

North Horsham Parish

North Horsham Parish

The following sites have been considered as part of the June 2016 SHELAA Assessment for North Horsham Parish. A map depicting the entire site area and summary of each site assessment is included on the following pages.

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

The outcome of the assessment for North Horsham Parish is summarised as follows:

SHELAA Reference	Site Name	Site Address	Outcome of Assessment	Total Units
SA296	Land North of Horsham, Strategic Site	Holbrook Park and Chennells Brook-Strategic Site	Green (1-11 Years Deliverable)	2750
SA390	Novartis Pharmaceuticals Site	Wimblehurst Road Horsham	Green (1-5 Years Deliverable)	160
SA419	2A Littlehaven Lane	Horsham West Sussex	Green (1-5 Years Deliverable)	14
SA581	Graylands House	Graylands Estate Langhurstwood Road	Green (1-5 Years Deliverable)	11
SA582	The Pavilion Graylands Estate	Langhurstwood Road	Green (1-5 Years Deliverable)	7
SA596	Land North of 23 and 28 Ringley Road	Land North of 23 and 28 Ringley Road, Horsham	Green (1-5 Years Deliverable)	33
SA026	Sendalls Yard	Crawley Road	Yellow (6-10 Years Developable)	6
SA139	9-13 Crawley Road	Horsham	Yellow (6-10 Years Developable)	15
SA144	Parsonage Farm	Parsonage Road, Horsham	Yellow (6-10 Years Developable)	127
SA145	Roffey Sports and Social Club	Spooners Road, Horsham	Yellow (6-10 Years Developable)	70
SA285	Old Pumping Station	133 Rusper Road, Horsham	Yellow (6-10 Years Developable)	30
SA048	Land south of Forest Road	Horsham	Yellow (11+ Years Developable)	6
SA088	Land north of Forest Road	Forest Road, Horsham	Yellow (11+ Years Developable)	20
SA138	137 Crawley Road	Horsham	Yellow (11+ Years Developable)	21
SA146	Star Reservoir	Comptons Brow Lane,	Yellow (11+ Years Developable)	32
SA530	The Rising Sun	The Rising Sun PH, Pondtail Road	Yellow (11+ Years Developable)	6
SA604	Land at Holbrook School Lane,	Land at Holbrook School Lane, Horsham	Yellow (11+ Years Developable)	8
SA605	Scout HQ site, Peary Close	Scout Hut Peary Close Horsham West Sussex	Yellow (11+ Years Developable)	6
SA638	Land at The Holbrook Club, Jackdaw Lane	Jackdaw Lane, Horsham (part of)	Yellow (11+ Years Developable)	50
SA127	Land off Old Crawley Road	Horsham	Not Currently Developable	0
SA241	Land east of 4 Ramsey Close	Horsham	Not Currently Developable	0
SA246	Medleys	Comptons Brow Lane	Not Currently Developable	0

SA363	Graylands Estate		Not Currently Developable	0
SA444	Langhurstwood Road	North Horsham, West Sussex	Not Currently Developable	0
SA534	Land at Forest House	Forest House, Forest Road	Not Currently Developable	0
SA568	Land around Mercer Road	Warnham Station	Not Currently Developable	0

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

SHELAA Reference	Site Name	Site Address	Outcome of Assessment
SA001	Warnham and Wealden Brickworks	Langhurstwood Road, Horsham	This site is considered for commercial use and is therefore excluded from the residential assessment. NO MAP.
SA183	137-139 Crawley Road		Considered as part of SA138
SA191	Broadlands Business Park	Broadlands Business Park	This site is considered for commercial use and is therefore excluded from the residential assessment
SA263	Robins Post	North Heath Lane, Horsham	COMPLETE
SA277	Snooker Club	77 Rusper Road, Horsham	COMPLETE
SA297	Land North of Horsham	Holbrook Park Strategic Site	Assessed as one whole site in SA296
SA312	Norfolk Court	Birches Road, Horsham	COMPLETE
SA356	Land at Old Holbrook	Land at Old Holbrook, North Horsham	Although historically this has been promoted separately, the site forms part of the wider site allocation allocated through Policy SD1 of the Horsham District Planning Framework (HDPF) and has therefore been considered under SA296
SA387	Scrapyard		NO MAP is available; therefore it has not been possible to assess the site.
SA388	Star Public House		The potential yield of the site falls below the required SHELAA threshold of 6 dwellings
SA389	Fivensgreen House North Heath Lane	Fivensgreen House North Heath Lane Horsham West Sussex	COMPLETE
SA462	246A Crawley Road	246A Crawley Road Horsham	COMPLETE
SA491	158 Crawley Road Horsham West Sussex	158 Crawley Road Horsham West Sussex RH12 4EU	COMPLETE
SA533	The Fountain Inn	Fountain Inn, 81 Rusper Road, Horsham, West Sussex,	The potential yield falls below SHLAA threshold of 6 dwellings. Application for 5 dwellings (DC/14/2430) Permitted 14/01/2016

Parish	North Horsham
---------------	----------------------

SHLAA Reference	SA296	Site Name	Land North of Horsham, Strategic Site
------------------------	--------------	------------------	--

Years 1-5 Deliverable	<input checked="" type="checkbox"/>	Site Address	Holbrook Park and Chennells Brook-Strategic Site	
Years 6-10 Developable	<input checked="" type="checkbox"/>			
Years 11+	<input checked="" type="checkbox"/>	Site Area (ha)	Approx. 18	Suitable <input checked="" type="checkbox"/>
Not Currently Developable	<input type="checkbox"/>	Greenfield/PDL	Greenfield	Available <input checked="" type="checkbox"/>
		Site Total	2750	Achievable <input checked="" type="checkbox"/>
				Viable <input checked="" type="checkbox"/>

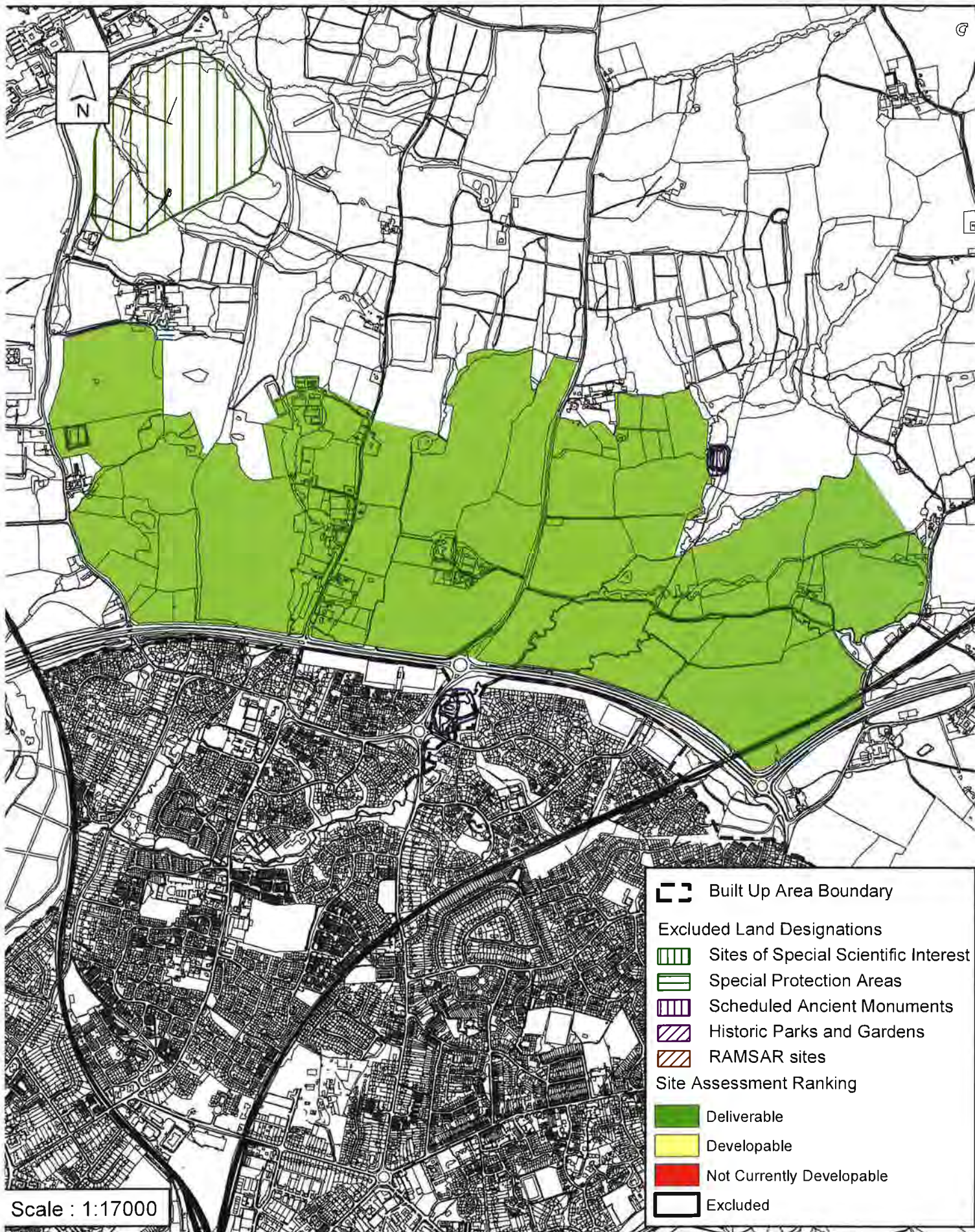
Justification

The site has been allocated for the development of 2,500 homes in the emerging Horsham District Planning Framework (HDPF). An application for 2,750 units is also expected to be submitted in the summer of 2016. The site is considered suitable for development because of its location in proximity to Horsham Town and the wider strategic road and rail network and the potential for economic development on this site as well as housing. There are a number of site infrastructure constraints that need to be overcome through the planning application process. Taking this information into account it is considered that a small portion of development could come forward in the short term (1-5 years) with the majority being delivered in the medium to long term 6 - 10 and 11+ years.

Excluded Site	<input type="checkbox"/>	Exclusion Reason
----------------------	--------------------------	-------------------------

Lapsed PP	<input type="checkbox"/>	Date
------------------	--------------------------	-------------

SA - 296: Land North of Horsham, Strategic Site, Holbrook Park and Chennells Brook, North Horsham



Reproduced by permission of Ordnance Survey map on behalf of HMSO. © Crown copyright and database rights (2016).
Ordnance Survey Licence.100023865

Date: 31/03/2014

Revision: 20/06/2016

Horsham District Council

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

Chris Lyons : Director of Planning, Economic Development & Property

Parish	North Horsham
---------------	----------------------

SHLAA Reference	SA390	Site Name	Novartis Pharmaceuticals Site
------------------------	--------------	------------------	--------------------------------------

Years 1-5 Deliverable	<input checked="" type="checkbox"/>	Site Address	Novartis Pharmaceuticals Ltd Wimblehurst Road/Parsonage Road, Horsham	
Years 6-10 Developable	<input type="checkbox"/>			
Years 11+	<input type="checkbox"/>	Site Area (ha)	11.6	Suitable <input checked="" type="checkbox"/>
Not Currently Developable	<input type="checkbox"/>	Greenfield/PDL	PDL	Available <input checked="" type="checkbox"/>
		Site Total	160	Achievable <input checked="" type="checkbox"/>
				Viable <input checked="" type="checkbox"/>

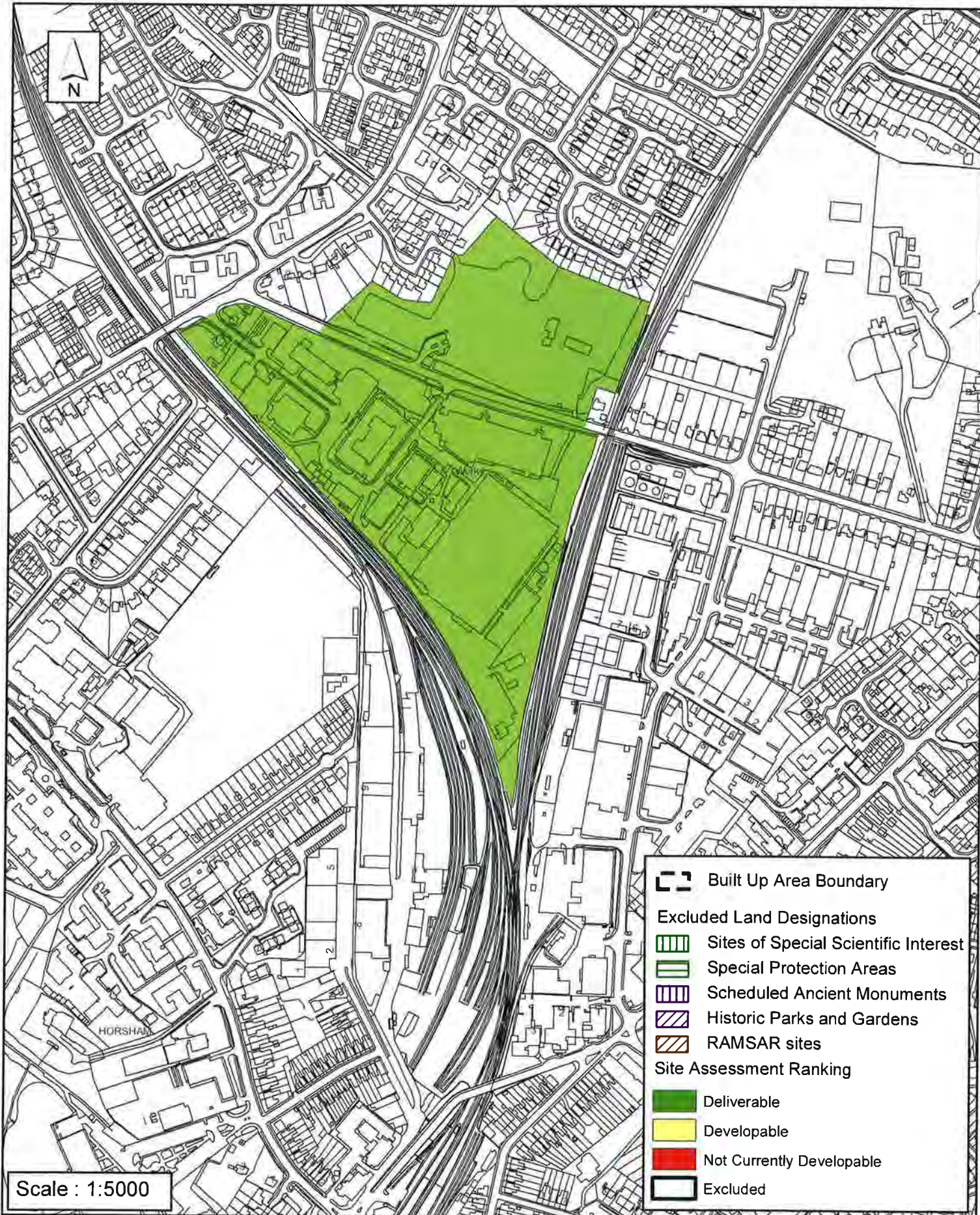
Justification

Non Material Amendment to planning approval DC/14/1624 (Demolition of existing social club and redevelopment of site so as to accommodate 160 dwellings together with new access arrangements and landscaping works) to allow for fenestration alterations and corrections, repositioning and alteration to bin store and alterations to staircase lobbies of apartment blocks. PERMITTED Development on this site has commenced.

Excluded Site	<input type="checkbox"/>	Exclusion Reason
----------------------	--------------------------	-------------------------

Lapsed PP	<input type="checkbox"/>	Date
------------------	--------------------------	-------------

SA -390: Novartis Site, North and South, Wimblehurst Road, North Horsham



Reproduced by permission of Ordnance Survey map on behalf of HMSO. © Crown copyright and database rights (2015).
Ordnance Survey Licence.100023865

Date: 31/07/2014

Revision: 02/11/2015

Horsham District Council

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

Chris Lyons : Director of Planning, Economic Development & Property

Parish	North Horsham
---------------	---------------

SHLAA Reference	SA419	Site Name	2A Littlehaven Lane
------------------------	-------	------------------	---------------------

Years 1-5 Deliverable	<input checked="" type="checkbox"/>	Site Address	2A Littlehaven Lane, Horsham		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	0.9	Suitable	<input checked="" type="checkbox"/>
Not Currently Developable	<input type="checkbox"/>	Greenfield/PDL	PDL	Available	<input checked="" type="checkbox"/>
		Site Total	14	Achievable	<input checked="" type="checkbox"/>
				Viable	<input checked="" type="checkbox"/>

Justification

DC/12/0744 Application for 14 units PERMITTED 08 April 2013

Excluded Site	<input type="checkbox"/>	Exclusion Reason
----------------------	--------------------------	-------------------------

Lapsed PP	<input type="checkbox"/>	Date
------------------	--------------------------	-------------

SA - 419 : 2A Littlehaven Lane, Horsham



Reproduced by permission of Ordnance Survey map on behalf of HMSO. © Crown copyright and database rights (2013).
Ordnance Survey Licence.100023865

Horsham District Council

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

Parish	North Horsham
---------------	----------------------

SHLAA Reference	SA581	Site Name	Graylands House
------------------------	--------------	------------------	------------------------

Years 1-5 Deliverable	<input checked="" type="checkbox"/>	Site Address	Graylands House, Graylands Estate, Langhurst Wood Road		
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		Available	<input checked="" type="checkbox"/>
		Site Total	11	Achievable	<input checked="" type="checkbox"/>
				Viable	<input type="checkbox"/>

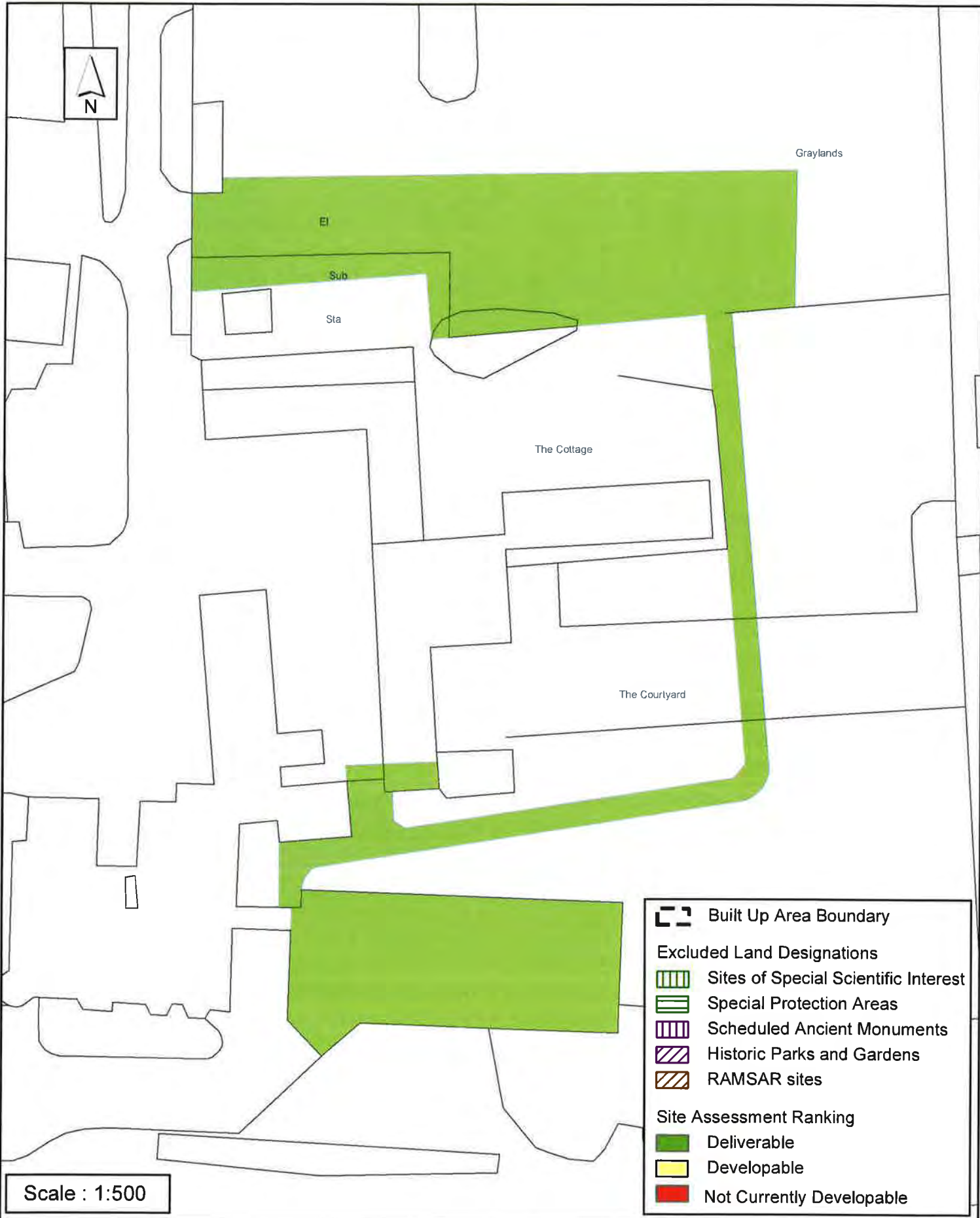
Justification

DC/14/2618: Prior Approval for change of use of ground and first floor from use class B1(A) office to use class C3 residential for eleven dwellings PERMITTED A scheme of this size would likely be delivered in a single phase.

