

# Horsham Forest Ward

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# Horsham Forest Ward

The following sites have been considered as part of the December 2018 SHELAA Housing Land Assessment.

A map depicting the entire site area and summary of each site assessment is included on the following pages.

Please note that the classification of a site is based on the classification of the developable area within that site, therefore if part of a site is considered 'developable' 6-10 years, the whole site would be coloured yellow, however in reality only part of that site may be considered suitable for development.

**The outcome of the assessment for Horsham Forest is summarised as follows:**

SHELAA Reference	Site Name	Site Address	Outcome of Assessment	Total Units
SA199	Century House	100, Station Road, Horsham	Green (1-5 Years Deliverable)	49
SA525	Queens Head	Queens Head PH (No 37) and No 39 Queen Street	Green (1-5 Years Deliverable)	9
SA557	Land at 40 Brighton Road (Dairy Crest Site)	Land at 40 Brighton Road, Horsham	Green (1-5 Years Deliverable)	14
SA661	Winterton Court	Horsham	Green (1-5 Years Deliverable)	38
SA695	1A Clarence Road	Horsham	Green (1-5 Years Deliverable)	5
SA728	Land at Bens Acre	Hampers Lane Horsham	Yellow (6-10 Years Developable)	6
SA060	Land south of Athelstan Way	Horsham	Not Currently Developable	0
SA073	Land to the north of Hampers Lane	Horsham	Not Currently Developable	0
SA074	Land at Hornbrook Farm	Brighton Road, Horsham	Not Currently Developable	0
SA098	Forest Farm	Hampers Lane, Horsham	Not Currently Developable	0
SA178	1 Blatchford Road	Horsham	Not Currently Developable	0
SA179	City Business Centre	Brighton Road, Horsham	Not Currently Developable	0
SA189	Units 3,5,9 and 10, Foundry Court	Horsham	Not Currently Developable	0
SA298	Land at Chesworth Farm	Land south of Brighton Road: Strategic Site Option	Not Currently Developable	0
SA546	Units 4-6 Redkiln Close	Horsham	Not Currently Developable	0
SA570	Land South of Hilliers Garden Centre	Brighton Road, Horsham	Not Currently Developable	0

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<b>Parish</b>	<b>Horsham Forest</b>
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<b>SHLAA Reference</b>	SA199	<b>Site Name</b>	Century House
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<b>Years 1-5 Deliverable</b>	<input checked="" type="checkbox"/>	<b>Site Address</b>	Station Road, Horsham		
<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 checked="" type="checkbox"/>
<b>Not Currently Developable</b>	<input type="checkbox"/>	<b>Greenfield/PDL</b>	PDL	<b>Available</b>	<input checked="" type="checkbox"/>
		<b>Site Total</b>	49	<b>Achievable</b>	<input checked="" type="checkbox"/>

**Justification**

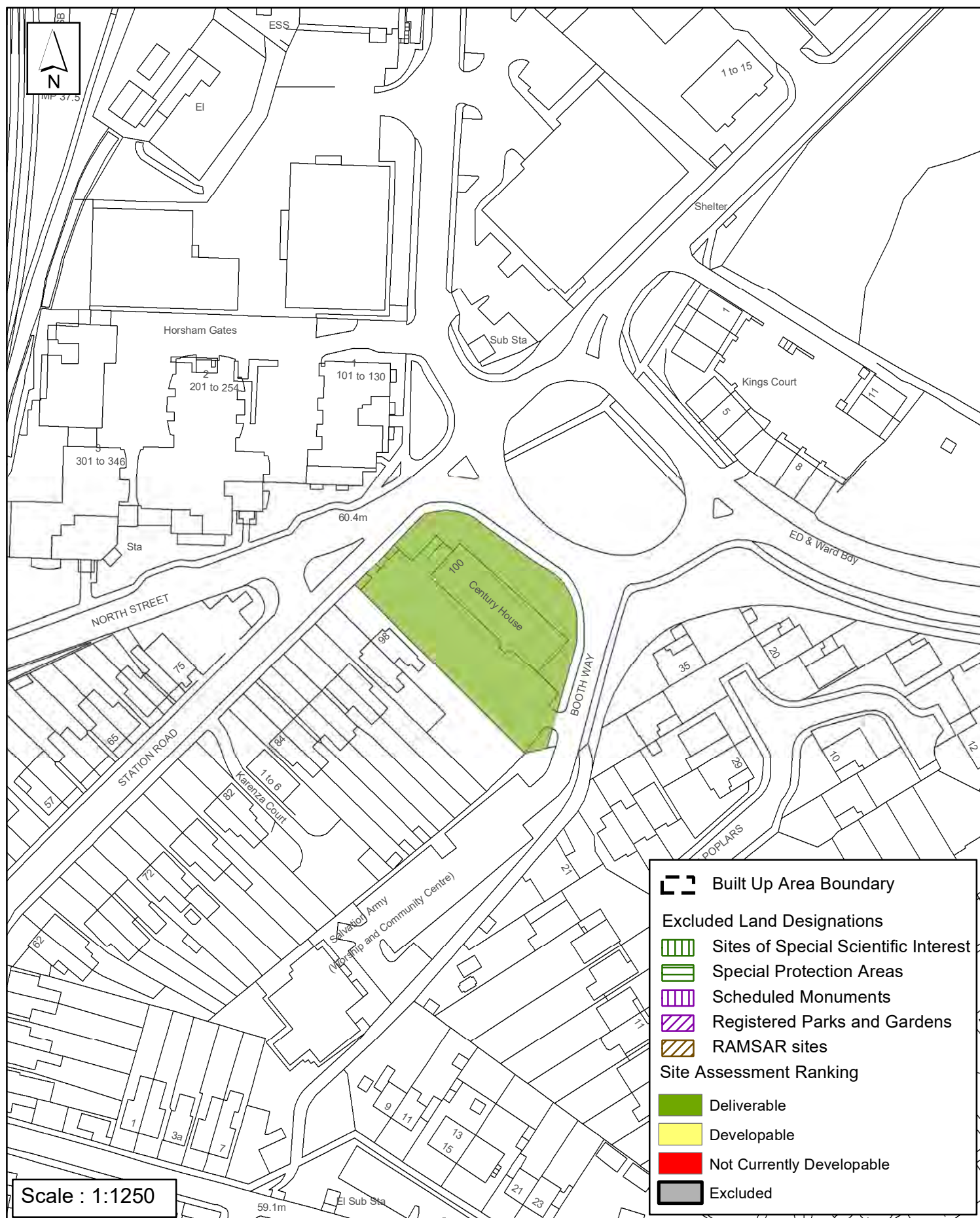
The site has planning permission for 49 dwellings via planning application DC/17/2148. It is concluded the site is available, suitable, achievable and deliverable 1-5 years.

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<b>Excluded Site</b>	<input type="checkbox"/>	<b>Exclusion Reason</b>
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<b>Lapsed PP</b>	<input type="checkbox"/>	<b>Date</b>
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## SA - 199: Century House, Station Road, Horsham Forest



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

#### Justification

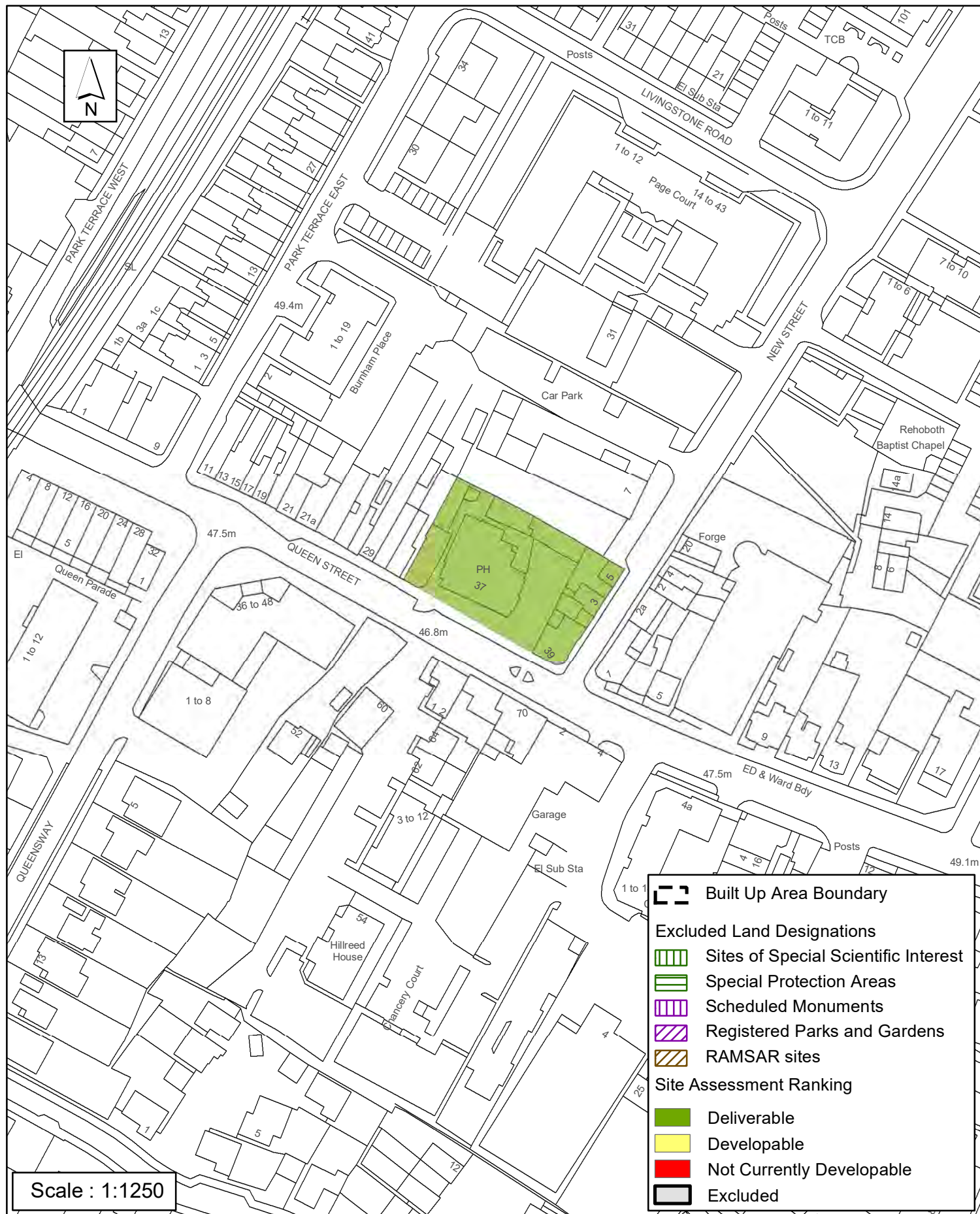
The site has planning permission for 9 dwellings via planning application DC/14/2591. There are no known constraints impacting the delivery of this site and it is anticipated that it will be built out in a single phase. It is concluded the site is available, suitable, achievable and deliverable 1-5 years.

