

Slinfold Parish

Slinfold Parish

The following sites have been considered as part of the June 2016 SHELAA Assessment for Slinfold 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 'deliverable' -1-5 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 Slinfold Parish is summarised as follows:

SHELAA Reference	Site Name	Site Address	Outcome of Assessment	Total Units
SA096	Schenectady Europe Ltd	(Land rear of 1-24 Hayes Lane)	Green (1-5 Years Deliverable)	23
SA337	Land to the East of Hayes Lane	Land East of Hayes Lane	Yellow (11+ Years Developable)	30
SA386	Land at Lower Broadbridge Farm	Five Oaks Road, Slinfold,	Yellow (11+ Years Developable)	50
SA009	Fairfield Stud	Guildford Road, Broadbridge Heath	Not Currently Developable	0
SA013	Blacklands	Guildford Road, Broadbridge Heath	Not Currently Developable	0
SA019	Land west of Spring Lane	Slinfold	Not Currently Developable	0
SA061	Land at Nibblets Farm	West Way, Slinfold	Not Currently Developable	0
SA064	Niblets Farm	Hayes Lane, Slinfold	Not Currently Developable	0
SA097	SI Group UK Land 2	Schenectady Europe Ltd, Slinfold	Not Currently Developable	0
SA121	Land at Rapkyns Nursing Home	Guildford Road, Broadbridge Heath	Not Currently Developable	0
SA290	Brackensfield Farm	Guildford Road, Broadbridge Heath	Not Currently Developable	0
SA401	Nowhurst Business Park	Nowhurst Business Park	Not Currently Developable	0
SA492	Land adjacent to Lyons Farm	Slinfold	Not Currently Developable	0
SA547	Land East of Waterside	Land East of Waterside, Five Oaks Road, Slinfold, West Sussex	Not Currently Developable	0
SA555	Bridge House Riding Stables	Five Oaks Road, Slinfold,	Not Currently Developable	0
SA576	Land East of A29 and West of Clapgate Lane	Clapgate Lane, Slinfold,	Not Currently Developable	0
SA624	Land at Woodside	Guildford Road, Clemsfold	Not Currently Developable	0

SA627	Land at Clemsfold Farm	Guildford Road Clemsfold	Not Currently Developable	0
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Sites submitted to the SHELAA for Slinfold Parish but excluded from further assessment:

SHELAA Reference	Site Name	Site Address	Outcome of Assessment
SA102	Land at Lower Broadbridge Farm	Billingshurst Road, Broadbridge heath (Employment use (U1-5))	The site has been considered for Commercial use and is therefore excluded from residential assessment. The neighbouring site SA386 is considered for residential.
SA406	Units 1-5 Spring Copse Business Park	Stane Street, Slinfold	The site has been considered for commercial use and is therefore excluded from the residential assessment. NO MAP

Parish	Slinfold
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SHLAA Reference	SA096	Site Name	Schenectady Europe Ltd
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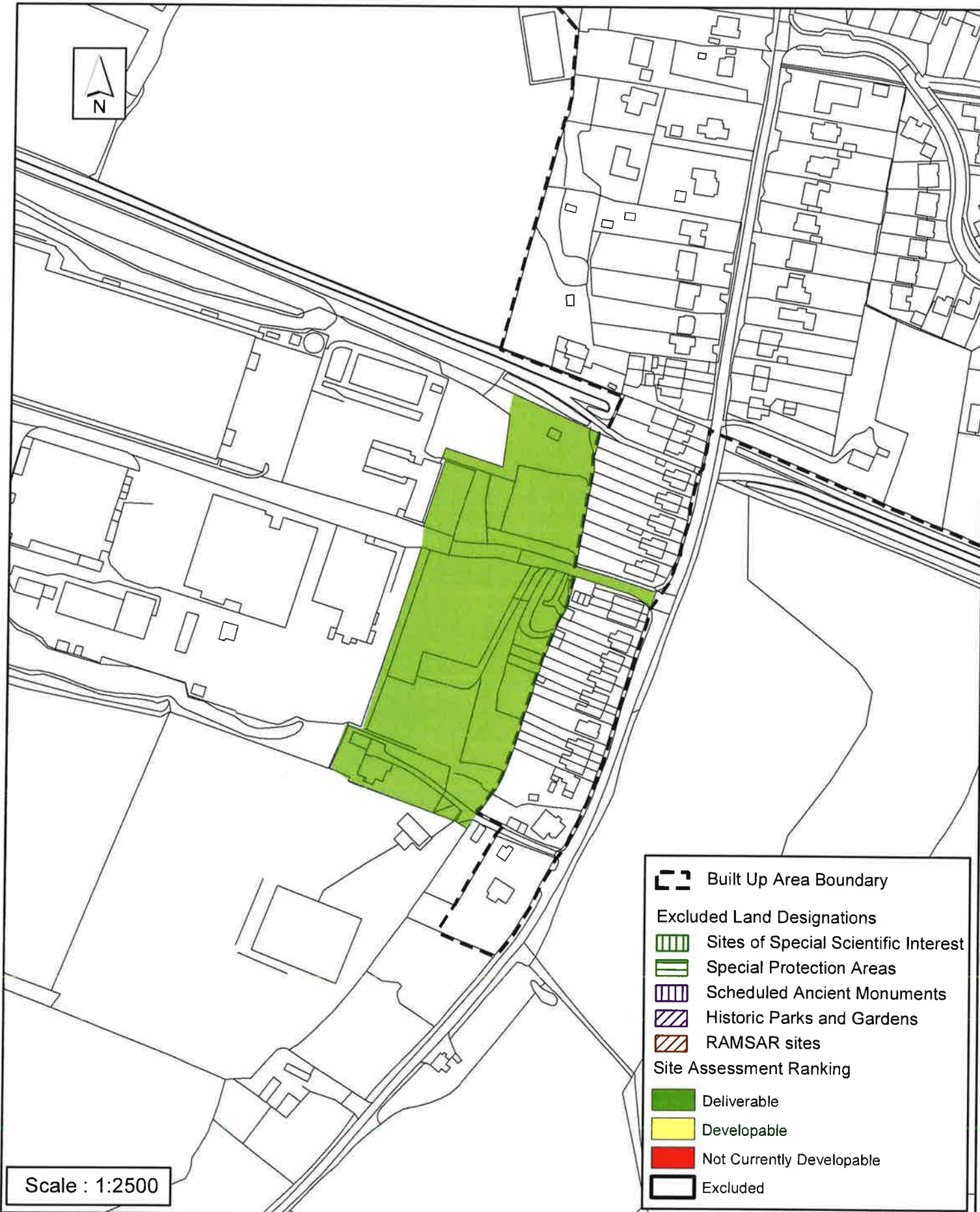
Years 1-5 Deliverable	<input checked="" type="checkbox"/>	Site Address	(Land rear of 1-25 Hayes Lane), Slinfold	
Years 6-10 Developable	<input type="checkbox"/>			
Years 11+	<input type="checkbox"/>	Site Area (ha)	1.5	Suitable <input checked="" type="checkbox"/>
Not Currently Developable	<input type="checkbox"/>	Greenfield/PDL	PDL	Available <input checked="" type="checkbox"/>
		Site Total	23	Achievable <input checked="" type="checkbox"/>
				Viable <input checked="" type="checkbox"/>

Justification

DC/13/2042 | Redevelopment of site to provide 23 x dwellings, vehicular and pedestrian access and a range of community measures including a replacement football pitch with improved drainage levelling, new car parking and upgraded access to serve the existing recreation ground, new tennis pavilion and siting for additional tennis court, with associated works and landscaping PERMITTED 13/05/2014

Excluded Site	<input type="checkbox"/>	Exclusion Reason
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Lapsed PP	<input type="checkbox"/>	Date
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Parish	Slinfold
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SHLAA Reference	SA337	Site Name	Land to the East of Hayes Lane
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Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Land East of Hayes Lane,	
Years 6-10 Developable	<input type="checkbox"/>		Slinfold,	
Years 11+	<input checked="" type="checkbox"/>	Site Area (ha)	3.9	Suitable <input type="checkbox"/>
Not Currently Developable	<input type="checkbox"/>	Greenfield/PDL	Greenfield	Available <input checked="" type="checkbox"/>
		Site Total	30	Achievable <input type="checkbox"/>
				Viable <input checked="" type="checkbox"/>

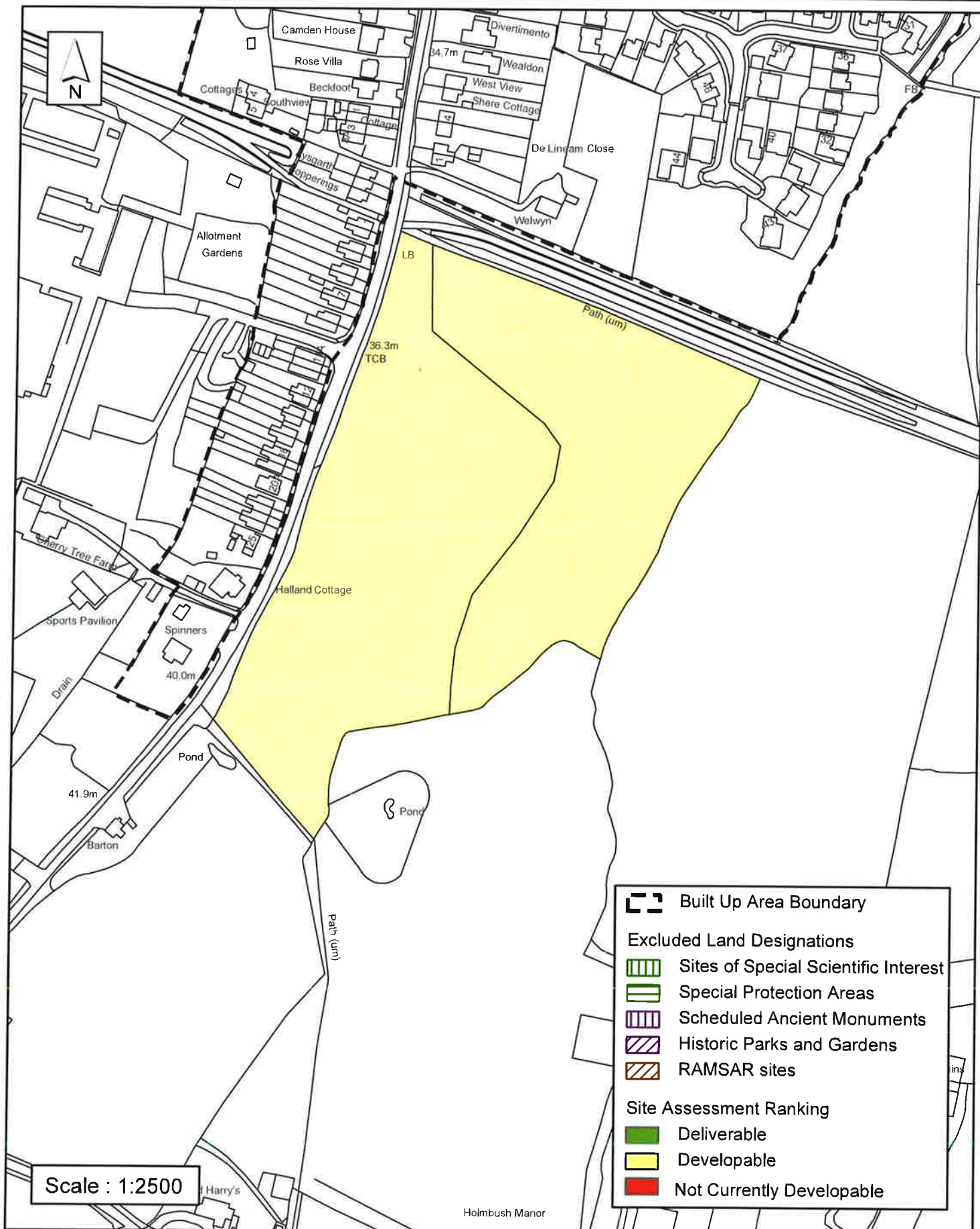
Justification

The landowner has expressed an interest to develop the site, meaning the site is available. This site is also relatively flat and close to existing residential development meaning some linear low density development on the southern portion of the site may be appropriate to mirror that on the opposite side of Hayes Lane. A recent application for 50 units was refused due to the urbanising impact it would have on landscape and townscape character. Due to the uncertainties surrounding the site it is unlikely development would come forward in the short term.