Excluded Site	<input type="checkbox"/>	Exclusion Reason
----------------------	--------------------------	-------------------------

Lapsed PP	<input type="checkbox"/>	Date
------------------	--------------------------	-------------

SA581 : Graylands House Graylands Estate Langhurst Wood Road



Reproduced by permission of Ordnance Survey map on behalf of HMSO. © Crown copyright and database rights (2015).
Ordnance Survey Licence.100023865

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**North Horsham**

SHLAA Reference SA582 **Site Name** The Pavilion Graylands Estate

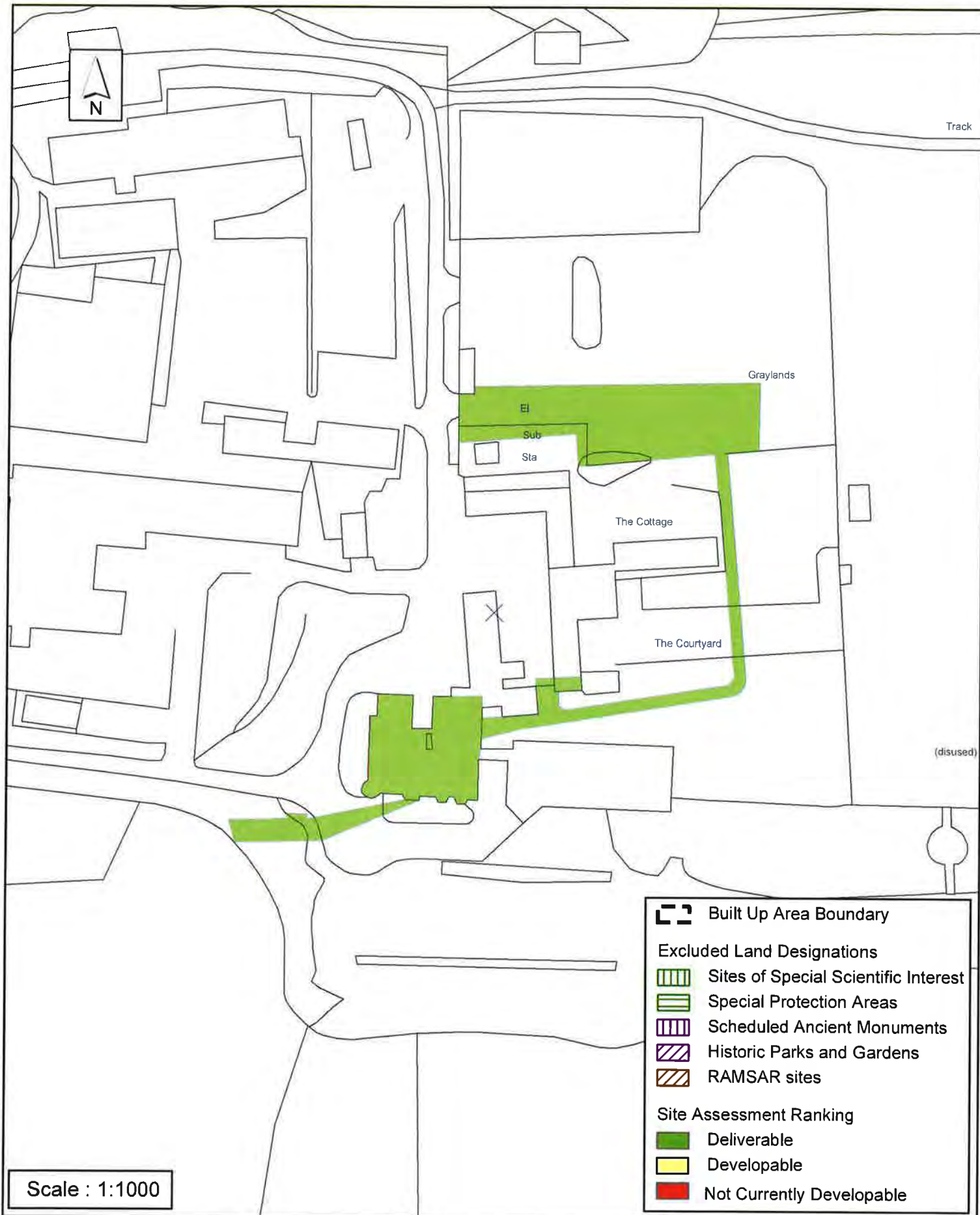
Years 1-5 Deliverable	<input checked="" type="checkbox"/>	Site Address	The Pavilion, Graylands Estate, Langhurst Wood Road, Horsham	
Years 6-10 Developable	<input type="checkbox"/>			
Years 11+	<input type="checkbox"/>	Site Area (ha)	0.16	Suitable <input checked="" type="checkbox"/>
Not Currently Developable	<input type="checkbox"/>	Greenfield/PDL		Available <input checked="" type="checkbox"/>
		Site Total	7	Achievable <input checked="" type="checkbox"/>
				Viable <input type="checkbox"/>

Justification

DC/14/2619 Prior Approval for change of use of ground and first floor from use class B1(A) office to use class C3 residential for seven dwellings: Prior Approval Required and PERMITTED A scheme of this size would likely be delivered in a single phase.

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

SA582 : The Pavilion Graylands Estate Langhurst Wood Road Horsham



Reproduced by permission of Ordnance Survey map on behalf of HMSO. © Crown copyright and database rights (2015).
Ordnance Survey Licence.100023865

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**North Horsham**

SHLAA Reference SA596 **Site Name** Land North of 23 and 28 Ringley Road

Years 1-5 Deliverable	<input checked="" type="checkbox"/>	Site Address	Land North of 23 and 28 Ringley Road, Horsham
Years 6-10 Developable	<input type="checkbox"/>		
Years 11+	<input type="checkbox"/>	Site Area (ha)	Suitable <input checked="" type="checkbox"/>
Not Currently Developable	<input type="checkbox"/>	Greenfield/PDL	Available <input checked="" type="checkbox"/>
		Site Total	Achievable <input checked="" type="checkbox"/>
		33	Viable <input type="checkbox"/>

Justification

DC/13/1890: Erection of 33 x dwellings and associated access, parking and landscaping arrangements (Development affects the setting of a Listed Building): PERMITTED and development has commenced and is likely to be completed within the next five years.

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

SA596 : Land North of 23 and 28 Ringley Road, Horsham



Reproduced by permission of Ordnance Survey map on behalf of HMSO. © Crown copyright and database rights (2015).
Ordnance Survey Licence.100023865

Date: 17/06/2015

Revision: 27/08/2015

Horsham District Council

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

Chris Lyons : Director of Planning, Economic Development & Property

Parish	North Horsham
---------------	----------------------

SHLAA Reference	SA026	Site Name	Sendalls Yard
------------------------	--------------	------------------	----------------------

Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Crawley Road, Horsham	
Years 6-10 Developable	<input checked="" type="checkbox"/>			
Years 11+	<input type="checkbox"/>	Site Area (ha)	0.16	Suitable <input checked="" type="checkbox"/>
Not Currently Developable	<input type="checkbox"/>	Greenfield/PDL	PDL	Available <input checked="" type="checkbox"/>
		Site Total	6	Achievable <input type="checkbox"/>
				Viable <input checked="" type="checkbox"/>

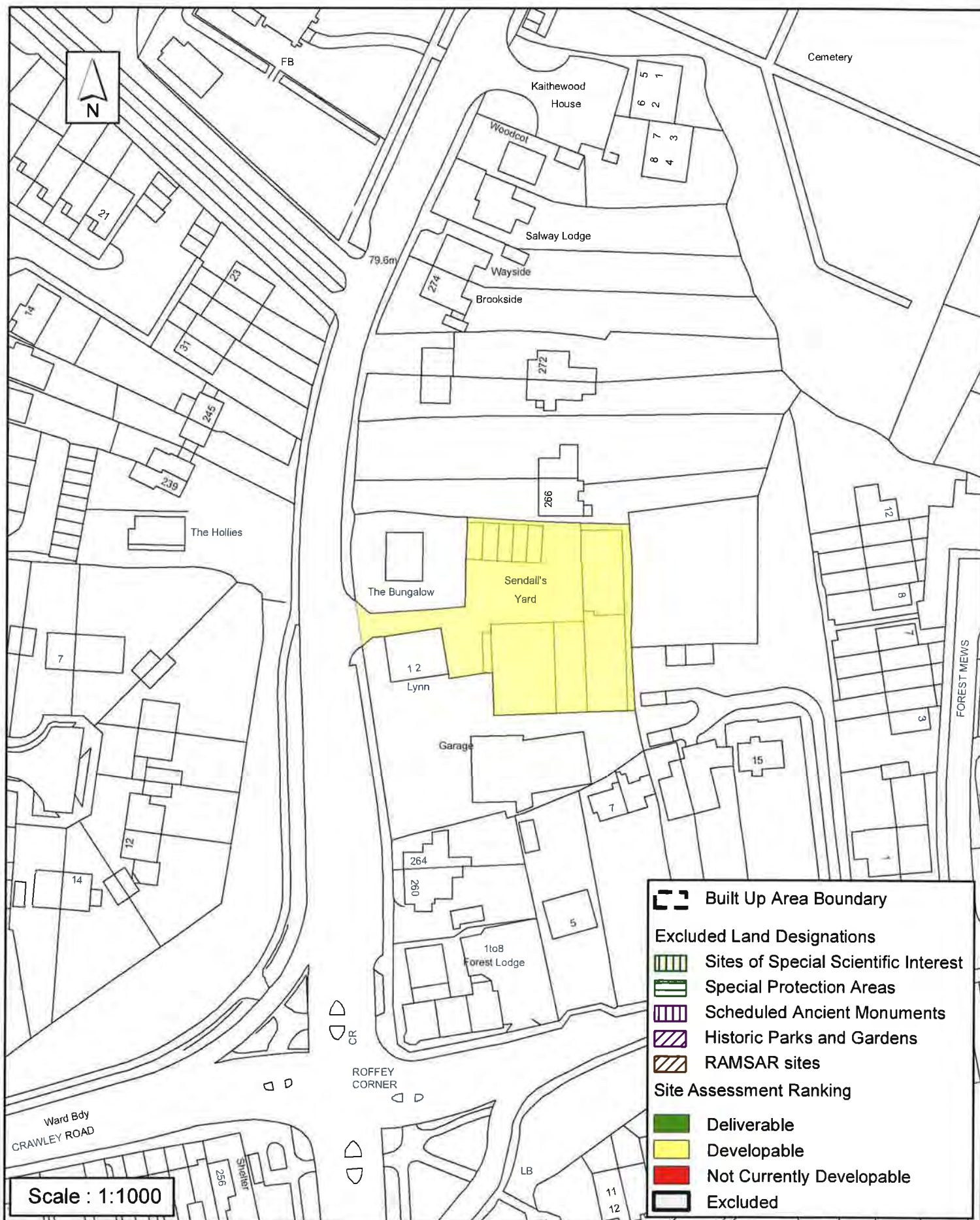
Justification

Located within a residential area, this brownfield site is considered suitable for development. The small size of this site means this area could be viable for flats in the correct market. However there may be potential for more units if the site was developed in conjunction with the surrounding land. The site is assessed as developable 6 -10 years. A scheme of this size would likely be delivered in a single phase.

Excluded Site	<input type="checkbox"/>	Exclusion Reason
----------------------	--------------------------	-------------------------

Lapsed PP	<input type="checkbox"/>	Date
------------------	--------------------------	-------------

SA - 026 : Sendalls Yard, Crawley Road, North Horsham



Reproduced by permission of Ordnance Survey map on behalf of HMSO. © Crown copyright and database rights (2015). Ordnance Survey Licence.100023865

Date: 07/01/2013

Revision: 08/10/2015

Horsham District Council

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

Chris Lyons : Director of Planning, Economic Development & Property

Parish	North Horsham
---------------	----------------------

SHLAA Reference	SA139	Site Name	9-13 Crawley Road
------------------------	--------------	------------------	--------------------------

Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Horsham, West Sussex	
Years 6-10 Developable	<input checked="" type="checkbox"/>			
Years 11+	<input type="checkbox"/>	Site Area (ha)	0.29	Suitable <input checked="" type="checkbox"/>
Not Currently Developable	<input type="checkbox"/>	Greenfield/PDL	PDL	Available <input checked="" type="checkbox"/>
		Site Total	15	Achievable <input type="checkbox"/>
				Viable <input type="checkbox"/>

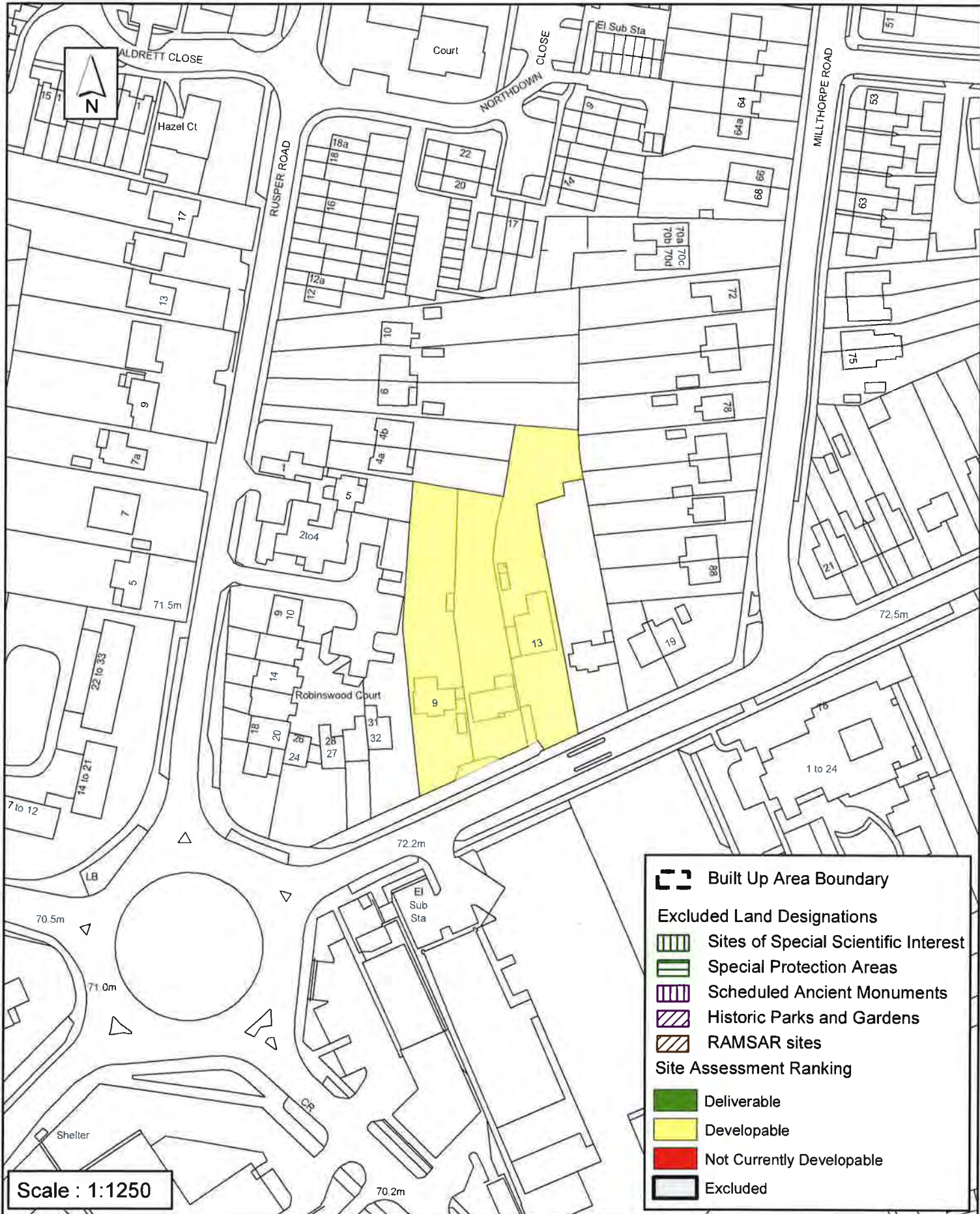
Justification

The site was allocated for residential development in the 2007 SSAL policy AL1 and is within the built up area of Horsham town meaning it is considered suitable for development. Land ownership issues could delay development coming forward meaning it is unlikely to be delivered in the short term. The site is considered developable 6-10 years. A scheme of this size would likely be delivered in a single phase.

Excluded Site	<input type="checkbox"/>	Exclusion Reason
----------------------	--------------------------	-------------------------

Lapsed PP	<input type="checkbox"/>	Date
------------------	--------------------------	-------------

SA - 139 : 9-13 Crawley Road, North Horsham



Reproduced by permission of Ordnance Survey map on behalf of HMSO. © Crown copyright and database rights (2015).
Ordnance Survey Licence.100023865

Date: 07/01/2013

Revision: 02/11/2015

Horsham District Council

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

Chris Lyons : Director of Planning, Economic Development & Property

Parish	North Horsham
---------------	----------------------

SHLAA Reference	SA144	Site Name	Parsonage Farm
------------------------	--------------	------------------	-----------------------

Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Parsonage Road, Horsham	
Years 6-10 Developable	<input checked="" type="checkbox"/>			
Years 11+	<input type="checkbox"/>	Site Area (ha)	4.5	Suitable <input checked="" type="checkbox"/>
Not Currently Developable	<input type="checkbox"/>	Greenfield/PDL	PDL	Available <input checked="" type="checkbox"/>
		Site Total	127	Achievable <input checked="" type="checkbox"/>
				Viable <input checked="" type="checkbox"/>

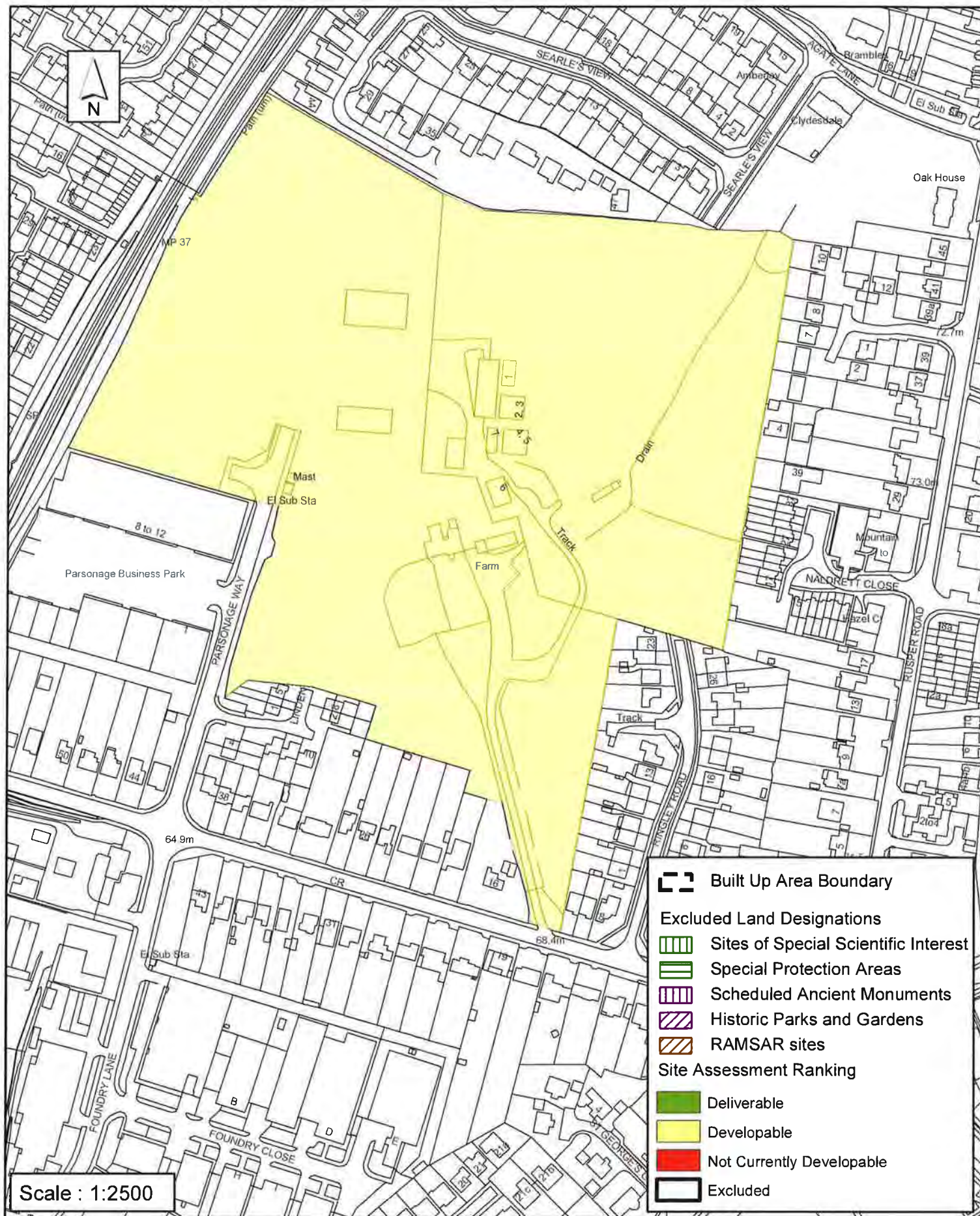
Justification

The site has been allocated in the Site Specific Allocations of Land Document (SSAL) 2007 for 160 dwellings, policy AL 1. This site is considered achievable in the longer term, subject to legal agreement and suitable relocation of existing uses. Part of the site has permission for 33 units DC/13/1890) and these units, assessed under SA596 have been deducted from the overall site potential. The remainder of the site is considered developable 6-10 years.

