

# 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 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 Thakeham Parish is summarised as follows:**

SHELAA Reference	Site Name	Site Address	Outcome of Assessment	Total 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

This page is intentionally blank

---

**Parish** Thakeham

---

**SHLAA Reference** SA114 **Site Name** Abingworth Farm and Nursery

---

<b>Years 1-5 Deliverable</b>	<input checked="" type="checkbox"/>	<b>Site Address</b>	Storrington Road, Thakeham		
<b>Years 6-10 Developable</b>	<input type="checkbox"/>				
<b>Years 11+</b>	<input type="checkbox"/>	<b>Site Area (ha)</b>	16.2	<b>Suitable</b>	<input checked="" type="checkbox"/>
<b>Not Currently Developable</b>	<input type="checkbox"/>	<b>Greenfield/PDL</b>	PDL	<b>Available</b>	<input checked="" type="checkbox"/>
		<b>Site Total</b>	115	<b>Achievable</b>	<input checked="" type="checkbox"/>

#### Justification

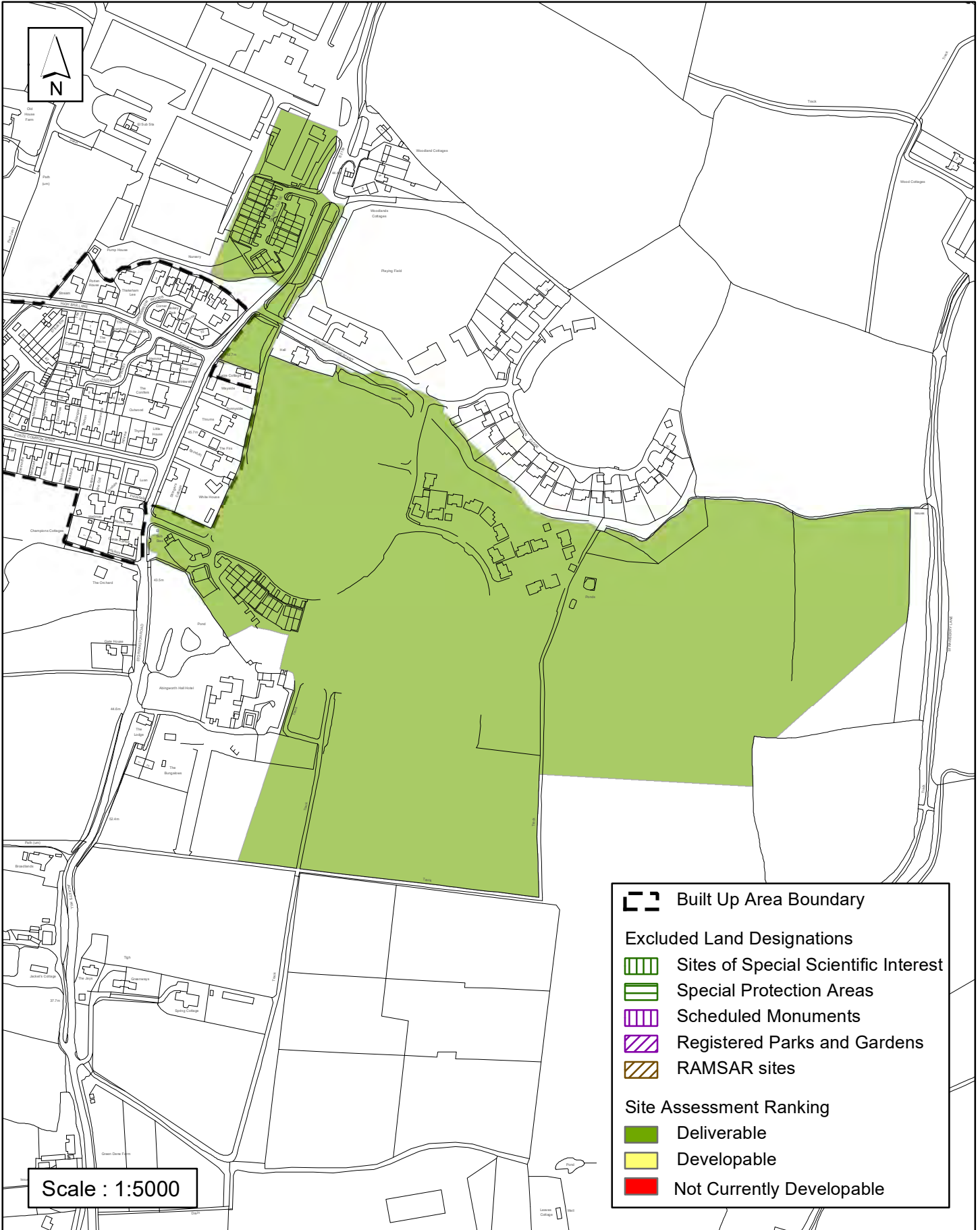
The site has planning permission for 159 dwellings via planning applications DC/10/1314, DC/16/2835 and DC/16/2947. Development is well underway with some dwellings already complete. A scheme of this size would likely be delivered over a number of years. It is concluded the site is available, suitable, achievable and deliverable 1-5 years.

---

**Excluded Site**  **Exclusion Reason**

**Lapsed PP**  **Date**

# SA - 114 : Abingworth Farm, Thakeham



Reproduced by permission of Ordnance Survey map on behalf of HMSO. © Crown copyright and database rights (2018). Ordnance Survey Licence.100023865

## Horsham District Council

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

---

**Parish** Thakeham

---

**SHLAA Reference** SA339 **Site Name** Land east of Threals Lane,

---

<b>Years 1-5 Deliverable</b>	<input checked="" type="checkbox"/>	<b>Site Address</b>	Land east of Threals Lane, West Chilmington		
<b>Years 6-10 Developable</b>	<input type="checkbox"/>				
<b>Years 11+</b>	<input type="checkbox"/>	<b>Site Area (ha)</b>	2.0	<b>Suitable</b>	<input checked="" type="checkbox"/>
<b>Not Currently Developable</b>	<input type="checkbox"/>	<b>Greenfield/PDL</b>	Greenfield	<b>Available</b>	<input checked="" type="checkbox"/>
		<b>Site Total</b>	8	<b>Achievable</b>	<input checked="" type="checkbox"/>

**Justification**

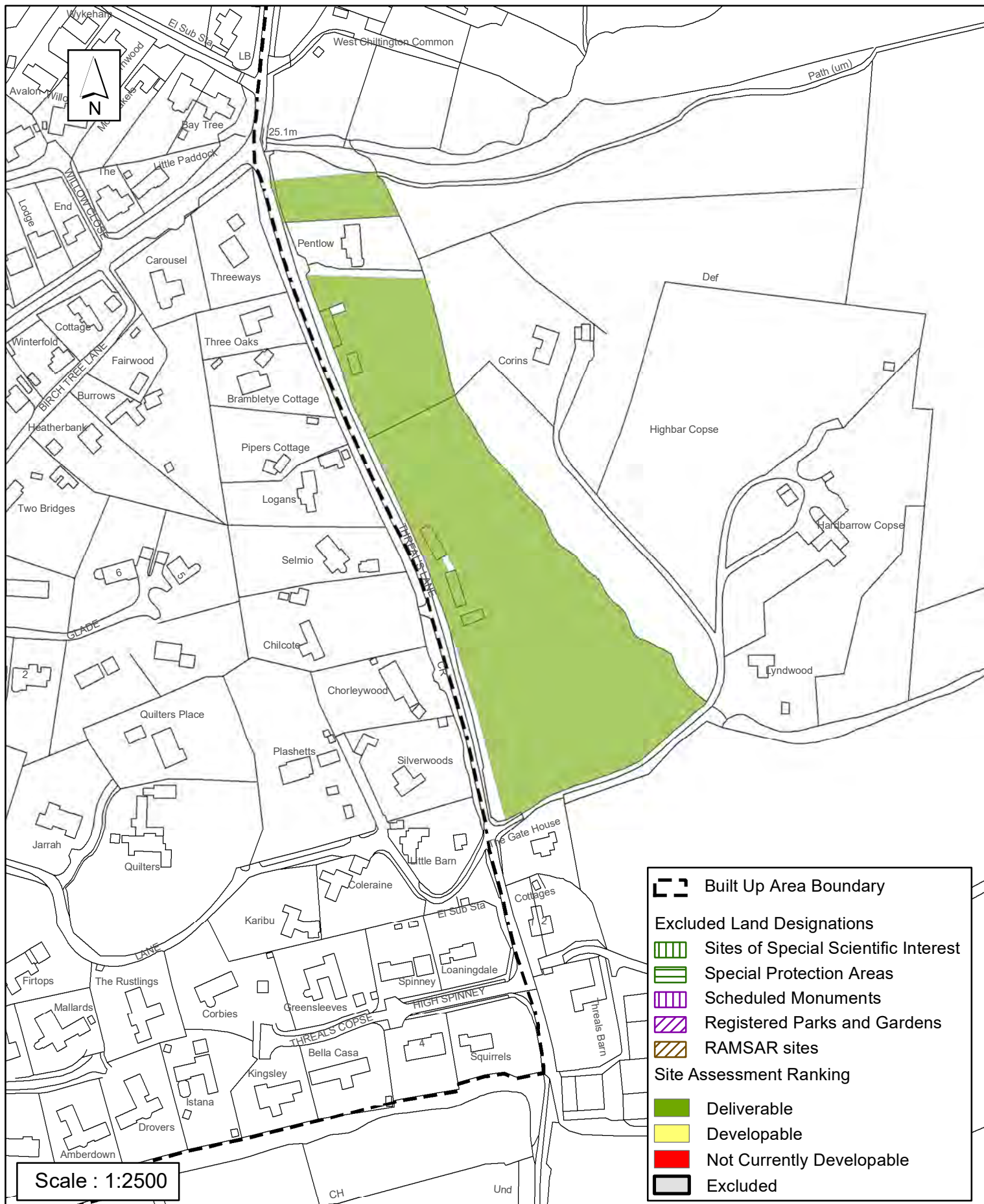
The site has planning permission for 8 dwellings via DC/15/0193 (Allowed 25/11/16). It should be noted that although this application is in Thakeham Parish any development will adjoin the Built-up Area of West Chilmington Common. It is concluded this site is available, suitable and achievable.