Excluded Site	<input type="checkbox"/>	Exclusion Reason
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Lapsed PP	<input type="checkbox"/>	Date
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SA - 337: Land east of Hayes Lane, Slinfold



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Horsham District Council

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

Parish**Slinfold**

SHLAA Reference SA386 **Site Name** Land at Lower Broadbridge Farm

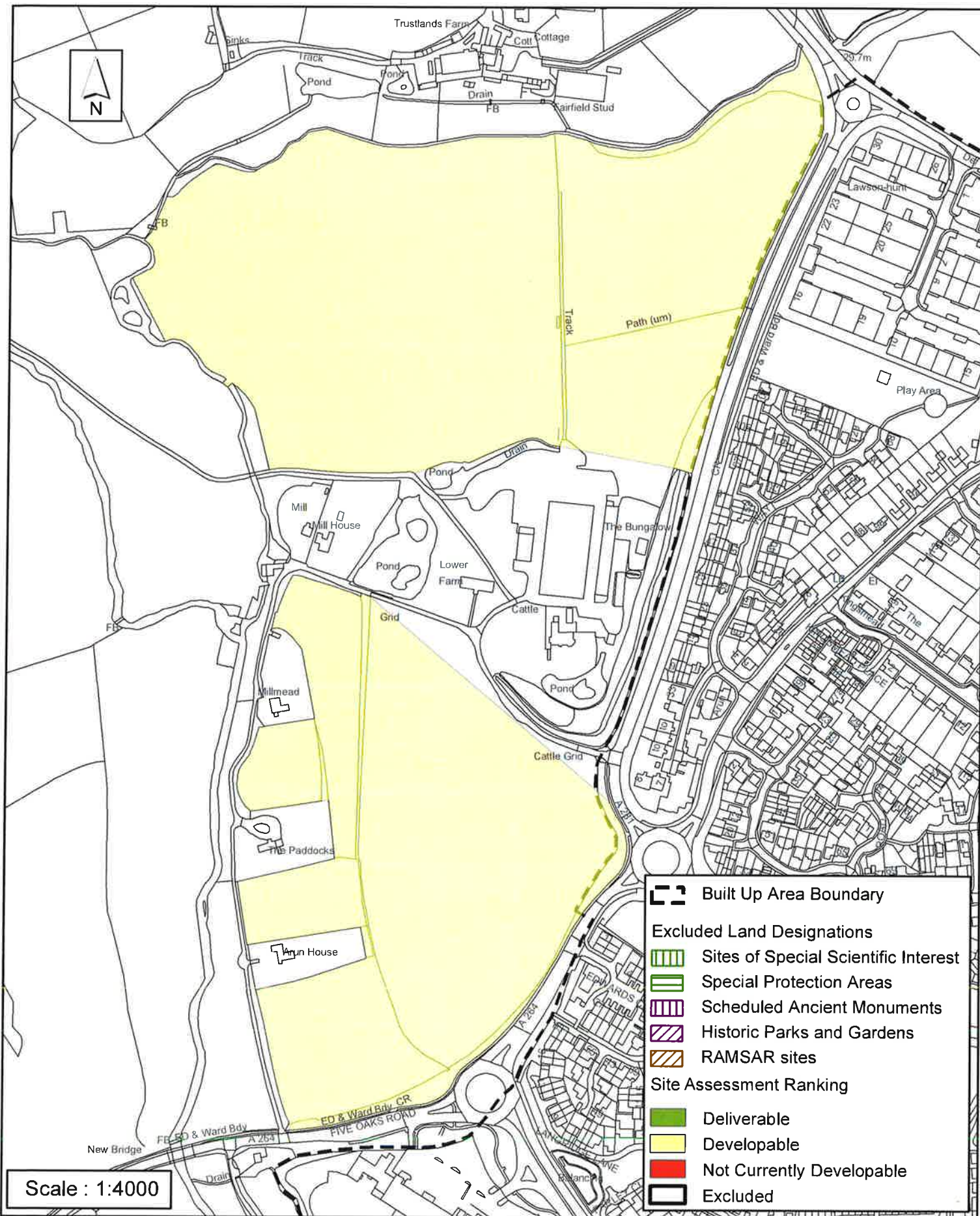
Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Five Oaks Road,	
Years 6-10 Developable	<input type="checkbox"/>		Slinfold,	
Years 11+	<input checked="" type="checkbox"/>	Site Area (ha)	45.7	Suitable <input type="checkbox"/>
Not Currently Developable	<input type="checkbox"/>	Greenfield/PDL	Greenfield	Available <input checked="" type="checkbox"/>
		Site Total	50	Achievable <input type="checkbox"/>
				Viable <input type="checkbox"/>

Justification

The site is subject to a significant amount of surface water flooding, particularly along the western boundary. However, a small amount of residential development could be developed in the future where the site adjoins Broadbridge Heath to the east. Access would be fairly easy to gain via the A281 if mitigation measures were put in place, particularly once the infrastructure in connection with the west of Horsham strategic development has been completed (subject to other physical constraints being taken into account). Development in this location would however breach the natural boundary of the A281 and A264. As such it is assessed as 11+ years developable. The site has also been considered for economic use.

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

SA-386 : Land at Lower Broadbridge Farm, Five Oaks Road, Slinfold



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Date: 10/06/2015

Revision: 06/06/2016

Horsham District Council

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

Chris Lyons : Director of Planning, Economic Development & Property

Parish	Slinfold
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SHLAA Reference	SA009	Site Name	Fairfield Stud
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Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Guildford Road, Broadbridge Heath	
Years 6-10 Developable	<input type="checkbox"/>			
Years 11+	<input type="checkbox"/>	Site Area (ha)	2.8	Suitable <input type="checkbox"/>
Not Currently Developable	<input checked="" type="checkbox"/>	Greenfield/PDL	Greenfield	Available <input checked="" type="checkbox"/>
		Site Total	0	Achievable <input type="checkbox"/>
				Viable <input type="checkbox"/>

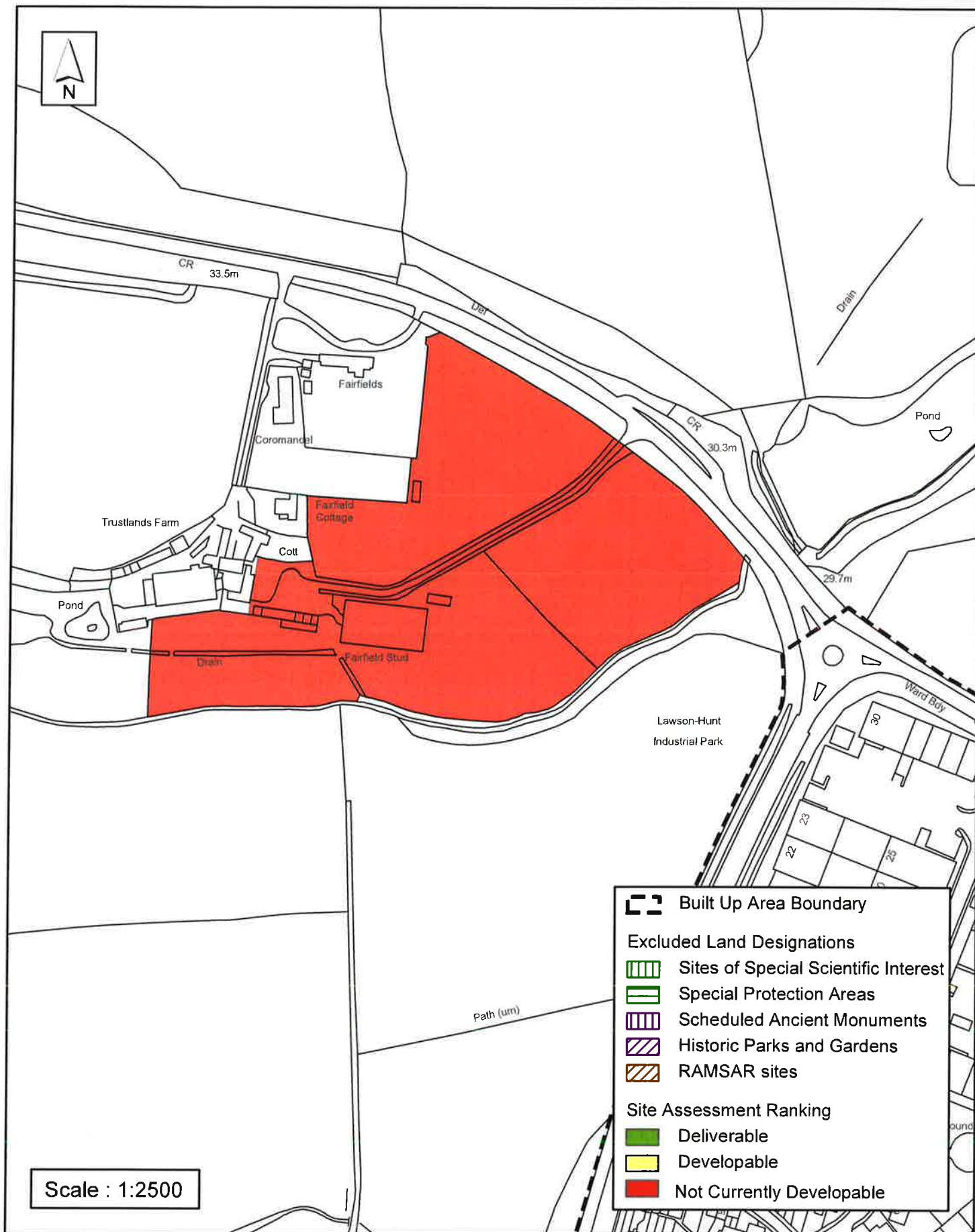
Justification

This site is in an isolated rural location, unrelated to a settlement edge. There may also be concerns over the access to the site and its proximity to the roundabout on the A281 next to the Lawson Hunt Industrial Estate. The surrounding land uses of the industrial estate also would not be complementary to the proposed use as residential. The site is therefore not considered developable at this time.