Excluded Site	<input type="checkbox"/>	Exclusion Reason
----------------------	--------------------------	-------------------------

Lapsed PP	<input type="checkbox"/>	Date
------------------	--------------------------	-------------

SA - 144 : Parsonage Farm, Parsonage Road, North Horsham



Reproduced by permission of Ordnance Survey map on behalf of HMSO. © Crown copyright and database rights (2015). Ordnance Survey Licence.100023865

Date: 13/06/2012

Revision: 12/10/2015

Horsham District Council

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

Chris Lyons : Director of Planning, Economic Development & Property

Parish	North Horsham
---------------	----------------------

SHLAA Reference	SA145	Site Name	Roffey Sports and Social Club
------------------------	--------------	------------------	--------------------------------------

Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Spooners Road, Horsham	
Years 6-10 Developable	<input checked="" type="checkbox"/>			
Years 11+	<input type="checkbox"/>	Site Area (ha)	1	Suitable <input checked="" type="checkbox"/>
Not Currently Developable	<input type="checkbox"/>	Greenfield/PDL	PDL	Available <input checked="" type="checkbox"/>
		Site Total	70	Achievable <input checked="" type="checkbox"/>
				Viable <input checked="" type="checkbox"/>

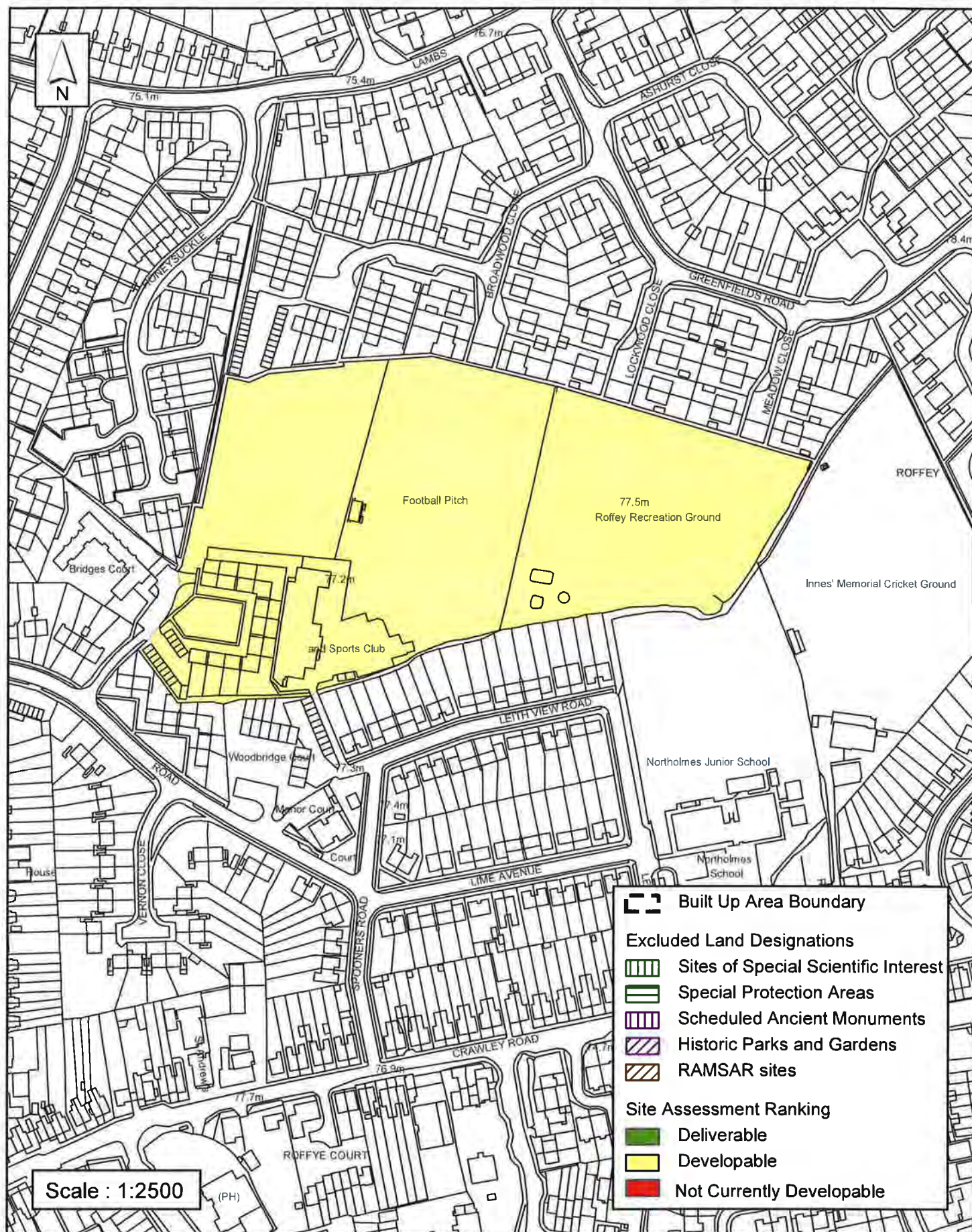
Justification

This site is allocated under policy AL4 of the Core Strategy 2007 for residential, recreation and leisure uses. Development is subject to the provision of significantly enhanced leisure facilities which means the site is unlikely to come forward in the short term.

Excluded Site	<input type="checkbox"/>	Exclusion Reason
----------------------	--------------------------	-------------------------

Lapsed PP	<input type="checkbox"/>	Date
------------------	--------------------------	-------------

SA - 145 : Roffey Sports and Social Club, Spooners Road, Horsham



Reproduced by permission of Ordnance Survey map on behalf of HMSO. © Crown copyright and database rights (2012). Ordnance Survey Licence.100023865

Horsham District Council

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

Parish**North Horsham**

SHLAA Reference SA285 **Site Name** Old Pumping Station

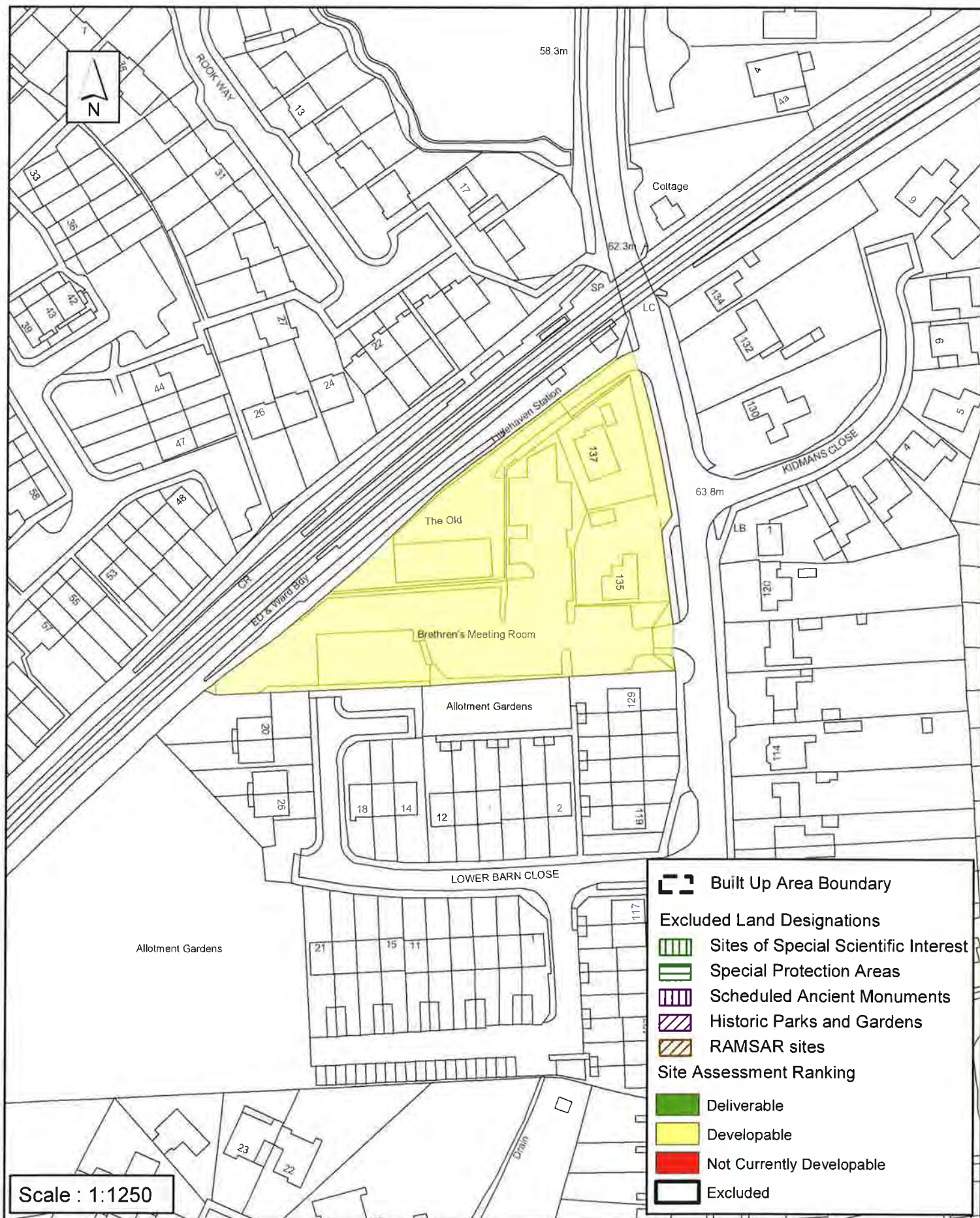
Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	133, Rusper Road, Horsham		
Years 6-10 Developable	<input checked="" type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	0.5	Suitable	<input checked="" type="checkbox"/>
Not Currently Developable	<input type="checkbox"/>	Greenfield/PDL	PDL	Available	<input checked="" type="checkbox"/>
		Site Total	30	Achievable	<input checked="" type="checkbox"/>
				Viable	<input type="checkbox"/>

Justification

Permission (NH/157/02 for 24 flats) was permitted on this site in 2002 indicating that the site is available for development. This permission expired in 2010, however the landowner has indicated that they would like the site to remain in the SHLAA. Since that time, two additional units to the east of the site have also become available (now considered as one whole site). This extended area increases the potential of the site to 30 dwellings therefore the site is considered available and suitable for development 6-10 years. A scheme of this size would likely be delivered in a single phase.

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

SA - 285: Old Pumping Station, Rusper Road, Horsham



Reproduced by permission of Ordnance Survey map on behalf of HMSO. © Crown copyright and database rights (2015). Ordnance Survey Licence.100023865

Date: 30/01/2014

Revision: 02/11/2015

Horsham District Council

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

Chris Lyons : Director of Planning, Economic Development & Property

Parish	North Horsham
---------------	----------------------

SHLAA Reference	SA048	Site Name	Land south of Forest Road
------------------------	--------------	------------------	----------------------------------

Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Horsham		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input checked="" type="checkbox"/>	Site Area (ha)	1.65	Suitable	<input type="checkbox"/>
Not Currently Developable	<input type="checkbox"/>	Greenfield/PDL	PDL	Available	<input checked="" type="checkbox"/>
		Site Total	6	Achievable	<input type="checkbox"/>
				Viable	<input checked="" type="checkbox"/>

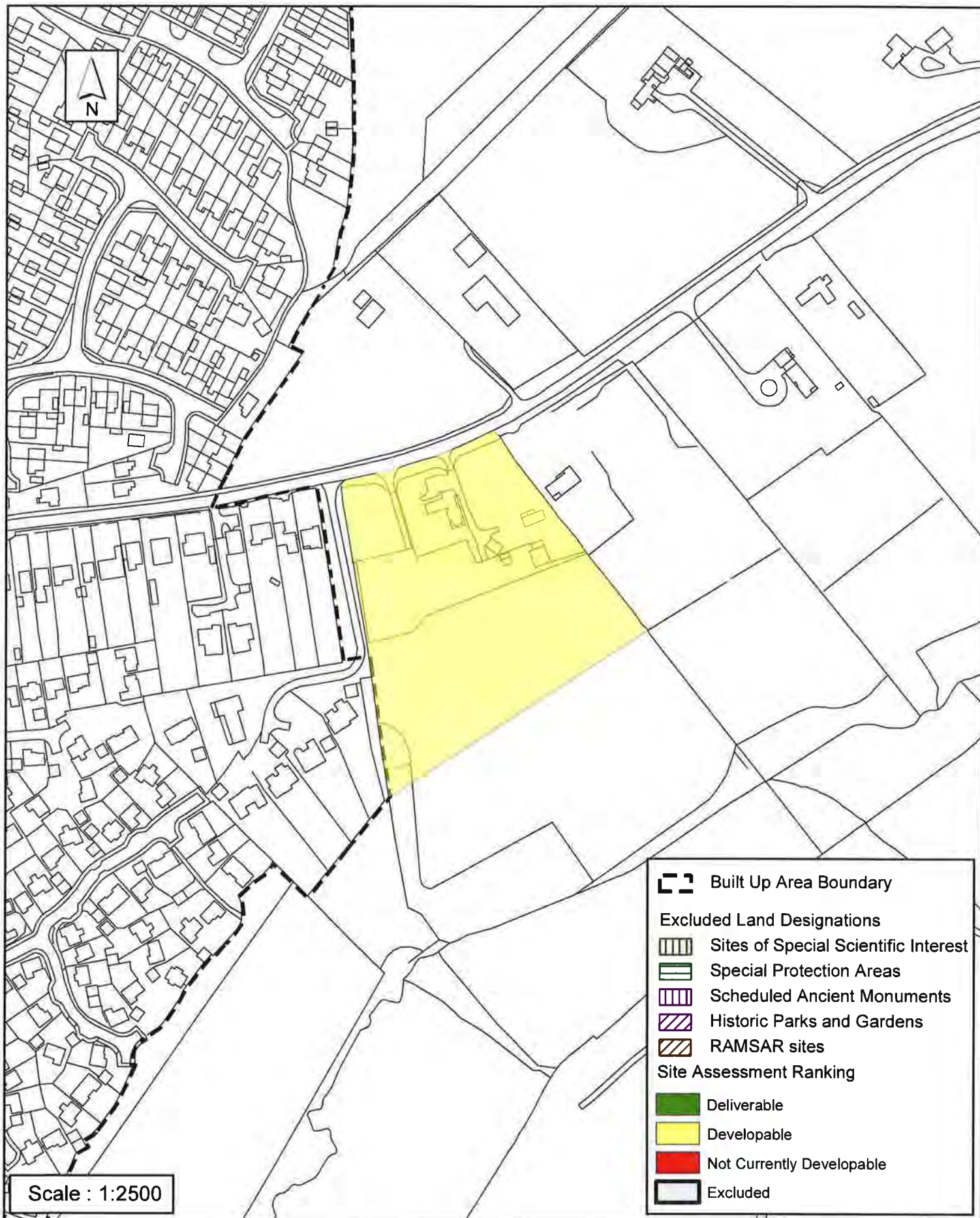
Justification

The site is in close proximity to the AONB which may limit the suitability of the site for residential development. Any future development would need to be scaled and designed so as to avoid the impacts of settlement coalescence with Crawley and detrimental impacts on the AONB. These impacts could potentially be reduced by restricting development to the northern portion of the site. In order to overcome the poor sustainability of this site, access through to Rowan Way for at least pedestrians and cyclists must be secured. This would allow for cycling to Littlehaven Station and for walking to the existing regular bus services on Beech Road. This access would depend on some development within site SA088. As a result of these constraints, the site is assessed as developable 11+ years at this stage.

Excluded Site	<input type="checkbox"/>	Exclusion Reason
----------------------	--------------------------	-------------------------

Lapsed PP	<input type="checkbox"/>	Date
------------------	--------------------------	-------------

SA - 048 : Land south of Forest Road, North Horsham



Reproduced by permission of Ordnance Survey map on behalf of HMSO. © Crown copyright and database rights (2015).
Ordnance Survey Licence.100023865

Date: 13/06/2012

Revision: 08/10/2015

Horsham District Council

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

Chris Lyons : Director of Planning, Economic Development & Property

Parish**North Horsham**

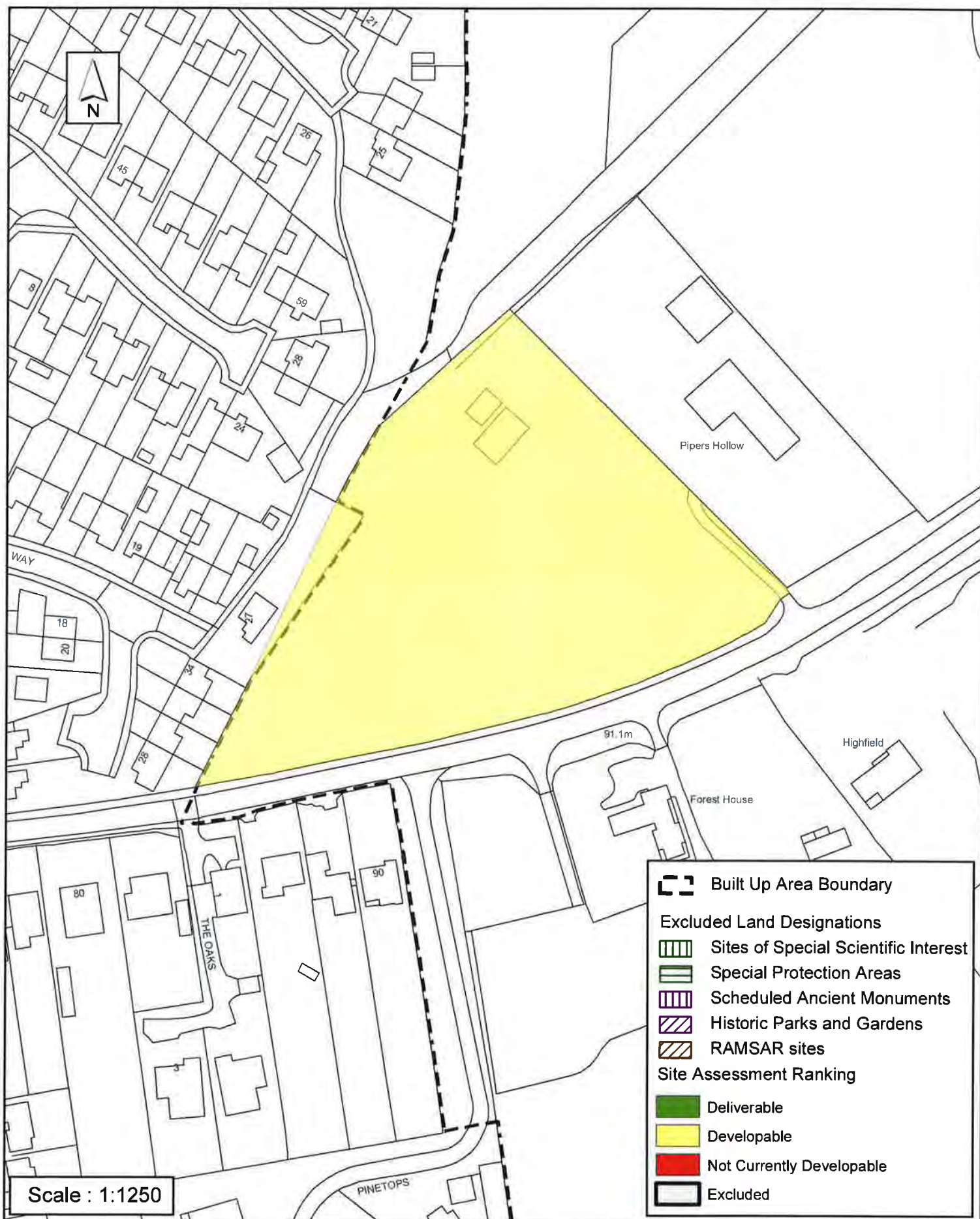
SHLAA Reference SA088 **Site Name** Land north of Forest Road

Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Forest Road, Horsham		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input checked="" type="checkbox"/>	Site Area (ha)	0.9	Suitable	<input checked="" type="checkbox"/>
Not Currently Developable	<input type="checkbox"/>	Greenfield/PDL	Greenfield	Available	<input checked="" type="checkbox"/>
		Site Total	20	Achievable	<input type="checkbox"/>
				Viable	<input checked="" type="checkbox"/>

Justification

Whilst located outside the BUAB, the site is contiguous with the settlement edge of Horsham, meaning the principle of development may be suitable if allocated through a Local Plan or Neighbourhood Development Plan. An application for 20 dwellings (DC/15/1468) was submitted in 2015 and refused on the grounds that it was not consistent with the adopted development framework due to its countryside location. Concerns regarding access, landscape character and ecology were also identified which would need to be addressed prior to any allocation or permission being made. The site is located within the AONB which may limit the developable area. Any future development would need to be scaled and designed so as to avoid the impacts of settlement coalescence with Crawley and detrimental impacts on the AONB. These impacts could potentially be reduced by restricting development to the western portion of the site. In order to overcome the poor sustainability of this site, access through to Rowan Way for at least pedestrians and cyclists must be secured. This would allow for cycling and walking to the existing regular bus services on Beech Road. A scheme of this size would likely be delivered in a single phase. The site is considered developable 11+ years.