---

**Excluded Site**  **Exclusion Reason**

**Lapsed PP**  **Date**

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



Reproduced by permission of Ordnance Survey map on behalf of HMSO. © Crown copyright and database rights (2018). Ordnance Survey Licence.100023865

Date:

Revision:

## Horsham District Council

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

---

**Parish** Thakeham

---

**SHLAA Reference** SA012 **Site Name** Thakeham Tiles

---

<b>Years 1-5 Deliverable</b>	<input checked="" type="checkbox"/>	<b>Site Address</b>	Rock Road, Heath Common, Storrington		
<b>Years 6-10 Developable</b>	<input type="checkbox"/>				
<b>Years 11+</b>	<input type="checkbox"/>	<b>Site Area (ha)</b>	4.8	<b>Suitable</b>	<input checked="" type="checkbox"/>
<b>Not Currently Developable</b>	<input type="checkbox"/>	<b>Greenfield/PDL</b>	PDL	<b>Available</b>	<input checked="" type="checkbox"/>
		<b>Site Total</b>	50	<b>Achievable</b>	<input checked="" type="checkbox"/>

**Justification**

The landowner has expressed an interest to develop the site meaning it is 'available'. The site, surrounded by residential uses, is allocated for 50 units in the made Thakeham Neighbourhood Development Plan (Policy 2) meaning it is 'suitable'. The neighbourhood development plan seeks the retention of a woodland buffer, a need to reflect the character and density of the local area, regard given to the existing public footpath on the site and indicates the relocation of the existing business will take place prior to redevelopment. There is now an application in for 90 homes on this site (DC/18/2095) which has not as yet been determined.

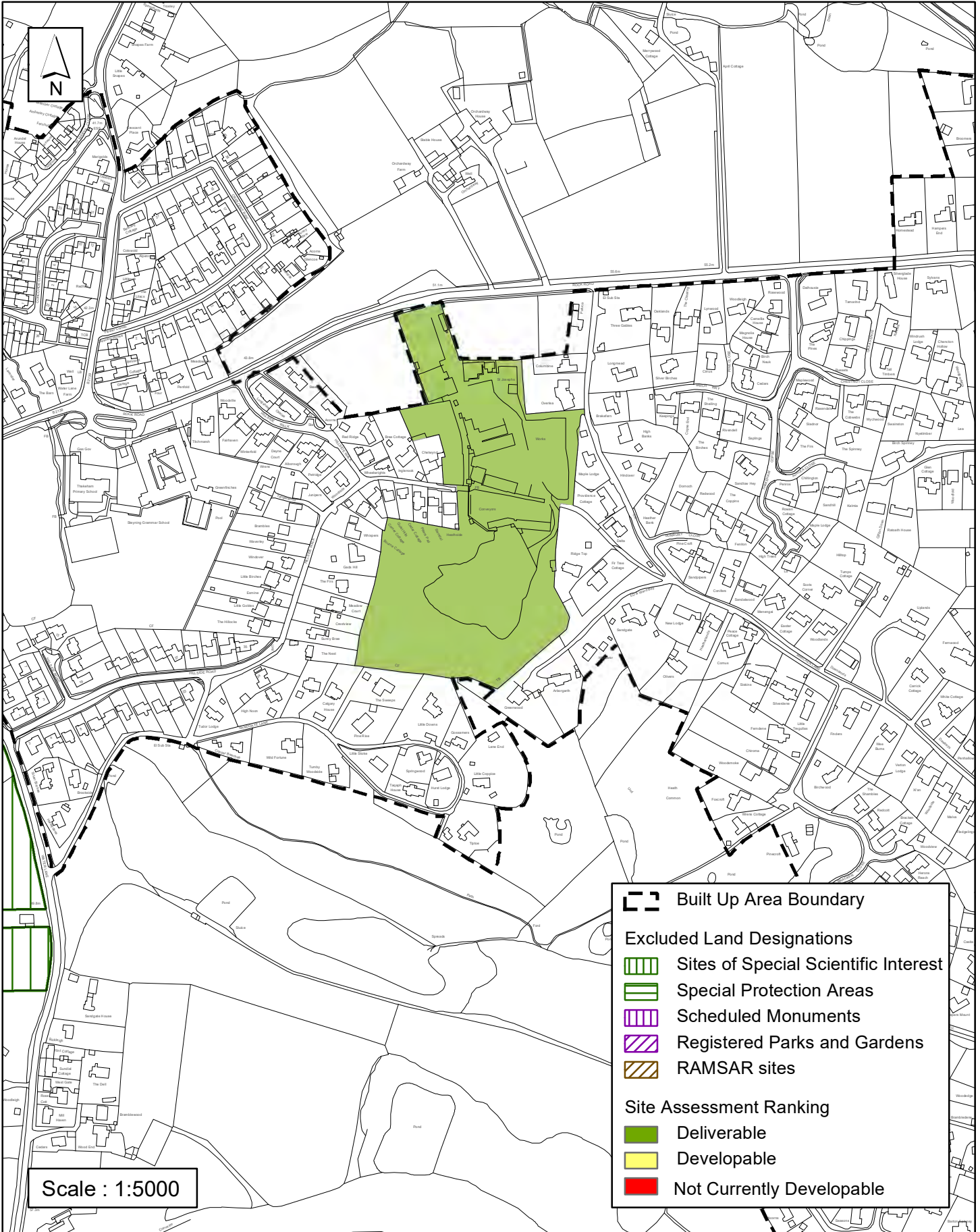
As at October 2018 the site is located within the built up area of Storrington and an Archaeological Notification Area and a Bat Sustenance Zone. Much of the southern section of the allocated site is covered by a Tree Preservation Order. Future development would need to take these factors into account as appropriate. Thakeham Tiles currently operates from the site but seeks to relocate. There are potential contamination/pollution issues arising from the site's use for tile manufacture which may require remediation prior to development. The site has been assessed as deliverable in the latter part of years 1-5 for 50 units.

---

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



# SA - 012 : Thakeham Tiles, Rock Road, Storrington



Reproduced by permission of Ordnance Survey map on behalf of HMSO. © Crown copyright and database rights (2018). Ordnance Survey Licence.100023865

## Horsham District Council

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

---

**Parish** Thakeham

---

**SHLAA Reference** SA039 **Site Name** Land North of High Bar Lane

---

<b>Years 1-5 Deliverable</b>	<input type="checkbox"/>	<b>Site Address</b>	Land at former Rushfield Nurseries		
<b>Years 6-10 Developable</b>	<input type="checkbox"/>		High Bar Lane		
<b>Years 11+</b>	<input checked="" type="checkbox"/>	<b>Site Area (ha)</b>	0.93	<b>Suitable</b>	<input type="checkbox"/>
<b>Not Currently Developable</b>	<input type="checkbox"/>	<b>Greenfield/PDL</b>	Both	<b>Available</b>	<input checked="" type="checkbox"/>
		<b>Site Total</b>	20	<b>Achievable</b>	<input type="checkbox"/>

### Justification

The landowner has expressed an interest to develop the site meaning it is 'available'. The site lies in the countryside adjacent to the built up area boundary of Thakeham, which, is defined as a Medium Village by Policy 3 of the Horsham District Planning Framework 2015 (HDPF), having a moderate level of services and facilities. The site is partially under B1 Use Class. The site is not identified in the made Thakeham Neighbourhood Development 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.

