

Thakeham Parish

Thakeham Parish

The following sites have been considered as part of the December 2018 SHELAA Housing Land Assessment for the 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 <u>developable</u> 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.

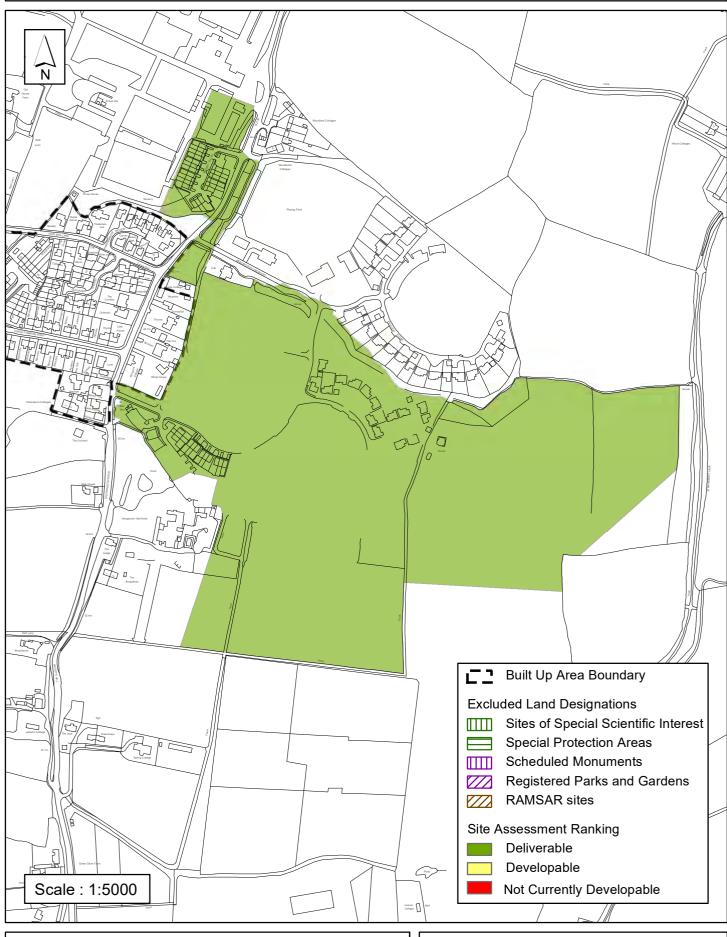
The outcome of the assessment for Thakeham Parish is summarised as follows:

SHELAA	Site Name	Site Address	Outcome of	Total
Reference			Assessment	Units
SA114	Abingworth Farm and Nursery	Storrington Road, Thakeham	Green (1-5 Years Deliverable)	115
SA339	Land east of Threals Lane	Threals Lane, West Chiltington	Green (1-5 Years Deliverable)	8
SA012	Thakeham Tiles	Rock Road, Heath Common, Storrington	Green (1-5 Years Deliverable)	50
SA039	Land North of High Bar Lane	Thakeham	Yellow (11+ Years Developable)	20
SA513	Land to the south of Furze Common Road	Land to the south of Furze Common Road	Yellow (11+ Years Developable)	20
SA022	Land at Picketty Cottages.	Coolham Road, Thakeham	Not Currently Developable	0
SA023	Lower Voakes	West Chiltington Road, Thakeham	Not Currently Developable	0
SA239	Abingworth Hall Hotel	Storrington Road, Thakeham	Not Currently Developable	0
SA335	Town House Farm	Coolham Road, Thakeham	Not Currently Developable	0
SA384	Land at Rock Road (larger site)	Rock Road, Storrington	Not Currently Developable	0
SA469	Land off Storrington Road,	Storrington	Not Currently Developable	0
SA499	Land to the rear of Fairlands	land to the rear of Fairlands, Storrington Road, Thakeham	Not Currently Developable	0
SA512	Land at Threals Farm	Threals Lane, West Chiltington	Not Currently Developable	0
SA643	Land at Coolham Manor	West of Coolham Road, Coolham	Not Currently Developable	0
SA712	Land at South Hill Farm	Storrington Road, Thakeham	Not Currently Developable	0
SA720	Land North of Merrywood Lane	Merrywood Lane Thakeham	Not Currently Developable	0

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Parish T	hakeham			
SHLAA Reference SA114 S	ite Name Abing	worth Farm and	d Nursery	
Years 1-5 Deliverable Years 6-10 Developable	Site Address St	orrington Road, T	hakeham	
Years 11+ Not Currently Developable	Site Area (ha) Greenfield/PDL Site Total	16.2 PDL 115	Suitable Available Achievable	V V
Justification	0.10 1 0.10.		7.0	
The site has planning permission for DC/16/2835 and DC/16/2947. Dev complete. A scheme of this size we the site is available, suitable, achiev	elopment is well u ould likely be deliv	nderway with son ered over a numb	ne dwellings alre	eady
_				
Excluded Site	Reason			

SA - 114 : Abingworth Farm, Thakeham

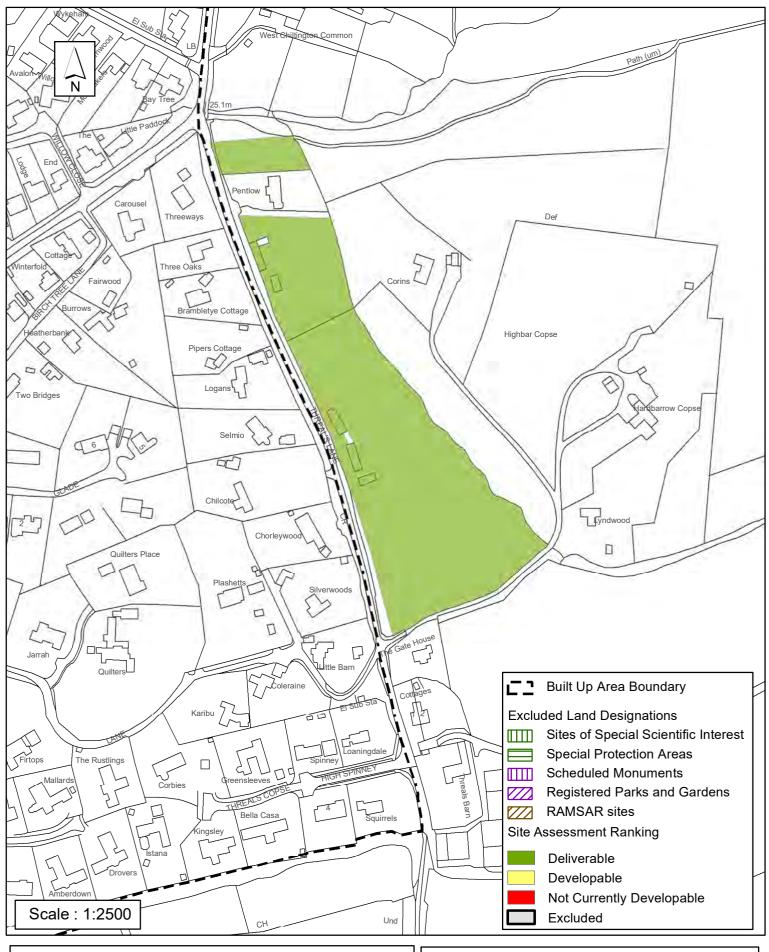


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Horsham District Council

Parish	Thakeham			
SHLAA Reference SA339	Site Name Land	east of Threals	Lane,	
Years 1-5 Deliverable ✓ Years 6-10 Developable	Site Address La	and east of Threal	s Lane, West C	hiltington
Years 11+ Not Currently Developable	Site Area (ha) Greenfield/PDL Site Total	2.0 Greenfield 8	Suitable Available Achievable	y y y
Justification				
The site has planning permission noted that although this application Area of West Chiltington Commo	on is in Thakeham F	Parish any develor	oment will adjoir	n the Built-u
Excluded Site Exclusio	n Reason			
Lapsed PP Date				