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<b>Excluded Site</b>	<input type="checkbox"/>	<b>Exclusion Reason</b>
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<b>Lapsed PP</b>	<input type="checkbox"/>	<b>Date</b>
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# SA - 525 : Queens Head, Forest, Horsham, Denne



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

**Justification**

The site has planning permission for 14 dwellings via planning application DC/15/1545. It is concluded the site is available, suitable, achievable and deliverable 1-5 years.

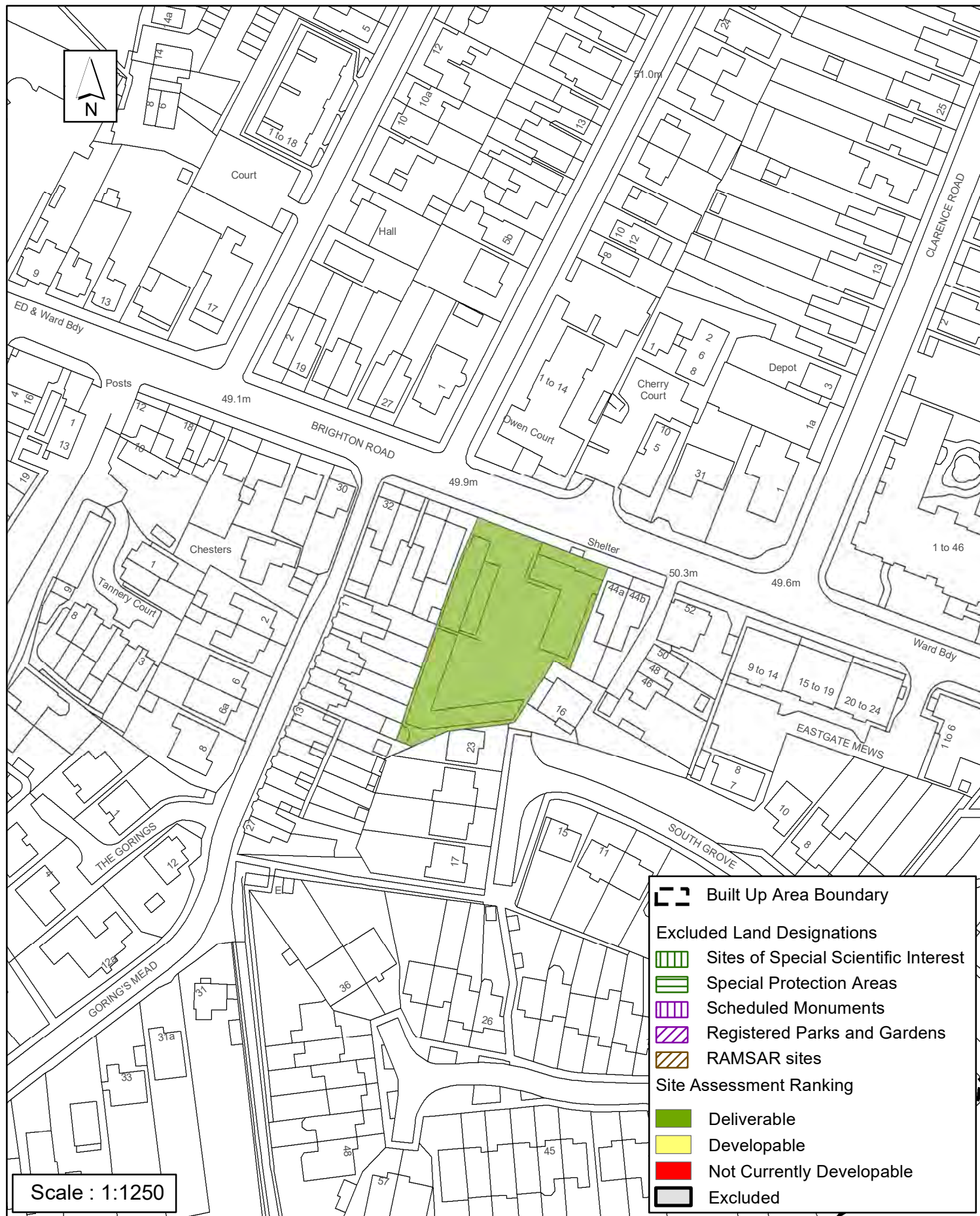
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<b>Excluded Site</b>	<input type="checkbox"/>	<b>Exclusion Reason</b>
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<b>Lapsed PP</b>	<input type="checkbox"/>	<b>Date</b>
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# SA - 557 : Land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



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<b>Parish</b>	<b>Horsham Forest</b>
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<b>SHLAA Reference</b>	SA661	<b>Site Name</b>	Winterton Court, Horsham
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<b>Years 1-5 Deliverable</b>	<input checked="" type="checkbox"/>	<b>Site Address</b>	Winterton Court, Horsham		
<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 checked="" type="checkbox"/>
<b>Not Currently Developable</b>	<input type="checkbox"/>	<b>Greenfield/PDL</b>	PDL	<b>Available</b>	<input checked="" type="checkbox"/>
		<b>Site Total</b>	38	<b>Achievable</b>	<input checked="" type="checkbox"/>

**Justification**

The site has planning permission to demolish 27 existing dwellings and to erect 65 dwellings via DC/16/2937. The site is assessed to be available, suitable, achievable and a net gain of 38 dwellings is deliverable 1-5 years.

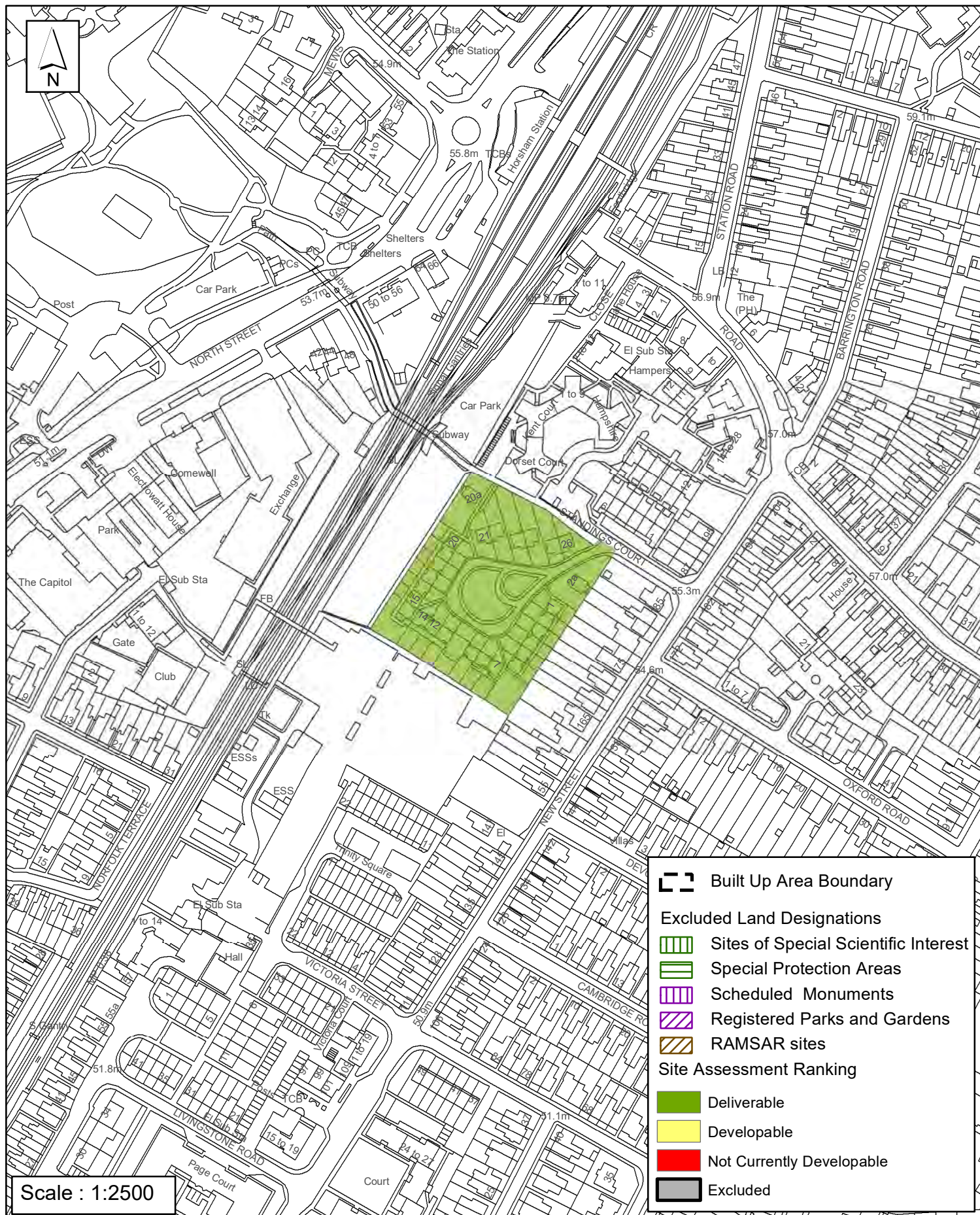
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<b>Excluded Site</b>	<input type="checkbox"/>	<b>Exclusion Reason</b>
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<b>Lapsed PP</b>	<input type="checkbox"/>	<b>Date</b>
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# SA - 661: Winterton Court, Horsham, Forest



