

# **Pulborough Parish**

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# Pulborough 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 Pulborough Parish is summarised as follows:**

SHELAA Reference	Site Name	Site Address	Outcome of assessment	Total Units
SA036	Land at Stane Street	Stane Street, Pulborough	Green (1-5 Years Deliverable)	119
SA593	Land off Stopham Road	Adjacent Railway Cottages and Puborough Railway Station Stopham Road, Pulborough	Green (1-5 Years Deliverable)	23
SA706	Ransoms	Station Road Pulborough	Green (1-5 Years Deliverable)	9
SA445	Land adj Drovers Lane (New Place Farm)	Land at Drovers Lane, Pulborough (adjoining Glebe Lands)	Yellow (6-10 Years Developable)	50
SA087	Pulborough West Glebe	Church Place, Pulborough	Yellow (11+ Years Developable)	8
SA556	Land at Highfields	Land at Highfields, Stane Street, Pulborough	Yellow (11+ Years Developable)	25
SA641	Land at New Place Nurseries	London Road, Pulborough	Yellow (11+ Years Developable)	100
SA767	Land South of Highfield	Stane Street, Codmore Hill, Pulborough	Yellow (11+ Years Developable)	35
SA042	3 Sites at Manor Farm, Nutbourne	Manor Farm, Nutbourne, Pulborough,	Not Currently Developable	0
SA112	Stane Street Nurseries/Green Dene	Stane Street, Pulborough	Not Currently Developable	0
SA235	Land at Longlands	West Chiltington Road, Marehill,	Not Currently Developable	0
SA248	Land North of Church House	Church Place, Pulborough	Not Currently Developable	0
SA340	Land East of A29, Codmore Hill	Land East of A29, Stane Street, Codmore Hill	Not Currently Developable	0
SA404	Mare Hill House	West Mare Lane, Pulborough	Not Currently Developable	0
SA566	Land at Batts Lane	Land at Batts Lane, Pulborough	Not Currently Developable	0
SA588	Land off Glebelands	Land off Glebelands, Pulborough	Not Currently Developable	0

SA590	Royal Mail Sorting Depot	Pulborough	Not Currently Developable	0
SA597	Steepwood Farm	Adversane	Not Currently Developable	0
SA677	Land at Toat Café and Whitelands	Stane Street and Blackgate Lane, Pulborough	Not Currently Developable	0
SA699	Land at Waterside House	17 Lower Street Pulborough	Not Currently Developable	0
SA710	Land at Codmore Hill Farm	Pickhurst Lane, Pulborough	Not Currently Developable	0
SA711	Pulborough Glebe East	Old Rectory Lane Pulborough	Not Currently Developable	0

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<b>Parish</b>	<b>Pulborough</b>
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<b>SHLAA Reference</b>	SA036	<b>Site Name</b>	Land at Stane Street, Codmore Hill
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<b>Years 1-5 Deliverable</b>	<input checked="" type="checkbox"/>	<b>Site Address</b>	Land at Highfield, Stane Street, Codmore Hill, Pulborough, West Sussex
<b>Years 6-10 Developable</b>	<input type="checkbox"/>		
<b>Years 11+</b>	<input type="checkbox"/>	<b>Site Area (ha)</b>	6.5
<b>Not Currently Developable</b>	<input type="checkbox"/>	<b>Greenfield/PDL</b>	Greenfield
		<b>Site Total</b>	119
		<b>Suitable</b>	<input checked="" type="checkbox"/>
		<b>Available</b>	<input checked="" type="checkbox"/>
		<b>Achievable</b>	<input checked="" type="checkbox"/>

#### Justification

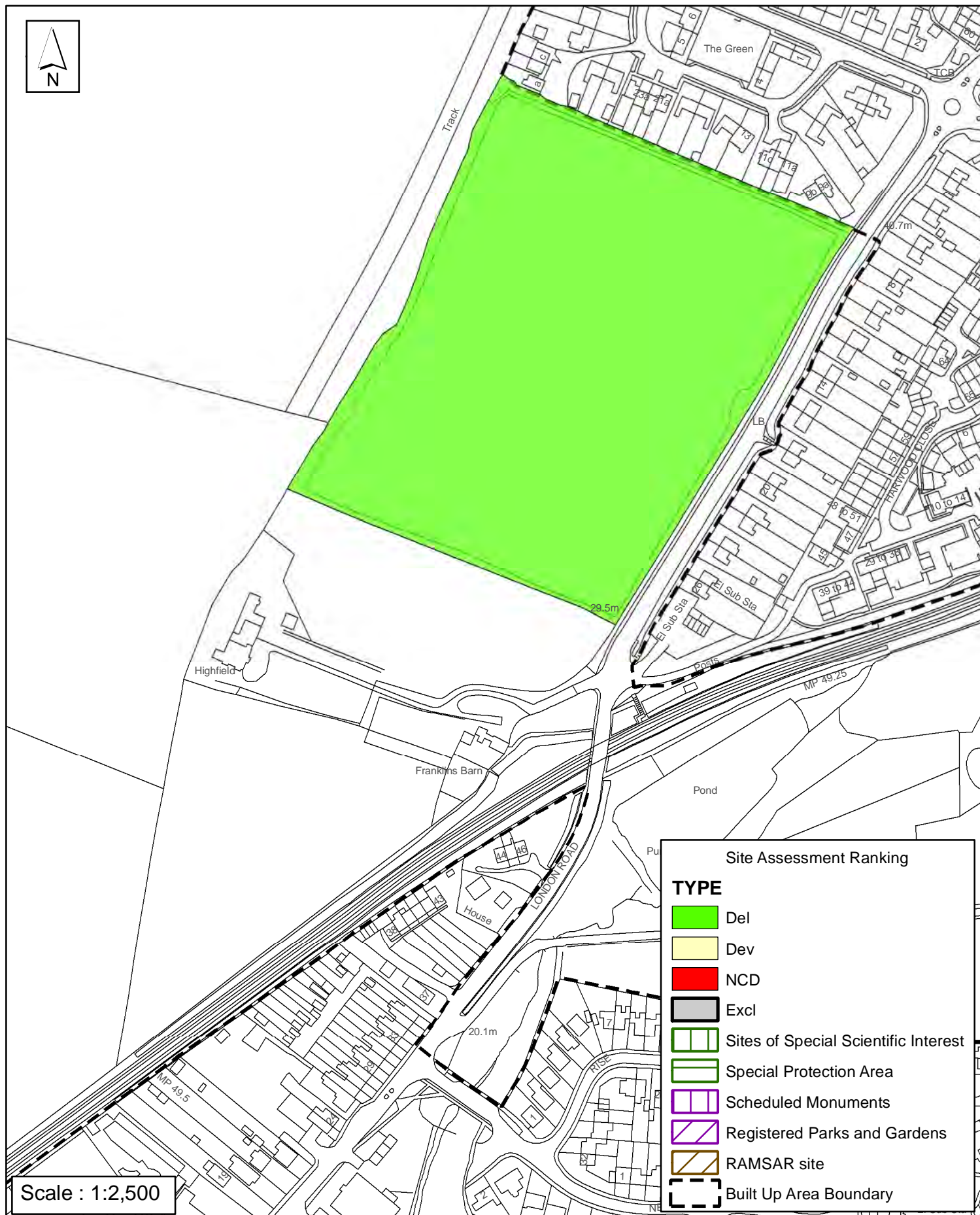
The site has planning permission for 119 dwellings with associated infrastructure and open space via DC/15/1084, DC/14/0683 and DC/11/0952. It is concluded the site is available, suitable, achievable and deliverable in 1-5 years.

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<b>Excluded Site</b>	<input type="checkbox"/>	<b>Exclusion Reason</b>
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<b>Lapsed PP</b>	<input type="checkbox"/>	<b>Date</b>
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# SA - 036 : Land at Stane Street, Pulborough



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<b>Parish</b>	Pulborough
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<b>SHLAA Reference</b>	SA593	<b>Site Name</b>	Land off Stopham Road
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<b>Years 1-5 Deliverable</b>	<input checked="" type="checkbox"/>	<b>Site Address</b>	Land Adjacent Railway Cottages & Pulborough
<b>Years 6-10 Developable</b>	<input type="checkbox"/>		Railway Station Stopham Road Pulborough
<b>Years 11+</b>	<input type="checkbox"/>	<b>Site Area (ha)</b>	1.36
<b>Not Currently Developable</b>	<input type="checkbox"/>	<b>Greenfield/PDL</b>	Both
		<b>Site Total</b>	23
		<b>Suitable</b>	<input checked="" type="checkbox"/>
		<b>Available</b>	<input checked="" type="checkbox"/>
		<b>Achievable</b>	<input checked="" type="checkbox"/>

#### Justification

A planning application DC/16/0728 has resolution to permit 23 dwellings on this site, subject to a S106 agreement. The site is therefore assessed as available, suitable, achievable and deliverable 1-5 years.

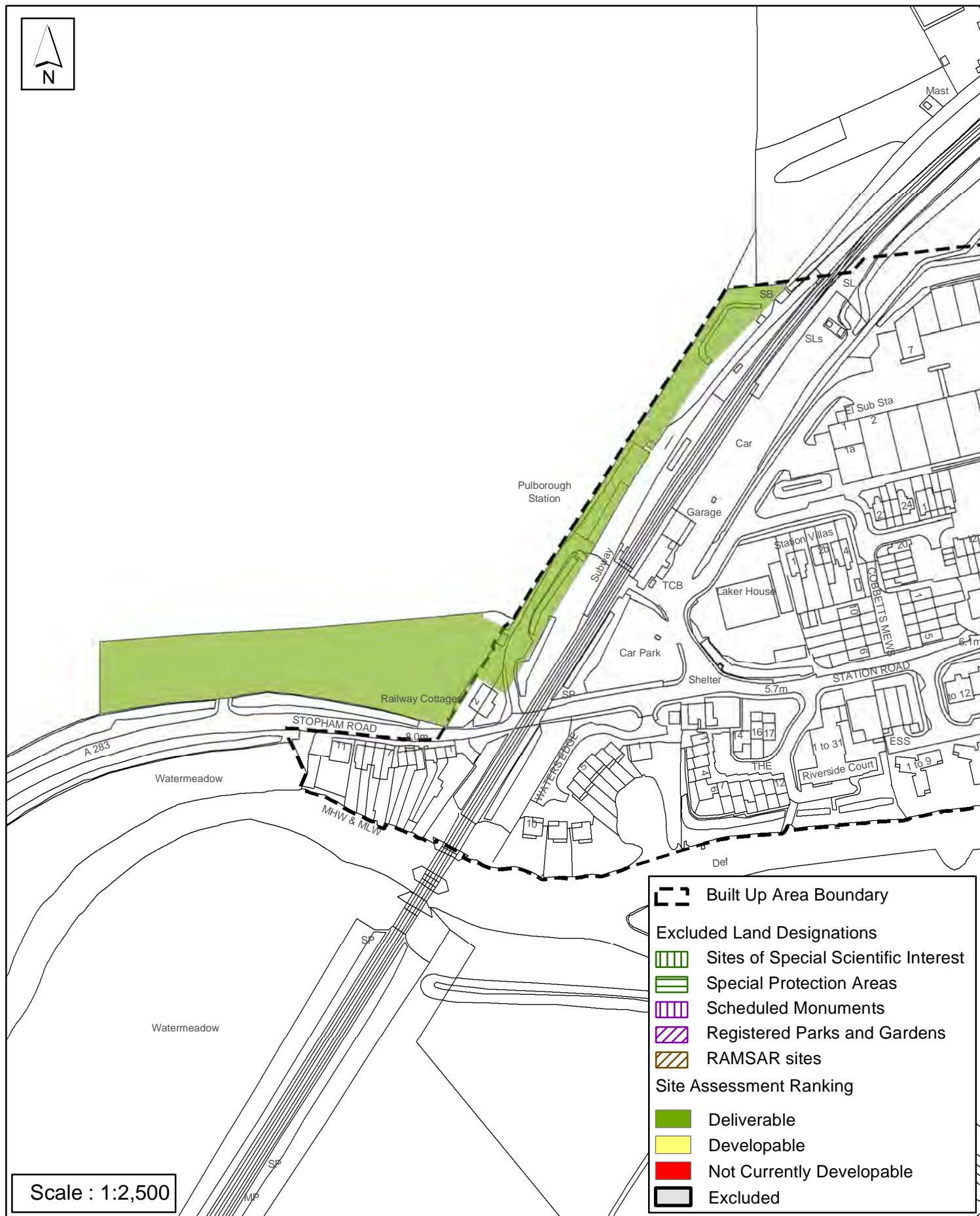
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<b>Excluded Site</b>	<input type="checkbox"/>	<b>Exclusion Reason</b>
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<b>Lapsed PP</b>	<input type="checkbox"/>	<b>Date</b>
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# SA-593 : Land off Stopham Road, Pulborough



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<b>Parish</b>	<b>Pulborough</b>
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<b>SHLAA Reference</b>	SA706	<b>Site Name</b>	Ransoms Pulborough
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<b>Years 1-5 Deliverable</b>	<input checked="" type="checkbox"/>	<b>Site Address</b>	Ransoms Station Road Pulborough		
<b>Years 6-10 Developable</b>	<input type="checkbox"/>				
<b>Years 11+</b>	<input type="checkbox"/>	<b>Site Area (ha)</b>	0.08	<b>Suitable</b>	<input checked="" type="checkbox"/>
<b>Not Currently Developable</b>	<input type="checkbox"/>	<b>Greenfield/PDL</b>		<b>Available</b>	<input checked="" type="checkbox"/>
		<b>Site Total</b>	9	<b>Achievable</b>	<input checked="" type="checkbox"/>

#### Justification

The site has planning permission for 9 dwellings via DC/13/0970 permitted 05/07/2016. It is expected this site will be delivered in a single phase within 1-5 years. It is concluded the site is available, suitable, achievable and deliverable 1-5 years.