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



Parish	North Horsham
---------------	----------------------

SHLAA Reference	SA138	Site Name	137 Crawley Road
------------------------	--------------	------------------	-------------------------

Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Horsham		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input checked="" type="checkbox"/>	Site Area (ha)	0.17	Suitable	<input checked="" type="checkbox"/>
Not Currently Developable	<input type="checkbox"/>	Greenfield/PDL	PDL	Available	<input checked="" type="checkbox"/>
		Site Total	21	Achievable	<input type="checkbox"/>
				Viable	<input checked="" type="checkbox"/>

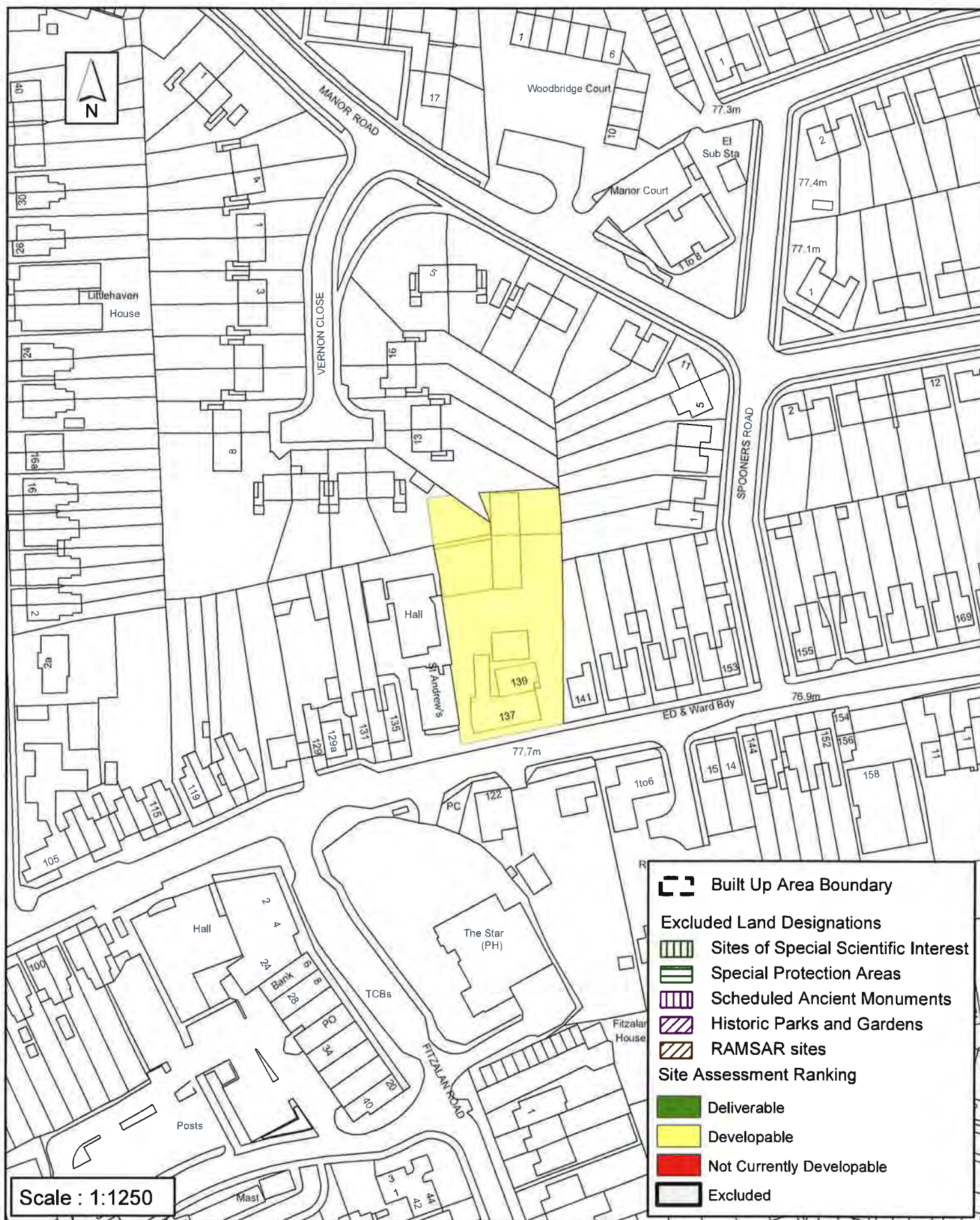
Justification

The site was allocated for 21 units in the Site Specific Allocations of Land (2007) SSAL Policy AL1 and is therefore considered suitable for development. There is a legal agreement which might affect the availability of the site in the short term, and it is therefore assessed as 11+ years developable.

Excluded Site	<input type="checkbox"/>	Exclusion Reason
----------------------	--------------------------	-------------------------

Lapsed PP	<input type="checkbox"/>	Date
------------------	--------------------------	-------------

SA - 138 : 137 Crawley Road, North Horsham



Reproduced by permission of Ordnance Survey map on behalf of HMSO. © Crown copyright and database rights (2015).
Ordnance Survey Licence.100023865

Date: 07/01/2013

Revision: 12/10/2015

Horsham District Council

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

Chris Lyons : Director of Planning, Economic Development & Property

Parish	North Horsham
---------------	----------------------

SHLAA Reference	SA146	Site Name	Star Reservoir
------------------------	--------------	------------------	-----------------------

Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Comptons Brow Lane, Horsham		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input checked="" type="checkbox"/>	Site Area (ha)	0.8	Suitable	<input checked="" type="checkbox"/>
Not Currently Developable	<input type="checkbox"/>	Greenfield/PDL	PDL	Available	<input checked="" type="checkbox"/>
		Site Total	32	Achievable	<input checked="" type="checkbox"/>
				Viable	<input checked="" type="checkbox"/>

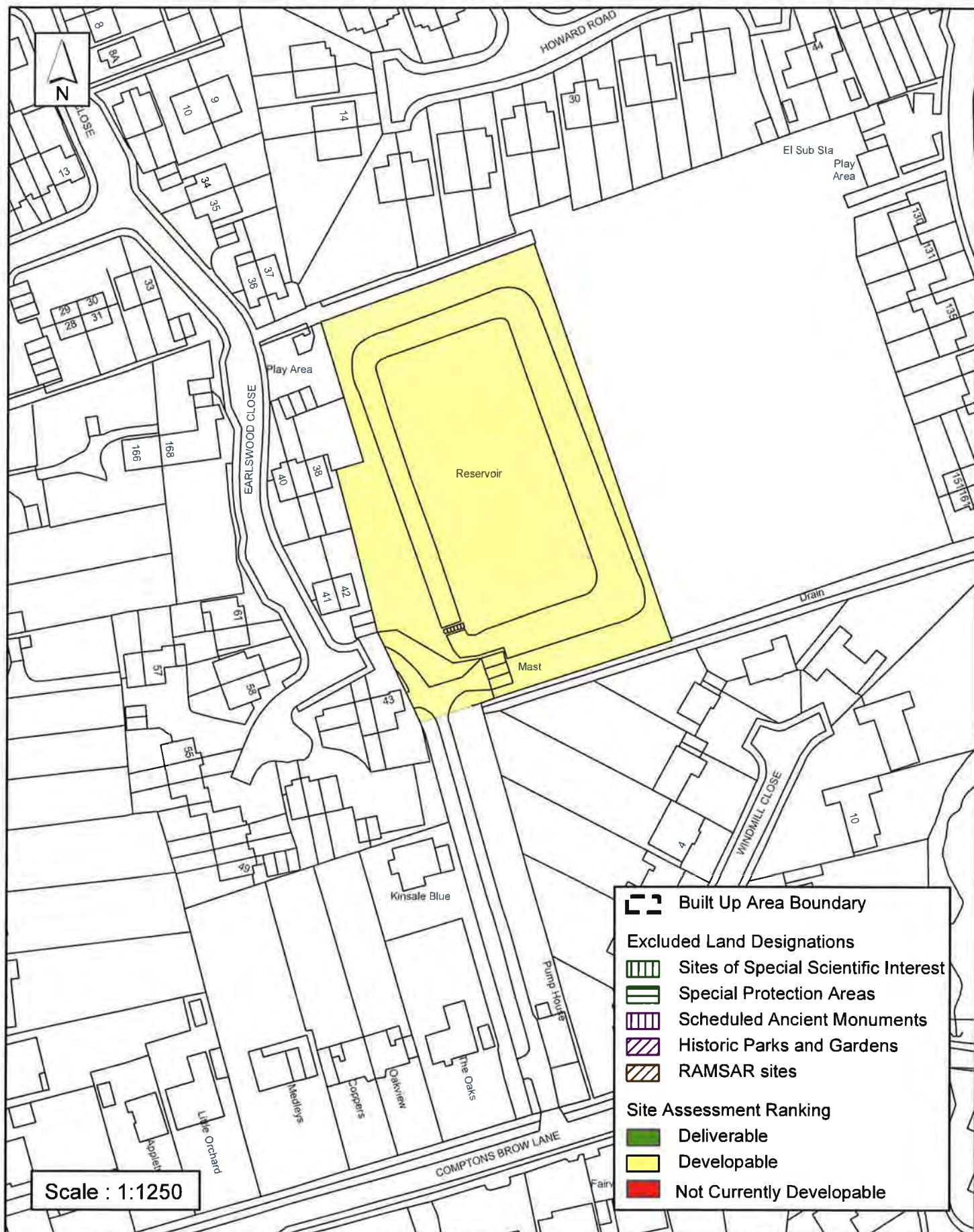
Justification

The site was allocated in the SSAL 2007 for 32 dwellings, Policy AL 1. Any development on this site would be in the longer term due to the uncertainty over Southern Water's long term intentions for the site and the high costs involved in making the site suitable for development. The site is therefore assessed as 11+ years.

Excluded Site	<input type="checkbox"/>	Exclusion Reason
----------------------	--------------------------	-------------------------

Lapsed PP	<input type="checkbox"/>	Date
------------------	--------------------------	-------------

SA - 146 : Star Reservoir, Comptons Brow Lane, Horsham



Reproduced by permission of Ordnance Survey map on behalf of HMSO. © Crown copyright and database rights (2012).
Ordnance Survey Licence.100023865

Horsham District Council

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

Parish**North Horsham**

SHLAA Reference SA530 **Site Name** The Rising Sun

Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	The Rising Sun PH, Pondtail Road, Horsham		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input checked="" type="checkbox"/>	Site Area (ha)		Suitable	<input type="checkbox"/>
Not Currently Developable	<input type="checkbox"/>	Greenfield/PDL		Available	<input checked="" type="checkbox"/>
		Site Total	6	Achievable	<input type="checkbox"/>
				Viable	<input type="checkbox"/>

Justification

The site is within an urban area within the settlement of Horsham, in North Horsham Parish. The site is currently used as a public house, the landowner has submitted the site for development meaning it is available. In policy terms the site is located within the BUAB of Horsham which means that the principle of development may be acceptable subject to Development Management considerations, with the potential impact of the the loss of a public house likely to be a key issue. The site is therefore assessed as Developable 11+ years.

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

Map of the study area showing built-up areas, land designations, and site assessment rankings. The map includes a north arrow, a scale bar (1:1250), and a legend.

Legend:

- Built Up Area Boundary:** Dashed line
- Excluded Land Designations:**
 - Sites of Special Scientific Interest: Green hatched pattern
 - Special Protection Areas: Green outline
 - Scheduled Ancient Monuments: Purple hatched pattern
 - Historic Parks and Gardens: Blue hatched pattern
 - RAMSAR sites: Orange hatched pattern
- Site Assessment Ranking:**
 - Deliverable: Green fill
 - Developable: Yellow fill
 - Not Currently Developable: Red fill
 - Excluded: Black outline

The map shows a residential area with a central yellow-shaded area (Developable) and various other land designations and site assessment rankings. The map includes a north arrow, a scale bar (1:1250), and a legend.

Revision: 08/06/2016

Chris Lyons : Director of Planning, Economic Development & Property

Parish	North Horsham
---------------	----------------------

SHLAA Reference	SA604	Site Name	Land at Holbrook School Lane, Horsham
------------------------	--------------	------------------	--

Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Land at Holbrook School Lane, Horsham	
Years 6-10 Developable	<input type="checkbox"/>			
Years 11+	<input checked="" type="checkbox"/>	Site Area (ha)	0.16	Suitable <input checked="" type="checkbox"/>
Not Currently Developable	<input type="checkbox"/>	Greenfield/PDL	Greenfield	Available <input checked="" type="checkbox"/>
		Site Total	8	Achievable <input type="checkbox"/>
				Viable <input type="checkbox"/>

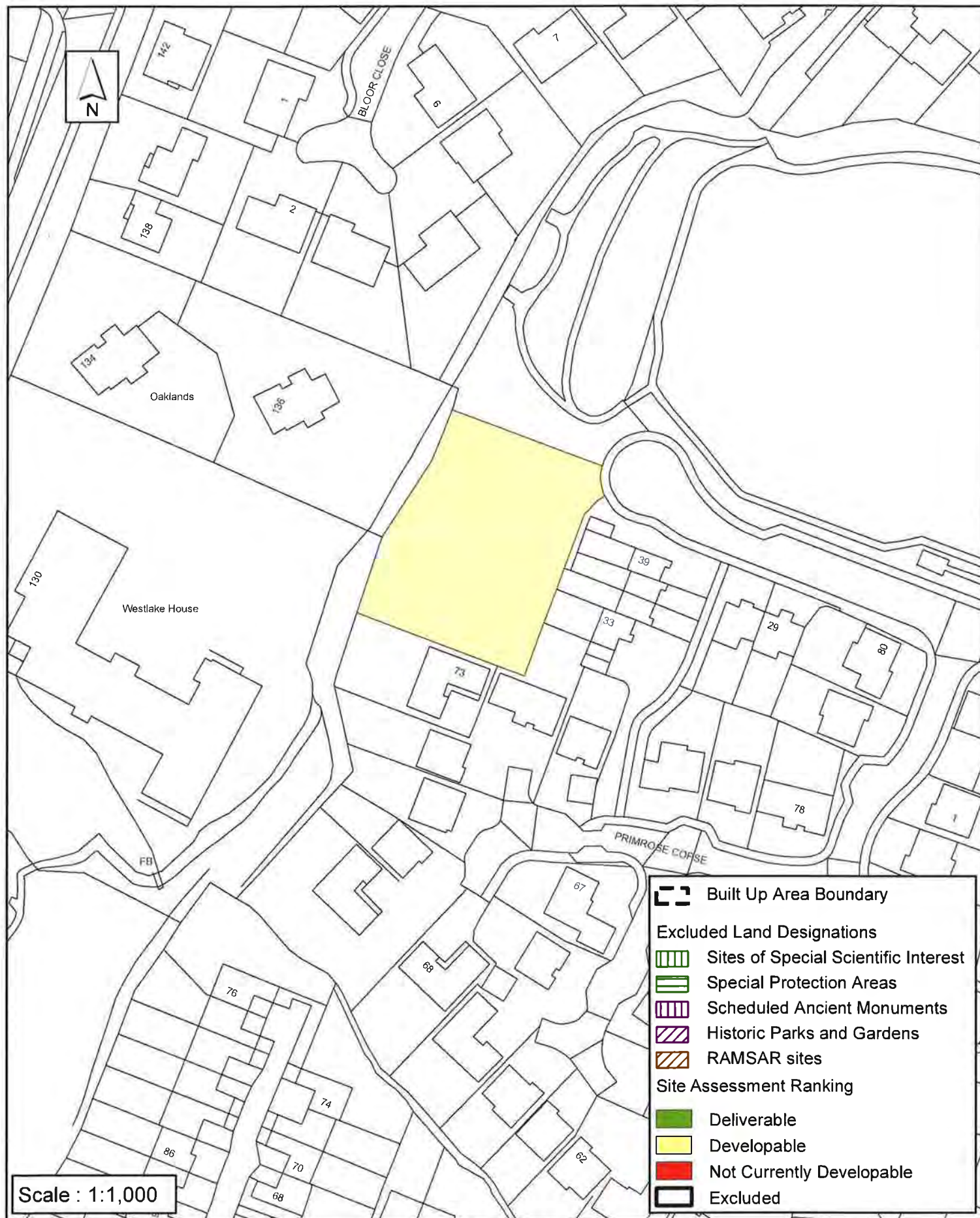
Justification

The landowner has expressed an interest in developing the site, indicating the site's availability, however it appears to be in use as an area of open space/ playing fields. The site is located within an urban location within the settlement of Horsham meaning the principle of development may be suitable subject to development management considerations. The site is flat and there appear to be no physical constraints which would prevent the site coming forward. The site is considered developable 11+ years.

Excluded Site	<input type="checkbox"/>	Exclusion Reason
----------------------	--------------------------	-------------------------

Lapsed PP	<input type="checkbox"/>	Date
------------------	--------------------------	-------------

SA-604 : Land at Holbrook School Lane, North Horsham



Reproduced by permission of Ordnance Survey map on behalf of HMSO. © Crown copyright and database rights (2016).
Ordnance Survey Licence.100023865

Date: 20/04/2016

Revision:

Horsham District Council

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

Chris Lyons : Director of Planning, Economic Development & Property

Parish**North Horsham**

SHLAA Reference SA605 **Site Name** Scout HQ site, Peary Close

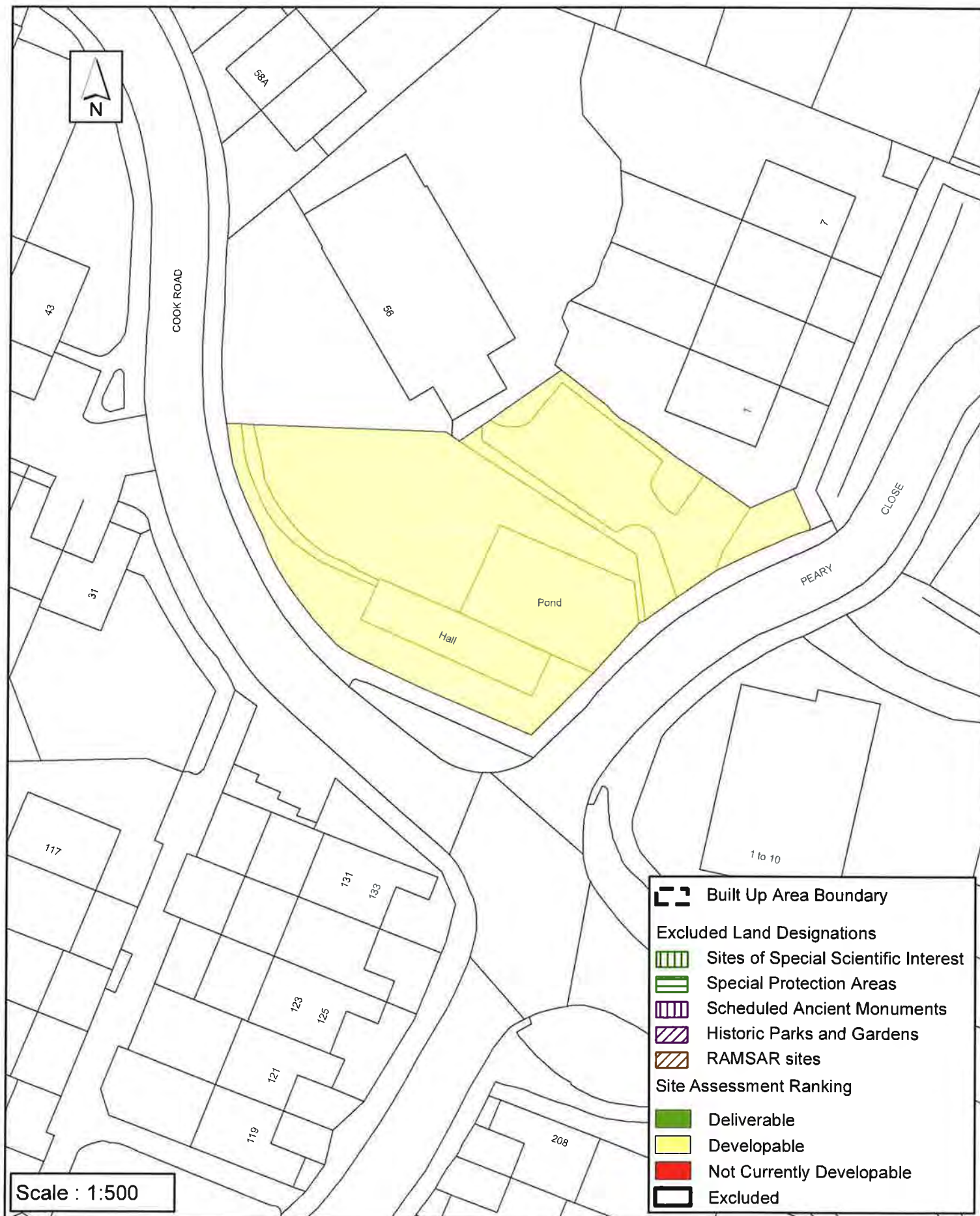
Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Scout Hut, Peary Close, Horsham	
Years 6-10 Developable	<input type="checkbox"/>			
Years 11+	<input checked="" type="checkbox"/>	Site Area (ha)	0.12	Suitable <input type="checkbox"/>
Not Currently Developable	<input type="checkbox"/>	Greenfield/PDL	PDL	Available <input type="checkbox"/>
		Site Total	6	Achievable <input type="checkbox"/>
				Viable <input type="checkbox"/>

Justification

The building on site was formerly used as a Scout HQ and is now used as storage as the Scouts move to a new location. In light of this the landowner has expressed an interest in developing the site, indicating the site is available. In policy terms the site is located within the BUAB of Horsham which means that the principle of development may be acceptable subject to Development Management considerations. The site is assessed as Developable 11+ years given the use of this site for storage.