Excluded Site	<input type="checkbox"/>	Exclusion Reason
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Lapsed PP	<input type="checkbox"/>	Date
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SA - 009 : Fairfield Stud, Guildford Road, Broadbridge Heath



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Horsham District Council

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

Parish**Slinfold**

SHLAA Reference SA013 **Site Name** Blacklands

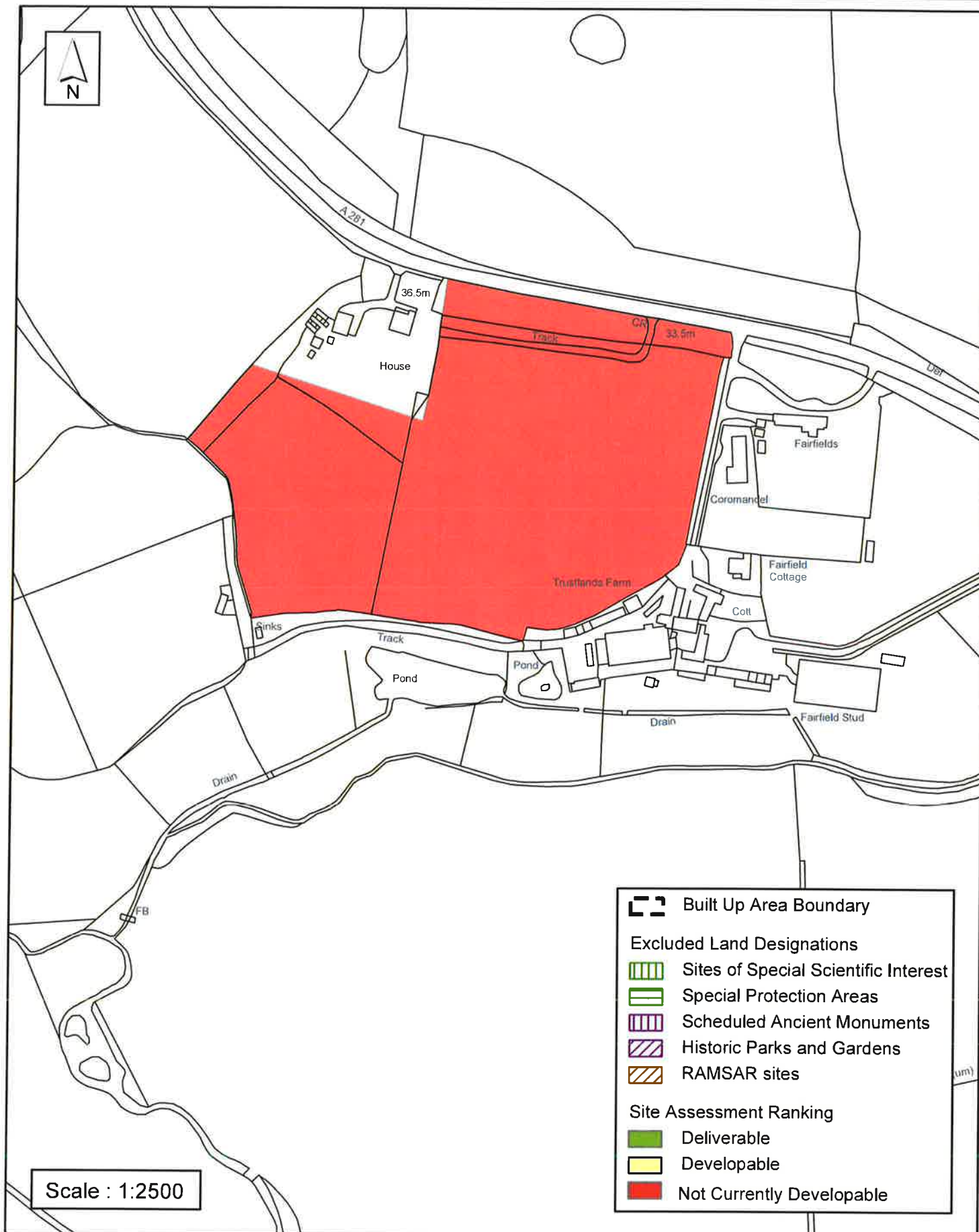
Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Guildford Road, Broadbridge Heath	
Years 6-10 Developable	<input type="checkbox"/>			
Years 11+	<input type="checkbox"/>	Site Area (ha)	2.832	Suitable <input type="checkbox"/>
Not Currently Developable	<input checked="" type="checkbox"/>	Greenfield/PDL	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 settlement edge of Slinfold. It is therefore defined as Not Currently Developable.

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

SA - 013 : Blacklands, Guildford Road, Broadbridge Heath



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Horsham District Council

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Head of Strategic & Community Planning, Jill Scarfield

Parish	Slinfold
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SHLAA Reference	SA019	Site Name	Land west of Spring Lane
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Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Slinfold		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	2	Suitable	<input type="checkbox"/>
Not Currently Developable	<input checked="" type="checkbox"/>	Greenfield/PDL	Greenfield	Available	<input checked="" type="checkbox"/>
		Site Total	0	Achievable	<input type="checkbox"/>
				Viable	<input type="checkbox"/>

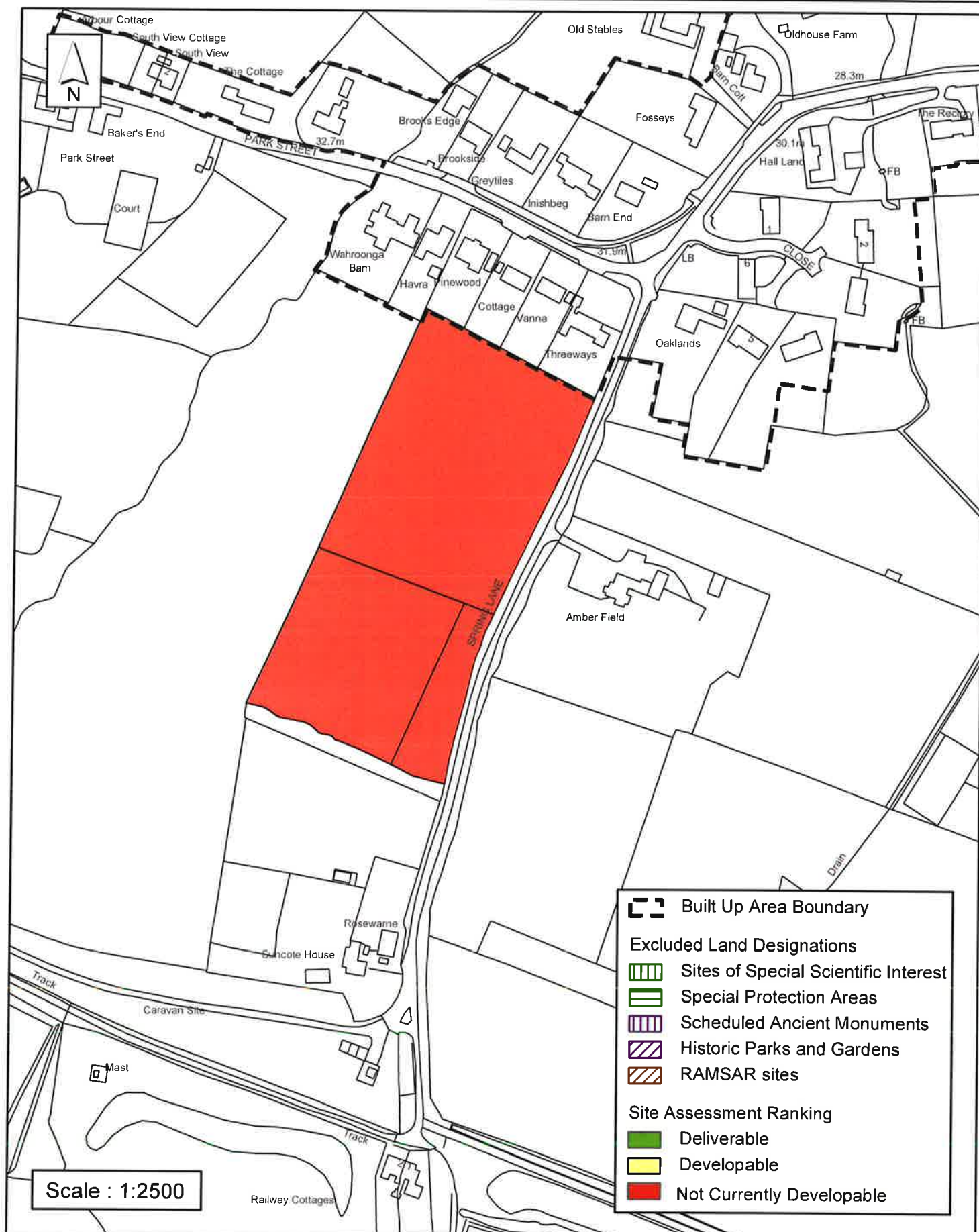
Justification

This site is considered unsuitable for residential development. The site is located in a fairly isolated location beyond the existing settlement boundary. It does not relate well to the village and would have an adverse impact on the setting of the village. The site is not suitable for development 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 - 019 : Land west of Spring Lane, Slinfold



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Horsham District Council

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

Parish	Slinfold
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SHLAA Reference	SA061	Site Name	Land at Nibblets Farm
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Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	West Way, Slinfold		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	2.2	Suitable	<input type="checkbox"/>
Not Currently Developable	<input checked="" type="checkbox"/>	Greenfield/PDL	Greenfield	Available	<input checked="" type="checkbox"/>
		Site Total	0	Achievable	<input type="checkbox"/>
				Viable	<input type="checkbox"/>

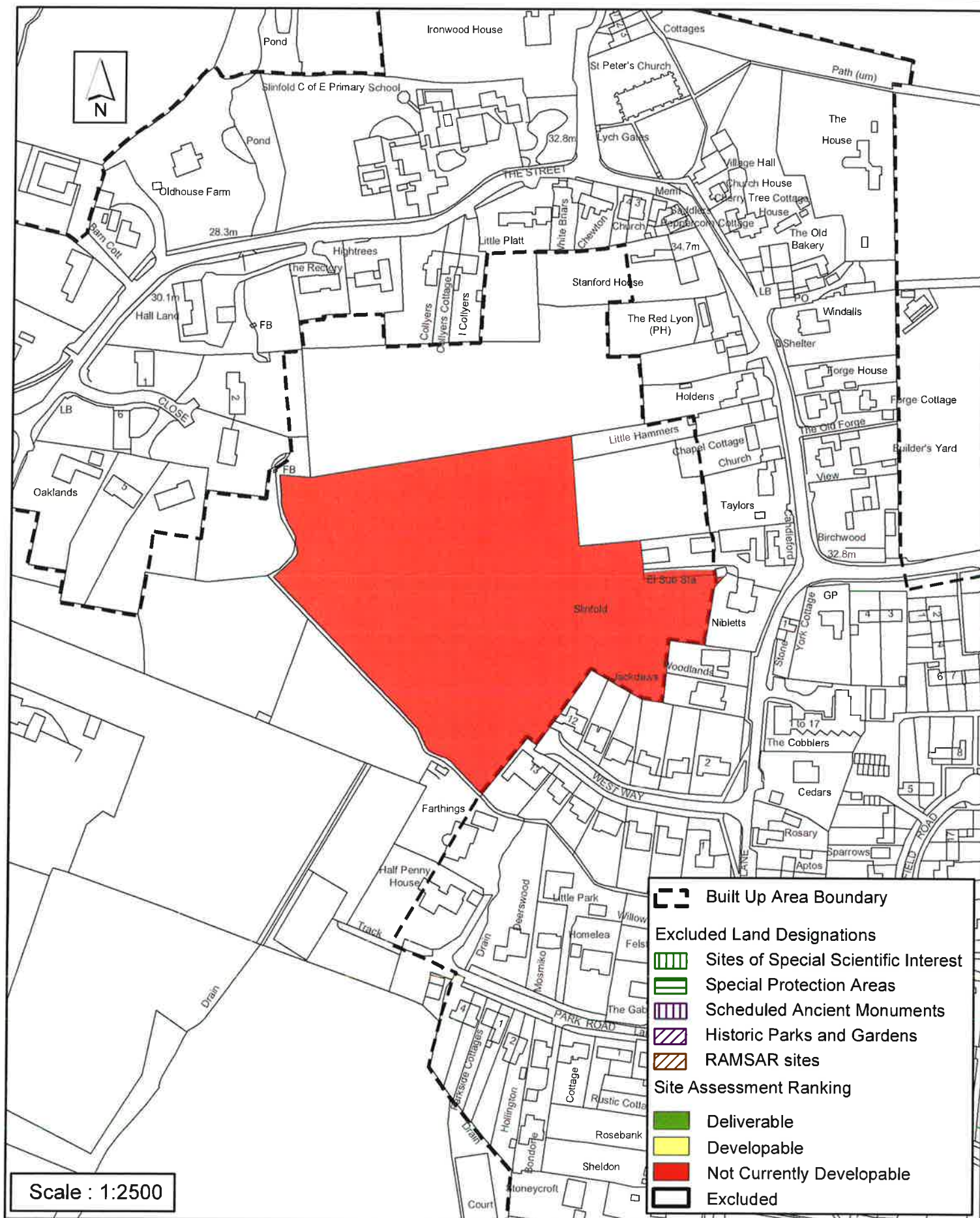
Justification

The site is relatively flat and adjoins the existing settlement edge of Slinfold. Access to the site could be obtained off West Way, however the junction into this cul-de-sac off Hayes Lane is very narrow. The site is also located within an area of low lying land abutting the Slinfold Conservation Area. This area makes an important contribution to the setting of Slinfold and the landscape features would be sensitive to development. The area has also been assessed as having low/no capacity for development in HDC's 2014 Landscape Capacity Assessment. The site is subsequently 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 - 061 : Land at Nibblets Farm, Slinfold