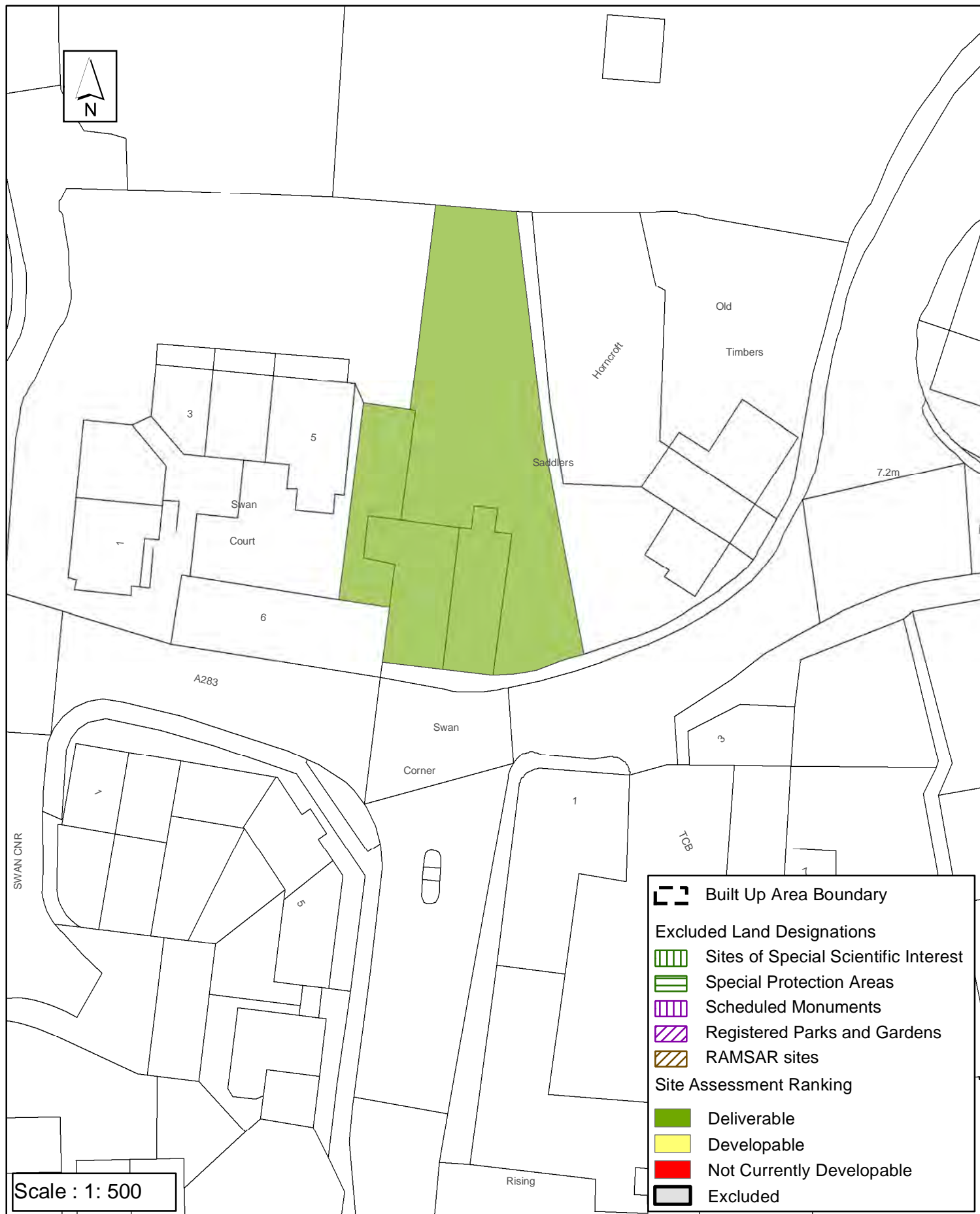
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<b>Excluded Site</b>	<input type="checkbox"/>	<b>Exclusion Reason</b>
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<b>Lapsed PP</b>	<input type="checkbox"/>	<b>Date</b>
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# SA - 706: Ransoms Pulborough



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Date: 16/07/2018

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<b>Parish</b>	<b>Pulborough</b>
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<b>SHLAA Reference</b>	SA4445	<b>Site Name</b>	Land adj Drovers Lane (New Place Farm)
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<b>Years 1-5 Deliverable</b>	<input type="checkbox"/>	<b>Site Address</b>	Land at Drovers Lane, Pulborough (adjoining Glebelands)
<b>Years 6-10 Developable</b>	<input checked="" type="checkbox"/>		
<b>Years 11+</b>	<input type="checkbox"/>	<b>Site Area (ha)</b>	4.87
<b>Not Currently Developable</b>	<input type="checkbox"/>	<b>Greenfield/PDL</b>	Greenfield
		<b>Site Total</b>	50
		<b>Suitable</b>	<input type="checkbox"/>
		<b>Available</b>	<input checked="" type="checkbox"/>
		<b>Achievable</b>	<input type="checkbox"/>

### Justification

The landowner has expressed an interest in developing the site meaning it is 'available'. The site lies in the countryside adjacent to the built up area boundary of Pulborough, which is classified as Small Town/Larger Village in Policy 3 of the Horsham District Planning Framework (HDPF), having a good range of services and facilities. The site lies within an Archaeological Notification Area and Bat Sustenance Zone. A public right of way sits on the western boundary of the site. Unless allocated for development through the review of the HDPF or via a Neighbourhood Plan, it is considered development would be contrary to Policies 1 to 4 and 26 of the HDPF.

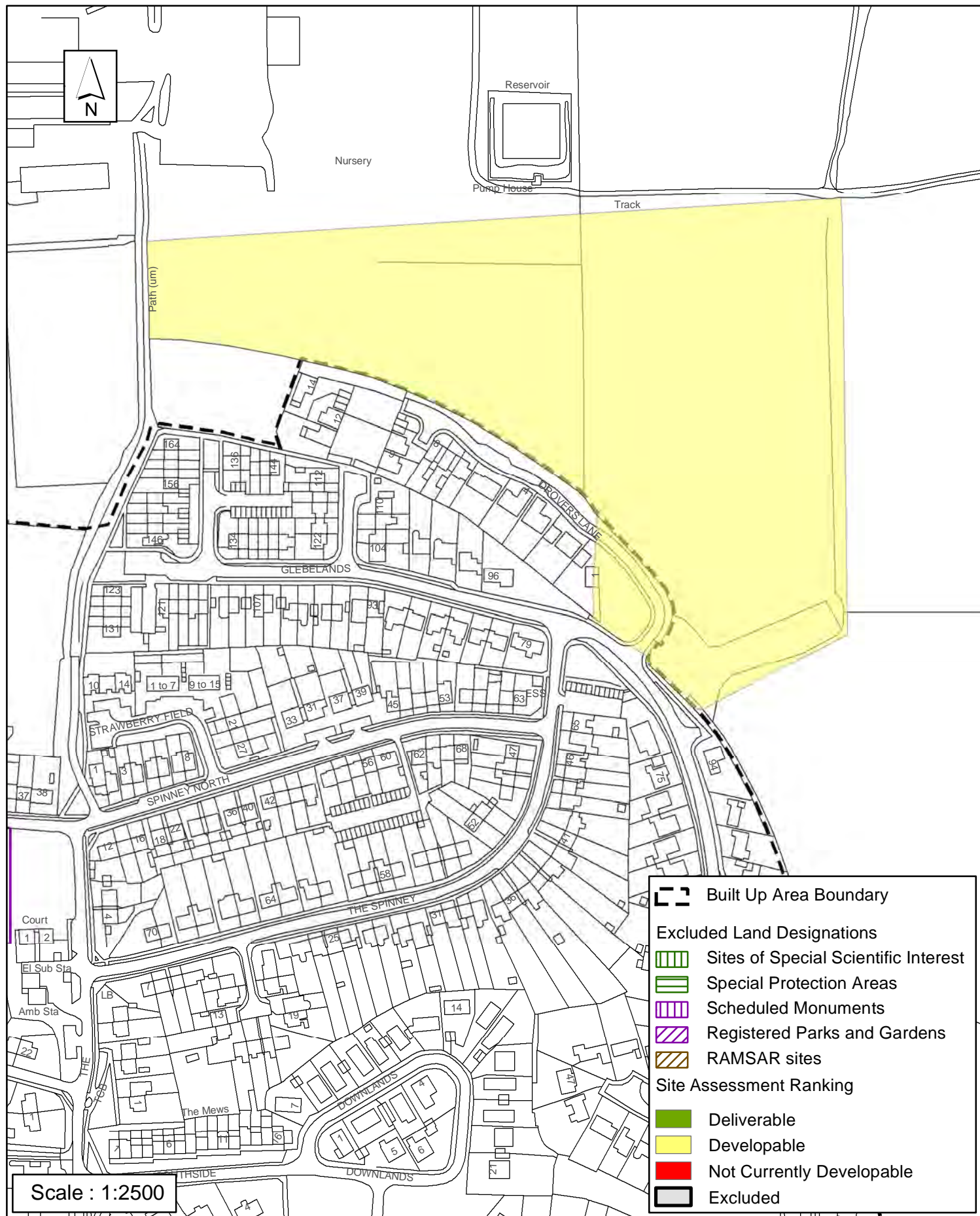
The settlement hierarchy and current planned development approach set out in the HDPF therefore impacts upon suitability and achievability. The HDPF is however under review and additional site allocations may need to be considered. The Parish is also in the process of preparing a Neighbourhood Plan and will need to consider the need to allocate sites for development. On this basis, recognising that the SHLAA is a high level assessment, the site is assessed as 6-10 years developable for 50 units taking into account its proximity to the built up area boundary and proportionate high level regard to the constraints. It is noted that the district's Landscape Capacity Assessment found this site to have a low to moderate capacity for housing development and it is likely that a Landscape Visual Impact Assessment would be required prior to any development of this site. The landscape considerations are also likely to impact the number of dwellings that can be achieved on site.

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<b>Excluded Site</b>	<input type="checkbox"/>	<b>Exclusion Reason</b>
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<b>Lapsed PP</b>	<input type="checkbox"/>	<b>Date</b>
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# SA445 : Land adj Drovers Lane, Pulborough (New Place Farm)



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<b>Parish</b>	<b>Pulborough</b>
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<b>SHLAA Reference</b>	<b>SA087</b>	<b>Site Name</b>	<b>Pulborough West Glebe</b>
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<b>Years 1-5 Deliverable</b>	<input type="checkbox"/>	<b>Site Address</b>	Church Place, Pulborough		
<b>Years 6-10 Developable</b>	<input type="checkbox"/>				
<b>Years 11+</b>	<input checked="" type="checkbox"/>	<b>Site Area (ha)</b>	2.06	<b>Suitable</b>	<input type="checkbox"/>
<b>Not Currently Developable</b>	<input type="checkbox"/>	<b>Greenfield/PDL</b>	Greenfield	<b>Available</b>	<input checked="" type="checkbox"/>
		<b>Site Total</b>	8	<b>Achievable</b>	<input type="checkbox"/>

### Justification

The landowner has expressed an interest in developing this site meaning it is 'available'. The site is situated adjacent to the built up area boundary of Pulborough, 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. It is within a historically sensitive area of the town adjacent to the church and is within the Conservation Area. It is often the case that fields included within a Conservation Area (CA) boundary are done so as they make a significant contribution to the setting of the CA. As such it is unlikely that anything more than small infilling development would be suitable on this site. Unless allocated for development through the review of the Horsham District Planning Framework (HDPF) or via a Neighbourhood Plan, it is considered development would be contrary to Policies 1 to 4 and 26 of the HDPF.

The settlement hierarchy and current planned development approach set out in the HDPF impacts upon suitability and achievability. The HDPF is however under review and additional site allocations may need to be considered. The parish is also in the process of preparing a Neighbourhood Plan and will need to consider the need to allocate sites for development. Any development would need to be sympathetically designed to mitigate its potential impact and access to the site may also be a potential constraint. On this basis, recognising that the SHLAA is a high level assessment, the site is assessed as developable in 11+ years for 8 units taking into account its proximity to a 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.

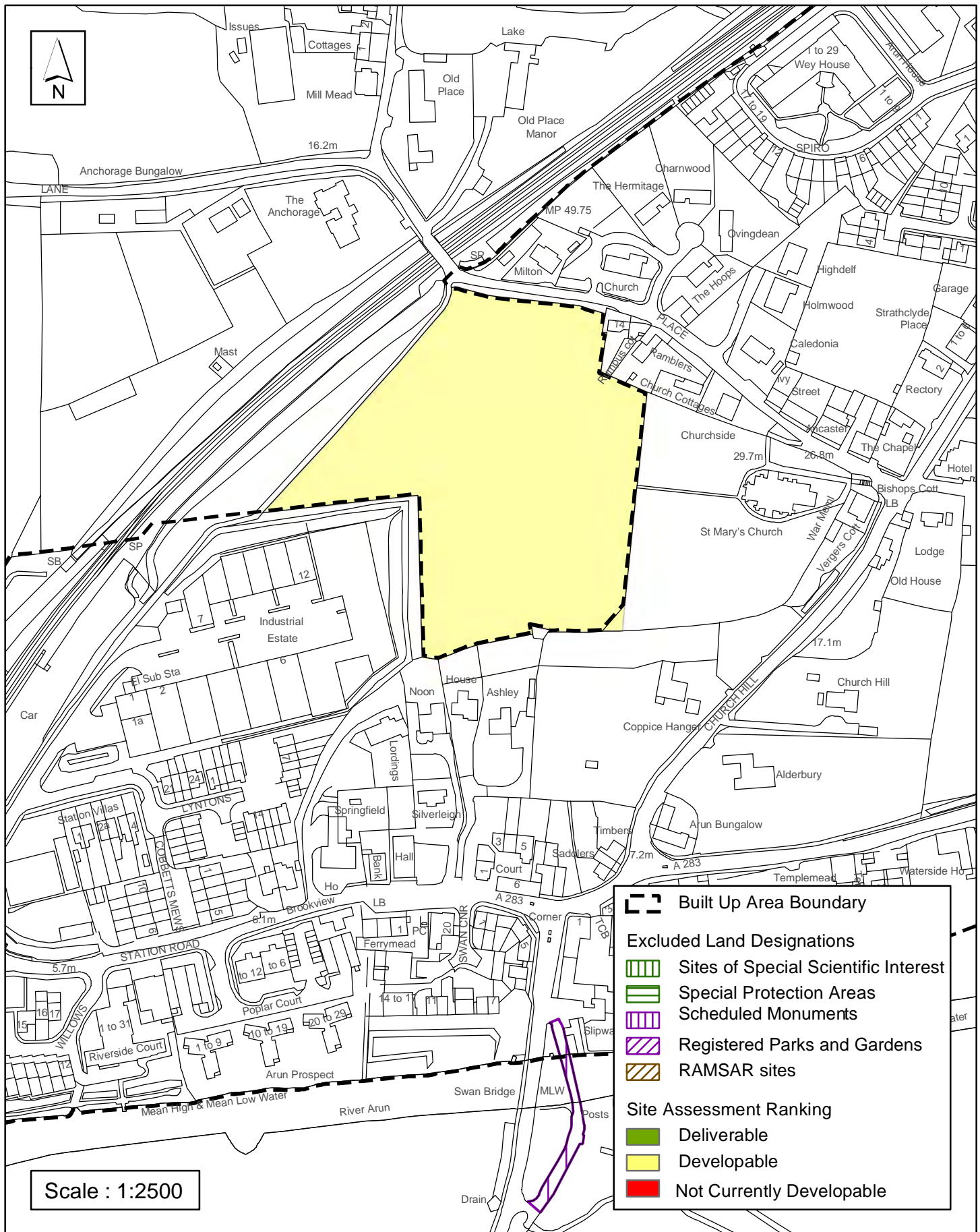
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<b>Excluded Site</b>	<input type="checkbox"/>	<b>Exclusion Reason</b>
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<b>Lapsed PP</b>	<input type="checkbox"/>	<b>Date</b>
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# SA - 087 : Pulborough west Glebe, Church Place, Pulborough



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<b>Parish</b>	Pulborough
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<b>SHLAA Reference</b>	SA556	<b>Site Name</b>	Land at Highfields, Codmore Hill
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<b>Years 1-5 Deliverable</b>	<input type="checkbox"/>	<b>Site Address</b>	Land at Highfields, Stane Street, Pulborough
<b>Years 6-10 Developable</b>	<input type="checkbox"/>		
<b>Years 11+</b>	<input checked="" type="checkbox"/>	<b>Site Area (ha)</b>	0.98
<b>Not Currently Developable</b>	<input type="checkbox"/>	<b>Greenfield/PDL</b>	Greenfield
		<b>Site Total</b>	25
		<b>Suitable</b>	<input type="checkbox"/>
		<b>Available</b>	<input checked="" type="checkbox"/>
		<b>Achievable</b>	<input type="checkbox"/>

### Justification

The landowner has expressed an interest in developing the site which means the site is 'available'. The site is in the countryside adjacent to the Built Up Area Boundary of Codmore Hill which is, along with Pulborough, 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 originally formed the middle section of a wider site which has since been split into three (SA767, SA036 and SA556). Unless allocated for development or similar through the review of the Horsham District Planning Framework (HDPF) or via a made Neighbourhood Plan, it is considered development would be contrary to Policies 1 to 4 and 26 of the HDPF.

