

Southwater Parish

Southwater Parish

The following sites have been considered as part of the June 2016 SHELAA Assessment for Southwater 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 Southwater Parish is summarised as follows:

SHELAA Reference	Site Name	Site Address	Outcome of Assessment	Total Units
SA128	Old Goods Yard / King Edwards Close	Christ's Hospital	Green (1-5 Years Deliverable)	47
SA360	Former Build Centre	Station Road, Southwater	Green (1-5 Years Deliverable)	7
SA402	Land West of Rascals Close	Shipley Road, Southwater	Green (1-5 Years Deliverable)	11
SA413	Land West of Southwater	Land West of Worthing Road, (Strategic Allocation)	Green (1-5 Years Deliverable) and Yellow (6-10 Developable)	270 324
SA424	Oakview and Land Rear of Tiree Little	Twynham and Tenure House Worthing Road Southwater	Green (1-5 Years Deliverable)	7
SA425	Land west of 51 Bluecoat Pond	Christs Hospital	Green (1-5 Years Deliverable)	13
SA589	Ellington House	Ellington House, Worthing Road, Horsham	Green (1-5 Years Deliverable)	6
SA591	Carrick	Worthing Road, Horsham	Green (1-5 Years Deliverable)	9
SA038	Griggs, Tower Hill	Horsham	Not Currently Developable	0
SA040	Land off Worthing Road	Tower Hill	Not Currently Developable	0
SA119	West of Southwater	West of Southwater: Strategic Site Option	Not Currently Developable	0
SA129	The Warren	Christ's Hospital	Not Currently Developable	0
SA196	Unit 19, Oakhurst Business Park		Not Currently Developable	0
SA329	Lanaways Farm	Two Mile Ash, Horsham,	Not Currently Developable	0
SA330	Stoneleigh	Two Mile Ash Road, Tower Hill	Not Currently Developable	0
SA393	Woodlands Farm	Shaws Lane, Southwater	Not Currently Developable	0
SA408	The Copse	Worthing Road Southwater	Not Currently Developable	0
SA416	The Hermitage, Tower Hill	Horsham	Not Currently Developable	0
SA435	Land to the west of Worthing Road and north of Tower Hill	Parthings Lane	Not Currently Developable	0
SA543	Land North of Little Woodfords	Shipley Road, Southwater	Not Currently Developable	0

SA601	Land to the west of Worthing Road	Worthing Road, Tower Hill, Horsham	Not Currently Developable	0
SA625	Land at Tower Hill south of Yarne Cottage	Tower Hill, Horsham	Not Currently Developable	0

Sites submitted to the SHELAA for Southwater Parish but excluded from further assessment:

SHELAA Reference	Site Name	Site Address	Outcome of Assessment
SA047	Land West of Blakes Farm Cottage	Southwater Street, Southwater	The potential yield of the site falls below the required SHELAA threshold of 6 dwellings
SA051	Land north of Parthings Lane	Lane, Tower Hill, Horsham	Duplicate as assessed as part of wider site SA435.
SA058	Land North of Parthings Lane (2)	Land at Parthings Lane, Tower Hill, Horsham	Duplicate as assessed as part of wider site SA435.
SA075	Merryfield	New Road, Southwater	Duplication as this site would form part of the wider strategic site option West of Southwater (SA119).
SA084	Southwater Glebe	Church Lane, Southwater	Duplicate site already assessed in SA119. NO MAP
SA120	Stakers Farm	Stakers Lane, Southwater	This site is considered for commercial use and is therefore excluded from the residential assessment. NO MAP.
SA159	Land at Trollslund		COMPLETE
SA228	Martindale Farm	Worthing Road, Southwater	COMPLETE
SA238	Ye Old Barn	Ye Old Barn (NO MAP)	The potential yield of the site falls below the required SHELAA threshold of 6 dwellings
SA267	Land West of Southwater	Land West of Southwater	Duplicate site is already assessed in SA119: Part of West of Southwater.
SA279	Rosbank	Rosbank, Worthing Road	The potential yield of the site falls below the required SHELAA threshold of 6 dwellings
SA280	Pond Farmhouse	Pond Farmhouse, Worthing Road	The potential yield of the site falls below the required SHELAA threshold of 6 dwellings
SA287	The Counting House	The Counting House	COMPLETE (2001)
SA309	The Fieldings	The Fieldings	COMPLETE
SA310	Former Fletcher House and Gardener House		COMPLETE
SA324	The Copse Worthing Road	Horsham, Tower Hill	This site is now considered under the wider site area of SA408, meaning this site is now excluded.
SA331	Land at Millfield, Southwater		COMPLETE
SA343	Blinks Wood, Southwater/Shipleigh	Blinks Wood, Southwater/Shipleigh	The whole site is classified as ancient woodland.
SA350	Land north of High Winds	Reeds Lane, Southwater West Sussex	The potential yield of the site falls below the required SHELAA threshold of 6 dwellings
SA599	Land at Worthing Road and Tower Hill	Worthing Road and Tower Hill, Horsham	Duplicate site, wider site area considered as part of SA435

SA626	Land North of A24 and East of Tower Hill	Tower Hill, Horsham	The site has been submitted for commercial use and as such has been excluded from the residential assessment.
SA647	Land West of Worthing Road	Worthing Road, Southwater	Duplication. The site is considered as part of the wider site area SA119
SA648	Land East of Two Mile Ash Road	Two Mile Ash Road, Southwater	Duplication. The site is considered as part of the wider site area SA119

Parish	Southwater
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SHLAA Reference	SA128	Site Name	Old Goods Yard / King Edwards Close
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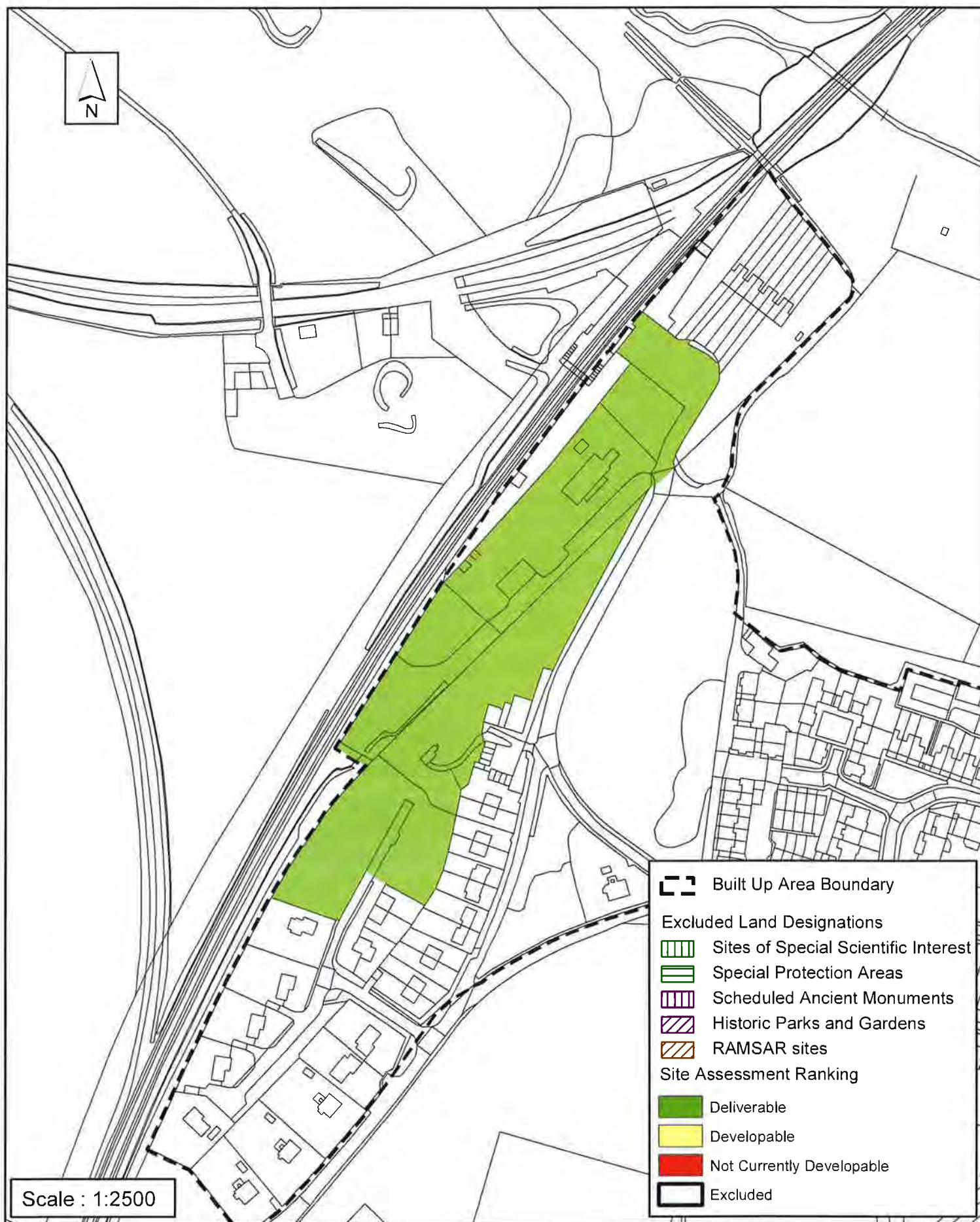
Years 1-5 Deliverable	<input checked="" type="checkbox"/>	Site Address	Christ's Hospital		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	0.86	Suitable	<input checked="" type="checkbox"/>
Not Currently Developable	<input type="checkbox"/>	Greenfield/PDL	PDL	Available	<input checked="" type="checkbox"/>
		Site Total	47	Achievable	<input checked="" type="checkbox"/>
				Viable	<input checked="" type="checkbox"/>

Justification

DC/13/1412:A hybrid planning application comprising a detailed application for the conversion of the Goods Yard Building for the development of residential units and associated access, car parking, landscaping and ancillary works. An outline application for residential development of up to 40 units including reuse of the former railway goods building, extended station car park, new roadways and footpaths and associated landscaping PERMITTED.

Excluded Site	<input type="checkbox"/>	Exclusion Reason
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Lapsed PP	<input type="checkbox"/>	Date
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Parish	Southwater
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SHLAA Reference	SA360	Site Name	Former Build Centre
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Years 1-5 Deliverable	<input checked="" type="checkbox"/>	Site Address	Station Road, Southwater		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	1.55	Suitable	<input checked="" type="checkbox"/>
Not Currently Developable	<input type="checkbox"/>	Greenfield/PDL	PDL	Available	<input checked="" type="checkbox"/>
		Site Total	7	Achievable	<input checked="" type="checkbox"/>
				Viable	<input type="checkbox"/>

Justification

DC/14/1862 Erection of 7 dwellings (2 x 2 bed, 2 x 3 bed and 3 x 4 bed with associated parking access and refuse store PERMITTED.

Excluded Site	<input type="checkbox"/>	Exclusion Reason
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Lapsed PP	<input type="checkbox"/>	Date
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SA - 360: Former Build Centre, Station Road, Southwater



Parish**Southwater**

SHLAA Reference SA402 **Site Name** Land West of Rascals Close

Years 1-5 Deliverable	<input checked="" type="checkbox"/>	Site Address	Land West of Rascals Close, Shipley Road, Southwater West Sussex
Years 6-10 Developable	<input type="checkbox"/>		
Years 11+	<input type="checkbox"/>	Site Area (ha)	1.3
Not Currently Developable	<input type="checkbox"/>	Greenfield/PDL	Greenfield
		Site Total	11
		Suitable	<input checked="" type="checkbox"/>
		Available	<input checked="" type="checkbox"/>
		Achievable	<input checked="" type="checkbox"/>
		Viable	<input checked="" type="checkbox"/>

Justification

An application for 33 dwellings (DC/13/0937) comprising 13 affordable homes (6 x 2 bed, 7 x 3 bed) and 20 open market dwellings (17 x 3 bed and 3 x 4 bed), new roads, footpaths and vehicle hard-standing was permitted in 2013 and is development is now well underway.

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

SA - 402 : Land West of Rascals Close, Southwater



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Horsham District Council

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

Parish**Southwater**

SHLAA Reference SA413 **Site Name** Land West of Southwater

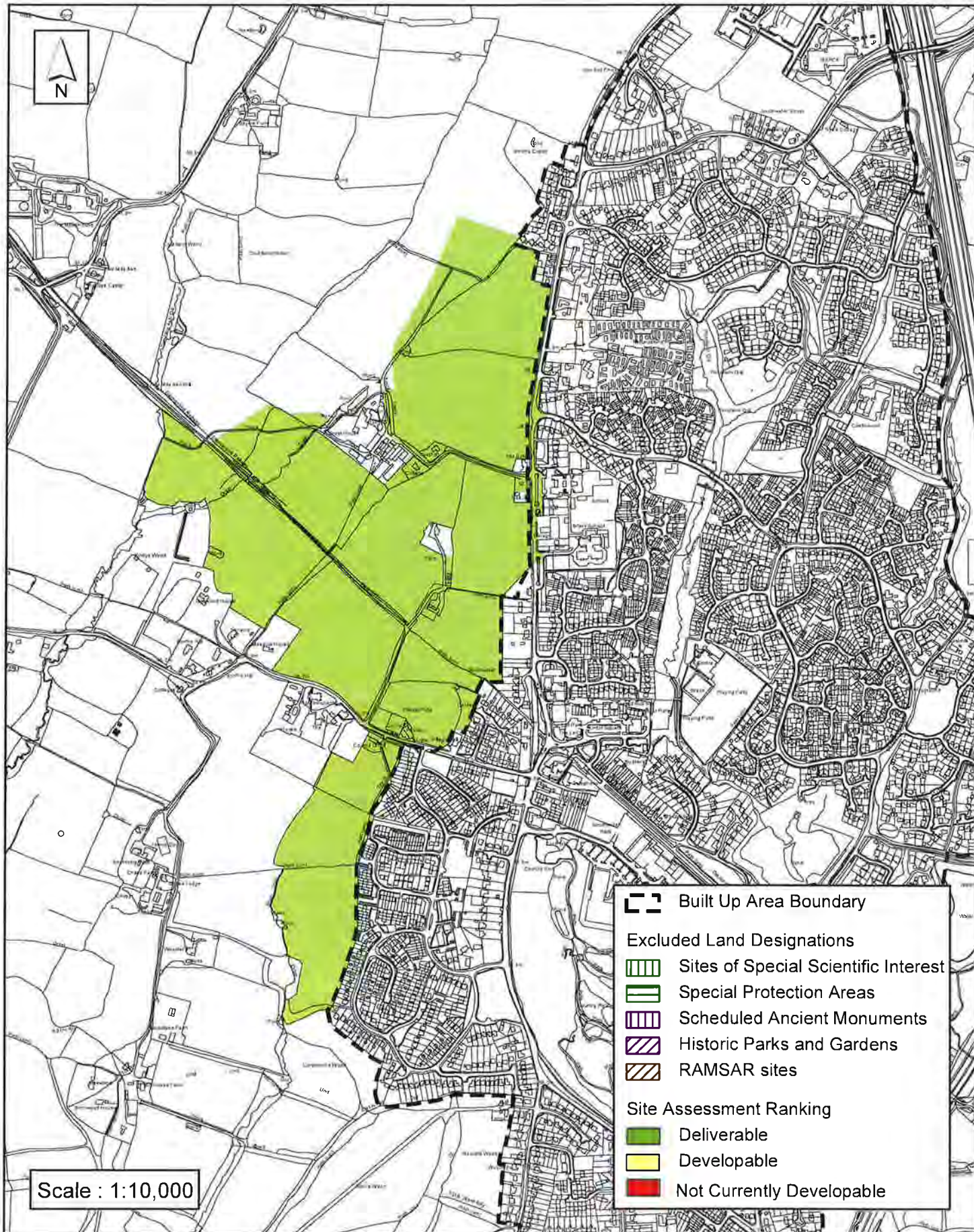
Years 1-5 Deliverable	<input checked="" type="checkbox"/>	Site Address	Land West of Worthing Road, Southwater		
Years 6-10 Developable	<input checked="" type="checkbox"/>		(Strategic Allocation)		
Years 11+	<input type="checkbox"/>	Site Area (ha)	50	Suitable	<input checked="" type="checkbox"/>
Not Currently Developable	<input type="checkbox"/>	Greenfield/PDL	Greenfield	Available	<input checked="" type="checkbox"/>
		Site Total	594	Achievable	<input checked="" type="checkbox"/>
				Viable	<input checked="" type="checkbox"/>

Justification

This area of land forms part of the wider site area identified a potential Strategic Site option through the 'Leading Change in Partnership' consultation, 2009 (SA119). This smaller site area was taken forward to Proposed Submission as a potential strategic location for up to 500 units. Since then an application for 594 units has been approved on the site (DC/14/0590) and commencement is anticipated in the first five years.

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

SA - 413 : Land west of Southwater



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Horsham District Council

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

Parish	Southwater
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SHLAA Reference	SA424	Site Name	Oakview and Land Rear of Tiree Little
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Years 1-5 Deliverable	<input checked="" type="checkbox"/>	Site Address	Twynham and Tenure House Worthing Road	
Years 6-10 Developable	<input type="checkbox"/>		Southwater West Sussex	
Years 11+	<input type="checkbox"/>	Site Area (ha)	0.7	Suitable <input checked="" type="checkbox"/>
Not Currently Developable	<input type="checkbox"/>	Greenfield/PDL	PDL	Available <input checked="" type="checkbox"/>
		Site Total	7	Achievable <input checked="" type="checkbox"/>
				Viable <input type="checkbox"/>

Justification

DC/13/1474 - Demolition of the existing dwelling Oakview and construction of 7 detached dwellings PERMITTED

Excluded Site	<input type="checkbox"/>	Exclusion Reason
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Lapsed PP	<input type="checkbox"/>	Date
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SA - 424 : Oakview & land r/o Tiree, Little Twynham & Tenure House



Parish	Southwater
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SHLAA Reference	SA425	Site Name	Land west of 51 Bluecoat Pond
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Years 1-5 Deliverable	<input checked="" type="checkbox"/>	Site Address	Land West Of 51 Bluecoat Pond Christs
Years 6-10 Developable	<input type="checkbox"/>		Hospital West Sussex
Years 11+	<input type="checkbox"/>	Site Area (ha)	0.3
Not Currently Developable	<input type="checkbox"/>	Greenfield/PDL	PDL
		Site Total	13
		Suitable	<input checked="" type="checkbox"/>
		Available	<input checked="" type="checkbox"/>
		Achievable	<input checked="" type="checkbox"/>
		Viable	<input type="checkbox"/>

Justification

Application to convert existing barns and create 13 residential units PERMITTED (DC/07/2267) and development onsite has commenced.

Excluded Site	<input type="checkbox"/>	Exclusion Reason
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Lapsed PP	<input checked="" type="checkbox"/>	Date
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SA - 425 : Land west of 51 Bluecoat Pond, Christs Hospital



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Horsham District Council

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

Parish	Southwater
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SHLAA Reference	SA589	Site Name	Ellington House
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Years 1-5 Deliverable	<input checked="" type="checkbox"/>	Site Address	Ellington House, Worthing Road, Horsham		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	0.42	Suitable	<input checked="" type="checkbox"/>
Not Currently Developable	<input type="checkbox"/>	Greenfield/PDL	Greenfield	Available	<input checked="" type="checkbox"/>
		Site Total	6	Achievable	<input checked="" type="checkbox"/>
				Viable	<input type="checkbox"/>

Justification

JC/14/1606 Erection of 6 detached dwellings with associated parking and landscaping (Land rear of Ellington House and Hazlehurst) PERMITTED A scheme of this size would likely be delivered in a single phase.