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Date: 13/06/2012

Revision: 04/11/2015

Horsham District Council

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

Chris Lyons : Director of Planning, Economic Development & Property

Parish	Slinfold
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SHLAA Reference	SA064	Site Name	Niblett's Farm
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Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Hayes Lane, Slinfold	
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 checked="" type="checkbox"/>	Greenfield/PDL	PDL	Available <input checked="" type="checkbox"/>
		Site Total	0	Achievable <input type="checkbox"/>
				Viable <input checked="" type="checkbox"/>

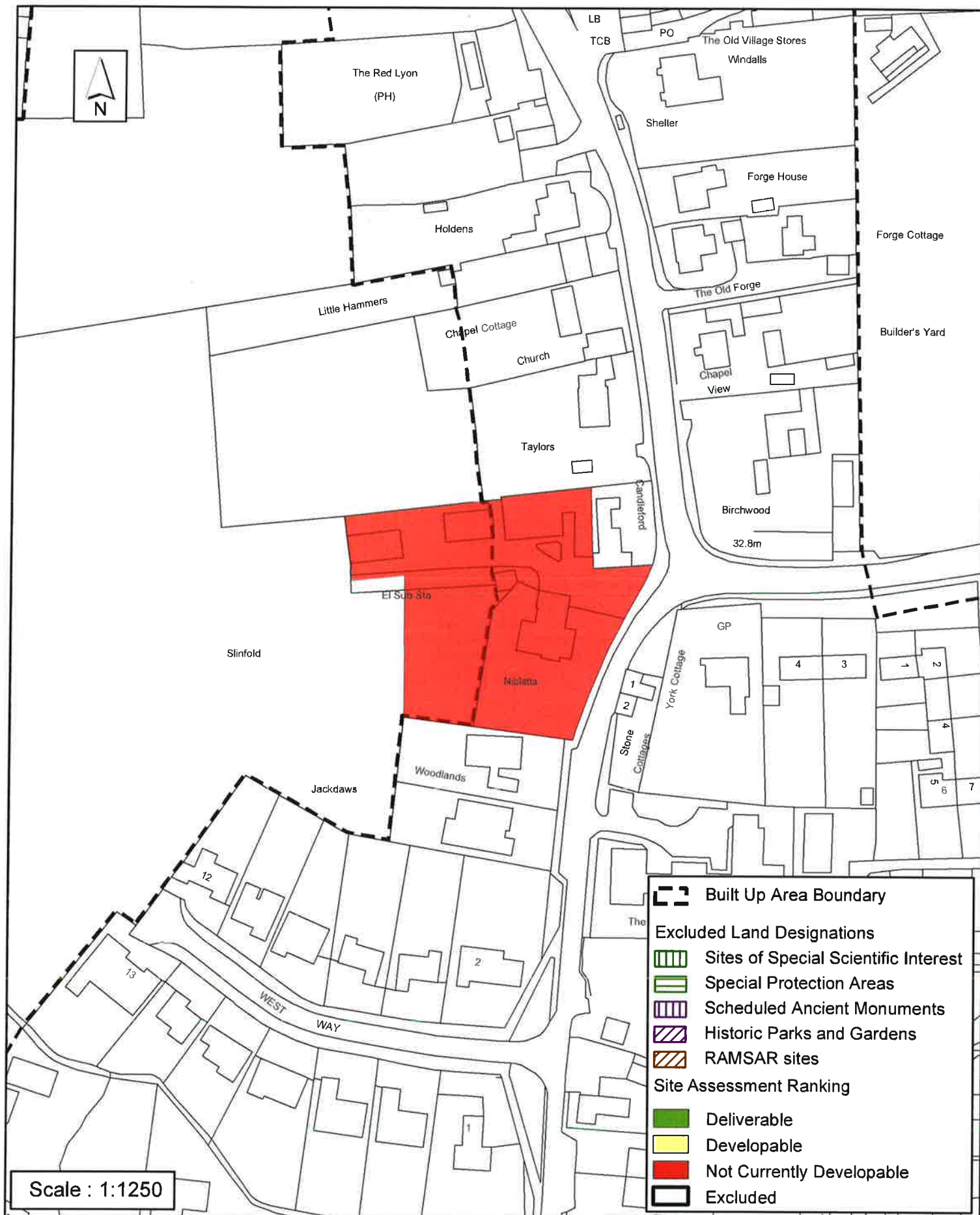
Justification

The landowner has expressed an interest to develop the site meaning the site is considered available. However it is questionable whether the site would be large enough to accommodate 6 units given the density of the surrounding area. Part of the site is within the Slinfold Conservation Area and there is a listed building adjacent to the site, which could further constrain development. The access to the site is fairly close to the junction onto Stane Street, therefore the WSCC would need to be consulted regarding junction arrangements. A small amount of development may be suitable, however it would be below the threshold to be considered within the SHELAA. Overall due to the constraints outlined above the site is considered Not Currently Developable.

Excluded Site	<input type="checkbox"/>	Exclusion Reason
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Lapsed PP	<input type="checkbox"/>	Date
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SA - 064 : Niblett's Farm, Hayes Lane, Slinfold



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Date: 07/06/2013

Revision: 04/11/2015

Horsham District Council

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

Chris Lyons : Director of Planning, Economic Development & Property

Parish**Slinfold**

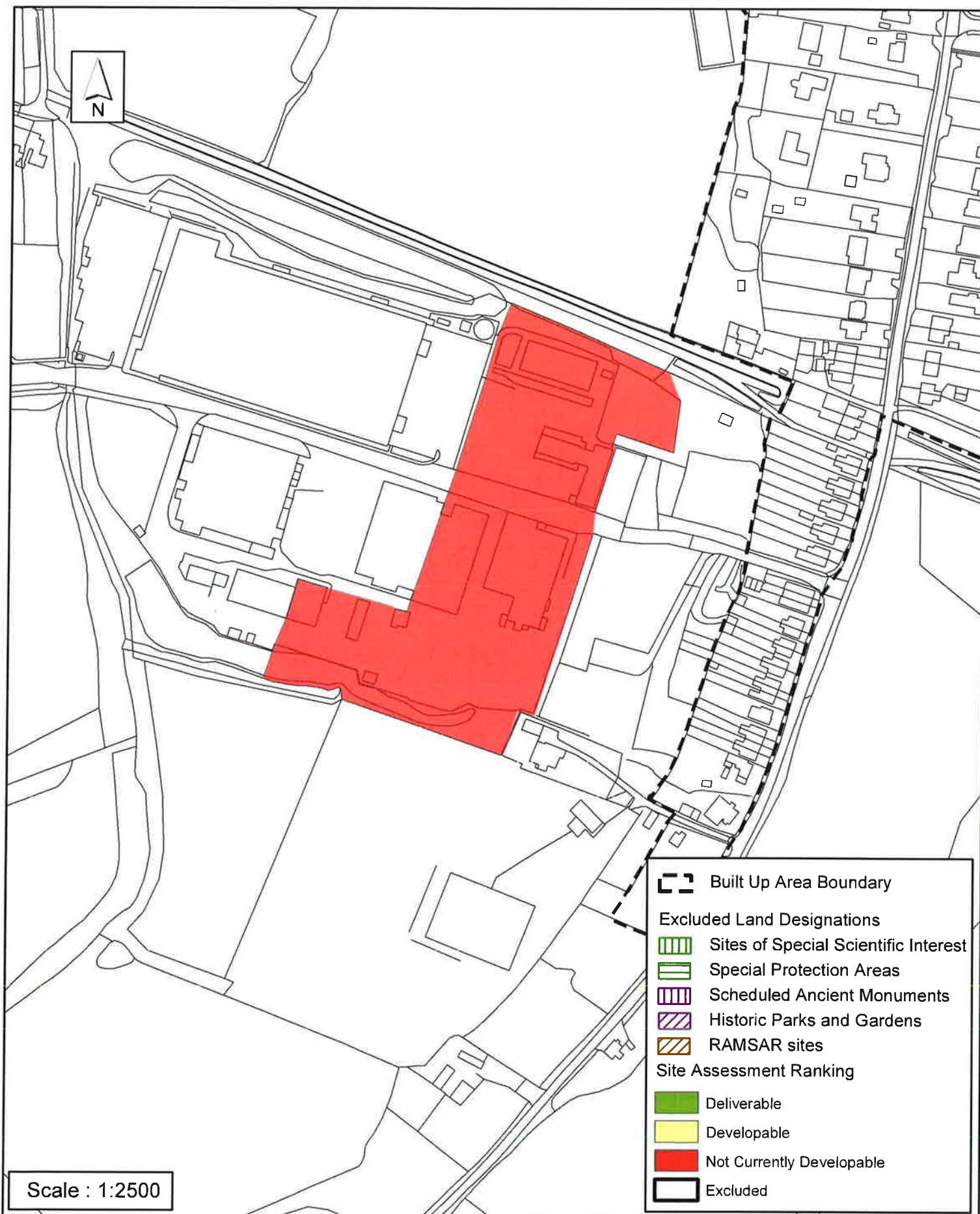
SHLAA Reference SA097 **Site Name** SI Group UK Land 2

Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Schenectady Europe Ltd, Slinfold	
Years 6-10 Developable	<input type="checkbox"/>			
Years 11+	<input type="checkbox"/>	Site Area (ha)	1.9	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

This site is considered unsuitable for residential development. The site is located outside of the built area of Slinfold. The site itself may also have contaminations issues. Also there is similar hazardous industry immediately abutting the site to the west, which may not be suitable to locate residential development next to. Residential development on this site would also generate a large increase in the level of activity to this fairly rural location.