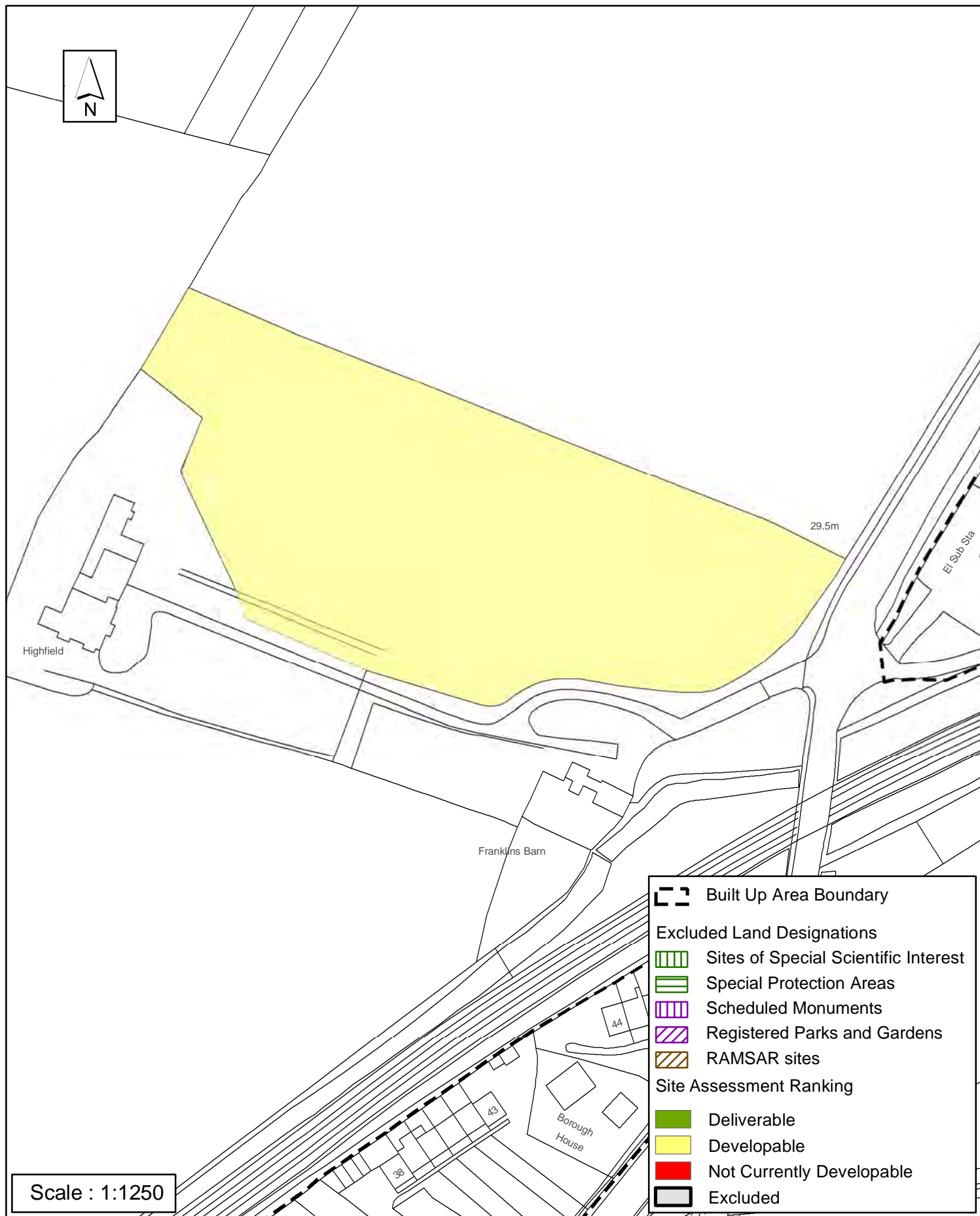
The HDPF is currently under review. The parish is also in the process of preparing a Neighbourhood Plan and will need to consider the need to allocate sites for development. On this basis, recognising that the SHELAA is a high level assessment, the site is assessed as developable in 11+ years.

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<b>Excluded Site</b>	<input type="checkbox"/>	<b>Exclusion Reason</b>
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<b>Lapsed PP</b>	<input type="checkbox"/>	<b>Date</b>
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# SA556 : Land at Highfields, Codmore Hill



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**Parish****Pulborough**

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**SHLAA Reference** SA641 **Site Name** Land at New Place Nurseries, Pulborough

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<b>Years 1-5 Deliverable</b>	<input type="checkbox"/>	<b>Site Address</b>	New Place Nurseries, London Road, Pulborough		
<b>Years 6-10 Developable</b>	<input type="checkbox"/>				
<b>Years 11+</b>	<input checked="" type="checkbox"/>	<b>Site Area (ha)</b>	14	<b>Suitable</b>	<input type="checkbox"/>
<b>Not Currently Developable</b>	<input type="checkbox"/>	<b>Greenfield/PDL</b>	Both	<b>Available</b>	<input checked="" type="checkbox"/>
		<b>Site Total</b>	100	<b>Achievable</b>	<input type="checkbox"/>

**Justification**

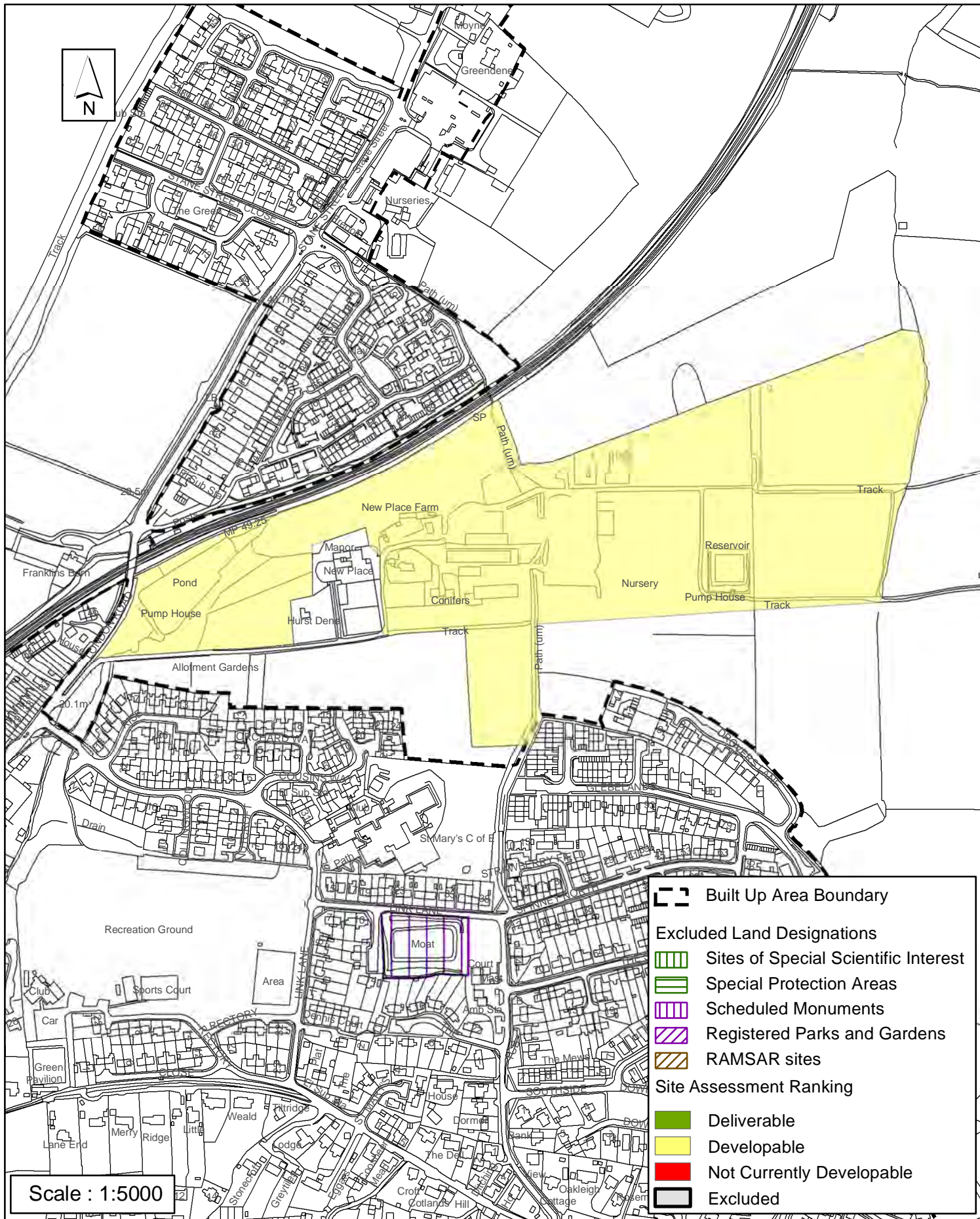
The landowner has expressed an interest to develop the site meaning it is 'available'. The site lies within the countryside adjacent to the southern built up area boundary of Codmore Hill, albeit separated by the railway track, and also sections of the northern built up area boundary of Pulborough. The site is located in an area as having low/no capacity for residential development in the 2014 HDC Landscape Capacity Assessment and access to the site is an issue, with further investigation required to determine whether development on this site could come forward. Unless allocated for development through the review of the HDPF or via Neighbourhood Plan, it is considered development would be contrary to Policies 1 to 4 and 26 of the HDPF.

The settlement hierarchy and current planned development approach set out in the HDPF therefore impacts upon suitability and achievability. The HDPF is however under review and additional site allocations may need to be considered. The Parish is also in the process of preparing a Neighbourhood Plan and will need to consider the need to allocate sites for development. On this basis, recognising that the SHLAA is a high level assessment, the site is assessed as 11+ years developable for 100 units taking into account the site's proximity to the built up area boundary and proportionate high level regard to the constraints. It is noted that the district's Landscape Capacity Assessment found this site to have no/low capacity for housing development and it is likely that a Landscape Visual Impact Assessment would be required prior to any development of this site. The landscape considerations are also likely to impact the number of dwellings that can be achieved on site.

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

## SA - 641 : Land at New Place Nurseries, Pulborough



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<b>Parish</b>	<b>Pulborough</b>
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<b>SHLAA Reference</b>	<b>SA767</b>	<b>Site Name</b>	<b>Land South of Highfield, Codmore Hill</b>
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<b>Years 1-5 Deliverable</b>	<input type="checkbox"/>	<b>Site Address</b>	Stane Street, Pulborough		
<b>Years 6-10 Developable</b>	<input type="checkbox"/>				
<b>Years 11+</b>	<input checked="" type="checkbox"/>	<b>Site Area (ha)</b>	1.85	<b>Suitable</b>	<input type="checkbox"/>
<b>Not Currently Developable</b>	<input type="checkbox"/>	<b>Greenfield/PDL</b>	Greenfield	<b>Available</b>	<input checked="" type="checkbox"/>
		<b>Site Total</b>	35	<b>Achievable</b>	<input type="checkbox"/>

#### Justification

The landowner has expressed an interest in developing the site which means the site is 'available'. The site is in the countryside adjacent to the Built Up Area Boundary of Codmore Hill which is, along with Pulborough, 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 originally formed the southern section of a wider site which has since been split into three (SA767, SA036 and SA556). Unless allocated for development or similar through the review of the Horsham District Planning Framework (HDPF) or via a made Neighbourhood Plan, it is considered development would be contrary to Policies 1 to 4 and 26 of the HDPF.

The HDPF is currently under review. The parish is also in the process of preparing a Neighbourhood Plan and will need to consider the need to allocate sites for development. On this basis, recognising that the SHELAA is a high level assessment, the site is assessed as developable in 11+ years.

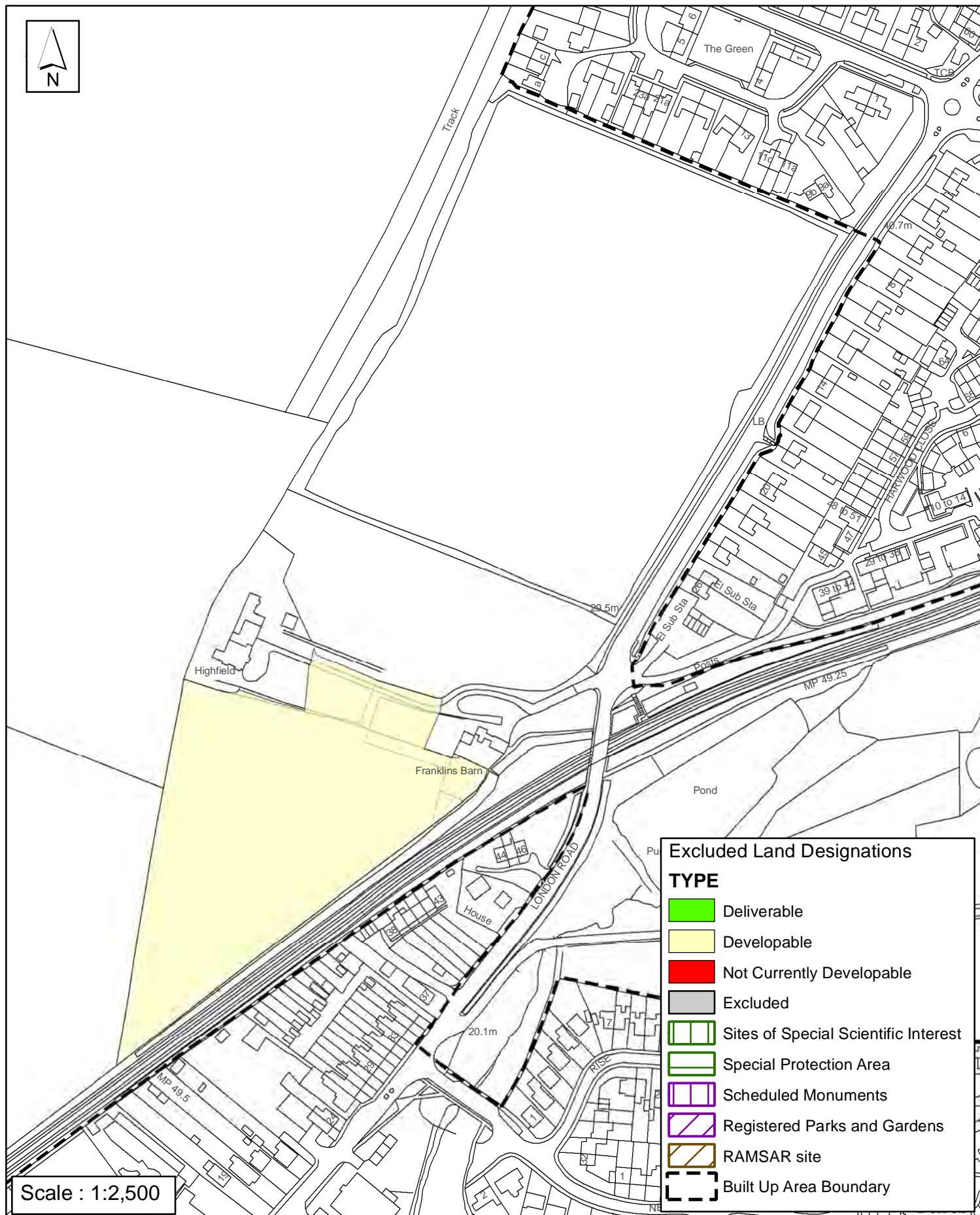
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<b>Excluded Site</b>	<input type="checkbox"/>	<b>Exclusion Reason</b>
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<b>Lapsed PP</b>	<input type="checkbox"/>	<b>Date</b>
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# SA - 767 : Land South of Highfield, Codmore Hill