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<b>Parish</b>	<b>Horsham Forest</b>
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<b>SHLAA Reference</b>	SA695	<b>Site Name</b>	1A Clarence Road Horsham
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<b>Years 1-5 Deliverable</b>	<input checked="" type="checkbox"/>	<b>Site Address</b>	1A Clarence Road Horsham		
<b>Years 6-10 Developable</b>	<input type="checkbox"/>				
<b>Years 11+</b>	<input type="checkbox"/>	<b>Site Area (ha)</b>	0.04	<b>Suitable</b>	<input checked="" type="checkbox"/>
<b>Not Currently Developable</b>	<input type="checkbox"/>	<b>Greenfield/PDL</b>	PDL	<b>Available</b>	<input checked="" type="checkbox"/>
		<b>Site Total</b>	5	<b>Achievable</b>	<input checked="" type="checkbox"/>

**Justification**

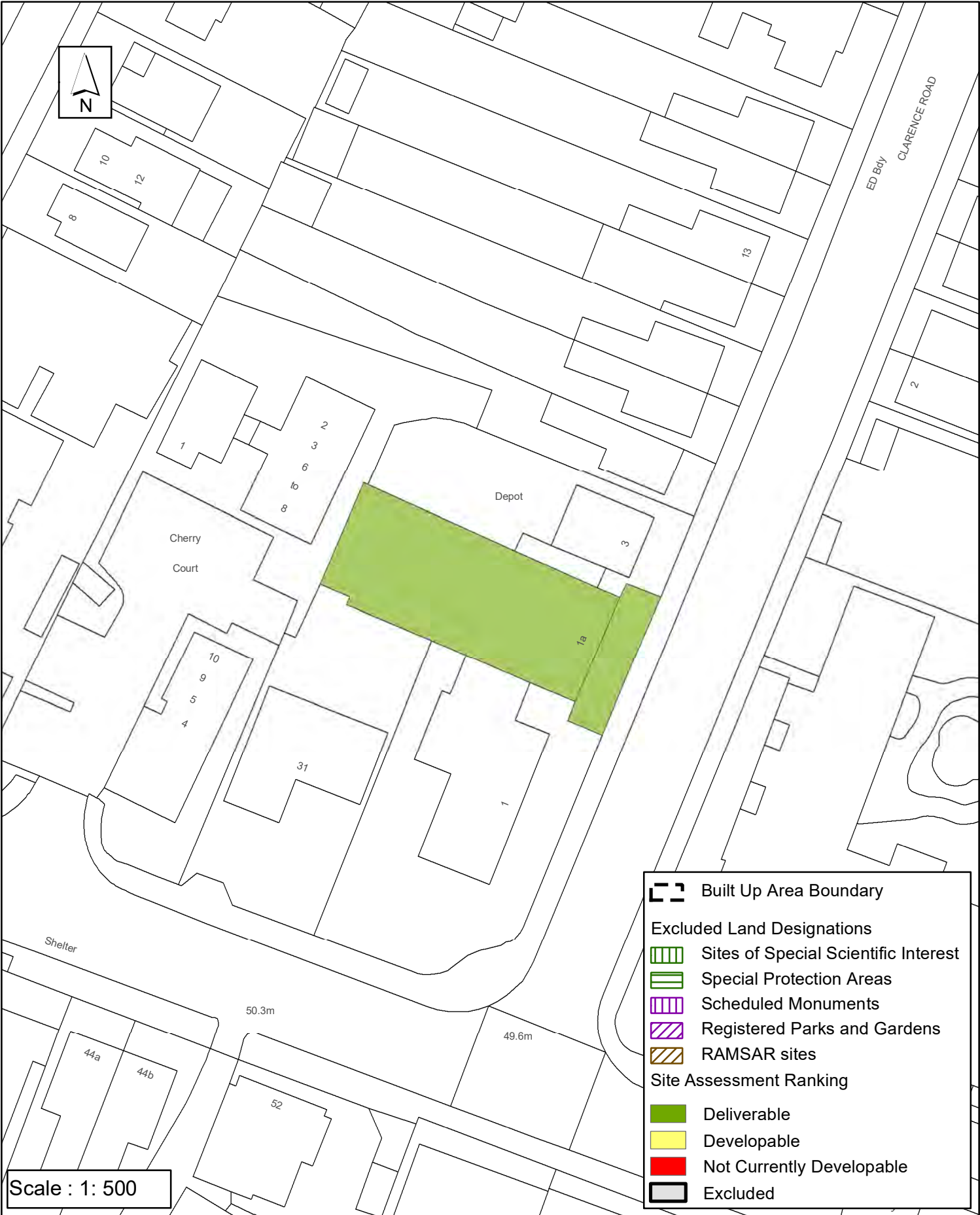
This site has planning permission for 5 flats via planning application DC/18/0294. This site is expected to be delivered in a single phase and is considered to be deliverable 1-5 years.

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<b>Excluded Site</b>	<input type="checkbox"/>	<b>Exclusion Reason</b>
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<b>Lapsed PP</b>	<input type="checkbox"/>	<b>Date</b>
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SA - 695: 1A Clarence Road Horsham, Forest



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<b>Parish</b>	Horsham Forest
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<b>SHLAA Reference</b>	SA728	<b>Site Name</b>	Land at Ben's Acre
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<b>Years 1-5 Deliverable</b>	<input type="checkbox"/>	<b>Site Address</b>	Hampers Lane Horsham		
<b>Years 6-10 Developable</b>	<input checked="" type="checkbox"/>				
<b>Years 11+</b>	<input type="checkbox"/>	<b>Site Area (ha)</b>	0.7	<b>Suitable</b>	<input type="checkbox"/>
<b>Not Currently Developable</b>	<input type="checkbox"/>	<b>Greenfield/PDL</b>	Greenfield	<b>Available</b>	<input checked="" type="checkbox"/>
		<b>Site Total</b>	6	<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 adjoining the eastern built up area boundary of Horsham. There are trees protected by a TPO along the footpath on the northern boundary and also next to the western boundary of the site. To the east lies the High Weald Area of Outstanding Natural Beauty.

Development would potentially continue Bens Acre. 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.

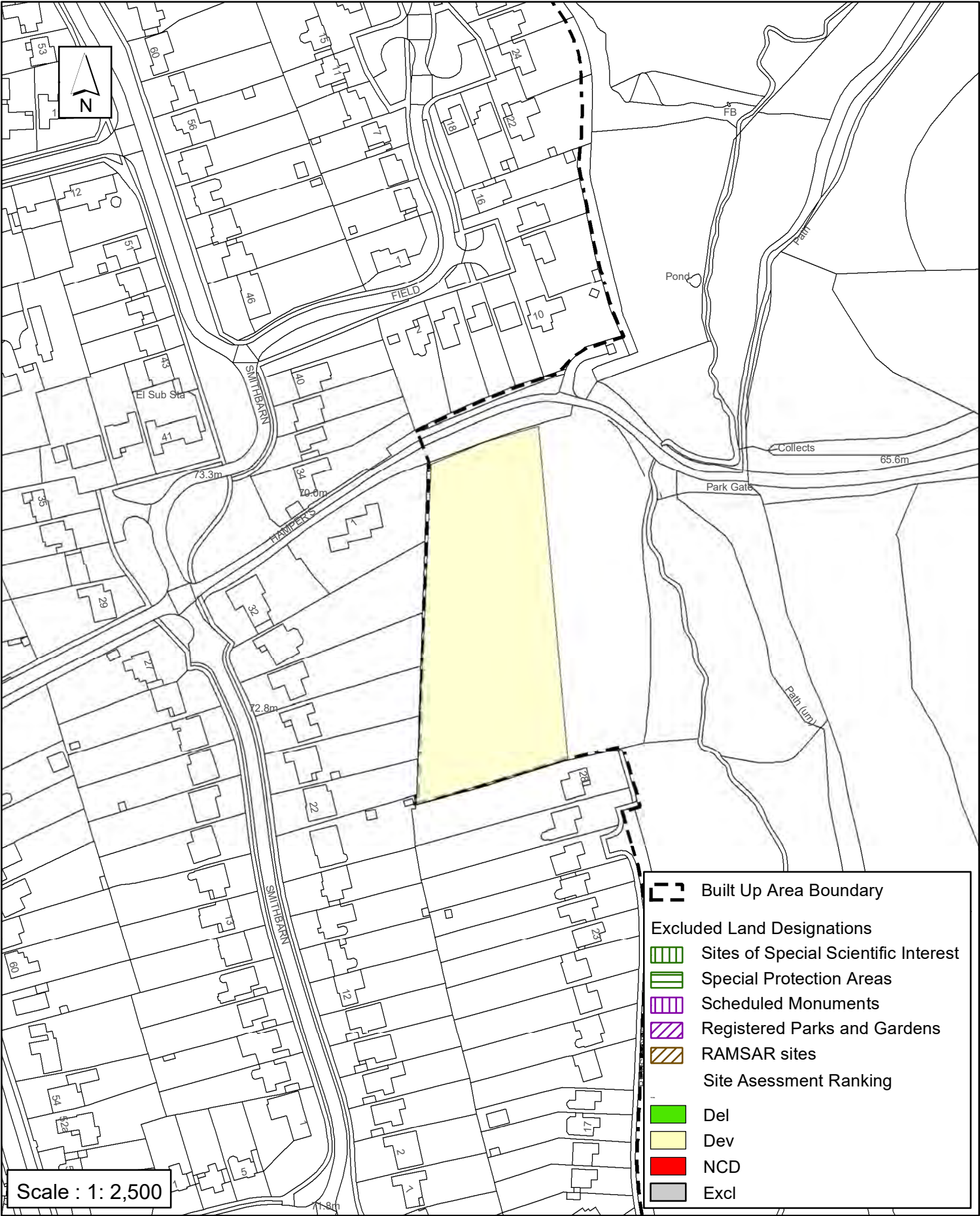
The settlement hierarchy and current planned development approach set out in the HDPF impacts upon suitability and achievability. The HDPF is however under review and additional site allocations throughout the District are being considered. On this basis, recognising that the SHELAA is a high level assessment, the site is assessed as developable in 6-10 years for 6 units taking into account its proximity to the built up area boundary and proportionate high level regard to the constraints. A scheme of this size would likely be delivered in a single phase.