SA - 339: Land East of Threal's Lane, West Chiltington, Thakeham



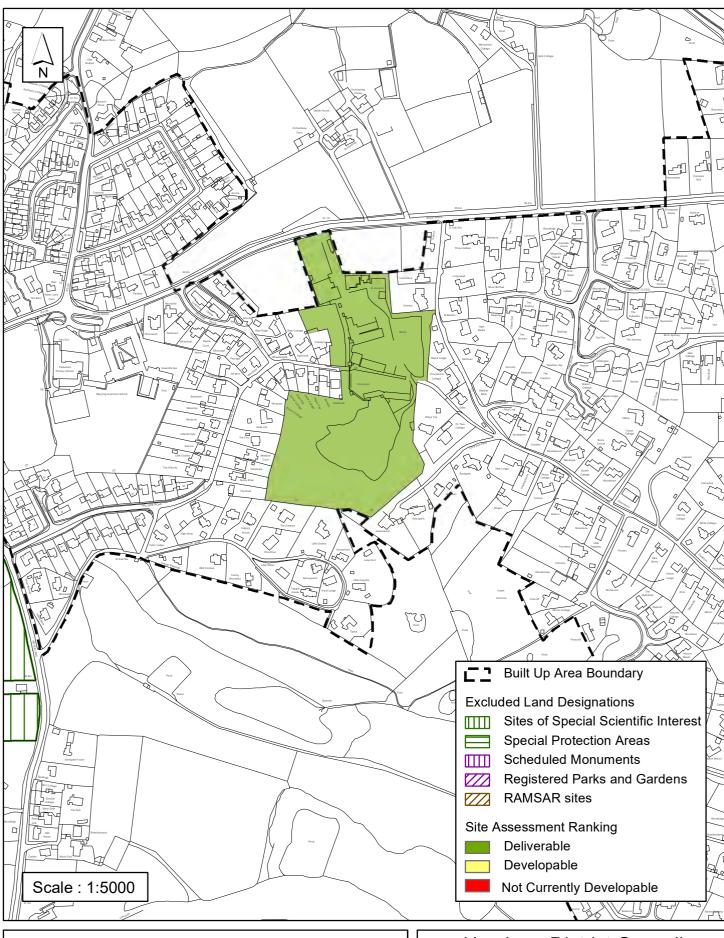
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Date: Revision:

Horsham District Council

Parish 7	Γhakeham			
SHLAA Reference SA012 S	Site Name Thake	eham Tiles		
Years 1-5 Deliverable Years 6-10 Developable	Site Address Ro	ock Road, Heath (Common, Storrii	ngton
Years 11+	Site Area (ha) Greenfield/PDL	4.8 PDL	Suitable Available	✓
	Site Total	50	Achievable	✓
Justification				
surrounded by residential uses, is Development Plan (Policy 2) mear the retention of a woodland buffer, regard given to the existing public business will take place prior to rethis site (DC/18/2095) which has not at October 2018 the site is local Notification Area and a Bat Suster covered by a Tree Preservation October account as appropriate. Thakehat There are potential contamination which may require remediation prior the latter part of years 1-5 for 50 under the latter part of years 1	ning it is 'suitable'. a need to reflect the footpath on the site development. The state of the second of the sec	The neighbourhoone character and one character and one and indicates the ere is now an applermined. The neighbourhoone is and indicates the ere is now an applermined. The second indicates the ere is now an applermined. The second indicates and indicates are second indicates and indicates are indicated in the ere in the ere is an apple in the ere is an are indicated in the ere in	od development density of the loc e relocation of th ication in for 90 gton and an Arc ection of the allo ed to take these ite but seeks to s use for tile ma	plan seeks cal area, ne existing homes on chaeological ocated site factors into relocate. unufacture
Excluded Site Exclusion	n Reason			
Lapsed PP Date				

SA - 012: Thakeham Tiles, Rock Road, Storrington

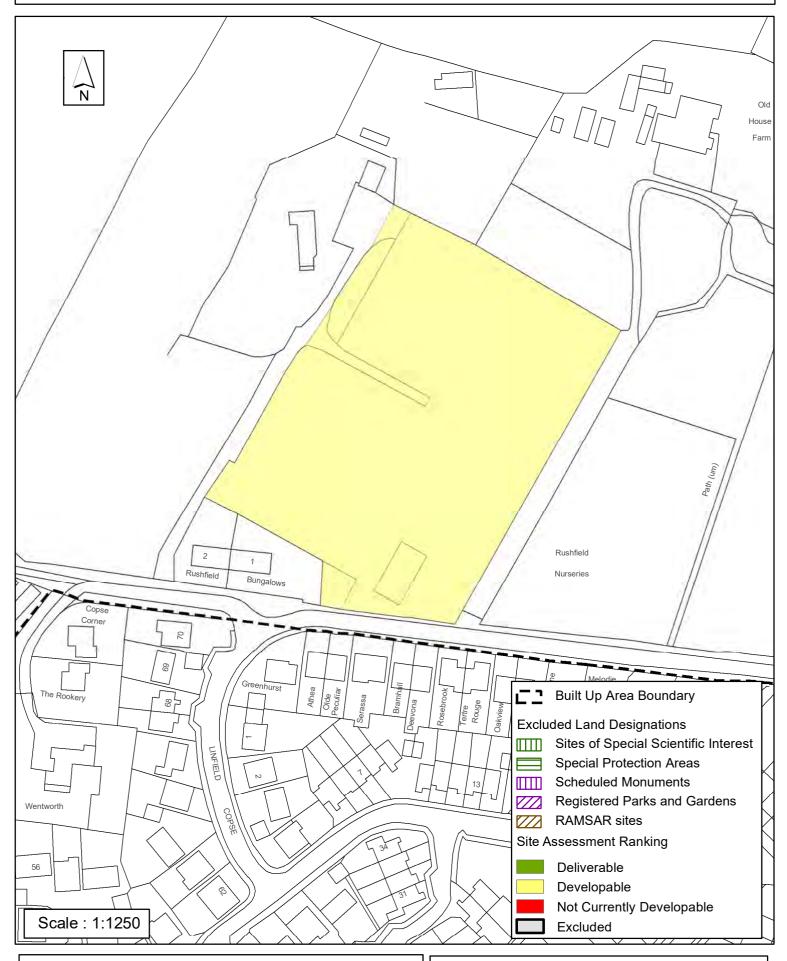


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Horsham District Council

Parish	Thakeham			
SHLAA Reference SA039	Site Name Land	North of High B	ar Lane	
Years 1-5 Deliverable Years 6-10 Developable		ınd at former Rus gh Bar Lane	hfield Nurseries	·
Years 11+ ☑ Not Currently Developable ☐	Site Area (ha) Greenfield/PDL	0.93 Both	Suitable Available	
	Site Total	20	Achievable	
Justification				
The landowner has expressed at in the countryside adjacent to the Medium Village by Policy 3 of the moderate level of services and faidentified in the made Thakeham development through the review made Neighbourhood Plan, it is a 26 of the HDPF.	e built up area bound e Horsham District P acilities. The site is p n Neighbourhood De of the Horsham Dist	lary of Thakeham lanning Framewo artially under B1 velopment Plan. trict Planning Frar	, which, is defin rk 2015 (HDPF Use Class. The Unless allocate nework (HDPF)	ed as a), having a site is not d for or via a
The Examiner of the Thakeham reviewed in light of the review of the SHELAA is a high level asse units. A scheme of this size woul	the Horsham Distric ssment the site is as	t Framework. On sessed as develo	this basis, reco pable in 11+ ye	ognising tha
Excluded Site	on Reason			
Lapsed PP Date				