Excluded Site	<input type="checkbox"/>	Exclusion Reason
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Lapsed PP	<input type="checkbox"/>	Date
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SA589 : Ellington House Worthing Road Horsham



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Date: 17/06/2015

Revision:

Horsham District Council

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

Chris Lyons : Director of Planning, Economic Development & Property

Parish	Southwater
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SHLAA Reference	SA591	Site Name	Carrick
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Years 1-5 Deliverable	<input checked="" type="checkbox"/>	Site Address	Carrick, Worthing Road		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	0.50	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

DC/15/1030: Demolition of existing dwellings (Robin Hood and Carrick) and construction of 9 dwellings (Approval of Reserved Matters following approval of outline permission DC/14/1775) PERMITTED A scheme of this size would likely be delivered in a single phase.

Excluded Site	<input type="checkbox"/>	Exclusion Reason
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Lapsed PP	<input type="checkbox"/>	Date
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SA591 : Carrick, Worthing Road, Horsham



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Date: 17/06/2015

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Horsham District Council

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

Chris Lyons : Director of Planning, Economic Development & Property

Parish	Southwater
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SHLAA Reference	SA038	Site Name	Land at Griggs
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Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Tower Hill, Horsham		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	12.55	Suitable	<input type="checkbox"/>
Not Currently Developable	<input checked="" type="checkbox"/>	Greenfield/PDL	Both	Available	<input checked="" type="checkbox"/>
		Site Total	0	Achievable	<input type="checkbox"/>
				Viable	<input type="checkbox"/>

Justification

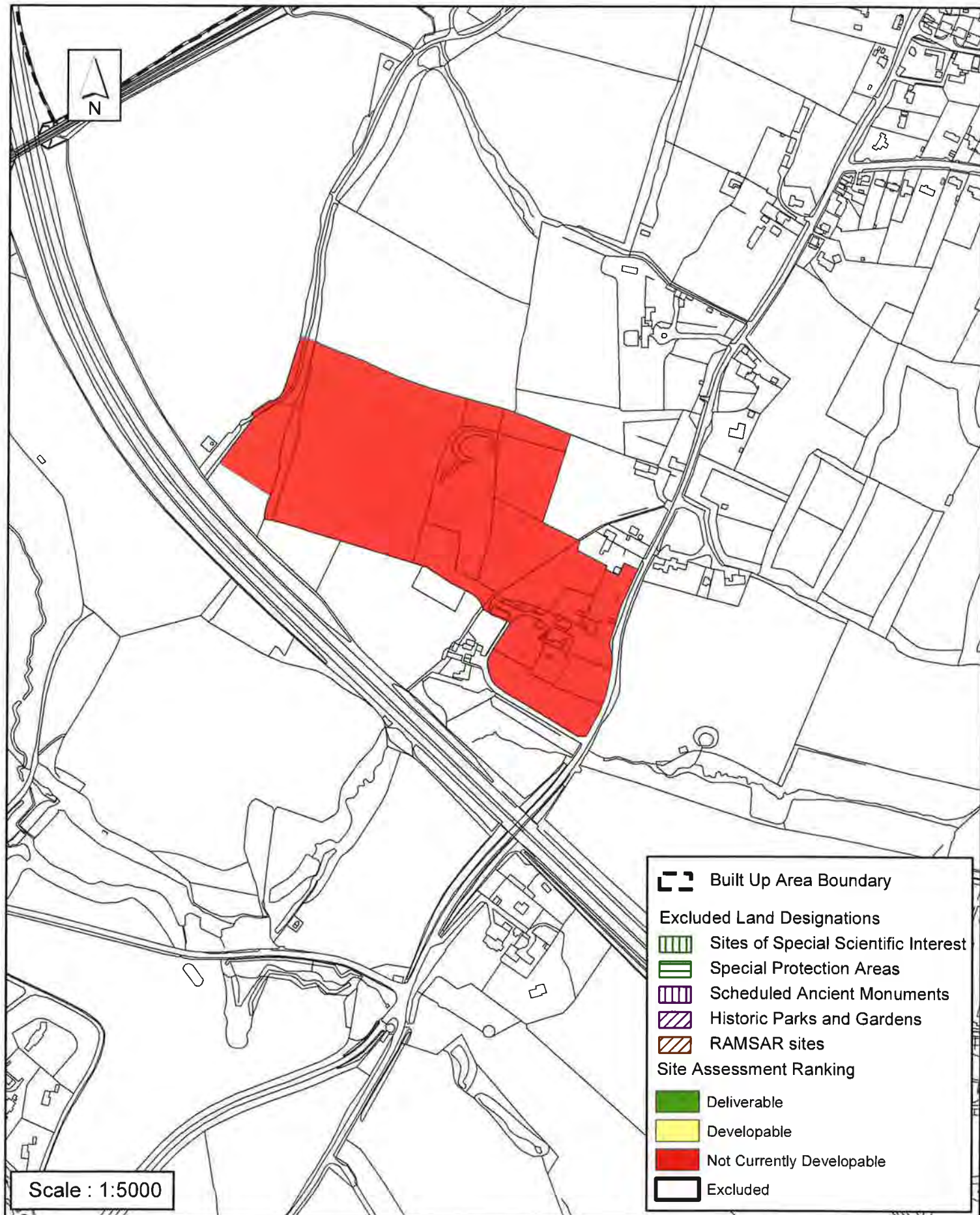
Given the potential for settlement coalescence, visual intrusion into the countryside and the limited capacity of the transport network, the site is not considered suitable for residential development. Griggs is a Grade II listed building.

There is limited capacity in the road network on which the site depends for access and in particular, Boar's Head junction, meaning the site may not be achievable. The site is therefore considered not currently developable.

Excluded Site	<input type="checkbox"/>	Exclusion Reason
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Lapsed PP	<input type="checkbox"/>	Date
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SA - 038 : Land at Griggs, Tower Hill, Southwater



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Date: 31/03/2014

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Horsham District Council

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

Chris Lyons : Director of Planning, Economic Development & Property

Parish	Southwater
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SHLAA Reference	SA040	Site Name	Land off Worthing Road
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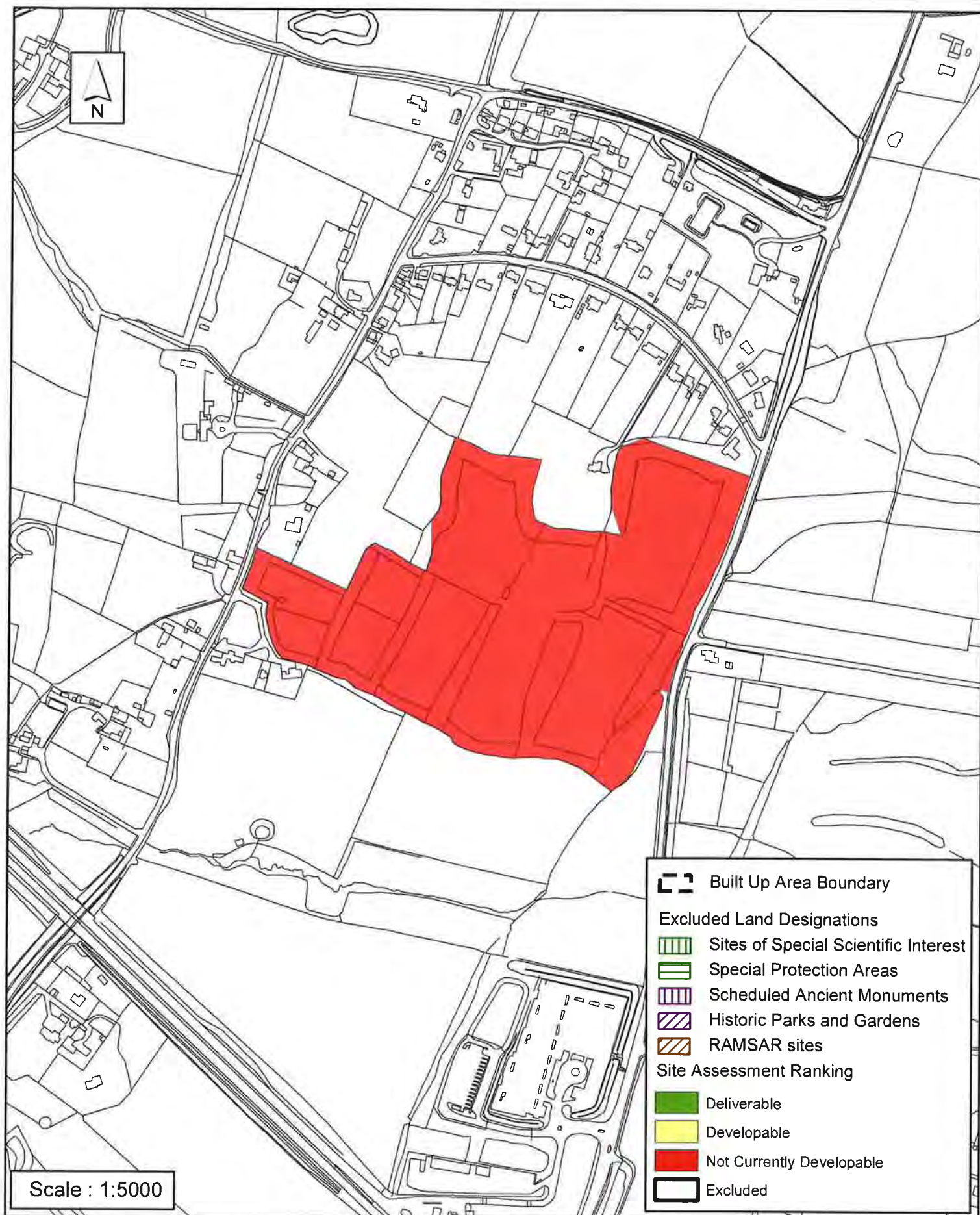
Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	South of Salisbury Road, Tower Hill, Horsham		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	10.24	Suitable	<input type="checkbox"/>
Not Currently Developable	<input checked="" type="checkbox"/>	Greenfield/PDL	Greenfield	Available	<input checked="" type="checkbox"/>
		Site Total	0	Achievable	<input type="checkbox"/>
				Viable	<input type="checkbox"/>

Justification

This site is located away from the built form of Southwater or Horsham. Given the potential for settlement coalescence, visual intrusion into the countryside and harm to biodiversity, it is not considered that this site is suitable for residential development.

Excluded Site	<input type="checkbox"/>	Exclusion Reason
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Lapsed PP	<input type="checkbox"/>	Date
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Parish	Southwater
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SHLAA Reference	SA119	Site Name	West of Southwater
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Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Wider Strategic Site Option	
Years 6-10 Developable	<input type="checkbox"/>			
Years 11+	<input type="checkbox"/>	Site Area (ha)	137+23	Suitable <input checked="" 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"/>

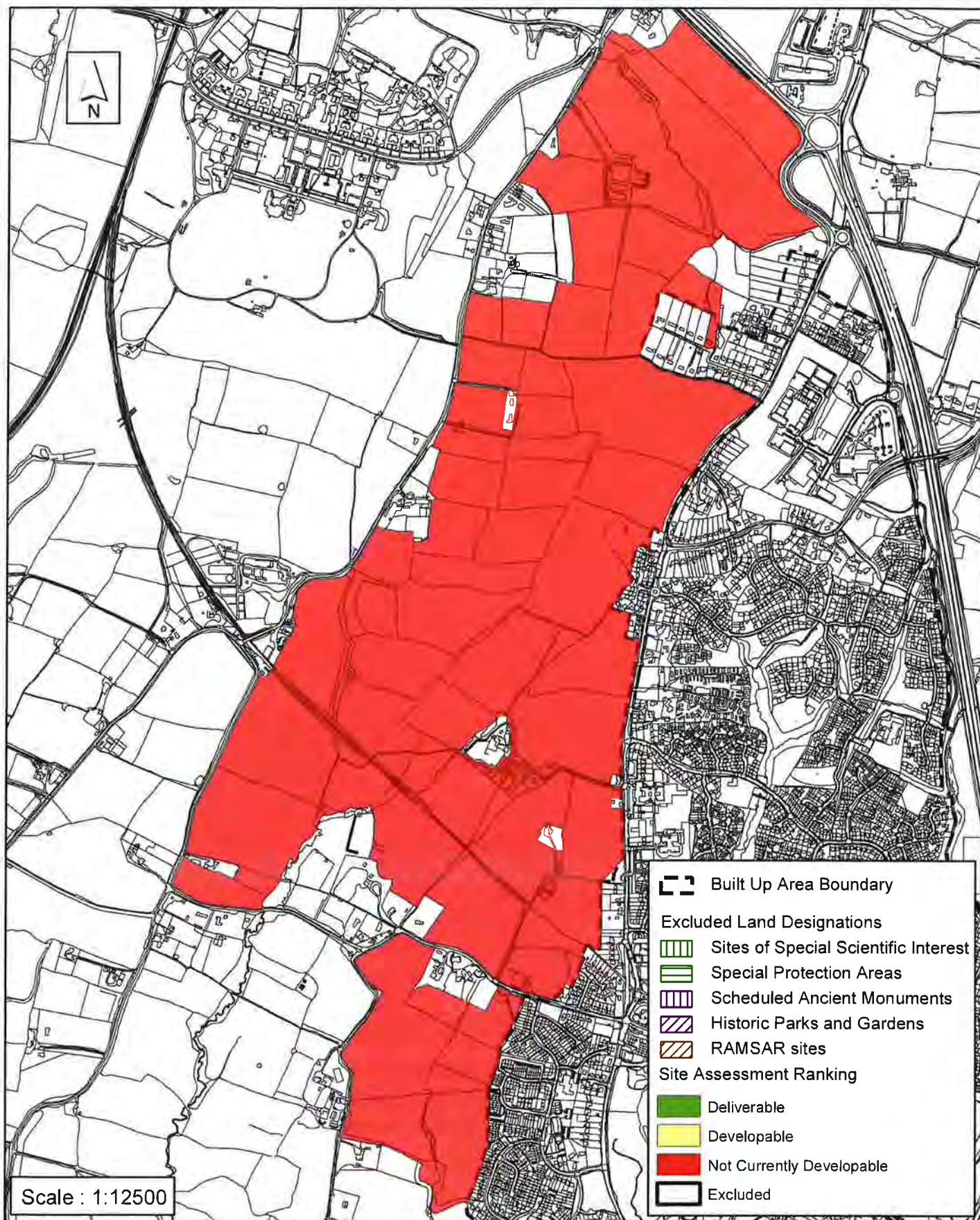
Justification

This site was identified as a potential strategic location in the 'Leading change in Partnership Consultation' 2009. Some of the wider site was identified for 500 homes in the HDPF Preferred Strategy in 2013 (see SA413). The wider site is not however achievable at this time due to the high infrastructure cost required to address road network issues and the provision of a new village centre that would be necessary for a development of 2000+ dwellings. The northern area of the site has been re-submitted as SA648. The site is therefore assessed as Not Currently Developable.

Excluded Site	<input type="checkbox"/>	Exclusion Reason
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Lapsed PP	<input type="checkbox"/>	Date
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SA - 119 : Wider Strategic Site Option - Land west of Worthing Road, Southwater



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Date: 04/06/2014

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Horsham District Council

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

Chris Lyons : Director of Planning, Economic Development & Property

Parish	Southwater
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SHLAA Reference	SA129	Site Name	Land at Christ's Hospital, The Warren
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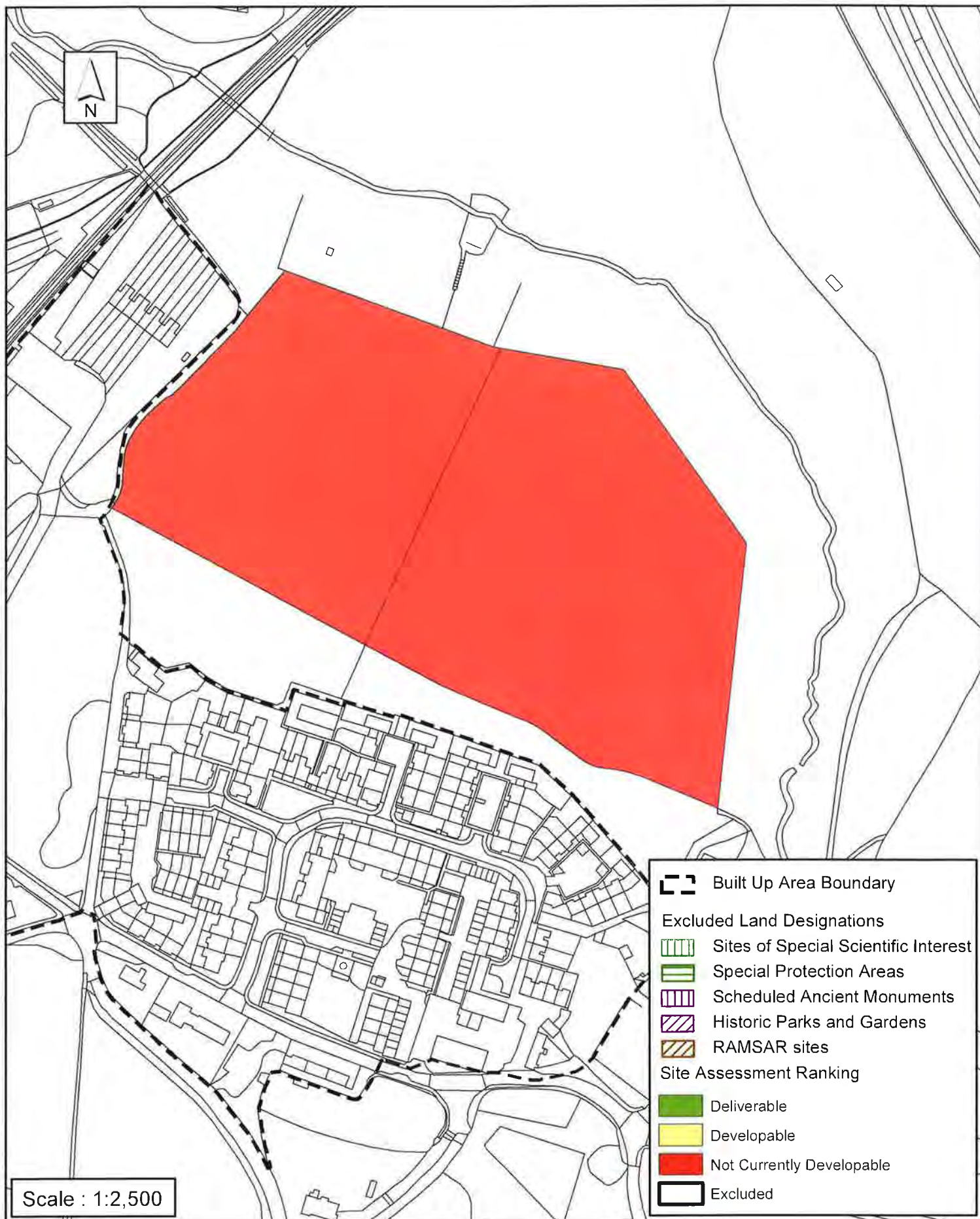
Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Land at Christ's Hospital, The Warren, Christ's Hospital Land to the east of Christ's Hospital
Years 6-10 Developable	<input type="checkbox"/>		
Years 11+	<input type="checkbox"/>	Site Area (ha)	5.7
Not Currently Developable	<input checked="" type="checkbox"/>	Greenfield/PDL	Greenfield
		Site Total	0
		Suitable	<input checked="" type="checkbox"/>
		Available	<input checked="" type="checkbox"/>
		Achievable	<input type="checkbox"/>
		Viable	<input checked="" type="checkbox"/>

Justification

The site plays an important role in defining the setting and character of Christ's Hospital, and a development of this size would be contrary to the rationale behind Policy 3 of the HDPF which defines Christ's Hospital as a smaller village with limited services and facilities. Station Road would need to be upgraded to gain access to the site and the station parking capacity problems would need to be resolved. The constraints identified mean this site is considered Not Currently Developable, but should be considered as part of the emerging Southwater NDP.

