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**Parish****Billingshurst**

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**SHLAA Reference** SA043 **Site Name** Land at Kingslea Farm

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<b>Years 1-5 Deliverable</b>	<input type="checkbox"/>	<b>Site Address</b>	Land at Kingslea Farm, Marringdean Road, Billingshurst, West Sussex,		
<b>Years 6-10 Developable</b>	<input type="checkbox"/>				
<b>Years 11+</b>	<input type="checkbox"/>	<b>Site Area (ha)</b>	13.978	<b>Suitable</b>	<input type="checkbox"/>
<b>Not Currently Developable</b>	<input checked="" type="checkbox"/>	<b>Greenfield/PDL</b>	Greenfield	<b>Available</b>	<input checked="" type="checkbox"/>
		<b>Site Total</b>	0	<b>Achievable</b>	<input type="checkbox"/>

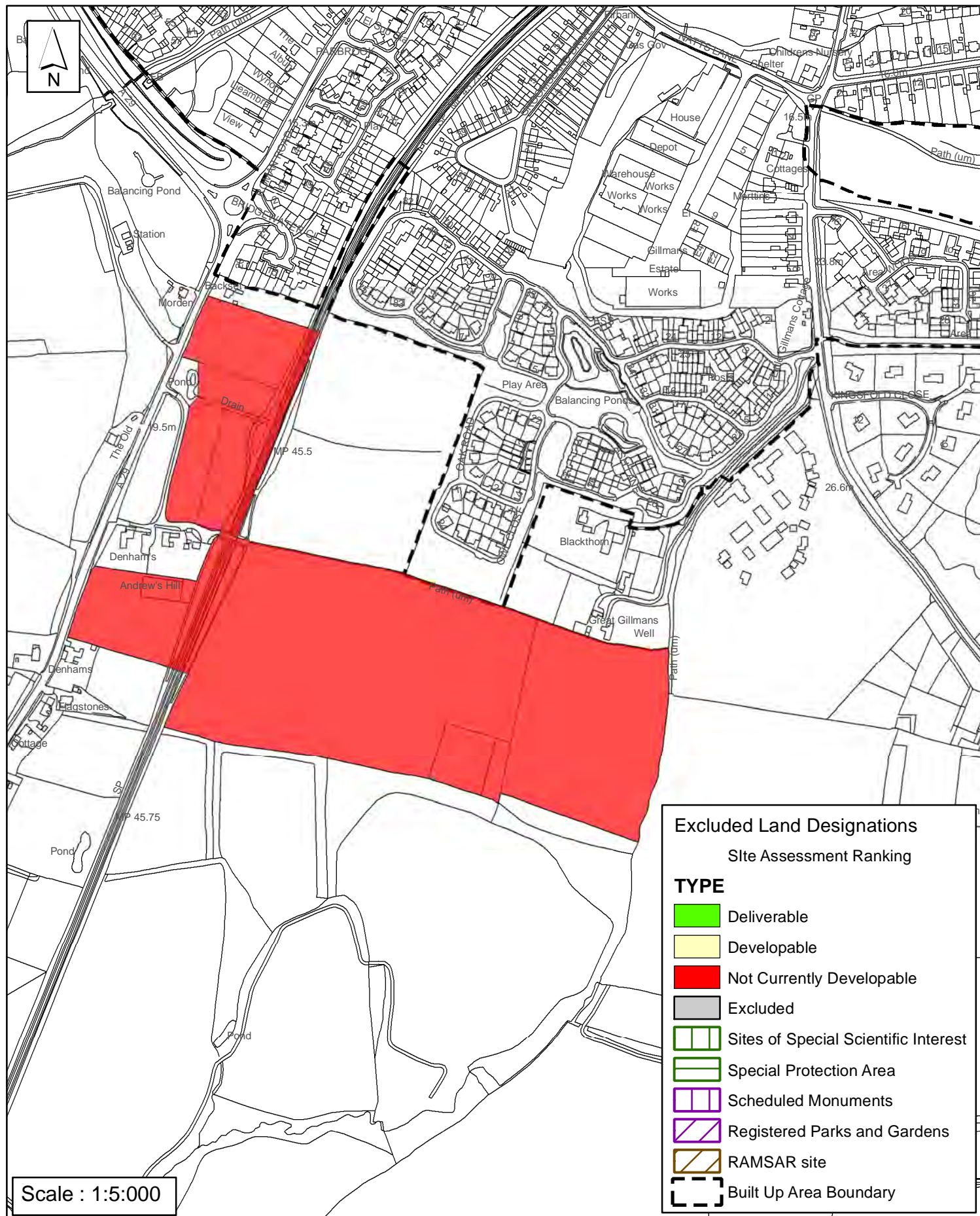
**Justification**

The landowner has expressed an interest to develop the site meaning it is 'available'. The site is in the countryside adjacent to the built up area boundary of Billingshurst as defined in the Horsham District Planning Framework 2015 (HDPF). Two parts of the site have been allocated for housing in the HDPF and development is well under way; these are assessed separately via SA108 and SA362. The development of the remaining land outside SA108 and SA362 may result in an overdevelopment of the area and, unless allocated for development or similar through the review of the HDPF or via a made Neighbourhood Plan, would be contrary to Policies 1 to 4 and 26 of the HDPF. The site is therefore assessed as 'Not Currently Developable'.

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

# SA - 043 : Land at Kingslea Farm, Billingshurst



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## Horsham District Council

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West Sussex RH12 1RL.  
Barbara Childs : Director of Place

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<b>Parish</b>	<b>Billingshurst</b>
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<b>SHLAA Reference</b>	SA056	<b>Site Name</b>	Land at Borough Farm, Stane St, Five Oaks		
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<b>Years 1-5 Deliverable</b>	<input type="checkbox"/>	<b>Site Address</b>	Stane Street, Five Oaks, Billingshurst		
<b>Years 6-10 Developable</b>	<input type="checkbox"/>				
<b>Years 11+</b>	<input type="checkbox"/>	<b>Site Area (ha)</b>	10	<b>Suitable</b>	<input type="checkbox"/>
<b>Not Currently Developable</b>	<input checked="" type="checkbox"/>	<b>Greenfield/PDL</b>	PDL	<b>Available</b>	<input checked="" type="checkbox"/>
		<b>Site Total</b>	0	<b>Achievable</b>	<input type="checkbox"/>

### Justification

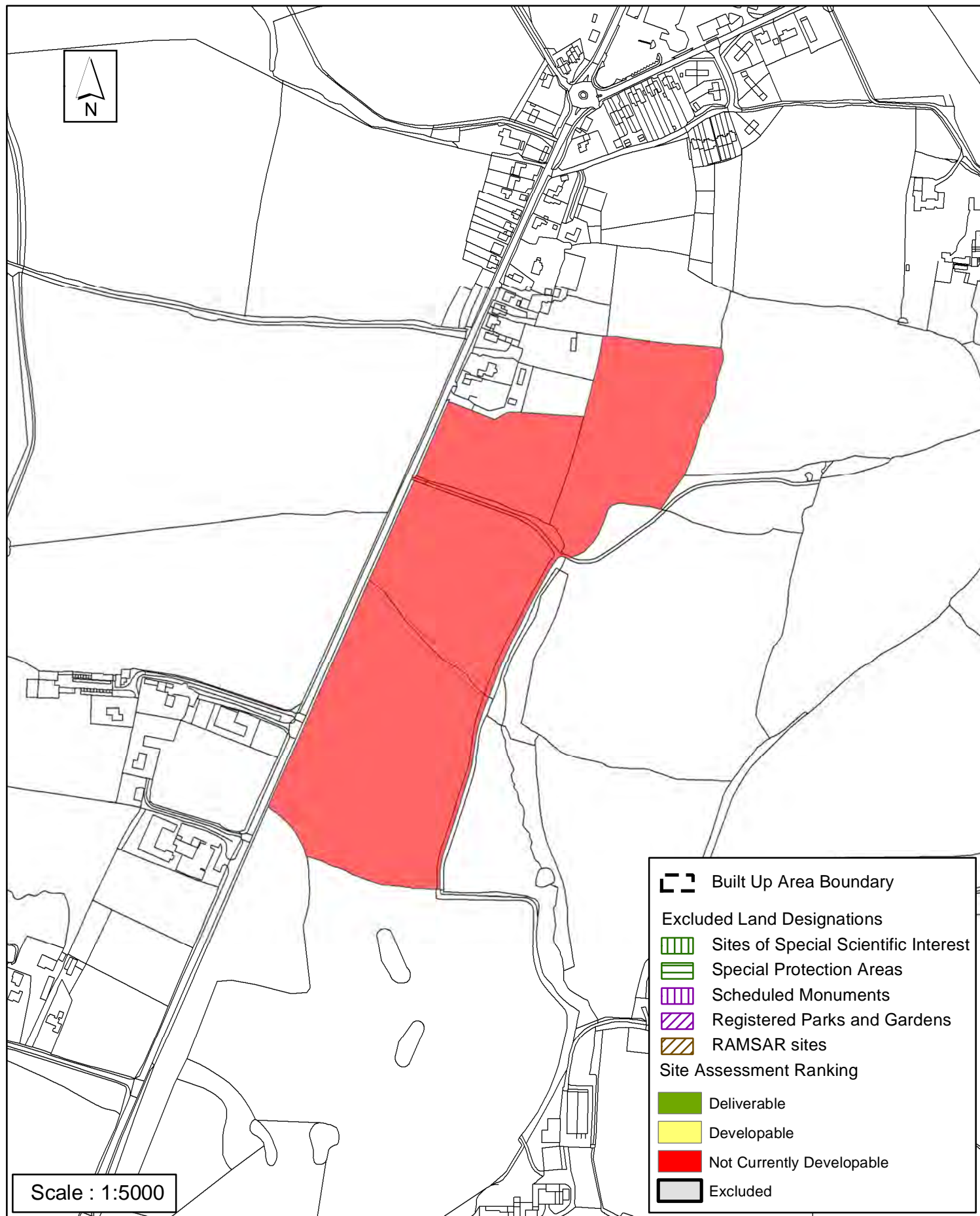
The landowner has expressed an interest to develop the site meaning it is 'available'. The site lies in the countryside in a relatively isolated rural location approximately 1.8km to the north of Billingshurst's built up area boundary and just to the south of Five Oaks, an unclassified settlement as defined by Policy 3 of the Horsham District Planning Framework 2015 (HDPF). Five Oaks is defined in the HDPF as a settlement with few or no facilities or social networks and limited accessibility and is reliant on other villages and towns to meet the needs of residents. Unless allocated for development or similar through the review of the HDPF or via a made Neighbourhood Plan, it is considered development would be contrary to Policies 1 to 4 and 26 of the HDPF. The site is therefore assessed as 'Not Currently Developable'.

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<b>Excluded Site</b>	<input type="checkbox"/>	<b>Exclusion Reason</b>
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<b>Lapsed PP</b>	<input type="checkbox"/>	<b>Date</b>
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# SA - 056 : Land at Borough Farm, Stane Street, Billingshurst



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## Horsham District Council

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West Sussex RH12 1RL.  
Barbara Childs : Director of Place

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<b>Parish</b>	<b>Billingshurst</b>
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<b>SHLAA Reference</b>	SA078	<b>Site Name</b>	Denhams
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<b>Years 1-5 Deliverable</b>	<input type="checkbox"/>	<b>Site Address</b>	Andrews Hill, Billingshurst	
<b>Years 6-10 Developable</b>	<input type="checkbox"/>			
<b>Years 11+</b>	<input type="checkbox"/>	<b>Site Area (ha)</b>	1.3	<b>Suitable</b> <input type="checkbox"/>
<b>Not Currently Developable</b>	<input checked="" type="checkbox"/>	<b>Greenfield/PDL</b>	Both	<b>Available</b> <input type="checkbox"/>
		<b>Site Total</b>	0	<b>Achievable</b> <input type="checkbox"/>

#### Justification

The availability of this site is uncertain due to a lack of an up to date expression of interest to develop from the landowner. It should be noted that some of this land has also been put forward for development as part of a wider development location SA043 - 'Land South of Gillman's Industrial Estate'. The site is located in an isolated rural location and unrelated to any settlement boundary. It is therefore assessed as 'Not Currently Developable'.

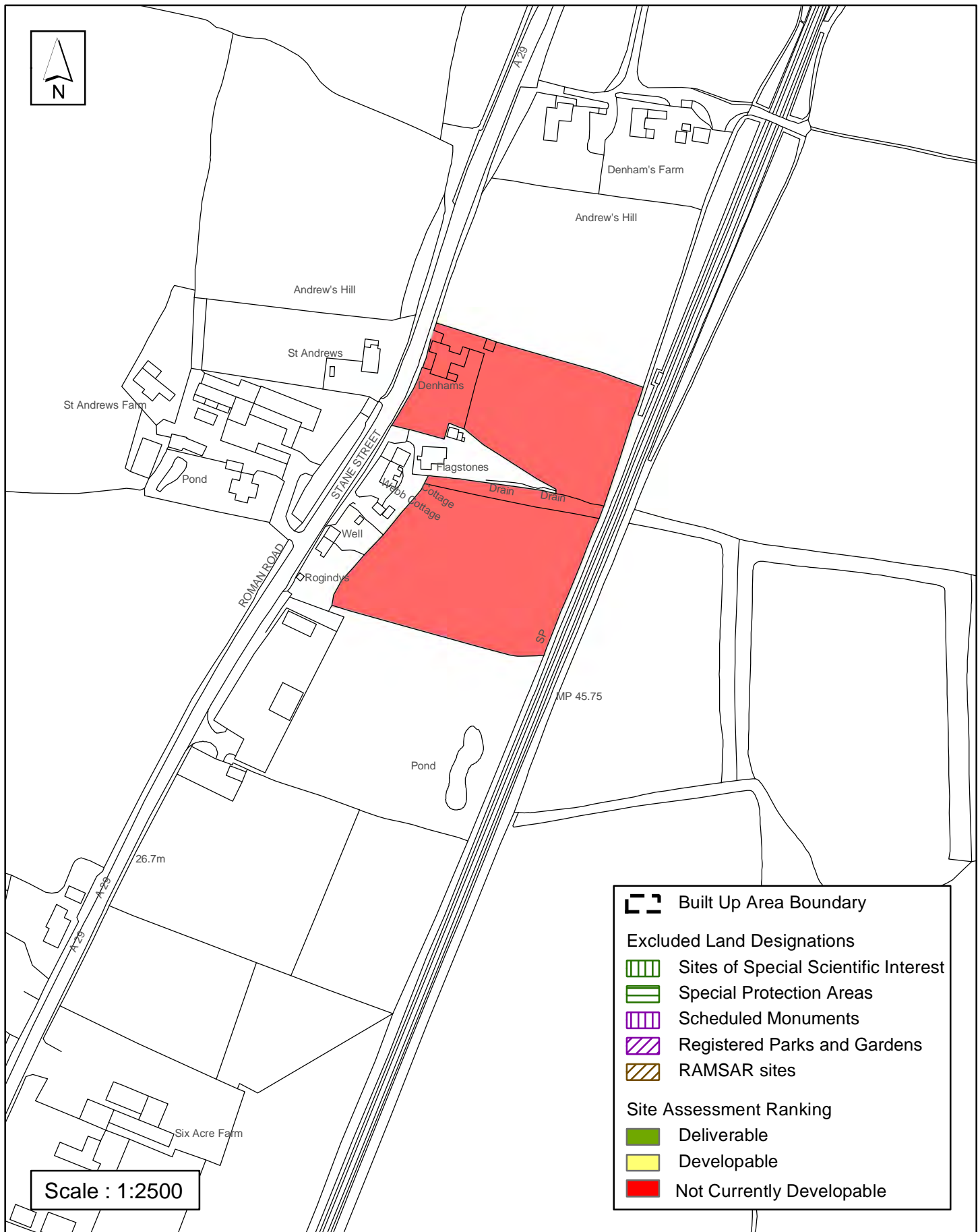
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<b>Excluded Site</b>	<input type="checkbox"/>	<b>Exclusion Reason</b>
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<b>Lapsed PP</b>	<input type="checkbox"/>	<b>Date</b>
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# SA - 078 : Land at Denhams, Andrews Hill, Billingshurst



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<b>Parish</b>	<b>Billingshurst</b>
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<b>SHLAA Reference</b>	SA094	<b>Site Name</b>	Land at Chantry Farm
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<b>Years 1-5 Deliverable</b>	<input type="checkbox"/>	<b>Site Address</b>	West Chilmington Lane, Coneyhurst, Billingshurst		
<b>Years 6-10 Developable</b>	<input type="checkbox"/>		West Sussex,		
<b>Years 11+</b>	<input type="checkbox"/>	<b>Site Area (ha)</b>	19.58	<b>Suitable</b>	<input type="checkbox"/>
<b>Not Currently Developable</b>	<input checked="" type="checkbox"/>	<b>Greenfield/PDL</b>	PDL	<b>Available</b>	<input checked="" type="checkbox"/>
		<b>Site Total</b>	0	<b>Achievable</b>	<input type="checkbox"/>

#### Justification

The landowner has expressed an interest to develop the site meaning it is 'available'. The site is in the countryside remote from the built up area boundary of any settlement. Unless allocated for development through the review of the Horsham District Planning Framework 2015 (HDPF) or via a made Neighbourhood Plan, it is considered development would be contrary to Policies 1 to 4 and 26 of the HDPF. The site is therefore assessed as 'Not Currently Developable'.