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



Parish	Slinfold
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SHLAA Reference	SA121	Site Name	Land at Rapkyns Nursing Home
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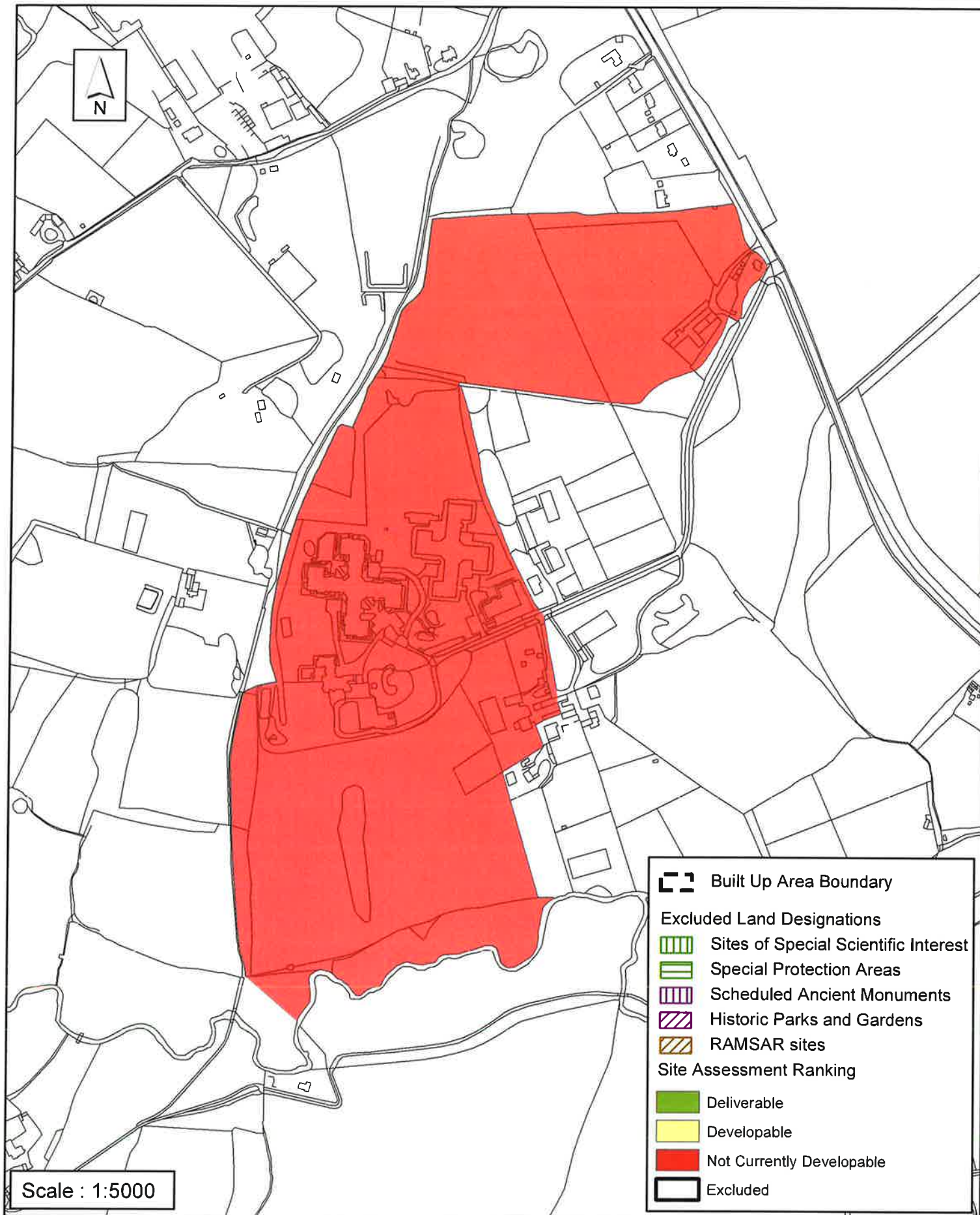
Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Guildford Road, Broadbridge Heath		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	20.8	Suitable	<input type="checkbox"/>
Not Currently Developable	<input checked="" type="checkbox"/>	Greenfield/PDL	PDL	Available	<input type="checkbox"/>
		Site Total	0	Achievable	<input type="checkbox"/>
				Viable	<input type="checkbox"/>

Justification

The site is 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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Parish	Slinfold
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SHLAA Reference	SA290	Site Name	Brackensfield Farm
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Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Guildford Road, Broadbridge Heath	
Years 6-10 Developable	<input type="checkbox"/>			
Years 11+	<input type="checkbox"/>	Site Area (ha)	0.52	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"/>

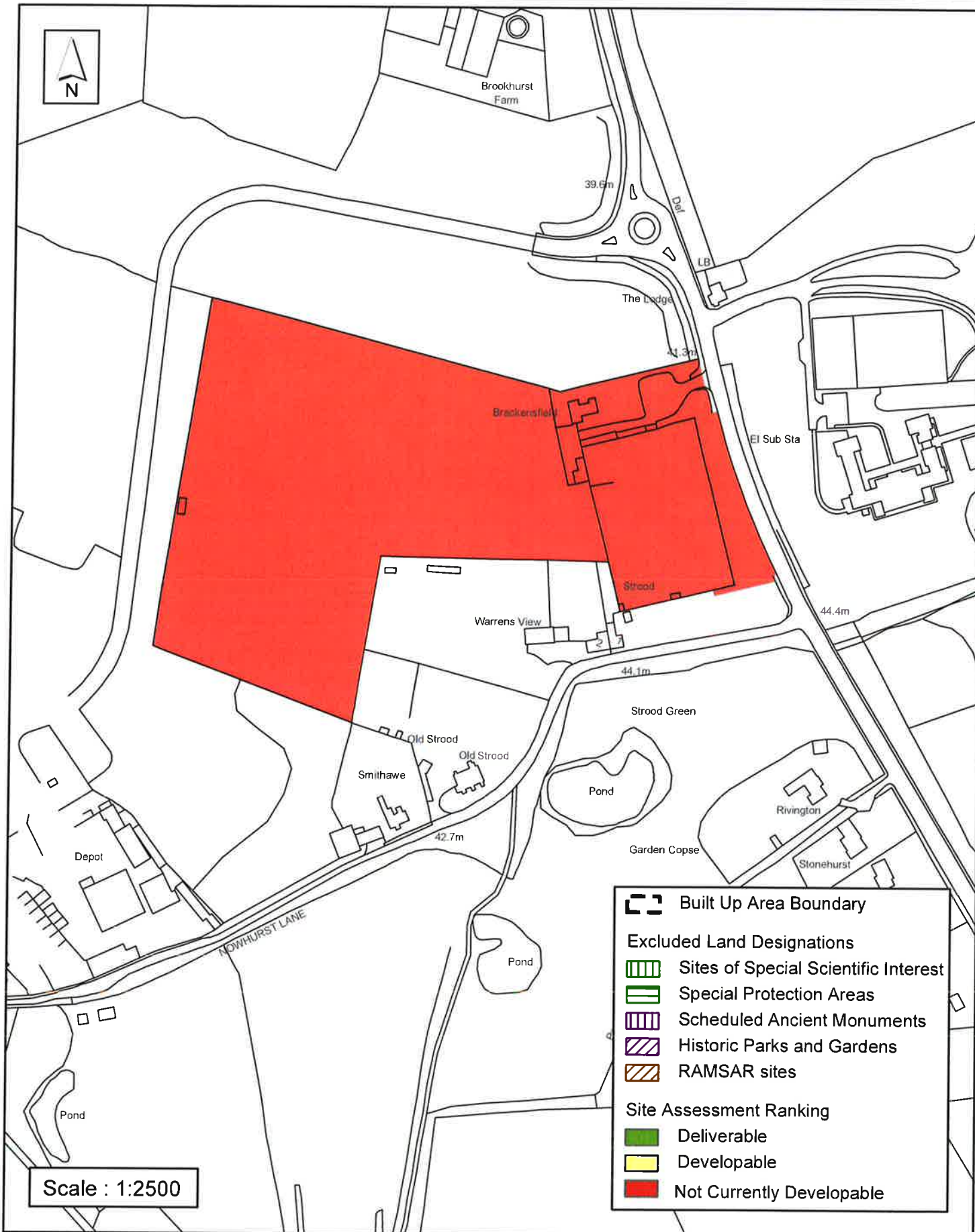
Justification

The site is located in an isolated rural location and unrelated to the settlement edge of Slinfold and is subsequently considered Not Currently Developable. There may be potential for employment use on site.

Excluded Site	<input type="checkbox"/>	Exclusion Reason
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Lapsed PP	<input type="checkbox"/>	Date
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SA - 290 : Brackensfield Farm, Guildford Road, Broadbridge Heath



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Horsham District Council

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

Parish	Slinfold
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SHLAA Reference	SA401	Site Name	Nowhurst Business Park
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Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Nowhurst Business Park Guildford Road	
Years 6-10 Developable	<input type="checkbox"/>		Broadbridge Heath Horsham	
Years 11+	<input type="checkbox"/>	Site Area (ha)	11.1	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"/>

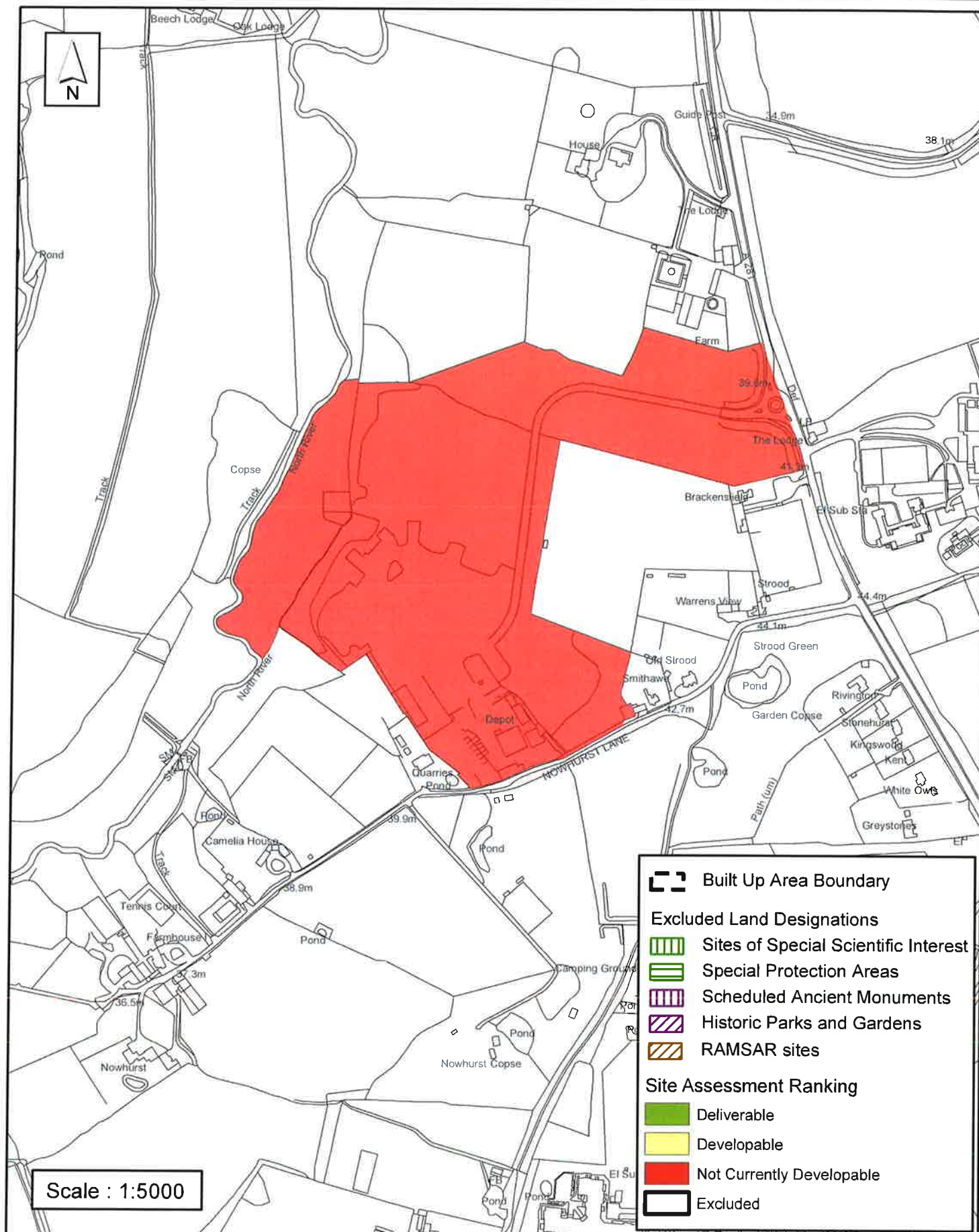
Justification

The site is in an isolated rural location away from any settlement boundary. It has existing permission for business use and it is considered that this use should be retail. There may be some contamination issues arising from the previous uses onsite which could impact viability. A small amount of enabling development may be suitable to unlock the economic potential of the site, for example providing housing for workers onsite adding to the existing linear development to the south however this would need to be part of a comprehensive re-development. Overall the site is considered Not Currently Developable for residential use and has been considered as part of the economic land assessment.