Excluded Site	<input type="checkbox"/>	Exclusion Reason
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Lapsed PP	<input type="checkbox"/>	Date
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Date: 30/04/2014

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Horsham District Council

Parkside, Chart Way, Horsham
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Chris Lyons : Director of Planning, Economic Development & Property

Parish	Southwater
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SHLAA Reference	SA196	Site Name	Unit 19, Oakhurst Business Park
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Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Unit 19, Oakhurst Business Park	
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"/>

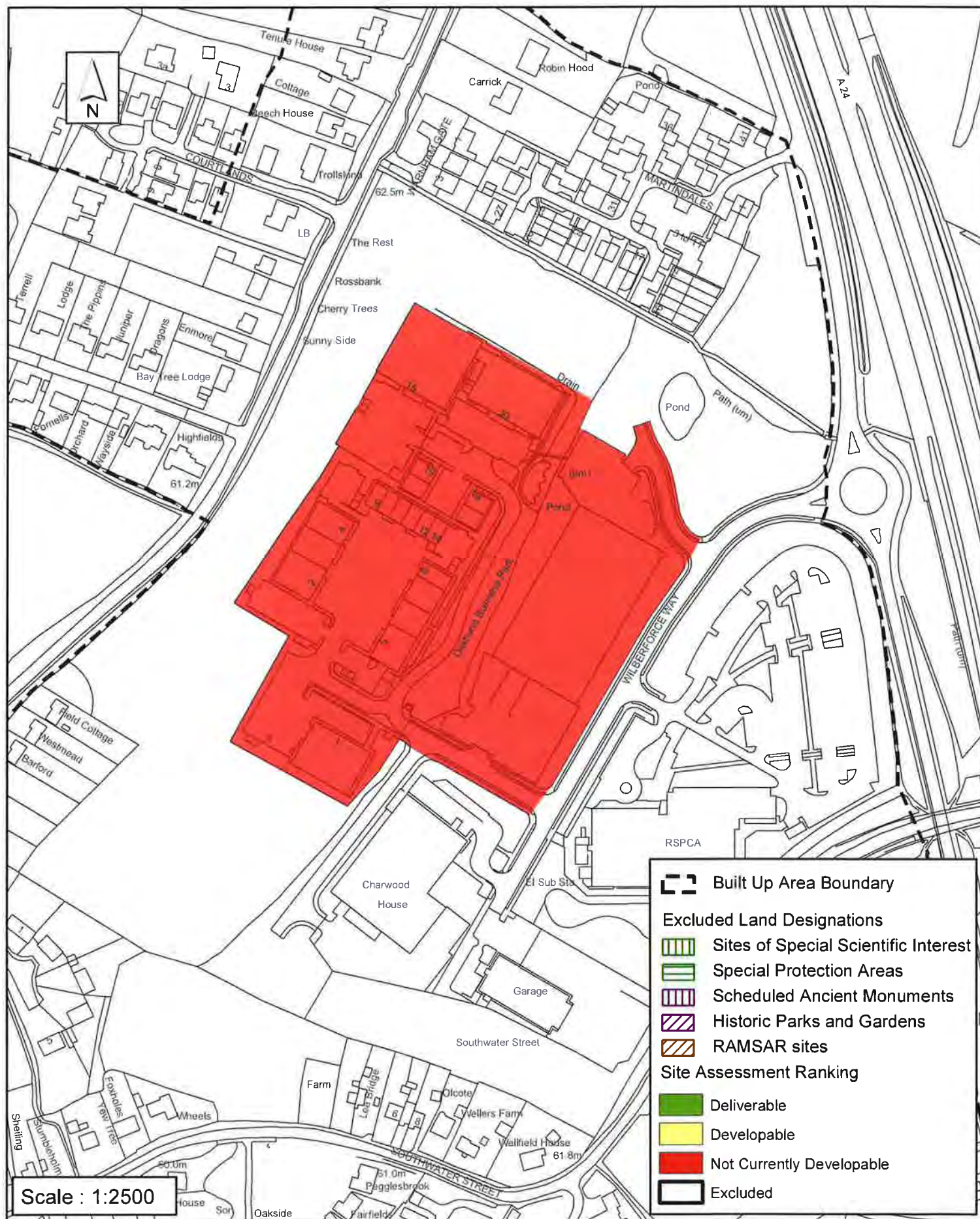
Justification

The site was identified through the Horsham Office Conversion Capacity Study, 2009. It is not possible to assess the total housing yield which could be achieved from the conversion of office premises, nor was it possible to contact the landowner to ascertain availability. The site is therefore considered 'not currently developable' at present.

Excluded Site	<input type="checkbox"/>	Exclusion Reason
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Lapsed PP	<input type="checkbox"/>	Date
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SA - 196: Unit 19, Oakhurst Business Park, Southwater



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Date: 05/02/2014

Revision: 12/10/2015

Horsham District Council

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Chris Lyons : Director of Planning, Economic Development & Property

Parish	Southwater
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SHLAA Reference	SA329	Site Name	Lanaways Farm
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Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Two Mile Ash, Southwater		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	2.5	Suitable	<input type="checkbox"/>
Not Currently Developable	<input checked="" type="checkbox"/>	Greenfield/PDL	Greenfield	Available	<input type="checkbox"/>
		Site Total	0	Achievable	<input type="checkbox"/>
				Viable	<input type="checkbox"/>

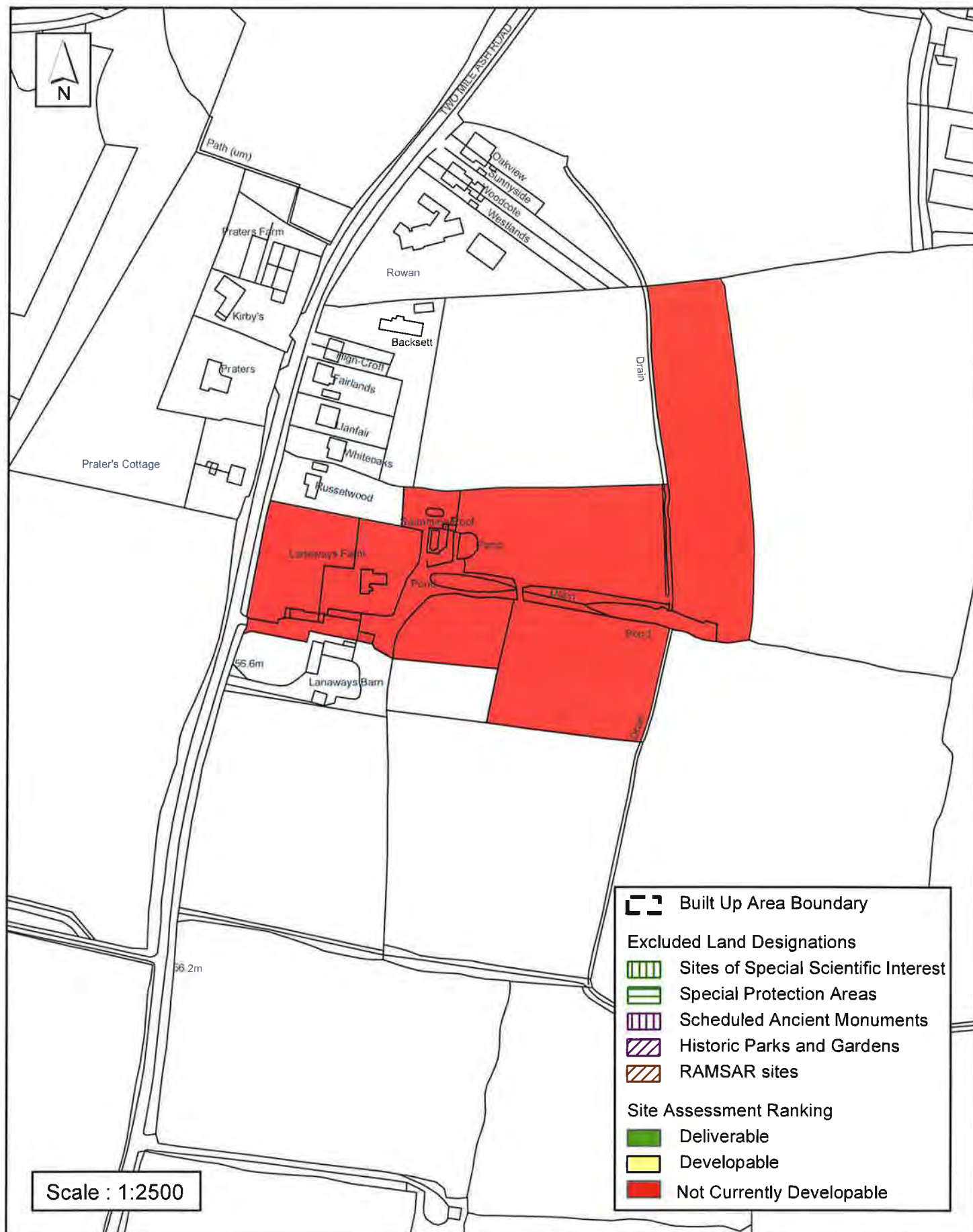
Justification

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 - 329: Lanaways Farm, Southwater



Parish	Southwater
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SHLAA Reference	SA330	Site Name	Stoneleigh
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Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Two Mile Ash Road, Tower Hill	
Years 6-10 Developable	<input type="checkbox"/>			
Years 11+	<input type="checkbox"/>	Site Area (ha)	8.5	Suitable <input type="checkbox"/>
Not Currently Developable	<input checked="" type="checkbox"/>	Greenfield/PDL	Greenfield	Available <input type="checkbox"/>
		Site Total	0	Achievable <input type="checkbox"/>
				Viable <input type="checkbox"/>

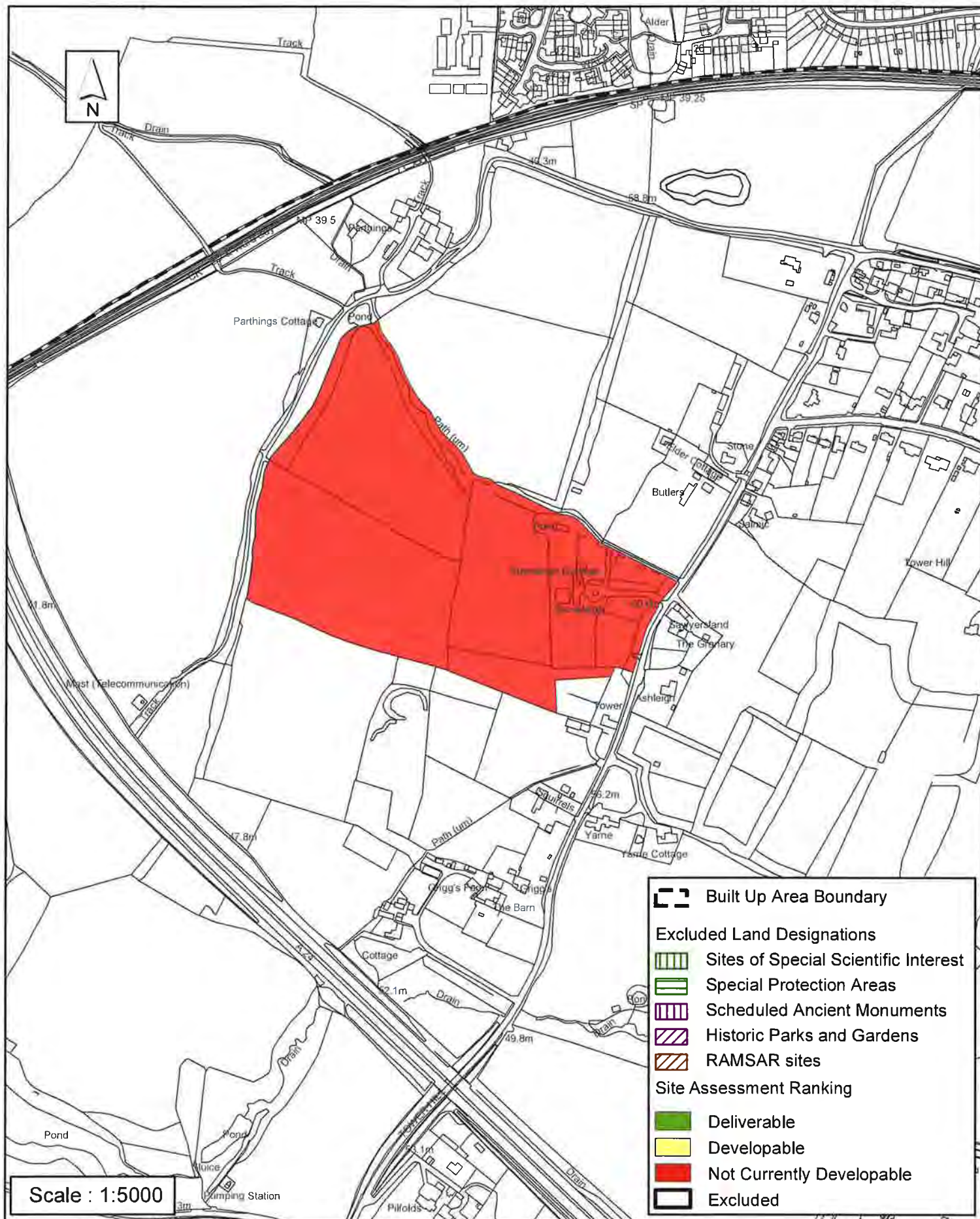
Justification

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 - 330: Stoneleigh, Two Mile Ash Road, Tower Hill, Southwater



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Date: 24/07/2014

Revision: 04/11/2015

Horsham District Council

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West Sussex RH12 1RL.

Chris Lyons : Director of Planning, Economic Development & Property

Parish	Southwater
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SHLAA Reference	SA393	Site Name	Woodlands Farm
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Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Woodlands Farm, Shaws Lane, Southwater		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	3.86	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"/>

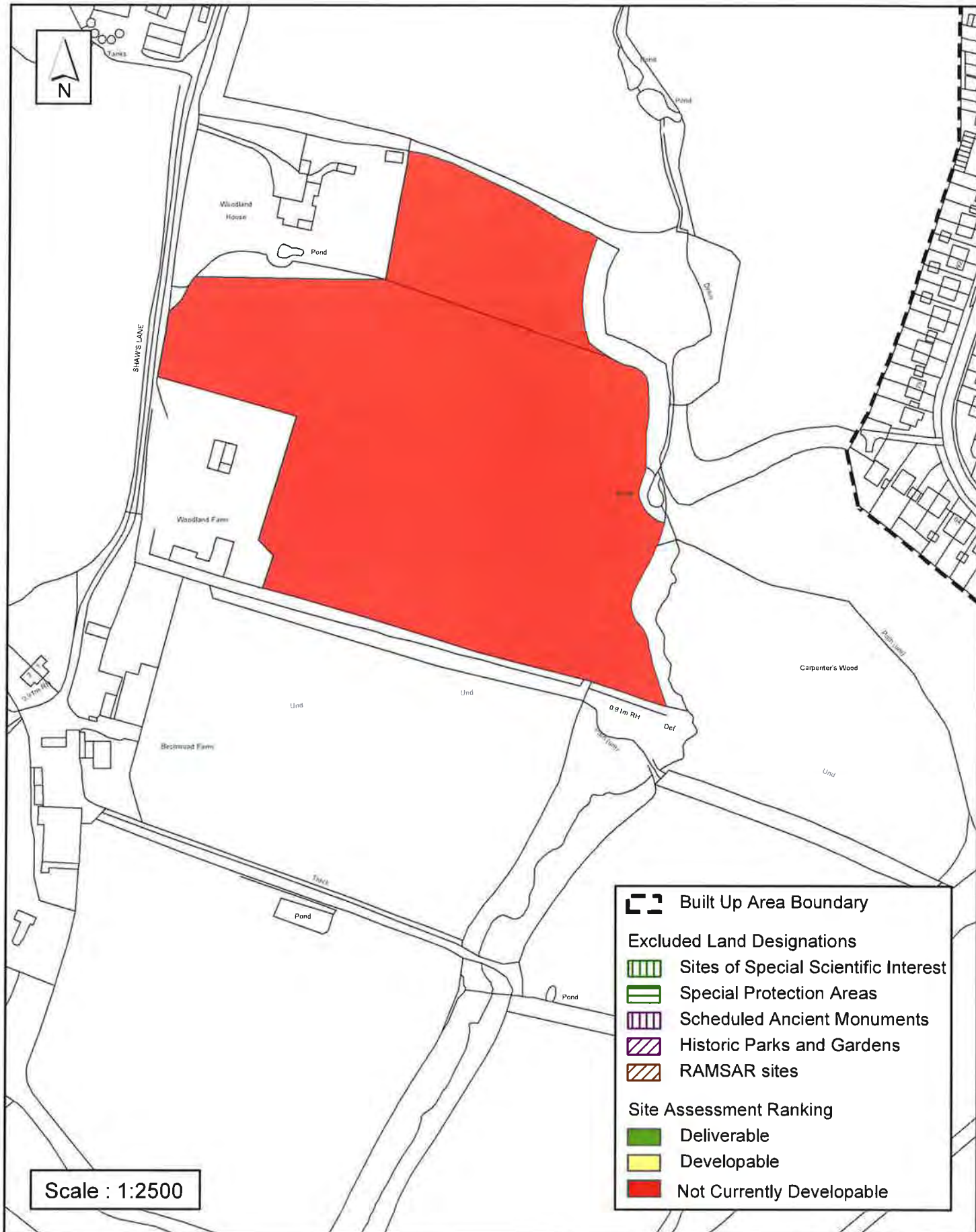
Justification

The site is currently unrelated to any built up area boundary and development would result in an undesirable element of sporadic development in a rural location. That said, once the strategic site Land West of Southwater has been built out, the site will abut the southern boundary of this site. There may therefore be potential for development in the longer term if considered strategically alongside this development. Until this has been considered through the Southwater Neighbourhood Development Plan 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 -393: Woodlands Farm, Southwater



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Horsham District Council

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

Parish	Southwater
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SHLAA Reference	SA408	Site Name	The Copse, Worthing Road
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Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	The Copse Worthing Road Southwater		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	0.73	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"/>