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<b>Excluded Site</b>	<input type="checkbox"/>	<b>Exclusion Reason</b>
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
<b>Lapsed PP</b>	<input type="checkbox"/>	<b>Date</b>
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# SA094 - Chantry Farm, West Chilmington Lane, Coneyhurst, Billingshurst



Scale : 1:5000

-  Built Up Area Boundary
- Excluded Land Designations
-  Sites of Special Scientific Interest
  -  Special Protection Areas
  -  Scheduled Monuments
  -  Registered Parks and Gardens
  -  RAMSAR sites
- Site Assessment Ranking
-  Deliverable
  -  Developable
  -  Not Currently Developable
  -  Excluded

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West Sussex RH12 1RL.  
Barbara Childs : Director of Place

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<b>Parish</b>	<b>Billingshurst</b>
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<b>SHLAA Reference</b>	SA109	<b>Site Name</b>	Land North of Tisserand Farm
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<b>Years 1-5 Deliverable</b>	<input type="checkbox"/>	<b>Site Address</b>	Stane Street, (A29) Five Oaks, Billingshurst		
<b>Years 6-10 Developable</b>	<input type="checkbox"/>				
<b>Years 11+</b>	<input type="checkbox"/>	<b>Site Area (ha)</b>	5.51	<b>Suitable</b>	<input type="checkbox"/>
<b>Not Currently Developable</b>	<input checked="" type="checkbox"/>	<b>Greenfield/PDL</b>	Greenfield	<b>Available</b>	<input checked="" type="checkbox"/>
		<b>Site Total</b>	0	<b>Achievable</b>	<input type="checkbox"/>

**Justification**

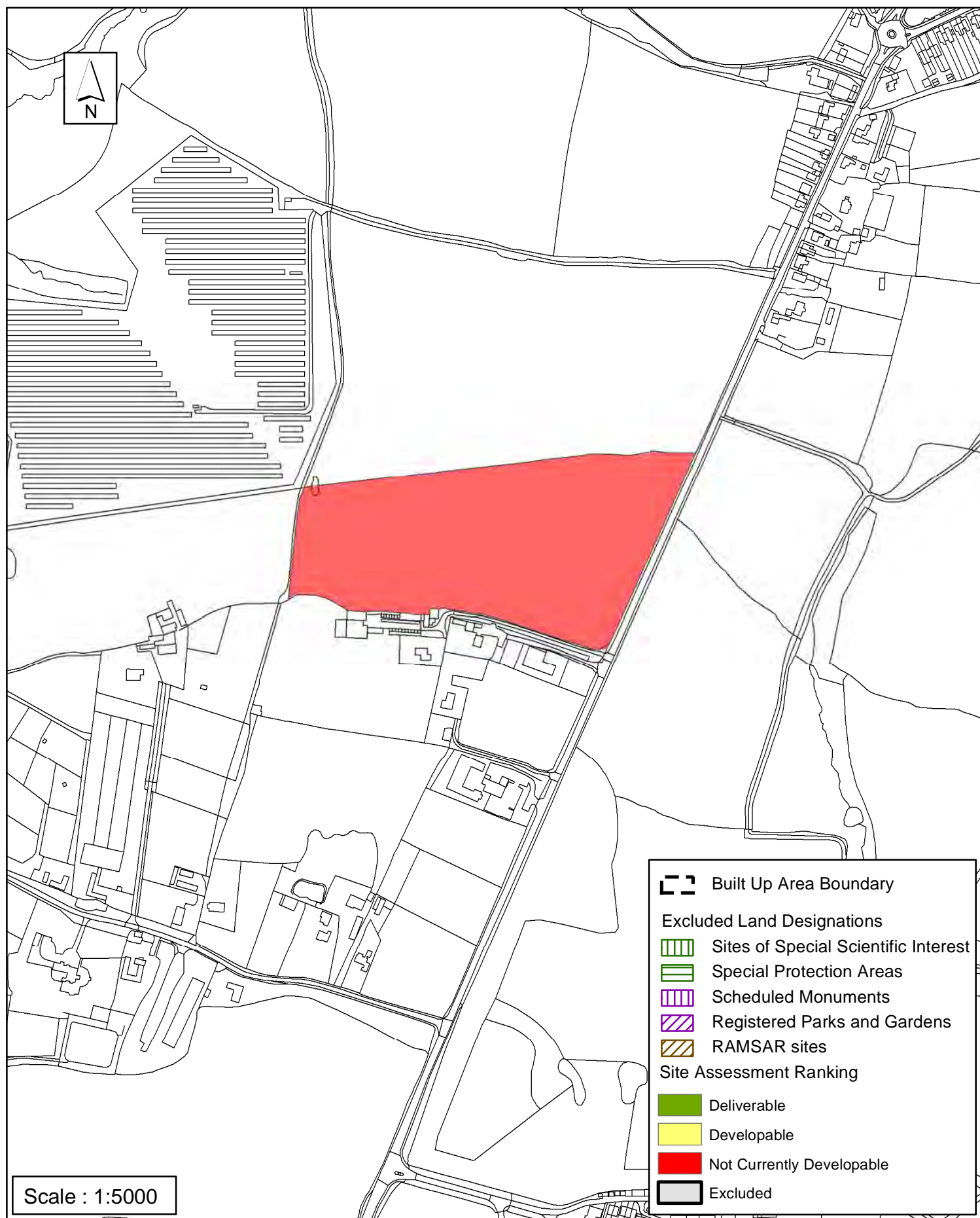
The landowner has expressed an interest in developing this site indicating its availability. The site is in the countryside unrelated to the built up area boundary of any settlement. Unless allocated for development within the revised HDPF or a made Neighbourhood Plan, any development would be contrary to Policies 1 to 4 and 26 of the current HDPF. It is therefore assessed as Not Currently Developable.

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<b>Excluded Site</b>	<input type="checkbox"/>	<b>Exclusion Reason</b>
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<b>Lapsed PP</b>	<input type="checkbox"/>	<b>Date</b>
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# SA - 109 : Land North of Tisserand Farm, Five Oaks, Billingshurst



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West Sussex RH12 1RL.  
Barbara Childs : Director of Place

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**Parish****Billingshurst**

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**SHLAA Reference** SA118 **Site Name** Land East of Billingshurst

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<b>Years 1-5 Deliverable</b>	<input type="checkbox"/>	<b>Site Address</b>	Strategic Site Option - Strategic Site Option		
<b>Years 6-10 Developable</b>	<input type="checkbox"/>				
<b>Years 11+</b>	<input type="checkbox"/>	<b>Site Area (ha)</b>	91	<b>Suitable</b>	<input type="checkbox"/>
<b>Not Currently Developable</b>	<input checked="" type="checkbox"/>	<b>Greenfield/PDL</b>	Both	<b>Available</b>	<input checked="" type="checkbox"/>
		<b>Site Total</b>	0	<b>Achievable</b>	<input type="checkbox"/>

**Justification**

The landowners have expressed an interest to develop the site meaning it is 'available'. This land was first identified as part of a wider strategic site option for 1,750 homes during the preparation of the Horsham District Planning Framework. Planning permission has been granted for around 500 homes (see SA412). 67 dwellings have also been permitted and completed east of Manor Close/ South of Hilland Farm (SA346). The remainder of the site is now being promoted for a total of 1200 units plus B use class employment land.

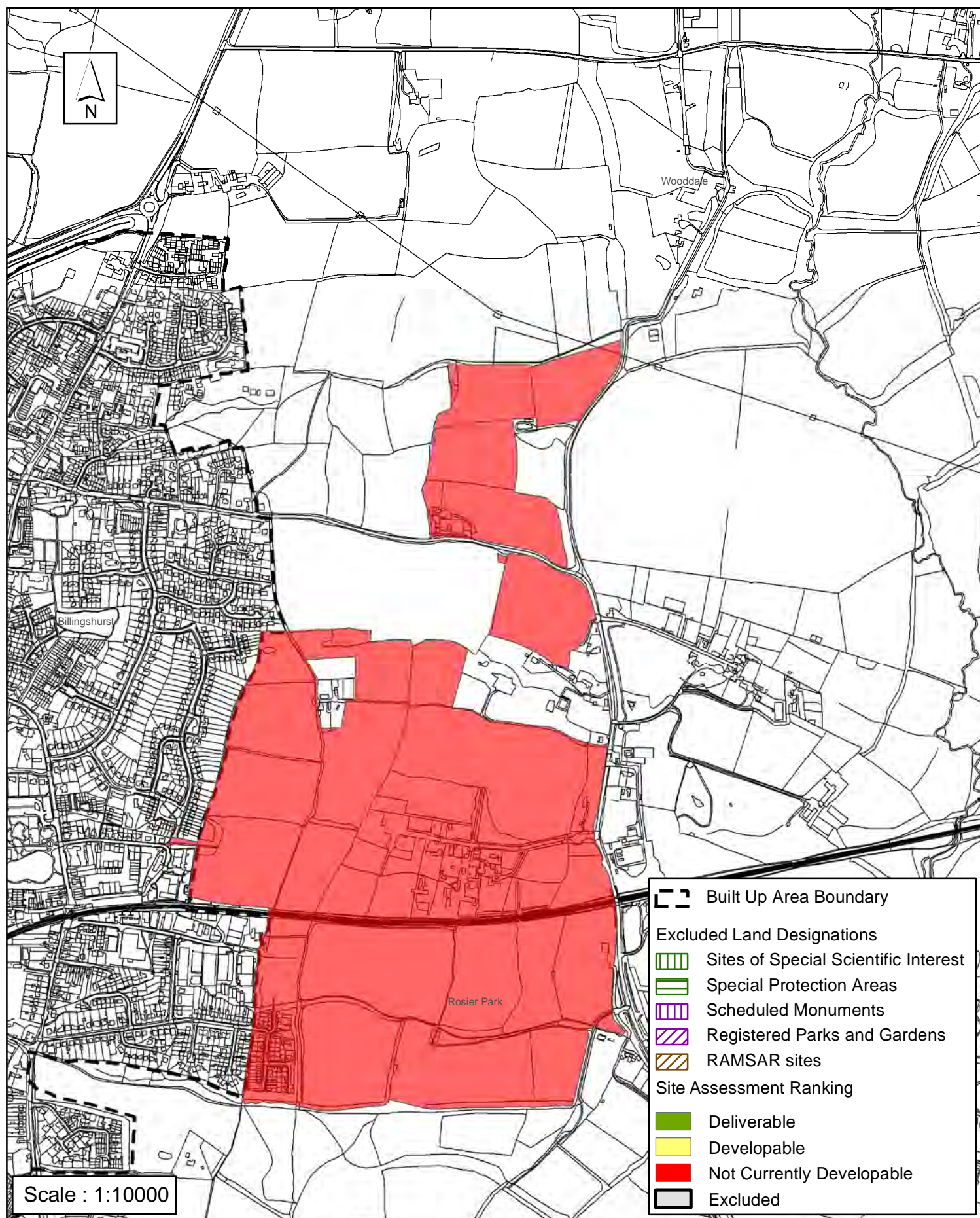
The remainder of the wider strategic site option lies within the countryside adjoining the eastern part of Billingshurst. The land adjoins an area of ancient woodland to the east, and there are a small number of listed buildings in or close to the proposed strategic location. The western boundary of the Billingshurst Conservation Area also adjoins a portion of the site. The impact of the site on the Bat Sustenance Zone would require consideration. However unless allocated for development or similar through the review of the Horsham District Planning Framework (HDPF) or via a made Neighbourhood Plan, it is considered development would be contrary to Policies 1 to 4 and 26 of the HDPF. The site is therefore assessed as 'Not Currently Developable'.

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



# SA - 118 : Land East of Billingshurst, Strategic Development Option



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## Horsham District Council

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Barbara Childs : Director of Place

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<b>Parish</b>	<b>Billingshurst</b>
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<b>SHLAA Reference</b>	SA232	<b>Site Name</b>	Recreation Ground		
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<b>Years 1-5 Deliverable</b>	<input type="checkbox"/>	<b>Site Address</b>	Recreation Ground, Horsham Road, Five Oaks		
<b>Years 6-10 Developable</b>	<input type="checkbox"/>				
<b>Years 11+</b>	<input type="checkbox"/>	<b>Site Area (ha)</b>	1.15	<b>Suitable</b>	<input type="checkbox"/>
<b>Not Currently Developable</b>	<input checked="" type="checkbox"/>	<b>Greenfield/PDL</b>	Greenfield	<b>Available</b>	<input type="checkbox"/>
		<b>Site Total</b>	0	<b>Achievable</b>	<input type="checkbox"/>

#### Justification

The site is in the countryside near the hamlet of Five Oaks, which is an unclassified settlement in Policy 3 of the Horsham District Planning Framework(HDPF), having a lack of services and facilities. Whilst an application for 19 units has been previously submitted on this site (DC/05/1557), the landowner could not be contacted therefore the site is considered unavailable at the current time. It is therefore assessed as Not Currently Developable.

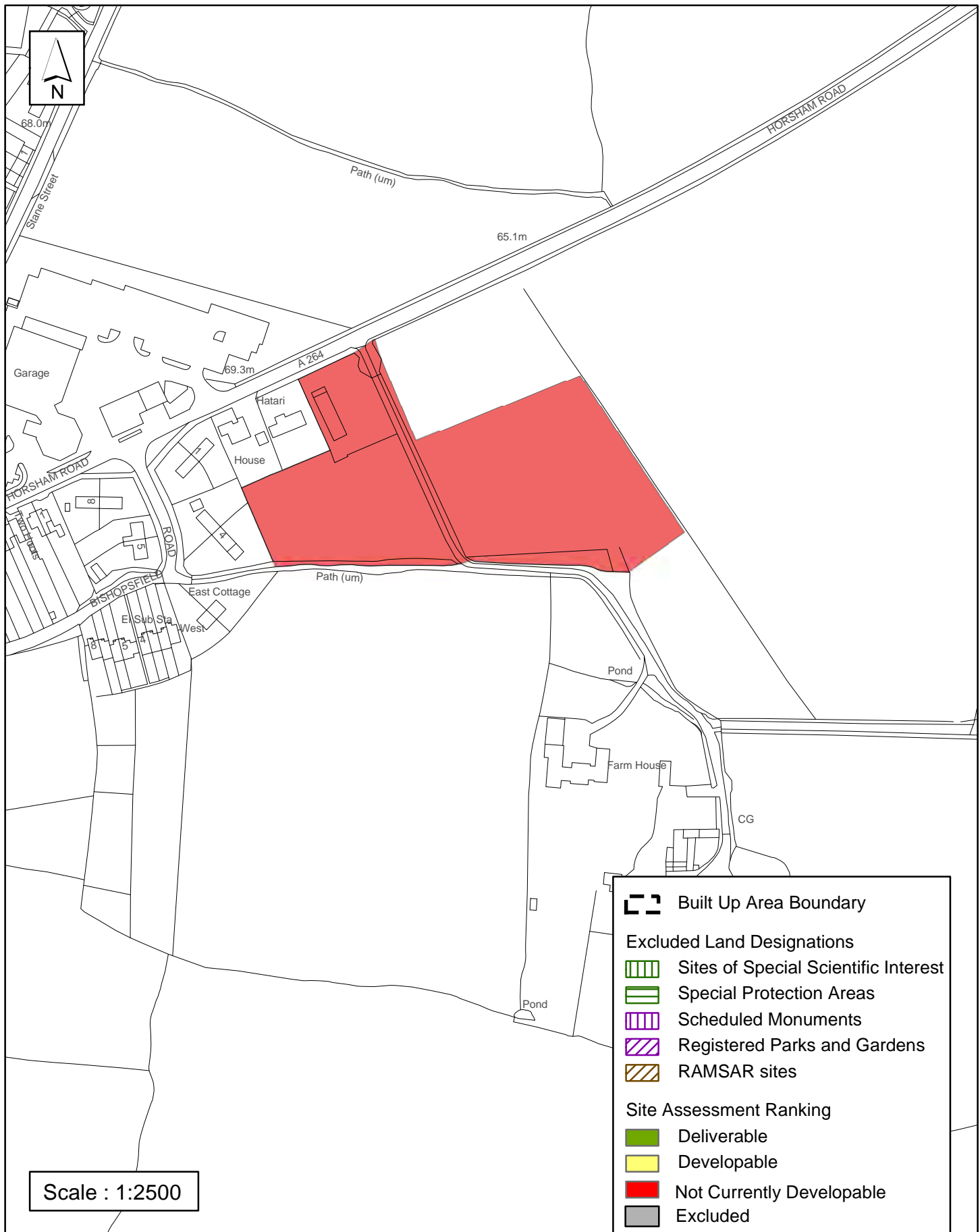
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<b>Excluded Site</b>	<input type="checkbox"/>	<b>Exclusion Reason</b>
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<b>Lapsed PP</b>	<input type="checkbox"/>	<b>Date</b>
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# SA - 232: Recreation Ground, Horsham Road, Five Oaks



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**Parish****Billingshurst**

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**SHLAA Reference** SA409 **Site Name** Land East of Lordings Road Billingshurst

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<b>Years 1-5 Deliverable</b>	<input type="checkbox"/>	<b>Site Address</b>	Lordings Road, Billingshurst	
<b>Years 6-10 Developable</b>	<input type="checkbox"/>			
<b>Years 11+</b>	<input type="checkbox"/>	<b>Site Area (ha)</b>	36.4	<b>Suitable</b> <input type="checkbox"/>
<b>Not Currently Developable</b>	<input checked="" type="checkbox"/>	<b>Greenfield/PDL</b>	Greenfield	<b>Available</b> <input checked="" type="checkbox"/>
		<b>Site Total</b>	0	<b>Achievable</b> <input type="checkbox"/>