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<b>Excluded Site</b>	<input type="checkbox"/>	<b>Exclusion Reason</b>
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<b>Lapsed PP</b>	<input type="checkbox"/>	<b>Date</b>
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SA - 728: Land at Ben's Acre, Horsham



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

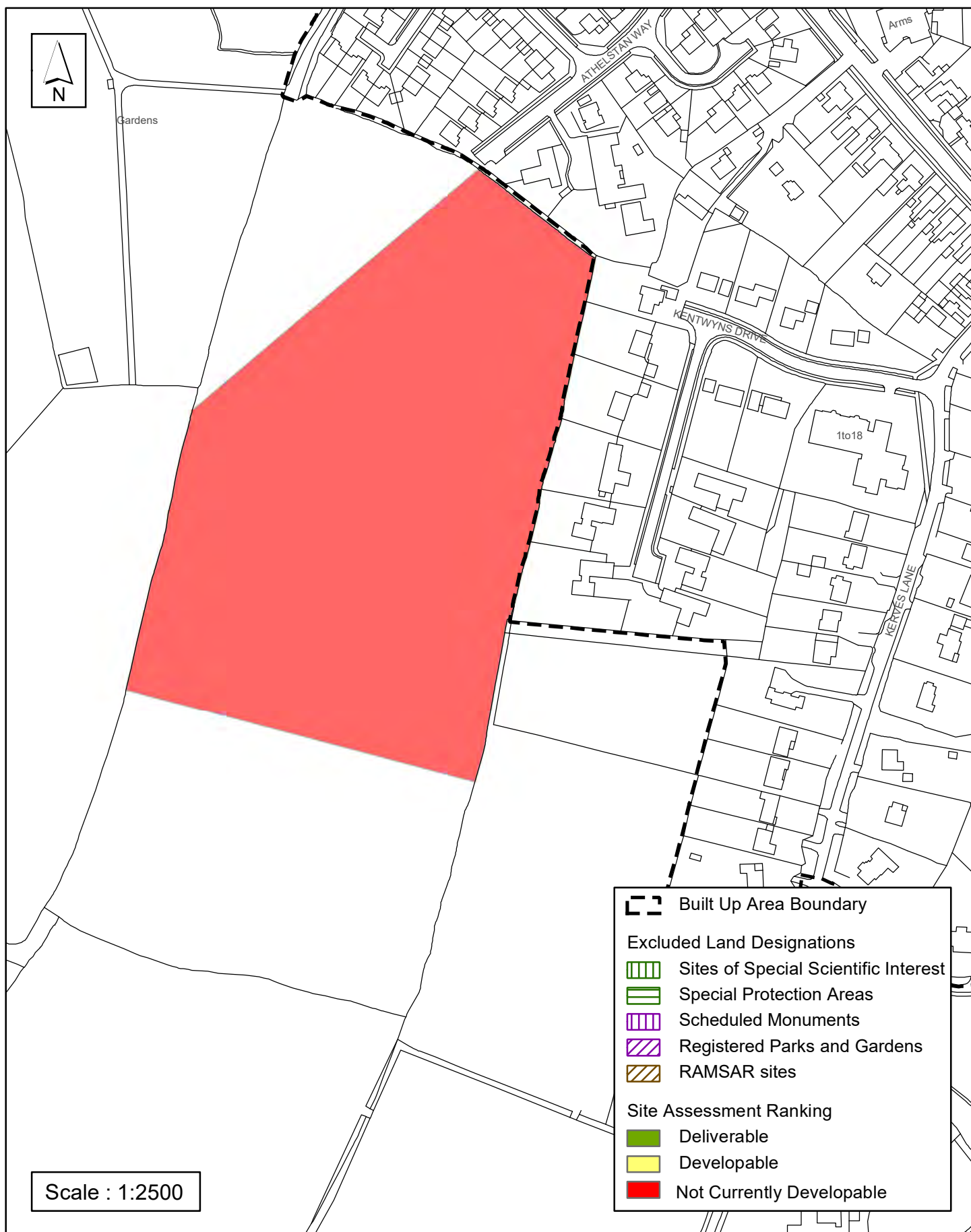
The site is owned by WSCC who have expressed a desire to develop through their previous application DC/11/0224. The site is located in the countryside abutting the built up area boundary of Horsham, which is classified as the Main Town in Policy 3 of the Horsham District Planning Framework (HDPF), having a large range of employment, services and facilities and leisure opportunities. The developable area of land to take account of the topography is suggested at up to 50% of the site (up to 2ha). However the site forms an attractive backdrop to the town, meaning development is likely to have an adverse impact on townscape character. This reason was also upheld in the appeal decision against DC/11/0224. Any future development would need to avoid the impacts of visual intrusion, particularly into the open and attractive countryside to the south. In addition, the site is not well connected to the town and main road network which also affects the suitability of this site, especially for a development of this scale. The site is 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 - 060 : Land south of Athelstan Way, Horsham



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<b>Parish</b>	<b>Horsham Forest</b>
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<b>SHLAA Reference</b>	SA073	<b>Site Name</b>	Land to the north of Hampers Lane
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<b>Years 1-5 Deliverable</b>	<input type="checkbox"/>	<b>Site Address</b>	Horsham		
<b>Years 6-10 Developable</b>	<input type="checkbox"/>				
<b>Years 11+</b>	<input type="checkbox"/>	<b>Site Area (ha)</b>	3.95	<b>Suitable</b>	<input type="checkbox"/>
<b>Not Currently Developable</b>	<input checked="" type="checkbox"/>	<b>Greenfield/PDL</b>	Greenfield	<b>Available</b>	<input type="checkbox"/>
		<b>Site Total</b>	0	<b>Achievable</b>	<input type="checkbox"/>

#### Justification

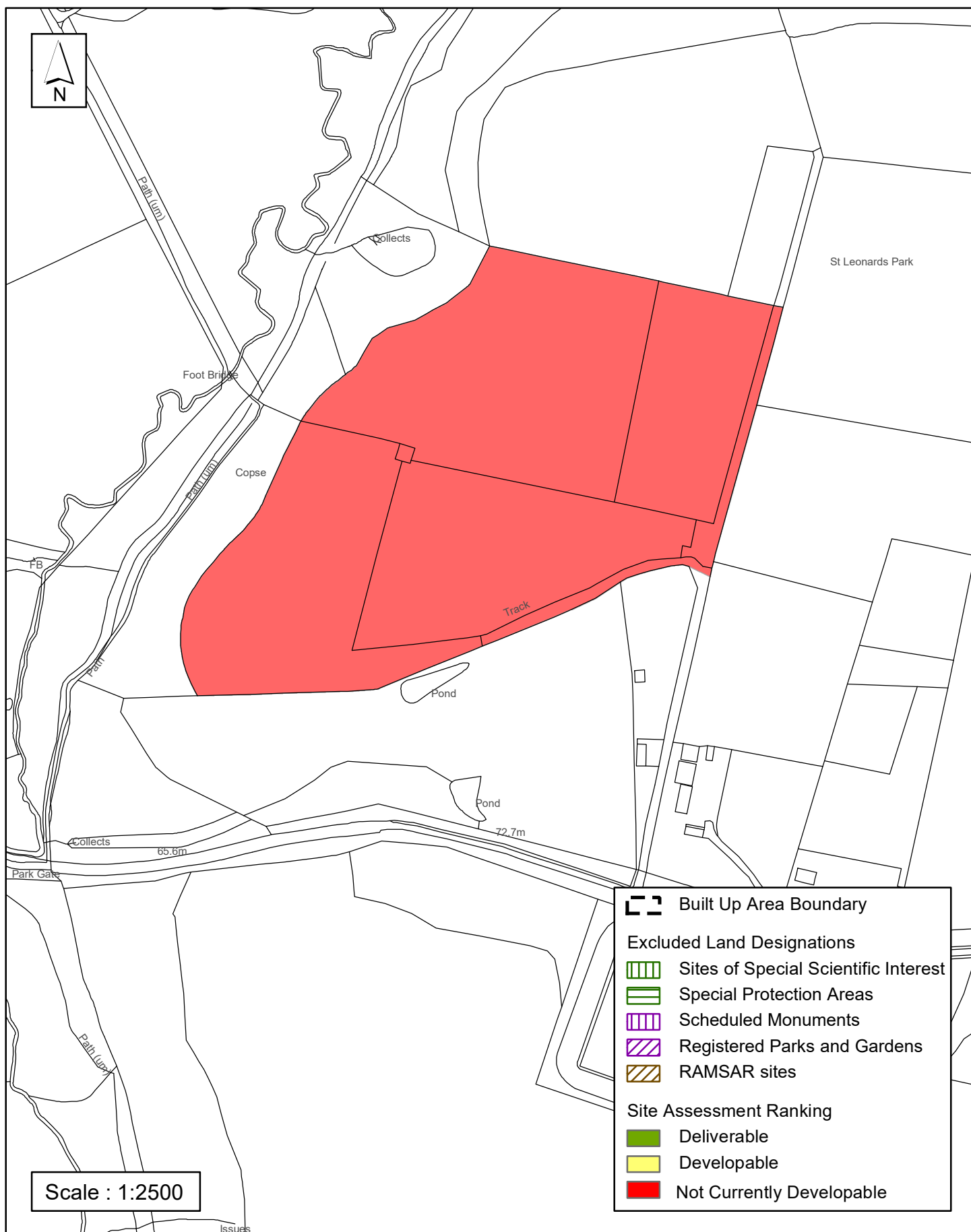
The availability of this site is uncertain due to a lack of an up to date expression of interest to develop from the landowner. The site is located in an isolated rural location and unrelated to any settlement boundary. It is therefore assessed as 'Not Currently Developable'