Excluded Site	<input type="checkbox"/>	Exclusion Reason
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Lapsed PP	<input type="checkbox"/>	Date
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SA-401 : Nowhurst Business Park



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Date: 11/03/2015

Revision: 03/12/2015

Horsham District Council

Parkside, Chart Way, Horsham
West Sussex. RH12 1RL
Head of Strategic & Community Planning, Jill Scarfield

Parish**Slinfold**

SHLAA Reference SA492 **Site Name** Land adjacent to Lyons Farm

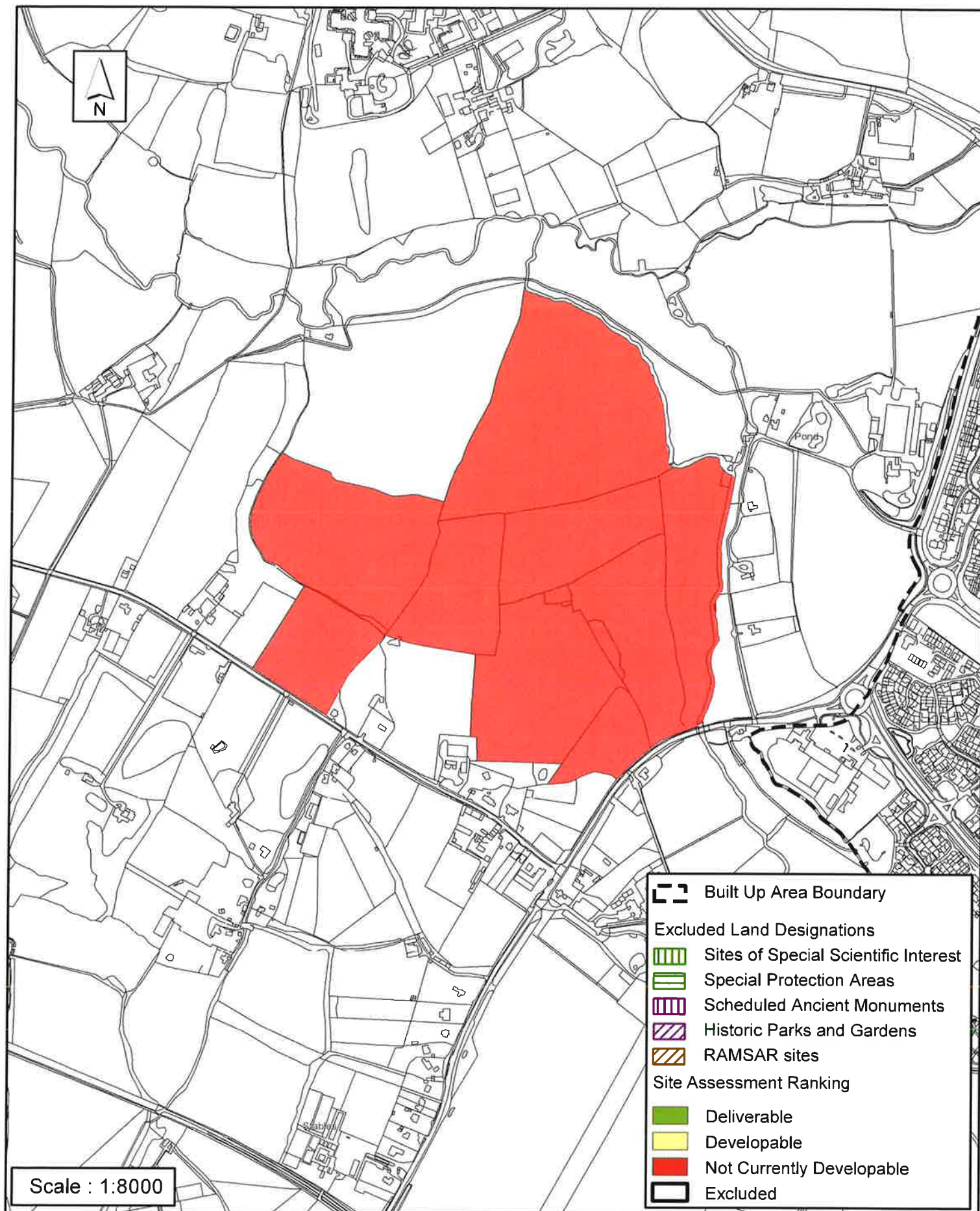
Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	
Years 6-10 Developable	<input type="checkbox"/>		
Years 11+	<input type="checkbox"/>	Site Area (ha)	Suitable <input type="checkbox"/>
Not Currently Developable	<input checked="" type="checkbox"/>	Greenfield/PDL	Available <input type="checkbox"/>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

Justification

The site is subject to a significant amount of surface water flooding, particularly along the western boundary. Development in this location would not connect well with the existing settlement of Broadbridge Heath and is considered unsustainable and not developable at the present time.

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

SA-492 : Land adjacent to Lyons Farm, Five Oaks Road, Slinfold



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Date: 07/12/2015

Revision:

Horsham District Council

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

Chris Lyons : Director of Planning, Economic Development & Property

Parish**Slinfold**

SHLAA Reference SA547 **Site Name** Land East of Waterside

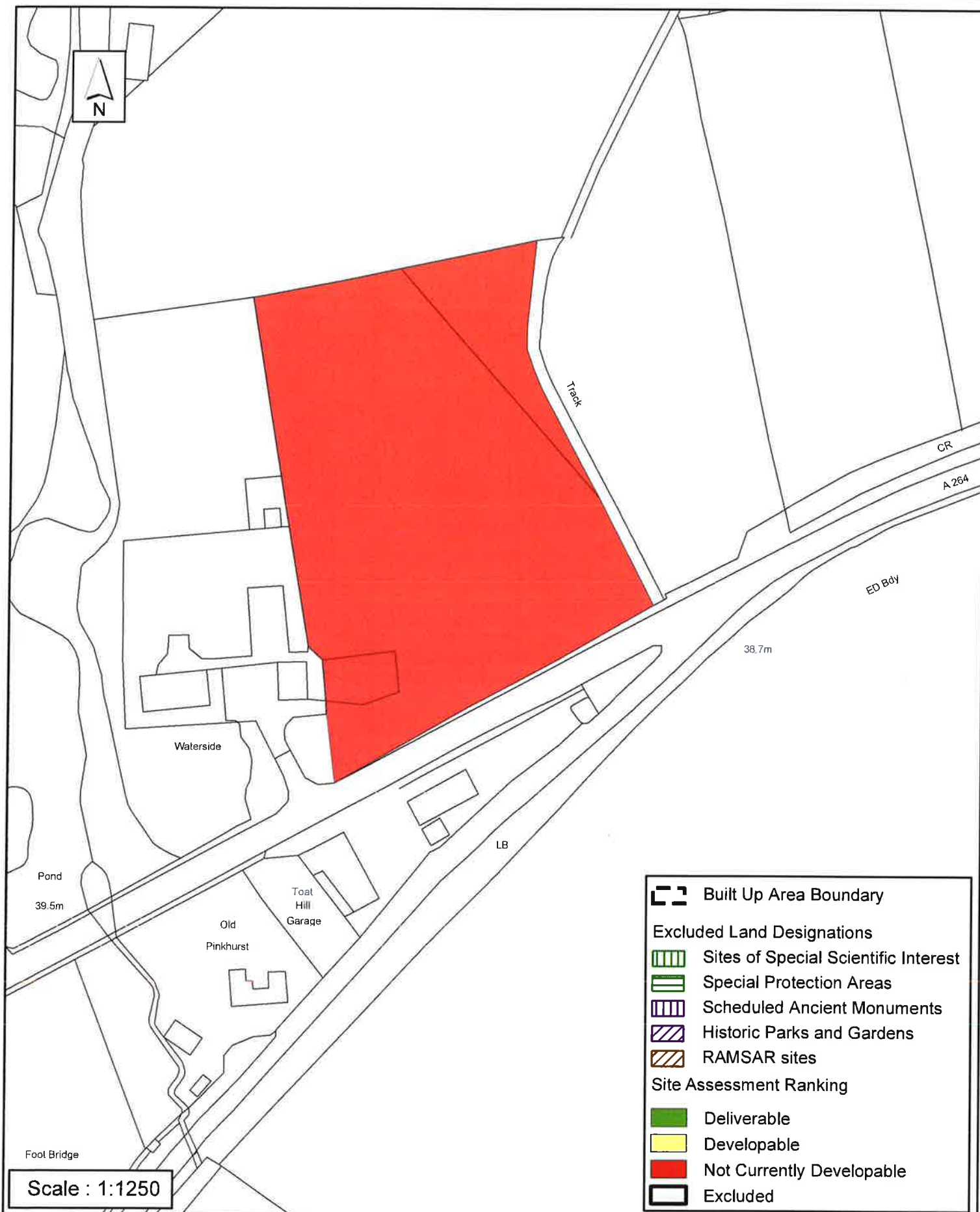
Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Land East of Waterside, Five Oaks Road, Slinfold, West Sussex		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	0.8	Suitable	<input type="checkbox"/>
Not Currently Developable	<input checked="" type="checkbox"/>	Greenfield/PDL		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 settlement edge. As such it is considered unsustainable and Not Currently Developable at present.