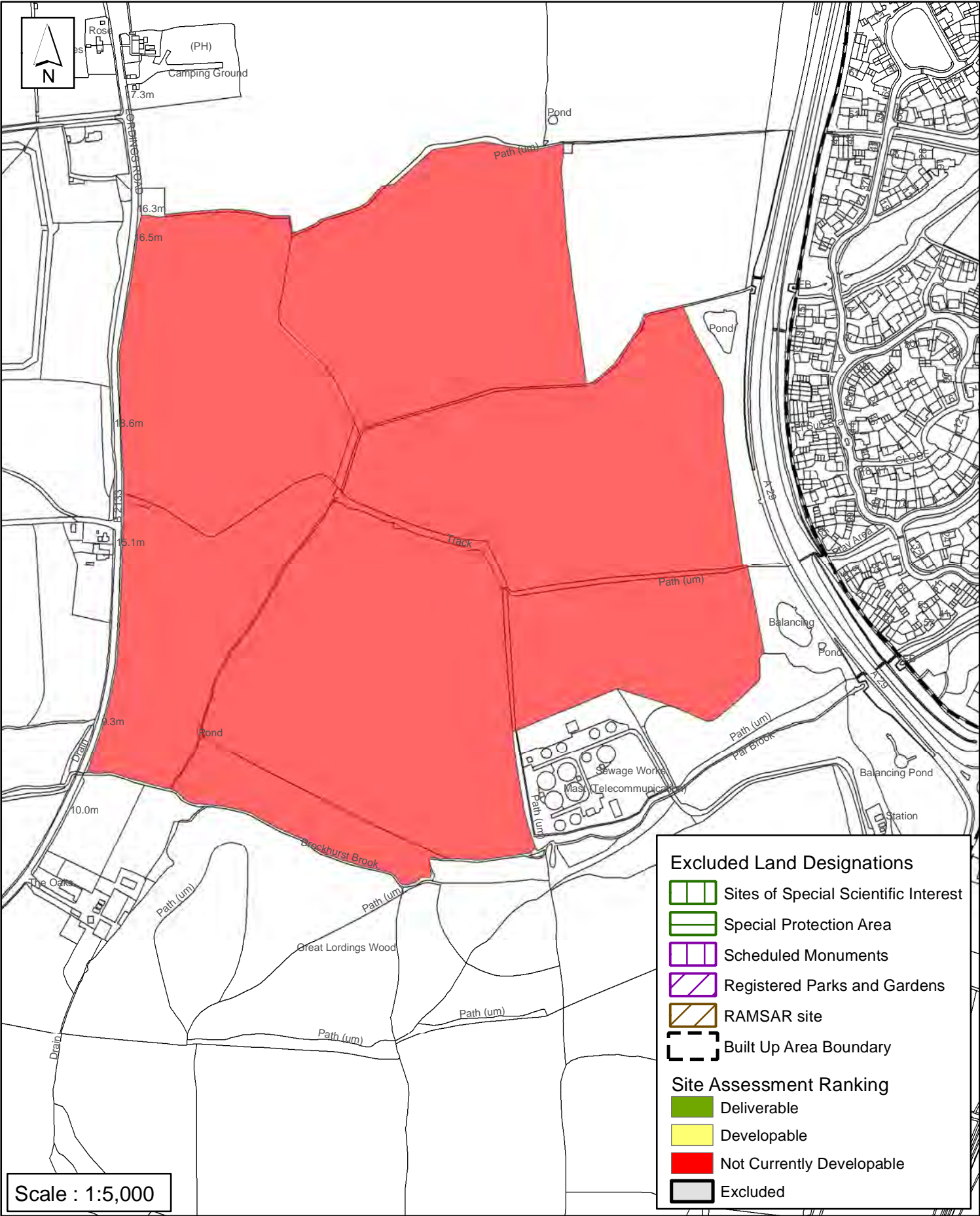
**Justification**

The landowner has expressed an interest in developing the site meaning it is 'available'. This is a strategic scale site in the countryside west of the built up area boundary of Billingshurst which is defined as a Small Town/Larger Village by Policy 3 of the Horsham District Planning Framework(HDPF), having a good range of services and facilities. The site almost entirely falls within a wider strategic scale SHELAA site SA642 except for the north west corner. Unless coupled with SA410 and SA225 the site does not relate to the built form of Billingshurst (these sites are divided from the main settlement by the A29). It is predominantly rural in nature and the central and southern parts of the site are within Flood Zones 2 & 3. Unless allocated for development through the review of the HDPF or via a made Neighbourhood Plan, it is considered development would be contrary to Policies 1 to 4 and 26 of the HDPF. The site is therefore assessed as 'Not Currently Developable'.

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

SA-409 : Land East of Lordings Road, Billingshurst



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<b>Parish</b>	<b>Billingshurst</b>
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<b>SHLAA Reference</b>	SA438	<b>Site Name</b>	Land at Weald School
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<b>Years 1-5 Deliverable</b>	<input type="checkbox"/>	<b>Site Address</b>	Myrtle Lane, Billingshurst		
<b>Years 6-10 Developable</b>	<input type="checkbox"/>				
<b>Years 11+</b>	<input type="checkbox"/>	<b>Site Area (ha)</b>	0.1	<b>Suitable</b>	<input type="checkbox"/>
<b>Not Currently Developable</b>	<input checked="" type="checkbox"/>	<b>Greenfield/PDL</b>	Greenfield	<b>Available</b>	<input type="checkbox"/>
		<b>Site Total</b>	0	<b>Achievable</b>	<input type="checkbox"/>

**Justification**

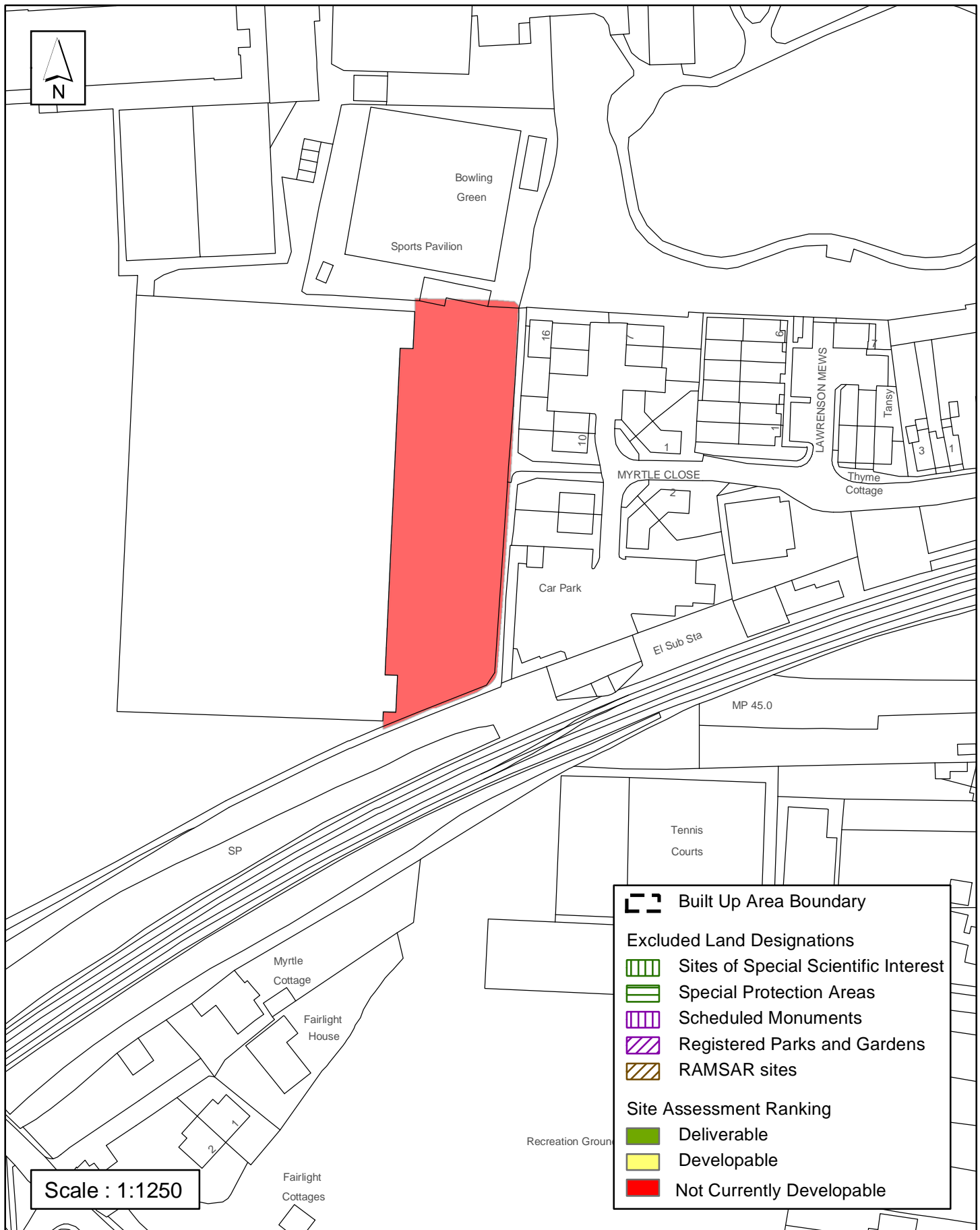
The availability of this site is unclear due to a lack of an up-to-date expression of interest to develop from the landowners. The site forms part of The Weald School and planning permission for 'Erection of an Education and Youth Enterprise Centre (E.Y.E.) on the land bordering The Weald School' was granted on 02/05/2017 (reference DC/15/1967). Given the planning history of the site and as the land appears to be linked to a school the site is assessed as 'Not Currently Developable'.

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<b>Excluded Site</b>	<input type="checkbox"/>	<b>Exclusion Reason</b>
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<b>Lapsed PP</b>	<input type="checkbox"/>	<b>Date</b>
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# SA - 438 : Land at Weald School, Billingshurst



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<b>Parish</b>	<b>Billingshurst</b>
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<b>SHLAA Reference</b>	SA441	<b>Site Name</b>	Billingshurst Community & Conference Centre		
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<b>Years 1-5 Deliverable</b>	<input type="checkbox"/>	<b>Site Address</b>	Billingshurst Community and Conference Centre, Billingshurst		
<b>Years 6-10 Developable</b>	<input type="checkbox"/>				
<b>Years 11+</b>	<input type="checkbox"/>	<b>Site Area (ha)</b>	0.1	<b>Suitable</b>	<input type="checkbox"/>
<b>Not Currently Developable</b>	<input checked="" type="checkbox"/>	<b>Greenfield/PDL</b>	PDL	<b>Available</b>	<input type="checkbox"/>
		<b>Site Total</b>	0	<b>Achievable</b>	<input type="checkbox"/>

#### Justification

The availability of this site is uncertain due to a lack of an up to date expression of interest to develop from the landowner. The site is a relatively modern building and is in active use as a valuable community facility. Policy 43 of the Horsham District Planning Framework (HDPF) would seek to resist the loss of any community facilities, unless equally usable facilities could be conveniently provided nearby. Redevelopment could potentially provide residential units above the community building, but without an up-to-date expression of interest and given the current use it is unlikely that development will come forward in the foreseeable future. The site is therefore assessed as 'Not Currently Developable'.

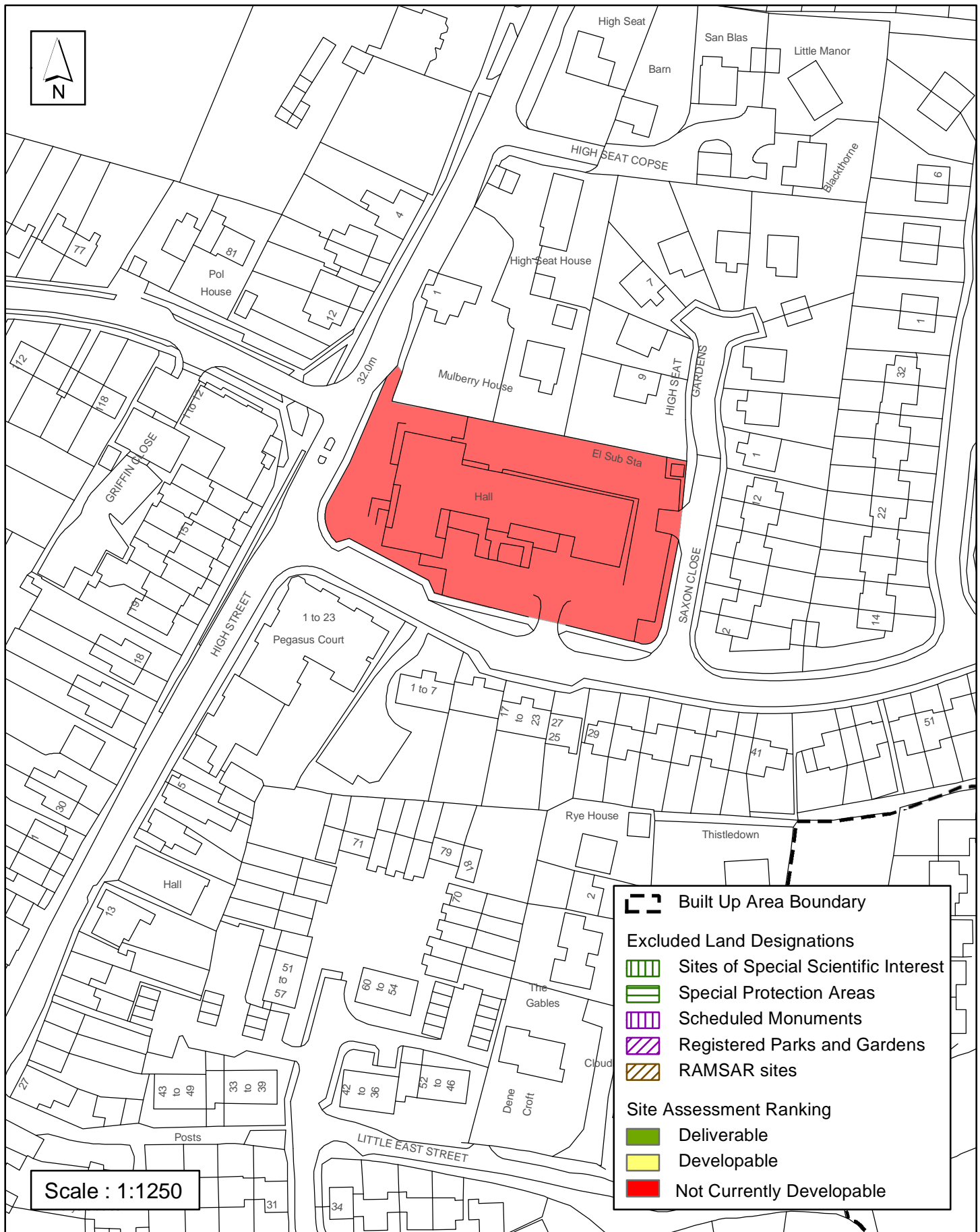
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<b>Excluded Site</b>	<input type="checkbox"/>	<b>Exclusion Reason</b>
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<b>Lapsed PP</b>	<input type="checkbox"/>	<b>Date</b>
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# SA - 441 : Billingshurst Community & Conference Centre



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Barbara Childs : Director of Place

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**Parish****Billingshurst**

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**SHLAA Reference** SA531 **Site Name** The Six Bells

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<b>Years 1-5 Deliverable</b>	<input type="checkbox"/>	<b>Site Address</b>	Six Bells PH, 76 High Street, Billingshurst		
<b>Years 6-10 Developable</b>	<input type="checkbox"/>				
<b>Years 11+</b>	<input type="checkbox"/>	<b>Site Area (ha)</b>	0.2	<b>Suitable</b>	<input type="checkbox"/>
<b>Not Currently Developable</b>	<input checked="" type="checkbox"/>	<b>Greenfield/PDL</b>	PDL	<b>Available</b>	<input checked="" type="checkbox"/>
		<b>Site Total</b>	0	<b>Achievable</b>	<input type="checkbox"/>

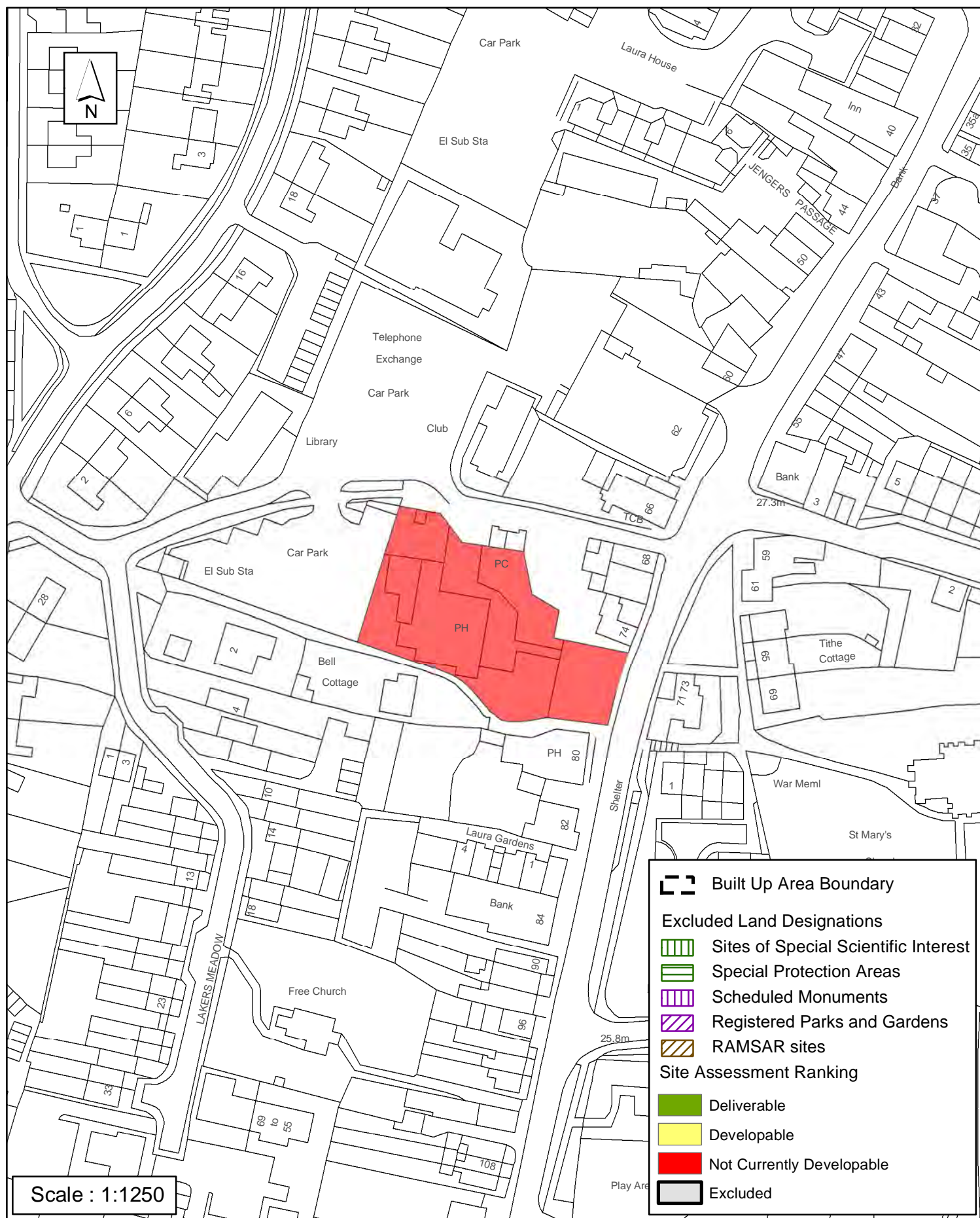
**Justification**

The landowner has expressed an interest to develop the site meaning it is 'available'. The site is located within the built up area boundary of Billingshurst which is classified as a Small Town/Larger Village in Policy 3 of the Horsham District Planning Framework 2015 (HDPF), having a good range of services and facilities. The site contains the Grade II\* listed Ye Olde Six Bells and is within the Billingshurst Conservation Area. The site is within the defined Billingshurst Town Centre, within a Heat Priority Area and a Bat Sustenance Zone. The eastern portion of the site is within an Archaeological Notification Area. The curtilages of the Grade II listed Bell Cottage and The Kings Arm Inn both adjoin the southern boundary of the site. Given the heavily constrained, sensitive nature of the location and the existence of a Grade II\* listed building within the site, it is assessed as 'Not Currently Developable'.