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Date: 07/06/2013

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<b>Parish</b>	<b>Pulborough</b>
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<b>SHLAA Reference</b>	SA042	<b>Site Name</b>	3 Sites at Manor Farm, Nutbourne		
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<b>Years 1-5 Deliverable</b>	<input type="checkbox"/>	<b>Site Address</b>	Manor Farm, Nutbourne, Pulborough,		
<b>Years 6-10 Developable</b>	<input type="checkbox"/>				
<b>Years 11+</b>	<input type="checkbox"/>	<b>Site Area (ha)</b>	0.8	<b>Suitable</b>	<input type="checkbox"/>
<b>Not Currently Developable</b>	<input checked="" type="checkbox"/>	<b>Greenfield/PDL</b>	Greenfield	<b>Available</b>	<input checked="" type="checkbox"/>
		<b>Site Total</b>	0	<b>Achievable</b>	<input type="checkbox"/>

#### Justification

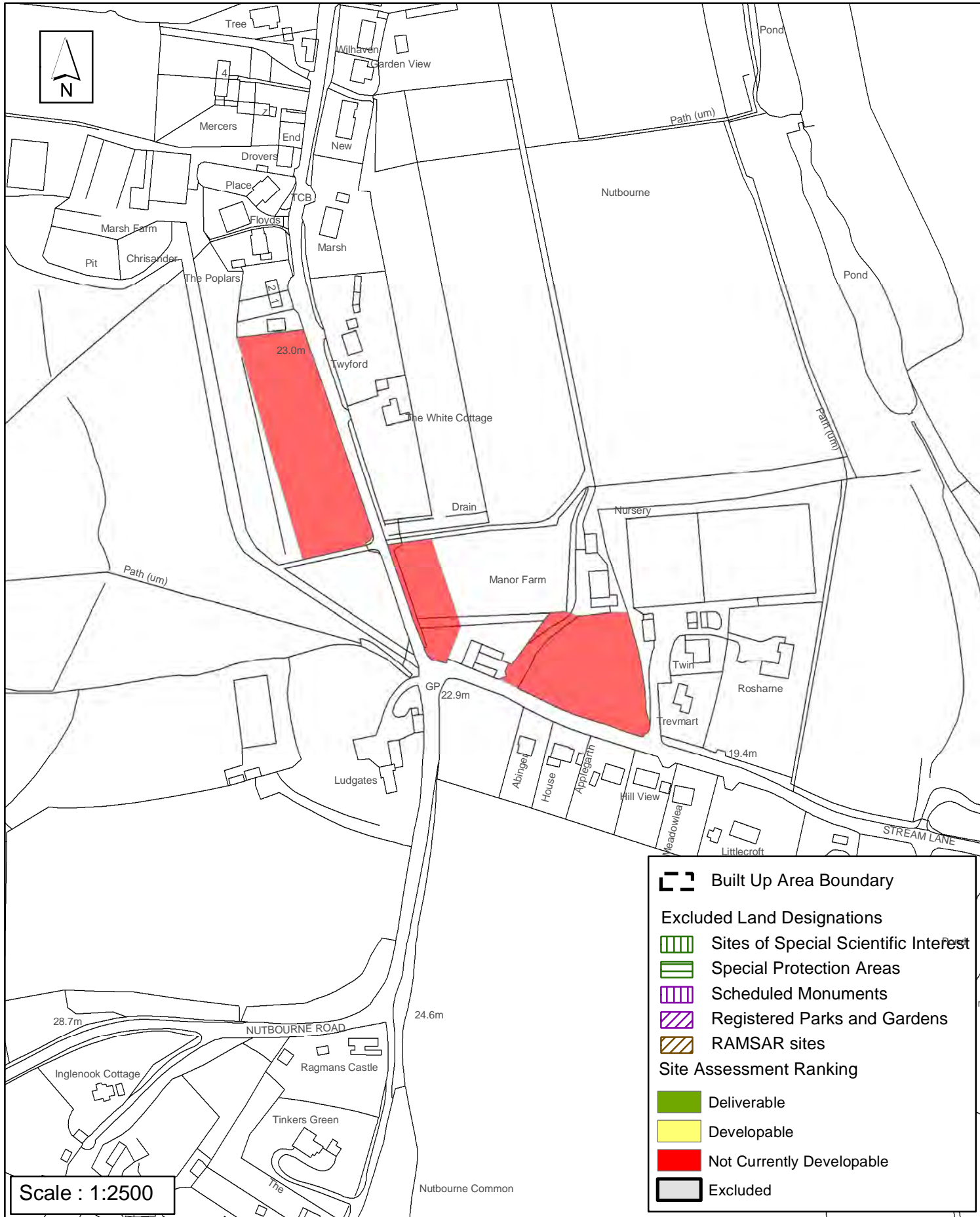
The landowner has expressed an interest to develop the site meaning it is 'available'. The northern-most part abuts the Nutbourne Conservation Area. The site is located in a relatively isolated rural location and unrelated to a settlement boundary. The Local Plan Review Issues & Options (April 2018) proposed Nutbourne as a secondary settlement but none of the site is included within the boundary where some residential infilling may be acceptable. The Issues & Options document is an early stage of the local plan review and holds little weight. Unless allocated for development or similar through the review of the 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'.

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<b>Excluded Site</b>	<input type="checkbox"/>	<b>Exclusion Reason</b>
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<b>Lapsed PP</b>	<input type="checkbox"/>	<b>Date</b>
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SA - 042 : 3 sites at Manor Farm, Nutbourne, Pulborough



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<b>Parish</b>	<b>Pulborough</b>
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<b>SHLAA Reference</b>	SA112	<b>Site Name</b>	Stane Street Nurseries/Green Dene Nursery
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<b>Years 1-5 Deliverable</b>	<input type="checkbox"/>	<b>Site Address</b>	Stane Street, Pulborough		
<b>Years 6-10 Developable</b>	<input type="checkbox"/>				
<b>Years 11+</b>	<input type="checkbox"/>	<b>Site Area (ha)</b>	5	<b>Suitable</b>	<input type="checkbox"/>
<b>Not Currently Developable</b>	<input checked="" type="checkbox"/>	<b>Greenfield/PDL</b>	Both	<b>Available</b>	<input type="checkbox"/>
		<b>Site Total</b>	25	<b>Achievable</b>	<input type="checkbox"/>

#### Justification

It is unknown if the landowner still has an interest in developing this site therefore it is considered unavailable at the present time. The site is a commercial employment site in the countryside east of and adjacent to the Built Up Area Boundary of Pulborough and Codmore Hill, 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. Unless allocated for development within the Horsham District Planning Framework (HDPF) or a made Neighbourhood Plan, any development would be contrary to Policies 1 to 4 and 26 of the HDPF. It is therefore assessed as Not Currently Developable.

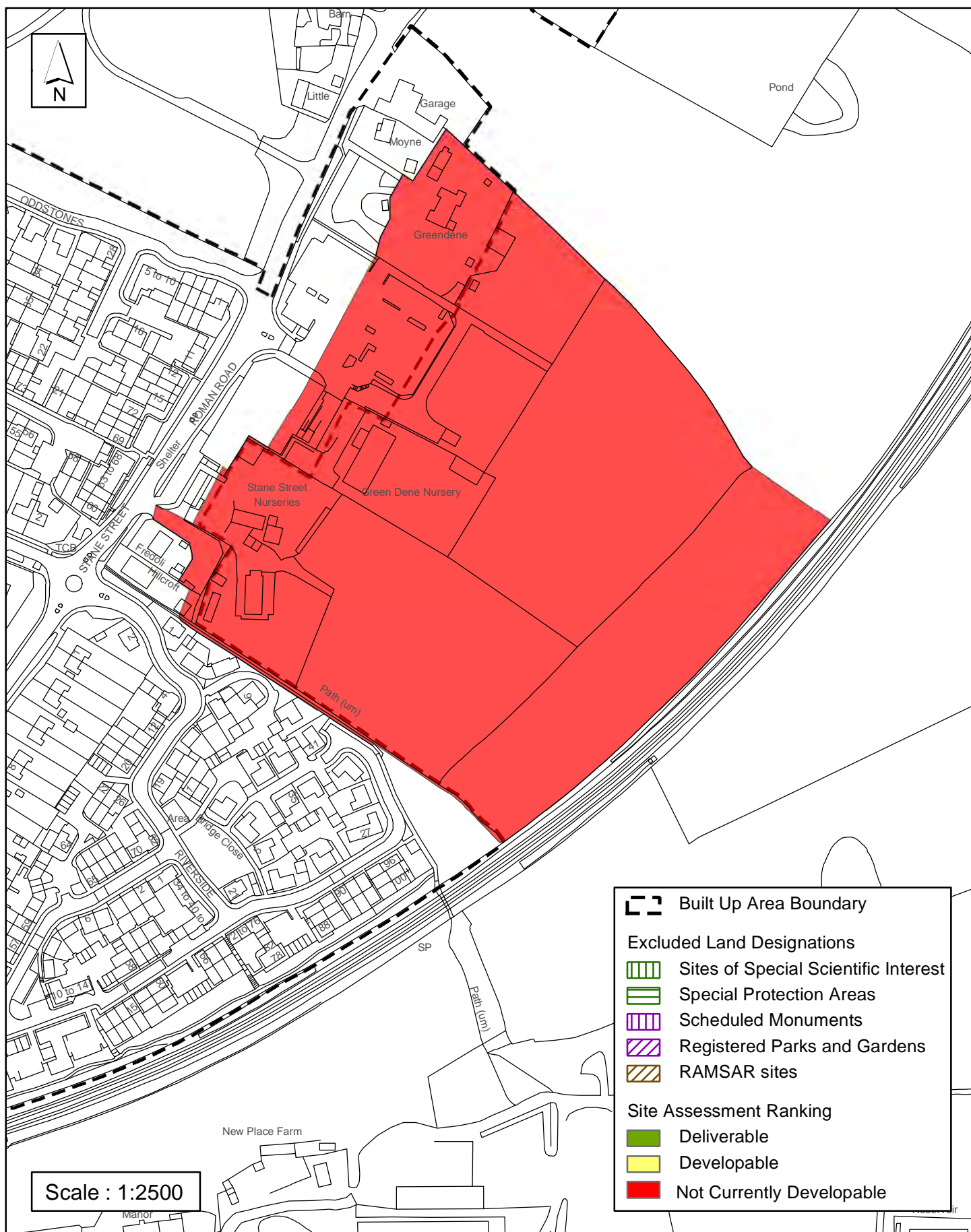
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<b>Excluded Site</b>	<input type="checkbox"/>	<b>Exclusion Reason</b>
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<b>Lapsed PP</b>	<input type="checkbox"/>	<b>Date</b>
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# SA - 112 : Stane Street Nurseries and Green Dene Nursery, Pulborough



Scale : 1:2500

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Barbara Childs : Director of Place

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**Parish****Pulborough**

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**SHLAA Reference** SA235 **Site Name** Land at Longlands, Marehill

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<b>Years 1-5 Deliverable</b>	<input type="checkbox"/>	<b>Site Address</b>	West Chiltonington Road, Marehill, Pulborough		
<b>Years 6-10 Developable</b>	<input type="checkbox"/>				
<b>Years 11+</b>	<input type="checkbox"/>	<b>Site Area (ha)</b>	1.16	<b>Suitable</b>	<input type="checkbox"/>
<b>Not Currently Developable</b>	<input checked="" type="checkbox"/>	<b>Greenfield/PDL</b>	Both	<b>Available</b>	<input checked="" type="checkbox"/>
		<b>Site Total</b>	0	<b>Achievable</b>	<input type="checkbox"/>

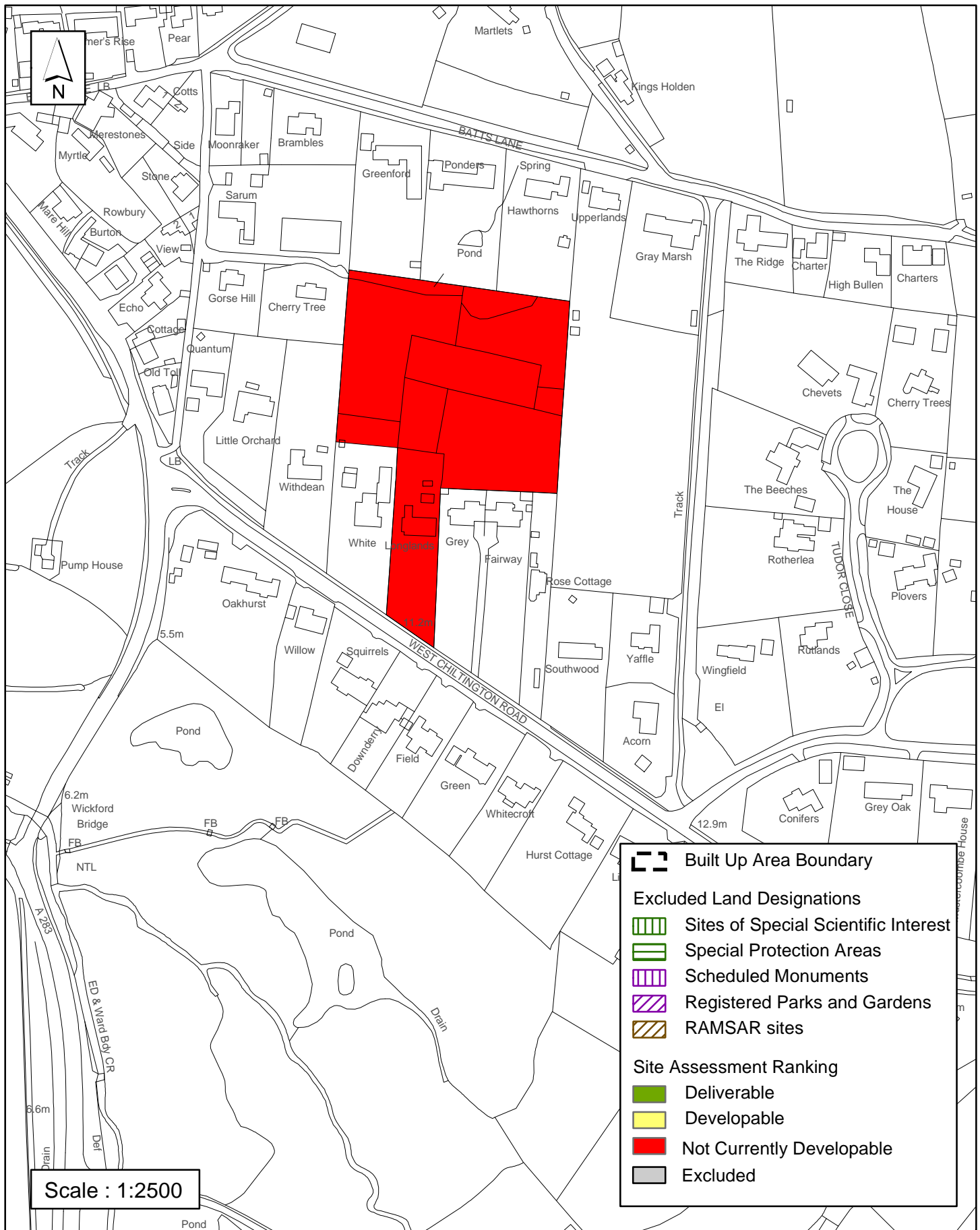
**Justification**

The landowner has expressed an interest in developing this site indicating its availability. The potential yield of the site may meet the new required SHELAA threshold of 5 dwellings. The site is in the countryside within the unclassified settlement of Marehill which means it has few or no facilities or social networks and limited accessibility, and is reliant on other villages and towns to meet the needs of residents. A planning application for residential development DC/06/1943 was dismissed on appeal). 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'