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

SA-605 : Scout HQ site, Peary Close, North Horsham



Reproduced by permission of Ordnance Survey map on behalf of HMSO. © Crown copyright and database rights (2016).
Ordnance Survey Licence.100023865

Date: 20/04/2016

Revision:

Horsham District Council

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

Chris Lyons : Director of Planning, Economic Development & Property

Parish	North Horsham
---------------	----------------------

SHLAA Reference	SA638	Site Name	Land at The Holbrook Club, Jackdaw Lane
------------------------	--------------	------------------	--

Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Land at The Holbrook Club, Jackdaw Lane, Horsham (part of)		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input checked="" type="checkbox"/>	Site Area (ha)	1.61	Suitable	<input type="checkbox"/>
Not Currently Developable	<input type="checkbox"/>	Greenfield/PDL	Greenfield	Available	<input checked="" type="checkbox"/>
		Site Total	50	Achievable	<input type="checkbox"/>
				Viable	<input type="checkbox"/>

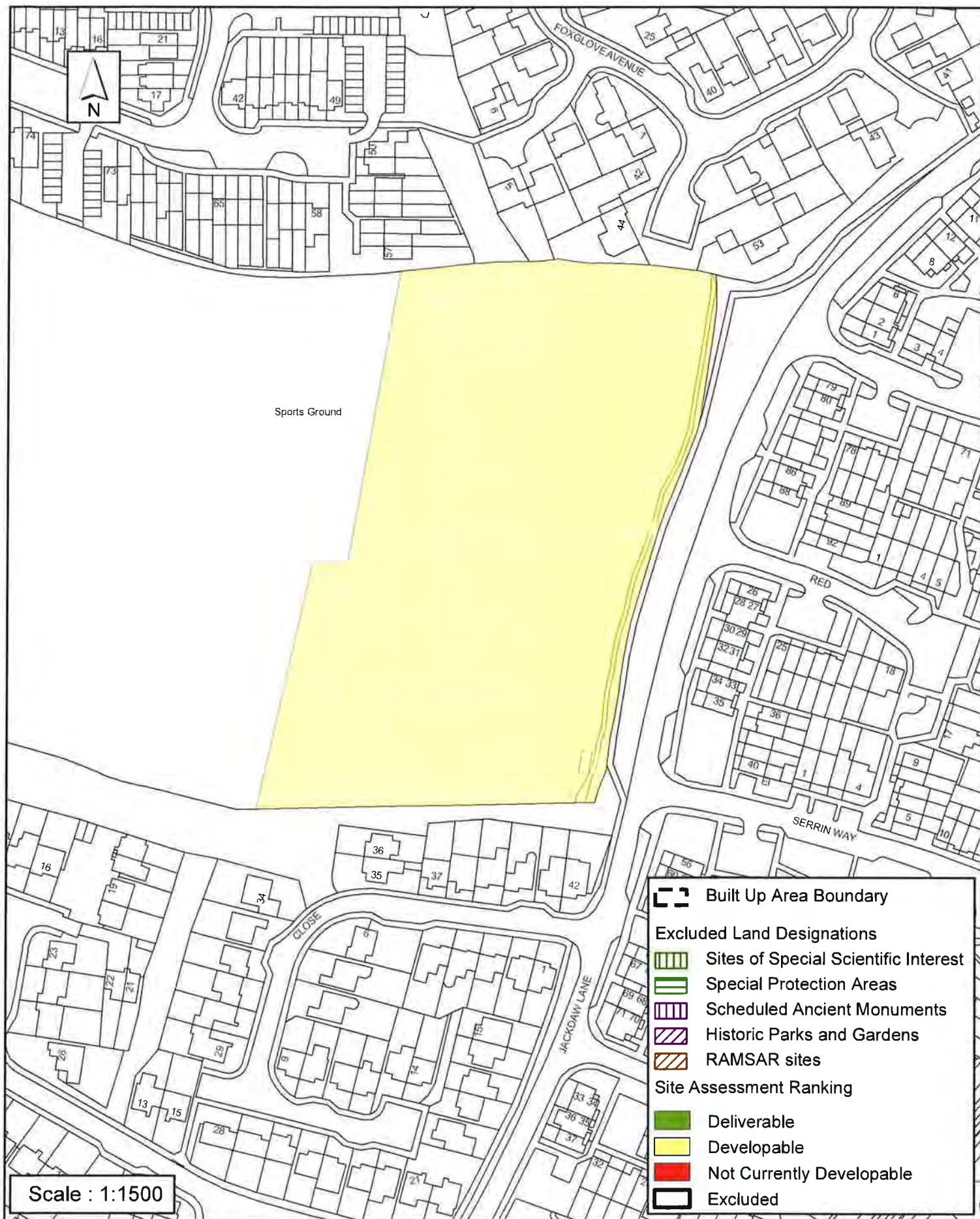
Justification

The landowner has expressed an interest in developing the site, indicating the site's availability albeit the site is currently in use as recreational open space for the Holbrook Club. An application for 57 units (DC/14/1091) was refused on the site in 2014 on the grounds that it did not provide equivalent or better open space to offset the loss of playing fields in accordance with adopted policy. The principle of development onsite may be acceptable if this provision could be provided elsewhere. The site is assessed as Developable 11+ years.

Excluded Site	<input type="checkbox"/>	Exclusion Reason
----------------------	--------------------------	-------------------------

Lapsed PP	<input type="checkbox"/>	Date
------------------	--------------------------	-------------

SA - 638 : Land at the Holbrook Club, Jackdaw Lane, North Horsham



Reproduced by permission of Ordnance Survey map on behalf of HMSO. © Crown copyright and database rights (2016).
Ordnance Survey Licence.100023865

Date: 20/06/2016

Revision:

Horsham District Council

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

Chris Lyons : Director of Planning, Economic Development & Property

Parish**North Horsham**

SHLAA Reference SA127 **Site Name** Land off Old Crawley Road

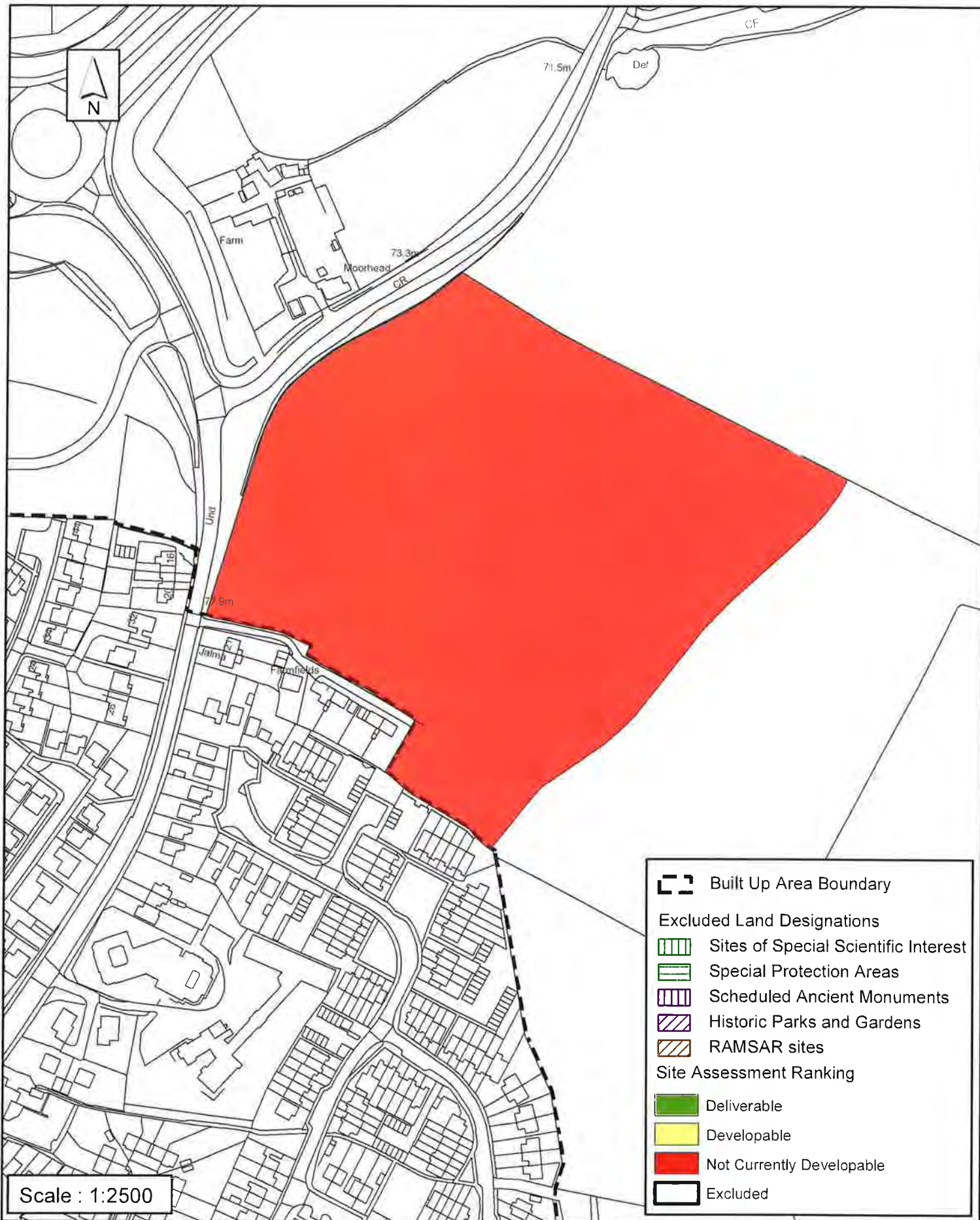
Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Horsham		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	5	Suitable	<input type="checkbox"/>
Not Currently Developable	<input checked="" type="checkbox"/>	Greenfield/PDL	Greenfield	Available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

Justification

Given the significant landscape and visual impact constraints (given its location in the AONB and strategic gap) at this site and given the likelihood that development here would lead to a protrusion into the countryside that is unrelated to the built form of Horsham, no development could be considered suitable at this stage. The site is therefore not currently developable.

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

SA - 127 : Land off Old Crawley Road, North Horsham



Reproduced by permission of Ordnance Survey map on behalf of HMSO. © Crown copyright and database rights (2015).
Ordnance Survey Licence.100023865

Date: 13/06/2012

Revision: 12/10/2015

Horsham District Council

Parkside, Chart Way, Horsham
West Sussex RH12 1RL

Chris Lyons : Director of Planning, Economic Development & Property

Parish**North Horsham**

SHLAA Reference SA241 **Site Name** Land east of 4 Ramsey Close

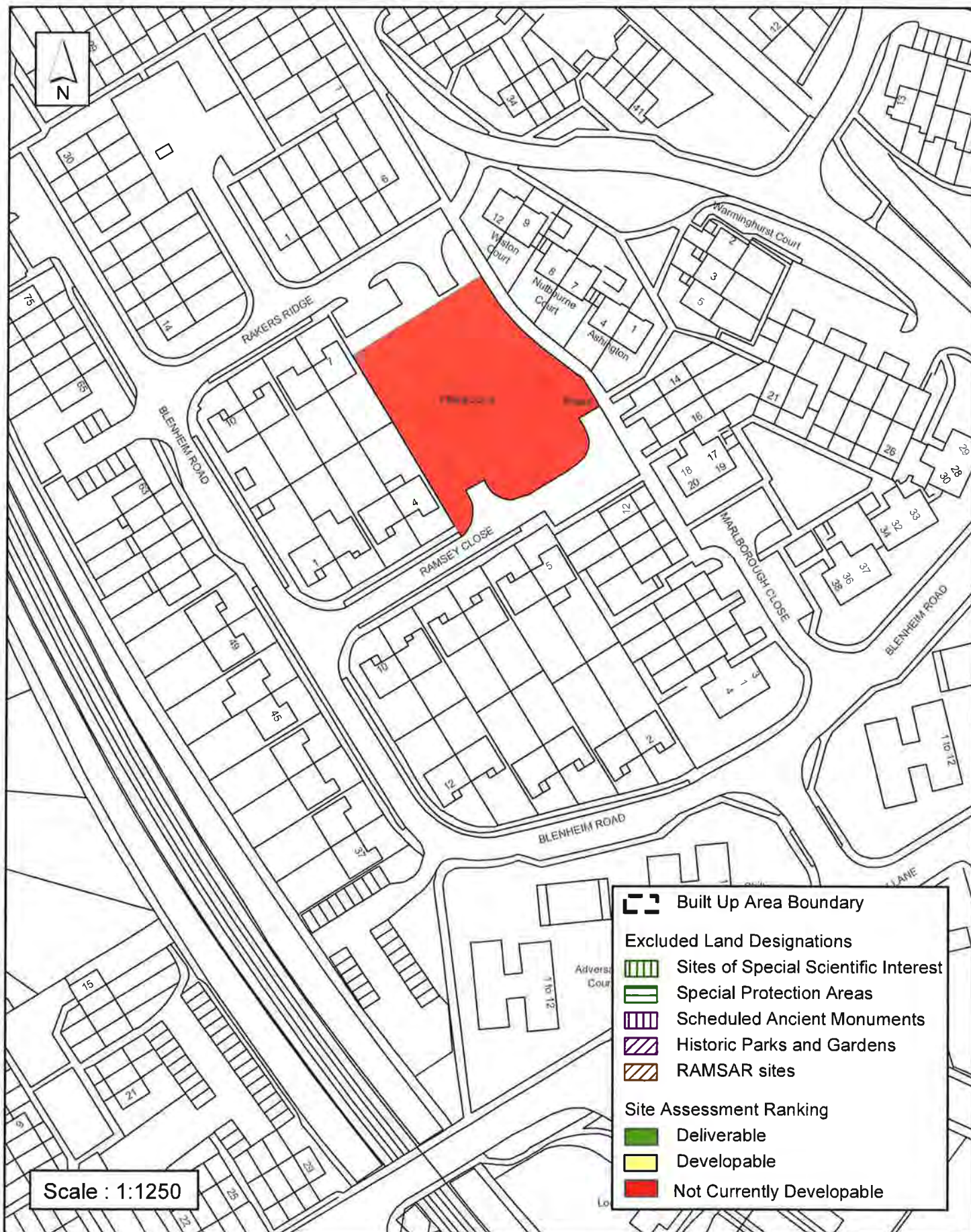
Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Horsham		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	0.20	Suitable	<input checked="" type="checkbox"/>
Not Currently Developable	<input checked="" type="checkbox"/>	Greenfield/PDL	PDL	Available	<input type="checkbox"/>
		Site Total	0	Achievable	<input type="checkbox"/>
				Viable	<input type="checkbox"/>

Justification

Development of this site would result in the loss of recreational space which would need to be provided for elsewhere, meaning the site is considered unachievable for development at the present time. Design and layout would need to be considered thoroughly against the character of the surrounding area. The site is therefore assessed as not currently developable.

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

SA - 241: Land east of 4 Ramsey Close, Horsham



Reproduced by permission of Ordnance Survey map on behalf of HMSO. © Crown copyright and database rights (2012). Ordnance Survey Licence.100023865

Horsham District Council

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

Parish	North Horsham
---------------	----------------------

SHLAA Reference	SA246	Site Name	Medleys
------------------------	--------------	------------------	----------------

Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Comptons Brow Lane, Horsham	
Years 6-10 Developable	<input type="checkbox"/>			
Years 11+	<input type="checkbox"/>	Site Area (ha)	0.23	Suitable <input checked="" type="checkbox"/>
Not Currently Developable	<input checked="" type="checkbox"/>	Greenfield/PDL	PDL	Available <input checked="" type="checkbox"/>
		Site Total	0	Achievable <input type="checkbox"/>
				Viable <input type="checkbox"/>

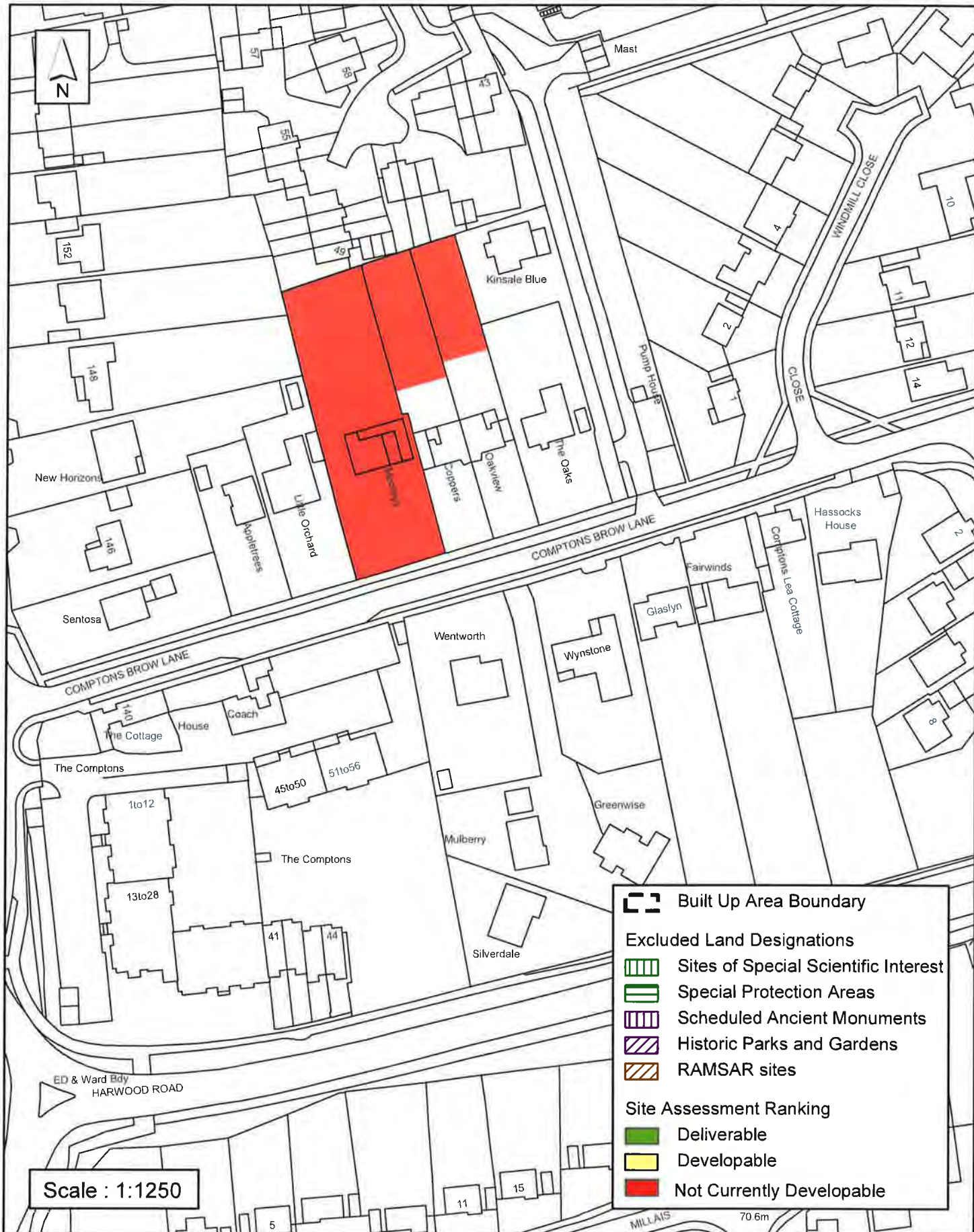
Justification

The site is within an urban location and as such is considered suitable for development. Although in multiple ownership, the previous application on the site would suggest the site is available, however it has not been possible to contact the owner of the site therefore at the present time the site is considered unavailable for development at this stage. The previous application was refused on the grounds that it represented a cramped and unsympathetic form of development meaning achievability may be an issue. The site is therefore assessed as not currently developable.

Excluded Site	<input type="checkbox"/>	Exclusion Reason
----------------------	--------------------------	-------------------------

Lapsed PP	<input type="checkbox"/>	Date
------------------	--------------------------	-------------

SA - 246: Medleys, Comptons Brow Lane, Horsham



Reproduced by permission of Ordnance Survey map on behalf of HMSO. © Crown copyright and database rights (2013).
Ordnance Survey Licence.100023865

Horsham District Council

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

Parish**North Horsham**

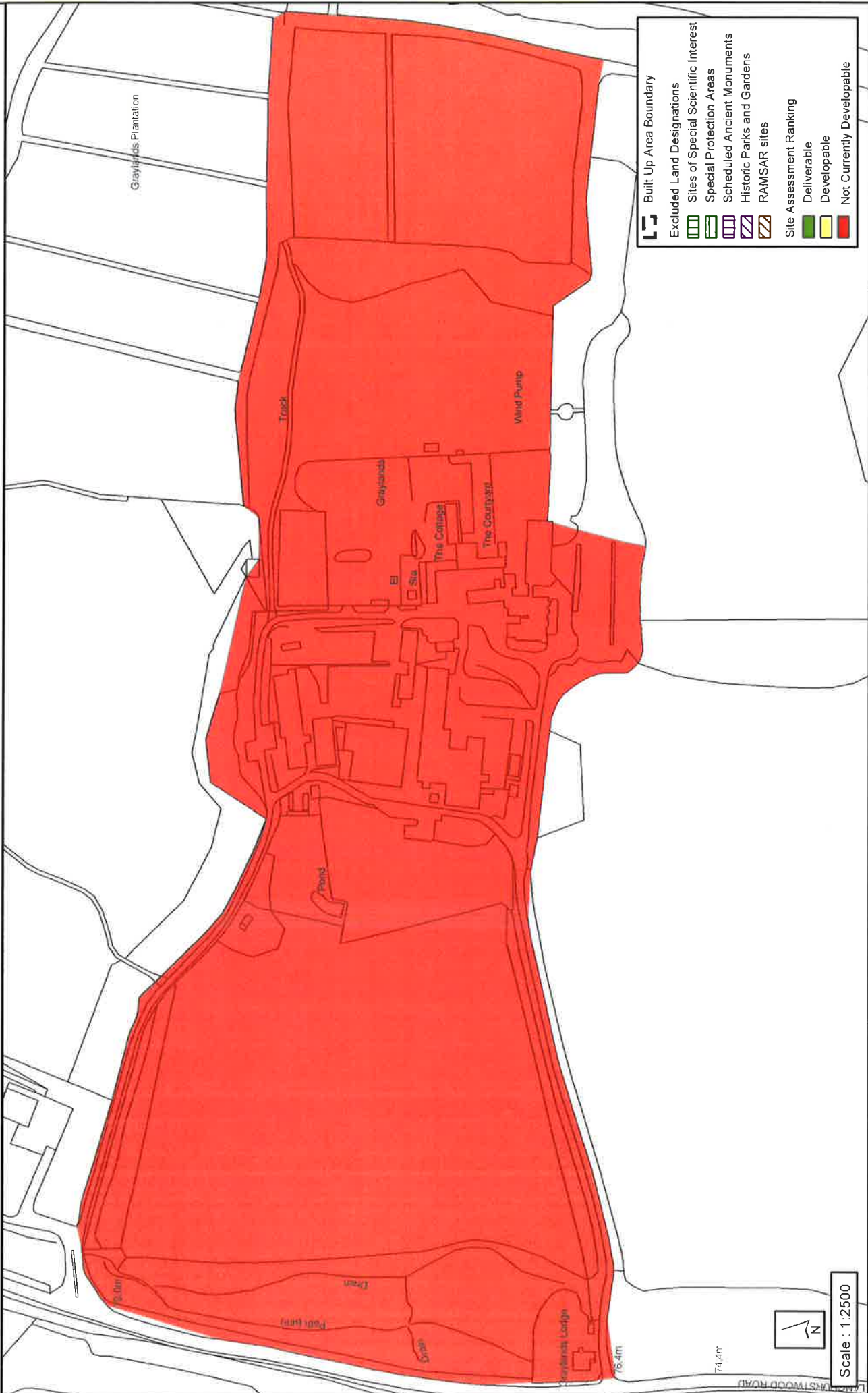
SHLAA Reference SA363 **Site Name** Graylands Estate

Years 1-5 Deliverable	<input type="checkbox"/>	Site Address		
Years 6-10 Developable	<input type="checkbox"/>			
Years 11+	<input type="checkbox"/>	Site Area (ha)	13.2	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

The landowner has expressed an interest to develop the site indicating the site's availability. The site is however detached from the existing settlement of Horsham town, questioning its sustainability. The areas to the east and west of the site fall either side of a commercial area, it may therefore be more prudent to consider employment uses on this site.