SA - 039: Land north of High Bar Lane, Thakeham



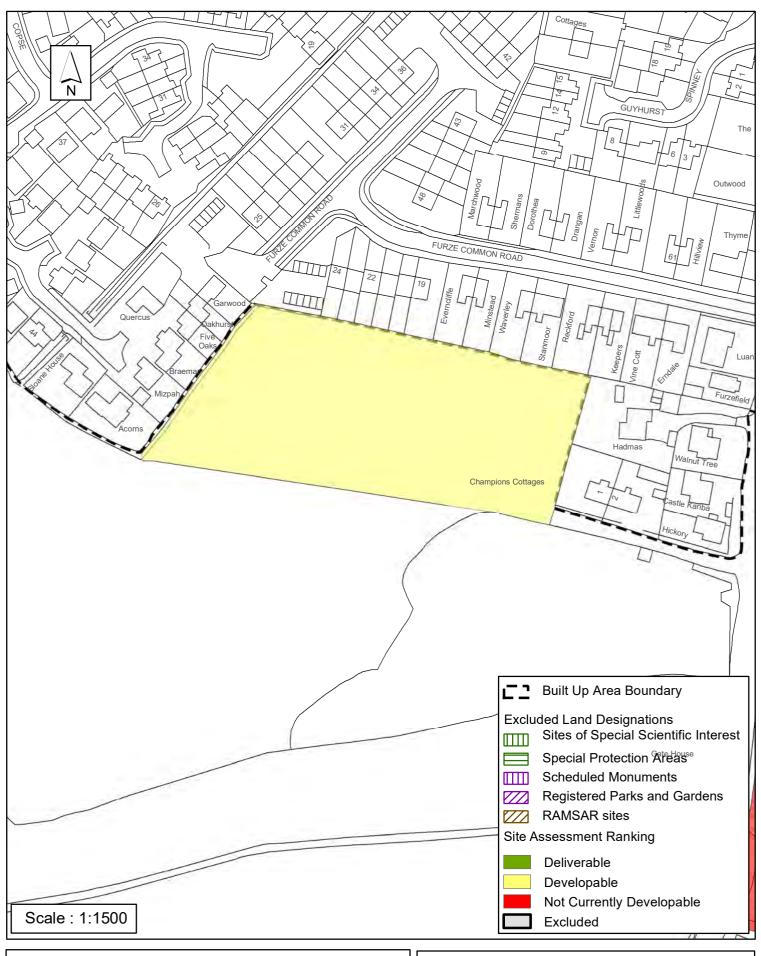
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Date: Revision:

Horsham District Council

Parish Thakeham						
SHLAA Reference SA513 Site Name Land to the south of Furze Common Road						
Years 1-5 Deliverable Years 6-10 Developable	Site Address Fu	ırze Common Ro	ad Abingworth			
Years 11+ ✓ Not Currently Developable □	Site Area (ha) Greenfield/PDL Site Total	0.98 Greenfield 20	Suitable Available Achievable	✓✓		
Justification						
A planning consultant on behalf of the landowner has expressed an interest in developing the site meaning it is 'available'. The site is located in the countryside but borders to the west, north and east of the BUAB of Thakeham which is defined as a Smaller Village by Policy 3 of the Horsham District Planning Framework 2015 (HDPF), having limited services, facilities and social networks but with good accessibility to larger settlements. The site lies within a Bat Sustenance Zone and to the west of the site lies a strip of trees protected by TPO. Unless allocated for development through the review of the HDPF or via a made Neighbourhood Plan, it is considered development would be contrary to Policies 1 to 4 and 26 of the HDPF. The Examiner of the Thakeham Neighbourhood Plan indicated that the plan would need to be reviewed in light of the review of the Horsham District Framework. On this basis, recognising that the SHELAA is a high level assessment the site is assessed as developable in 11+ years for 20 units. A scheme of this size would likely be delivered in a single phase.						
Excluded Site Exclusio	n Reason					
Lapsed PP Date						

SA-513: Land to the south of Furze Common Road



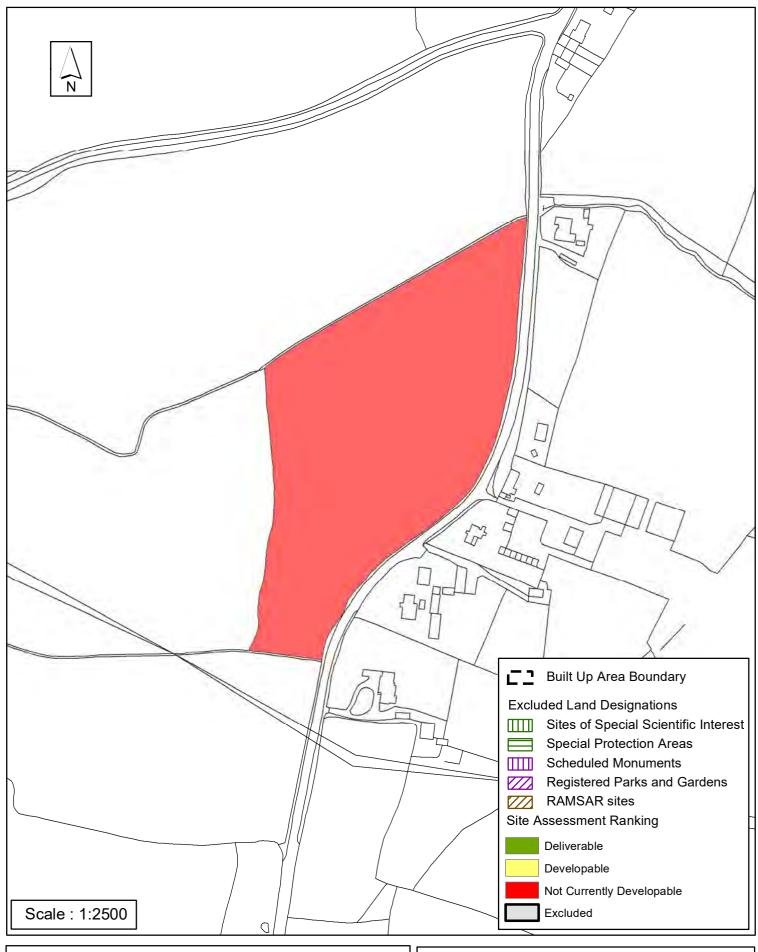
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Date: Revision:

Horsham District Council

Parish T	hakeham			
SHLAA Reference SA022 Site Name Land at Picketty Cottages.				
Years 1-5 Deliverable Site Address Coolham Road, Thakeham Years 6-10 Developable				
Years 11+ ☐ Not Currently Developable ✓	Site Area (ha) Greenfield/PDL	3 Greenfield	Suitable Available	
	Site Total	0	Achievable	
Justification The availability of this site is uncert develop from the landowner. The s settlement boundary. It is therefore	ite is located in ar	n isolated rural loc	ation and unrel	
Excluded Site Exclusion	Reason			
Lapsed PP Date				