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

# SA - 531: The Six Bells, Billingshurst



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<b>Parish</b>	<b>Billingshurst</b>
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<b>SHLAA Reference</b>	SA558	<b>Site Name</b>	The Bromeliad Nursery
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<b>Years 1-5 Deliverable</b>	<input type="checkbox"/>	<b>Site Address</b>	The Bromeliad Nursery	
<b>Years 6-10 Developable</b>	<input type="checkbox"/>		Marringdean Road	
<b>Years 11+</b>	<input type="checkbox"/>	<b>Site Area (ha)</b>	2.5	<b>Suitable</b> <input type="checkbox"/>
<b>Not Currently Developable</b>	<input checked="" type="checkbox"/>	<b>Greenfield/PDL</b>	PDL	<b>Available</b> <input checked="" type="checkbox"/>
		<b>Site Total</b>	0	<b>Achievable</b> <input type="checkbox"/>

#### Justification

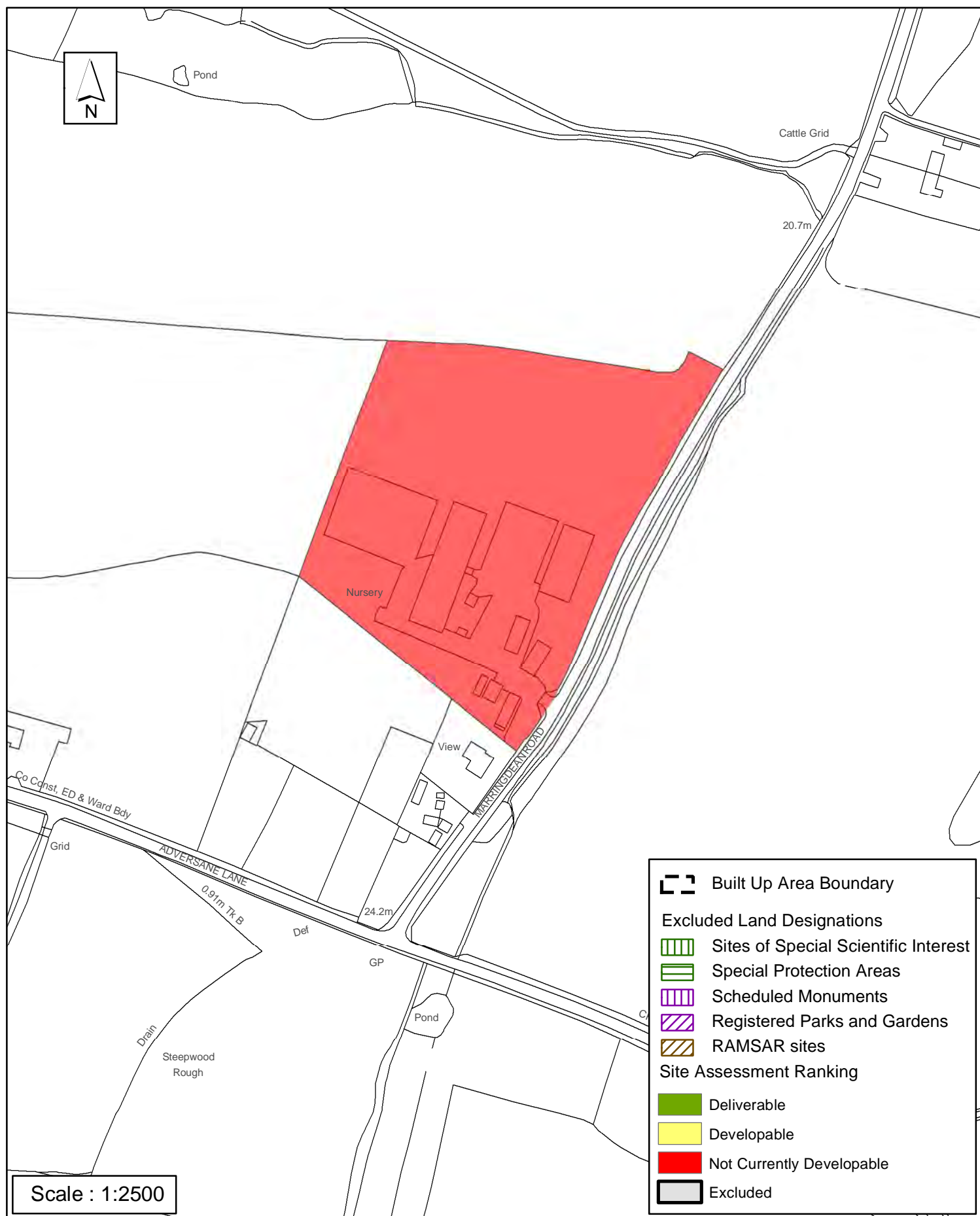
The landowner has expressed an interest to develop the site for housing meaning it is 'available'. The site lies in the countryside in an isolated rural location and unrelated to any settlement boundary. It comprises a number of redundant light industrial units which would benefit from redevelopment. The site was proposed for 15 pitches in the Gypsy, Traveller and Travelling Showpeople Draft Site Allocations Development Plan Document [DPD] (Dec 2017). Unless allocated for development through the review of the HDPF or via a made Neighbourhood Plan, it is considered development would be contrary to Policies 1 to 4 and 26 of the HDPF. It is therefore assessed as 'Not Currently Developable'.

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<b>Excluded Site</b>	<input type="checkbox"/>	<b>Exclusion Reason</b>
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<b>Lapsed PP</b>	<input type="checkbox"/>	<b>Date</b>
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# SA - 558: The Bromeliad Nursery, Billingshurst



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<b>Parish</b>	<b>Billingshurst</b>
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<b>SHLAA Reference</b>	SA565	<b>Site Name</b>	Land at Hilland Farm
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<b>Years 1-5 Deliverable</b>	<input type="checkbox"/>	<b>Site Address</b>	Land at Hilland Farm, Stane Street, Billingshurst		
<b>Years 6-10 Developable</b>	<input type="checkbox"/>				
<b>Years 11+</b>	<input type="checkbox"/>	<b>Site Area (ha)</b>	9.11	<b>Suitable</b>	<input type="checkbox"/>
<b>Not Currently Developable</b>	<input checked="" type="checkbox"/>	<b>Greenfield/PDL</b>	Greenfield	<b>Available</b>	<input checked="" type="checkbox"/>
		<b>Site Total</b>	0	<b>Achievable</b>	<input type="checkbox"/>

#### Justification

The landowner has expressed an interest to develop the site meaning it is 'available'. The site lies within the countryside outside of the built-up area boundary (BUAB) of Billingshurst as defined by the Horsham District Planning Framework 2015 (HDPF). This site lies to the east of Hilland Farmhouse and north east of Billingshurst. Unless allocated for development through the review of the Horsham District Planning Framework (HDPF) or via a made Neighbourhood Plan, it is considered development would be contrary to Policies 1 to 4 and 26 of the HDPF.

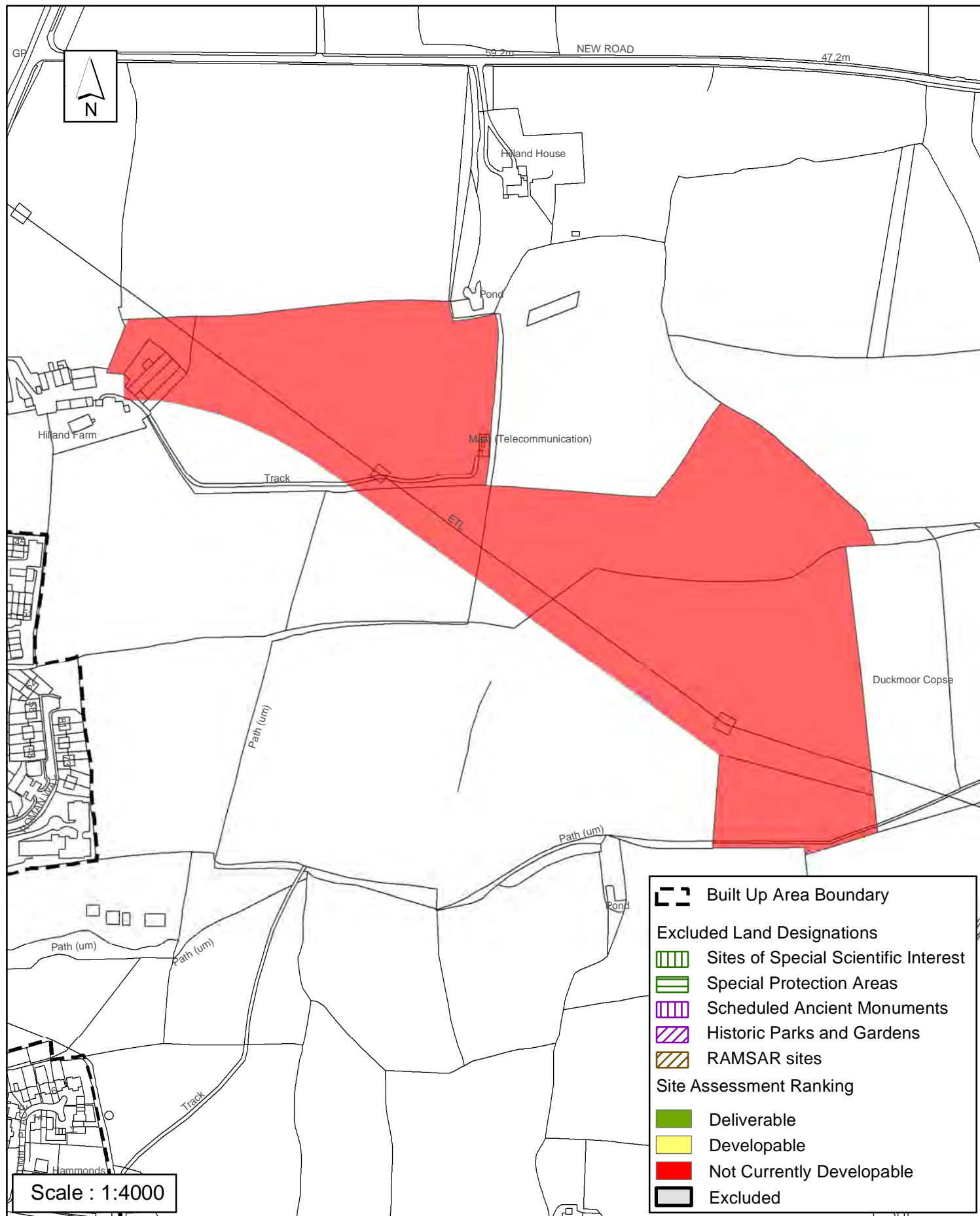
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<b>Excluded Site</b>	<input type="checkbox"/>	<b>Exclusion Reason</b>
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<b>Lapsed PP</b>	<input type="checkbox"/>	<b>Date</b>
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# SA-565 : Land at Hilland Farm, Billingshurst



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Date: 09/06/2016

Revision:

## Horsham District Council

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

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

#### Justification

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

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

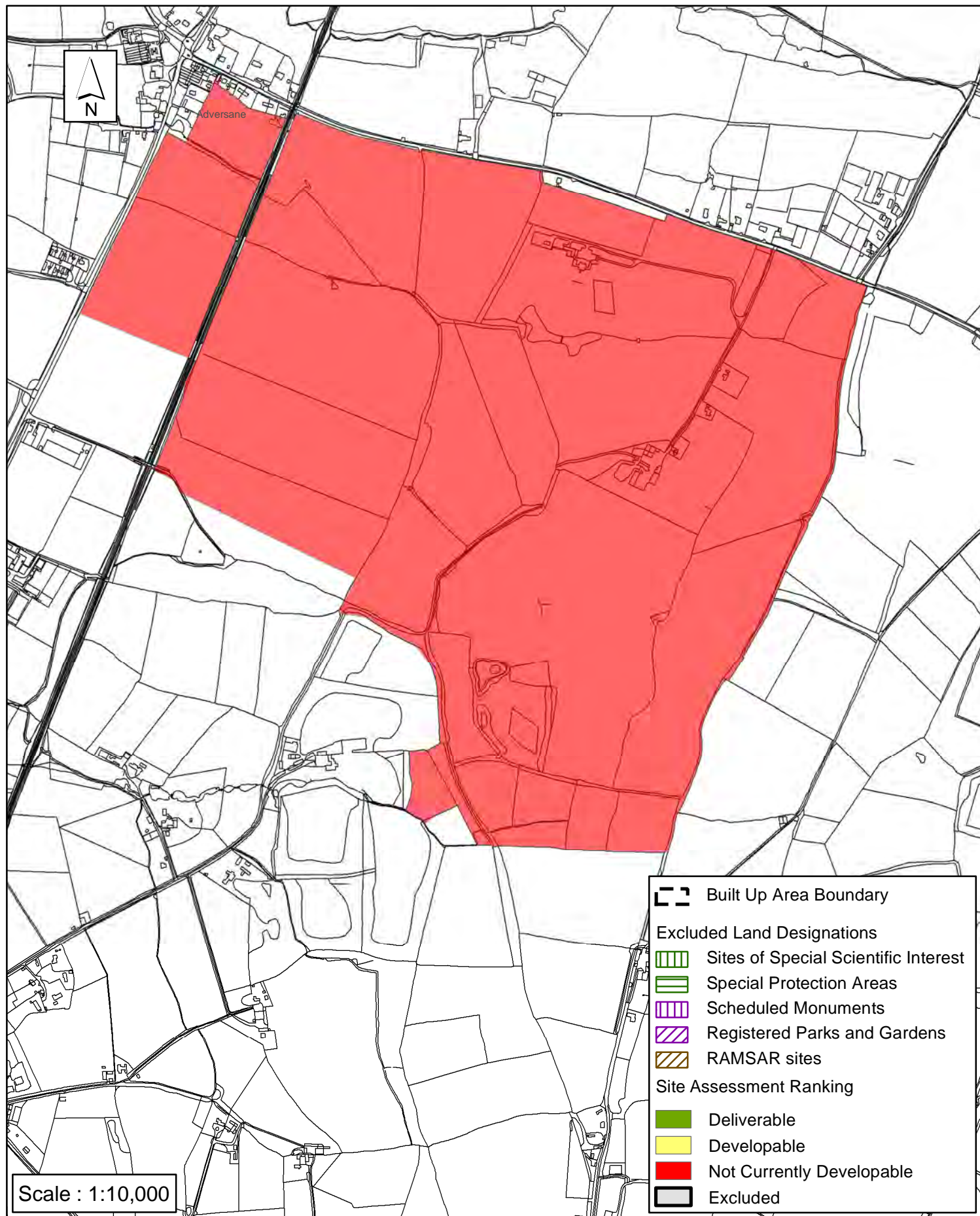
Unless allocated for development through the review of the Horsham District Planning Framework (HDPF) or via a made neighbourhood plan, it is considered development would be contrary to Policies 1 to 4 and 26 of the HDPF. The site is therefore assessed as 'Not Currently Developable'.