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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 - 073 : Land north of Hampers Lane, Horsham



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<b>Parish</b>	<b>Horsham Forest</b>
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<b>SHLAA Reference</b>	SA074	<b>Site Name</b>	Land at Hornbrook Farm
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<b>Years 1-5 Deliverable</b>	<input type="checkbox"/>	<b>Site Address</b>	Brighton Road, Horsham		
<b>Years 6-10 Developable</b>	<input type="checkbox"/>				
<b>Years 11+</b>	<input type="checkbox"/>	<b>Site Area (ha)</b>	10.45	<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

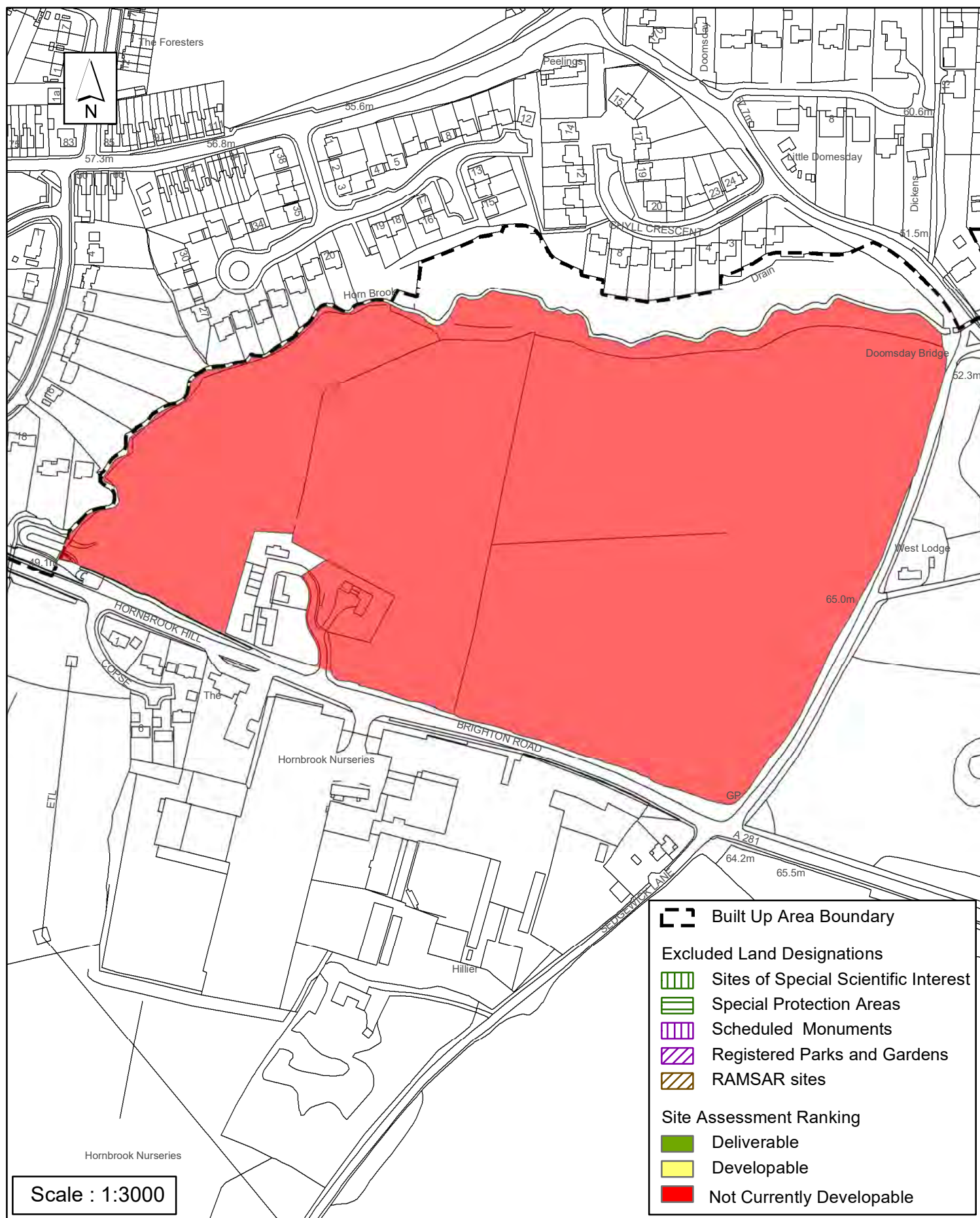
The landowner has expressed an interest in developing this site indicating its availability. The site is in the countryside south of the Built Up Area Boundary of Horsham Town. The site is rural in nature and lies beyond the Horn Brook River which forms a strong natural boundary to the edge of Horsham town. This site is tranquil in nature adjoining the AONB and does not relate well to the built form of Horsham. A small portion of the western boundary of the site is also at risk from flooding which could reduce any developable area. The eastern portion of the site is elevated and open nature would require significant landscape mitigation. 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 1-4 and 26 of the HDPF. It is therefore assessed to be '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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SA074 : Land at Hornbrook Farm, Brighton Road, Horsham



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<b>Parish</b>	<b>Horsham Forest</b>
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<b>SHLAA Reference</b>	SA098	<b>Site Name</b>	Forest Farm
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<b>Years 1-5 Deliverable</b>	<input type="checkbox"/>	<b>Site Address</b>	Hampers Lane, Horsham		
<b>Years 6-10 Developable</b>	<input type="checkbox"/>				
<b>Years 11+</b>	<input type="checkbox"/>	<b>Site Area (ha)</b>	3.4	<b>Suitable</b>	<input type="checkbox"/>
<b>Not Currently Developable</b>	<input checked="" type="checkbox"/>	<b>Greenfield/PDL</b>	Greenfield	<b>Available</b>	<input 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 in an isolated rural location within the High Weald Area of Outstanding Natural Beauty, unrelated to any settlement boundary. It is therefore assessed as 'Not Currently Developable'

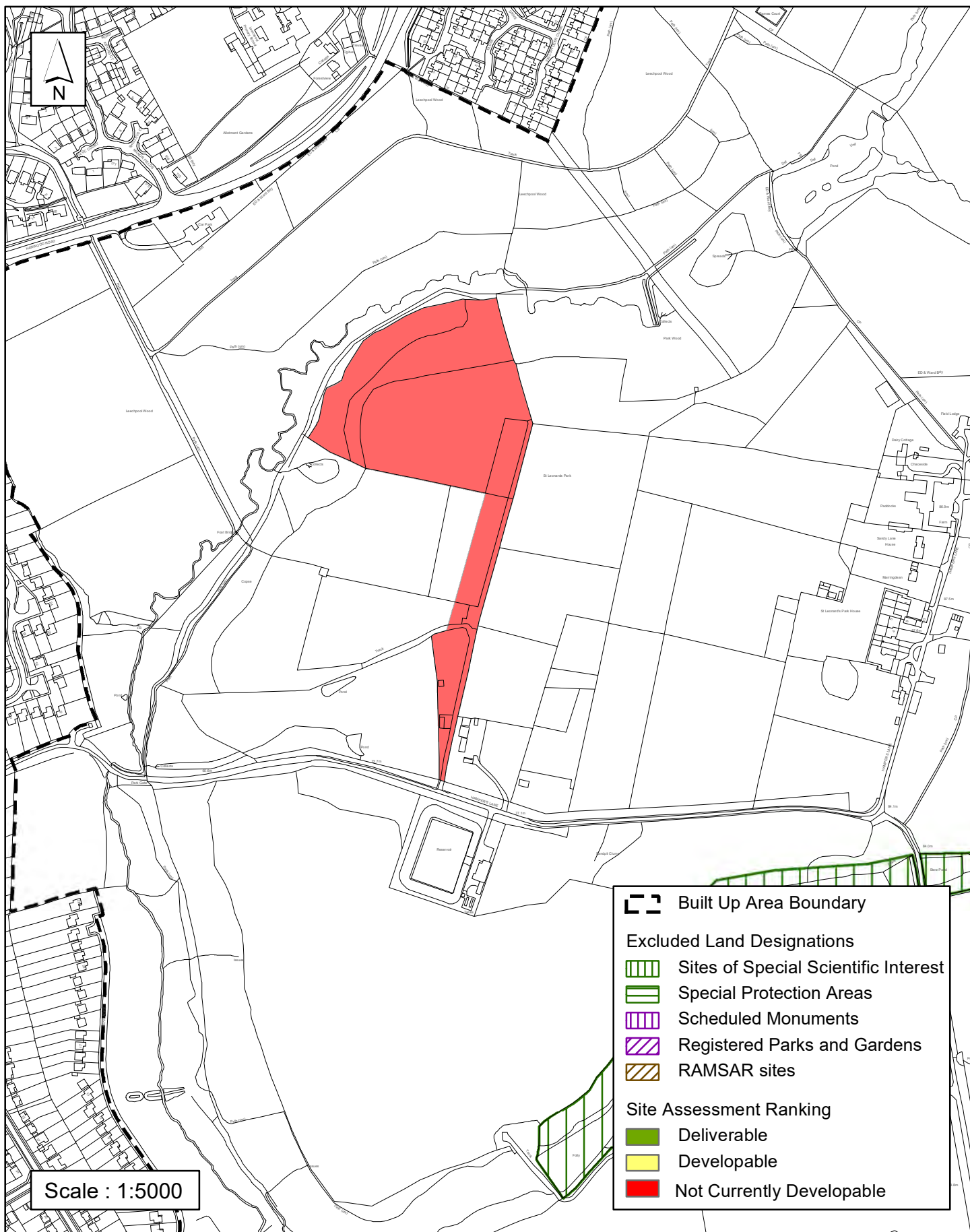
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<b>Excluded Site</b>	<input type="checkbox"/>	<b>Exclusion Reason</b>
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<b>Lapsed PP</b>	<input type="checkbox"/>	<b>Date</b>
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# SA - 098 : Forest Farm, Horsham