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



Scale : 1:2500

Parish	North Horsham
---------------	----------------------

SHLAA Reference	SA444	Site Name	Langhurstwood Road
------------------------	--------------	------------------	---------------------------

Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Langhurst Wood Road, North Horsham, West Sussex	
Years 6-10 Developable	<input type="checkbox"/>			
Years 11+	<input type="checkbox"/>	Site Area (ha)	4.4	Suitable <input type="checkbox"/>
Not Currently Developable	<input checked="" type="checkbox"/>	Greenfield/PDL	PDL	Available <input type="checkbox"/>
		Site Total	0	Achievable <input type="checkbox"/>
				Viable <input type="checkbox"/>

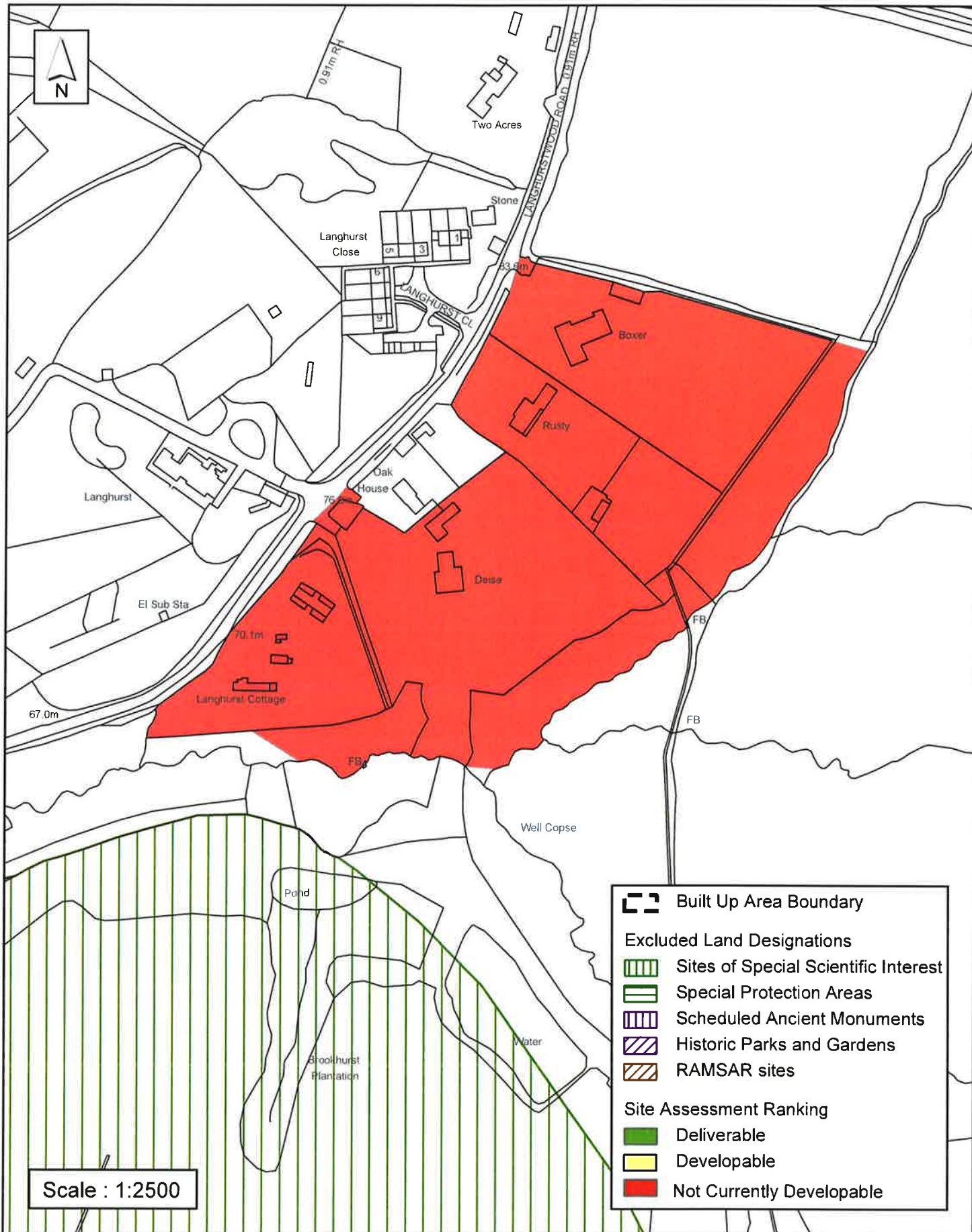
Justification

The site is unrelated to any built up area boundary. Development would consolidate an undesirable element of sporadic development in a rural location and unsustainable form of isolated housing development. Therefore it has been assessed as Not Currently Developable.

Excluded Site	<input type="checkbox"/>	Exclusion Reason
----------------------	--------------------------	-------------------------

Lapsed PP	<input type="checkbox"/>	Date
------------------	--------------------------	-------------

SA - 444 : Land at Langhurst Wood Road, Horsham



Reproduced by permission of Ordnance Survey map on behalf of HMSO. © Crown copyright and database rights (2013).
Ordnance Survey Licence.100023865

Horsham District Council

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

Parish	North Horsham
---------------	----------------------

SHLAA Reference	SA534	Site Name	Land at Forest House
------------------------	--------------	------------------	-----------------------------

Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Forest House, Forest Road, Horsham	
Years 6-10 Developable	<input type="checkbox"/>			
Years 11+	<input type="checkbox"/>	Site Area (ha)	1.69	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"/>

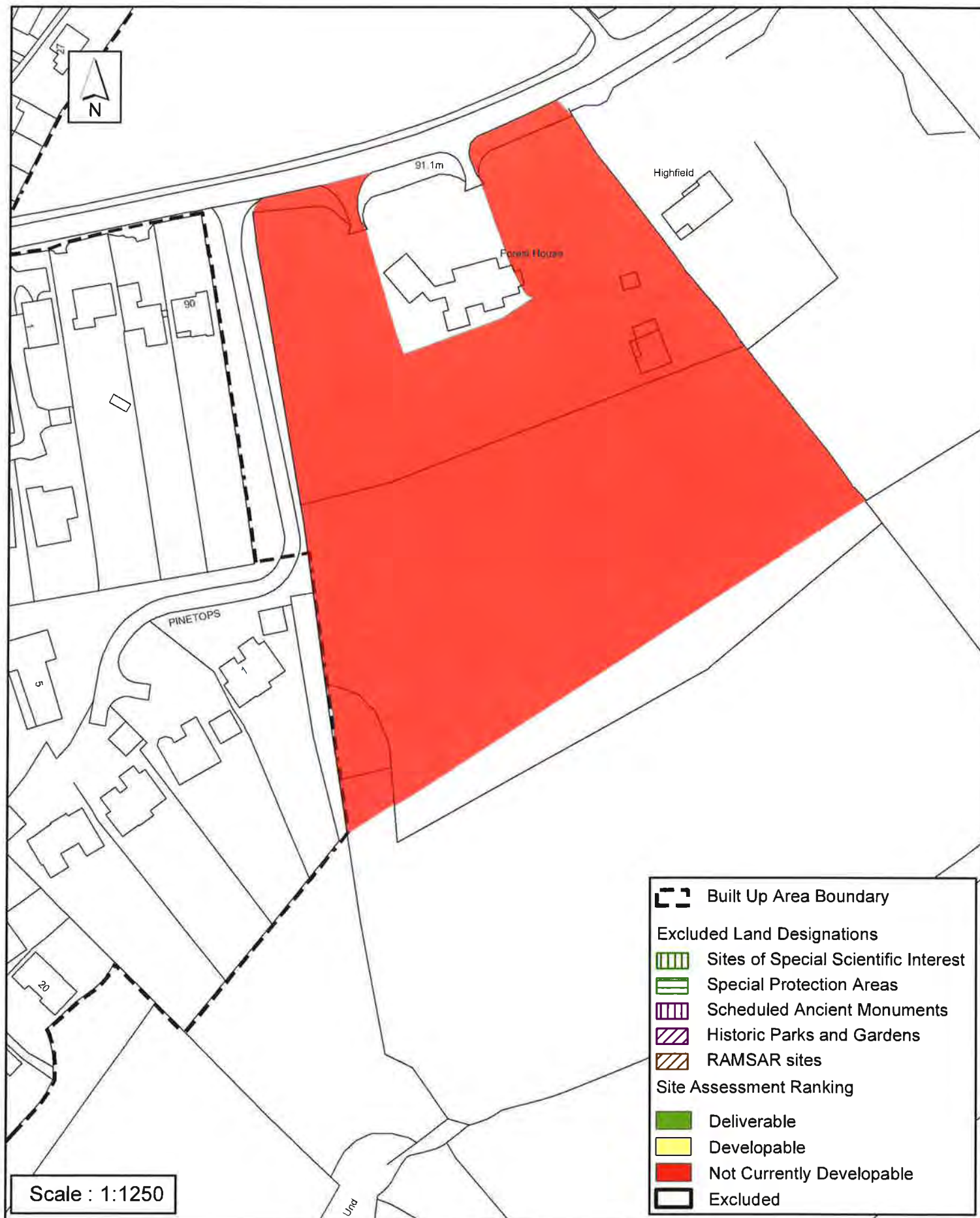
Justification

The site is located outside of but adjacent to the settlement edge of Horsham town meaning the principle of development may be acceptable if allocated through a local plan or NDP. The site is however located within the High Weald AONB and in area assessed as having no/low capacity for development in the Horsham Landscape Capacity Assessment 2014. An application for 19 dwellings (DC/15/1984) was refused in October 2015 due to its countryside location, impact on the AONB and issues with pedestrian and vehicular access. As such the site is considered Not Currently Developable.

Excluded Site	<input type="checkbox"/>	Exclusion Reason
----------------------	--------------------------	-------------------------

Lapsed PP	<input type="checkbox"/>	Date
------------------	--------------------------	-------------

SA - 534 : Land at Forest House, North Horsham



Reproduced by permission of Ordnance Survey map on behalf of HMSO. © Crown copyright and database rights (2015).
Ordnance Survey Licence.100023865

Date: 25/10/2015

Revision: 09/06/2016

Horsham District Council

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

Chris Lyons : Director of Planning, Economic Development & Property

Parish	North Horsham
SHLAA Reference	SA568
Site Name	Land around Mercer Road, Warnham Station

Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Land around Mercer Road, Warnham Station
Years 6-10 Developable	<input type="checkbox"/>		
Years 11+	<input type="checkbox"/>	Site Area (ha)	16.5
Not Currently Developable	<input checked="" type="checkbox"/>	Greenfield/PDL	Greenfield
		Site Total	0
		Suitable	<input type="checkbox"/>
		Available	<input checked="" type="checkbox"/>
		Achievable	<input type="checkbox"/>
		Viable	<input type="checkbox"/>

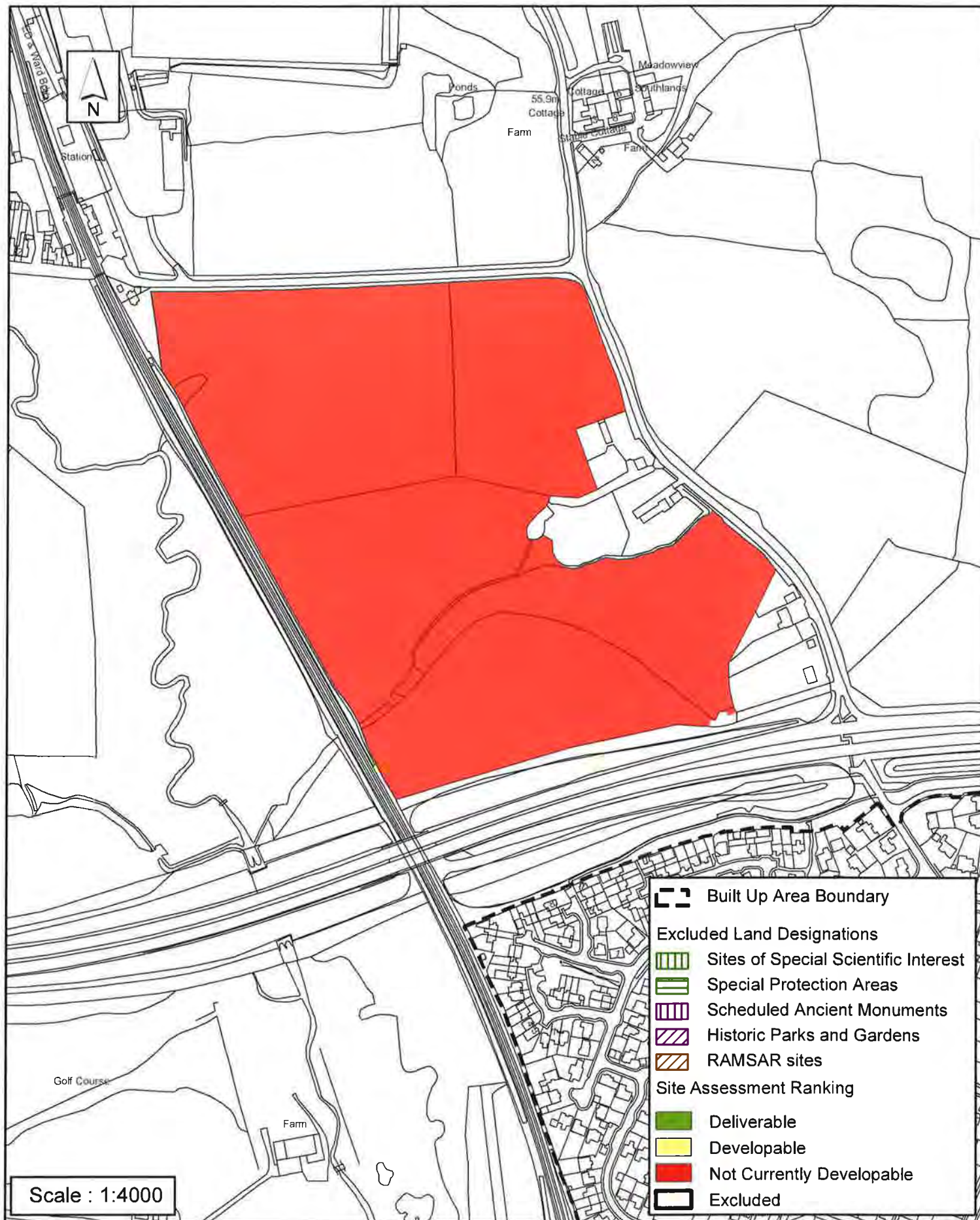
Justification

The site is located adjacent to the new strategic allocation land north of Horsham and is considered to have potential for a mixed use development. The site is however located outside the BUAB so would only be suitable if allocated through the Local Plan. The site is considered Not Currently Developable but will also be considered in the Economic Land Assessment.

Excluded Site	<input type="checkbox"/>	Exclusion Reason
----------------------	--------------------------	-------------------------

Lapsed PP	<input type="checkbox"/>	Date
------------------	--------------------------	-------------

SA-568 : Land around Mercer Road, Warnham Station, North Horsham



Reproduced by permission of Ordnance Survey map on behalf of HMSO. © Crown copyright and database rights (2016). Ordnance Survey Licence.100023865

Date: 14/04/2016

Revision: 27/06/2016

Horsham District Council

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

Chris Lyons : Director of Planning, Economic Development & Property

Parish	North Horsham
---------------	----------------------

SHLAA Reference	SA001	Site Name	Warnham and Wealden Brickworks
------------------------	--------------	------------------	---------------------------------------

Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Langhurstwood Road, Horsham	
Years 6-10 Developable	<input type="checkbox"/>			
Years 11+	<input type="checkbox"/>	Site Area (ha)	24.4ha	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	This site is considered for commercial use and is therefore excluded from the residential assessment
Lapsed PP	<input type="checkbox"/>	Date	

Parish	North Horsham
---------------	---------------

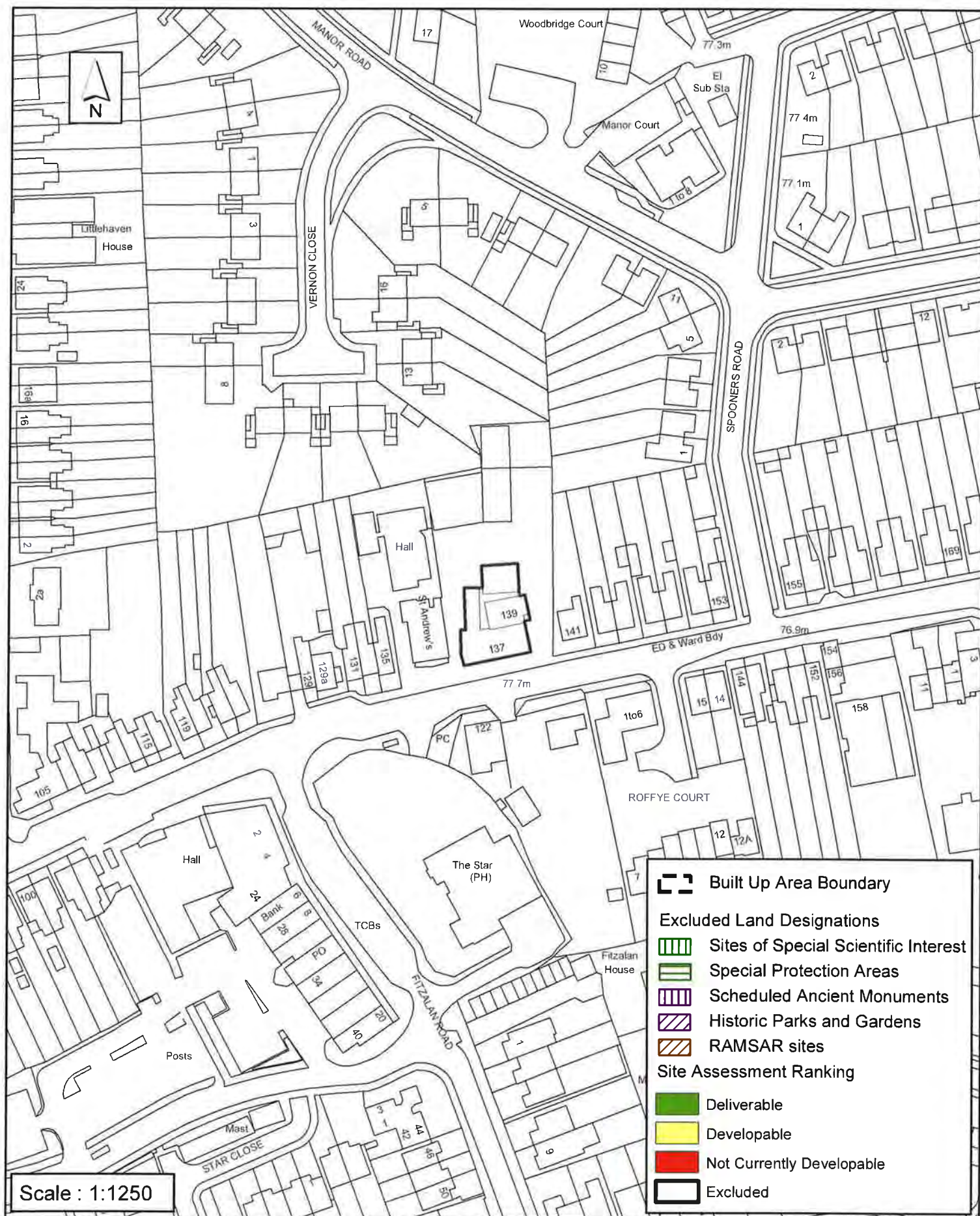
SHLAA Reference	SA183	Site Name	137-139 Crawley Road
------------------------	-------	------------------	----------------------

Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	
Years 6-10 Developable	<input type="checkbox"/>		
Years 11+	<input type="checkbox"/>	Site Area (ha)	Suitable <input type="checkbox"/>
Not Currently Developable	<input 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	Considered as part of SA138
----------------------	-------------------------------------	-------------------------	-----------------------------

Lapsed PP	<input type="checkbox"/>	Date	
------------------	--------------------------	-------------	--

SA - 183: 1st floor, 137-139 Crawley Road, North Horsham



Reproduced by permission of Ordnance Survey map on behalf of HMSO. © Crown copyright and database rights (2015).
Ordnance Survey Licence.100023865