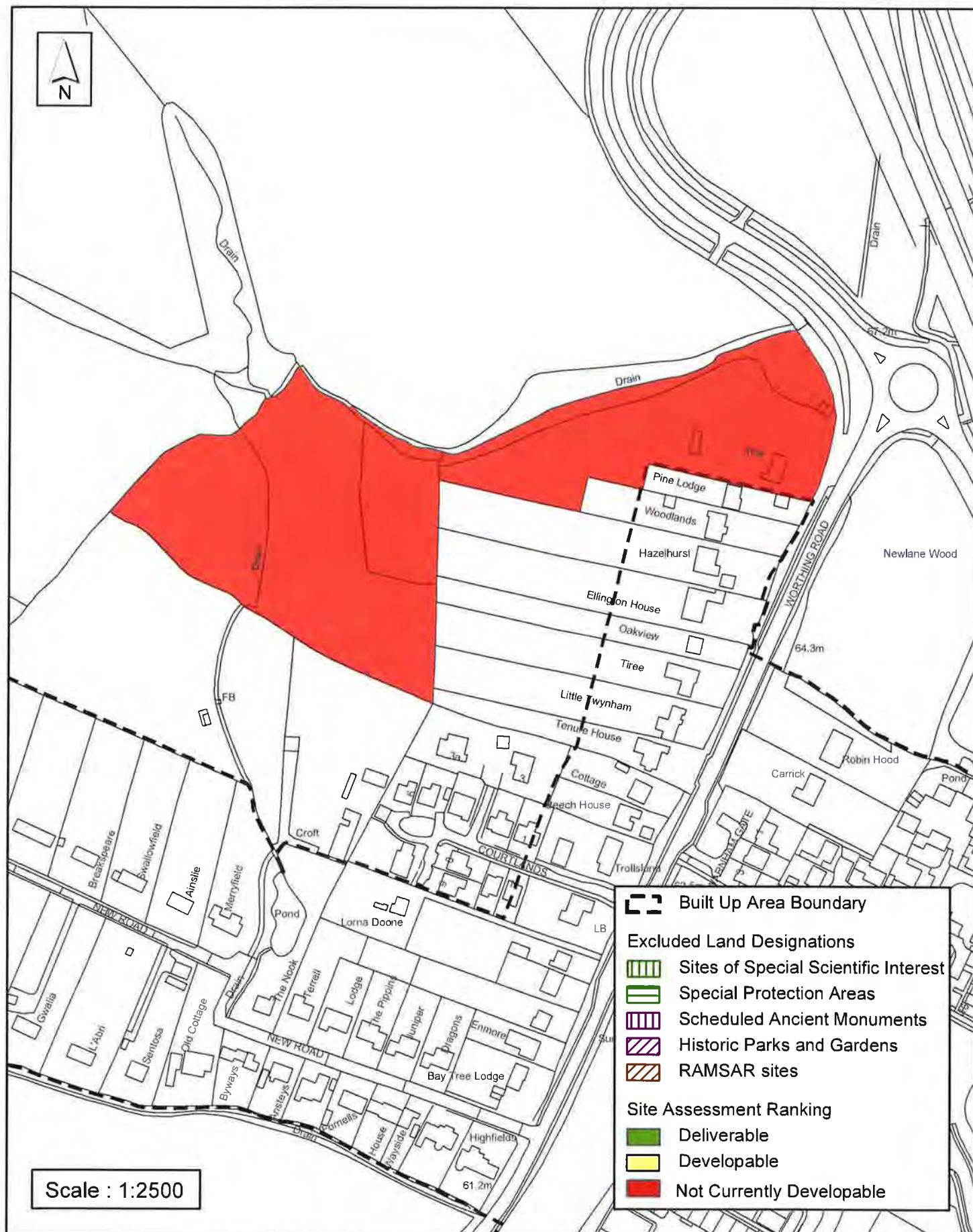
Justification

The majority of the site would not be considered suitable for housing due to its isolated location. There may be potential for a small number of houses along Worthing Road. However as these would fall below the SHLAA threshold of 6 units, the site is excluded. The site is an extension of previously considered SA324.

Excluded Site	<input type="checkbox"/>	Exclusion Reason
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Lapsed PP	<input type="checkbox"/>	Date
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SA - 408 : The Copse, Worthing Road, Southwater



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Horsham District Council

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Head of Strategic & Community Planning, Jill Scarfield

Parish	Southwater
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SHLAA Reference	SA416	Site Name	The Hermitage, Tower Hill
------------------------	--------------	------------------	----------------------------------

Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	The Hermitage, Tower Hill,		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	1.4	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"/>

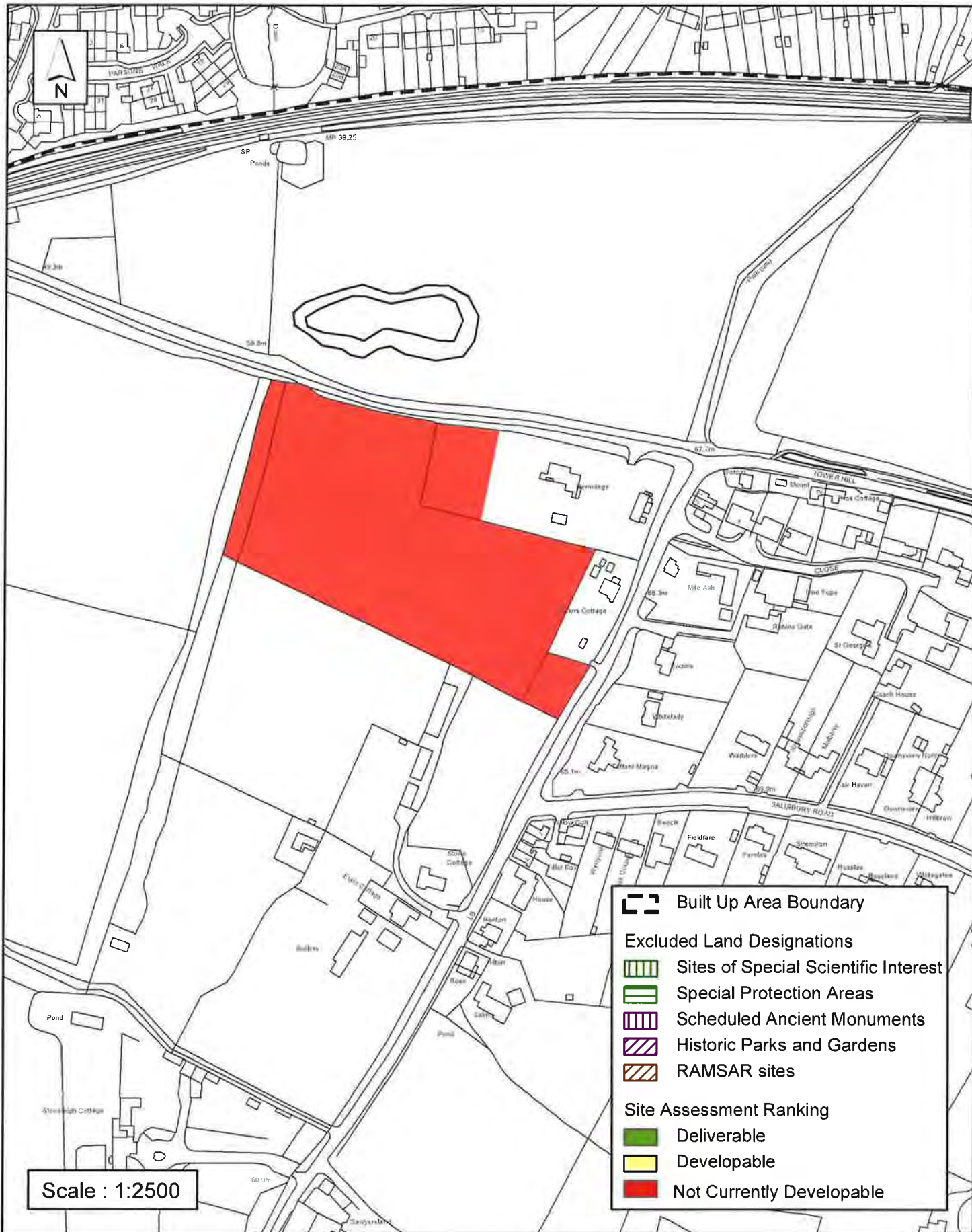
Justification

The site is located adjacent to the settlement of Tower Hill, which has been defined as an unclassified settlement in the HDPF due to its lack of services and facilities. Development in this location would not relate well to Horsham town as it breaches the railway line which provides a clear break to the natural boundary of Horsham. The area also has some landscape sensitivity. The site is subsequently considered unsustainable and not suitable for development.

Excluded Site	<input type="checkbox"/>	Exclusion Reason
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Lapsed PP	<input type="checkbox"/>	Date
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SA - 416 :The Hermitage, Tower Hill, Horsham



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Horsham District Council

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Head of Strategic & Community Planning, Jill Scarfield

Parish	Southwater
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SHLAA Reference	SA435	Site Name	Land West of Worthing Road & North of Tower
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Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Parthings Lane		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	12.4	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"/>

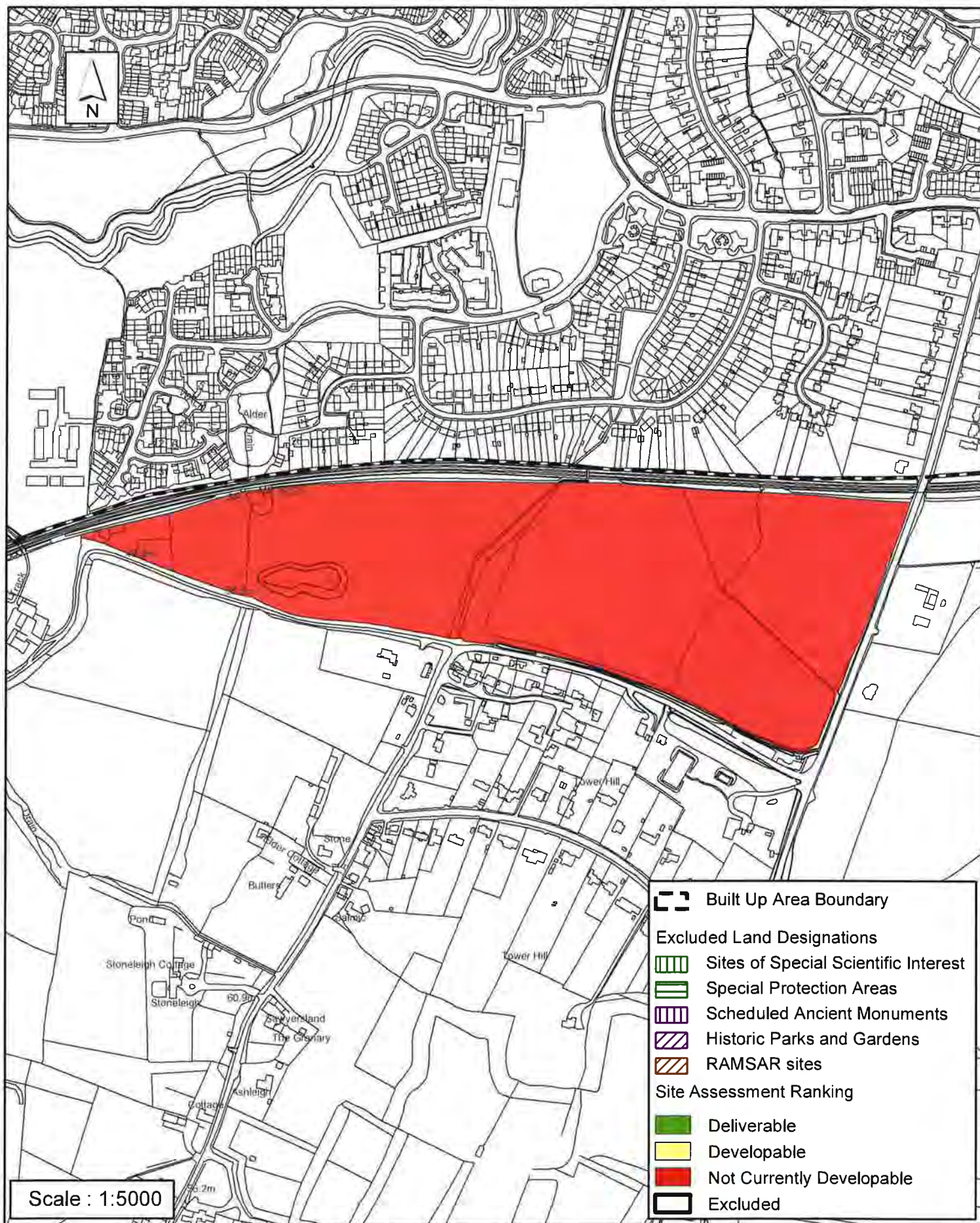
Justification

The landowner has expressed an interest to develop the site therefore the site is considered to be available, however there are a number of constraints onsite which could impact the sites suitability and achievability. The site has steep sloping topography and the limitations associated with the existing pylons and the railway line are likely to severely restrict the developable area of the site. In addition there is concern that the topography of the site would mean that any development would have a serious negative impact on the views from the south-west part of Horsham town. The site is therefore assessed as not currently developable.

Excluded Site	<input type="checkbox"/>	Exclusion Reason
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Lapsed PP	<input type="checkbox"/>	Date
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SA - 435 : Land to to west of Worthing Road, Southwater



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Date: 24/07/2014

Revision: 04/11/2015

Horsham District Council

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West Sussex RH12 1RL.

Chris Lyons : Director of Planning, Economic Development & Property

Parish	Shipley
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SHLAA Reference	SA543	Site Name	Land North of Little Woodfords
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Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Land North of Little Woodfords	
Years 6-10 Developable	<input type="checkbox"/>		Shipley Road	
Years 11+	<input type="checkbox"/>	Site Area (ha)	0.56	Suitable <input type="checkbox"/>
Not Currently Developable	<input checked="" type="checkbox"/>	Greenfield/PDL	Both	Available <input type="checkbox"/>
		Site Total	0	Achievable <input type="checkbox"/>
				Viable <input type="checkbox"/>

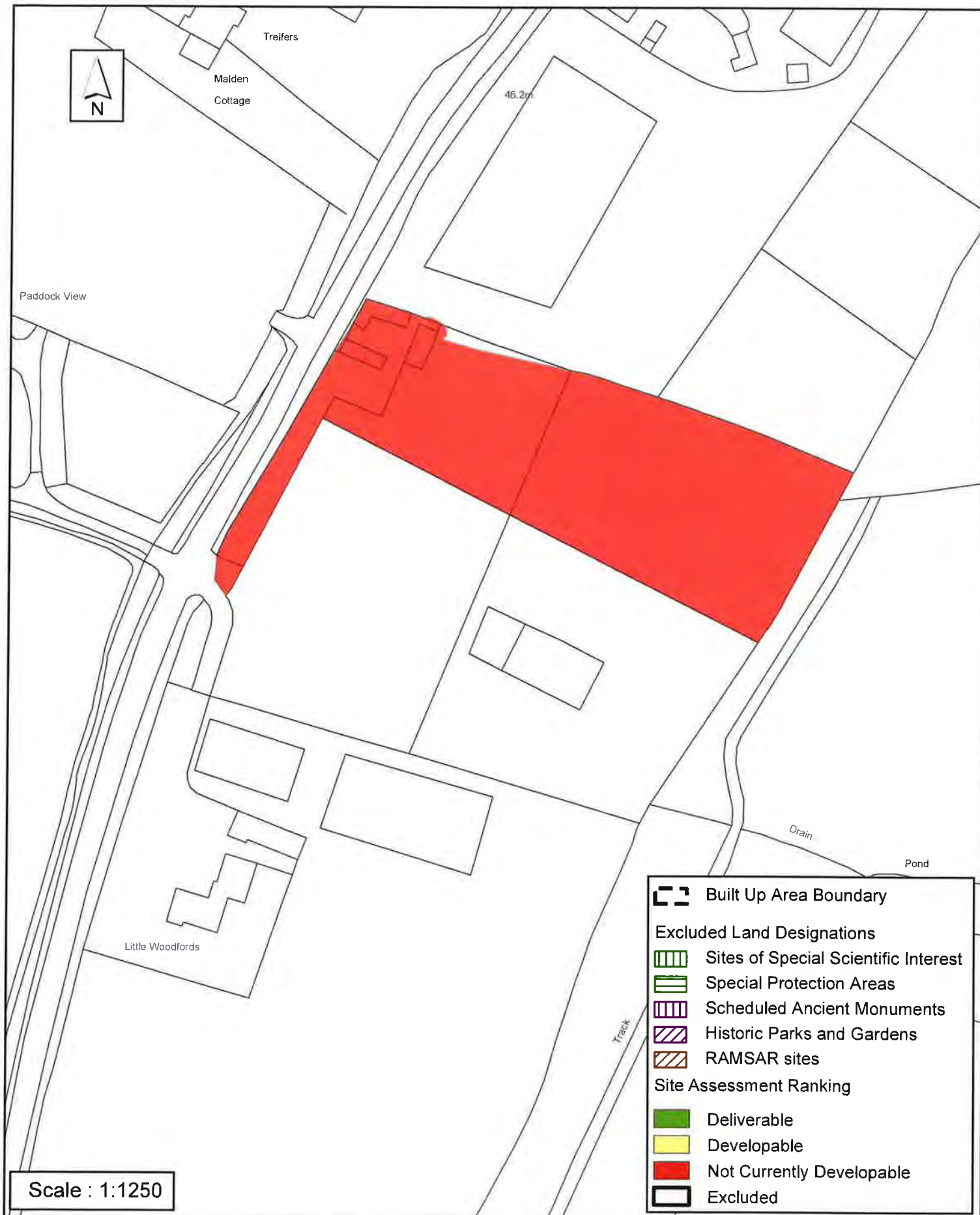
Justification

The site is in an isolated rural location away from a settlement edge. As such it is considered unsustainable and 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 - 543 : Land North of Little Woodfords, Shipley



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Horsham District Council

Parkside, Chart Way, Horsham
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Chris Lyons : Director of Planning, Economic Development & Property

Parish**Southwater**

SHLAA Reference SA601 **Site Name** Land to the west of Worthing Road, Tower Hill

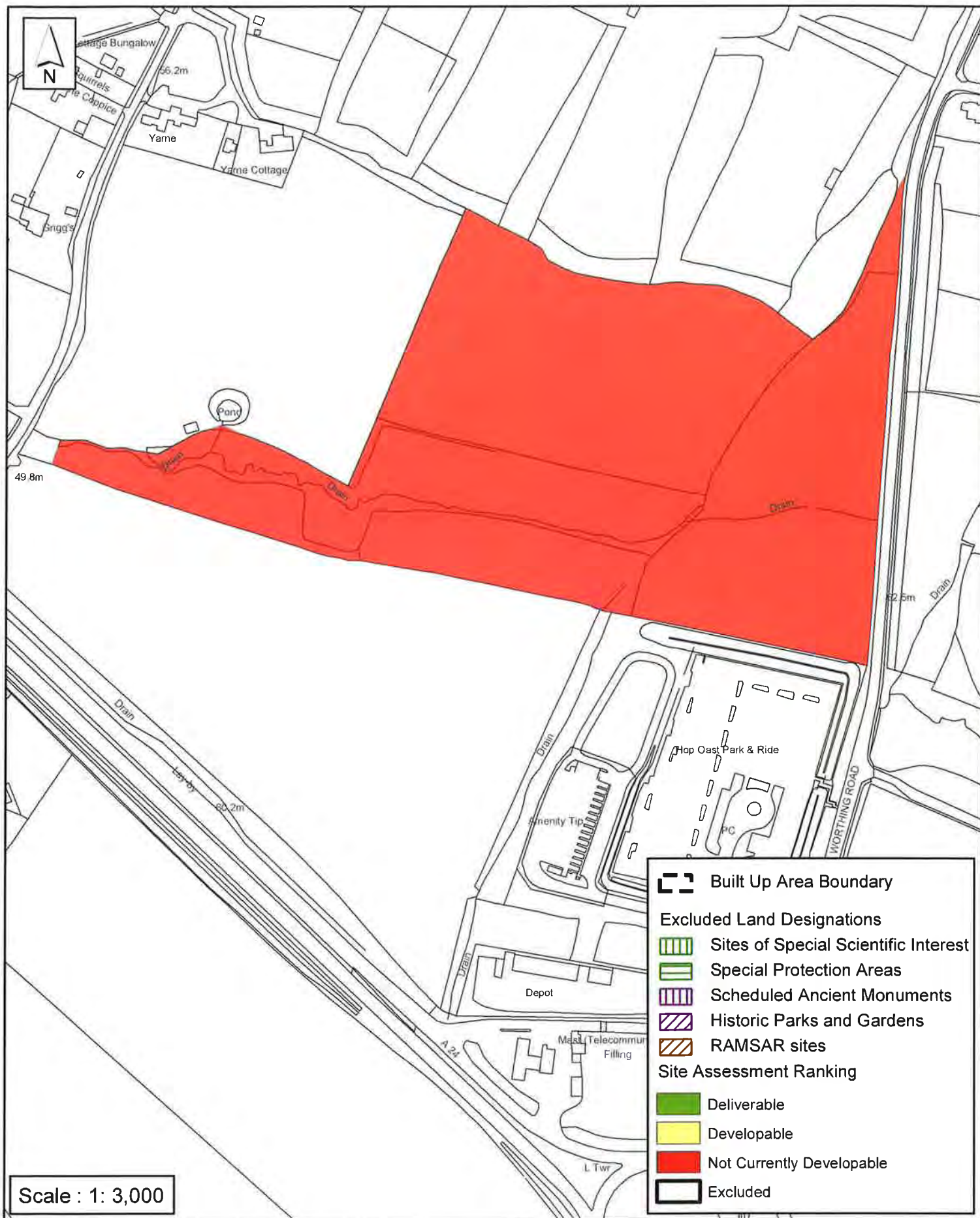
Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Land to the west of Worthing Road, Tower Hill,
Years 6-10 Developable	<input type="checkbox"/>		Horsham
Years 11+	<input type="checkbox"/>	Site Area (ha)	6.83
Not Currently Developable	<input checked="" type="checkbox"/>	Greenfield/PDL	Greenfield
		Site Total	0
		Suitable	<input type="checkbox"/>
		Available	<input type="checkbox"/>
		Achievable	<input type="checkbox"/>
		Viable	<input type="checkbox"/>

Justification

The site is in a rural location unrelated to any settlement edge. It is not allocated in the local plan or in a neighbourhood development plan meaning development would be contrary to policy 4 of the HDPPF. The site is therefore considered Not Currently Developable.