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

# SA - 235: Longlands, West Chilmington Road, Pulborough



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## Horsham District Council

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Barbara Childs : Director of Place

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<b>Parish</b>	Pulborough
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<b>SHLAA Reference</b>	SA248	<b>Site Name</b>	Land north of Church House
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<b>Years 1-5 Deliverable</b>	<input type="checkbox"/>	<b>Site Address</b>	Church Place, Pulborough		
<b>Years 6-10 Developable</b>	<input type="checkbox"/>				
<b>Years 11+</b>	<input type="checkbox"/>	<b>Site Area (ha)</b>	0.35	<b>Suitable</b>	<input type="checkbox"/>
<b>Not Currently Developable</b>	<input checked="" type="checkbox"/>	<b>Greenfield/PDL</b>	PDL	<b>Available</b>	<input checked="" type="checkbox"/>
		<b>Site Total</b>	0	<b>Achievable</b>	<input type="checkbox"/>

#### Justification

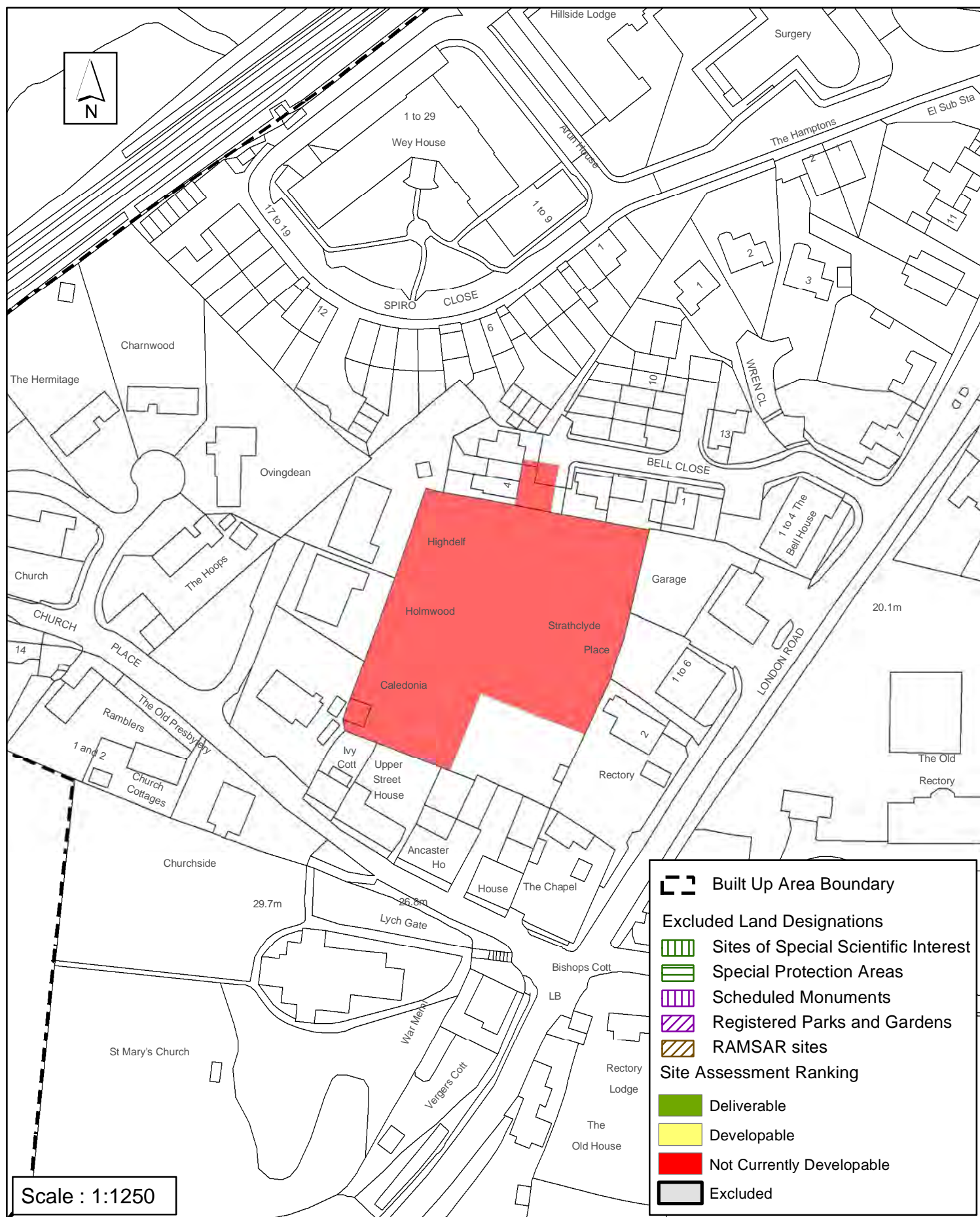
The landowner has expressed an interest to develop the site meaning it is 'available'. The site is located within the built up area and conservation area of Pulborough. Planning application DC/07/1212 was refused due to the adverse effect on the Conservation Area and surrounding listed buildings. The site is therefore assessed as not currently developable.

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<b>Excluded Site</b>	<input type="checkbox"/>	<b>Exclusion Reason</b>
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<b>Lapsed PP</b>	<input type="checkbox"/>	<b>Date</b>
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SA - 248: Land north of Church House, Church Place, Pulborough



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Barbara Childs : Director of Place



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**Parish****Pulborough**

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**SHLAA Reference** SA340 **Site Name** Land East of A29, Codmore Hill

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<b>Years 1-5 Deliverable</b>	<input type="checkbox"/>	<b>Site Address</b>	Land East of A29, Stane Street, Codmore Hill		
<b>Years 6-10 Developable</b>	<input type="checkbox"/>				
<b>Years 11+</b>	<input type="checkbox"/>	<b>Site Area (ha)</b>	2.684	<b>Suitable</b>	<input type="checkbox"/>
<b>Not Currently Developable</b>	<input checked="" type="checkbox"/>	<b>Greenfield/PDL</b>	Both	<b>Available</b>	<input checked="" type="checkbox"/>
		<b>Site Total</b>	0	<b>Achievable</b>	<input type="checkbox"/>

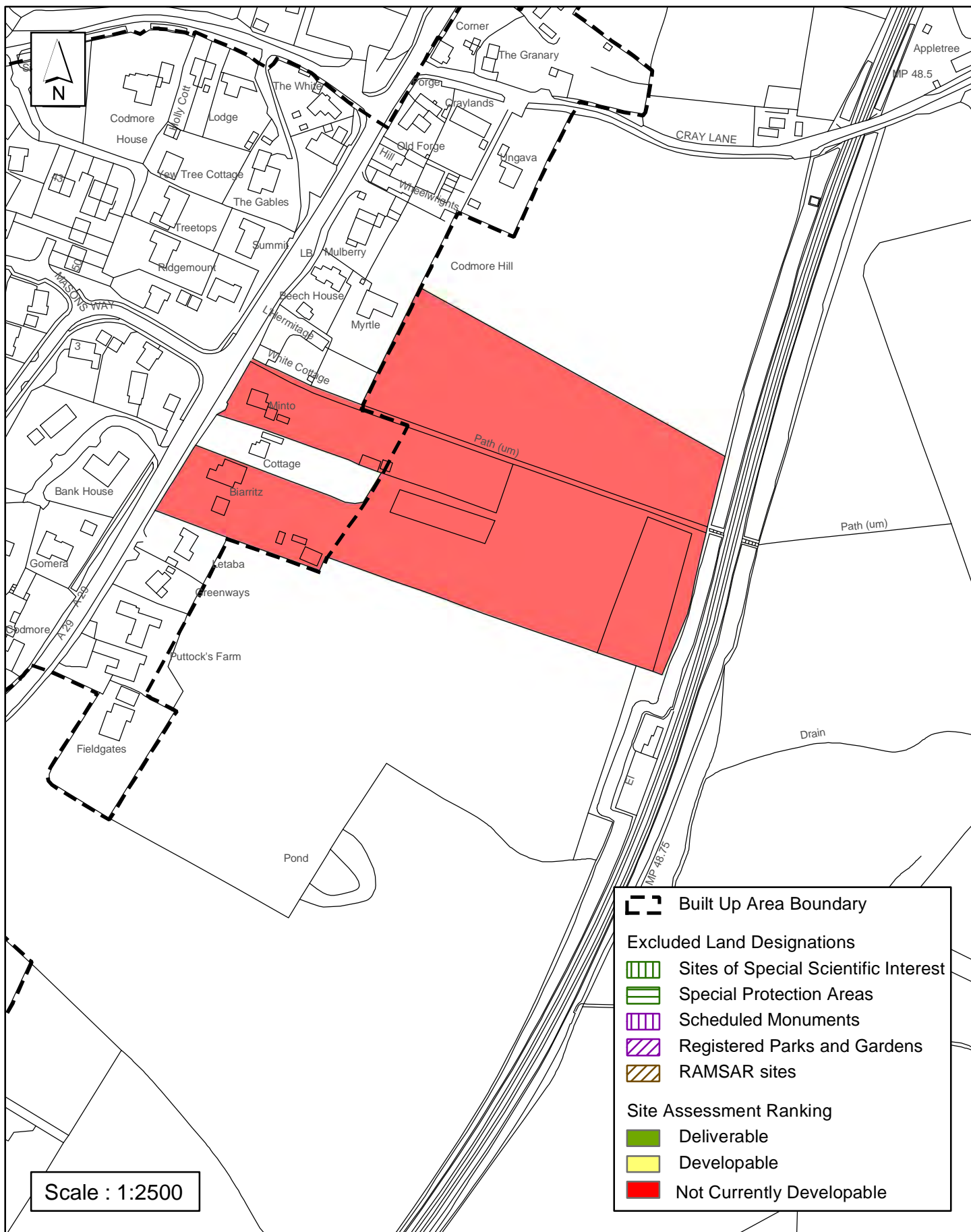
**Justification**

The landowners have expressed an interest to develop the site meaning it is 'available'. The site straddles the built up area boundary of Codmore Hill which is classified in conjunction with Pulborough 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 within a Bat Sustenance Zone. A Grade II Listed Building lies adjacent to the site and others lies to the north west of the site. A railway line runs adjacent to the eastern boundary of the site and a public right of way crosses the site and railway line from west to east. Unless allocated for development through the review of the HDPF or via a Neighbourhood Plan, it is considered development meeting the SHELAA threshold would create a conflict with Policies 1 to 4 and 26 of the HDPF. It is therefore assessed as 'Not Currently Developable'.

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

# SA - 340: Land east of A29 Stane Street, Codmore Hill





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<b>Parish</b>	<b>Pulborough</b>
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<b>SHLAA Reference</b>	SA404	<b>Site Name</b>	Mare Hill House
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<b>Years 1-5 Deliverable</b>	<input type="checkbox"/>	<b>Site Address</b>	Mare Hill House, West Mare Lane, Pulborough, West Sussex		
<b>Years 6-10 Developable</b>	<input type="checkbox"/>				
<b>Years 11+</b>	<input type="checkbox"/>	<b>Site Area (ha)</b>	3.5	<b>Suitable</b>	<input type="checkbox"/>
<b>Not Currently Developable</b>	<input checked="" type="checkbox"/>	<b>Greenfield/PDL</b>	Both	<b>Available</b>	<input type="checkbox"/>
		<b>Site Total</b>	0	<b>Achievable</b>	<input type="checkbox"/>

#### Justification

The availability of this site is uncertain due to a lack of an up to date expression of interest to develop from the landowner. The site is located in the countryside to the north of Marehill which is an unclassified settlement as defined by Policy 3 of the Horsham District Planning Framework 2015 (HDPF), thus a settlement with few or no facilities or social networks and limited accessibility, and is reliant on other villages and towns to meet the needs of residents. The curtilage of the Grade II listed West Mare adjoins the northern boundary of the site (which is also an Archaeological Notification Area) and just north west of the site lies Marehill Quarry SSSI. The site lies within a Bat Sustenance Zone and a public right of way sits adjacent to the eastern boundary of the site.

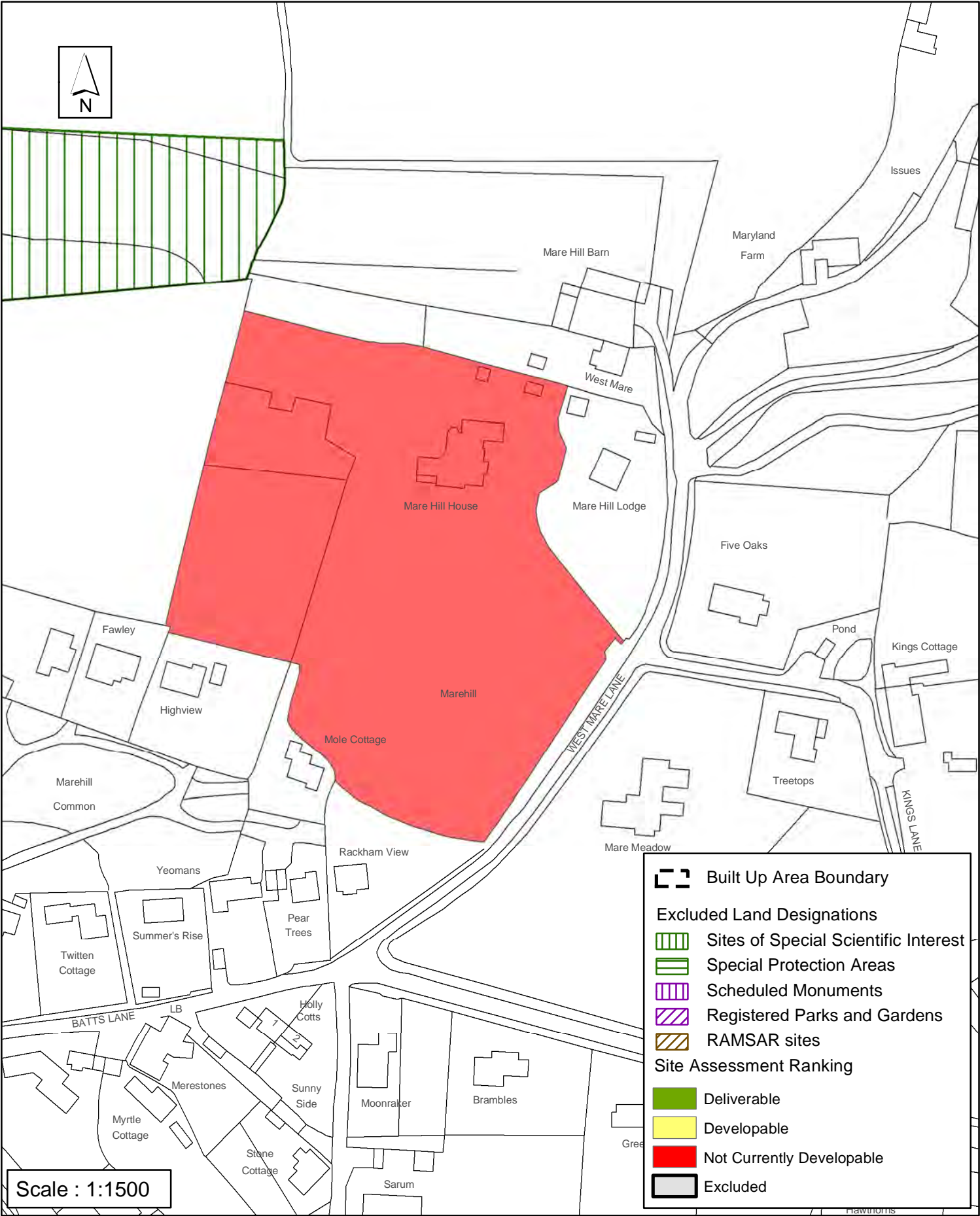
Unless allocated for development or similar through the review of the HDPF or via a Neighbourhood Plan, it is considered development would be contrary to Policies 1 to 4 and 26 of the HDPF. The site is therefore assessed as 'Not Currently Developable'.