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



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Barbara Childs : Director of Place

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<b>Parish</b>	<b>Billingshurst</b>
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<b>SHLAA Reference</b>	SA606	<b>Site Name</b>	Land at Wooddale Lane
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<b>Years 1-5 Deliverable</b>	<input type="checkbox"/>	<b>Site Address</b>	Land at Wooddale Lane		
<b>Years 6-10 Developable</b>	<input type="checkbox"/>				
<b>Years 11+</b>	<input type="checkbox"/>	<b>Site Area (ha)</b>	1.63	<b>Suitable</b>	<input type="checkbox"/>
<b>Not Currently Developable</b>	<input checked="" type="checkbox"/>	<b>Greenfield/PDL</b>	Greenfield	<b>Available</b>	<input checked="" type="checkbox"/>
		<b>Site Total</b>	0	<b>Achievable</b>	<input type="checkbox"/>

#### Justification

The landowner has expressed an interest to develop the site meaning it is 'available'. The site is located in the countryside, unrelated to the built up area boundary of Billingshurst, which is classified as Small Town/Larger Village in Policy 3 of the Horsham District Planning Framework (HDPF), having a good range of services and facilities. The site lies within an Archaeological Notification Area and a Bat Sustainance Zone. Unless allocated for development through the review of the HDPF or via a made Neighbourhood Plan, it is considered development would be contrary to Policies 1 to 4 and 26 of the HDPF. Due to the location of the site it is assessed as 'Not Currently Developable'.

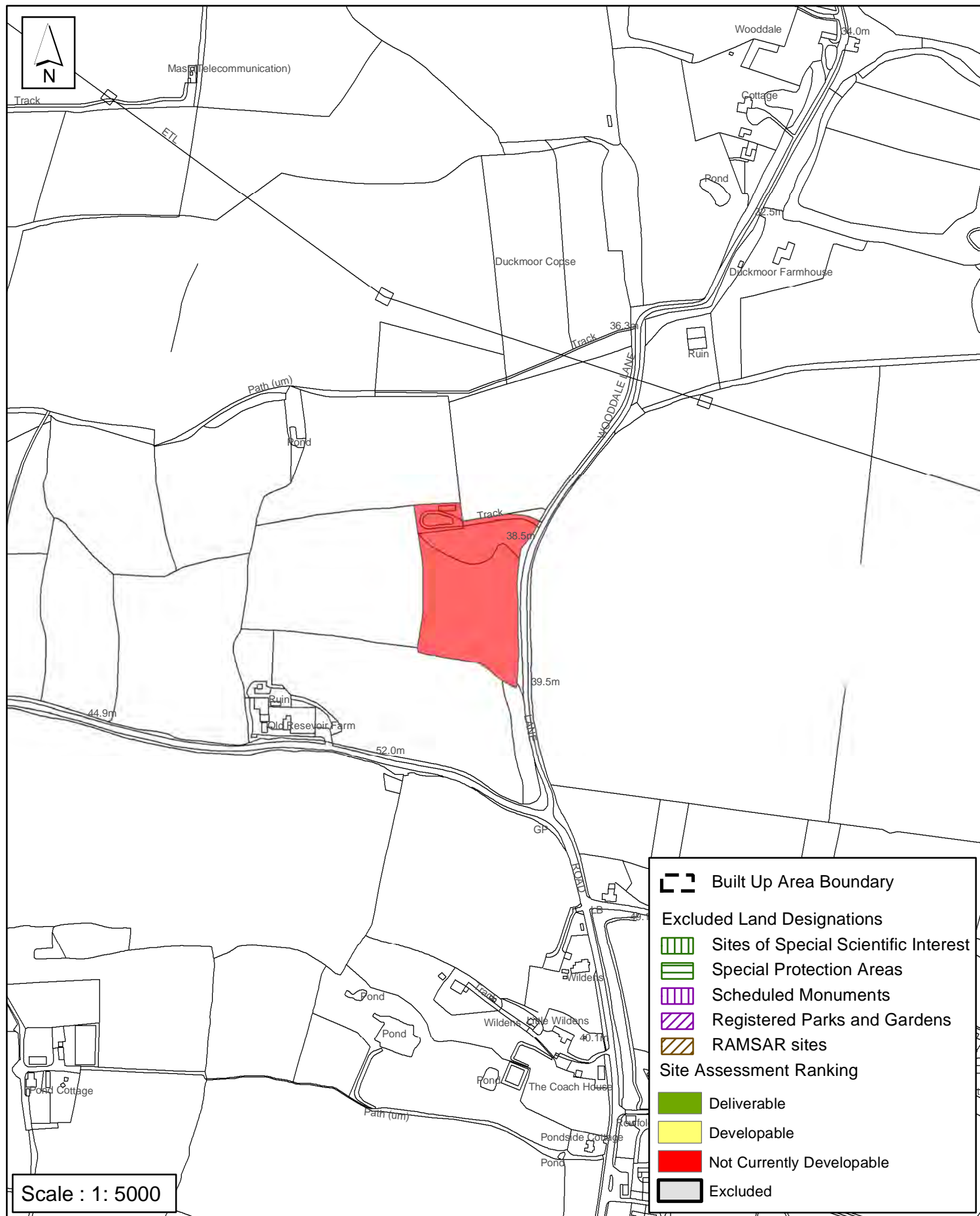
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<b>Excluded Site</b>	<input type="checkbox"/>	<b>Exclusion Reason</b>
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<b>Lapsed PP</b>	<input type="checkbox"/>	<b>Date</b>
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# SA - 606 : Land at Wooddale Lane, Barns Green, Billingshurst



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## Horsham District Council

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Barbara Childs : Director of Place

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<b>Parish</b>	<b>Billingshurst</b>
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<b>SHLAA Reference</b>	SA612	<b>Site Name</b>	Land S of New Road & E of Wooddale Lane		
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<b>Years 1-5 Deliverable</b>	<input type="checkbox"/>	<b>Site Address</b>	Land South of New Road and East of Wooddale Lane		
<b>Years 6-10 Developable</b>	<input type="checkbox"/>				
<b>Years 11+</b>	<input type="checkbox"/>	<b>Site Area (ha)</b>	7.25	<b>Suitable</b>	<input type="checkbox"/>
<b>Not Currently Developable</b>	<input checked="" type="checkbox"/>	<b>Greenfield/PDL</b>	Greenfield	<b>Available</b>	<input checked="" type="checkbox"/>
		<b>Site Total</b>	0	<b>Achievable</b>	<input type="checkbox"/>

#### Justification

A land agent on behalf of the landowner has expressed an interest in developing the site meaning it is 'available'. The site contains an area of ancient woodland along its eastern boundary and lies within an area of flood risk in the easternmost section of the site. It is located in an isolated rural location unrelated to any defined settlement boundary and is therefore assessed as 'Not Currently Developable'.

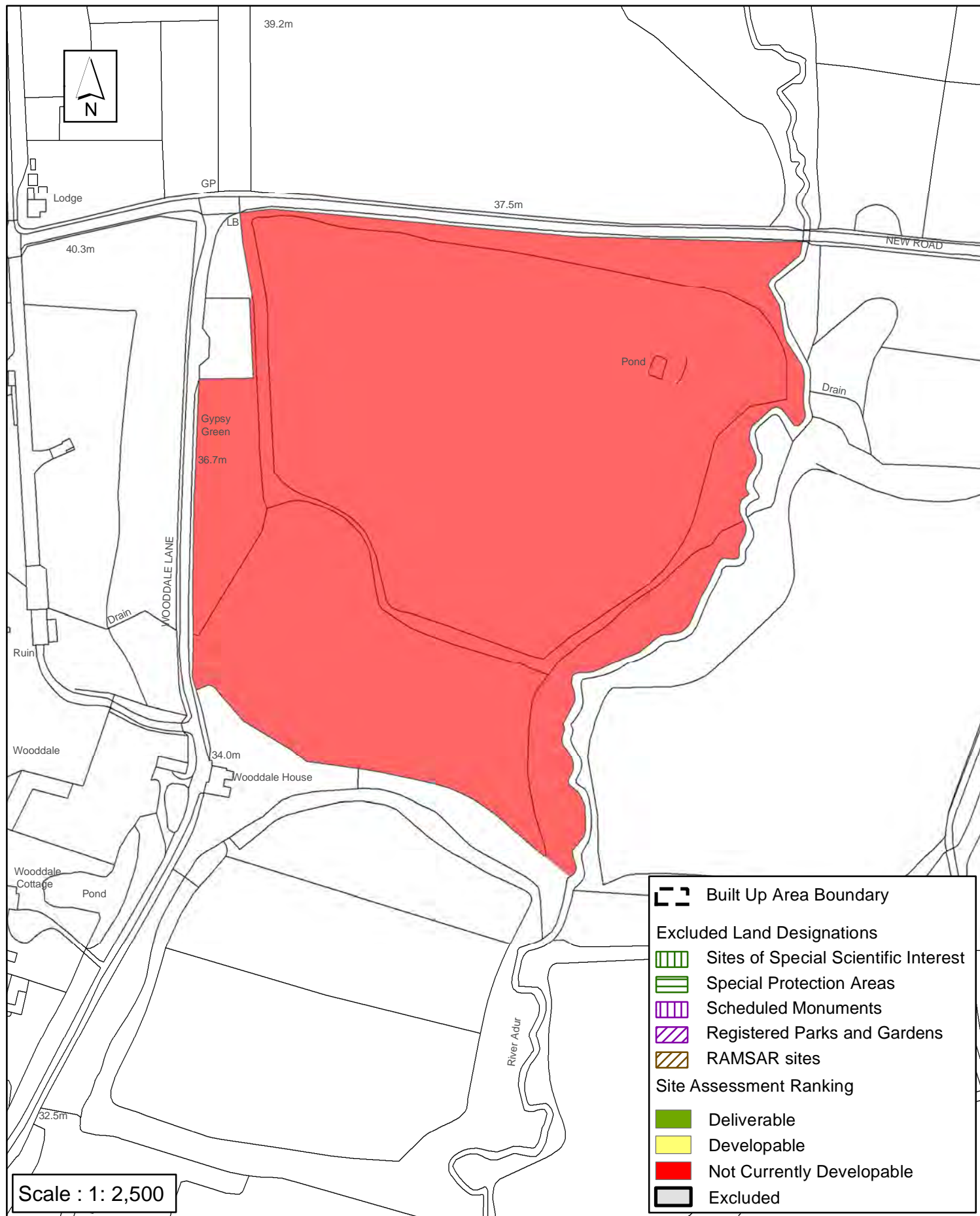
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<b>Excluded Site</b>	<input type="checkbox"/>	<b>Exclusion Reason</b>
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<b>Lapsed PP</b>	<input type="checkbox"/>	<b>Date</b>
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# SA-612 : Land south of New Road and East of Wooddale Lane, Billingshurst



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**Parish****Billingshurst**

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**SHLAA Reference** SA642 **Site Name** Land W of A29 at Billingshurst: Broad Location

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<b>Years 1-5 Deliverable</b>	<input type="checkbox"/>	<b>Site Address</b>	Land west of A29 at Billingshurst; bounded by A272 (N), B2133 (W) and Par Brook (S).		
<b>Years 6-10 Developable</b>	<input type="checkbox"/>				
<b>Years 11+</b>	<input type="checkbox"/>	<b>Site Area (ha)</b>	67	<b>Suitable</b>	<input type="checkbox"/>
<b>Not Currently Developable</b>	<input checked="" type="checkbox"/>	<b>Greenfield/PDL</b>	Greenfield	<b>Available</b>	<input checked="" type="checkbox"/>
		<b>Site Total</b>	0	<b>Achievable</b>	<input type="checkbox"/>

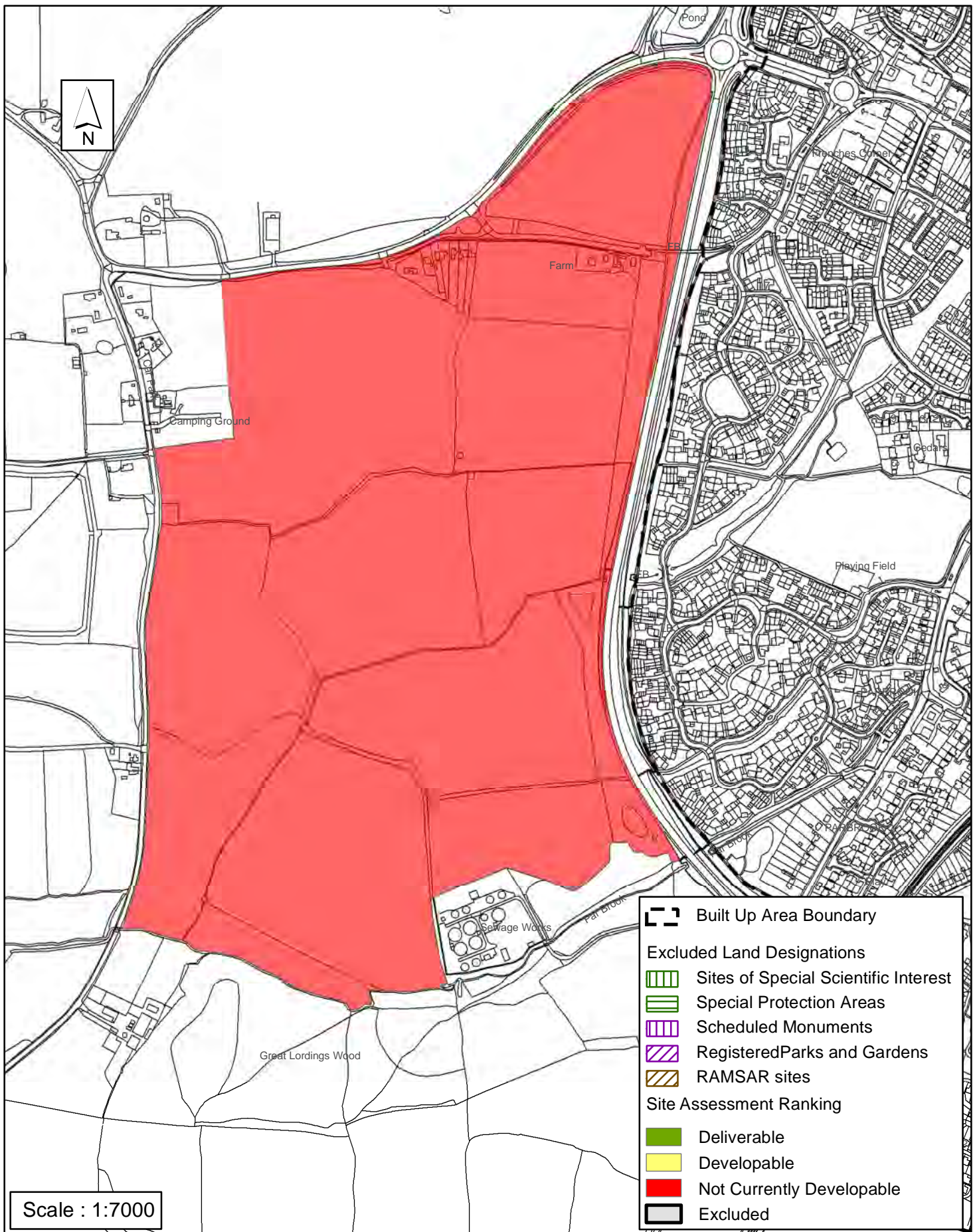
**Justification**

The landowner has expressed an interest in developing the site meaning it is 'available'. This is a strategic scale site in the countryside west of and in effect adjoining, albeit divided by the A29, the built up area boundary of Billingshurst which is defined as a Small Town by Policy 3 of the Horsham District Planning Framework 2015 (HDPF), having a good range of services and facilities. The separation of this site by the A29 from the main settlement of Billingshurst impacts upon access to the town and its facilities. It is predominantly rural in nature and the central and southern parts of the site are within Flood Zones 2 & 3. Unless allocated for development through the review of the HDPF or via a made Neighbourhood Plan, it is considered development would be contrary to Policies 1 to 4 and 26 of the HDPF. The site is therefore assessed as 'Not Currently Developable'.