SA - 022: Land at Picketty Cottages, Thakeham



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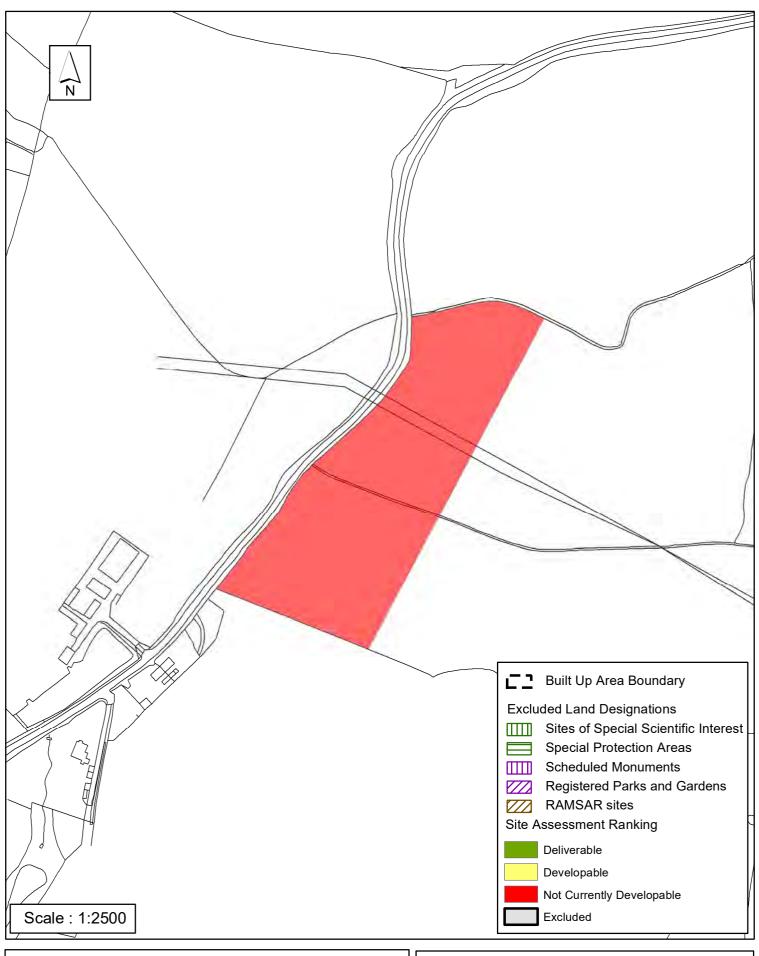
Date:

Revision:

Horsham District Council

Parish T	hakeham			
SHLAA Reference SA023 S	ite Name Lowe	r Voakes		
Years 1-5 Deliverable	Site Address W	est Chiltington Ro	oad, Thakeham	l
Years 6-10 Developable Years 11+ Not Currently Developable ✓	Site Area (ha) Greenfield/PDL	1.8 . Greenfield	Suitable Available	
	Site Total	0	Achievable	
Justification The availability of this site is uncer develop from the landowner. The settlement boundary. It is therefore	site is located in a	n isolated rural loo	cation and unre	
Excluded Site	Reason			
Lapsed PP Date				

SA - 023 : Lower Voakes, West Chiltington Road, Thakeham



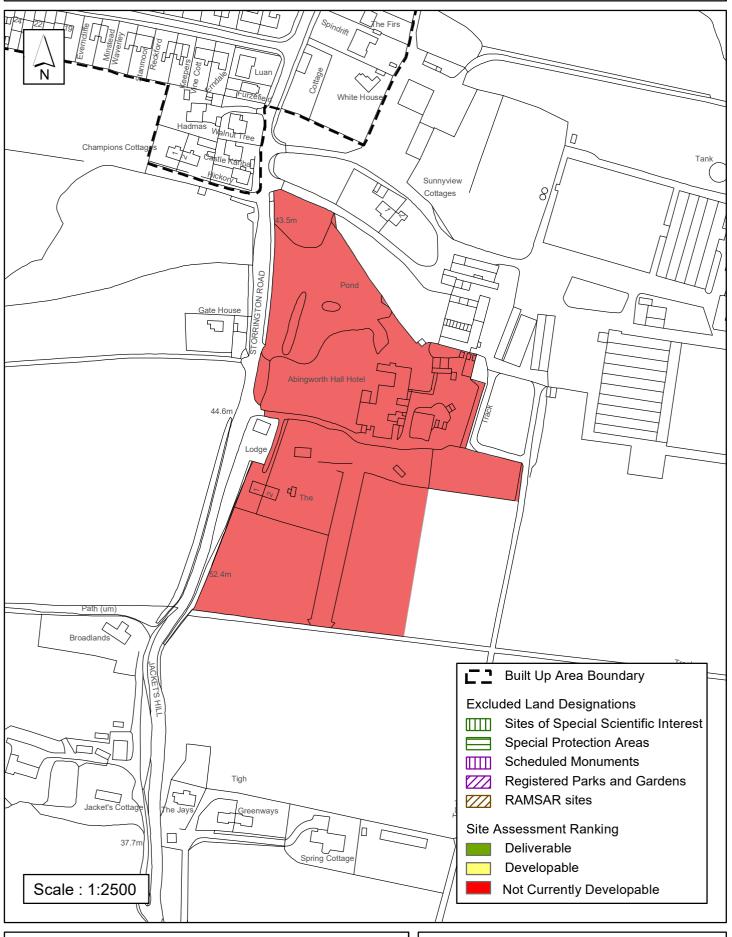
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Date: Revision:

Horsham District Council

Justification The availability of this site is uncertain due to a lack of an up to date expression of develop from the landowner. The site is in the countryside south of the built up and Thakeham which is classified as a Smaller Village in Policy 3 of the Horsham Dist Framework (HDPF), having limited services, facilities and social networks but with accessibility to larger settlements. The site is not allocated in the made Thakeham Plan. Unless allocated for development through the review of the Horsham District Framework (HDPF) or via a made Neighbourhood Plan, it is considered development.	Thakeham	Parish 7				
Years 6-10 Developable Years 11+ Site Area (ha) 0.8 Suitable Not Currently Developable Greenfield/PDL PDL Available Site Total 0 Achievable	9 Site Name Abingworth Hall Hotel	SHLAA Reference SA239 S				
Years 11+ ☐ Site Area (ha) 0.8 Suitable Not Currently Developable ☐ Greenfield/PDL PDL Available Site Total 0 Achievable Justification The availability of this site is uncertain due to a lack of an up to date expression of develop from the landowner. The site is in the countryside south of the built up ar Thakeham which is classified as a Smaller Village in Policy 3 of the Horsham Dist Framework(HDPF), having limited services, facilities and social networks but with accessibility to larger settlements. The site is not allocated in the made Thakeham Plan. Unless allocated for development through the review of the Horsham District Framework (HDPF) or via a made Neighbourhood Plan, it is considered development through the Plan to 4 and 26 of the HDPF. As the site does not directly adjoint the country to Policies 1 to 4 and 26 of the HDPF. As the site does not directly adjoint the current to Policies 1 to 4 and 26 of the HDPF. As the site does not directly adjoint the current to Policies 1 to 4 and 26 of the HDPF. As the site does not directly adjoint the current to Policies 1 to 4 and 26 of the HDPF. As the site does not directly adjoint to the current to Policies 1 to 4 and 26 of the HDPF. As the site does not directly adjoint to the current t						
The availability of this site is uncertain due to a lack of an up to date expression of develop from the landowner. The site is in the countryside south of the built up and Thakeham which is classified as a Smaller Village in Policy 3 of the Horsham Dist Framework (HDPF), having limited services, facilities and social networks but with accessibility to larger settlements. The site is not allocated in the made Thakeham Plan. Unless allocated for development through the review of the Horsham District Framework (HDPF) or via a made Neighbourhood Plan, it is considered development to Policies 1 to 4 and 26 of the HDPF. As the site does not directly adjoin	Greenfield/PDL PDL Available	Years 11+				
develop from the landowner. The site is in the countryside south of the built up and Thakeham which is classified as a Smaller Village in Policy 3 of the Horsham Dist Framework(HDPF), having limited services, facilities and social networks but with accessibility to larger settlements. The site is not allocated in the made Thakeham Plan. Unless allocated for development through the review of the Horsham District Framework (HDPF) or via a made Neighbourhood Plan, it is considered development to Policies 1 to 4 and 26 of the HDPF. As the site does not directly adjoin		Justification				
	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 the countryside south of the built up area boundary of Thakeham which is classified as a Smaller Village in Policy 3 of the Horsham District Planning Framework(HDPF), having limited services, facilities and social networks but with good accessibility to larger settlements. The site is not allocated in the made Thakeham Neighbourhoot Plan. 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. As the site does not directly adjoin the settlement boundary the site is therefore assessed as 'Not Currently Developable'.					
Excluded Site	sion Reason	Excluded Site				