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<b>Excluded Site</b>	<input type="checkbox"/>	<b>Exclusion Reason</b>
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<b>Lapsed PP</b>	<input type="checkbox"/>	<b>Date</b>
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SA - 404 : Mare Hill House, Pulborough



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Barbara Childs : Director of Place

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<b>Parish</b>	<b>Pulborough</b>
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<b>SHLAA Reference</b>	SA566	<b>Site Name</b>	Land at Batts Lane
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<b>Years 1-5 Deliverable</b>	<input type="checkbox"/>	<b>Site Address</b>	Land at Batts Lane, Pulborough		
<b>Years 6-10 Developable</b>	<input type="checkbox"/>				
<b>Years 11+</b>	<input type="checkbox"/>	<b>Site Area (ha)</b>	3.005	<b>Suitable</b>	<input type="checkbox"/>
<b>Not Currently Developable</b>	<input checked="" type="checkbox"/>	<b>Greenfield/PDL</b>	Greenfield	<b>Available</b>	<input checked="" type="checkbox"/>
		<b>Site Total</b>	0	<b>Achievable</b>	<input type="checkbox"/>

#### Justification

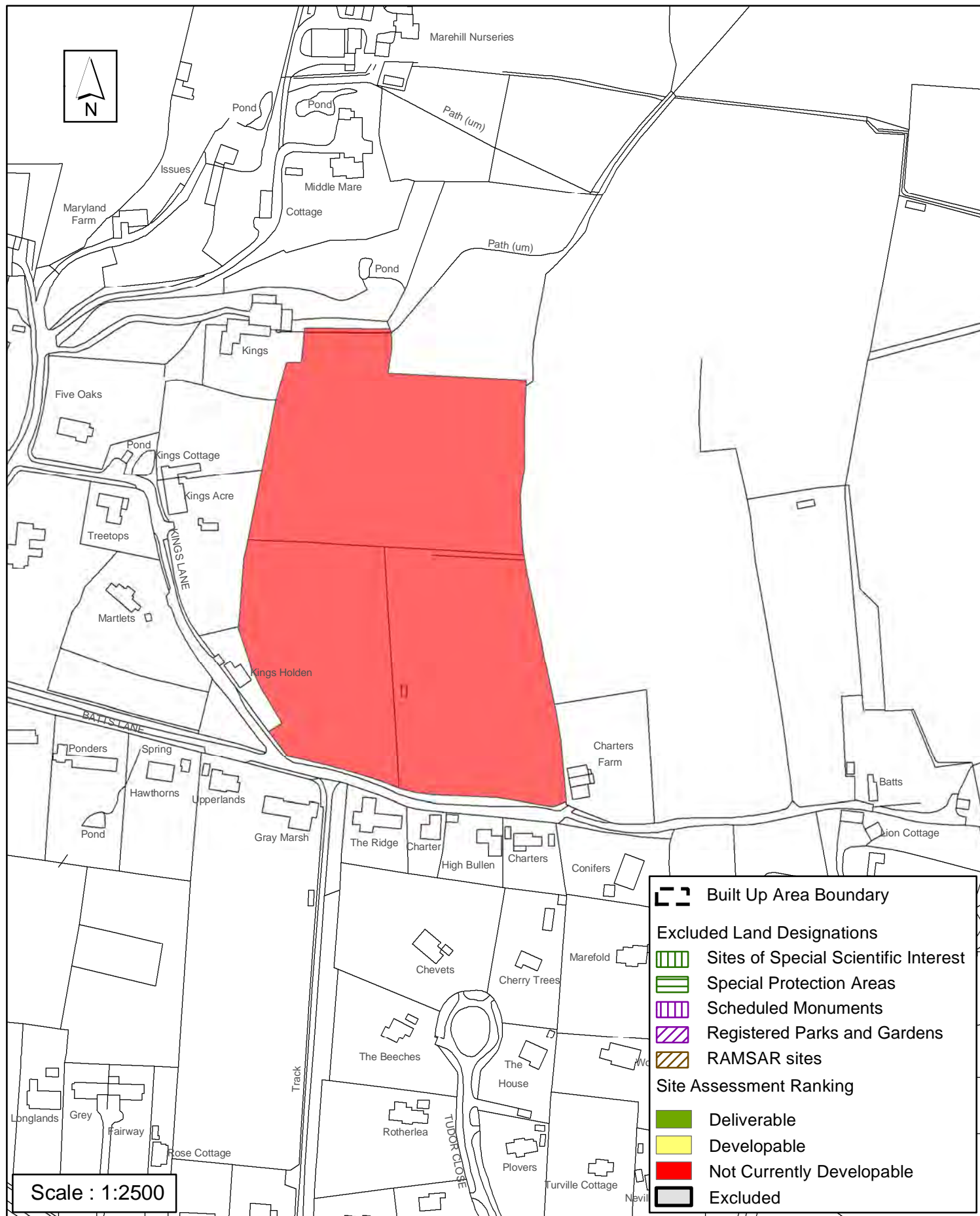
A land agent on behalf of the landowner has expressed an interest in developing the site meaning it is 'available'. The site is located in the countryside to the north of Marehill which is an unclassified settlement as defined by Policy 3 of the Horsham District Planning Framework 2015 (HDPF) thus a settlement with few or no facilities or social networks and limited accessibility, and is reliant on other villages and towns to meet the needs of residents. The curtilage of the Grade II listed Kings adjoins the north western part of the site. The site lies within a Bat Sustenance Zone and public rights of way sits sit along the southern and northern boundaries of the site. Unless allocated for development or similar through the review of the HDPF or via a 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'.

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<b>Excluded Site</b>	<input type="checkbox"/>	<b>Exclusion Reason</b>
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<b>Lapsed PP</b>	<input type="checkbox"/>	<b>Date</b>
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# SA566 : Land at Batts Lane, Pulborough



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Barbara Childs : Director of Place

<b>Parish</b>	<b>Pulborough</b>
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<b>SHLAA Reference</b>	<b>SA588</b>	<b>Site Name</b>	<b>Land off Glebelands</b>
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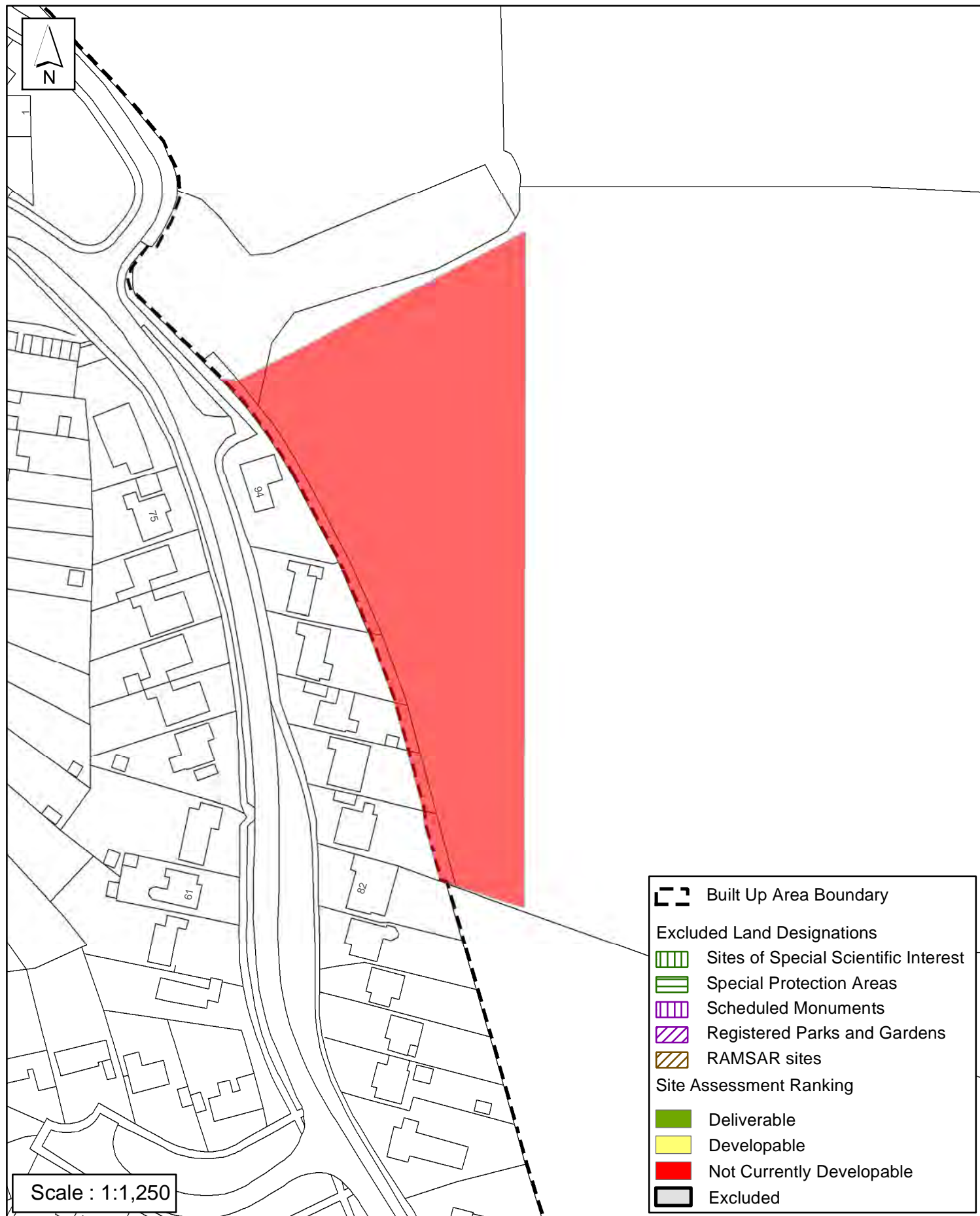
<b>Years 1-5 Deliverable</b>	<input type="checkbox"/>	<b>Site Address</b>	Land off Glebelands		
<b>Years 6-10 Developable</b>	<input type="checkbox"/>				
<b>Years 11+</b>	<input type="checkbox"/>	<b>Site Area (ha)</b>	0.7	<b>Suitable</b>	<input type="checkbox"/>
<b>Not Currently Developable</b>	<input checked="" type="checkbox"/>	<b>Greenfield/PDL</b>	Greenfield	<b>Available</b>	<input type="checkbox"/>
		<b>Site Total</b>	0	<b>Achievable</b>	<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 in the countryside adjacent to the built up area boundary of Pulborough, which is classified as Small Town/Larger Village in Policy 3 of the Horsham District Planning Framework (HDPF), having a good range of services and facilities. The site lies within an Archaeological Notification Area and Bat Sustenance Zone. 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. Due to the lack of an up to date expression of site availability this site is assessed as 'Not Currently Developable'.

<b>Excluded Site</b>	<input type="checkbox"/>	<b>Exclusion Reason</b>
<b>Lapsed PP</b>	<input type="checkbox"/>	<b>Date</b>

# SA-588 : Land off Glebelands,Pulborough



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## Horsham District Council

Parkside, Chart Way, Horsham  
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Barbara Childs : Director of Place



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<b>Parish</b>	<b>Pulborough</b>
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<b>SHLAA Reference</b>	SA590	<b>Site Name</b>	Royal Mail Sorting Depot, Pulborough		
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<b>Years 1-5 Deliverable</b>	<input type="checkbox"/>	<b>Site Address</b>	Post Office 71 Lower Street Pulborough		
<b>Years 6-10 Developable</b>	<input type="checkbox"/>				
<b>Years 11+</b>	<input type="checkbox"/>	<b>Site Area (ha)</b>	0.2	<b>Suitable</b>	<input type="checkbox"/>
<b>Not Currently Developable</b>	<input checked="" type="checkbox"/>	<b>Greenfield/PDL</b>	PDL	<b>Available</b>	<input type="checkbox"/>
		<b>Site Total</b>	0	<b>Achievable</b>	<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 within the built up area boundary of Pulborough, which is classified as Small Town/Larger Village in Policy 3 of the Horsham District Planning Framework (HDPF), having a good range of services and facilities. The majority of the site lies within the Pulborough (Lower Street) Conservation Area, with the Telephone Exchange sited just outside the designation. The site also lies within an Archaeological Notification Area and a Bat Sustenance Zone. To the immediate east of the site lie the Grade II listed Nos 73, 75 and 79 Lower Street.

Whilst the site's location within the BUAB means the principle of development is acceptable, the site is currently in employment use and local plan policy, in particular Policies 7 and 9 of the HDPF, seek to protect the employment use of the site and resist redevelopment to residential. It is possible that redevelopment could come forward if an alternative site was found for the Royal Mail, but without an up-to-date expression of interest it is unlikely dwellings will come forward in the foreseeable future. The site is therefore assessed as 'Not Currently Developable'.