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

SA - 601 : Land to the west of Worthing Road, Tower Hill, Horsham, Southwater



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Date: 09/06/2016

Revision:

Horsham District Council

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Chris Lyons : Director of Planning, Economic Development & Property

Parish**Southwater**

SHLAA Reference SA625 **Site Name** Land at Tower Hill south of Yarne Cottage

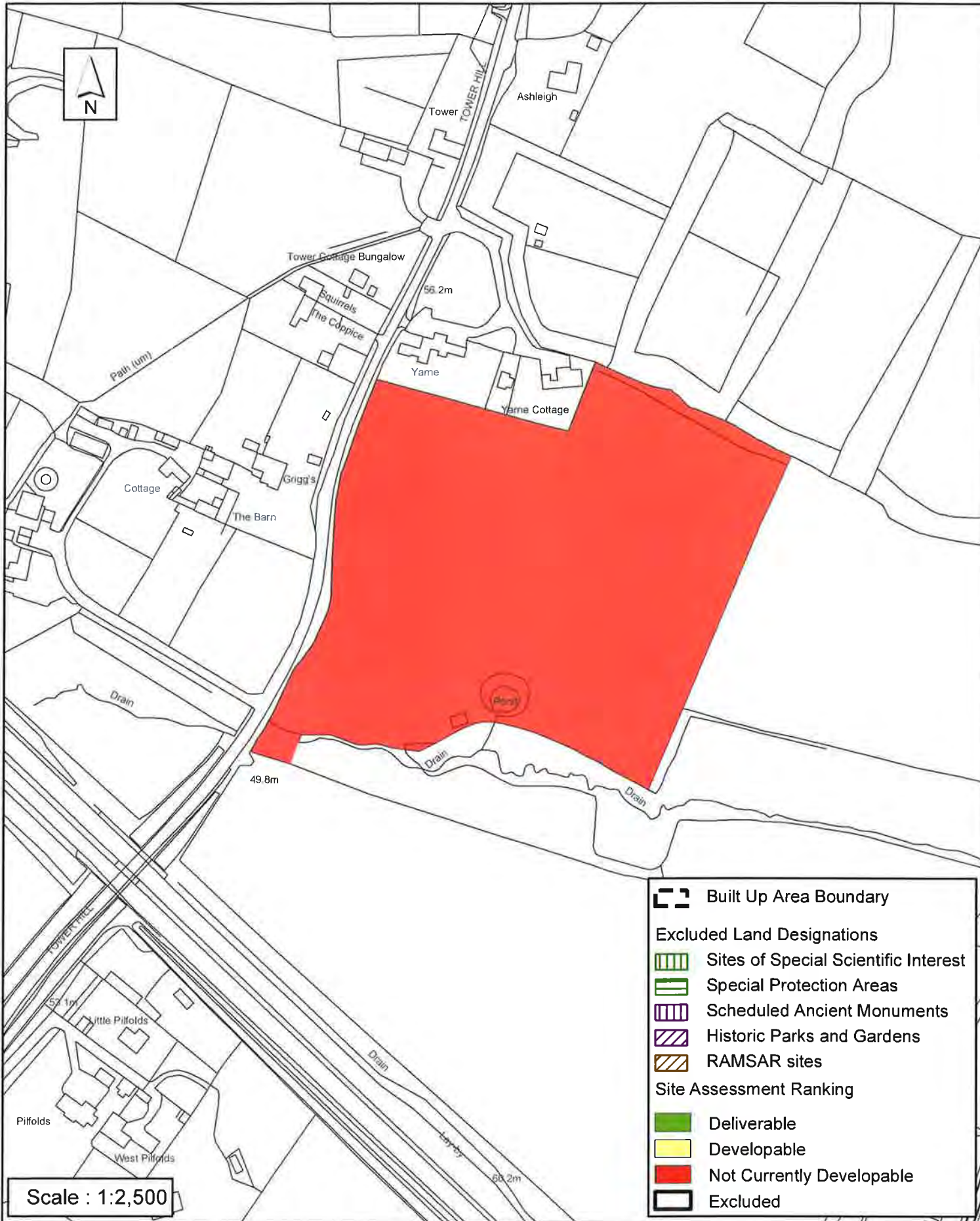
Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Land South of Yarne Cottage Tower Hill	
Years 6-10 Developable	<input type="checkbox"/>		Horsham	
Years 11+	<input type="checkbox"/>	Site Area (ha)	3.56	Suitable <input type="checkbox"/>
Not Currently Developable	<input checked="" type="checkbox"/>	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 location unrelated to the settlement edge of Southwater. Development in this location would be unsustainable due to the lack of surrounding services and facilities meaning the site is classified as Not Currently Developable.

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

SA - 625 :Land at Tower Hill, South of Yarne Cottage, Southwater



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Date: 16/06/2016

Revision:

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Chris Lyons : Director of Planning, Economic Development & Property

Parish	Southwater
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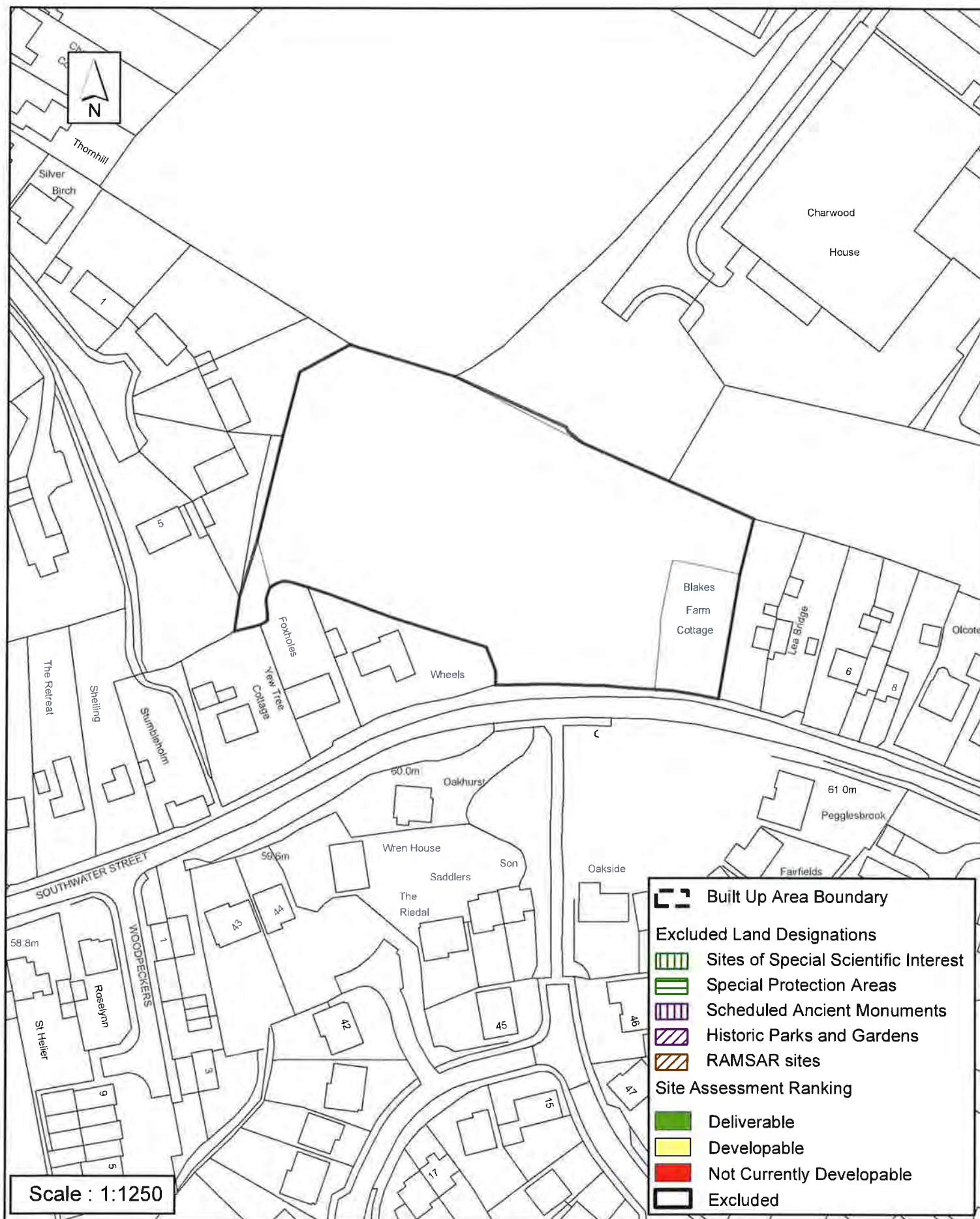
SHLAA Reference	SA047	Site Name	Land West of Blakes Farm Cottage
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Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Southwater Street, Southwater, West Sussex		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	0.74	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 - 047 : Land to the west of Blakes Farm Cottage, Southwater Street, Southwater



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Date: 05/06/2014

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Horsham District Council

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Chris Lyons : Director of Planning, Economic Development & Property

Parish	Southwater
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SHLAA Reference	SA051	Site Name	Land north of Parthings Lane
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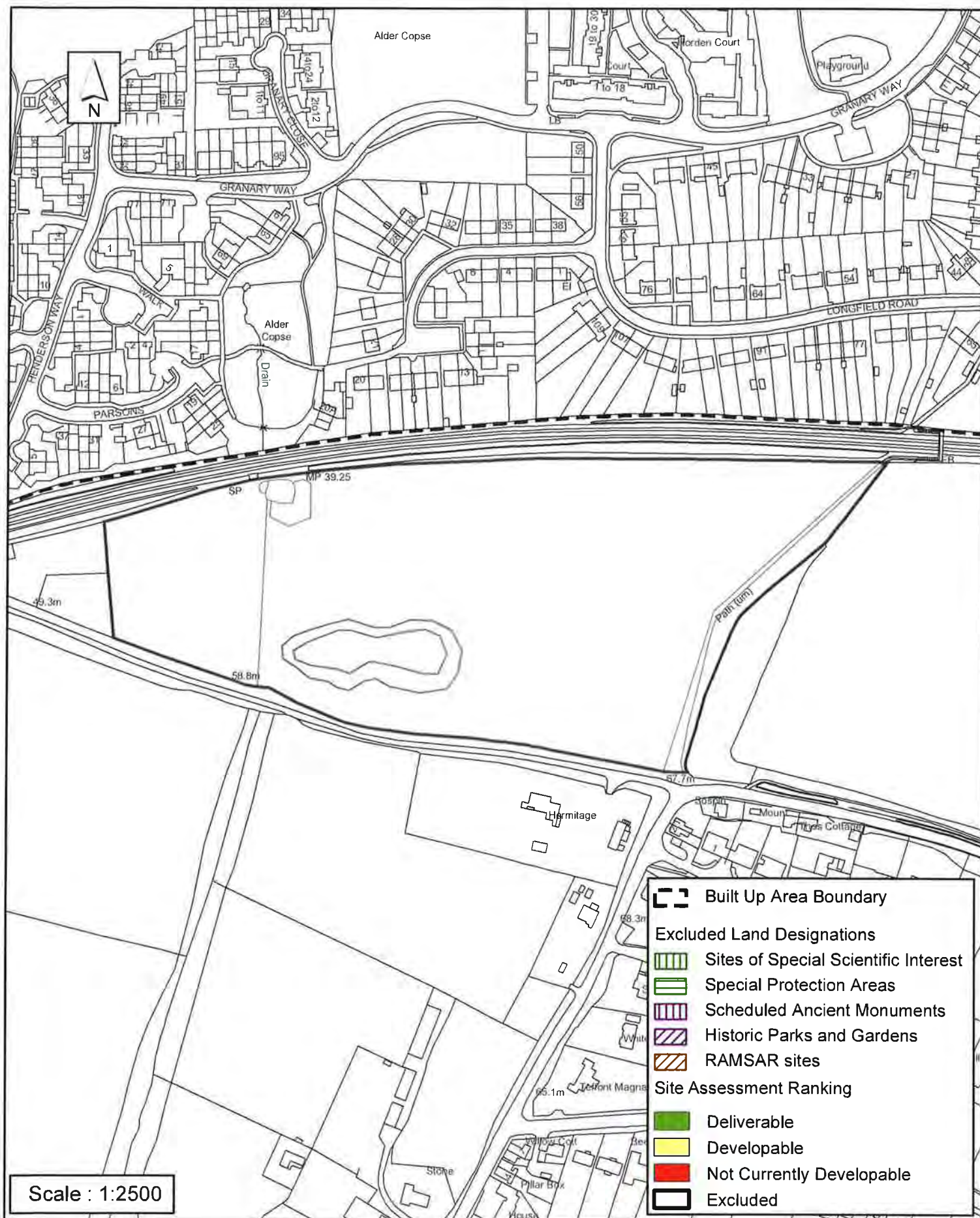
Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Land north of Parthings Lane, Tower Hill, Horsham	
Years 6-10 Developable	<input type="checkbox"/>			
Years 11+	<input type="checkbox"/>	Site Area (ha)	3.75	Suitable <input type="checkbox"/>
Not Currently Developable	<input type="checkbox"/>	Greenfield/PDL	Greenfield	Available <input checked="" type="checkbox"/>
		Site Total	0	Achievable <input type="checkbox"/>
				Viable <input type="checkbox"/>

Justification

Excluded Site	<input checked="" type="checkbox"/>	Exclusion Reason	Duplicate as assessed as part of wider site SA435
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Lapsed PP	<input type="checkbox"/>	Date
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SA - 051 : Land north of Parthings Lane, Tower Hill, Southwater



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Horsham District Council

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Chris Lyons : Director of Planning, Economic Development & Property

Parish	Southwater
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SHLAA Reference	SA058	Site Name	Land North of Parthings Lane (2)
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Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Land at Parthings Lane, Tower Hill, Horsham		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	0.9	Suitable	<input type="checkbox"/>
Not Currently Developable	<input type="checkbox"/>	Greenfield/PDL	Greenfield	Available	<input type="checkbox"/>
		Site Total	0	Achievable	<input type="checkbox"/>
				Viable	<input type="checkbox"/>

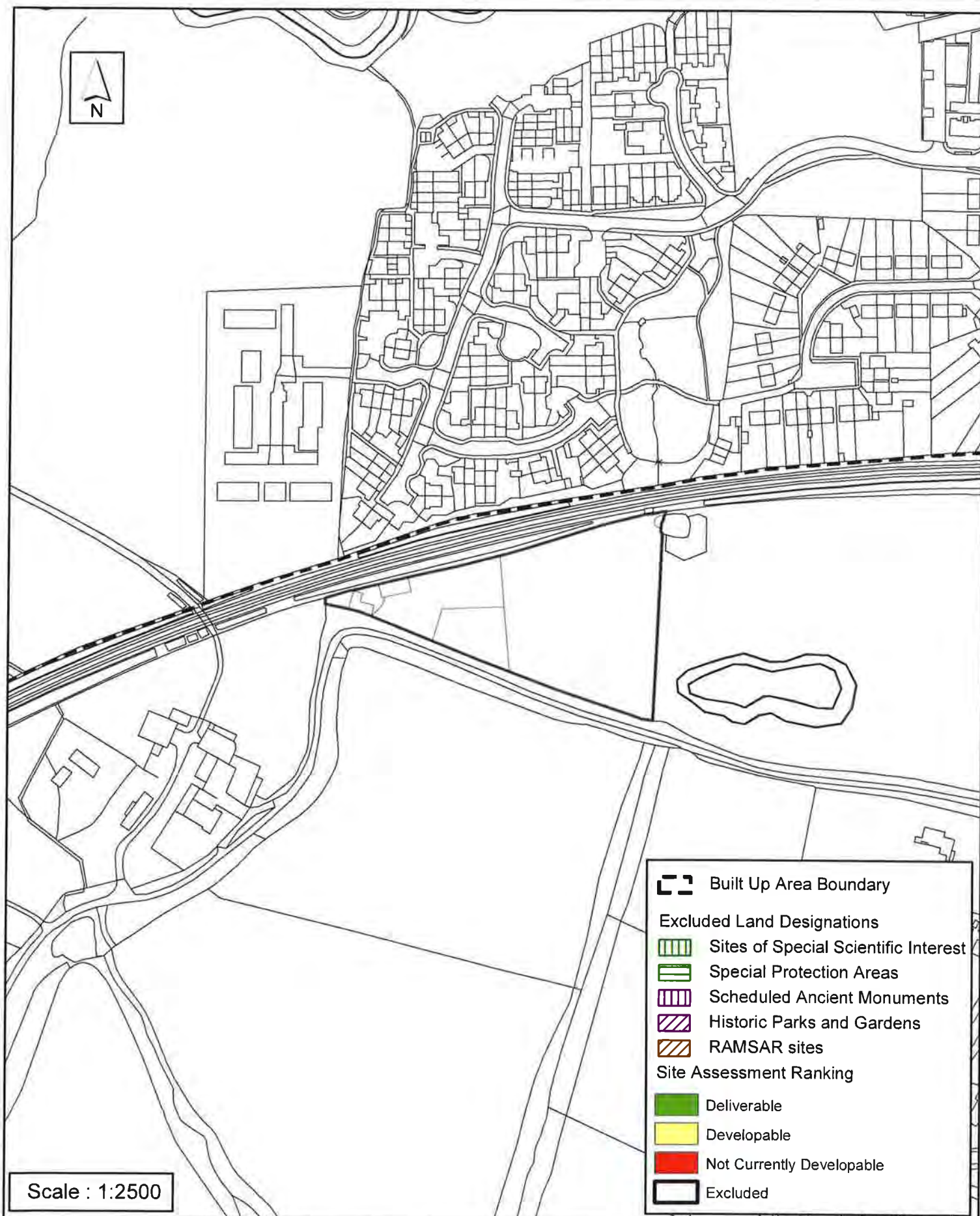
Justification

The landowner has expressed an interest to develop the site therefore the site is considered to be available. However, due to the topography of the site there is concern that any development would have a serious negative impact on the views from the south-west part of Horsham town. Furthermore, due to the steep banking of the site and the limitations associated with the existing pylons and the railway line, potential development could be limited to the higher ground which would negatively impact on the visual appearance of the area.