SA - 239: Abingworth Hall Hotel, Storrington Road, Thakeham

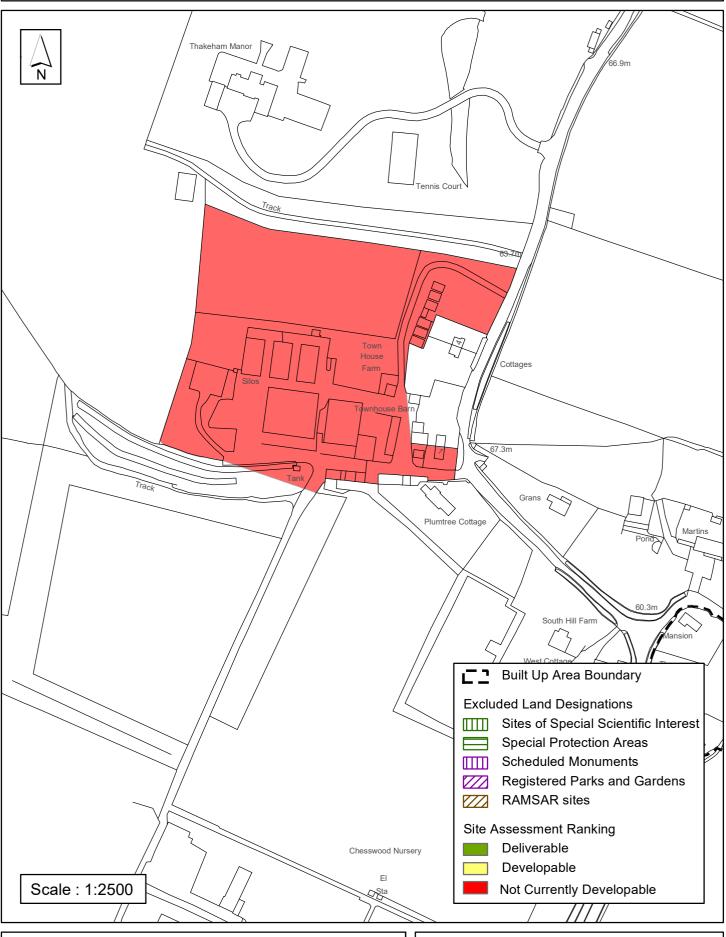


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Horsham District Council

Parish	Thakeham				
SHLAA Reference SA335 Site Name Town House Farm, Thakeham					
Years 1-5 Deliverable Years 6-10 Developable Site Address Coolham Road, Thakeham					
Years 11+	Site Area (ha)	2.635	Suitable		
Not Currently Developable 🔽	Greenfield/PDL	Both	Available	<u> </u>	
	Site Total	0	Achievable		
Justification					
Justification A representative of the landowner has expressed an interest in developing this site meaning the site is considered 'available'. The site is in the countryside, west of the built up area boundary of The Street, Thakeham which is classified as a smaller village in Policy 3 of the Horsham District Planning Framework 2015 (HDPF), having limited services and facilities. 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. It is therefore assessed as 'Not Currently Developable'.					
Excluded Site Exclusion	on Reason				
Lapsed PP Date					

