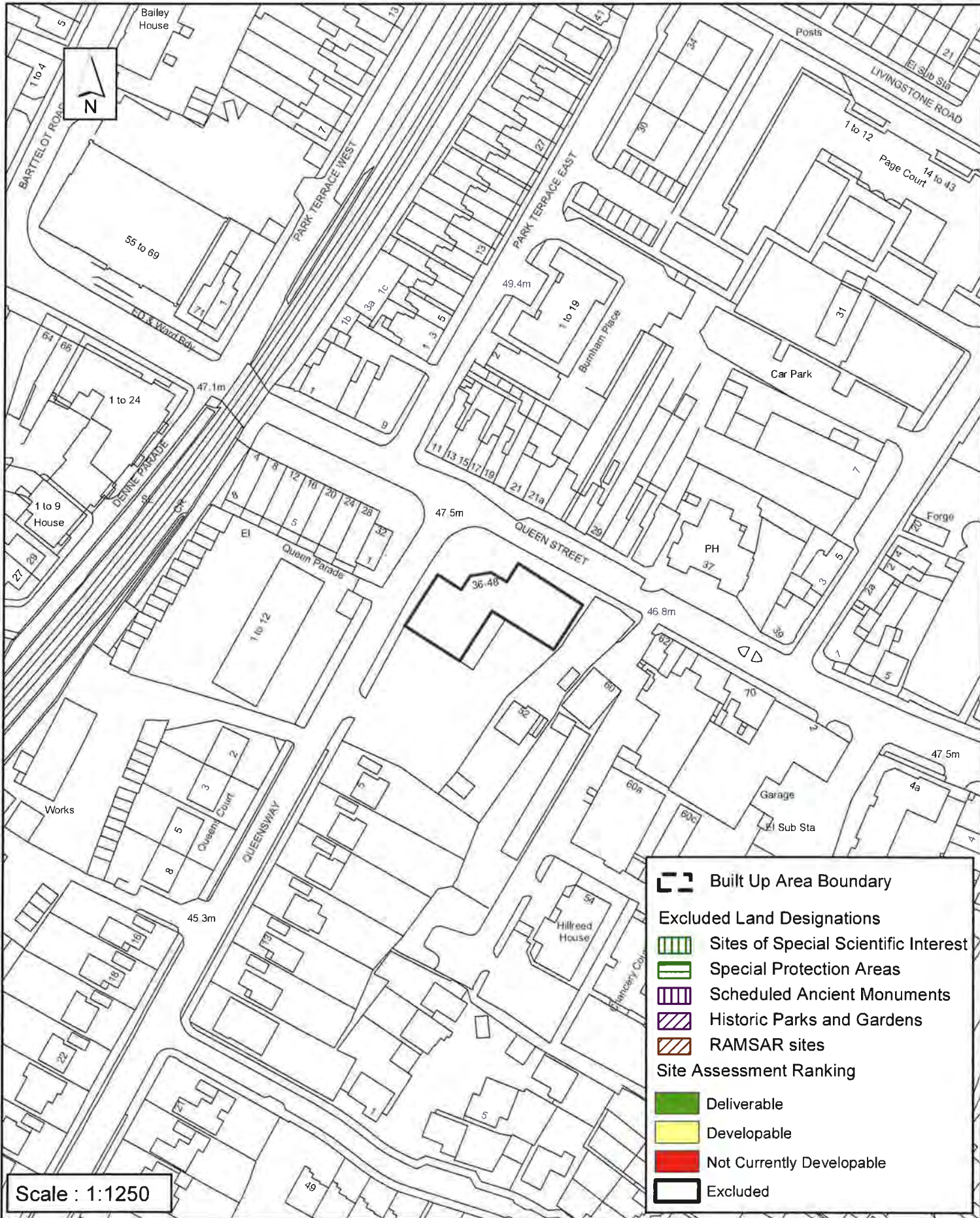
SHLAA Reference	SA207	Site Name	Premier House
------------------------	-------	------------------	---------------

Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	36 - 48 Queen Street, Horsham		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	0.02	Suitable	<input type="checkbox"/>
Not Currently Developable	<input type="checkbox"/>	Greenfield/PDL	PDL	Available	<input type="checkbox"/>
		Site Total	0	Achievable	<input type="checkbox"/>
				Viable	<input type="checkbox"/>
Justification					

Excluded Site	<input checked="" type="checkbox"/>	Exclusion Reason	Duplication Assessed under Site SA314
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Lapsed PP	<input type="checkbox"/>	Date	
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SA - 207: Premier House, 36-48 Queen Street, Forest, Horsham



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Horsham District Council

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West Sussex RH12 1RL.