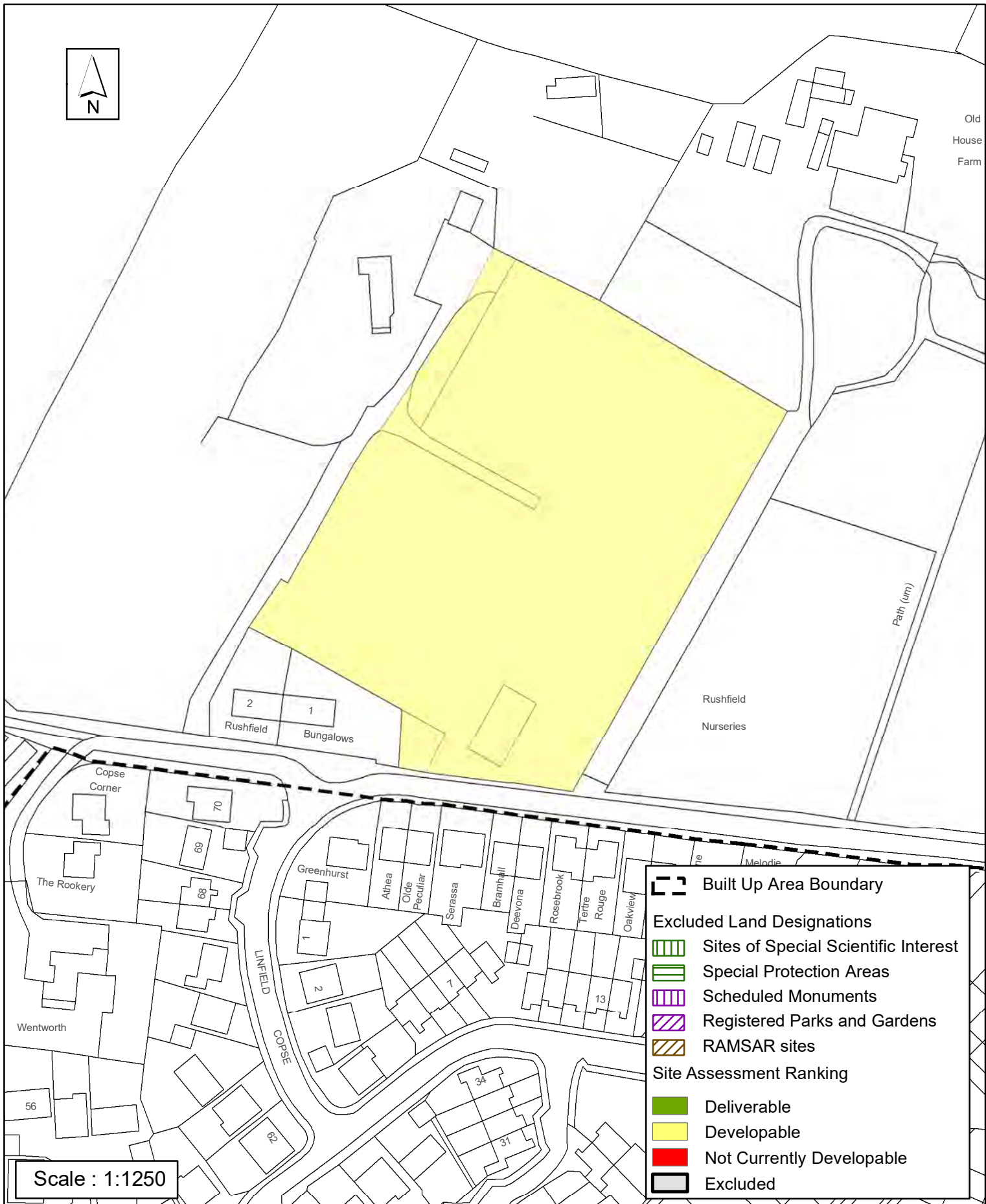
The Examiner of the Thakeham Neighbourhood Plan indicated that the plan would need to be reviewed in light of the review of the Horsham District Framework. On this basis, recognising that the SHELAA is a high level assessment the site is assessed as developable in 11+ years for 20 units. A scheme of this size would likely be delivered in a single phase.

---

**Excluded Site**  **Exclusion Reason**

**Lapsed PP**  **Date**

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



Reproduced by permission of Ordnance Survey map on behalf of HMSO. © Crown copyright and database rights (2018).  
 Ordnance Survey Licence.100023865  
 Date: Revision:

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

---

**Parish** Thakeham

---

**SHLAA Reference** SA513 **Site Name** Land to the south of Furze Common Road

---

<b>Years 1-5 Deliverable</b>	<input type="checkbox"/>	<b>Site Address</b>	Furze Common Road Abingworth		
<b>Years 6-10 Developable</b>	<input type="checkbox"/>				
<b>Years 11+</b>	<input checked="" type="checkbox"/>	<b>Site Area (ha)</b>	0.98	<b>Suitable</b>	<input type="checkbox"/>
<b>Not Currently Developable</b>	<input type="checkbox"/>	<b>Greenfield/PDL</b>	Greenfield	<b>Available</b>	<input checked="" type="checkbox"/>
		<b>Site Total</b>	20	<b>Achievable</b>	<input type="checkbox"/>

### 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 Sustainance 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.

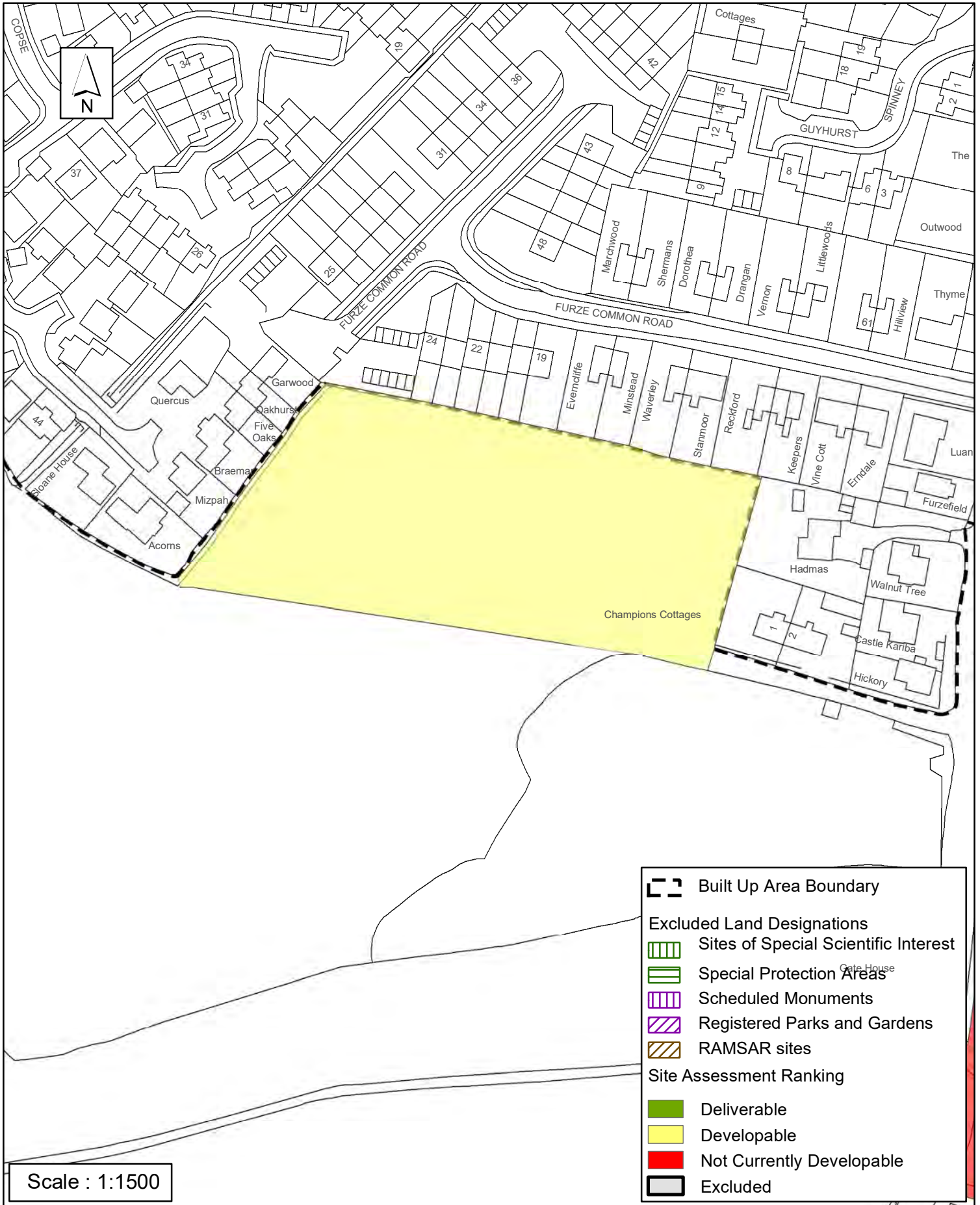
The Examiner of the Thakeham Neighbourhood Plan indicated that the plan would need to be reviewed in light of the review of the Horsham District Framework. On this basis, recognising that the SHELAA is a high level assessment the site is assessed as developable in 11+ years for 20 units. A scheme of this size would likely be delivered in a single phase.