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

# SA - 642 : Land to the west of the A29 at Billingshurst: Broad Location, Billingshurst



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Barbara Childs : Director of Place



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<b>Parish</b>	<b>Billingshurst</b>
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<b>SHLAA Reference</b>	SA656	<b>Site Name</b>	Blackthorne Barn
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<b>Years 1-5 Deliverable</b>	<input type="checkbox"/>	<b>Site Address</b>	Marringdean Road Billingshurst		
<b>Years 6-10 Developable</b>	<input type="checkbox"/>				
<b>Years 11+</b>	<input type="checkbox"/>	<b>Site Area (ha)</b>	0.68	<b>Suitable</b>	<input checked="" type="checkbox"/>
<b>Not Currently Developable</b>	<input checked="" type="checkbox"/>	<b>Greenfield/PDL</b>	Both	<b>Available</b>	<input checked="" type="checkbox"/>
		<b>Site Total</b>	8	<b>Achievable</b>	<input type="checkbox"/>

#### Justification

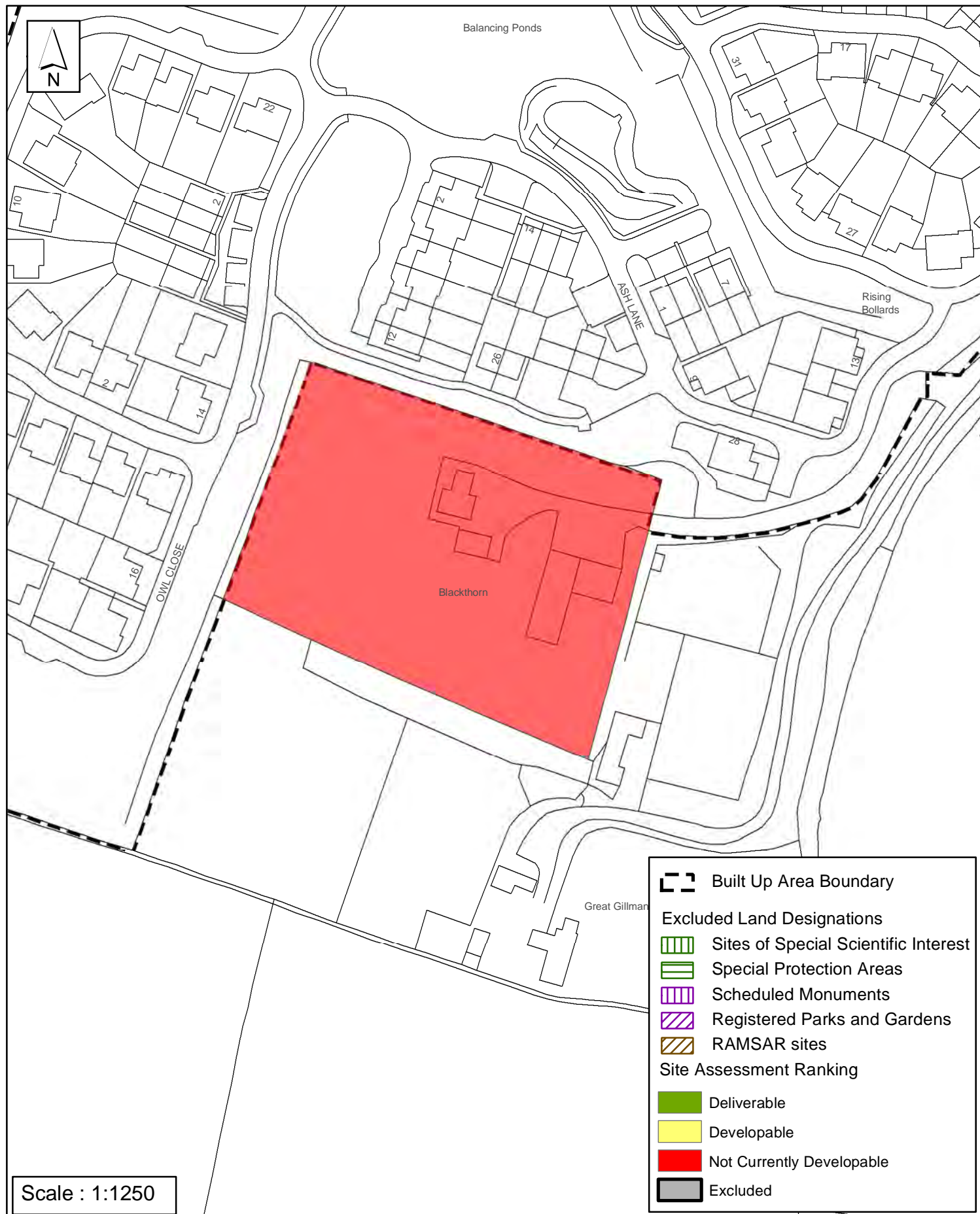
The landowner has expressed an interest to develop the site meaning it is 'available'. Planning application DC/16/0291 for 8 custom-build dwellings was refused and dismissed on appeal. The site is in the countryside adjacent to the southern built up area boundary of Billingshurst, which is classified as a small town in Policy 3 of the Horsham District Planning Framework 2015 (HDPF), having a good range of services and facilities. It is surrounded on three sides by recent developments to the North, East and West. Unless allocated for development through the review of the HDPF or via a made Neighbourhood Plan, it is considered development would be contrary to Policies 1 to 4 and 26 of the HDPF. It is therefore assessed as 'Not Currently Developable'.

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<b>Excluded Site</b>	<input type="checkbox"/>	<b>Exclusion Reason</b>
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<b>Lapsed PP</b>	<input type="checkbox"/>	<b>Date</b>
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# SA - 656: Blackthorne Barn, Billingshurst



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Barbara Childs : Director of Place

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<b>Parish</b>	<b>Billingshurst</b>
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<b>SHLAA Reference</b>	SA678	<b>Site Name</b>	Kingsmead
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<b>Years 1-5 Deliverable</b>	<input type="checkbox"/>	<b>Site Address</b>	Marringdean Road, Billingshurst	
<b>Years 6-10 Developable</b>	<input type="checkbox"/>			
<b>Years 11+</b>	<input type="checkbox"/>	<b>Site Area (ha)</b>	8	<b>Suitable</b> <input type="checkbox"/>
<b>Not Currently Developable</b>	<input checked="" type="checkbox"/>	<b>Greenfield/PDL</b>	Both	<b>Available</b> <input checked="" type="checkbox"/>
		<b>Site Total</b>	0	<b>Achievable</b> <input type="checkbox"/>

#### Justification

The landowner has expressed an interest to develop the site meaning it is 'available'. The site lies within the countryside not adjoining but to the south east of the built up area boundary of Billingshurst as defined by the Horsham District Planning Framework 2015 (HDPF). Billingshurst is classified as small town/larger village in the HDPF, having a good range of services and facilities. The site lies within a Bat Sustenance Zone and a public right of way runs along the western boundary which adjoins SHELAA site SA560. An Ancient Woodland adjoins the northern and much of the eastern boundary. Unless allocated for development through the review of the HDPF or via a made Neighbourhood Plan, it is considered development would be contrary to Policies 1 to 4 and 26 of the HDPF. It is therefore assessed as 'Not Currently Developable'.

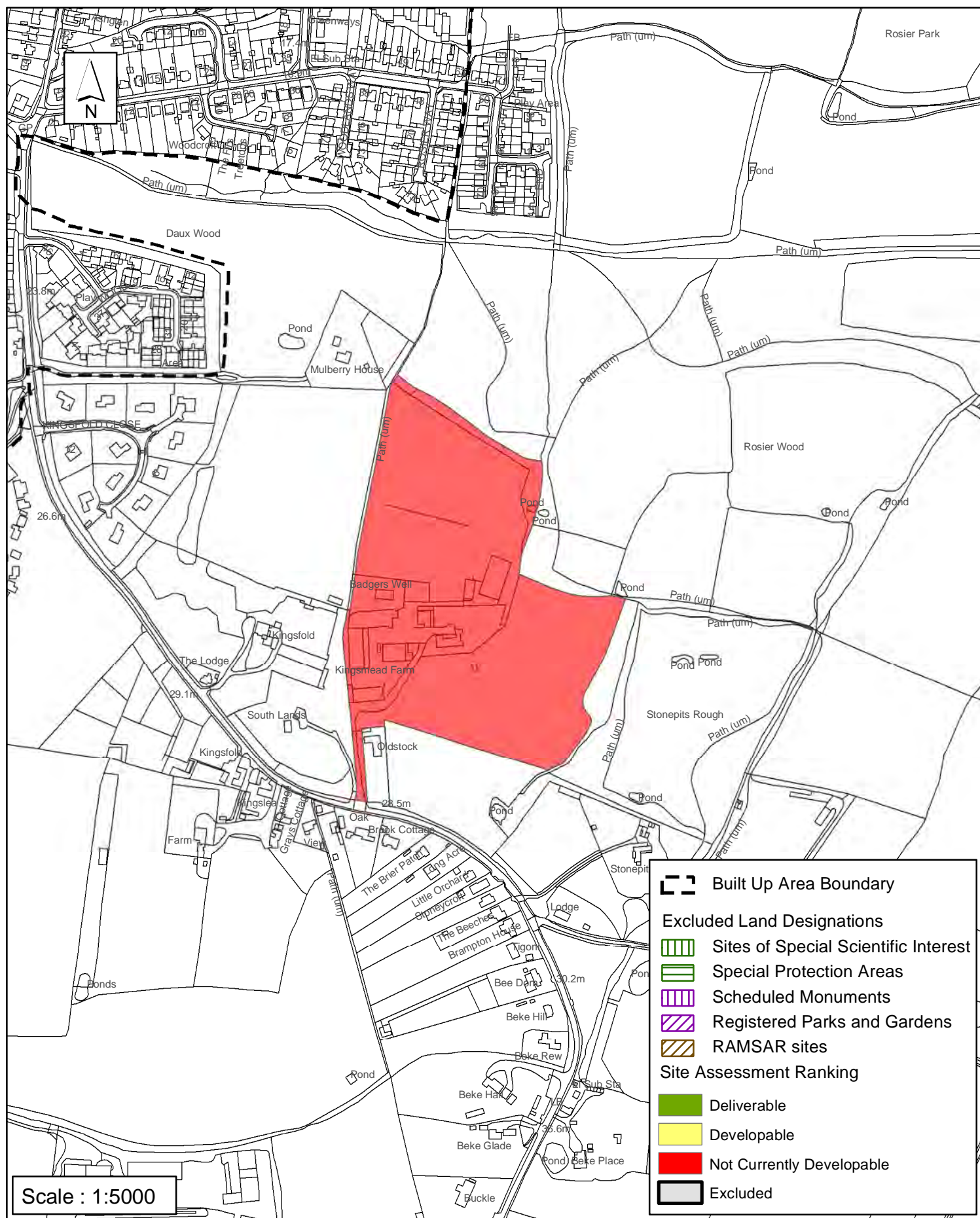
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<b>Excluded Site</b>	<input type="checkbox"/>	<b>Exclusion Reason</b>
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<b>Lapsed PP</b>	<input type="checkbox"/>	<b>Date</b>
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# SA - 678: Kingsmead, Billingshurst



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## Horsham District Council

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**Parish****Billingshurst**

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**SHLAA Reference** SA698 **Site Name** Old Reservoir Farm

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<b>Years 1-5 Deliverable</b>	<input type="checkbox"/>	<b>Site Address</b>	East Street Billingshurst		
<b>Years 6-10 Developable</b>	<input type="checkbox"/>				
<b>Years 11+</b>	<input type="checkbox"/>	<b>Site Area (ha)</b>	0.75	<b>Suitable</b>	<input type="checkbox"/>
<b>Not Currently Developable</b>	<input checked="" type="checkbox"/>	<b>Greenfield/PDL</b>	Greenfield	<b>Available</b>	<input checked="" type="checkbox"/>
		<b>Site Total</b>	0	<b>Achievable</b>	<input type="checkbox"/>

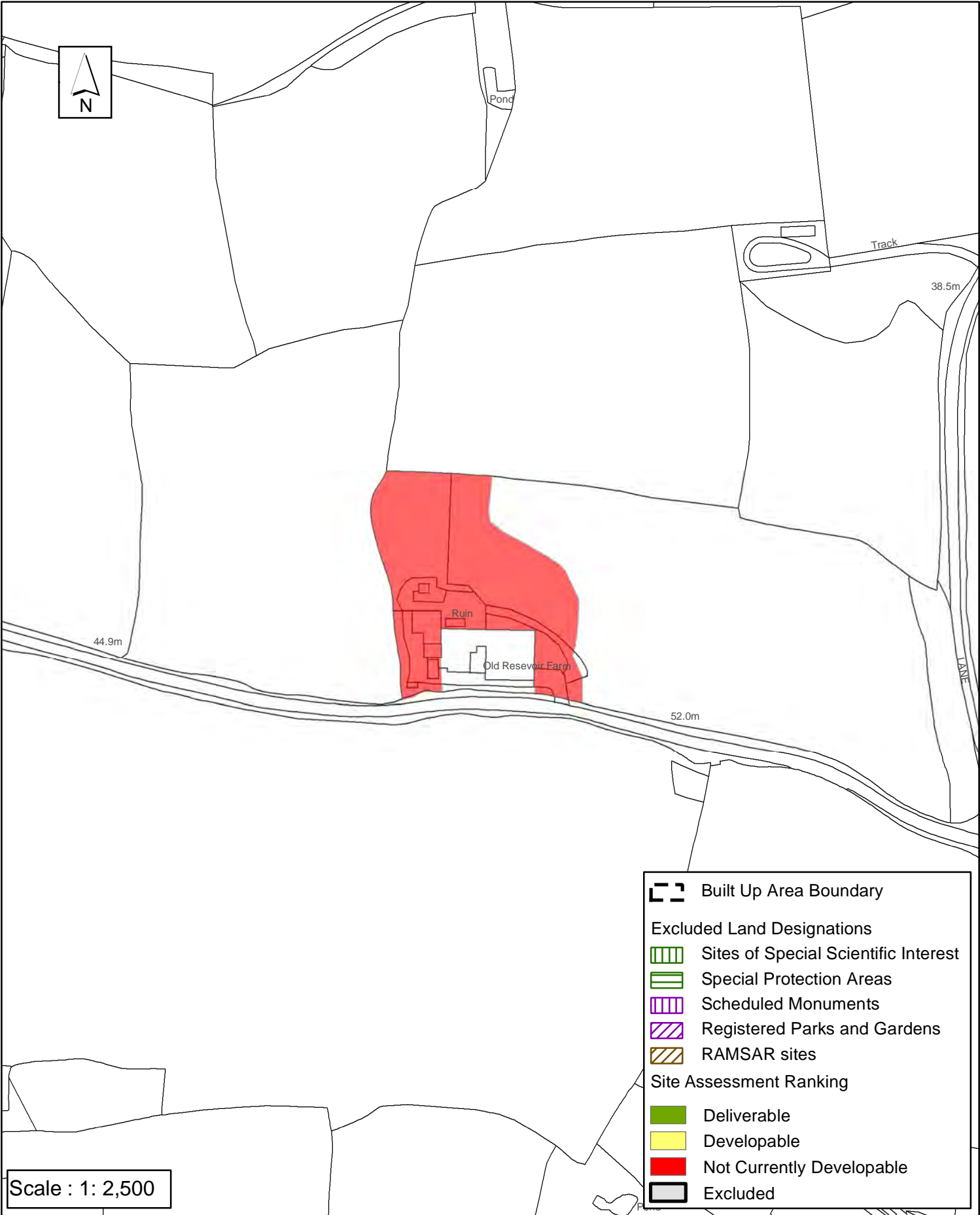
**Justification**

Planning application DC/18/0458 sought 10 dwellings on the site, indicating the site's availability (Refused May 2018, Appeal decision pending). The site adjoins SA412 which is a strategic development site. Once SA412 is complete this site will adjoin the urban form of Billingshurst. However, development beyond this settlement edge would be contrary to policies 1 to 4 and 26 of the Horsham District Planning Framework (2015) and the site is therefore assessed as 'Not Currently Developable'.

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

SA - 698: Old Reservoir Farm, Billingshurst



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<b>Parish</b>	<b>Billingshurst</b>
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<b>SHLAA Reference</b>	SA718	<b>Site Name</b>	Land at Wellers Bungalow
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<b>Years 1-5 Deliverable</b>	<input type="checkbox"/>	<b>Site Address</b>	Marringdean Road, Billingshurst		
<b>Years 6-10 Developable</b>	<input type="checkbox"/>				
<b>Years 11+</b>	<input type="checkbox"/>	<b>Site Area (ha)</b>	20.23	<b>Suitable</b>	<input type="checkbox"/>
<b>Not Currently Developable</b>	<input checked="" type="checkbox"/>	<b>Greenfield/PDL</b>	Greenfield	<b>Available</b>	<input checked="" type="checkbox"/>
		<b>Site Total</b>	0	<b>Achievable</b>	<input type="checkbox"/>

#### Justification

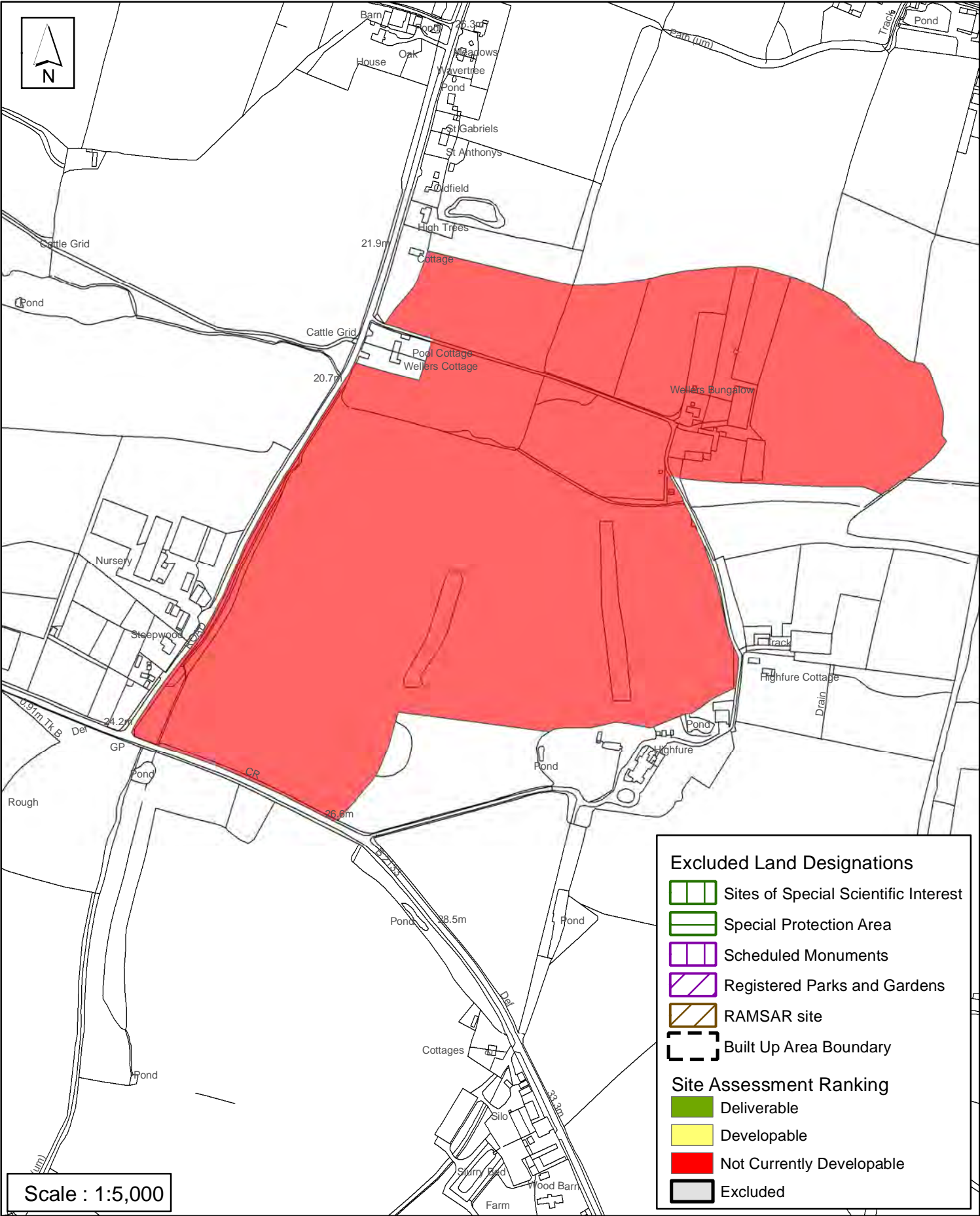
The landowner has expressed an interest to develop the site meaning it is 'available'. The site lies in the countryside located in an isolated rural location and unrelated to any settlement boundary. It adjoins SHELAA site SA558, Bromeliad Nurseries, which was proposed for 15 pitches in the Gypsy, Traveller and Travelling Showpeople Draft Site Allocations Development Plan Document [DPD] (Dec 2017). Unless allocated for development through the review of the HDPF or via a made Neighbourhood Plan, it is considered development would be contrary to Policies 1 to 4 and 26 of the HDPF. It is therefore assessed as 'Not Currently Developable'.