Date: 03/02/2014

Revision: 15/10/2015

Horsham District Council

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

Chris Lyons : Director of Planning, Economic Development & Property

Parish	North Horsham
---------------	---------------

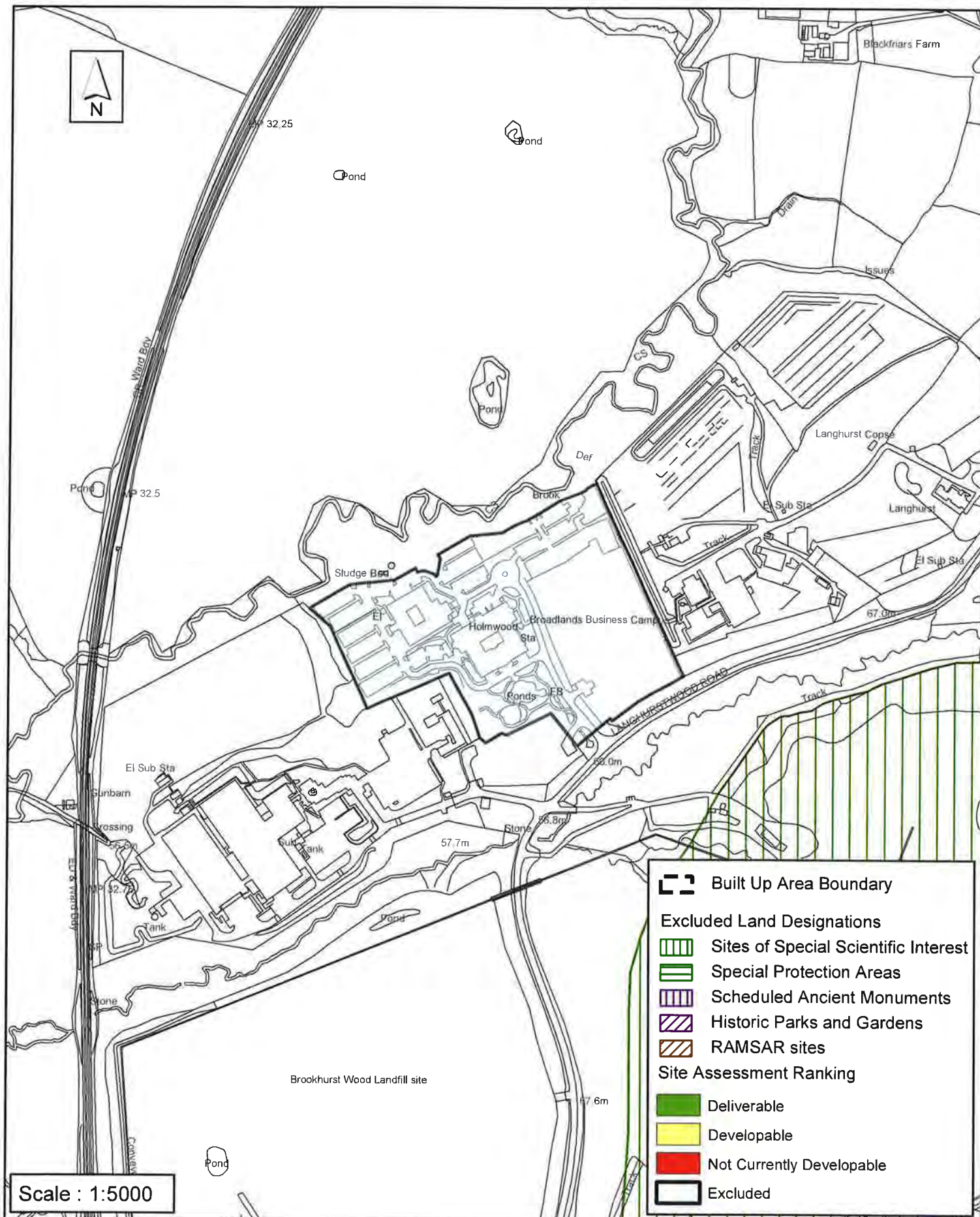
SHLAA Reference	SA191	Site Name	Broadlands Business Park
------------------------	-------	------------------	--------------------------

Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Broadlands Business Park		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	7.05	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	This site is considered for commercial use and is therefore excluded from the residential assessment
Lapsed PP	<input type="checkbox"/>	Date	

SA - 191: Broadlands Business Park, North Horsham



Reproduced by permission of Ordnance Survey map on behalf of HMSO. © Crown copyright and database rights (2015). Ordnance Survey Licence.100023865

Date: 05/02/2014

Revision: 12/10/2015

Horsham District Council

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

Chris Lyons : Director of Planning, Economic Development & Property

Parish	North Horsham
---------------	----------------------

SHLAA Reference	SA263	Site Name	Robins Post
------------------------	--------------	------------------	--------------------

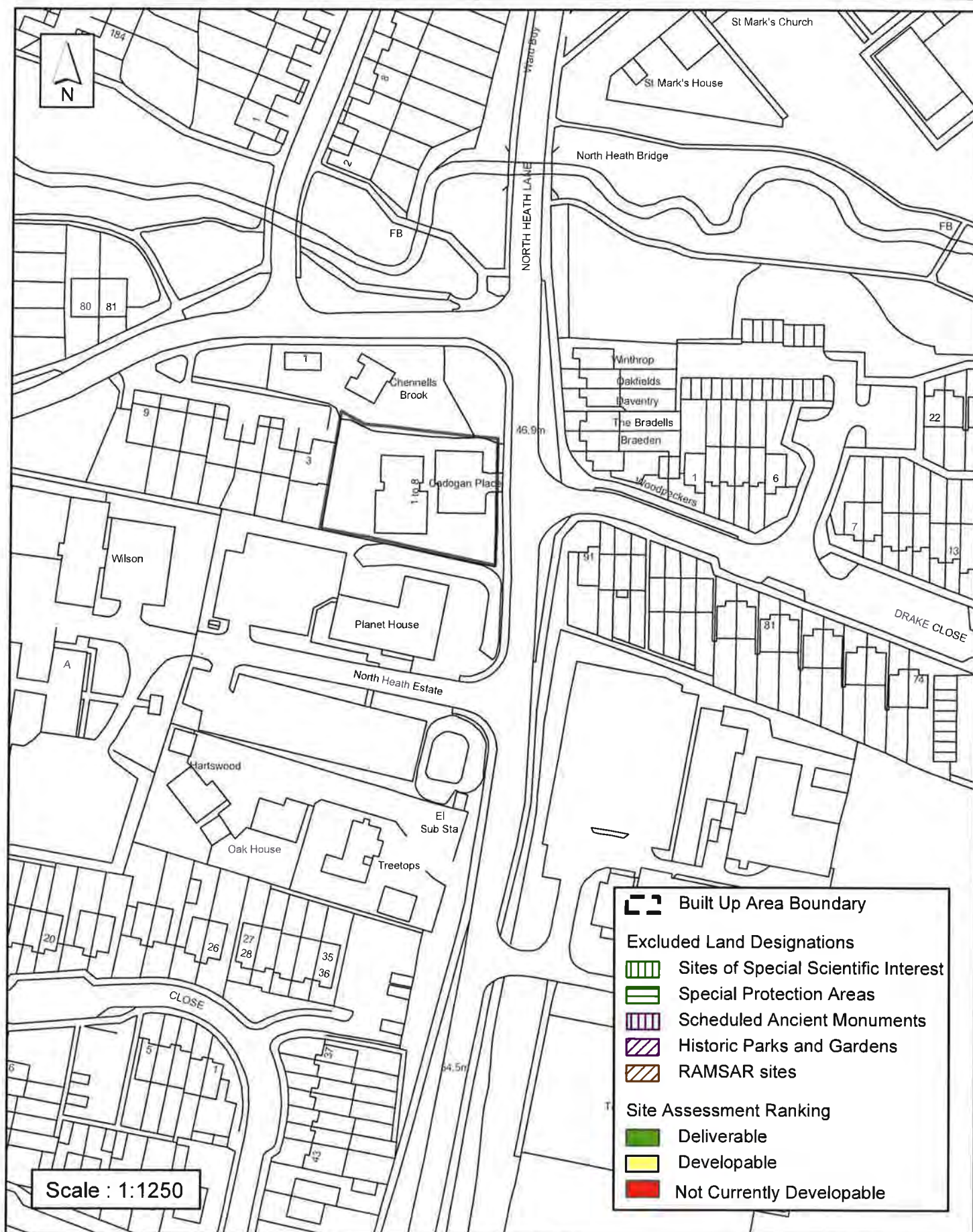
Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	North Heath Lane, Horsham		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	0.12	Suitable	<input type="checkbox"/>
Not Currently Developable	<input type="checkbox"/>	Greenfield/PDL	PDL	Available	<input type="checkbox"/>
		Site Total	0	Achievable	<input type="checkbox"/>
				Viable	<input type="checkbox"/>

Justification

Excluded Site	<input checked="" type="checkbox"/>	Exclusion Reason	COMPLETE
----------------------	-------------------------------------	-------------------------	----------

Lapsed PP	<input type="checkbox"/>	Date
------------------	--------------------------	-------------

SA - 263: Robins Post, North Heath Lane, Horsham



Reproduced by permission of Ordnance Survey map on behalf of HMSO. © Crown copyright and database rights (2013).
Ordnance Survey Licence.100023865

Horsham District Council

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

Parish	North Horsham
---------------	---------------

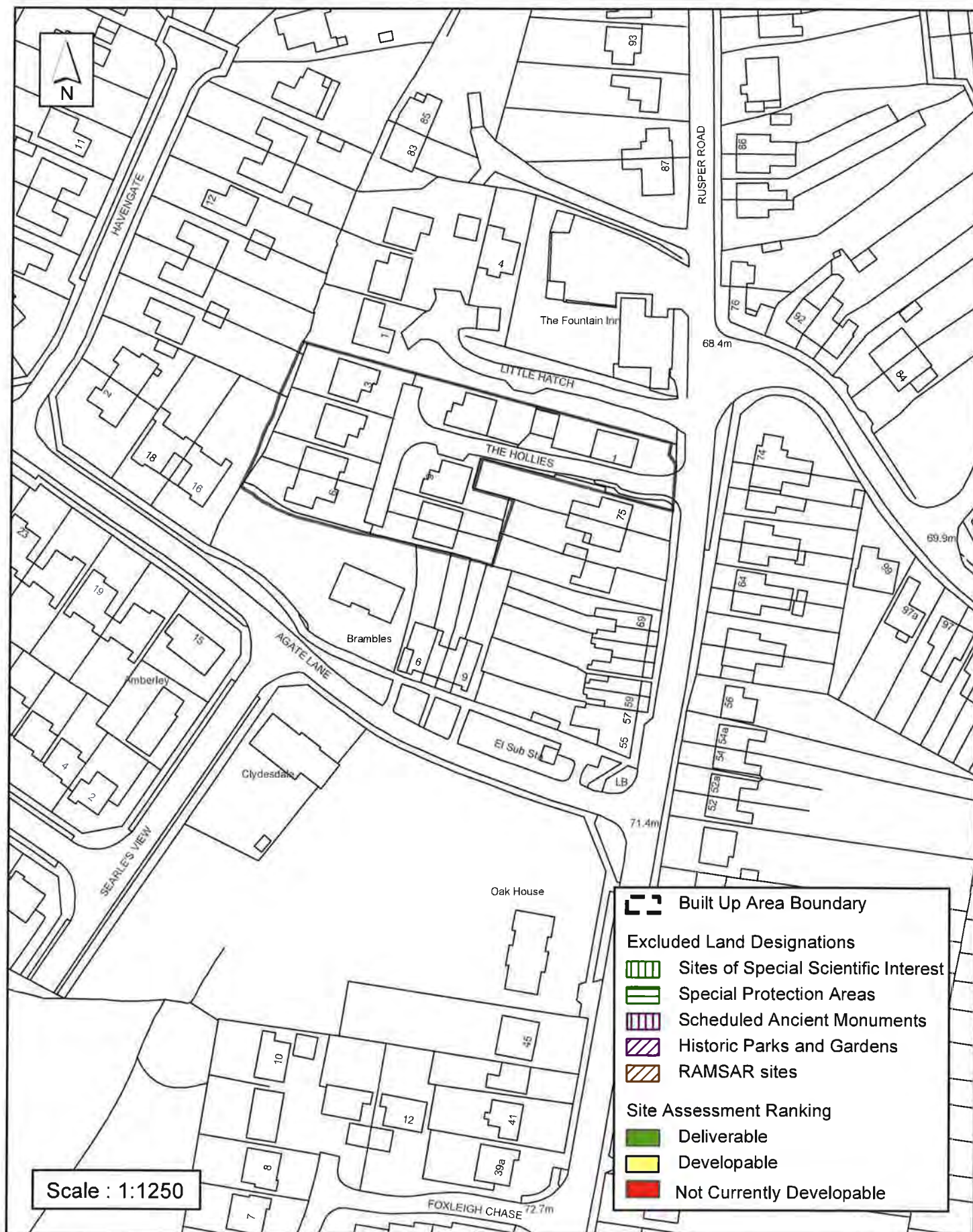
SHLAA Reference	SA277	Site Name	Snooker Club
------------------------	-------	------------------	--------------

Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	77 Rusper Road, Horsham		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	0.3	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
----------------------	-------------------------------------	-------------------------	----------

Lapsed PP	<input type="checkbox"/>	Date	
------------------	--------------------------	-------------	--

SA - 277: Snooker Club, 77 Rusper Road, Horsham



Reproduced by permission of Ordnance Survey map on behalf of HMSO. © Crown copyright and database rights (2013).
Ordnance Survey Licence.100023865

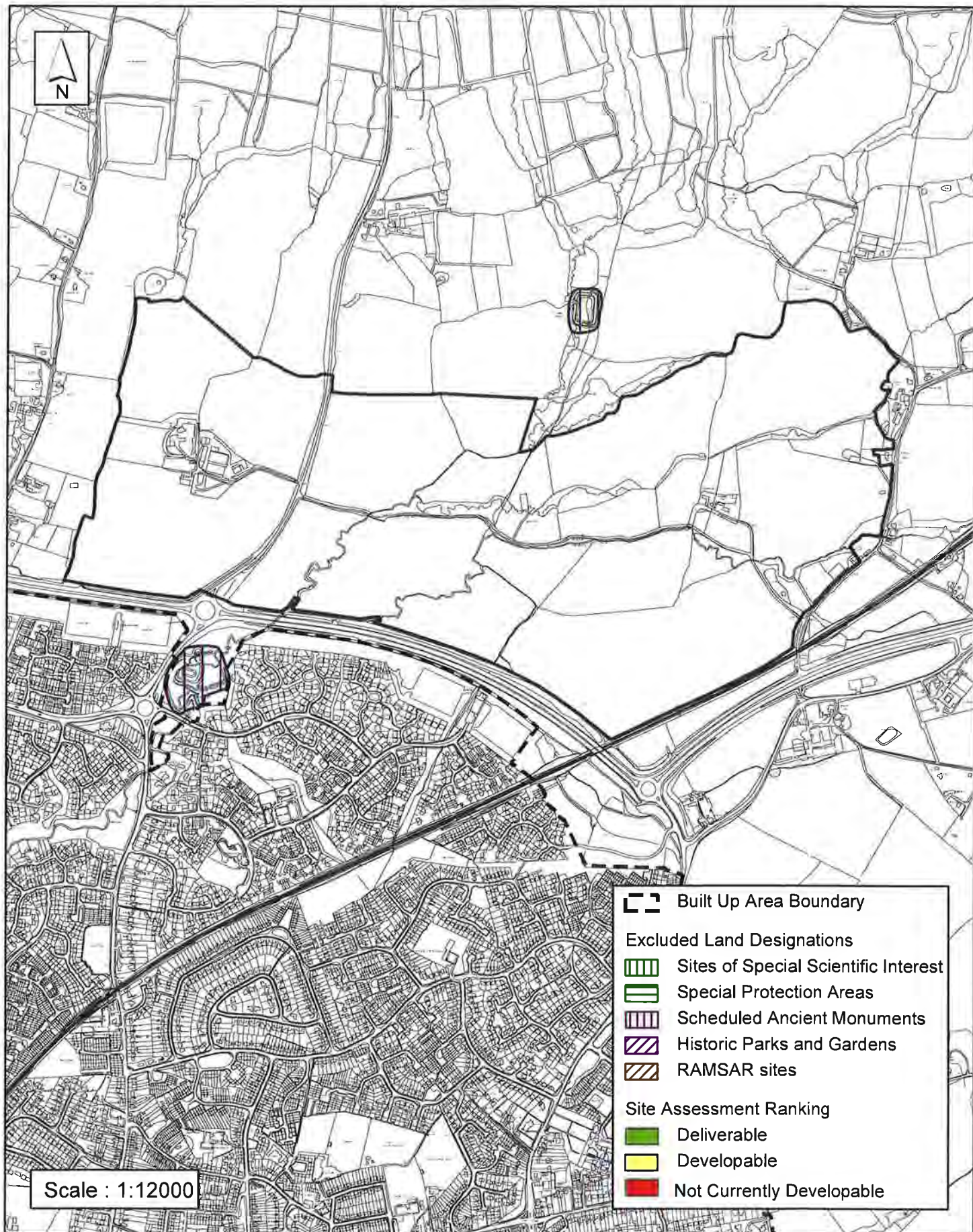
Horsham District Council

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

Parish		North Horsham	
SHLAA Reference	SA297	Site Name	Land North of Horsham
Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Holbrook Park Strategic Site
Years 6-10 Developable	<input type="checkbox"/>		
Years 11+	<input type="checkbox"/>	Site Area (ha)	Approx. 17
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	Assessed as one whole site in SA296
Lapsed PP	<input type="checkbox"/>	Date	

SA - 297 : Land North of Horsham



Reproduced by permission of Ordnance Survey map on behalf of HMSO. © Crown copyright and database rights (2013).
Ordnance Survey Licence.100023865

Horsham District Council

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

Parish	North Horsham
---------------	----------------------

SHLAA Reference	SA312	Site Name	Norfolk Court
------------------------	--------------	------------------	----------------------

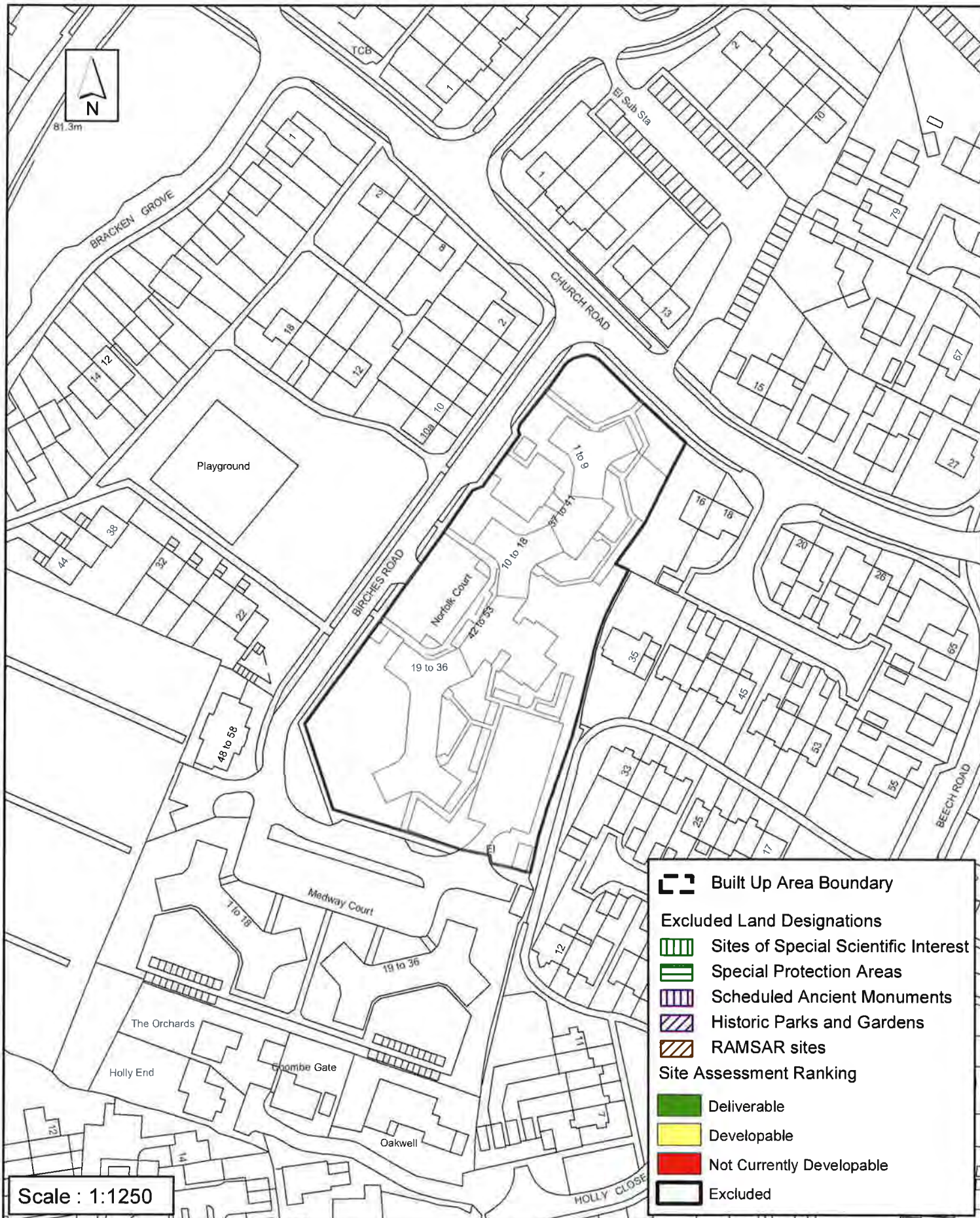
Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Birches Road, Horsham	
Years 6-10 Developable	<input type="checkbox"/>			
Years 11+	<input type="checkbox"/>	Site Area (ha)	Suitable	<input type="checkbox"/>
Not Currently Developable	<input type="checkbox"/>	Greenfield/PDL	Available	<input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

Justification

Excluded Site	<input checked="" type="checkbox"/>	Exclusion Reason	COMPLETE
----------------------	-------------------------------------	-------------------------	-----------------

Lapsed PP	<input type="checkbox"/>	Date
------------------	--------------------------	-------------

SA - 312: Norfolk Court, North Horsham



Reproduced by permission of Ordnance Survey map on behalf of HMSO. © Crown copyright and database rights (2016). Ordnance Survey Licence.100023865