Excluded Site	<input checked="" type="checkbox"/>	Exclusion Reason	Duplicate as assessed as part of wider site SA435
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Lapsed PP	<input type="checkbox"/>	Date
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SA - 058 : Land at Parthings Lane, Tower Hill, Southwater



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Chris Lyons : Director of Planning, Economic Development & Property

Parish	Southwater
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SHLAA Reference	SA075	Site Name	Merryfield
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Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Merryfield, New Road, Southwater		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	1.2	Suitable	<input type="checkbox"/>
Not Currently Developable	<input type="checkbox"/>	Greenfield/PDL	Both	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 as this site would form part of the wider strategic site option West of Southwater (SA119).
Lapsed PP	<input type="checkbox"/>	Date	

SA - 075 : Merryfield, New Road, Southwater



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Head of Strategic & Community Planning, Jill Scarfield

Parish	Southwater
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SHLAA Reference	SA084	Site Name	Southwater Glebe
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Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Church Lane, Southwater	
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	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	Duplicate site already assessed in SA119
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Lapsed PP	<input type="checkbox"/>	Date
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SA - 084 : Southwater Glebe, Church Lane, Southwater



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Head of Strategic & Community Planning, Jill Scarfield

Parish	Southwater
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SHLAA Reference	SA120	Site Name	Stakers Farm
------------------------	--------------	------------------	---------------------

Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Stakers Lane, Southwater		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	128.6	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					
No Map					

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	

Parish	Southwater
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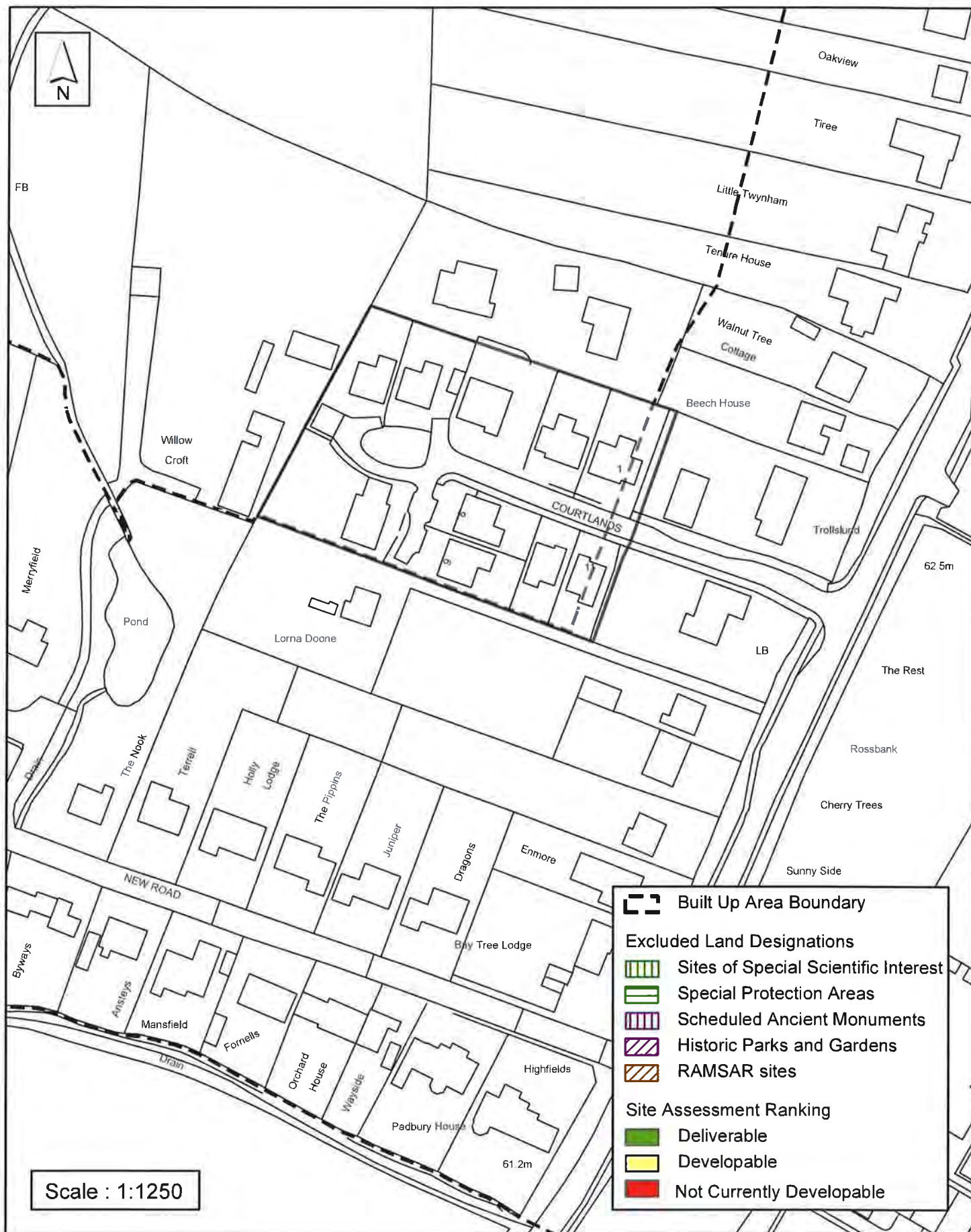
SHLAA Reference	SA159	Site Name	Land at Trollslund
------------------------	--------------	------------------	---------------------------

Years 1-5 Deliverable	<input type="checkbox"/>	Site Address			
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	0.49	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 - 159 : Land at Trollslund, Southwater



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Horsham District Council

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Parish**Southwater**

SHLAA Reference SA228 **Site Name** Martindale Farm

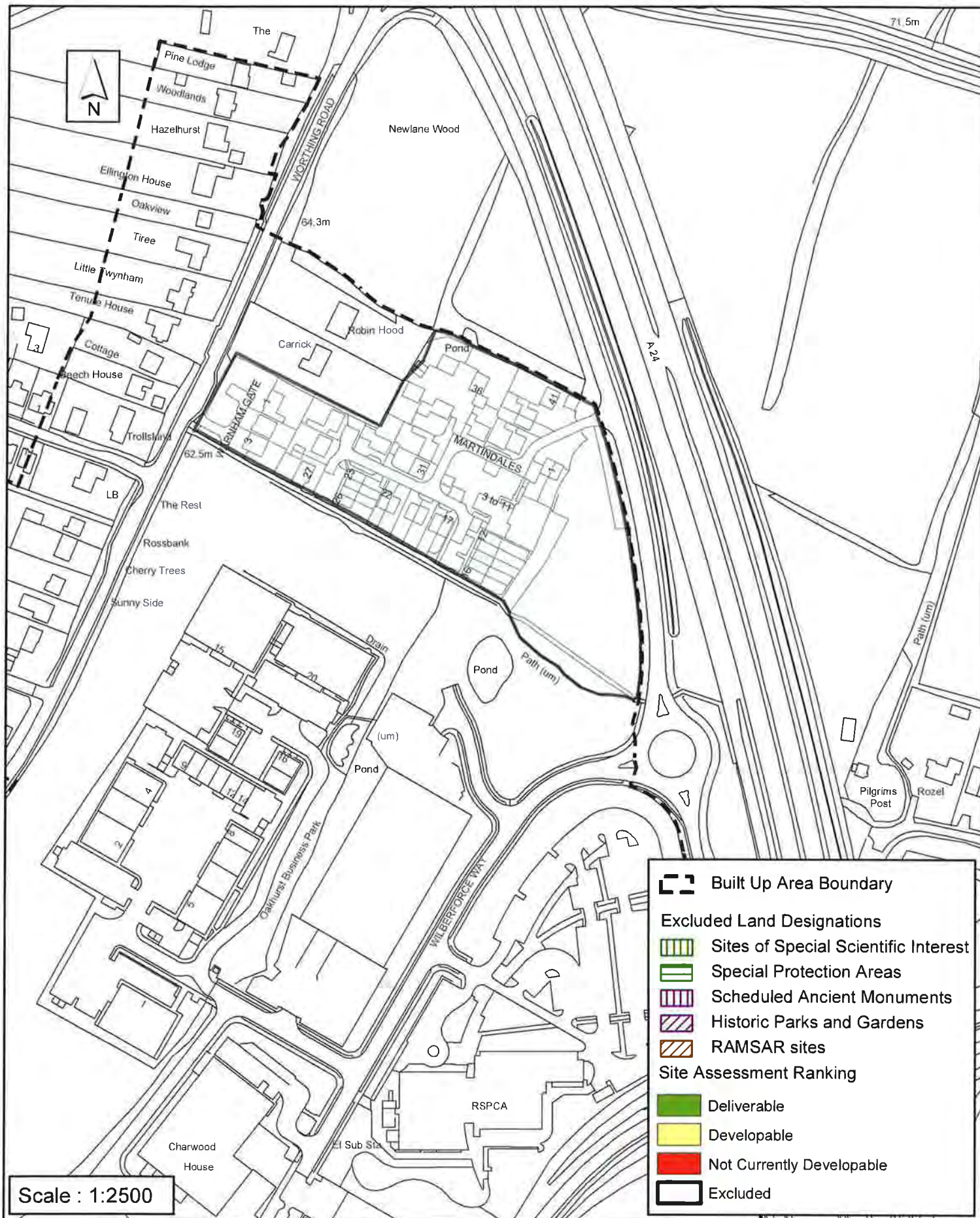
Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Worthing Road, Southwater		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	1.45	Suitable	<input type="checkbox"/>
Not Currently Developable	<input type="checkbox"/>	Greenfield/PDL	PDL	Available	<input type="checkbox"/>
		Site Total	0	Achievable	<input type="checkbox"/>
				Viable	<input type="checkbox"/>

Justification

Development for 44 dwellings permitted DC/12/0579.

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

SA - 228: Martindale Farm, Worthing Road, Southwater, Horsham



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Revision: 19/10/2015

Horsham District Council

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Chris Lyons : Director of Planning, Economic Development & Property

Parish	Southwater
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SHLAA Reference	SA238	Site Name	Ye Old Barn
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Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Ye Old Barn	
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	

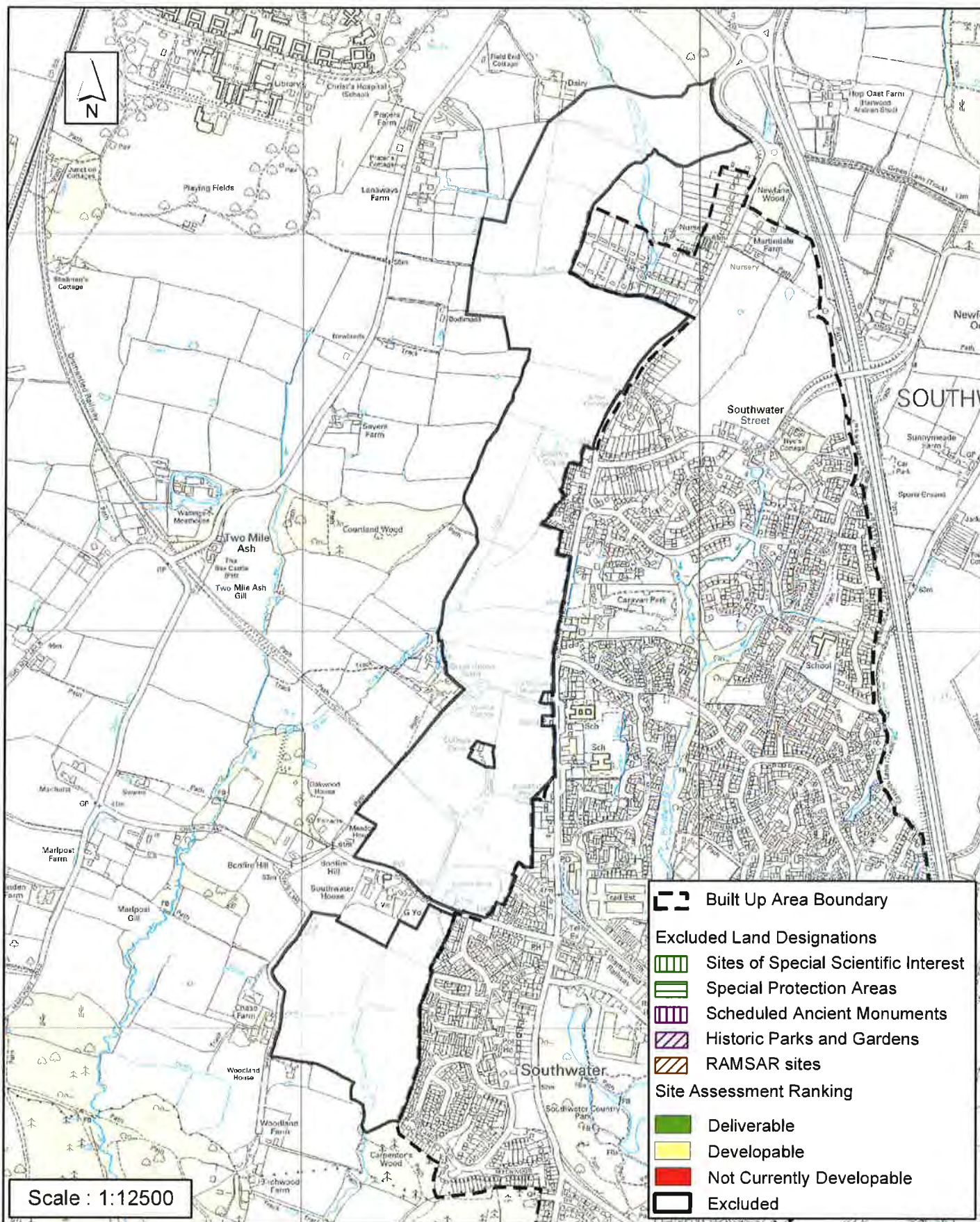
Parish	Southwater
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SHLAA Reference	SA267	Site Name	Land West of Southwater
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Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Land West of Southwater		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	79.2	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	Duplicate site is already assessed in SA119: Part of West of Southwater
Lapsed PP	<input type="checkbox"/>	Date	

SA267 : Land West of Southwater



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Horsham District Council

Parkside, Chart Way, Horsham
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Chris Lyons : Director of Planning, Economic Development & Property

Parish	Southwater
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SHLAA Reference	SA279	Site Name	Rosssbank
------------------------	--------------	------------------	------------------

Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Rosssbank, Worthing Road		
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 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 - 279: Rossbank, Worthing Road, Southwater



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Horsham District Council

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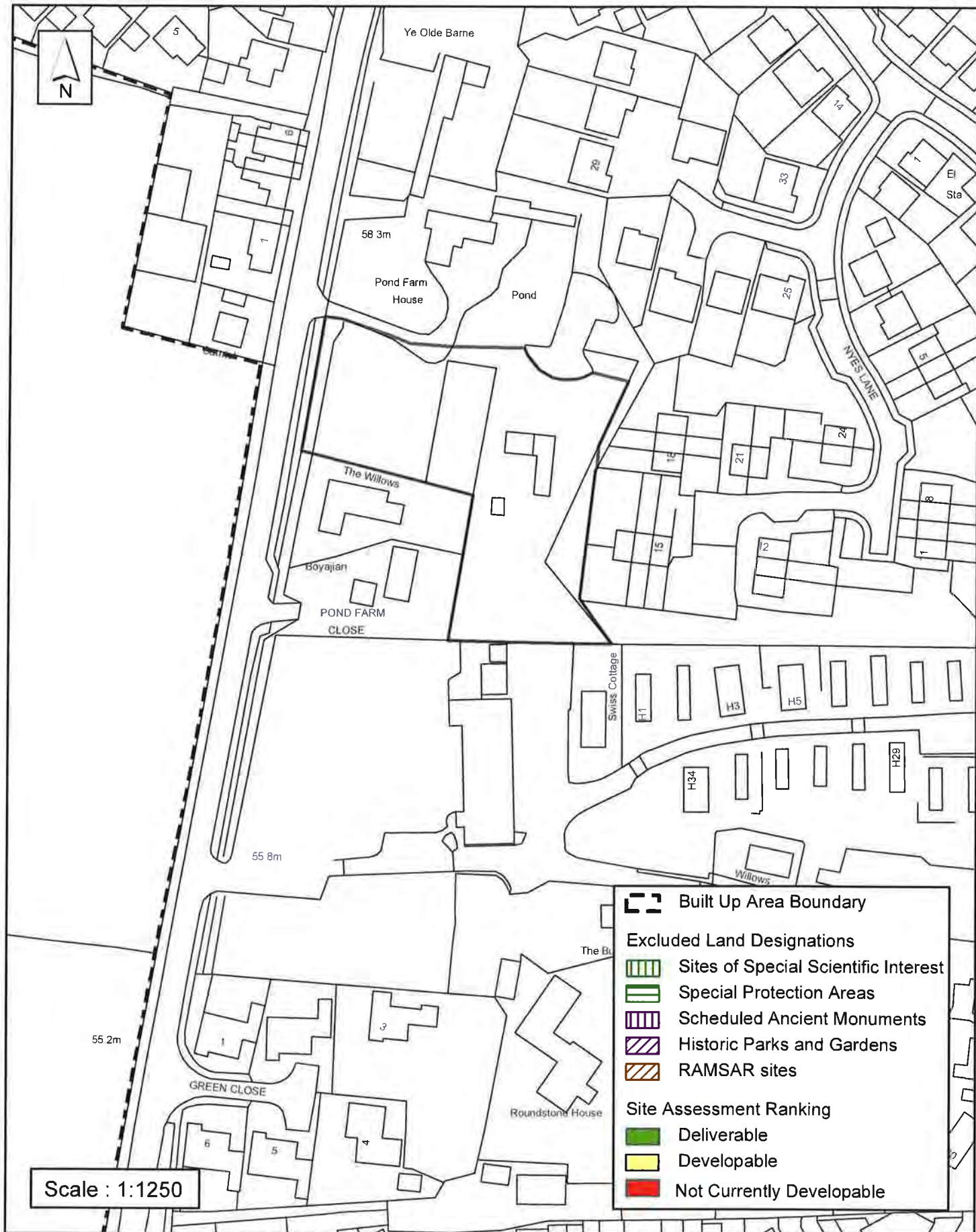
Parish	Southwater
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SHLAA Reference	SA280	Site Name	Pond Farmhouse
------------------------	--------------	------------------	-----------------------

Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Pond Farmhouse, Worthing Road		
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 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 - 280: Pond Farmhouse, Worthing Road, Southwater



Parish	Southwater
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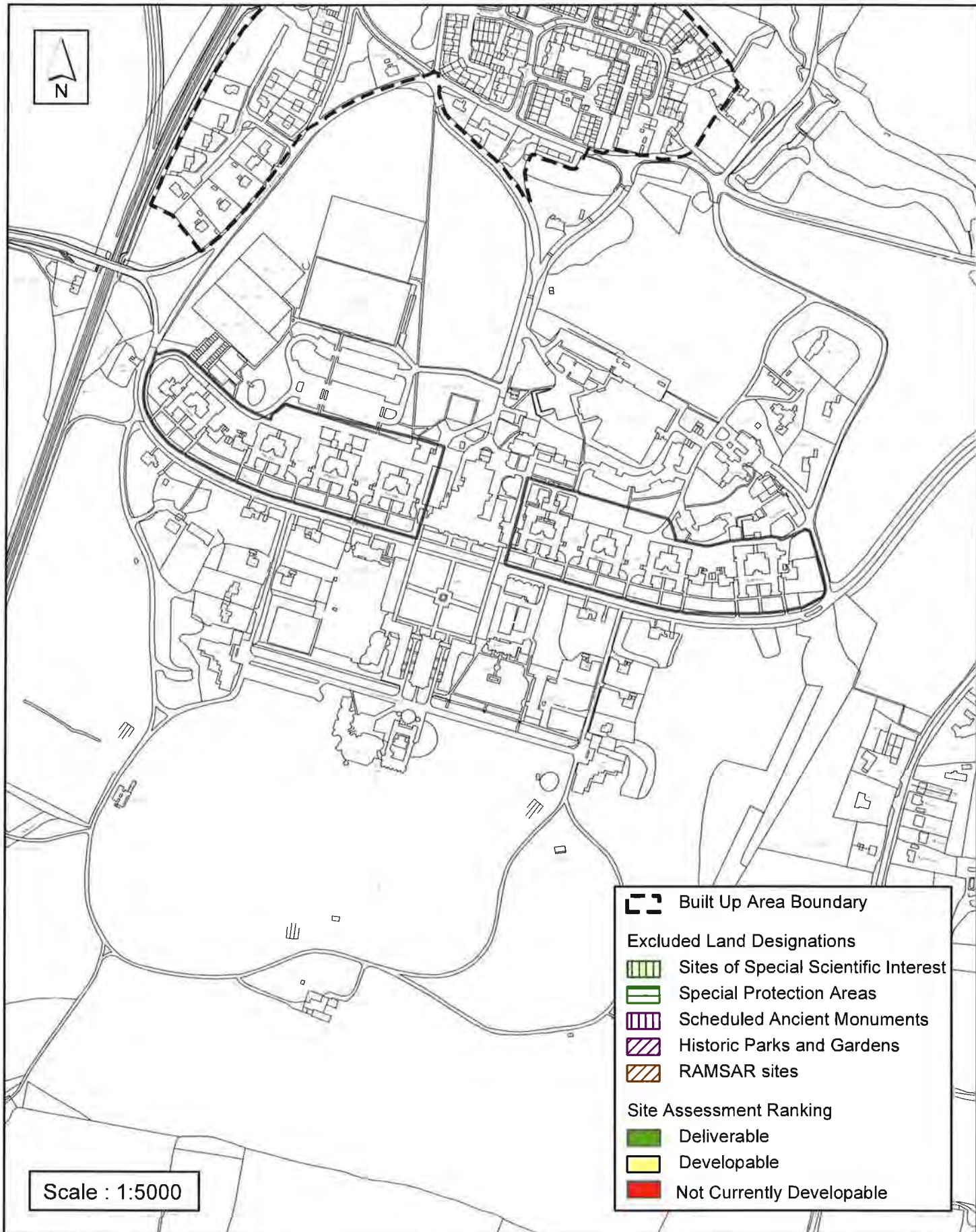
SHLAA Reference	SA287	Site Name	The Counting House
------------------------	--------------	------------------	---------------------------

Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	The Counting House	
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 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 (2001)
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Lapsed PP	<input type="checkbox"/>	Date
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SA - 287: Christ's Hospital, Horsham



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Horsham District Council

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Parish	Southwater
---------------	-------------------

SHLAA Reference	SA309	Site Name	The Fieldings
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Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	The Fieldings		
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 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 - 309 : The Fieldings, Southwater



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Head of Strategic & Community Planning, Jill Scarfield

Parish	Southwater
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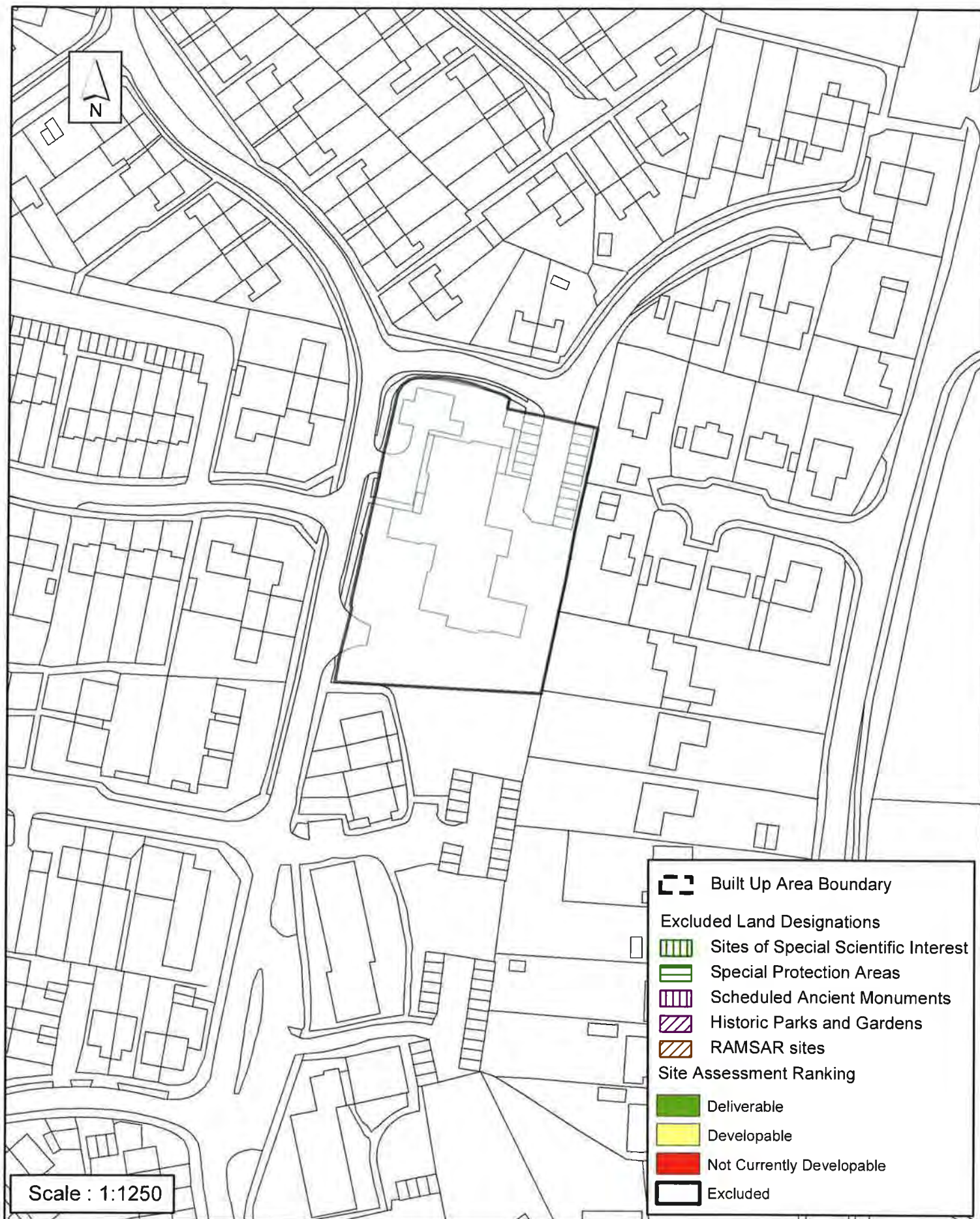
SHLAA Reference	SA310	Site Name	Former Fletcher House and Gardener House		
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Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Former Fletcher House and Gardener House		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	0.2	Suitable	<input type="checkbox"/>
Not Currently Developable	<input 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 - 310 : Former Fletcher & Gardener House, Southwater



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Date: 06/06/2014

Revision: 19/10/2015

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Chris Lyons : Director of Planning, Economic Development & Property

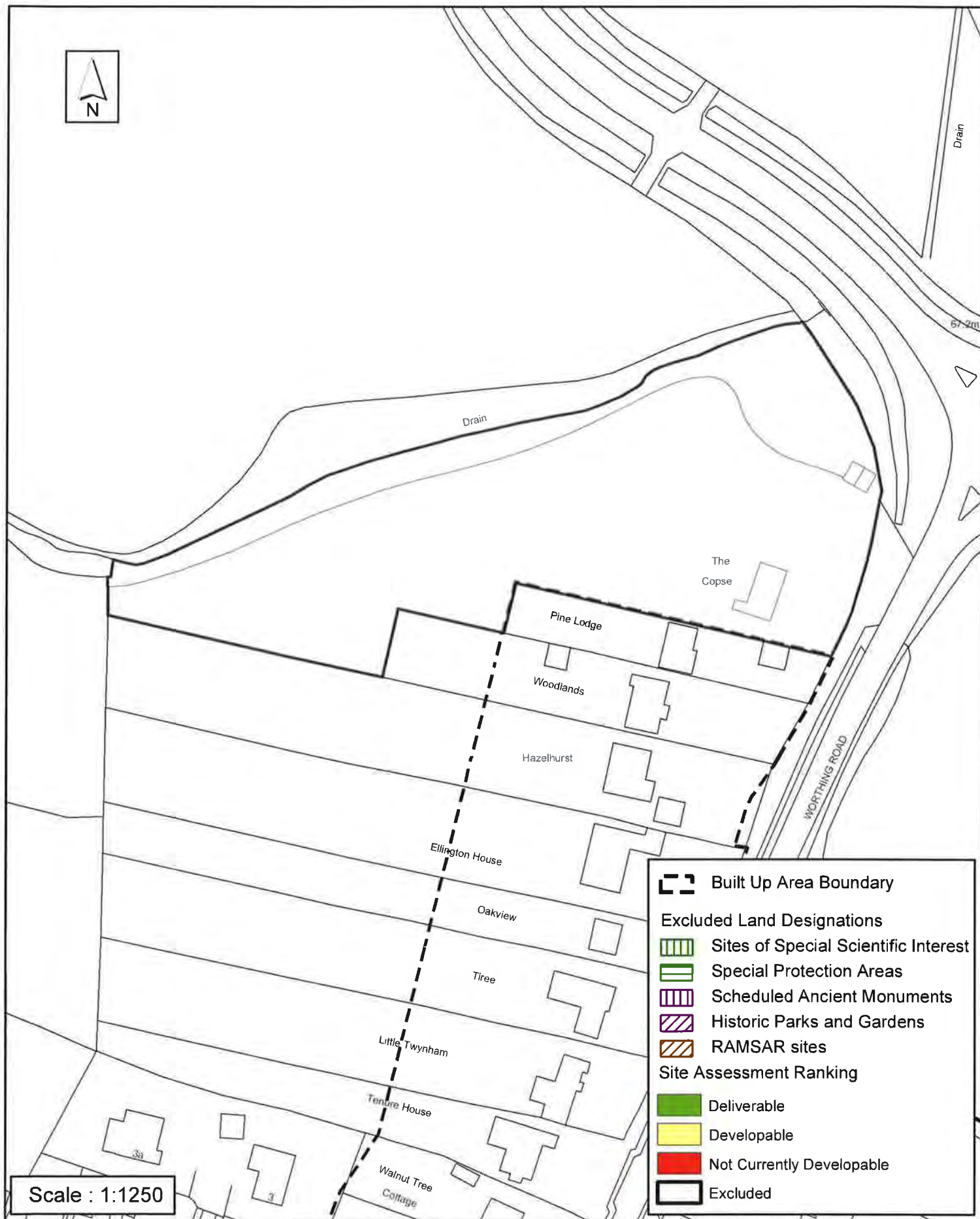
Parish	Southwater
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SHLAA Reference	SA324	Site Name	The Copse Worthing Road
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Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Horsham		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	1.3	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	Duplicate site: The wider site area is considered under SA408, meaning this site is excluded.
Lapsed PP	<input type="checkbox"/>	Date	

SA-324: The Copse, Worthing Road, Southwater



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Date: 08/06/2016

Revision:

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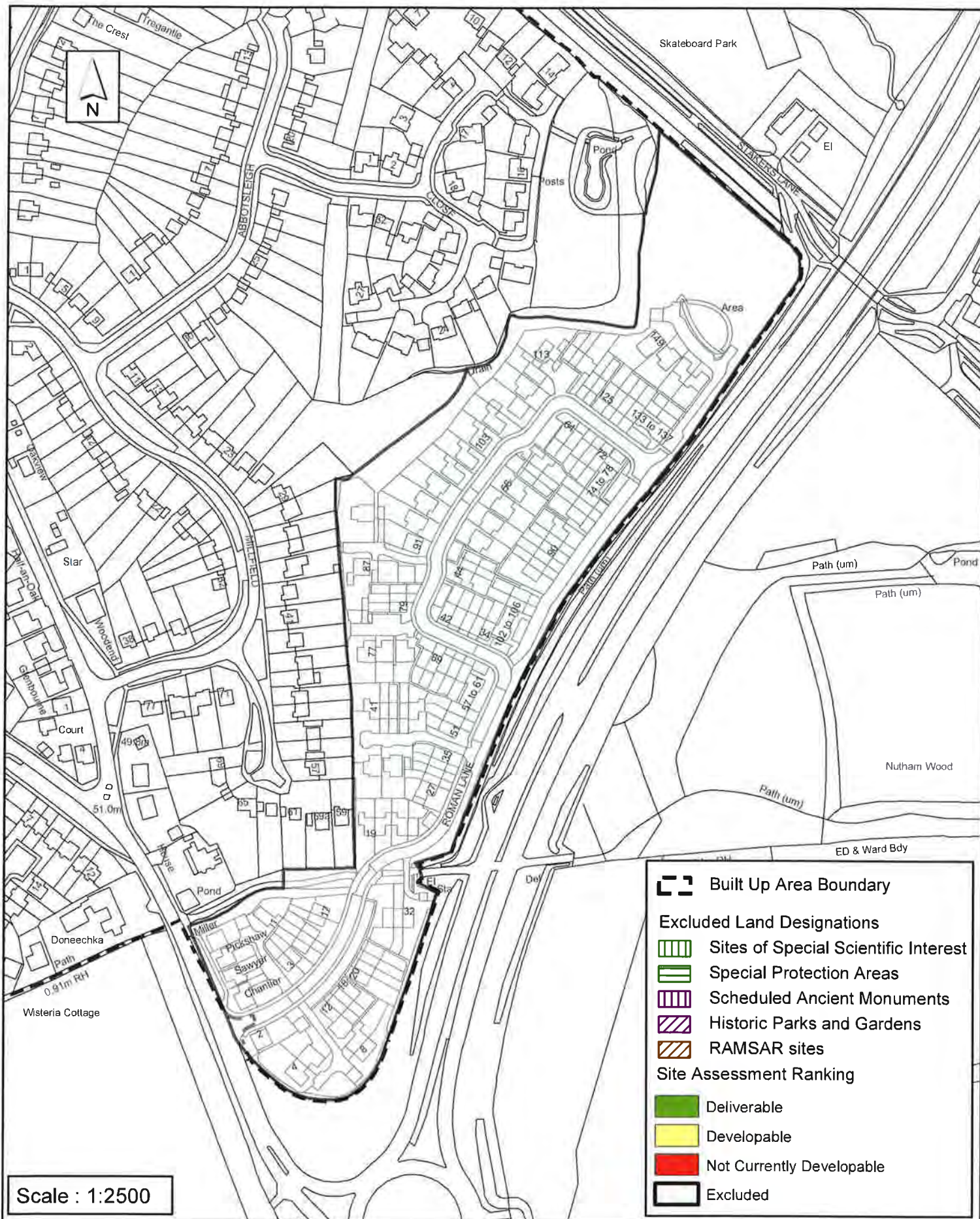
Parish	Southwater
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SHLAA Reference	SA331	Site Name	Land at Millfield, Southwater
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Years 1-5 Deliverable	<input type="checkbox"/>	Site Address			
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	4.5	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	Development of 131 dwellings (DC/11/0657) COMPLETE
Lapsed PP	<input type="checkbox"/>	Date	

SA - 331: Land at Millfield, Southwater



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Revision: 06/06/2016

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Chris Lyons : Director of Planning, Economic Development & Property

Parish	Southwater
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SHLAA Reference	SA343	Site Name	Blinks Wood, Southwater/Shipleigh		
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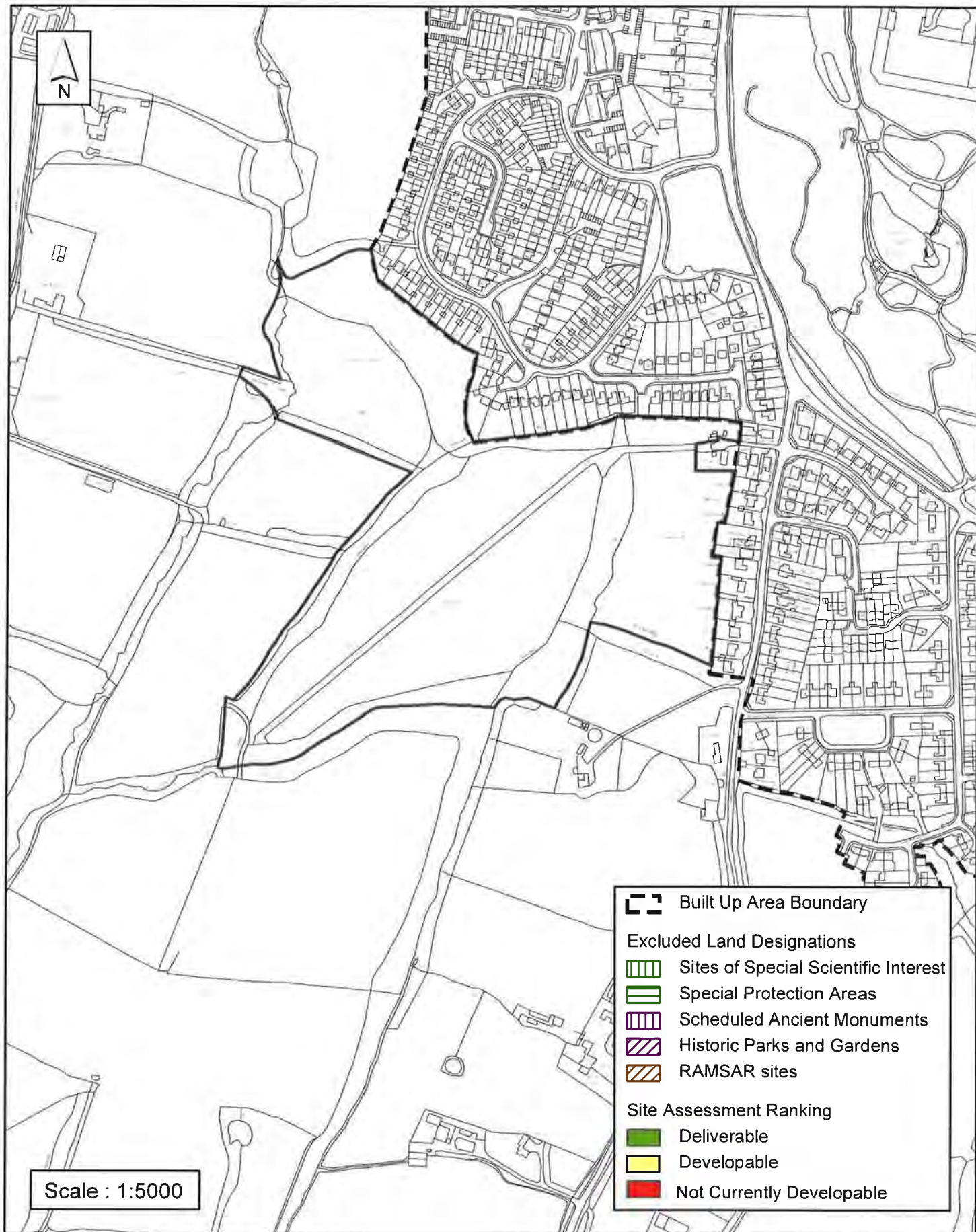
Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Blinks Wood, Southwater/Shipleigh		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	11.60	Suitable	<input type="checkbox"/>
Not Currently Developable	<input type="checkbox"/>	Greenfield/PDL	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 whole site is classified as ancient woodland.
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Lapsed PP	<input type="checkbox"/>	Date
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SA - 343: Blinks Wood, Southwater