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<b>Excluded Site</b>	<input type="checkbox"/>	<b>Exclusion Reason</b>
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<b>Lapsed PP</b>	<input type="checkbox"/>	<b>Date</b>
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SA - 718: Land at Wellers Bungalow, Billingshurst



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Barbara Childs : Director of Place



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**Parish****Billingshurst**

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**SHLAA Reference** SA726 **Site Name** Land at Steepwood View, Billingshurst

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<b>Years 1-5 Deliverable</b>	<input type="checkbox"/>	<b>Site Address</b>	Steepwood View, Marringdean Road	
<b>Years 6-10 Developable</b>	<input type="checkbox"/>		Billingshurst	
<b>Years 11+</b>	<input type="checkbox"/>	<b>Site Area (ha)</b>	1.8	<b>Suitable</b> <input type="checkbox"/>
<b>Not Currently Developable</b>	<input checked="" type="checkbox"/>	<b>Greenfield/PDL</b>	Both	<b>Available</b> <input checked="" type="checkbox"/>
		<b>Site Total</b>	0	<b>Achievable</b> <input type="checkbox"/>

**Justification**

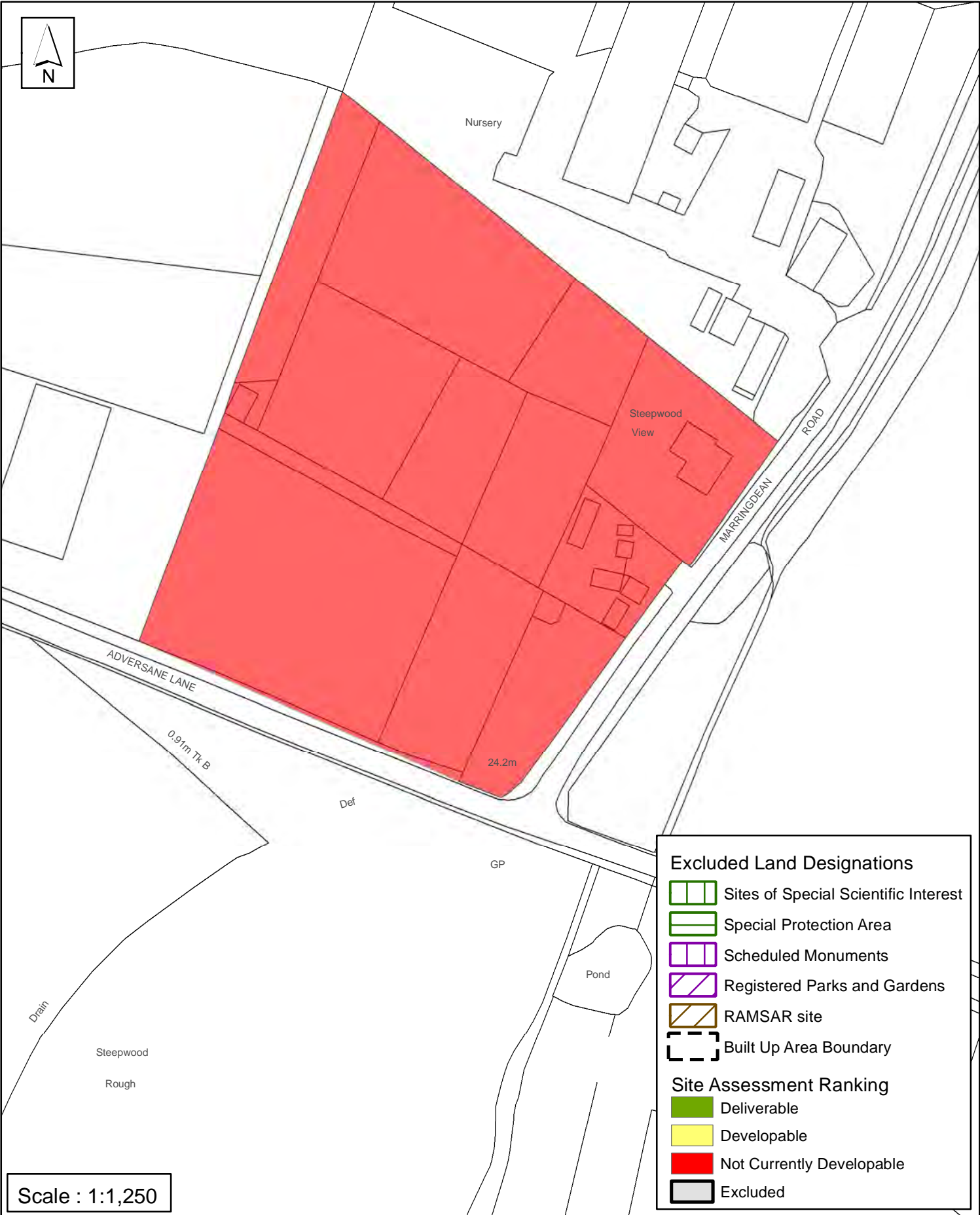
The landowner has expressed an interest to develop the site for housing meaning it is 'available'. The site lies in the countryside located in an isolated rural location and unrelated to any settlement boundary. It adjoins SHELAA site SA558, Bromeliad Nurseries, which was proposed for 15 pitches in the Gypsy, Traveller and Travelling Showpeople Draft Site Allocations Development Plan Document [DPD] (Dec 2017). Unless allocated for development through the review of the HDPF or via a made Neighbourhood Plan, it is considered development would be contrary to Policies 1 to 4 and 26 of the HDPF. It is therefore assessed as 'Not Currently Developable'.

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



SA - 726: Land at Steepwood View, Billingshurst



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<b>Parish</b>	<b>Billingshurst</b>
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<b>SHLAA Reference</b>	SA739	<b>Site Name</b>	Land at Curlytail
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<b>Years 1-5 Deliverable</b>	<input type="checkbox"/>	<b>Site Address</b>	Adversane Lane Billingshurst	
<b>Years 6-10 Developable</b>	<input type="checkbox"/>			
<b>Years 11+</b>	<input type="checkbox"/>	<b>Site Area (ha)</b>	0.8	<b>Suitable</b> <input type="checkbox"/>
<b>Not Currently Developable</b>	<input checked="" type="checkbox"/>	<b>Greenfield/PDL</b>	Both	<b>Available</b> <input checked="" type="checkbox"/>
		<b>Site Total</b>	0	<b>Achievable</b> <input type="checkbox"/>

**Justification**

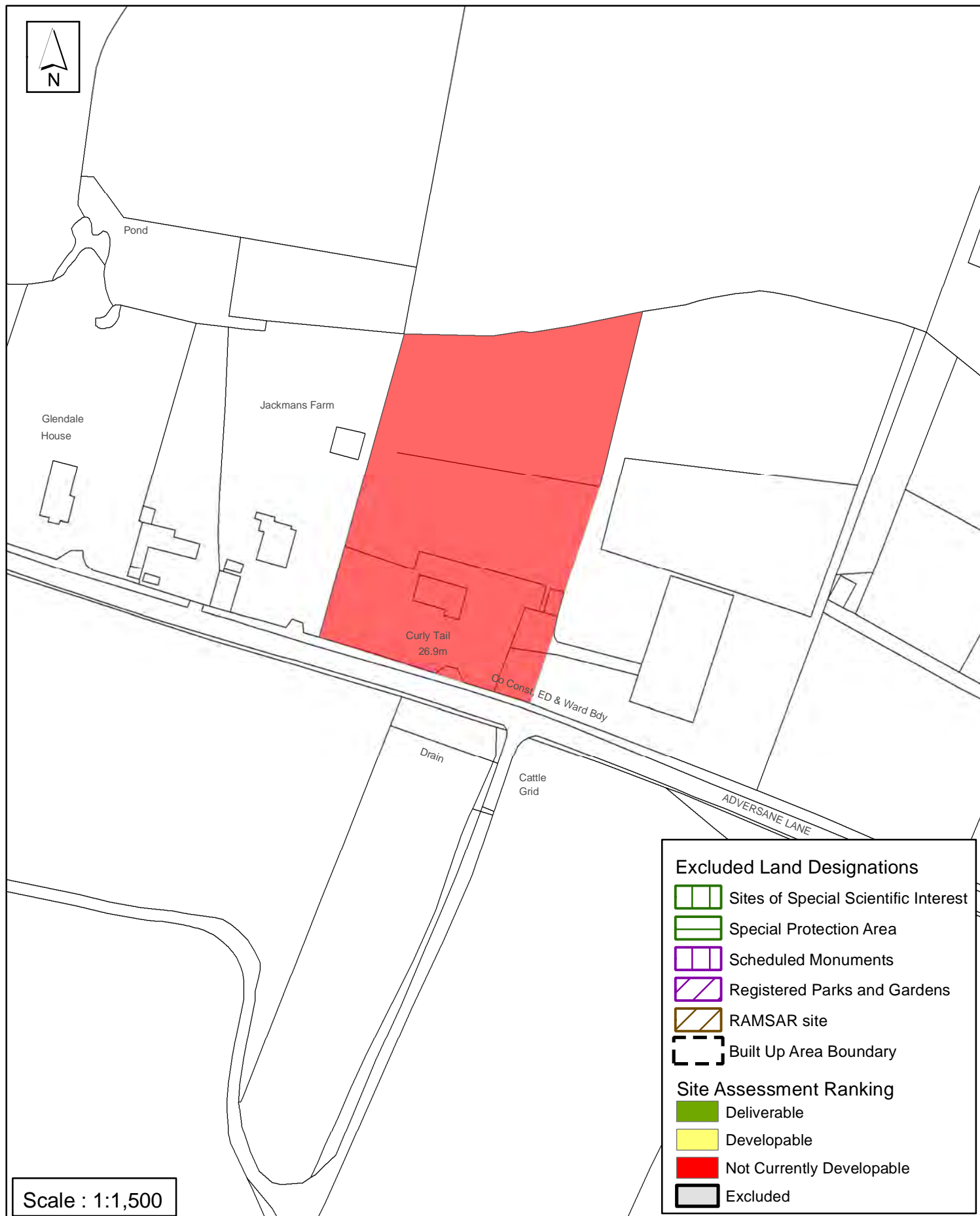
The landowner has expressed an interest to develop the site meaning it is 'available'. The site is in the countryside remote from and unrelated to the built up area boundary of any settlement as defined by the Horsham District Planning Framework 2015 (HDPF). Development would be contrary to Policies 1 to 4 and 26 of the HDPF. It is therefore assessed as 'Not Currently Developable'.

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<b>Excluded Site</b>	<input type="checkbox"/>	<b>Exclusion Reason</b>
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<b>Lapsed PP</b>	<input type="checkbox"/>	<b>Date</b>
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# SA - 739: Land at Curlytail, Billingshurst



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## Horsham District Council

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Barbara Childs : Director of Place

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<b>Parish</b>	<b>Billingshurst</b>
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<b>SHLAA Reference</b>	SA741	<b>Site Name</b>	Land East of Marringdean Manor
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<b>Years 1-5 Deliverable</b>	<input type="checkbox"/>	<b>Site Address</b>	Marringdean Road, Billingshurst	
<b>Years 6-10 Developable</b>	<input type="checkbox"/>			
<b>Years 11+</b>	<input type="checkbox"/>	<b>Site Area (ha)</b>	0.76	<b>Suitable</b> <input type="checkbox"/>
<b>Not Currently Developable</b>	<input checked="" type="checkbox"/>	<b>Greenfield/PDL</b>	Greenfield	<b>Available</b> <input checked="" type="checkbox"/>
		<b>Site Total</b>	0	<b>Achievable</b> <input type="checkbox"/>

**Justification**

The landowner has expressed an interest to develop the site meaning it is 'available'. The site lies in the countryside in an isolated rural location and unrelated to any settlement boundary as defined by the Horsham District Planning Framework 2015 (HDPF). A Grade II Listed Building lies to the west across Marringdean Road. Development would be contrary to Policies 1 to 4 and 26 of the HDPF. It is therefore assessed as 'Not Currently Developable'.

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<b>Excluded Site</b>	<input type="checkbox"/>	<b>Exclusion Reason</b>
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<b>Lapsed PP</b>	<input type="checkbox"/>	<b>Date</b>
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# SA - 741: Land East of Marringdean Manor, Billingshurst



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## Horsham District Council

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Barbara Childs : Director of Place

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**Parish****Billingshurst**

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**SHLAA Reference** SA744 **Site Name** Land North of Newbridge Road, Billingshurst

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<b>Years 1-5 Deliverable</b>	<input type="checkbox"/>	<b>Site Address</b>	Newbridge Road Billingshurst	
<b>Years 6-10 Developable</b>	<input type="checkbox"/>			
<b>Years 11+</b>	<input type="checkbox"/>	<b>Site Area (ha)</b>	51	<b>Suitable</b> <input type="checkbox"/>
<b>Not Currently Developable</b>	<input checked="" type="checkbox"/>	<b>Greenfield/PDL</b>	Greenfield	<b>Available</b> <input checked="" type="checkbox"/>
		<b>Site Total</b>	0	<b>Achievable</b> <input type="checkbox"/>

**Justification**

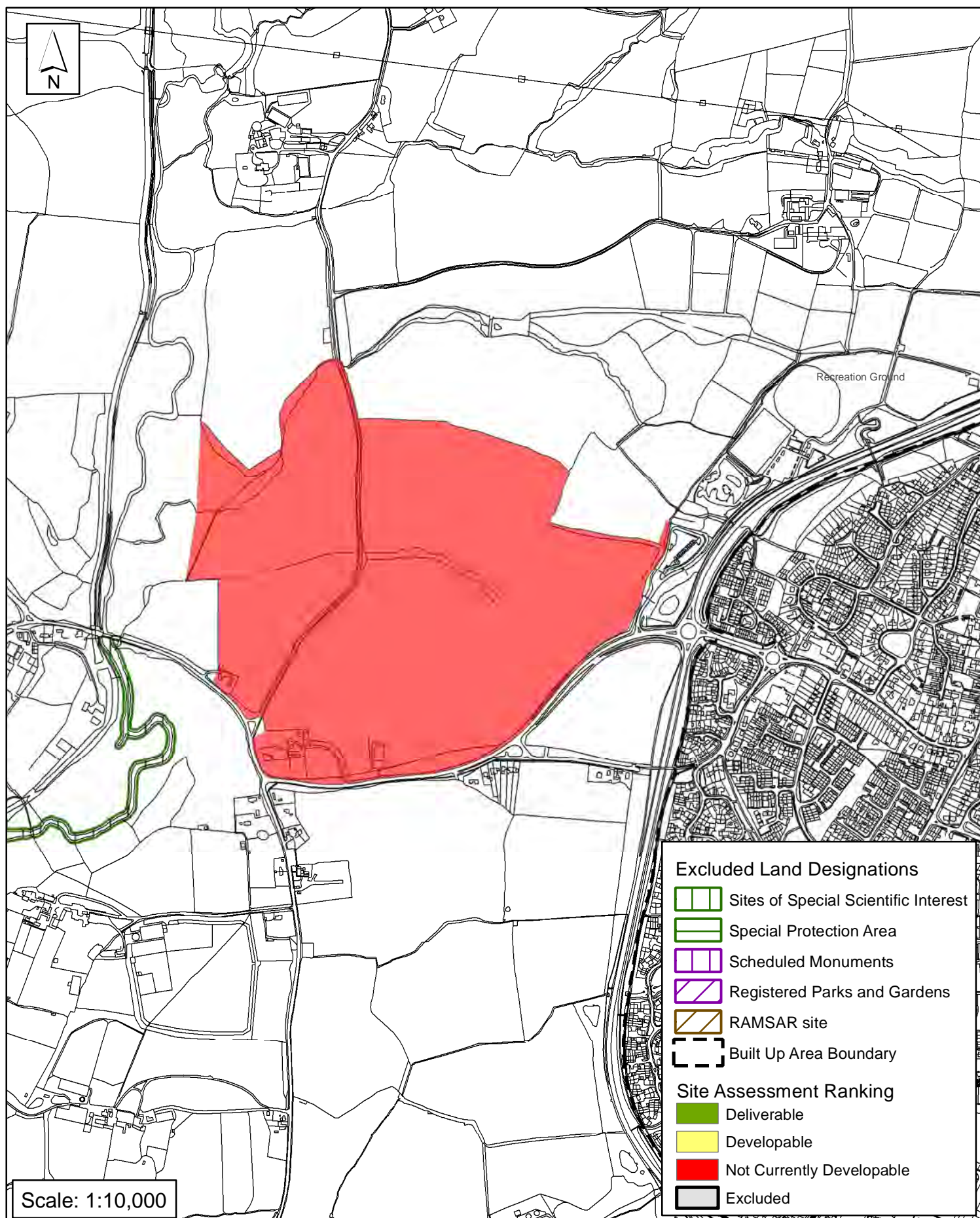
The landowner has expressed an interest to develop the site meaning it is 'available'. This is strategic scale site in the countryside west of Billingshurst which is classified as a small town/larger village in Policy 3 of the Horsham District Planning Framework 2015 (HDPF), having a good range of services and facilities. The site lies within the Bat Sustenance Zone and partially within Flood Zone 2 & 3. It also includes two Grade II Listed Buildings. Unless allocated for development through the review of the Horsham District Planning Framework (HDPF) or via a made Neighbourhood Plan, it is considered development would be contrary to Policies 1 to 4 and 26 of the HDPF. The site is therefore assessed as 'Not Currently Developable'.