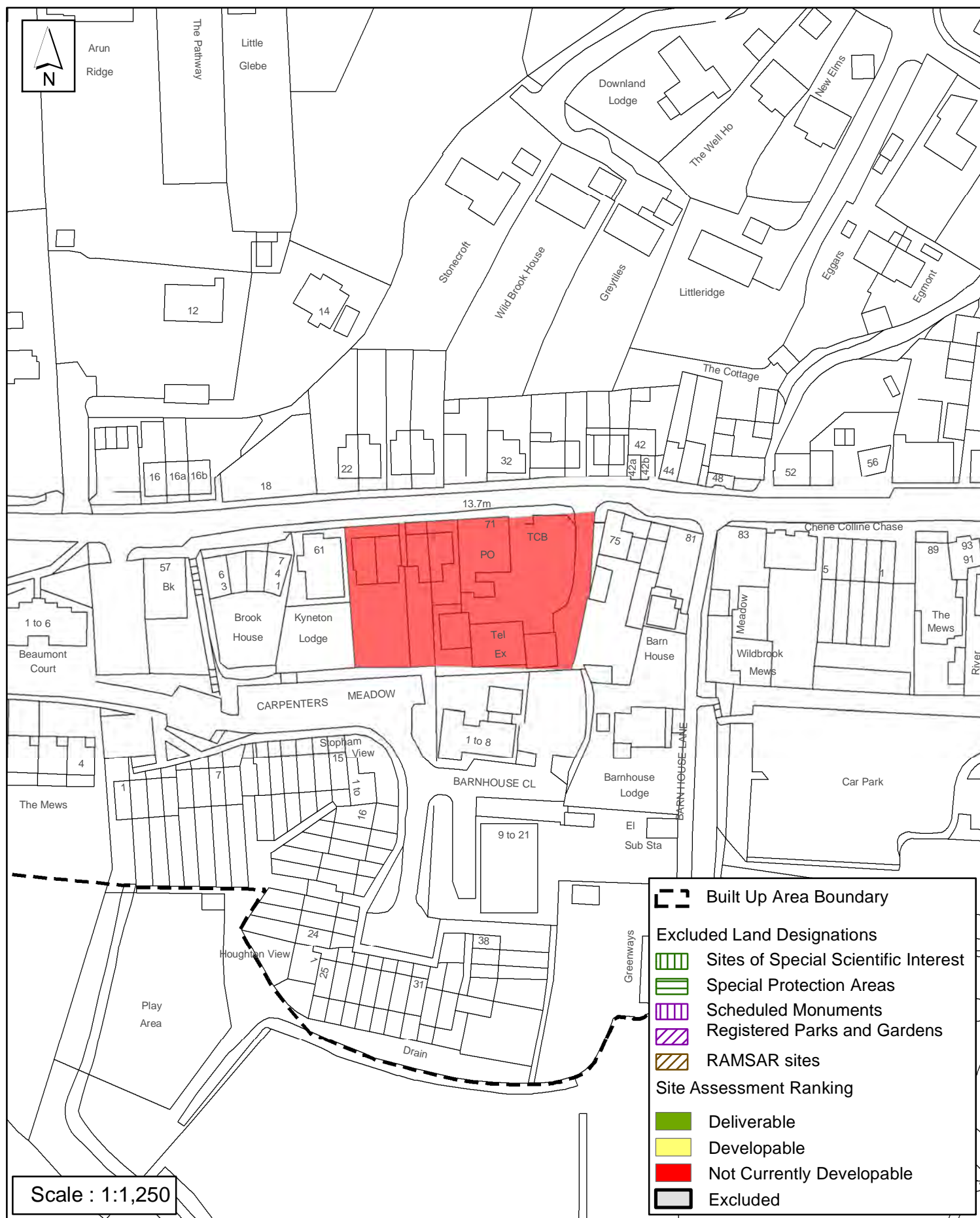
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<b>Excluded Site</b>	<input type="checkbox"/>	<b>Exclusion Reason</b>
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<b>Lapsed PP</b>	<input type="checkbox"/>	<b>Date</b>
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## SA-590 : Royal Mail Sorting Depot, Pulborough



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Barbara Childs : Director of Place

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<b>Parish</b>	<b>West Chiltington</b>
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<b>SHLAA Reference</b>	SA597	<b>Site Name</b>	Land at Steepwood Farm Adversane
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<b>Years 1-5 Deliverable</b>	<input type="checkbox"/>	<b>Site Address</b>	Steepwood Farm, Adversane Lane, Adversane, West Sussex
<b>Years 6-10 Developable</b>	<input type="checkbox"/>		
<b>Years 11+</b>	<input type="checkbox"/>	<b>Site Area (ha)</b>	150.11
<b>Not Currently Developable</b>	<input checked="" type="checkbox"/>	<b>Greenfield/PDL</b>	Greenfield
		<b>Site Total</b>	0
		<b>Suitable</b>	<input type="checkbox"/>
		<b>Available</b>	<input checked="" type="checkbox"/>
		<b>Achievable</b>	<input type="checkbox"/>

#### Justification

A planning consultant on behalf of the landowners has expressed an interest in developing the site meaning it is 'available'. The site was originally identified as an area of search for a potential strategic site option in the preparation of the Horsham District Planning Framework 2015 (HDPF). This smaller site is within an Archaeological Notification Area and contains two areas of Ancient Woodland. It is mainly located in West Chiltington Parish, but the land area also falls in part within the Parishes of Billingshurst and Pulborough.

The site is unrelated to any defined built up area boundary and any development in this location would need to take the form of a new settlement. There is limited infrastructure in this area and this would need to be addressed before any development could come forward.

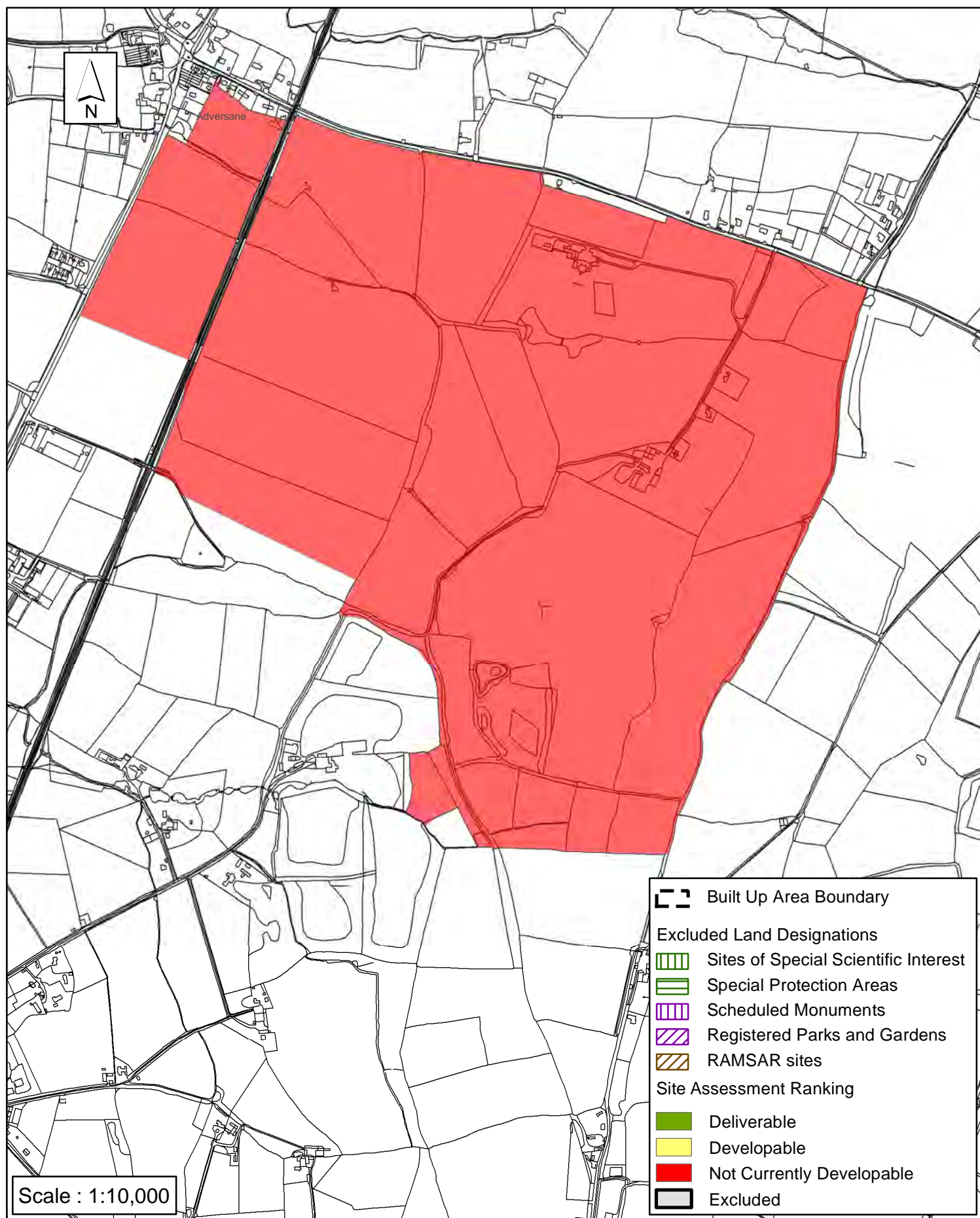
Unless allocated for development through the review of the Horsham District Planning Framework (HDPF) or via a made neighbourhood plan, it is considered development would be contrary to Policies 1 to 4 and 26 of the HDPF. The site is therefore assessed as 'Not Currently Developable'.

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<b>Excluded Site</b>	<input type="checkbox"/>	<b>Exclusion Reason</b>
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<b>Lapsed PP</b>	<input type="checkbox"/>	<b>Date</b>
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# SA-597 : Steepwood Farm, Adversane, West Chiltington



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Barbara Childs : Director of Place

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<b>Parish</b>	<b>Pulborough</b>
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<b>SHLAA Reference</b>	SA677	<b>Site Name</b>	Land at Toat Café and Whitelands
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<b>Years 1-5 Deliverable</b>	<input type="checkbox"/>	<b>Site Address</b>	Stane Street and Blackgate Lane, Pulborough
<b>Years 6-10 Developable</b>	<input type="checkbox"/>		
<b>Years 11+</b>	<input type="checkbox"/>	<b>Site Area (ha)</b>	8.19
<b>Not Currently Developable</b>	<input checked="" type="checkbox"/>	<b>Greenfield/PDL</b>	PDL
		<b>Site Total</b>	0
		<b>Suitable</b>	<input type="checkbox"/>
		<b>Available</b>	<input checked="" type="checkbox"/>
		<b>Achievable</b>	<input type="checkbox"/>

#### Justification

The landowner has expressed an interest to develop the site meaning it is 'available'. The site lies within the countryside in a relatively isolated rural location, unrelated to any settlement edge. Part of the site is currently in commercial use and has also been put forward for consideration in the Economic Land Assessment section of the SHELAA. The Local Plan Review Issues and Options (April 2018) highlighted the potential of the site to meet tourism facilities that support the local economy and also tourism in the nearby South Downs National Park. However the Issues & Options document is an early stage of the local plan review and holds little weight. The site is within a landscape character area identified as having low/moderate capacity for Employment Development in the 2014 Landscape Capacity Assessment. 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 Horsham District Planning Framework 2015 (HDPF). It is therefore assessed as 'Not Currently Developable'.

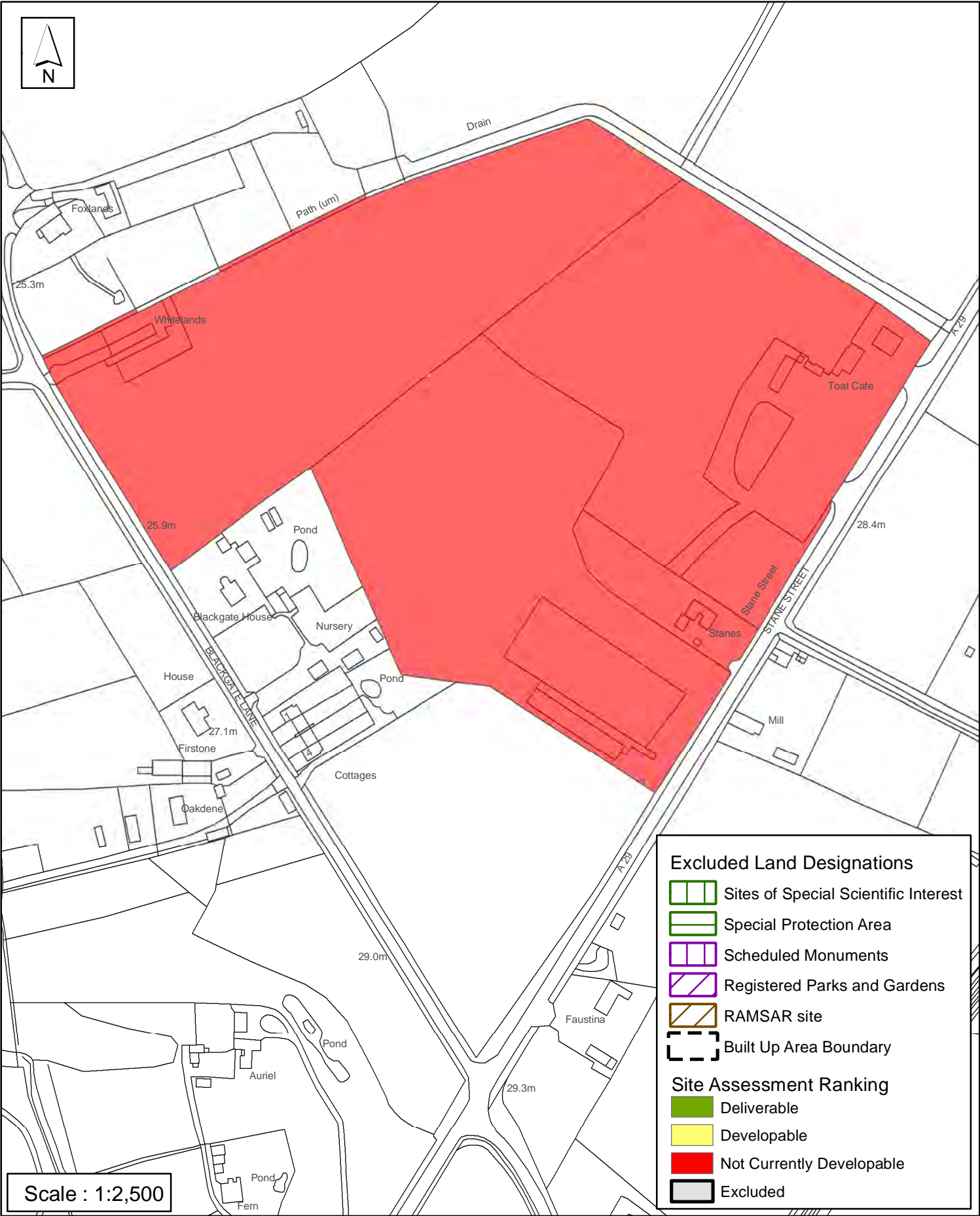
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<b>Excluded Site</b>	<input type="checkbox"/>	<b>Exclusion Reason</b>
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<b>Lapsed PP</b>	<input type="checkbox"/>	<b>Date</b>
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SA - 677: Land at Toat Café and Whitelands, Pulborough



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Barbara Childs : Director of Place



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<b>Parish</b>	<b>Pulborough</b>
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<b>SHLAA Reference</b>	SA699	<b>Site Name</b>	Land at Waterside House
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<b>Years 1-5 Deliverable</b>	<input type="checkbox"/>	<b>Site Address</b>	17 Lower Street Pulborough		
<b>Years 6-10 Developable</b>	<input type="checkbox"/>				
<b>Years 11+</b>	<input type="checkbox"/>	<b>Site Area (ha)</b>	0.13	<b>Suitable</b>	<input type="checkbox"/>
<b>Not Currently Developable</b>	<input checked="" type="checkbox"/>	<b>Greenfield/PDL</b>	Both	<b>Available</b>	<input checked="" type="checkbox"/>
		<b>Site Total</b>	0	<b>Achievable</b>	<input type="checkbox"/>

### Justification

The landowner has expressed an interest to develop the site meaning it is 'available'. The site is partly within the built up area of Pulborough and wholly within Church Place Conservation Area. The sites southern boundary is constrained by the River Arun and the majority of the site is within flood zones 3 and/or 2 and will require a flood management sequential test and exceptions test together with a site specific flood risk assessment. Beyond the River Arun lies the South Downs National Park. A Listed Building lies adjacent to the site and others lie nearby.