---

**Excluded Site**  **Exclusion Reason**

**Lapsed PP**  **Date**

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



Reproduced by permission of Ordnance Survey map on behalf of HMSO. © Crown copyright and database rights (2018). Ordnance Survey Licence.100023865

Date:

Revision:

## Horsham District Council

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

---

**Parish** Thakeham

---

**SHLAA Reference** SA022 **Site Name** Land at Picketty Cottages.

---

---

<b>Years 1-5 Deliverable</b>	<input type="checkbox"/>	<b>Site Address</b>	Coolham Road, Thakeham		
<b>Years 6-10 Developable</b>	<input type="checkbox"/>				
<b>Years 11+</b>	<input type="checkbox"/>	<b>Site Area (ha)</b>	3	<b>Suitable</b>	<input type="checkbox"/>
<b>Not Currently Developable</b>	<input checked="" type="checkbox"/>	<b>Greenfield/PDL</b>	Greenfield	<b>Available</b>	<input type="checkbox"/>
		<b>Site Total</b>	0	<b>Achievable</b>	<input type="checkbox"/>

**Justification**

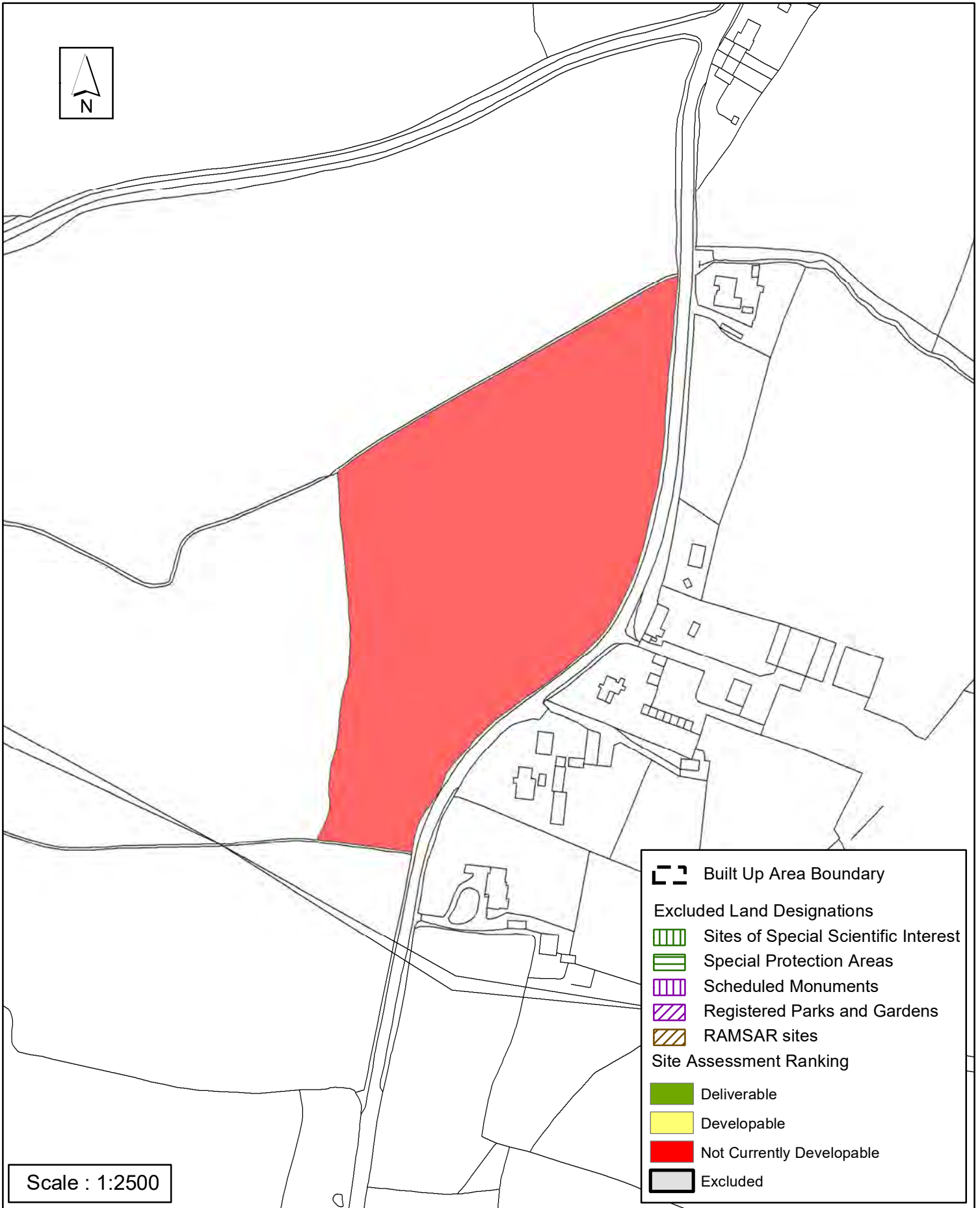
The availability of this site is uncertain due to a lack of an up to date expression of interest to develop from the landowner. The site is located in an isolated rural location and unrelated to any settlement boundary. It is therefore assessed as 'Not Currently Developable'.

---











**Excluded Site**  **Exclusion Reason**

**Lapsed PP**  **Date**

# SA - 022 : Land at Picketty Cottages, Thakeham



Scale : 1:2500

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

Reproduced by permission of Ordnance Survey map on behalf of HMSO. © Crown copyright and database rights (2018).  
Ordnance Survey Licence.100023865

Date:

Revision:

## Horsham District Council

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

---

**Parish** Thakeham

---

**SHLAA Reference** SA023 **Site Name** Lower Voakes

---

---

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

**Justification**

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

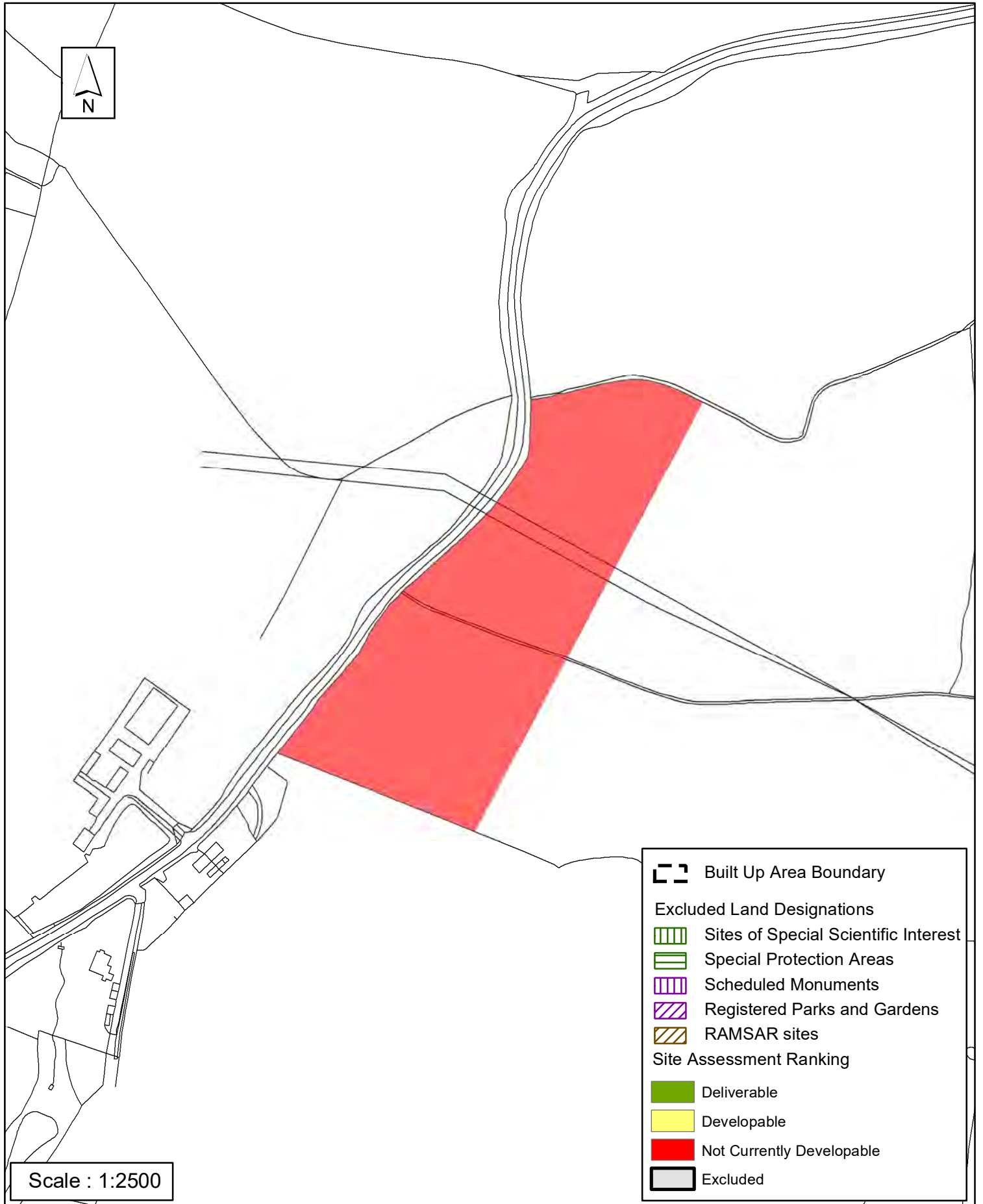
---

**Excluded Site**  **Exclusion Reason**

**Lapsed PP**  **Date**



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



Reproduced by permission of Ordnance Survey map on behalf of HMSO. © Crown copyright and database rights (2018).  
Ordnance Survey Licence.100023865

Date:

Revision:

## Horsham District Council

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

---

**Parish** Thakeham

---

**SHLAA Reference** SA239 **Site Name** Abingworth Hall Hotel

---

<b>Years 1-5 Deliverable</b>	<input type="checkbox"/>	<b>Site Address</b>	Storrington Road, Thakeham		
<b>Years 6-10 Developable</b>	<input type="checkbox"/>				
<b>Years 11+</b>	<input type="checkbox"/>	<b>Site Area (ha)</b>	0.8	<b>Suitable</b>	<input type="checkbox"/>
<b>Not Currently Developable</b>	<input checked="" type="checkbox"/>	<b>Greenfield/PDL</b>	PDL	<b>Available</b>	<input type="checkbox"/>
		<b>Site Total</b>	0	<b>Achievable</b>	<input type="checkbox"/>

#### Justification

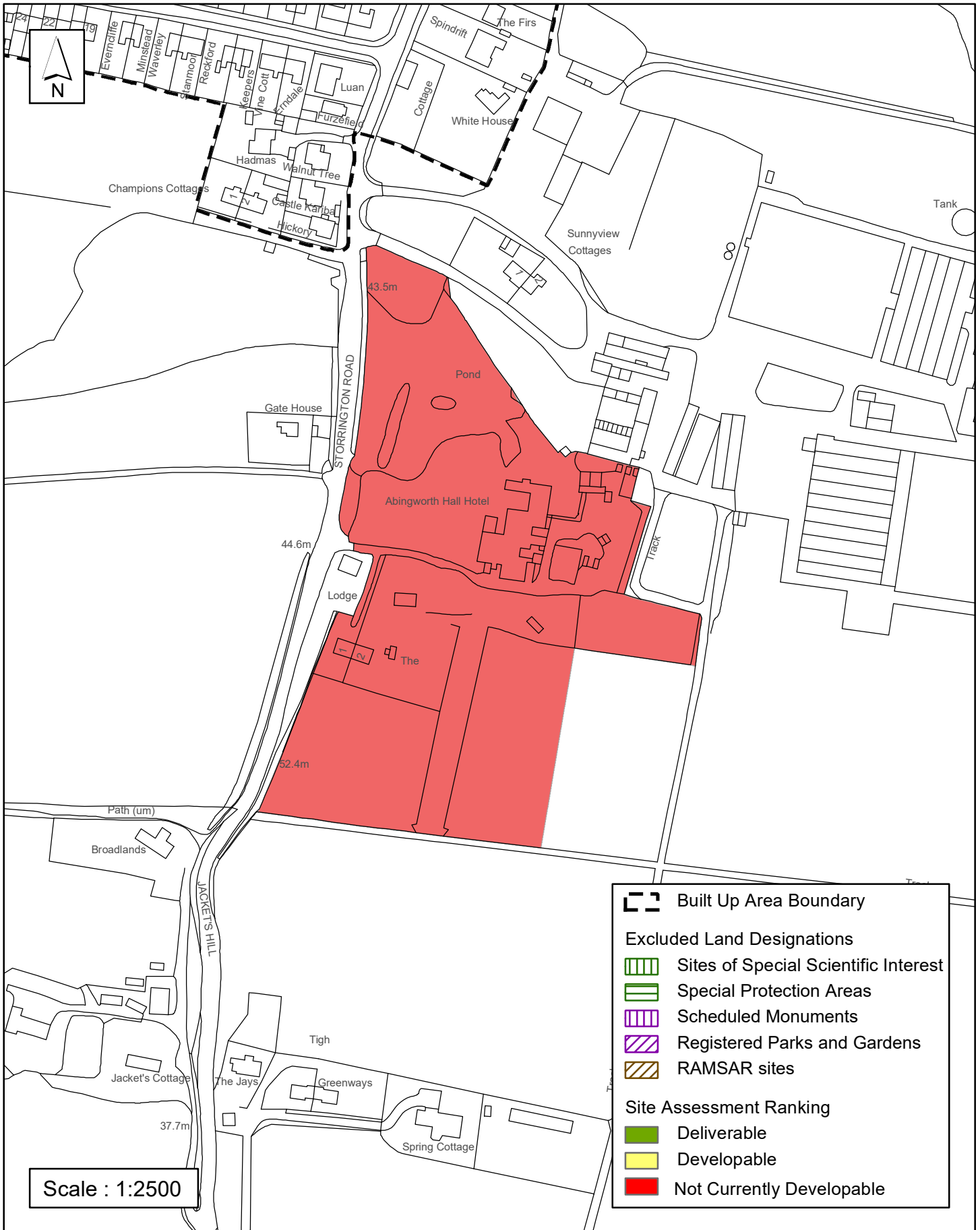
The availability of this site is uncertain due to a lack of an up to date expression of interest to develop from the landowner. The site is in the countryside south of the built up area boundary of Thakeham which is classified as a Smaller Village in Policy 3 of the Horsham District Planning Framework (HDPF), having limited services, facilities and social networks but with good accessibility to larger settlements. The site is not allocated in the made Thakeham Neighbourhood 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**  **Exclusion Reason**

**Lapsed PP**  **Date**

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



Reproduced by permission of Ordnance Survey map on behalf of HMSO. © Crown copyright and database rights (2018). Ordnance Survey Licence.100023865

## Horsham District Council

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

---

**Parish** Thakeham

---

**SHLAA Reference** SA335 **Site Name** Town House Farm, Thakeham

---

---

<b>Years 1-5 Deliverable</b>	<input type="checkbox"/>	<b>Site Address</b>	Coolham Road, Thakeham		
<b>Years 6-10 Developable</b>	<input type="checkbox"/>				
<b>Years 11+</b>	<input type="checkbox"/>	<b>Site Area (ha)</b>	2.635	<b>Suitable</b>	<input type="checkbox"/>
<b>Not Currently Developable</b>	<input checked="" type="checkbox"/>	<b>Greenfield/PDL</b>	Both	<b>Available</b>	<input checked="" type="checkbox"/>
		<b>Site Total</b>	0	<b>Achievable</b>	<input type="checkbox"/>