Chris Lyons : Director of Planning, Economic Development & Property

Parish	Forest
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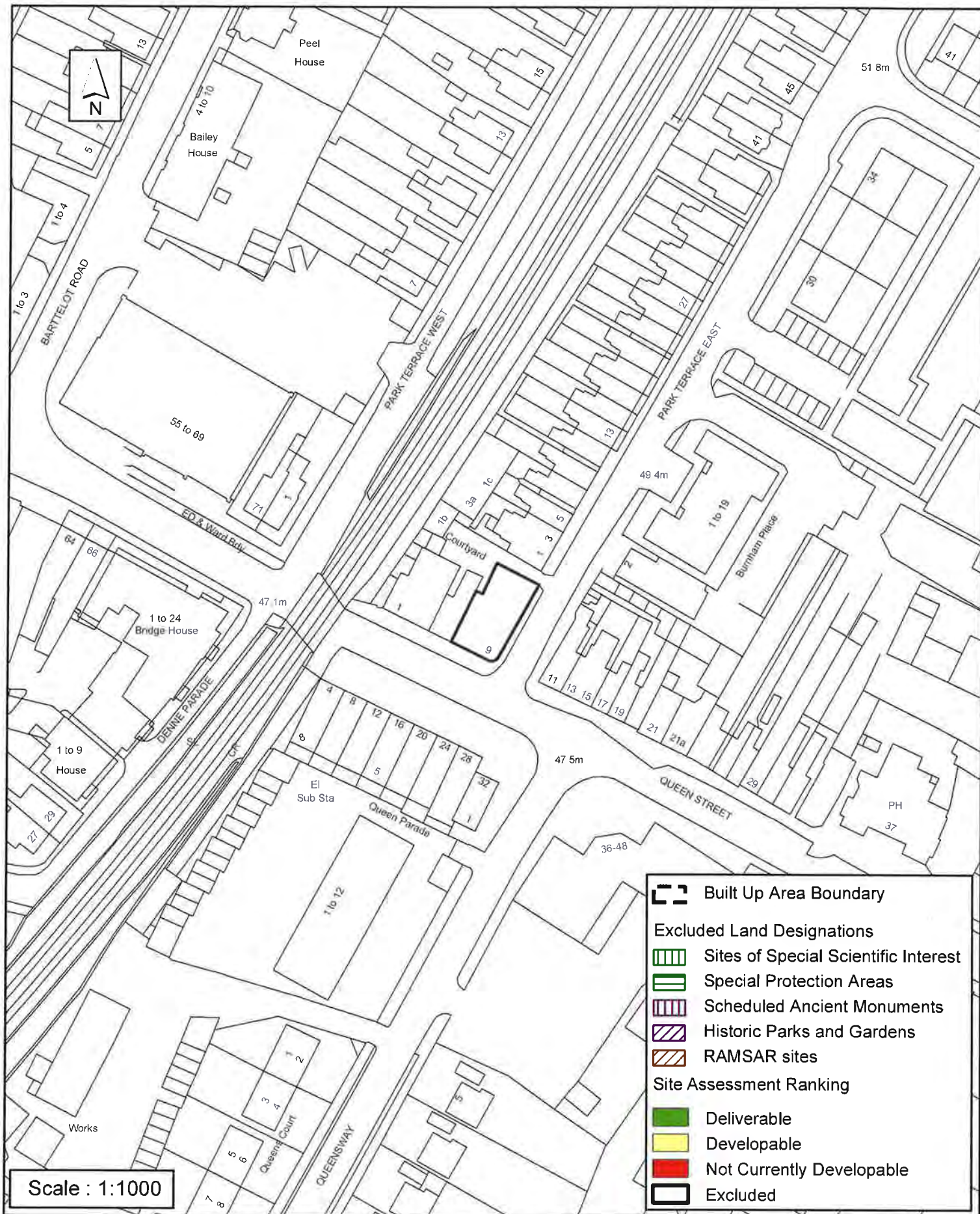
SHLAA Reference	SA208	Site Name	Next to Piano Centre
------------------------	-------	------------------	----------------------

Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	7-9 Queen Street	
Years 6-10 Developable	<input type="checkbox"/>			
Years 11+	<input type="checkbox"/>	Site Area (ha)		Suitable <input type="checkbox"/>
Not Currently Developable	<input type="checkbox"/>	Greenfield/PDL	PDL	Available <input type="checkbox"/>
		Site Total	0	Achievable <input type="checkbox"/>
				Viable <input type="checkbox"/>

Justification

Excluded Site	<input checked="" type="checkbox"/>	Exclusion Reason	This development falls below the SHELAA threshold of six units and is subsequently excluded from the assessment.
Lapsed PP	<input type="checkbox"/>	Date	

SA - 208: Next to Piano Centre, 7-9 Queen Street, Forest, Horsham



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Date: 06/06/2014

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Horsham District Council

Parkside, Chart Way, Horsham
West Sussex RH12 1RL

Chris Lyons : Director of Planning, Economic Development & Property

Parish	Forest
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SHLAA Reference	SA216	Site Name	Laundry site
------------------------	-------	------------------	--------------

Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Laundry site, Arun Way, Horsham	
Years 6-10 Developable	<input type="checkbox"/>			
Years 11+	<input type="checkbox"/>	Site Area (ha)	0.1	Suitable <input type="checkbox"/>
Not Currently Developable	<input type="checkbox"/>	Greenfield/PDL	PDL	Available <input type="checkbox"/>
		Site Total	0	Achievable <input type="checkbox"/>
				Viable <input type="checkbox"/>

Justification

Excluded Site	<input checked="" type="checkbox"/>	Exclusion Reason	COMPLETE
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Lapsed PP	<input type="checkbox"/>	Date
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SA - 216: Laundry Site, Arun Way, Horsham



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Horsham District Council

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Head of Strategic & Community Planning, Jill Scarfield

Parish	Forest
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SHLAA Reference	SA218	Site Name	St Leonards School
------------------------	-------	------------------	--------------------

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

Excluded Site	<input checked="" type="checkbox"/>	Exclusion Reason	COMPLETE
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Lapsed PP	<input type="checkbox"/>	Date	
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SA - 218: St Leonards School, Horsham



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Horsham District Council

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Parish**Forest**

SHLAA Reference SA219 **Site Name** Ashby Court

Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Ashby Court, Elm Grove	
Years 6-10 Developable	<input type="checkbox"/>			
Years 11+	<input type="checkbox"/>	Site Area (ha)	0.1	Suitable <input type="checkbox"/>
Not Currently Developable	<input type="checkbox"/>	Greenfield/PDL	PDL	Available <input type="checkbox"/>
		Site Total	0	Achievable <input type="checkbox"/>
				Viable <input type="checkbox"/>

Justification

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

SA - 219: Ashby Court, Elm Grove, Horsham



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Horsham District Council

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Head of Strategic & Community Planning, Jill Scarfield

Parish	Forest
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SHLAA Reference	SA254	Site Name	59 Park Terrace East
------------------------	-------	------------------	----------------------

Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Horsham		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	0.12	Suitable	<input type="checkbox"/>
Not Currently Developable	<input type="checkbox"/>	Greenfield/PDL	PDL	Available	<input type="checkbox"/>
		Site Total	0	Achievable	<input type="checkbox"/>
				Viable	<input type="checkbox"/>
Justification					

Excluded Site	<input checked="" type="checkbox"/>	Exclusion Reason	COMPLETE
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Lapsed PP	<input type="checkbox"/>	Date
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SA - 254: 59 Park Terrace East, Horsham



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Horsham District Council

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Parish	Forest
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SHLAA Reference	SA265	Site Name	19 Brighton Road
------------------------	-------	------------------	------------------

Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Horsham		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	0.1	Suitable	<input type="checkbox"/>
Not Currently Developable	<input type="checkbox"/>	Greenfield/PDL	PDL	Available	<input type="checkbox"/>
		Site Total	0	Achievable	<input type="checkbox"/>
				Viable	<input type="checkbox"/>

Justification

Excluded Site	<input checked="" type="checkbox"/>	Exclusion Reason	The potential yield of the site falls below the required SHELAA threshold of 6 dwellings
Lapsed PP	<input type="checkbox"/>	Date	

SA - 265: 19 Brighton Road, Horsham



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Horsham District Council

Horsham District Council
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Head of Strategic & Community Planning, Jill Scarfield

Parish	Forest
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SHLAA Reference	SA313	Site Name	Kayel Engineering
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Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Kayel Engineering		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	0.1	Suitable	<input type="checkbox"/>
Not Currently Developable	<input type="checkbox"/>	Greenfield/PDL	PDL	Available	<input type="checkbox"/>
		Site Total	0	Achievable	<input type="checkbox"/>
				Viable	<input type="checkbox"/>
Justification					

Excluded Site	<input checked="" type="checkbox"/>	Exclusion Reason	COMPLETE
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Lapsed PP	<input type="checkbox"/>	Date
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SA - 313 : Kayel Engineering, Horsham



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Horsham District Council

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Parish	Forest
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SHLAA Reference	SA323	Site Name	Land South of Woodlands Chase
------------------------	-------	------------------	-------------------------------

Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Sedgwick Lane, Horsham	
Years 6-10 Developable	<input type="checkbox"/>			
Years 11+	<input type="checkbox"/>	Site Area (ha)	0.70	Suitable <input type="checkbox"/>
Not Currently Developable	<input type="checkbox"/>	Greenfield/PDL	Greenfield	Available <input type="checkbox"/>
		Site Total	4	Achievable <input type="checkbox"/>
				Viable <input type="checkbox"/>
Justification				

Excluded Site	<input checked="" type="checkbox"/>	Exclusion Reason	The site falls below the required threshold of 6 dwellings and is therefore excluded from further assessment.
Lapsed PP	<input type="checkbox"/>	Date	