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

#### Justification

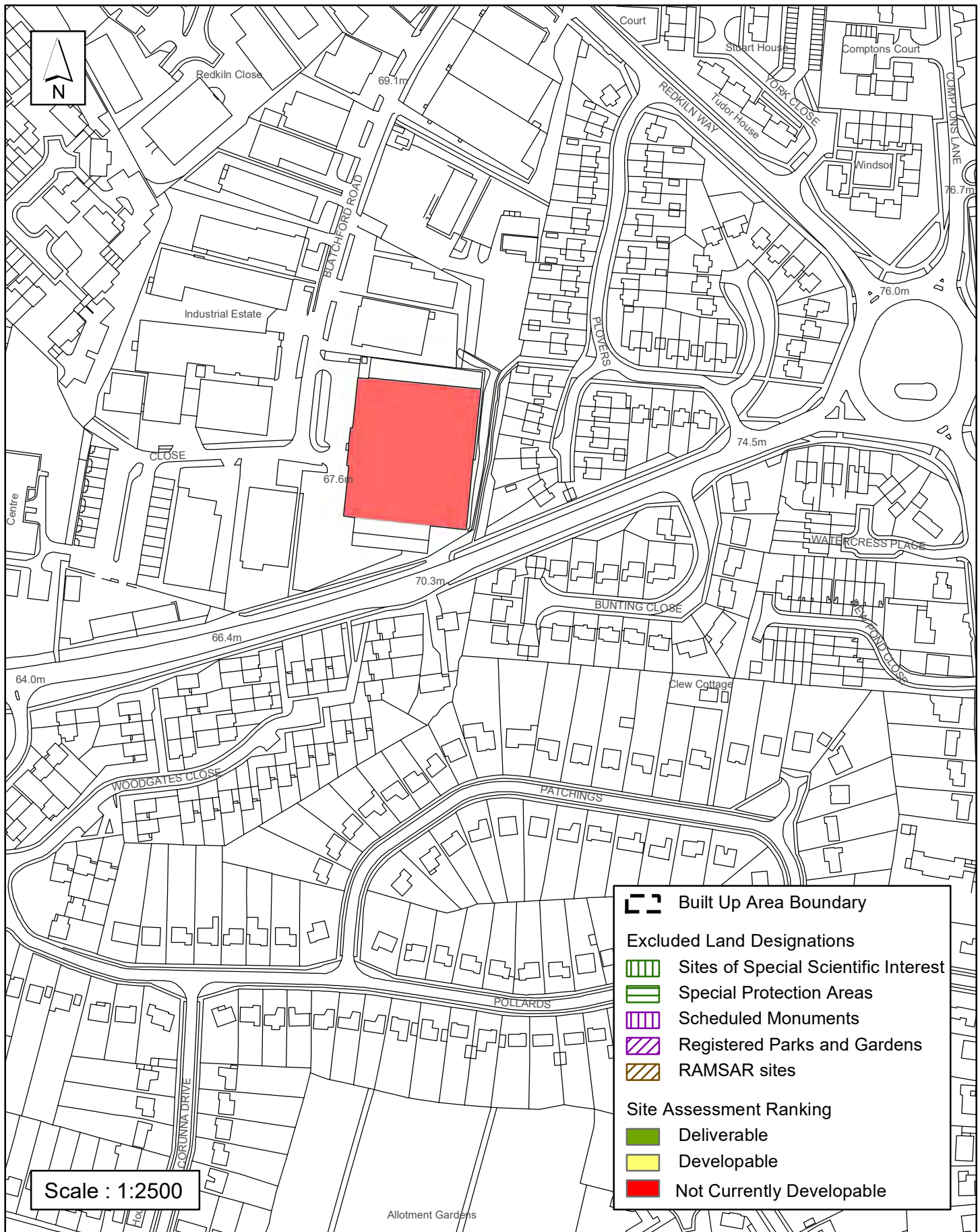
The site is currently used by Signcomp Europe and is therefore not available. The site is assessed as Not Currently Developable.

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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 - 178: 1 Blatchford Road, Horsham



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<b>Parish</b>	<b>Horsham Forest</b>
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<b>SHLAA Reference</b>	SA179	<b>Site Name</b>	City Business Centre
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<b>Years 1-5 Deliverable</b>	<input type="checkbox"/>	<b>Site Address</b>	Brighton Road, Horsham		
<b>Years 6-10 Developable</b>	<input type="checkbox"/>				
<b>Years 11+</b>	<input type="checkbox"/>	<b>Site Area (ha)</b>		<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**

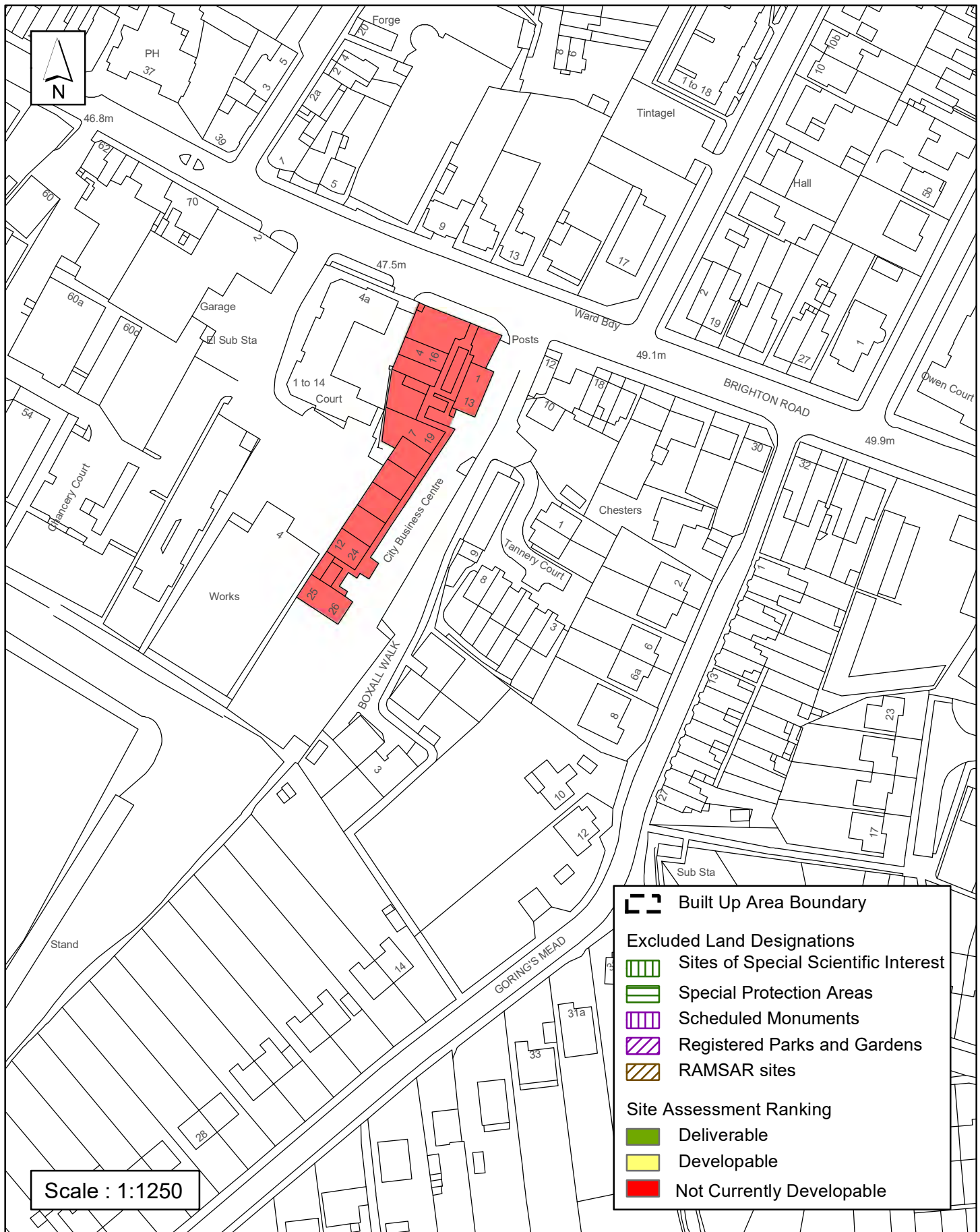
The site is a modern, medium-sized business space with secondary retail frontage facing Brighton Road. There is good access and parking to rear however the preference is to retain commercial use on this site meaning the site is not suitable and assessed as not currently developable.

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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 - 179: 2nd floor, City Business Centre, Horsham



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<b>Parish</b>	<b>Horsham Forest</b>
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<b>SHLAA Reference</b>	SA189	<b>Site Name</b>	Units 3,5,9 and 10, Foundry Court		
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<b>Years 1-5 Deliverable</b>	<input type="checkbox"/>	<b>Site Address</b>	Horsham		
<b>Years 6-10 Developable</b>	<input type="checkbox"/>				
<b>Years 11+</b>	<input type="checkbox"/>	<b>Site Area (ha)</b>	0.2	<b>Suitable</b>	<input type="checkbox"/>
<b>Not Currently Developable</b>	<input checked="" type="checkbox"/>	<b>Greenfield/PDL</b>	PDL	<b>Available</b>	<input type="checkbox"/>
		<b>Site Total</b>	0	<b>Achievable</b>	<input type="checkbox"/>

**Justification**

The site is within Foundry Lane Industrial Estate Key Employment Area. It is currently used as office space meaning it is unavailable and assessed as not currently developable.