#### Justification

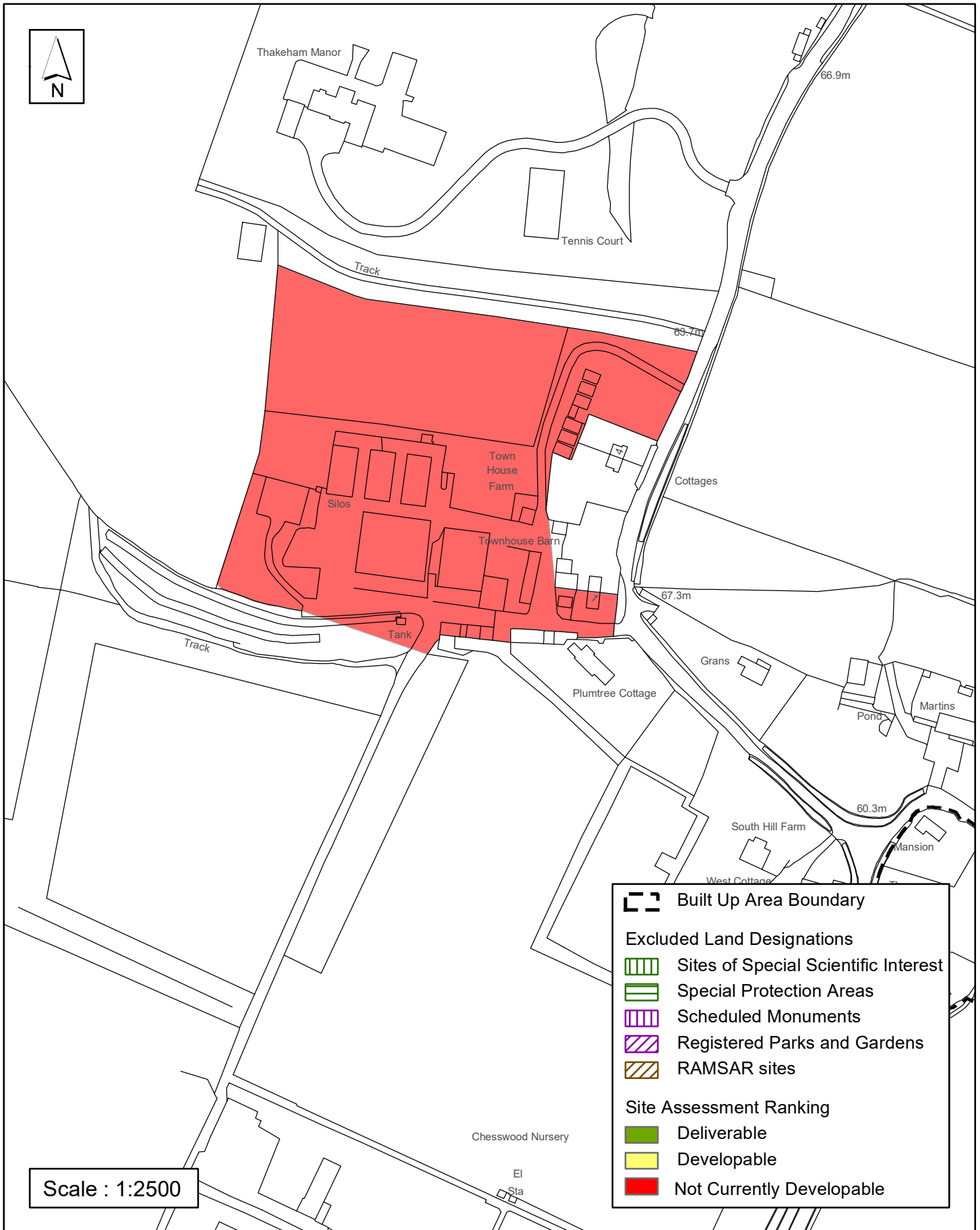
A representative of the landowner has expressed an interest in developing this site meaning the site is considered 'available'. The site is in the countryside, west of the built up area boundary of The Street, Thakeham which is classified as a smaller village in Policy 3 of the Horsham District Planning 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 Reason**

**Lapsed PP**  **Date**

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



Reproduced by permission of Ordnance Survey map on behalf of HMSO. © Crown copyright and database rights (2018). Ordnance Survey Licence.100023865

## Horsham District Council

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

---

**Parish** Thakeham

---

**SHLAA Reference** SA384 **Site Name** Land at Rock Road (larger site)

---

<b>Years 1-5 Deliverable</b>	<input type="checkbox"/>	<b>Site Address</b>	Land at Rock Road, Storrington		
<b>Years 6-10 Developable</b>	<input type="checkbox"/>				
<b>Years 11+</b>	<input type="checkbox"/>	<b>Site Area (ha)</b>	3.25	<b>Suitable</b>	<input type="checkbox"/>
<b>Not Currently Developable</b>	<input checked="" type="checkbox"/>	<b>Greenfield/PDL</b>	Greenfield	<b>Available</b>	<input checked="" type="checkbox"/>
		<b>Site Total</b>	0	<b>Achievable</b>	<input type="checkbox"/>

#### Justification

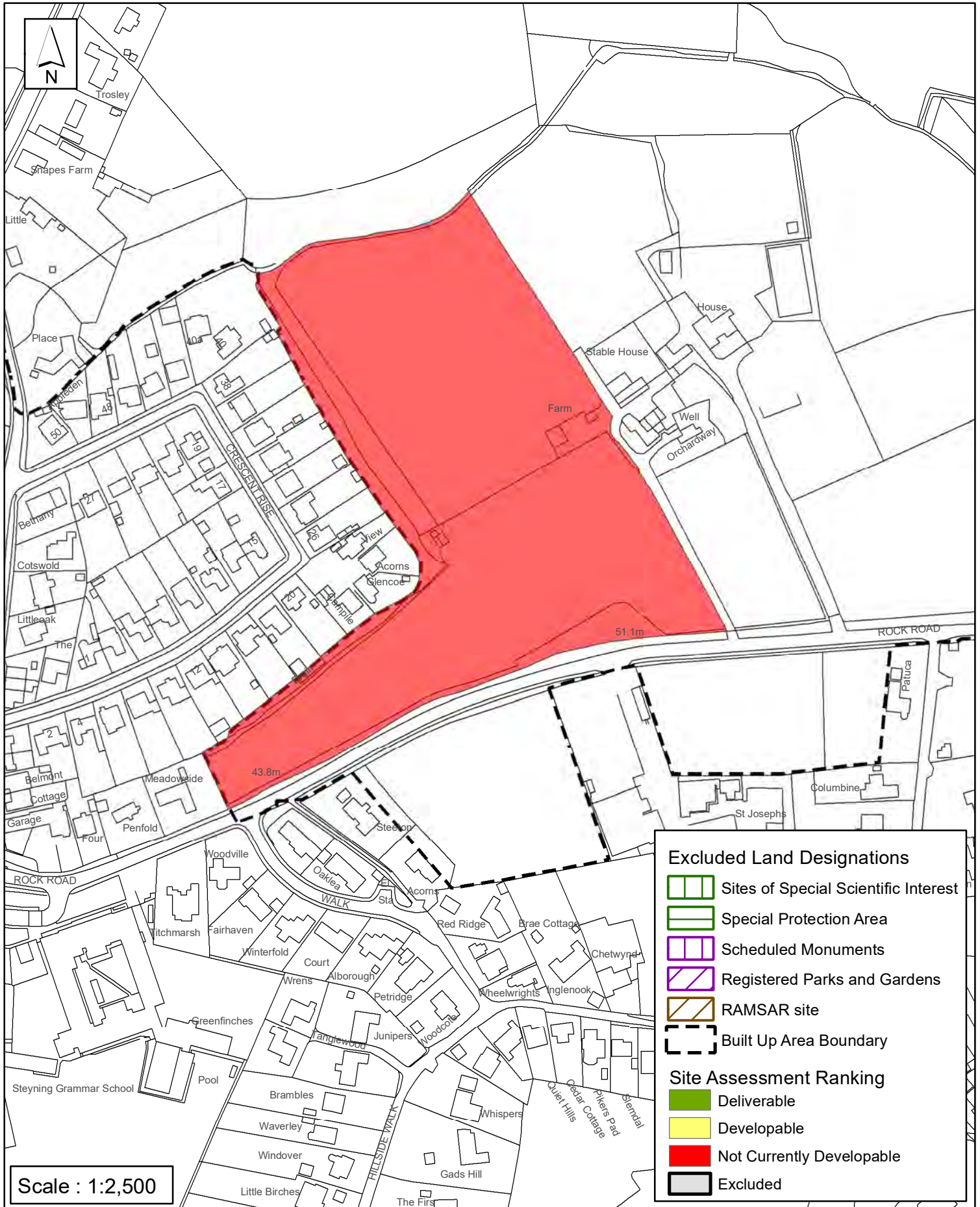
A developer on behalf of the landowner has expressed an interest to develop the site meaning it is 'available'. Although in Thakeham Parish, the site is adjacent to the built up area boundary of the settlement of Storrington, which is classified as a Small Town/Larger Village in Policy 3 of the Horsham District Planning Framework 2015 (HDPF), with a good range of services and facilities. The Horsham District Council Bat Sustainance 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 site is considered to be assessed as 'Not Currently Developable'.