Parish**Forest**

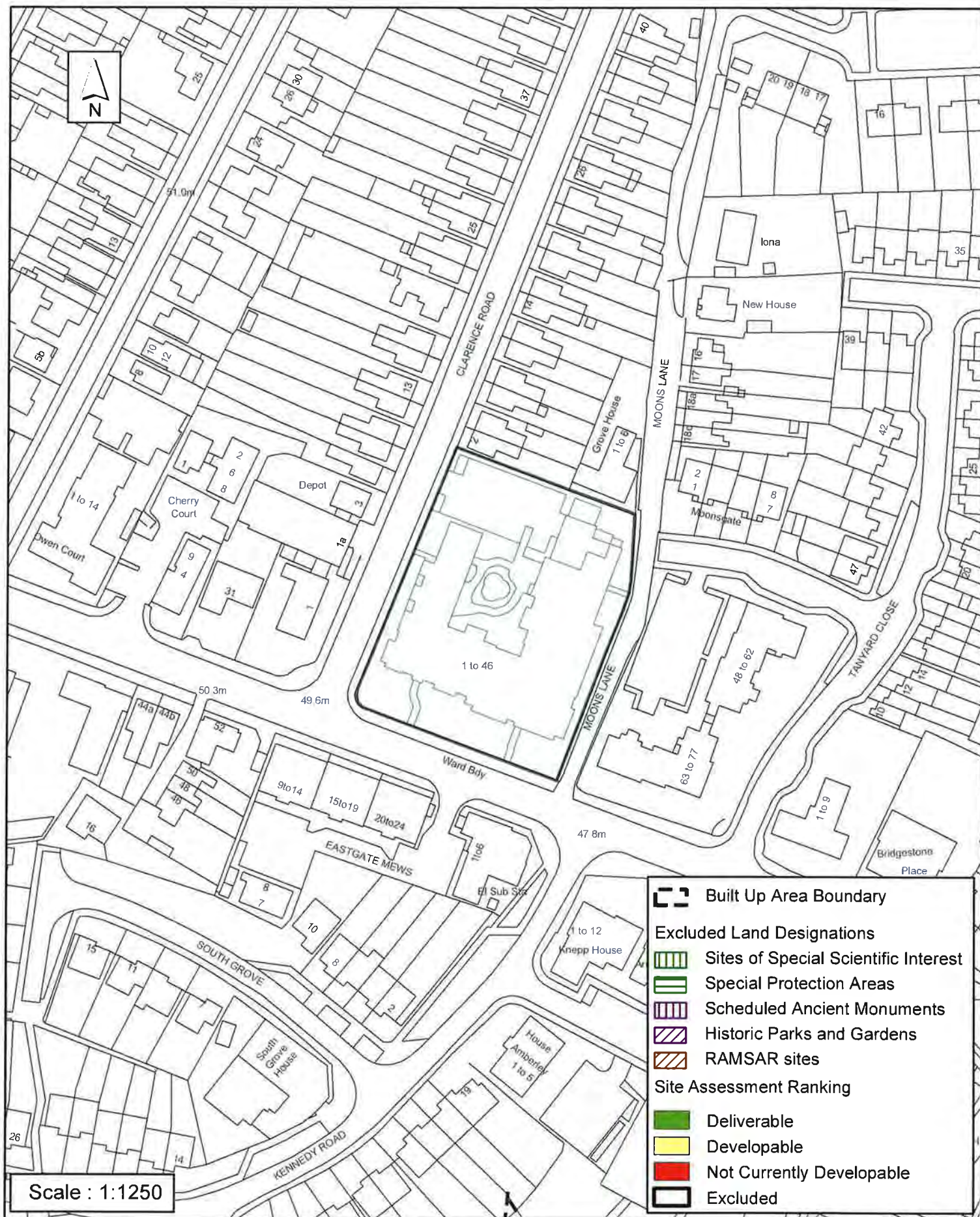
SHLAA Reference SA403 **Site Name** Mid Sussex Area Professional Centre

Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Mid Sussex Area Professional Centre, Clarence Road, Horsham	
Years 6-10 Developable	<input type="checkbox"/>			
Years 11+	<input type="checkbox"/>	Site Area (ha)	0.38	Suitable <input type="checkbox"/>
Not Currently Developable	<input type="checkbox"/>	Greenfield/PDL	PDL	Available <input type="checkbox"/>
		Site Total	0	Achievable <input type="checkbox"/>
				Viable <input type="checkbox"/>

Justification

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

SA - 403 : Mid Sussex Area Professional Centre, Forest, Horsham



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Date: 19/05/2014

Revision: 26/10/2015

Horsham District Council

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Chris Lyons : Director of Planning, Economic Development & Property

Parish	Forest
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SHLAA Reference	SA455	Site Name	Tower Court
------------------------	-------	------------------	-------------

Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Tower Court, Queensway, Horsham		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	0.03	Suitable	<input type="checkbox"/>
Not Currently Developable	<input type="checkbox"/>	Greenfield/PDL	PDL	Available	<input type="checkbox"/>
		Site Total	0	Achievable	<input type="checkbox"/>
				Viable	<input type="checkbox"/>

Justification

Excluded Site	<input checked="" type="checkbox"/>	Exclusion Reason	COMPLETE
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Lapsed PP	<input type="checkbox"/>	Date	
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SA-455 : Tower Court, Horsham, Forest



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Date: 03/06/2015

Revision: 28/07/2016

Horsham District Council

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

Chris Lyons : Director of Planning, Economic Development & Property

Parish	Forest
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SHLAA Reference	SA456	Site Name	39 Queen Street
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Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	39 Queen Street		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	0.008	Suitable	<input type="checkbox"/>
Not Currently Developable	<input type="checkbox"/>	Greenfield/PDL	PDL	Available	<input type="checkbox"/>
		Site Total	0	Achievable	<input type="checkbox"/>
				Viable	<input type="checkbox"/>
Justification					

Excluded Site	<input checked="" type="checkbox"/>	Exclusion Reason	Duplicate Site. Wider site area assessed under SA525
Lapsed PP	<input type="checkbox"/>	Date	