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



# SA - 744: Land North of Newbridge Road, Billingshurst



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Barbara Childs : Director of Place

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**Parish****Billingshurst**

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**SHLAA Reference** SA759 **Site Name** Land at Andrews Hill Farm

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<b>Years 1-5 Deliverable</b>	<input type="checkbox"/>	<b>Site Address</b>	Andrews Hill, Stane Street, Billingshurst		
<b>Years 6-10 Developable</b>	<input type="checkbox"/>				
<b>Years 11+</b>	<input type="checkbox"/>	<b>Site Area (ha)</b>	25.7	<b>Suitable</b>	<input type="checkbox"/>
<b>Not Currently Developable</b>	<input checked="" type="checkbox"/>	<b>Greenfield/PDL</b>	Greenfield	<b>Available</b>	<input checked="" type="checkbox"/>
		<b>Site Total</b>	0	<b>Achievable</b>	<input type="checkbox"/>

**Justification**

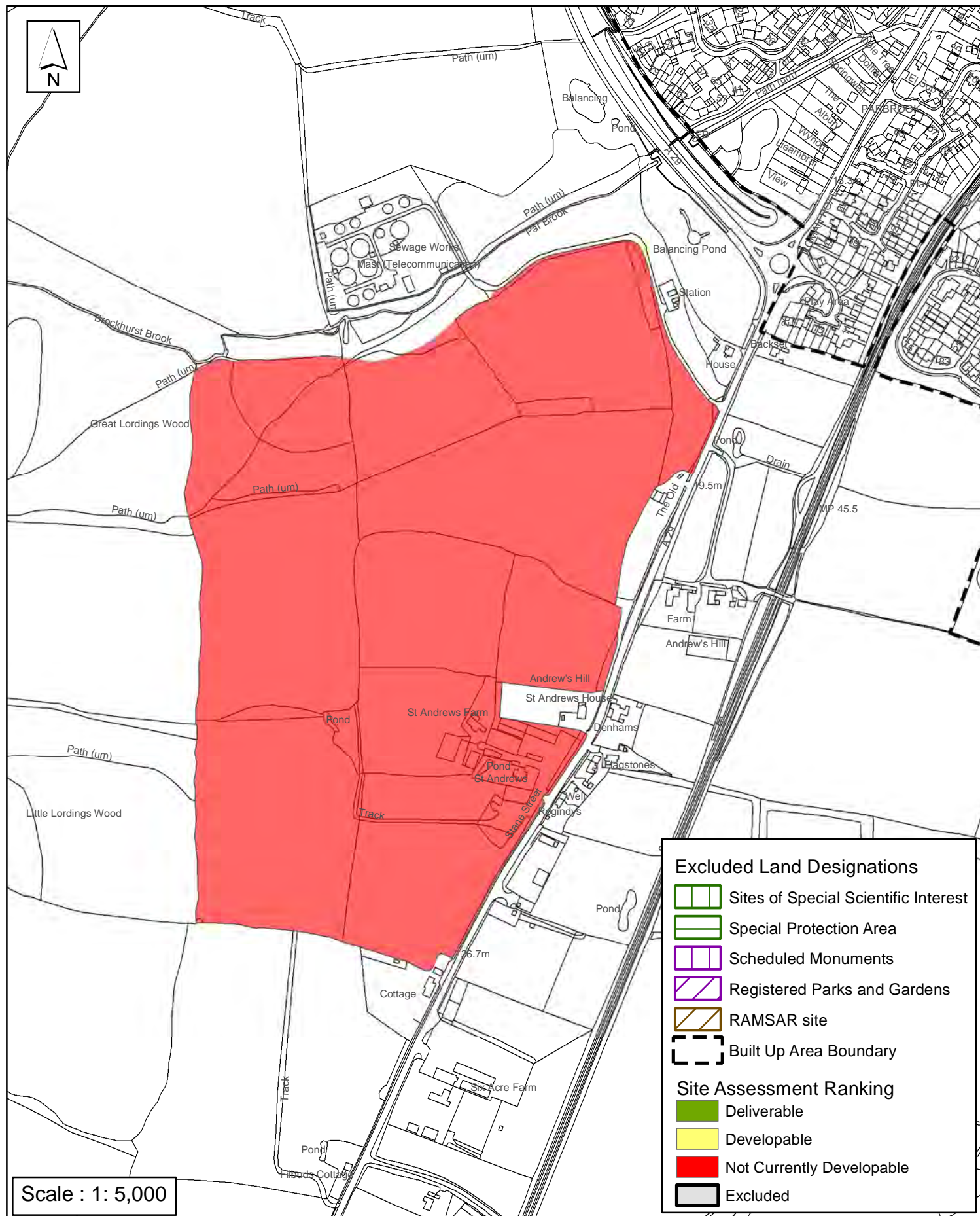
The landowner has expressed an interest to develop the site meaning it is 'available'. This is a strategic scale site in the countryside south west of Billingshurst, which is classified as a small town in Policy 3 of the Horsham District Planning Framework 2015 (HDPF). It lies immediately adjacent to two Grade II Listed Buildings and includes an Ancient Woodland. A band of land within the site lies within an Archaeological Notification Area and a sewage works lies to the north of the site. Unless allocated for development or similar through the review of the Horsham District Planning Framework (HDPF) or via a made Neighbourhood Plan, it is considered development would be contrary to Policies 1 to 4 and 26 of the HDPF. It is therefore assessed as 'Not Currently Developable'.

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



# SA - 759: Land at Andrews Hill Farm, Billingshurst



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Date: 29/10/2018

Revision:

## Horsham District Council

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

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<b>Parish</b>	<b>Billingshurst</b>
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<b>SHLAA Reference</b>	SA760	<b>Site Name</b>	St Andrews Farm
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<b>Years 1-5 Deliverable</b>	<input type="checkbox"/>	<b>Site Address</b>	St Andrews Farm Andrews Hill Billingshurst
<b>Years 6-10 Developable</b>	<input type="checkbox"/>		
<b>Years 11+</b>	<input type="checkbox"/>	<b>Site Area (ha)</b>	2.731
<b>Not Currently Developable</b>	<input checked="" type="checkbox"/>	<b>Greenfield/PDL</b>	PDL
		<b>Site Total</b>	0
		<b>Suitable</b>	<input type="checkbox"/>
		<b>Available</b>	<input checked="" type="checkbox"/>
		<b>Achievable</b>	<input type="checkbox"/>

**Justification**

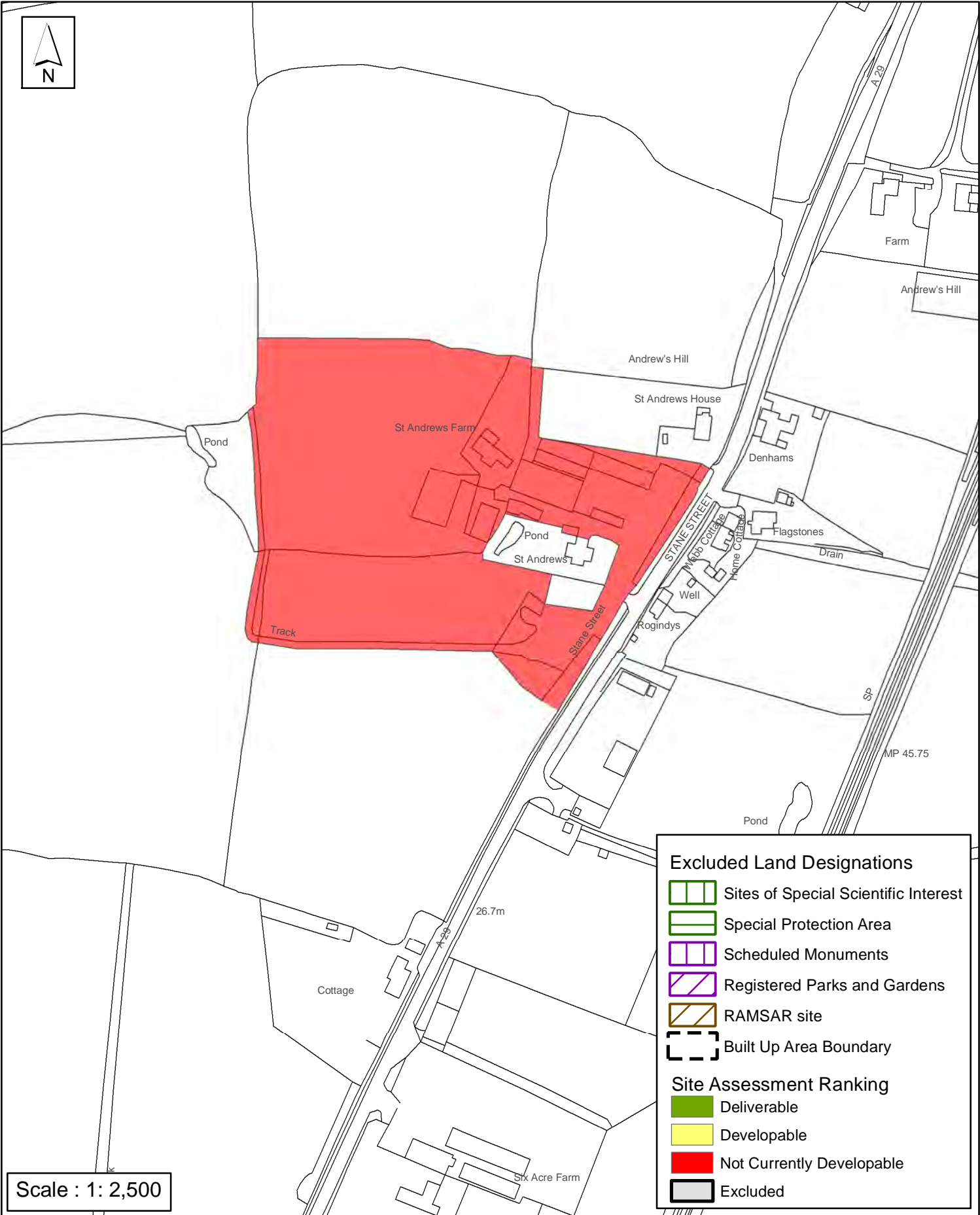
The landowner has expressed an interest to develop the site meaning it is 'available'. It is located in the countryside south west of the built up area boundary of Billingshurst as defined by the Horsham District Planning Framework 2015 (HDPF) and adjacent a Grade II Listed Building. A band of land within the site lies within an Archaeological Notification Area. The site lies on the A29 and has been submitted for mixed employment and residential use. Unless allocated for development or similar through the review of the Horsham District Planning Framework (HDPF) or via a made Neighbourhood Plan, it is considered development would be contrary to Policies 1 to 4 and 26 of the HDPF. It is therefore assessed as 'Not Currently Developable'.

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<b>Excluded Site</b>	<input type="checkbox"/>	<b>Exclusion Reason</b>
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<b>Lapsed PP</b>	<input type="checkbox"/>	<b>Date</b>
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SA - 760: Andrews Hill Farm Yard, Billingshurst



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Date: 29/10/2018

Revision:

**Horsham District Council**

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



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**Parish****Billingshurst**

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**SHLAA Reference** SA761 **Site Name** Land at Rainbow End Farm

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<b>Years 1-5 Deliverable</b>	<input type="checkbox"/>	<b>Site Address</b>	Marringdean Road Billingshurst		
<b>Years 6-10 Developable</b>	<input type="checkbox"/>				
<b>Years 11+</b>	<input type="checkbox"/>	<b>Site Area (ha)</b>	13	<b>Suitable</b>	<input type="checkbox"/>
<b>Not Currently Developable</b>	<input checked="" type="checkbox"/>	<b>Greenfield/PDL</b>	Greenfield	<b>Available</b>	<input checked="" type="checkbox"/>
		<b>Site Total</b>	0	<b>Achievable</b>	<input type="checkbox"/>

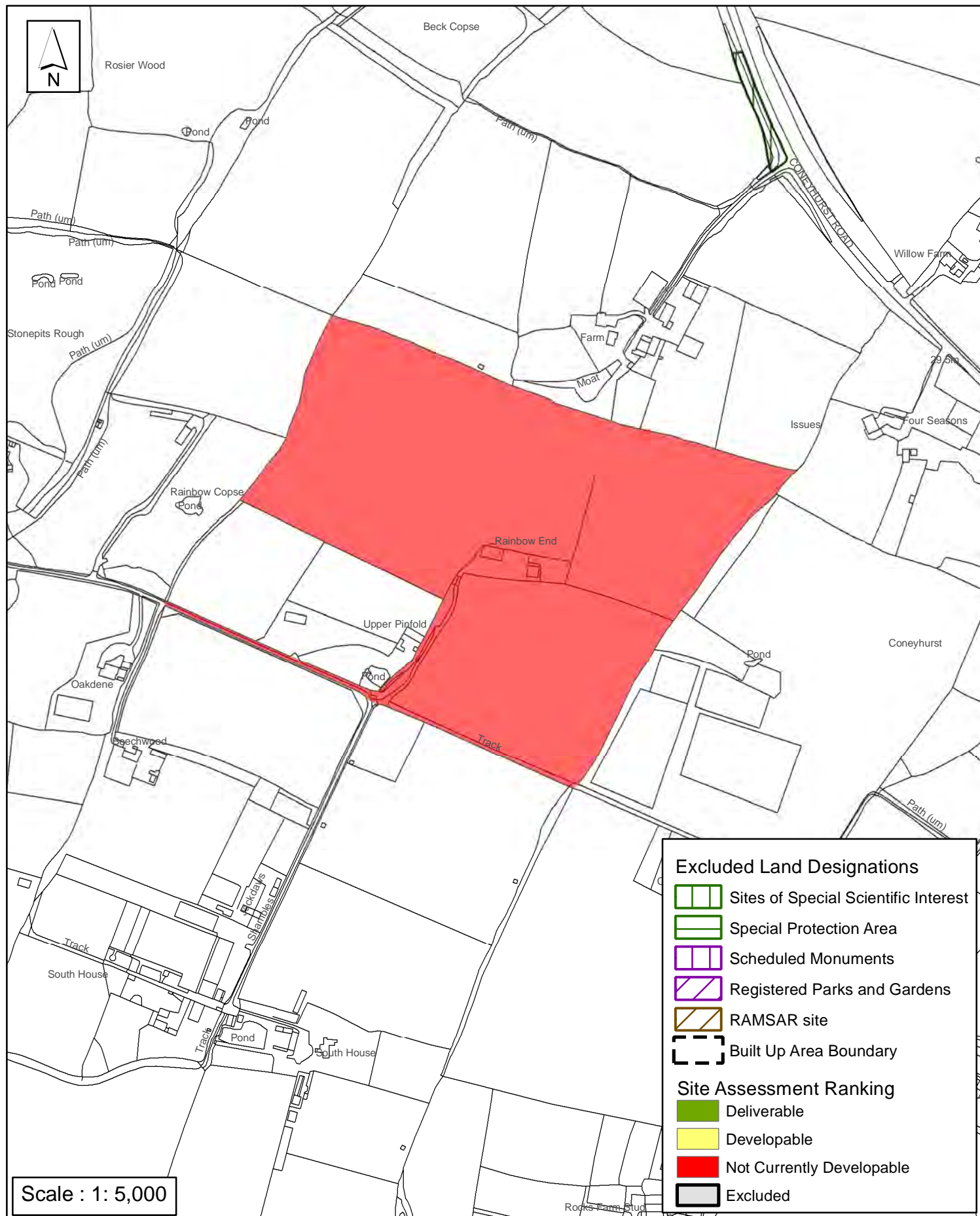
**Justification**

The landowner has expressed an interest to develop the site meaning it is 'available'. The site is in the countryside remote from the built up area boundary of any settlement. Unless allocated for development through the review of the Horsham District Planning Framework 2015 (HDPF) or via a made Neighbourhood Plan, it is considered development would be contrary to Policies 1 to 4 and 26 of the HDPF. The site is therefore assessed as 'Not Currently Developable'.

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

# SA - 761: Land at Rainbow End Farm, Billingshurst



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Date: 29/10/2018

Revision:

## Horsham District Council

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Barbara Childs : Director of Place