---

**Excluded Site**  **Exclusion Reason**

**Lapsed PP**  **Date**

# SA -384 :Land at Rock Road, Thakeham



Reproduced by permission of Ordnance Survey map on behalf of HMSO. © Crown copyright and database rights (2018). Ordnance Survey Licence.100023865  
 Date: 01/08/2014      Revision: 01/11/2018

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

---

**Parish** Thakeham

---

**SHLAA Reference** SA469 **Site Name** Land West of Storrington Road, Thakeham

---

<b>Years 1-5 Deliverable</b>	<input type="checkbox"/>	<b>Site Address</b>	Storrington Road, Thakeham	
<b>Years 6-10 Developable</b>	<input type="checkbox"/>			
<b>Years 11+</b>	<input type="checkbox"/>	<b>Site Area (ha)</b>	6.2	<b>Suitable</b> <input type="checkbox"/>
<b>Not Currently Developable</b>	<input checked="" type="checkbox"/>	<b>Greenfield/PDL</b>	Greenfield	<b>Available</b> <input checked="" type="checkbox"/>
		<b>Site Total</b>	0	<b>Achievable</b> <input type="checkbox"/>

### Justification

A planning consultant on behalf of the landowner has expressed an interest in developing the site meaning it is 'available'. Although in Thakeham Parish, the site is located in the countryside close to the north of Storrington & Sullington built-up area boundary which is defined as a Small Town/Larger Village by Policy 3 of the Horsham District Planning Framework 2015 (HDPF), having a good range of services and facilities. The site lies within a Bat Sustainance Zone and along its southern boundary abuts the Grade II listed Snapes Cottage. Flood Zones 2 and 3 lie approximately 150m to the south west.

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'.

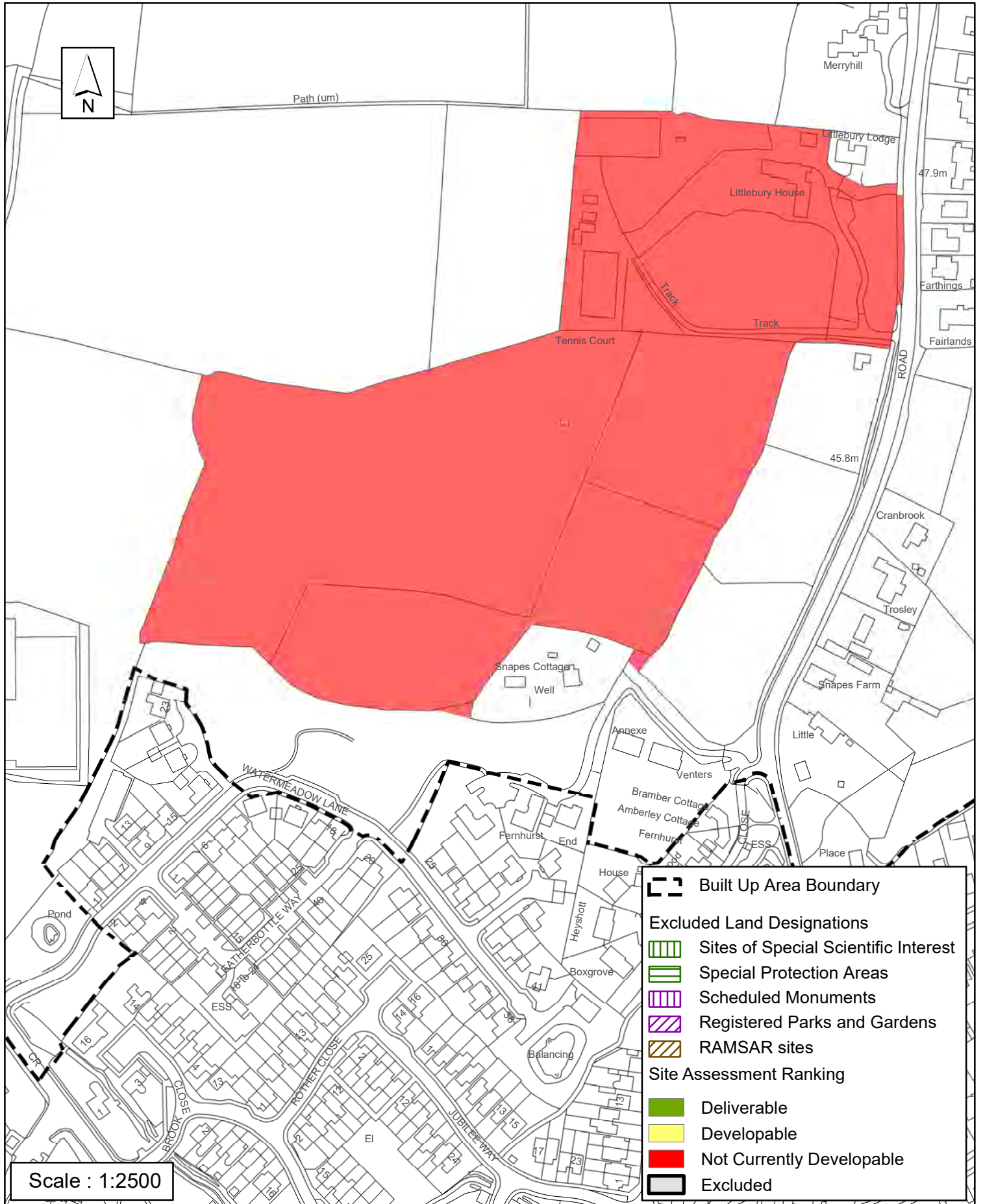
---

**Excluded Site**  **Exclusion Reason**

**Lapsed PP**  **Date**



# SA-469 : Land West of Storrington Road, Thakeham



Reproduced by permission of Ordnance Survey map on behalf of HMSO. © Crown copyright and database rights (2018). Ordnance Survey Licence.100023865

Date:

Revision:

## Horsham District Council

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

---

**Parish** Thakeham

---

**SHLAA Reference** SA499 **Site Name** Land to the rear of Fairlands

---

<b>Years 1-5 Deliverable</b>	<input type="checkbox"/>	<b>Site Address</b>	Land to the rear of Fairlands, Storrington Road, Thakeham, Storrington		
<b>Years 6-10 Developable</b>	<input type="checkbox"/>				
<b>Years 11+</b>	<input type="checkbox"/>	<b>Site Area (ha)</b>	4.06	<b>Suitable</b>	<input type="checkbox"/>
<b>Not Currently Developable</b>	<input checked="" type="checkbox"/>	<b>Greenfield/PDL</b>	Greenfield	<b>Available</b>	<input checked="" type="checkbox"/>
		<b>Site Total</b>	0	<b>Achievable</b>	<input type="checkbox"/>

#### Justification

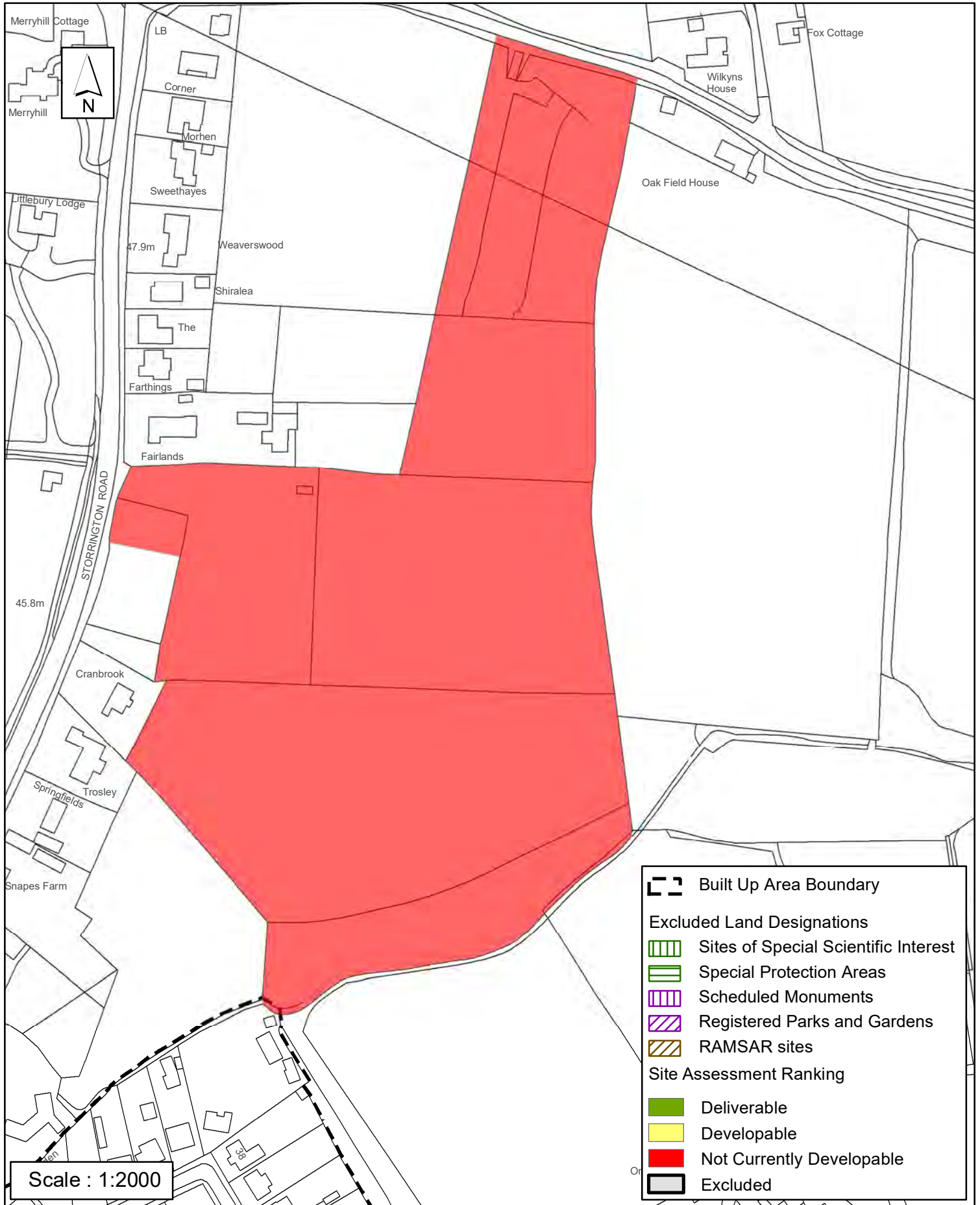
The landowner has expressed an interest to develop the site meaning it is 'available'. Although in Thakeham Parish, the site lies in the countryside outside of the built up area boundary of Storrington and Sullington. The northern portion of the site lies within an Archaeological Notification Area and the whole site lies within a Bat Sustenance Zone. There are wooded areas to the north of the site protected by TPO. The site is in a rural location and is not well related to the defined settlement edge of Storrington. Unless allocated for development through the review of the Horsham District Planning Framework or via a made neighbourhood plan which would need to consider cross parish impacts with Storrington & Sullington. It is considered development would be contrary to Policies 1 to 4 and 26 of the HDPF. The site is therefore assessed as 'Not Currently Developable'.