Date: 06/06/2014

Revision: 06/06/2016

Horsham District Council

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

Chris Lyons : Director of Planning, Economic Development & Property

Parish**North Horsham**

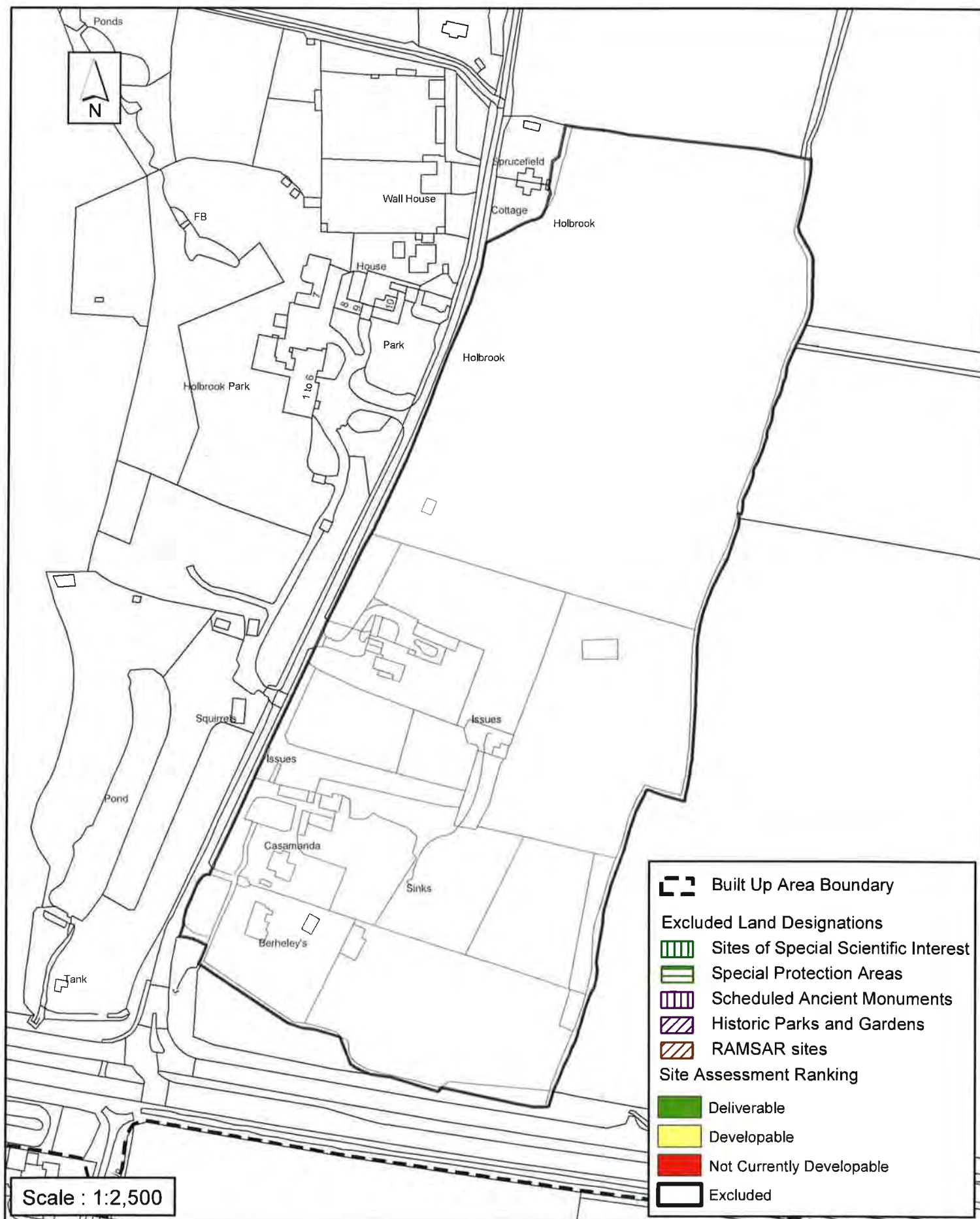
SHLAA Reference SA356 **Site Name** Land at Old Holbrook

Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Land at Old Holbrook, North 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	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	Although historically this has been promoted separately, the site forms part of the wider site allocation allocated through Policy SD1 of the Horsham District Planning Framework (HDPF) and has therefore been considered under SA296.
Lapsed PP	<input type="checkbox"/>	Date	

SA - 356: Land at Old Holbrook, North Horsham



Reproduced by permission of Ordnance Survey map on behalf of HMSO. © Crown copyright and database rights (2015). Ordnance Survey Licence.100023865

Date: 05/11/2013

Revision: 08/06/2016

Horsham District Council

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

Chris Lyons : Director of Planning, Economic Development & Property

Parish**North Horsham**

SHLAA Reference SA387 **Site Name** Scrapyard

Years 1-5 Deliverable	<input type="checkbox"/>	Site Address		
Years 6-10 Developable	<input type="checkbox"/>			
Years 11+	<input type="checkbox"/>	Site Area (ha)		Suitable <input type="checkbox"/>
Not Currently Developable	<input type="checkbox"/>	Greenfield/PDL PDL		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	No map is available, therefore it has not been possible to assess the site
Lapsed PP	<input type="checkbox"/>	Date	

Parish	North Horsham
---------------	---------------

SHLAA Reference	SA388	Site Name	Star Public House
------------------------	-------	------------------	-------------------

Years 1-5 Deliverable	<input type="checkbox"/>	Site Address			
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	0.04	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 -388: Star Public House, Horsham



Reproduced by permission of Ordnance Survey map on behalf of HMSO. © Crown copyright and database rights (2014). Ordnance Survey Licence.100023865

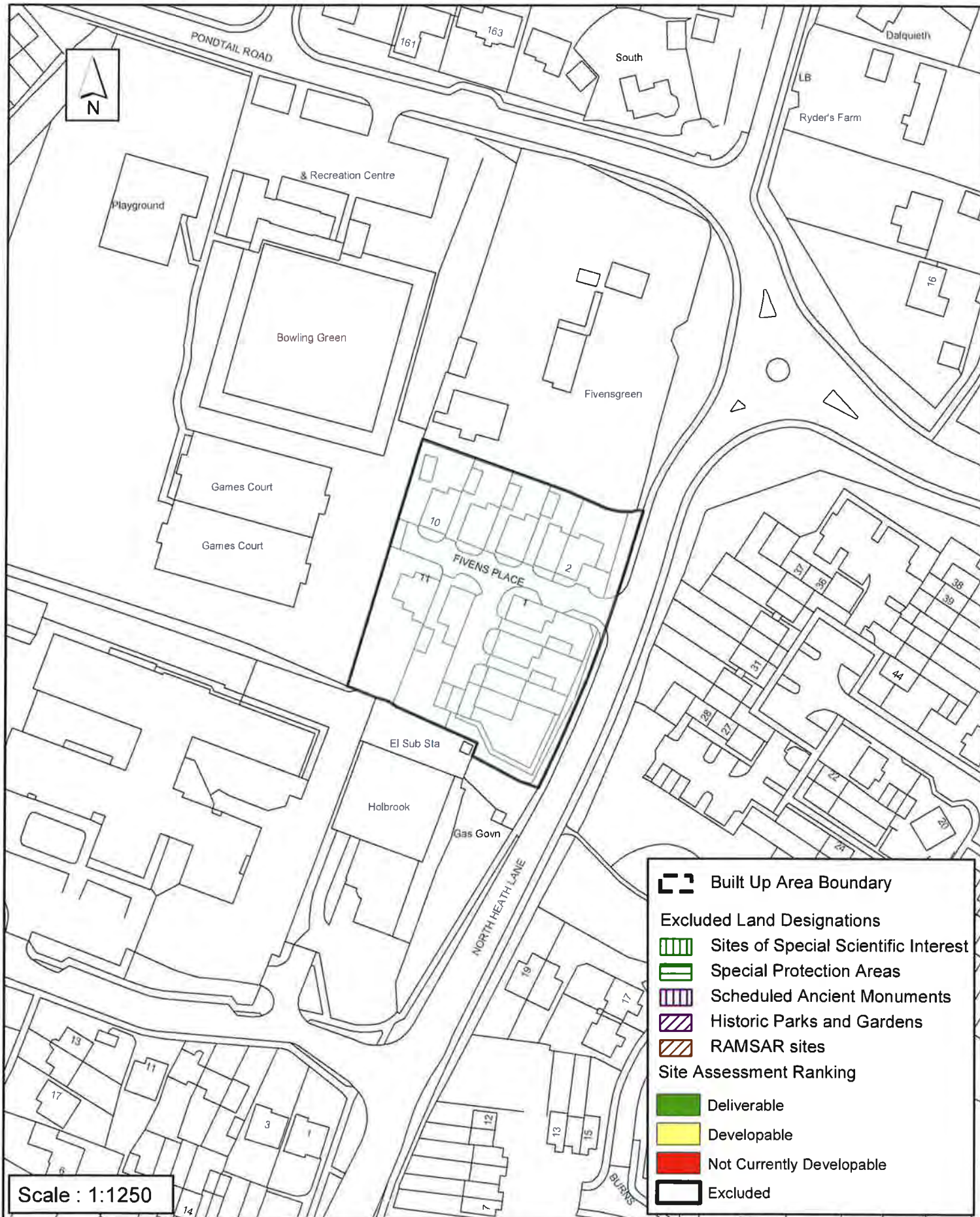
Horsham District Council

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

Parish		North Horsham	
SHLAA Reference SA389		Site Name Fivensgreen House North Heath Lane	
Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Fivensgreen House, North Heath Lane, Horsham
Years 6-10 Developable	<input type="checkbox"/>		
Years 11+	<input type="checkbox"/>	Site Area (ha)	0.42
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	COMPLETE
Lapsed PP	<input type="checkbox"/>	Date	

SA -389: Fivensgreen House, North Heath Lane, North Horsham



Reproduced by permission of Ordnance Survey map on behalf of HMSO. © Crown copyright and database rights (2015). Ordnance Survey Licence.100023865

Date: 19/05/2014

Revision: 02/11/2015

Horsham District Council

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

Chris Lyons : Director of Planning, Economic Development & Property

Parish	North Horsham
---------------	---------------

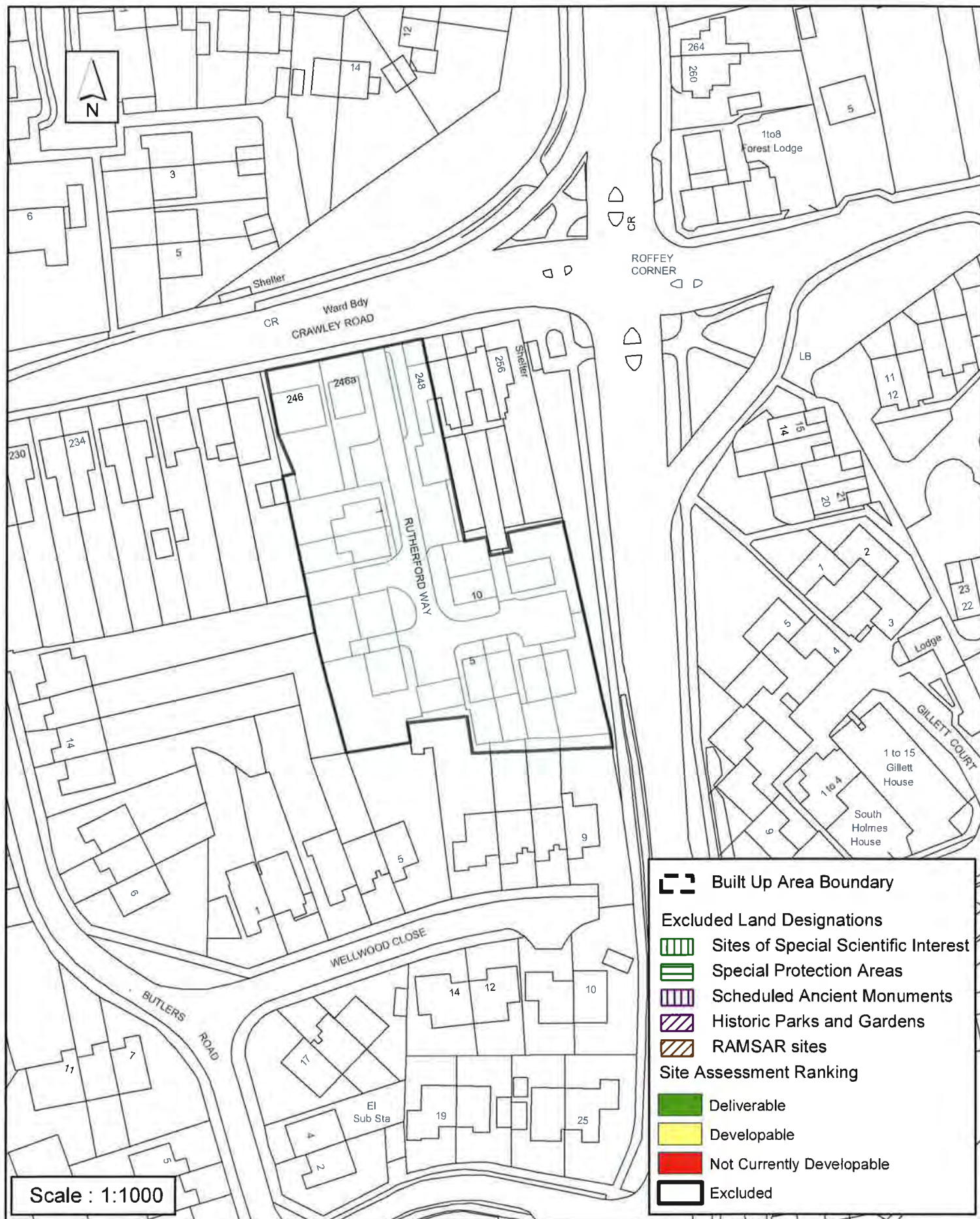
SHLAA Reference	SA462	Site Name	246A Crawley Road
------------------------	-------	------------------	-------------------

Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	246A Crawley Road, Horsham		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	0.008	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
----------------------	-------------------------------------	-------------------------	----------

Lapsed PP	<input type="checkbox"/>	Date
------------------	--------------------------	-------------

SA-462 : 246A Crawley Road, Horsham



Reproduced by permission of Ordnance Survey map on behalf of HMSO. © Crown copyright and database rights (2015). Ordnance Survey Licence.100023865

Date: 03/06/2015

Revision: 08/07/2015

Horsham District Council

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

Chris Lyons : Director of Planning, Economic Development & Property

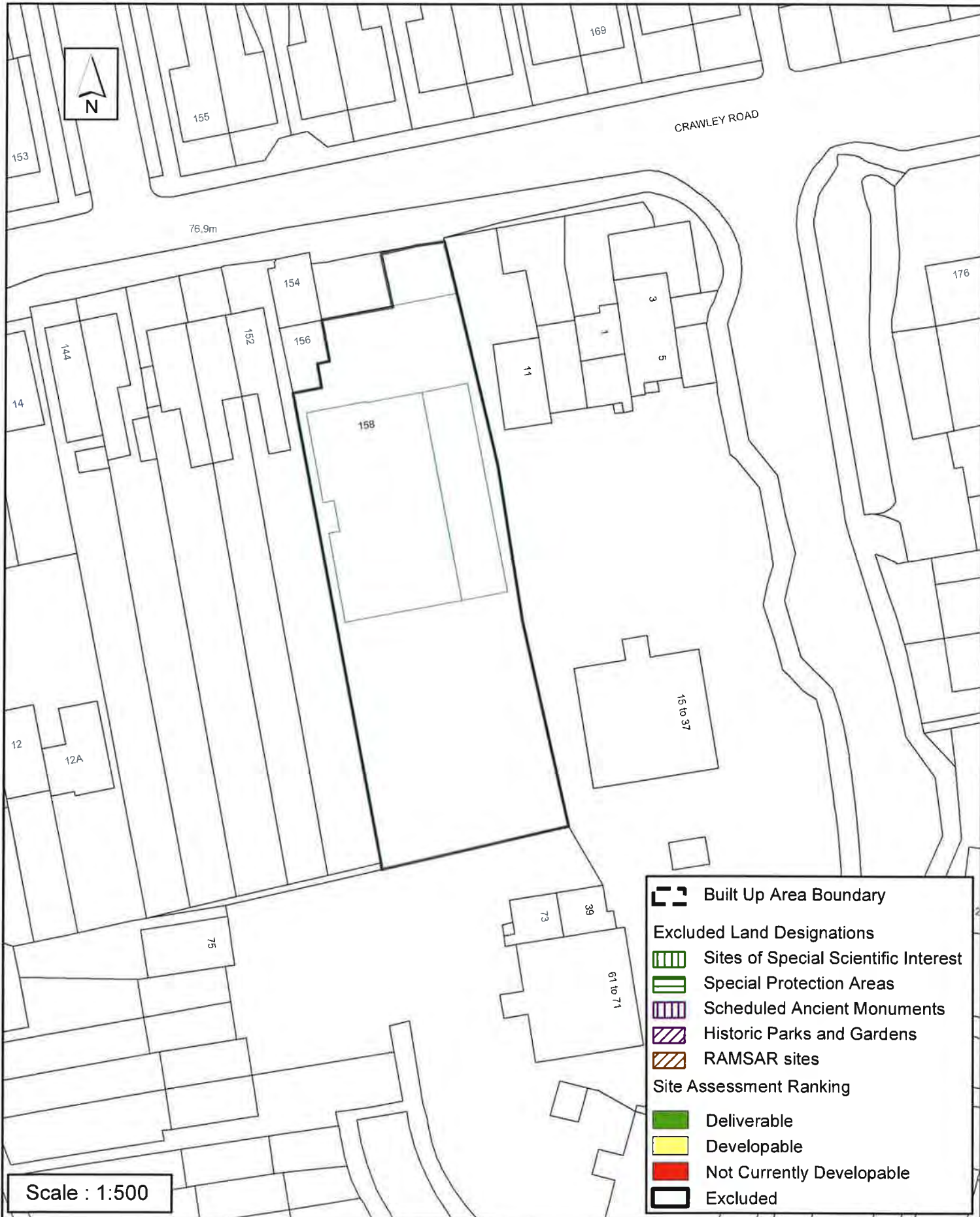
Parish**North Horsham**

SHLAA Reference SA491 **Site Name** 158 Crawley Road Horsham West Sussex

Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	158 Crawley Road, Horsham	
Years 6-10 Developable	<input type="checkbox"/>			
Years 11+	<input type="checkbox"/>	Site Area (ha)	0.1	Suitable <input type="checkbox"/>
Not Currently Developable	<input type="checkbox"/>	Greenfield/PDL		Available <input type="checkbox"/>
		Site Total	0	Achievable <input type="checkbox"/>
				Viable <input type="checkbox"/>

Justification

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



Parish	North Horsham
---------------	---------------

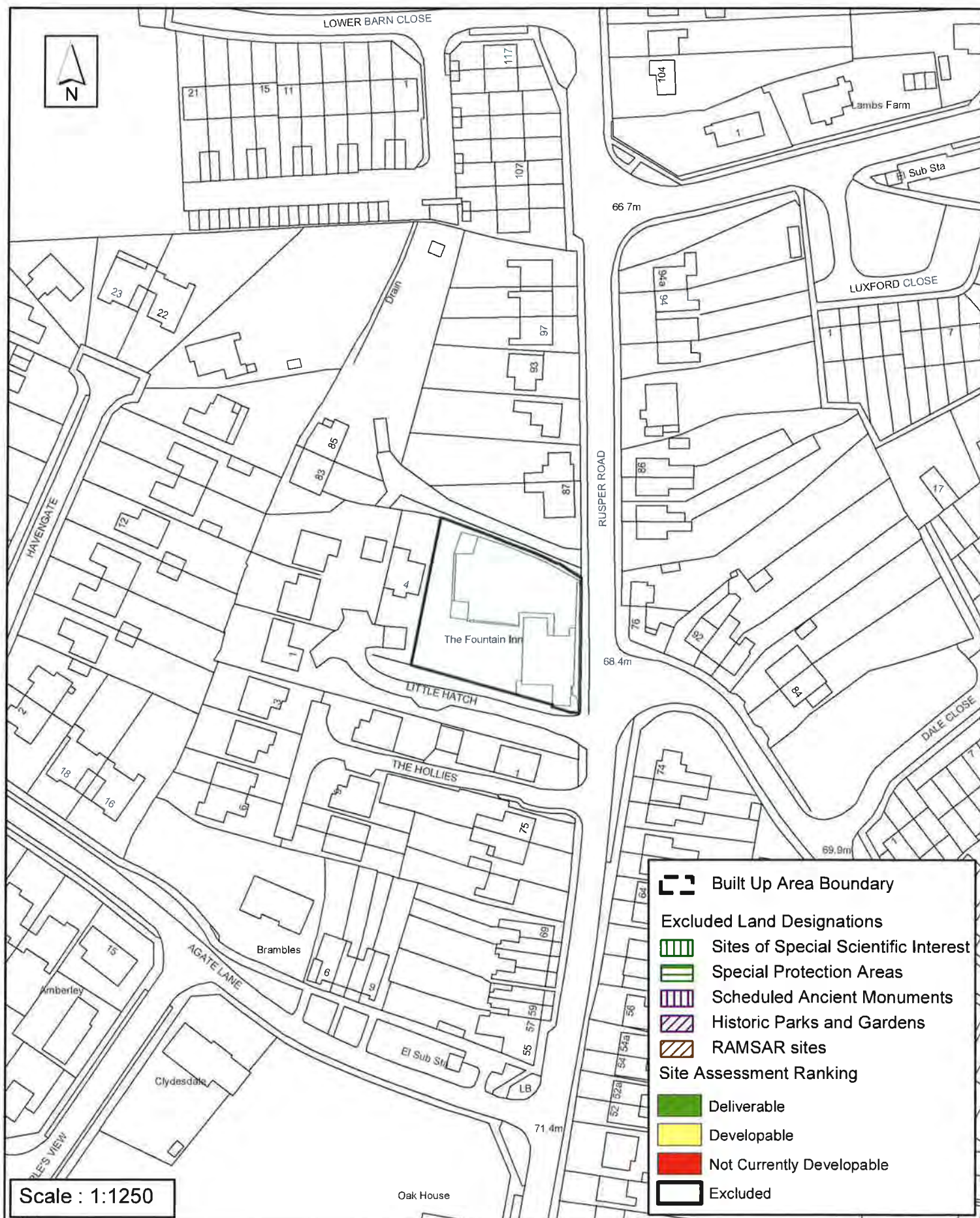
SHLAA Reference	SA533	Site Name	The Fountain Inn
------------------------	-------	------------------	------------------

Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	The Fountain Inn, 81 Rusper Road, Horsham		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	0.15	Suitable	<input type="checkbox"/>
Not Currently Developable	<input type="checkbox"/>	Greenfield/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 falls below SHLAA threshold of 6 dwellings. Application for 5 dwellings (DC/14/2430)
Lapsed PP	<input type="checkbox"/>	Date	Permitted 14/01/2016

SA - 533 : The Fountain Inn, North Horsham



Reproduced by permission of Ordnance Survey map on behalf of HMSO. © Crown copyright and database rights (2015).
Ordnance Survey Licence.100023865

Date: 02/11/2015

Revision:

Horsham District Council

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

Chris Lyons : Director of Planning, Economic Development & Property