SA - 335: Town House Farm, Coolham Road, Thakeham

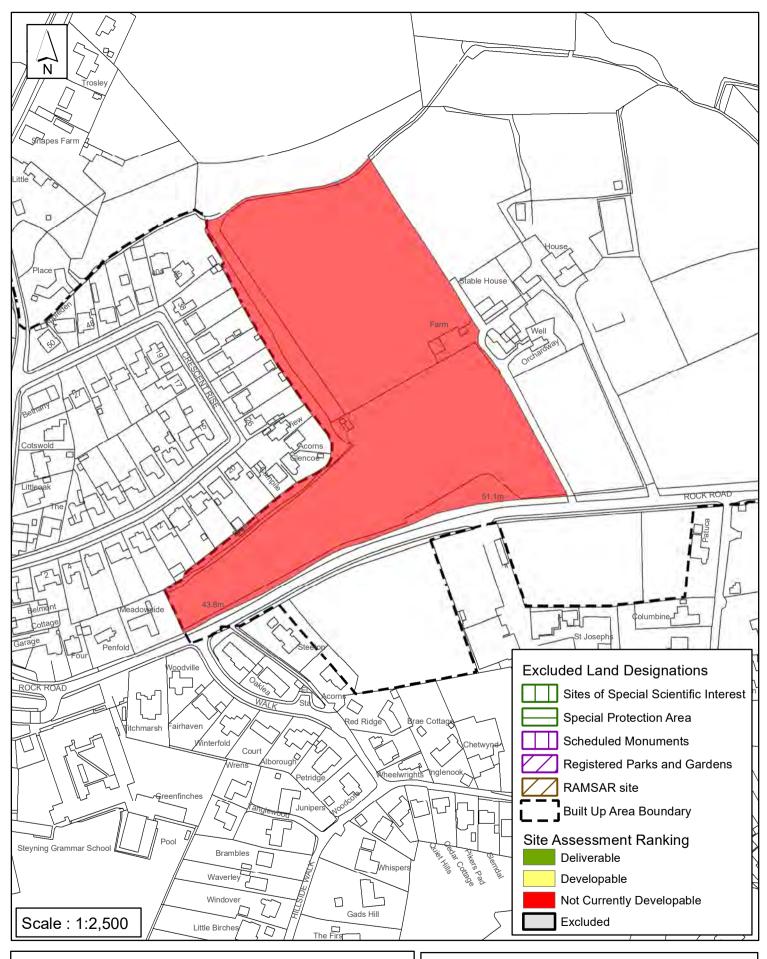


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Horsham District Council

ears 6-10 Developable ears 11+ ot Currently Developable Site Area (ha) Greenfield/PD Site Total ustification developer on behalf of the landowner has expres vailable'. Although in Thakeham Parish, the site i ettlement of Storrington, which is classified as a Si	and at Rock R 3.25 C Greenfield 0 sed an interest s adjacent to the mall Town/Larger, with a good response is present with	oad, Storrington Suitable Available Achievable to develop the site he built up area borger Village in Policy range of services a	undary of the y 3 of the			
ears 6-10 Developable ears 11+ ot Currently Developable Site Area (ha) Greenfield/PD Site Total ustification developer on behalf of the landowner has expres vailable'. Although in Thakeham Parish, the site i ettlement of Storrington, which is classified as a Si	3.25 L Greenfield 0 sed an interest s adjacent to the mall Town/Larger), with a good response is present with	Suitable Available Achievable to develop the site he built up area borger Village in Policy range of services a	e meaning it undary of the y 3 of the			
ears 11+ ot Currently Developable Greenfield/PD Site Total ustification developer on behalf of the landowner has expres vailable'. Although in Thakeham Parish, the site i ettlement of Storrington, which is classified as a Si	L Greenfield 0 sed an interest s adjacent to the mall Town/Larger, with a good response is present with	Available Achievable to develop the site he built up area borger Village in Policy range of services a	e meaning it undary of the y 3 of the			
developer on behalf of the landowner has expres vailable'. Although in Thakeham Parish, the site i ettlement of Storrington, which is classified as a S	s adjacent to th mall Town/Larg F), with a good r e is present with	ne built up area bo ger Village in Policy range of services a	undary of the y 3 of the			
developer on behalf of the landowner has expres vailable'. Although in Thakeham Parish, the site i ettlement of Storrington, which is classified as a S	s adjacent to th mall Town/Larg F), with a good r e is present with	ne built up area bo ger Village in Policy range of services a	undary of the y 3 of the			
A developer on behalf of the landowner has expressed an interest to develop the site meaning it is 'available'. Although in Thakeham Parish, the site is adjacent to the built up area boundary of the settlement of Storrington, which is classified as a Small Town/Larger Village in Policy 3 of the Horsham District Planning Framework 2015 (HDPF), with a good range of services and facilities. The Horsham District Council Bat Sustenance Zone is present within the site boundary and Tree Preservation Order adjoins south western boundary. Grade II Listed Building also located to the south west boundary of site. The site is not allocated in the Made Thakeham Neighbourhood Plan. 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 and the Neighbourhood Plan. Given the proximity to the wider settlement of Storrington, and the potential to impact on the emerging Neighbourhood Plan for this area, the future of this sit is considered to be assessed as 'Not Currently Developable'.						
excluded Site Lexclusion Reason						

SA -384 :Land at Rock Road, Thakeham



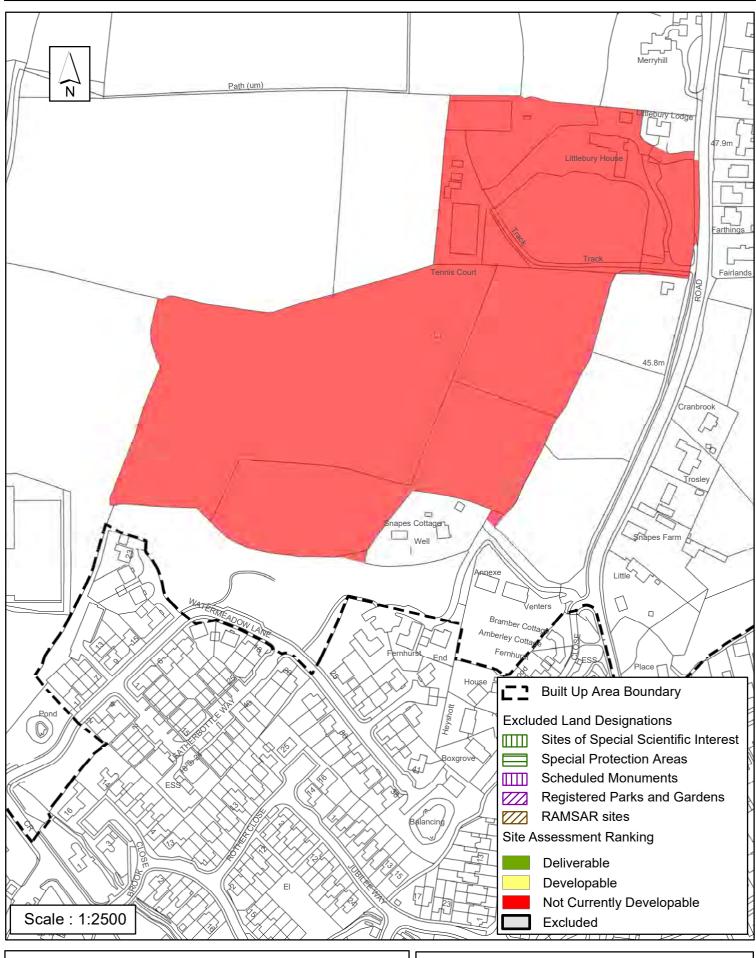
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Date: 01/08/2014 Revision: 01/11/2018

Horsham District Council

Parish -	Гhakeham				
SHLAA Reference SA469 Site Name Land West of Storrington Road, Thakeham					
Years 1-5 Deliverable Years 6-10 Developable	Site Address St	orrington Road, T	hakeham		
Years 11+	Site Area (ha)	6.2	Suitable		
Not Currently Developable	Greenfield/PDL	Greenfield	Available	✓	
	Site Total	0	Achievable		
Justification					
meaning it is 'available'. Although to the north of Storrington & Sullin Town/Larger Village by Policy 3 of a good range of services and facil southern boundary abuts the Grac approximately 150m to the south of the site is in a countryside location.	gton built-up area k f the Horsham Distr ities. The site lies v de II listed Snapes west.	ooundary which is rict Planning Fram vithin a Bat Suste Cottage. Flood Zo	defined as a Si nework 2015 (H nance Zone and ones 2 and 3 lie	mall DPF), havin d along its	
The site is in a countryside location and it is considered that development would lead to an undesirable form of sporadic housing unrelated to the recognised built form of Storrington & Sullington. Unless allocated for development through the review of the Horsham District Planning Framework (HDPF) or via a made Neighbourhood Plan which would need to consider cross parish impacts with Storrington & Sullington. 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'.					
Excluded Site Exclusion	n Reason				
Lapsed PP Date					

SA-469: Land West of Storrington Road, Thakeham



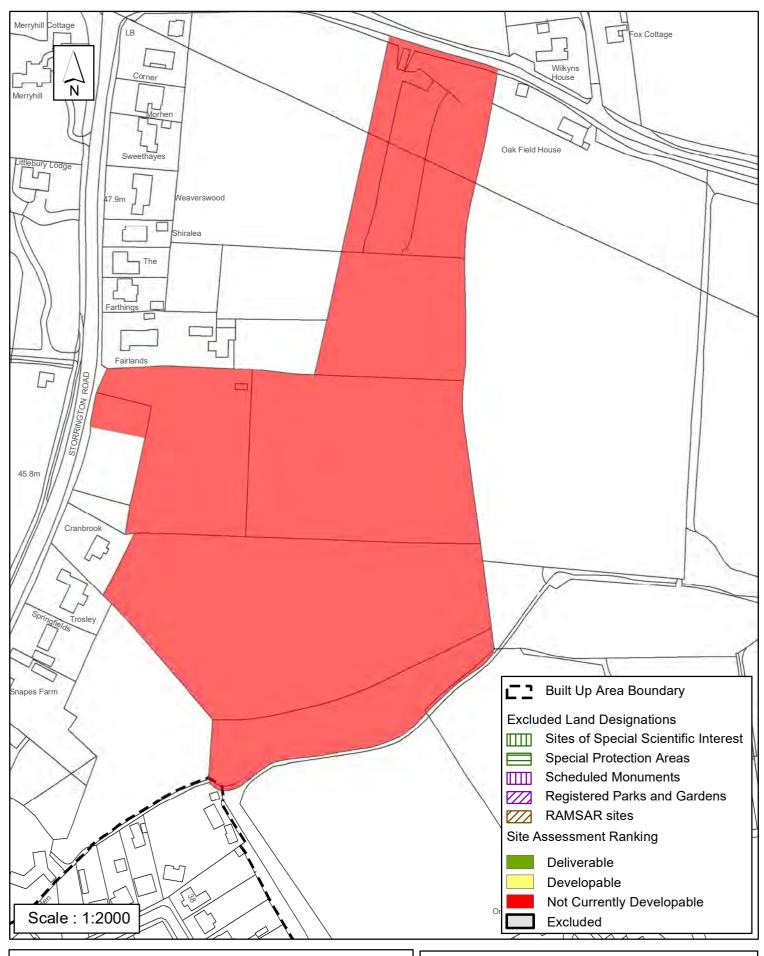
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Date: Revision:

Horsham District Council

Parish 7	Γhakeham				
SHLAA Reference SA499 S	Site Name Land	to the rear of Fa	airlands		
Years 1-5 Deliverable Site Address Land to the rear of Fairlands, Storrington Roa Thakeham, Storrington					
Years 11+ ☐ Not Currently Developable ✓	Site Area (ha) Greenfield/PDL	4.06 Greenfield	Suitable Available		
	Site Total	0	Achievable		
Justification					
Thakeham Parish, the site lies in the Storrington and Sullington. The not Area and the whole site lies within the site protected by TPO. The site settlement edge of Storrington. Ur Horsham District Planning Framewonsider cross parish impacts with contrary to Policies 1 to 4 and 26 of Developable'.	orthern portion of the a Bat Sustenance e is in a rural location allocated for a work or via a made a Storrington & Sull	e site lies within a Zone. There are on and is not well development thro neighbourhood pington. It is cons	an Archaeologic wooded areas t I related to the d ugh the review o lan which would idered developn	al Notification on the north on efined of the I need to nent would be	
Excluded Site Exclusion	n Reason				
Lapsed PP Date					

SA-499: Land to the rear of Fairlands, Storrington Road, Thakeham



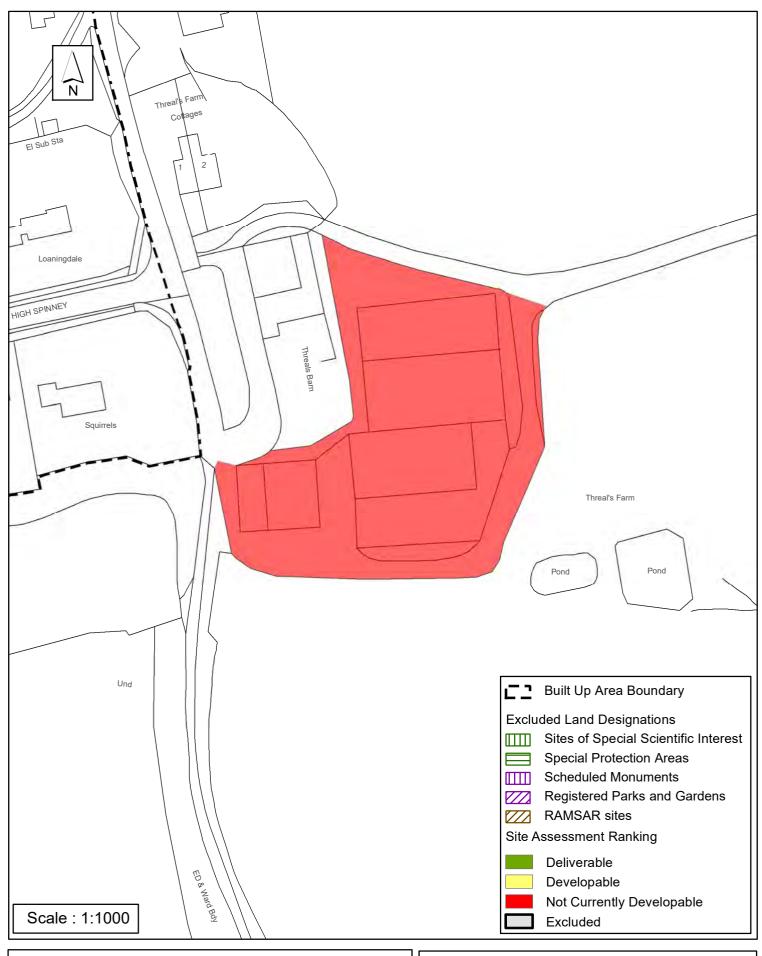
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Horsham District Council

Parish	Γhakeham			
SHLAA Reference SA512 S	Site Name Land	at Threals Farm	1	
Years 1-5 Deliverable Years 6-10 Developable	Site Address La	ind at Threal's Fa niltington	rm, Threal's Lar	ne, West
Years 11+ ☐ Not Currently Developable ✓	Site Area (ha) Greenfield/PDL		Suitable Available Achievable	✓
	Site Total	0	Achievable	
Justification				
site meaning it is 'available'. The site Chiltington Common BUAB which Village by Policy 3 of the Horsham level of services and facilities. The developed land, containing a num development through the review of made Neighbourhood Plan which Chiltington Parish. It is considered the HDPF. The site is therefore as	, together with Wes n District Planning F e site lies within a B ber of large agricul f the Horsham Dist would need to cons d that development	st Chiltington Villa Framework 2015 (eat Sustenance Zo tural buildings. U crict Planning Fran sider cross bound would be contran	ge, is defined as (HDPF), having one and is previous allocated nework (HDPF) ary impacts with y to Policies 1 to	s a Medium a moderate ously for or via a n West
Excluded Site	Reason			
Lapsed PP Date				

SA-512: Land at Threals Farm, West Chiltington



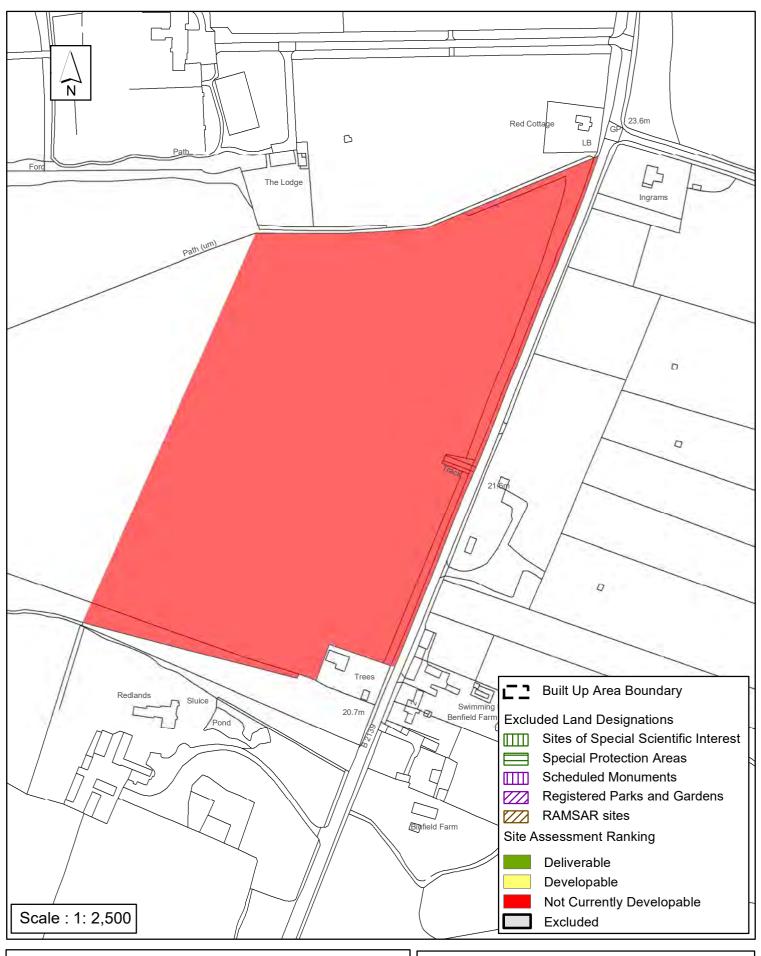
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Horsham District Council