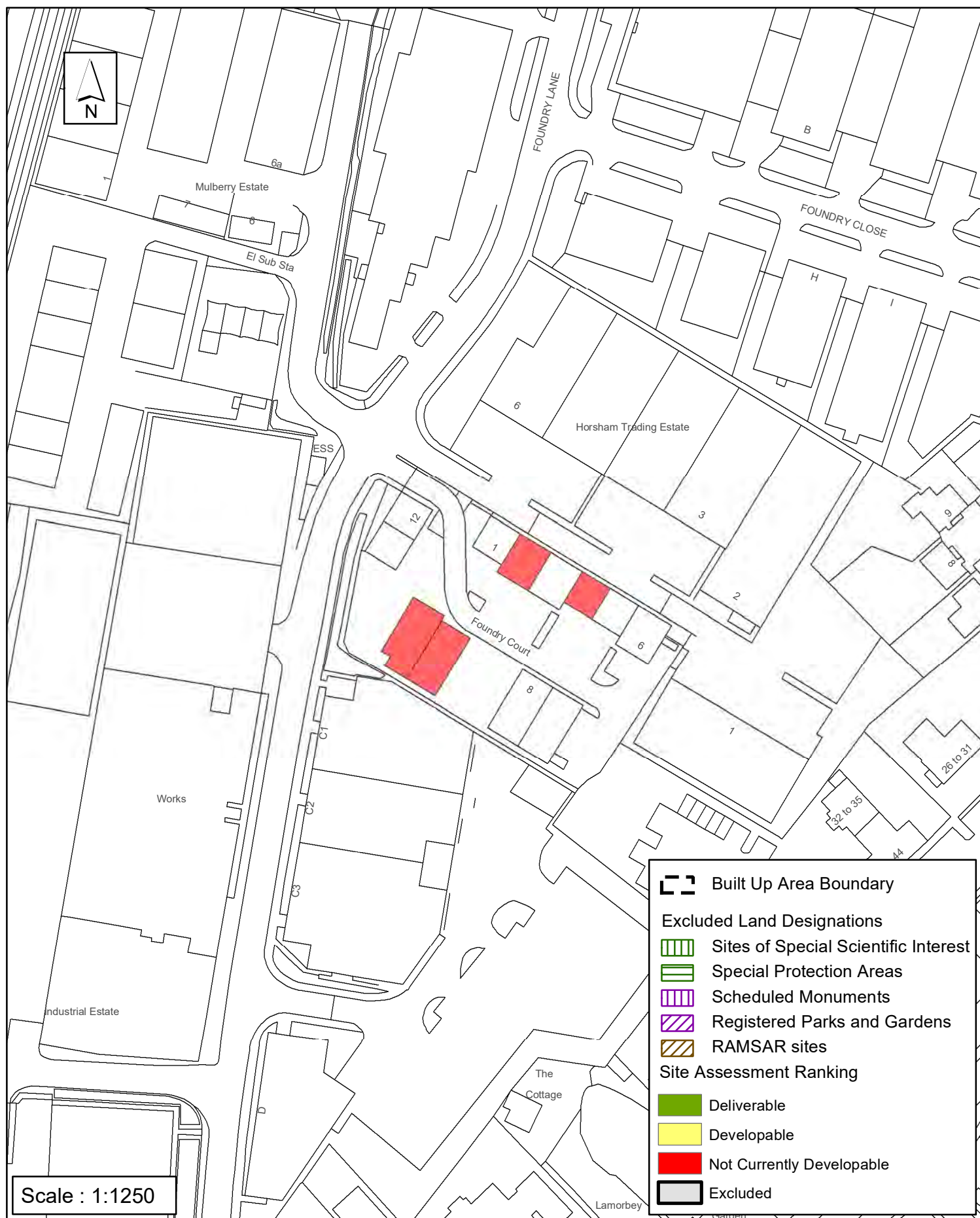
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<b>Excluded Site</b>	<input type="checkbox"/>	<b>Exclusion Reason</b>
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<b>Lapsed PP</b>	<input type="checkbox"/>	<b>Date</b>
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# SA - 189: Units 3,5,9 and 10, Foundry Court, Forest, Horsham



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## Horsham District Council

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



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<b>Parish</b>	Horsham Forest
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<b>SHLAA Reference</b>	SA298	<b>Site Name</b>	Land at Chesworth Farm
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<b>Years 1-5 Deliverable</b>	<input type="checkbox"/>	<b>Site Address</b>	Land south of Brighton Road: Strategic Site Option		
<b>Years 6-10 Developable</b>	<input type="checkbox"/>				
<b>Years 11+</b>	<input type="checkbox"/>	<b>Site Area (ha)</b>	Approx. 90	<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

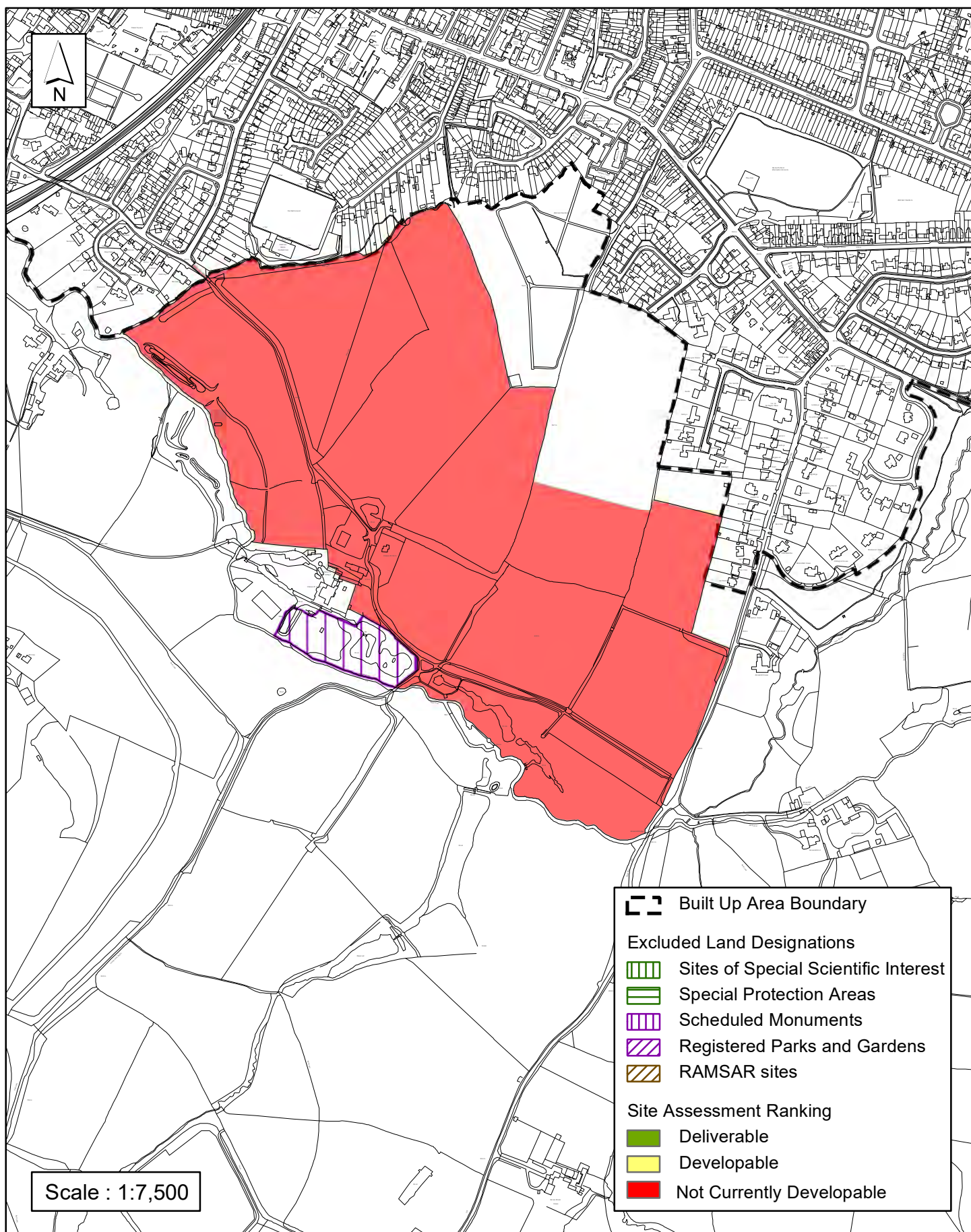
The site was originally identified as an area of search for a strategic site during the preparation of the Horsham District Planning Framework (HDPF). It adjoins the southern settlement boundary of Horsham and is close to the existing town centre services and facilities. However, the site is an important recreational resource and has identified landscape and wildlife value to the south of the town. It is therefore not assessed as a suitable location for development. The site would need access to the A281 and infrastructure capacity is low. The costs to overcome this limit the viability of the site. The site is therefore assessed to be '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 - 298 : South Horsham (Chesworth Farm)



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<b>Parish</b>	Horsham Forest
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<b>SHLAA Reference</b>	SA546	<b>Site Name</b>	Units 4-6 Redkiln Close
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<b>Years 1-5 Deliverable</b>	<input type="checkbox"/>	<b>Site Address</b>	Units 4-6 Redkiln Close, Horsham		
<b>Years 6-10 Developable</b>	<input type="checkbox"/>				
<b>Years 11+</b>	<input type="checkbox"/>	<b>Site Area (ha)</b>	0.29	<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