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Parish	Southwater
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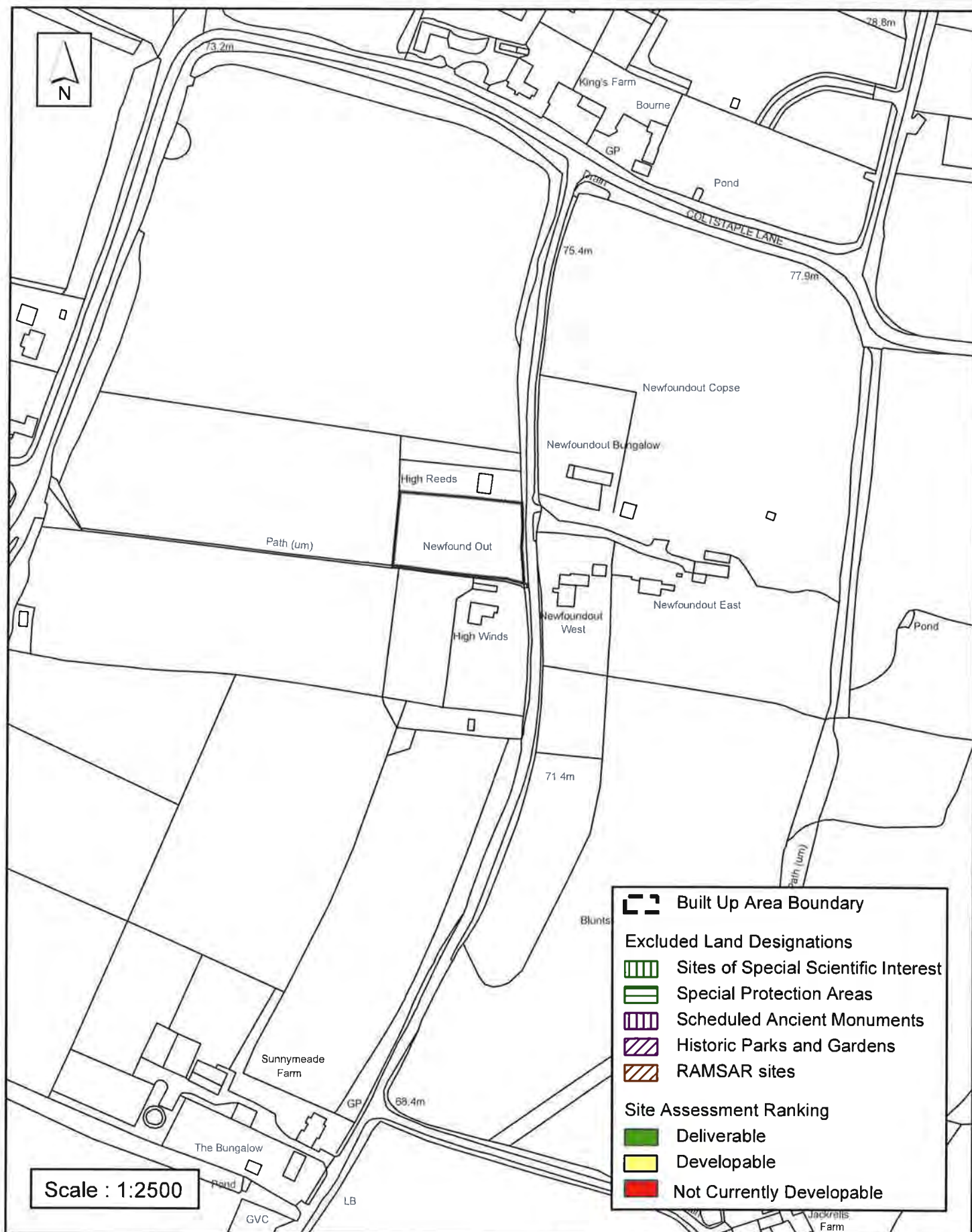
SHLAA Reference	SA350	Site Name	Land north of High Winds
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Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Reeds Lane, Southwater West Sussex
Years 6-10 Developable	<input type="checkbox"/>		
Years 11+	<input type="checkbox"/>	Site Area (ha)	0.26
Not Currently Developable	<input type="checkbox"/>	Greenfield/PDL	Greenfield
		Site Total	0
		Suitable	<input type="checkbox"/>
		Available	<input type="checkbox"/>
		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 - 350: Land north of High Winds, Reeds Lane, Southwater



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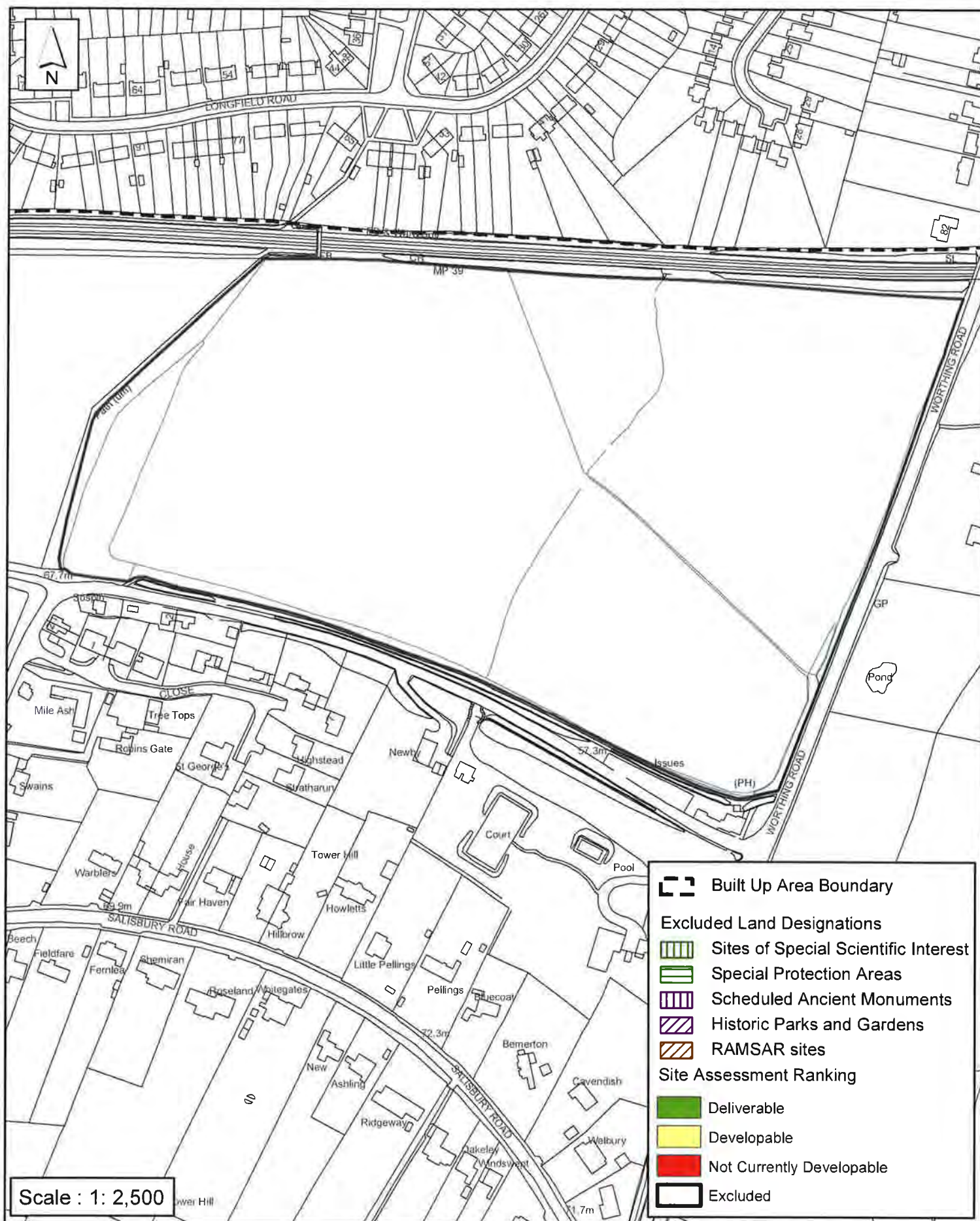
Parish	Southwater
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SHLAA Reference	SA599	Site Name	Land at Worthing Road and Tower Hill
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Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Land at Worthing Road and Tower Hill, Horsham		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	8	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	Duplicate site, wider site area considered as part of SA435
Lapsed PP	<input type="checkbox"/>	Date	

SA - 599 : Land at Worthing Road and Tower Hill, Southwater



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Chris Lyons : Director of Planning, Economic Development & Property

Parish	Southwater
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SHLAA Reference	SA626	Site Name	Land North of A24 and East of Tower Hill
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Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Land North of A24 and East of Tower Hill
Years 6-10 Developable	<input type="checkbox"/>		
Years 11+	<input type="checkbox"/>	Site Area (ha)	5.6
Not Currently Developable	<input type="checkbox"/>	Greenfield/PDL	Greenfield
		Site Total	0
		Suitable	<input type="checkbox"/>
		Available	<input type="checkbox"/>
		Achievable	<input type="checkbox"/>
		Viable	<input type="checkbox"/>

Justification

Excluded Site	<input checked="" type="checkbox"/>	Exclusion Reason	The site has been submitted for commercial use and as such has been excluded from the residential assessment.
Lapsed PP	<input type="checkbox"/>	Date	

Parish	Southwater
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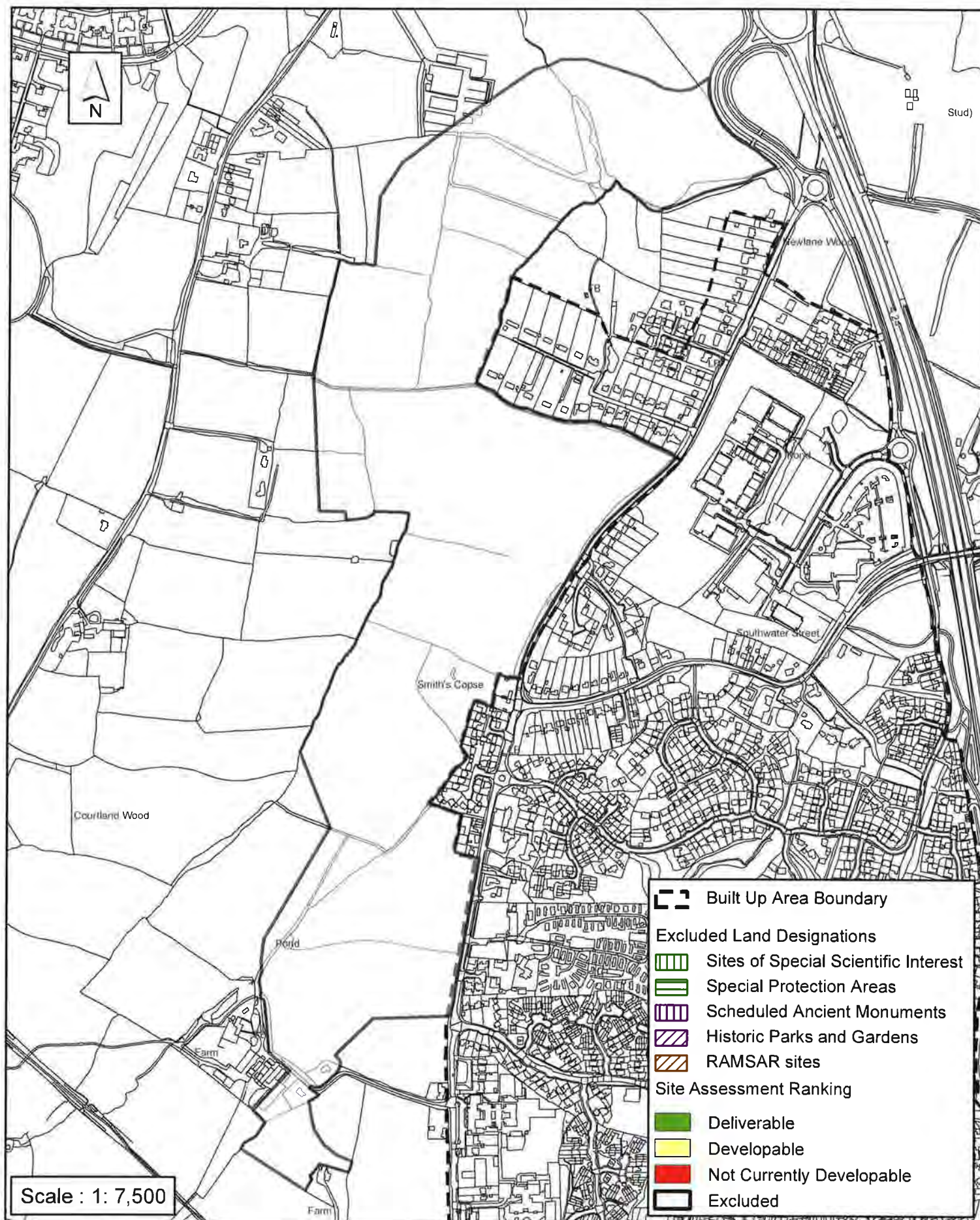
SHLAA Reference	SA647	Site Name	Land West of Worthing Road, Southwater
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Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Land West of Worthing Road, Southwater, 700 Homes		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	45.7	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	Duplication. The site is considered as part of the wider site area SA119
Lapsed PP	<input type="checkbox"/>	Date	

SA - 647 : Land West of Worthing Road, Southwater



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Date: 22/06/2016

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Parish	Southwater
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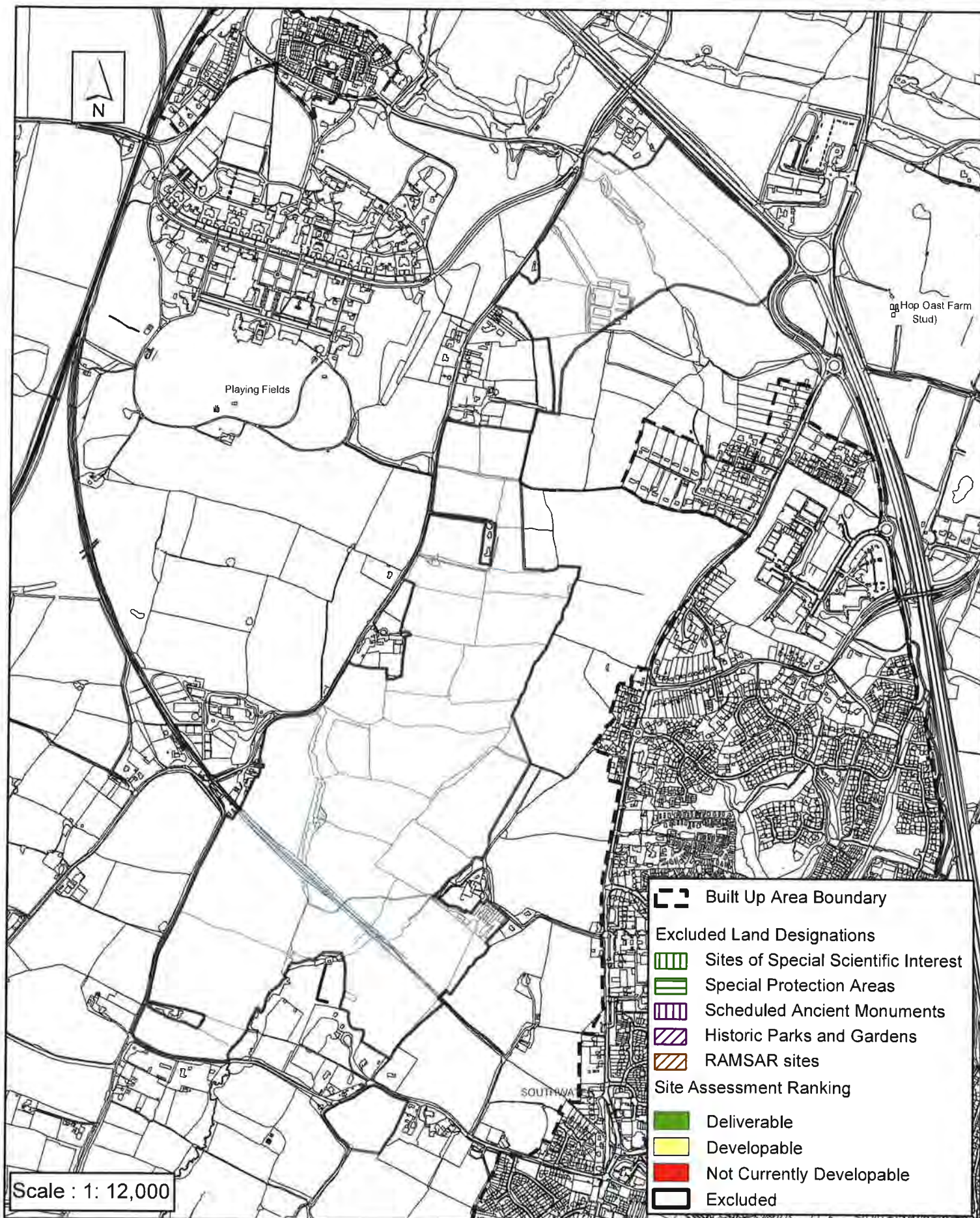
SHLAA Reference	SA648	Site Name	Land East of Two Mile Ash Road
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Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Land East of Two Mile Ash Road, Southwater		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	92.6	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	Duplication. The site is considered as part of the wider site area SA119
Lapsed PP	<input type="checkbox"/>	Date	

SA - 648 : Land East of Two Mile Ash Road, Southwater



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