Parish	Т	hakeham			
SHLAA Reference SA	A643 S	ite Name Land	at Coolham Ma	nor, West of C	Coolham Ro
Years 1-5 Deliverable Years 6-10 Developable		Site Address Land at Coolham Manor, West of Coolham Road, Coolham			
Years 11+		Site Area (ha)	5.448	Suitable	
Not Currently Developab	ole 🗸	Greenfield/PDL	Greenfield	Available	✓
		Site Total	0	Achievable	
Justification					
The landowner has expres an isolated location, unrela unsustainable and therefo	ated to a	settlement edge.	Development in tl		
Excluded Site	clusion	Reason			
Lapsed PP	e				

SA - 643 : Land at Coolham Manor, Coolham Road, Thakeham



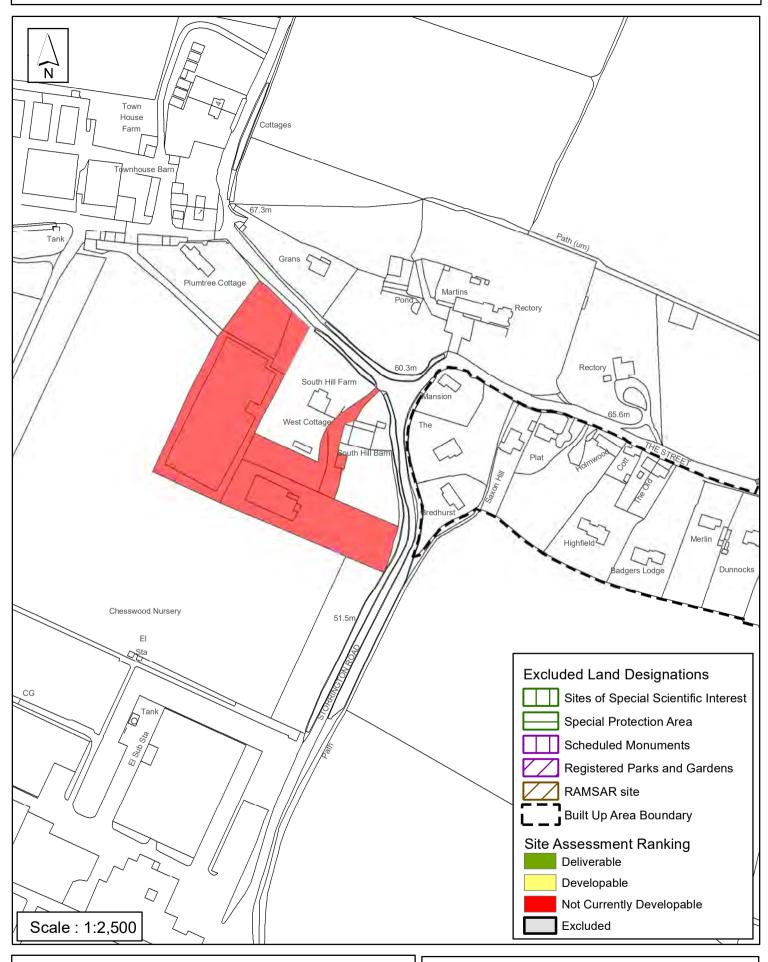
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Date: Revision:

Horsham District Council

Parish	Thakeham			
SHLAA Reference SA712	Site Name Land	at South Hill Fa	rm, Thakehan	1
Years 1-5 Deliverable Years 6-10 Developable	Site Address South Hill Farm, Storrington Road, Thakeham			
Years 11+ □ Not Currently Developable ✓	Site Area (ha) Greenfield/PDL Site Total	1.176 Both 0	Suitable Available Achievable	✓✓
Justification				
The landowner has expressed ar the countryside close to but not a Area of Thakeham. Thakeham Planning Framework 2015 (HDP access to larger settlements. Th Neighbourhood Plan. Unless allor via a made Neighbourhood Pla 4 and 26 of the HDPF and the Ne Developable'.	adjoining the western is classified as a sm F), having a limited le site is not allocate ocated for developman, it is considered o	n built up area boo aller village in Po level of services a d for developmer tent or similar thro development wou	undary and Con dicy 3 of the Hor and facilities but at in the Made T ough the review ld be contrary to	servation sham Distric with good hakeham of the HDPF Policies 1 t
Excluded Site Exclusion	n Reason			
Lapsed PP Date				

SA - 712: Land at South Hill Farm, Thakeham



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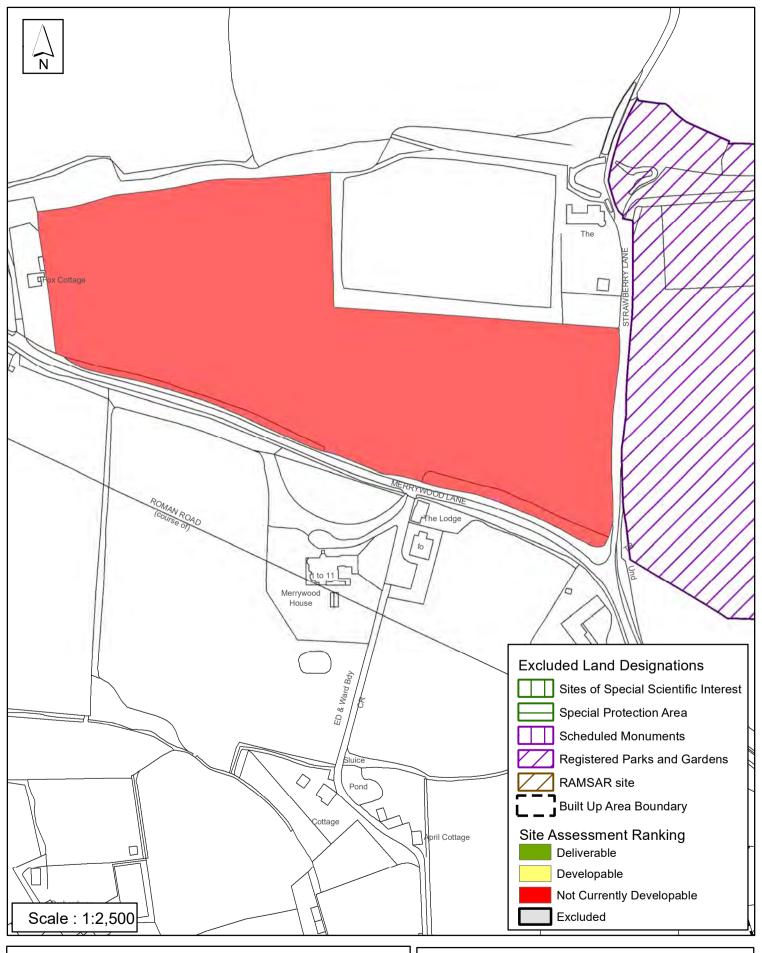
Date: 31/10/2018

Revision:

Horsham District Council

Parish	Thakeham			
SHLAA Reference SA720	Site Name Land	North of Merryv	vood Lane	
Years 1-5 Deliverable Site Address Merrywood Lane Thakeham Years 6-10 Developable				
Years 11+ ☐ Not Currently Developable ✓	Site Area (ha) Greenfield/PDL Site Total	4.9 Greenfield 0	Suitable Available Achievable	✓✓
Justification				
The landowner has expressed an Thakeham Parish, the site is loca up area boundary of Storrington a settlement edge. The site lies wit Preservation Order on the site's shistoric Park and Garden, which the site. A Grade II Listed Buildin assessed as 'Not Currently Development of the site is a session of the site.	ated in the countrysic and Sullington. The thin a Bat Sustenan couthern boundary. also forms an Archa g lies across a field	de outside and to site is in an isola ce Zone with tree A Grade I Listed aeological Notifica	the north of the ted location unre s protected by a Building surroun ation Area, lies to	defined bui elated to a Tree nded by a o the east o
Excluded Site Exclusio	n Reason			
Lapsed PP Date				

SA - 720: Land north of Merrywood Lane, Thakeham



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