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

SA - 547 : Land East of Waterside, Slinfold



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Date: 04/11/2015

Revision:

Horsham District Council

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

Chris Lyons : Director of Planning, Economic Development & Property

Parish	Slinfold
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SHLAA Reference	SA555	Site Name	Bridge House Riding Stables
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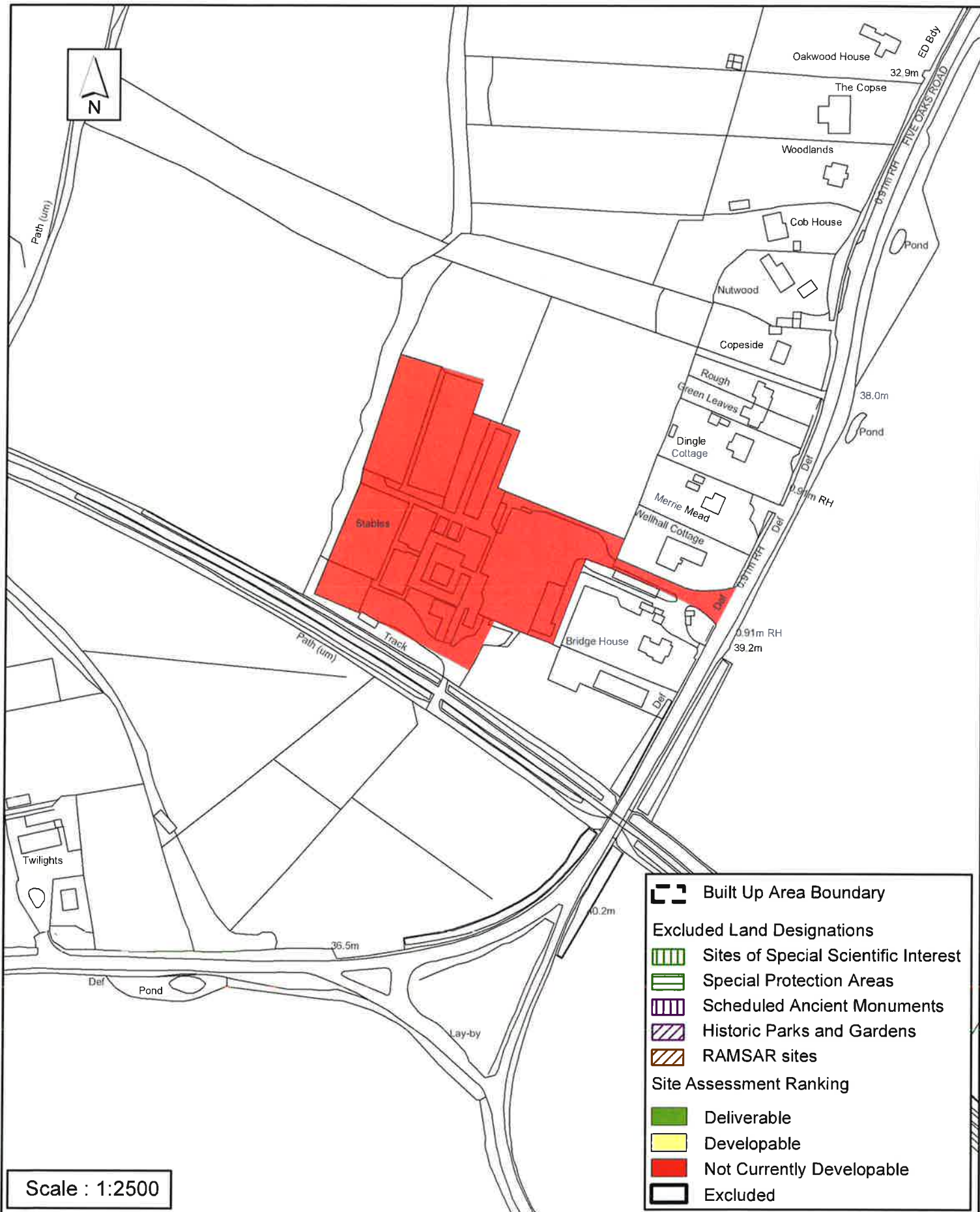
Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Bridge House Riding Stables Five Oaks Road		
Years 6-10 Developable	<input type="checkbox"/>		Slinfold Horsham West Sussex		
Years 11+	<input type="checkbox"/>	Site Area (ha)	1.3	Suitable	<input type="checkbox"/>
Not Currently Developable	<input checked="" type="checkbox"/>	Greenfield/PDL		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 a settlement edge meaning it would be contrary to policies 3 & 4 of the HDPF. The site is currently in equestrian use and would be more suited for commercial development, however a small amount of enabling residential development may be suitable if necessary to bring this use forward, however the amount would fall below the SHLAA threshold. As such the site is considered Not Currently Developable.

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

SHLAA Reference SA576 **Site Name** Land east of A29 and west of Clapgate Lane

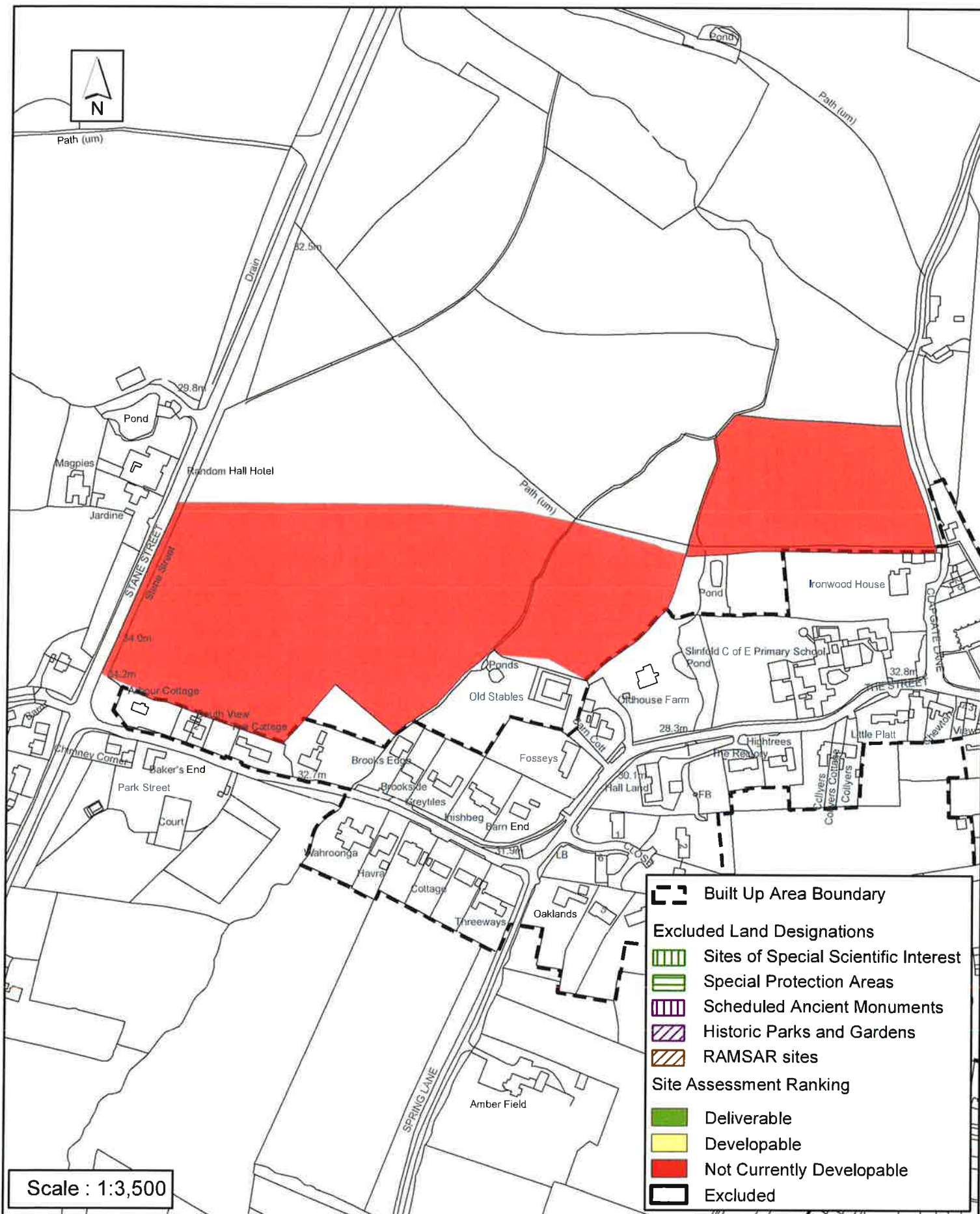
Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Land east of A29 and west of Clapgate Lane,	
Years 6-10 Developable	<input type="checkbox"/>		Slinfold	
Years 11+	<input type="checkbox"/>	Site Area (ha)	6.3	Suitable <input type="checkbox"/>
Not Currently Developable	<input checked="" type="checkbox"/>	Greenfield/PDL	Greenfield	Available <input type="checkbox"/>
		Site Total	0	Achievable <input type="checkbox"/>
				Viable <input type="checkbox"/>

Justification

The landowner has expressed an interest in developing the site meaning the site is available. The site is situated in an area classified as having low to moderate capacity for residential development in the 2014 HDC Landscape Capacity Assessment. However the site is also adjacent to the Slinfold Conservation Area and two Listed Buildings meaning development in this location could have an adverse impact on these heritage assets. It is also considered that the shape of development would disrupt the existing linear pattern of development within the village. The site is also beyond the BUAB of Slinfold and as such is considered Not Currently Developable. This site may need to be reviewed as part of any review or update to the emerging Slinfold Neighbourhood Development Plan.

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

SA-576 : Land east of A29 and west of Clapgate Land Slinfold



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Date: 14/04/2016

Revision: 20/04/2016

Horsham District Council

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

Chris Lyons : Director of Planning, Economic Development & Property

Parish	Slinfold
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SHLAA Reference	SA624	Site Name	Land at Woodside, Clemsfold
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Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Woodside, Guildford Road, Clemsfold	
Years 6-10 Developable	<input type="checkbox"/>			
Years 11+	<input type="checkbox"/>	Site Area (ha)	3.243	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"/>

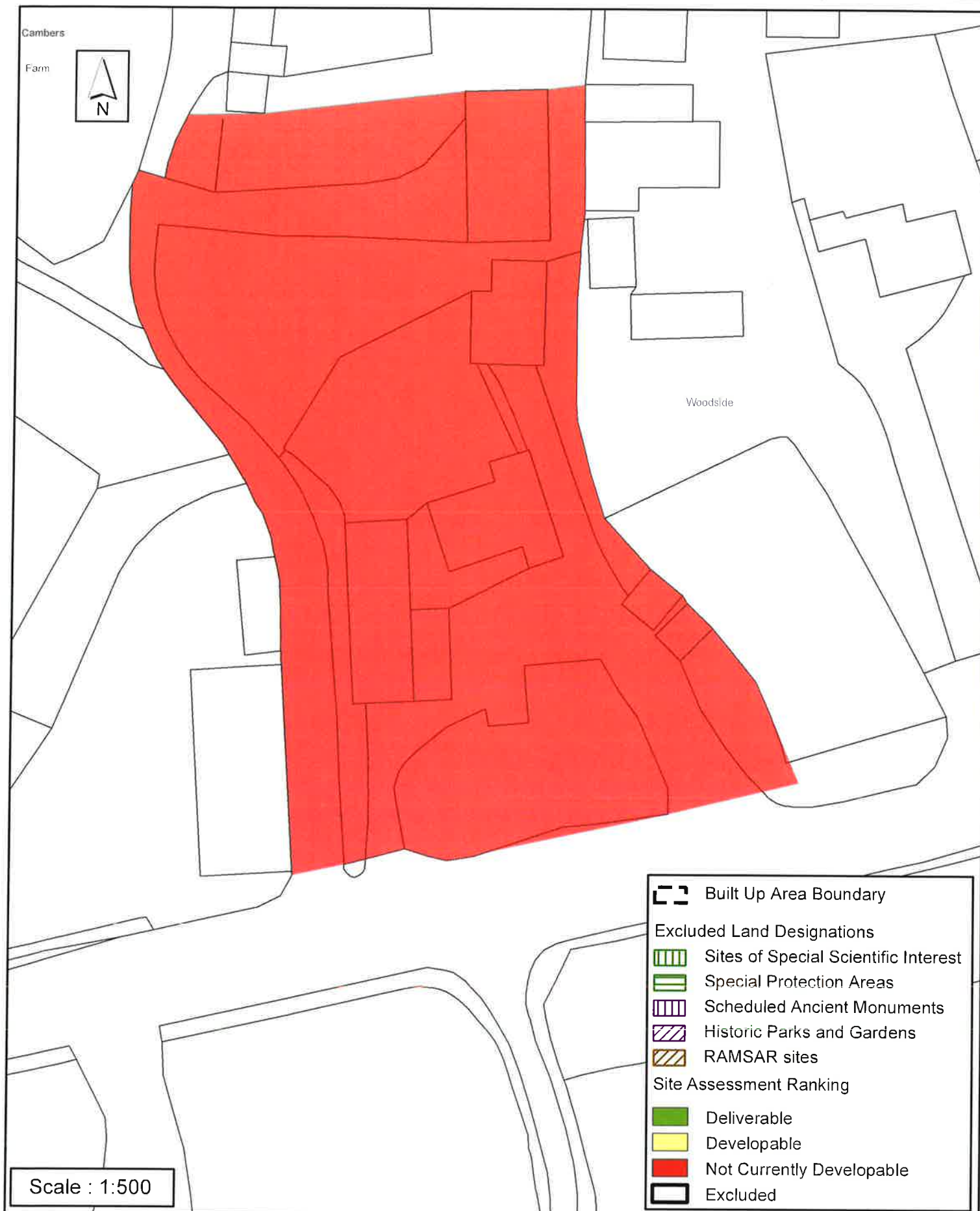
Justification

The site is in an isolated location, unrelated to a settlement edge meaning it is considered unsuitable for residential development. The site has previously been used for commercial use and comprises a number of redundant workshops and porta cabins. As such it may be suitable for commercial use and has been considered as part of the Economic Land Assessment