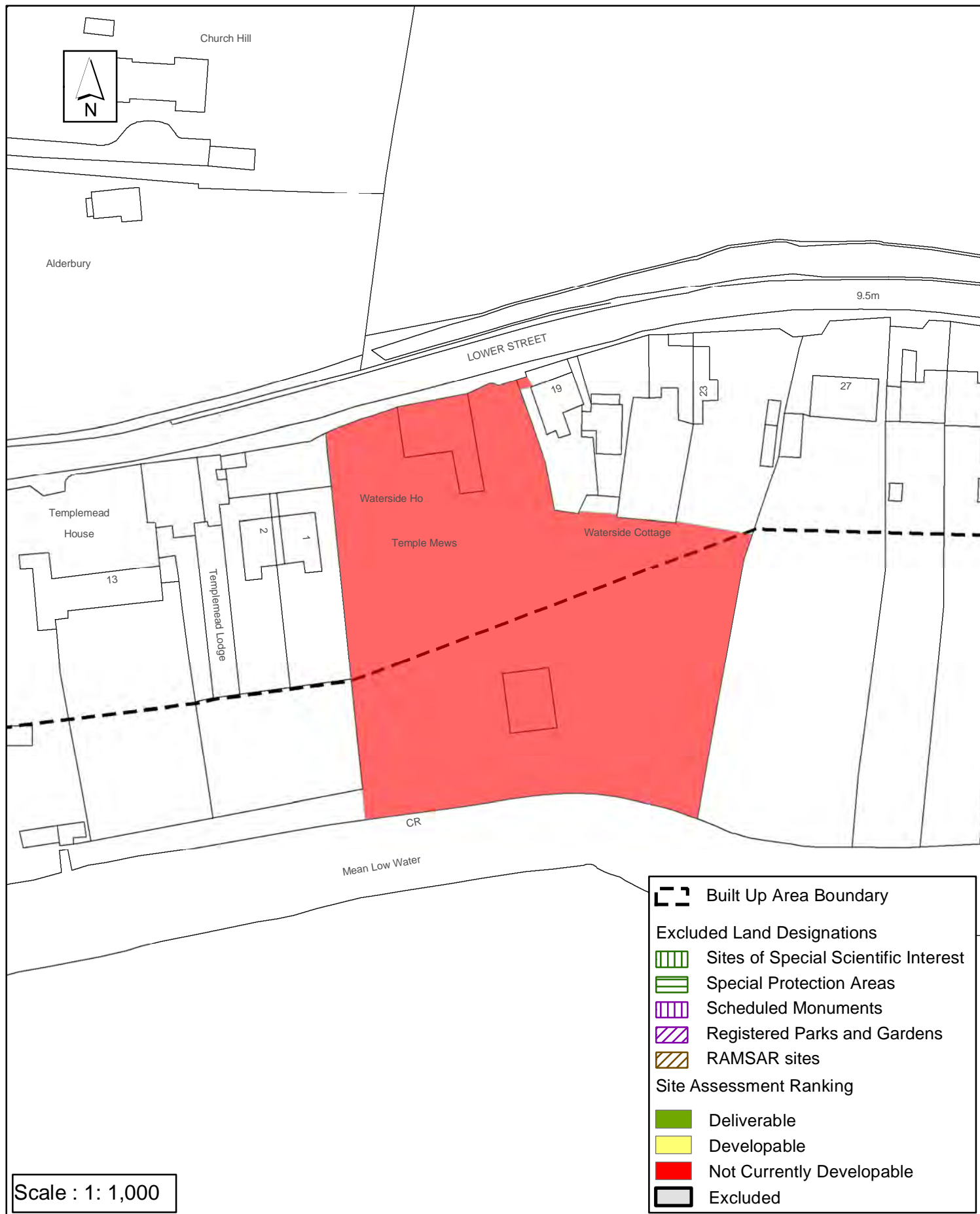
The Local Plan Review Issues and Options (April 2018) proposed amendments to the built up area boundaries and proposed the inclusion of the whole of this site along with other curtilages within the boundary on the basis that the River Arun forms a more logical boundary (Reference PL2). It acknowledged that development would be highly constrained by the proximity of the river and flood zone. Due to the constraints on this site it assessed as 'Not Currently Developable'.

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<b>Excluded Site</b>	<input type="checkbox"/>	<b>Exclusion Reason</b>
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<b>Lapsed PP</b>	<input type="checkbox"/>	<b>Date</b>
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# SA - 699: Land at Waterside House, Pulborough



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Barbara Childs : Director of Place

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<b>Parish</b>	<b>Pulborough</b>
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<b>SHLAA Reference</b>	SA710	<b>Site Name</b>	Land at Codmore Hill Farm
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<b>Years 1-5 Deliverable</b>	<input type="checkbox"/>	<b>Site Address</b>	Codmore Hill Farm, Pickhurst Lane, Pulborough		
<b>Years 6-10 Developable</b>	<input type="checkbox"/>				
<b>Years 11+</b>	<input type="checkbox"/>	<b>Site Area (ha)</b>	57.5	<b>Suitable</b>	<input type="checkbox"/>
<b>Not Currently Developable</b>	<input checked="" type="checkbox"/>	<b>Greenfield/PDL</b>	Greenfield	<b>Available</b>	<input checked="" type="checkbox"/>
		<b>Site Total</b>	0	<b>Achievable</b>	<input type="checkbox"/>

### Justification

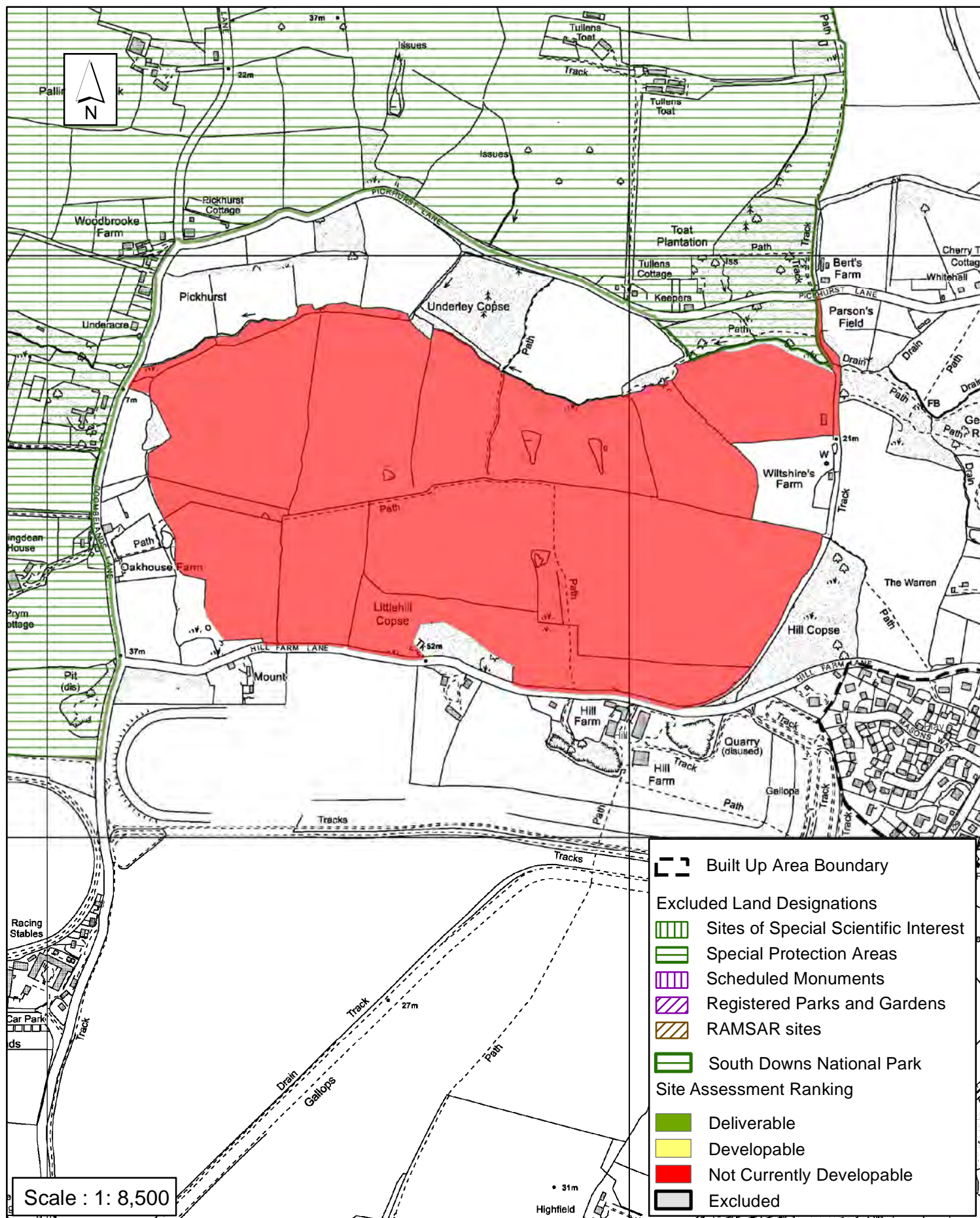
The landowner has expressed an interest to develop the site meaning it is 'available'. This is a strategic scale site in the countryside to the north west of the built up area boundary of Codmore Hill with the Hill Copse section of Ancient Woodland dividing Codmore Hill BUAB and the site. Codmore Hill is classified in conjunction with Pulborough 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 within a Bat Sustenance Zone and is, in effect, bounded to the north and west by the South Downs National Park. A number of listed buildings lie close to the site. The site does not directly adjoin Codmore Hill and is unrelated to the existing settlement form. Unless allocated for development through the review of the HDPF, 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'.

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<b>Excluded Site</b>	<input type="checkbox"/>	<b>Exclusion Reason</b>
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<b>Lapsed PP</b>	<input type="checkbox"/>	<b>Date</b>
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# SA - 710: Land at Codmore Hill Farm, Pulborough



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Barbara Childs : Director of Place

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<b>Parish</b>	<b>Pulborough</b>
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<b>SHLAA Reference</b>	<b>SA711</b>	<b>Site Name</b>	<b>Pulborough Glebe East</b>
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<b>Years 1-5 Deliverable</b>	<input type="checkbox"/>	<b>Site Address</b>	Old Rectory Lane Pulborough		
<b>Years 6-10 Developable</b>	<input type="checkbox"/>				
<b>Years 11+</b>	<input type="checkbox"/>	<b>Site Area (ha)</b>	3.61	<b>Suitable</b>	<input type="checkbox"/>
<b>Not Currently Developable</b>	<input checked="" type="checkbox"/>	<b>Greenfield/PDL</b>	Greenfield	<b>Available</b>	<input checked="" type="checkbox"/>
		<b>Site Total</b>	0	<b>Achievable</b>	<input type="checkbox"/>

#### Justification

The landowner has expressed an interest in developing the site for residential with open space meaning the site is 'available'. The site is within the built up area boundary of Pulborough as defined by the Horsham District Planning Framework 2015 (HDPF). Pulborough along with Codmore Hill 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 also lies within the Pulborough (Church Place) Conservation Area and is detailed, as Glebe Field south of Rectory Road, to be one of two significant areas of open space remaining relatively unaltered from the medieval period and a key contributor to local character in the Pulborough Conservation Area Appraisal and Management Plan 2018. It also details the view from within Glebe Field towards St Mary's Church to be one of those of most value in the western section of the Conservation Area and the views towards to the South Downs to be significant. The site slopes fairly steeply to the south offering views of the South Downs National Park from Old Rectory Lane and from the public footpath that crosses the site from Old Rectory Lane to Lower Street. No Listed Buildings lie within the site but there are a number of Listed Buildings near all three boundaries around the western half of the site (including Grade II, II\* and the Grade 1 Listed St Mary's Church). Due to the important positive contribution of the site to Conservation Area it is assessed as 'Not Currently Developable'.

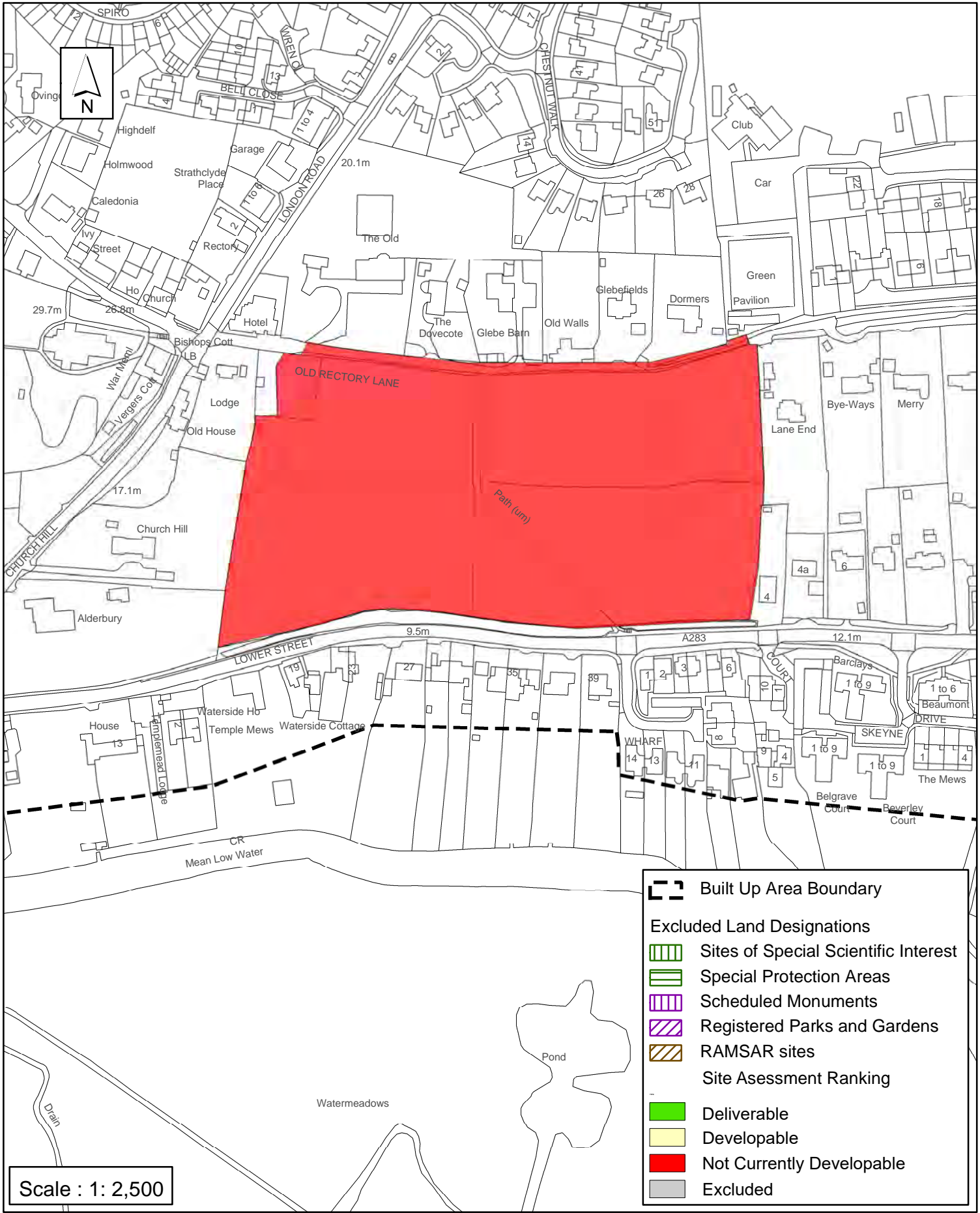
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<b>Excluded Site</b>	<input type="checkbox"/>	<b>Exclusion Reason</b>
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<b>Lapsed PP</b>	<input type="checkbox"/>	<b>Date</b>
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SA - 711 : Pulborough East Glebe, Lower Street
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Date: 12/07/2018                      Revision:

Revision:

## Horsham District Council

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

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