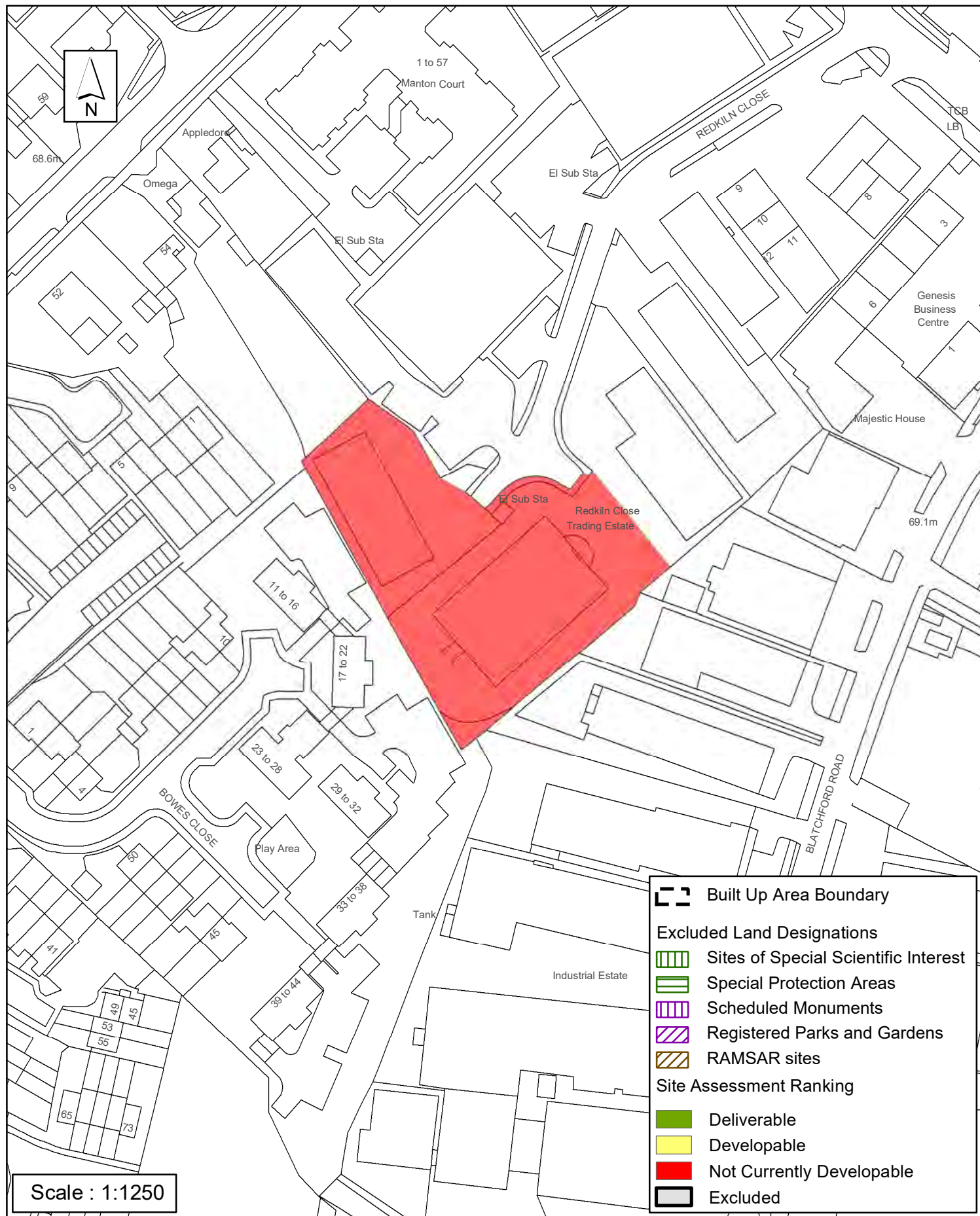
A planning consultant on behalf of the landowner has expressed an interest to develop the site meaning it is 'available'. It is located in the Blatchford Road Key Employment Area (KEA) currently in commercial use and surrounded by industrial units. The Local Plan Review Issues & Options (April 2018) contains a review of the existing Key Employment Areas within the District and has recommended the retention of the Blatchford Road KEA. The Issues & Options document is however an early stage of the local plan review and holds little weight. Residential development in a KEA is contrary to Policies 7 and 9 of the Horsham District Planning Framework and 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 - 546 : Units 4-6 Redkiln Close, Horsham



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<b>Parish</b>	<b>Horsham Forest</b>
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<b>SHLAA Reference</b>	<b>SA570</b>	<b>Site Name</b>	<b>Land South of Hilliers Garden Centre</b>
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<b>Years 1-5 Deliverable</b>	<input type="checkbox"/>	<b>Site Address</b>	Land South of Hilliers Garden Centre, Brighton Road, Horsham
<b>Years 6-10 Developable</b>	<input type="checkbox"/>		
<b>Years 11+</b>	<input type="checkbox"/>	<b>Site Area (ha)</b>	3.73
<b>Not Currently Developable</b>	<input checked="" type="checkbox"/>	<b>Greenfield/PDL</b>	Greenfield
		<b>Site Total</b>	0
		<b>Suitable</b>	<input type="checkbox"/>
		<b>Available</b>	<input checked="" type="checkbox"/>
		<b>Achievable</b>	<input type="checkbox"/>

#### Justification

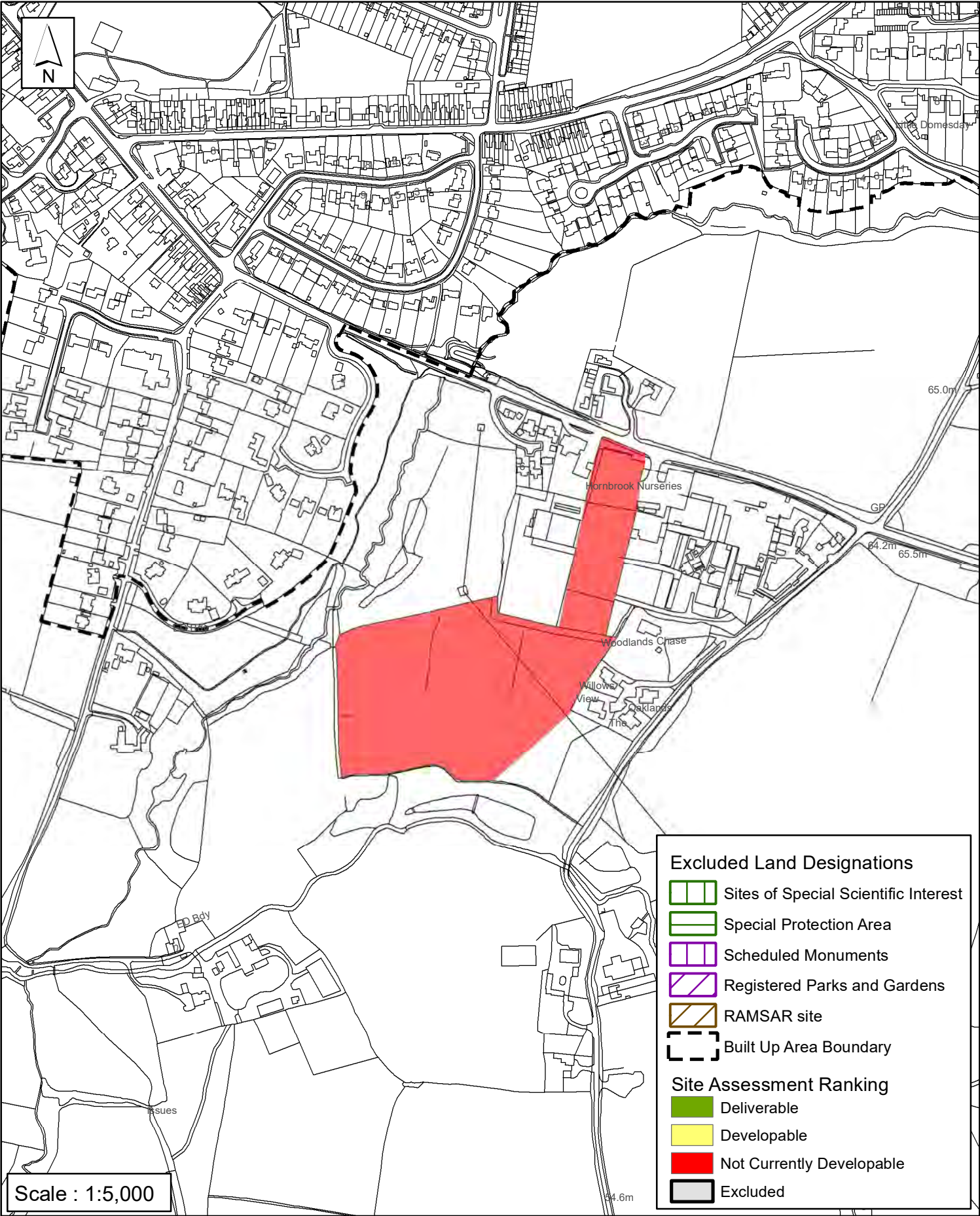
The landowner has expressed an interest to develop the site meaning it is 'available'. The site is located in the countryside to the south east of the built up area boundary of Horsham, which is a Main Town as defined by Policy 3 of the Horsham District Planning Framework 2015 (HDPF), having a large range of employment, services and facilities and leisure opportunities. An area of ancient woodland abuts the southern boundary of the site and there is a waterway which carries a Flood Zone 3 flood risk. Access from the A281 (Brighton Road) would have to be provided through the existing garden centre to access the site. It is noted that the site has been submitted for consideration for both residential and employment uses and the site was assessed in the SHELAA Economic Land Report which was published in April 2018 as 11+ years developable for employment uses. The site is in relatively close proximity to the built up area of Horsham but it does not directly adjoin the settlement edge. Unless allocated for development through the review of the Horsham District Planning Framework (HDPF) or via a made Neighbourhood Plan, it is considered that 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-570 : Land south of Hilliers Garden Centre, Forest



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**Horsham District Council**

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