Excluded Site	<input type="checkbox"/>	Exclusion Reason
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Lapsed PP	<input type="checkbox"/>	Date
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SA - 624 :Land at Woodside, Clemsfold, Slinfold



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Date: 16/06/2016

Revision:

Horsham District Council

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

Chris Lyons : Director of Planning, Economic Development & Property

Parish**Slinfold**

SHLAA Reference SA627 **Site Name** Land at Clemsfold Farm

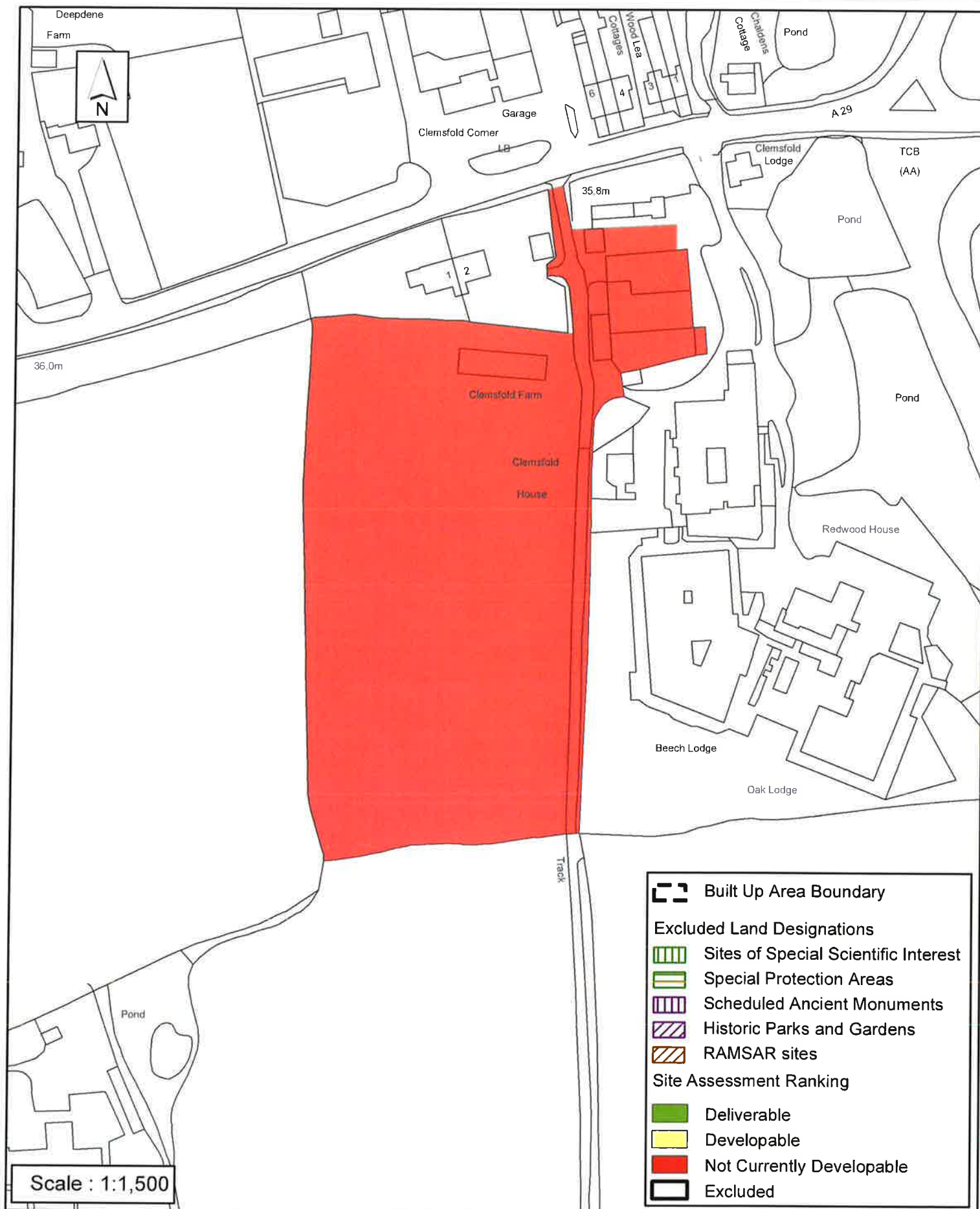
Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Land at Clemsfold Farm Guildford Road	
Years 6-10 Developable	<input type="checkbox"/>		Clemsfold West Sussex	
Years 11+	<input type="checkbox"/>	Site Area (ha)	1.532	Suitable <input type="checkbox"/>
Not Currently Developable	<input checked="" 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 a settlement edge. As such it is considered that development in this location would be unsustainable meaning the site is classified as Not Currently Developable.

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

SA - 627 :Land at Clemsfold Farm, Slinfold



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Date: 16/06/2016

Revision:

Horsham District Council

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

Chris Lyons : Director of Planning, Economic Development & Property

Parish	Slinfold
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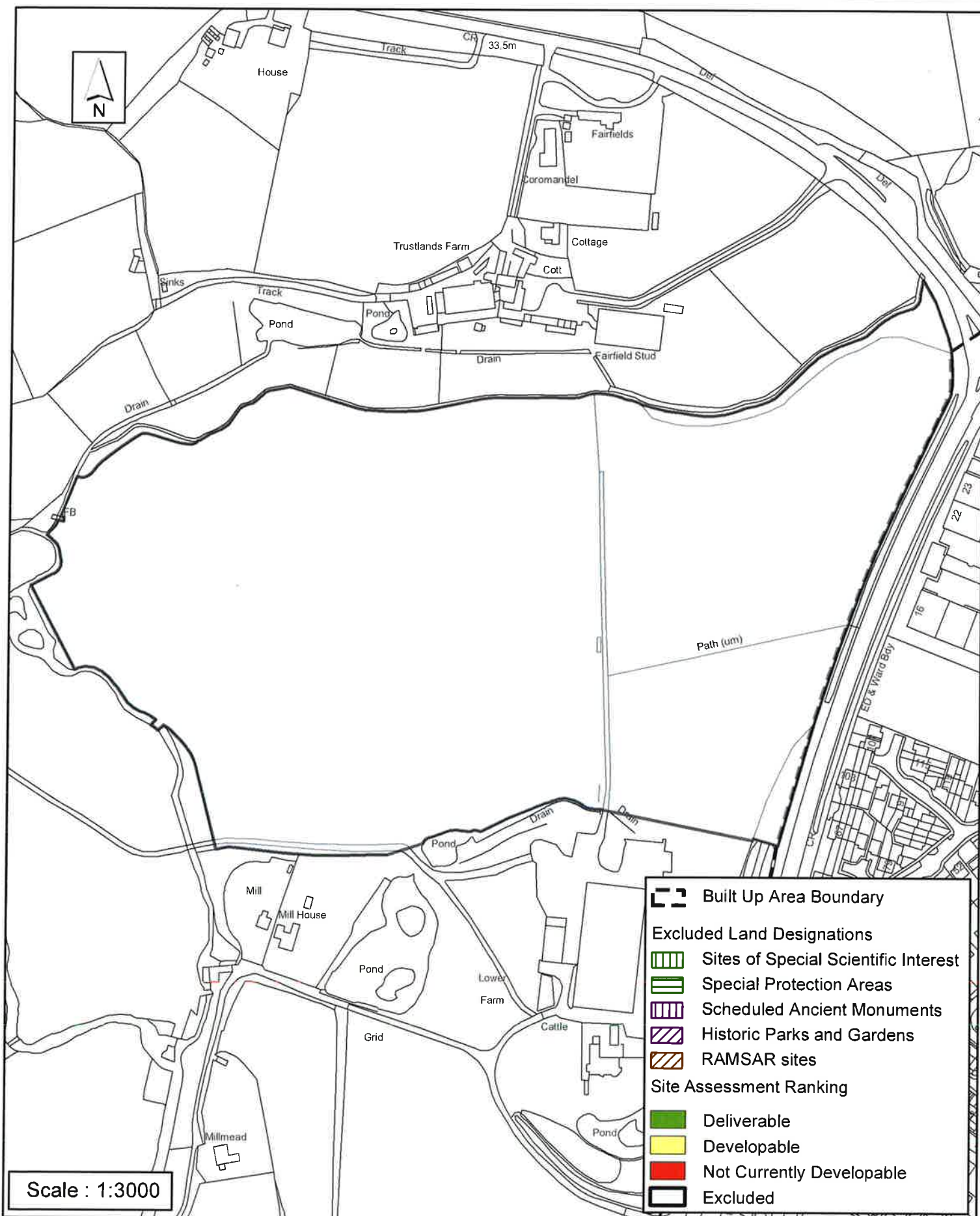
SHLAA Reference	SA102	Site Name	Land at Lower Broadbridge Farm
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Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Billingshurst Road, Broadbridge	
Years 6-10 Developable	<input type="checkbox"/>		heath	(Employment use (U1-5))
Years 11+	<input type="checkbox"/>	Site Area (ha)	12.2	Suitable <input type="checkbox"/>
Not Currently Developable	<input type="checkbox"/>	Greenfield/PDL	Greenfield	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 site has been considered for Commercial use and is therefore excluded from residential assessment.
Lapsed PP	<input type="checkbox"/>	Date	

SA102 : Land at Lower Broadbridge Farm, Slinfold



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Date: 10/06/2015

Revision: 08/10/2015

Horsham District Council

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

Chris Lyons : Director of Planning, Economic Development & Property

Parish	Slinfold
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SHLAA Reference	SA406	Site Name	Units 1-5 Spring Copse Business Park
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Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Stane Street, Slinfold	
Years 6-10 Developable	<input type="checkbox"/>			
Years 11+	<input type="checkbox"/>	Site Area (ha)	3.17	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 site has been considered for commercial use and is therefore excluded from the residential assessment
Lapsed PP	<input type="checkbox"/>	Date	