---

**Excluded Site**  **Exclusion Reason**

**Lapsed PP**  **Date**

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



Reproduced by permission of Ordnance Survey map on behalf of HMSO. © Crown copyright and database rights (2018). Ordnance Survey Licence.100023865

Date: Revision:

## Horsham District Council

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

---

**Parish** Thakeham

---

**SHLAA Reference** SA512 **Site Name** Land at Threals Farm

---

<b>Years 1-5 Deliverable</b>	<input type="checkbox"/>	<b>Site Address</b>	Land at Threal's Farm, Threal's Lane, West Chiltington		
<b>Years 6-10 Developable</b>	<input type="checkbox"/>				
<b>Years 11+</b>	<input type="checkbox"/>	<b>Site Area (ha)</b>	0.5	<b>Suitable</b>	<input type="checkbox"/>
<b>Not Currently Developable</b>	<input checked="" type="checkbox"/>	<b>Greenfield/PDL</b>	PDL	<b>Available</b>	<input checked="" type="checkbox"/>
		<b>Site Total</b>	0	<b>Achievable</b>	<input type="checkbox"/>

#### Justification

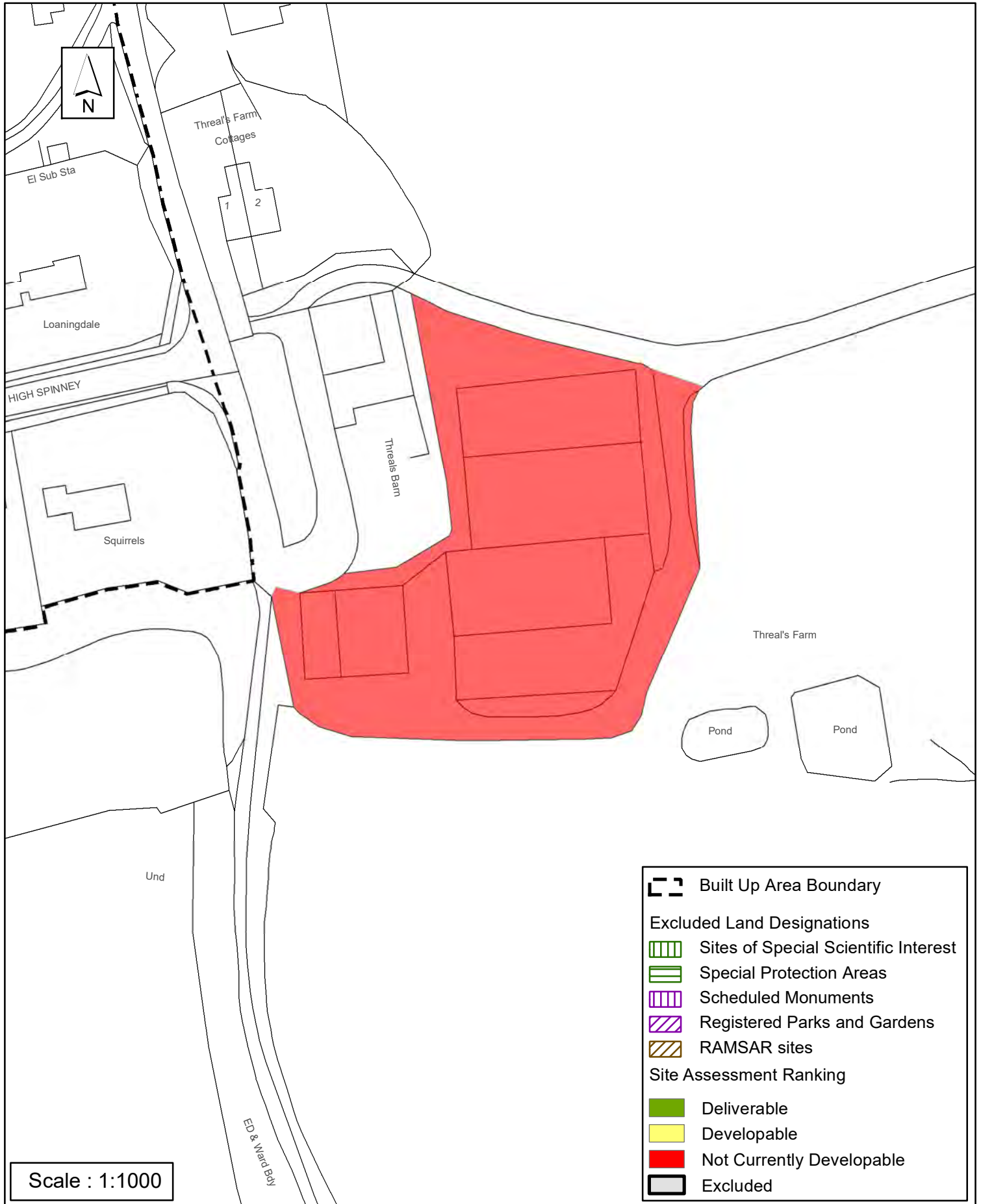
The planning consultant on behalf of the landowner has expressed an interest in developing the site meaning it is 'available'. The site is located in the countryside to the south east of West Chiltington Common BUAB which, together with West Chiltington Village, is defined as a Medium Village by Policy 3 of the Horsham District Planning Framework 2015 (HDPF), having a moderate level of services and facilities. The site lies within a Bat Sustainance Zone and is previously developed land, containing a number of large agricultural buildings. 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 boundary impacts with West Chiltington Parish. 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 Reason**

**Lapsed PP**  **Date**

# SA-512 : Land at Threals Farm, West Chiltington



Reproduced by permission of Ordnance Survey map on behalf of HMSO. © Crown copyright and database rights (2018).  
Ordnance Survey Licence.100023865

Date:

Revision:

## Horsham District Council

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

---

**Parish** Thakeham

---

**SHLAA Reference** SA643 **Site Name** Land at Coolham Manor, West of Coolham Rd

---

---

<b>Years 1-5 Deliverable</b>	<input type="checkbox"/>	<b>Site Address</b>	Land at Coolham Manor, West of Coolham Road, Coolham		
<b>Years 6-10 Developable</b>	<input type="checkbox"/>				
<b>Years 11+</b>	<input type="checkbox"/>	<b>Site Area (ha)</b>	5.448	<b>Suitable</b>	<input type="checkbox"/>
<b>Not Currently Developable</b>	<input checked="" type="checkbox"/>	<b>Greenfield/PDL</b>	Greenfield	<b>Available</b>	<input checked="" type="checkbox"/>
		<b>Site Total</b>	0	<b>Achievable</b>	<input type="checkbox"/>

**Justification**

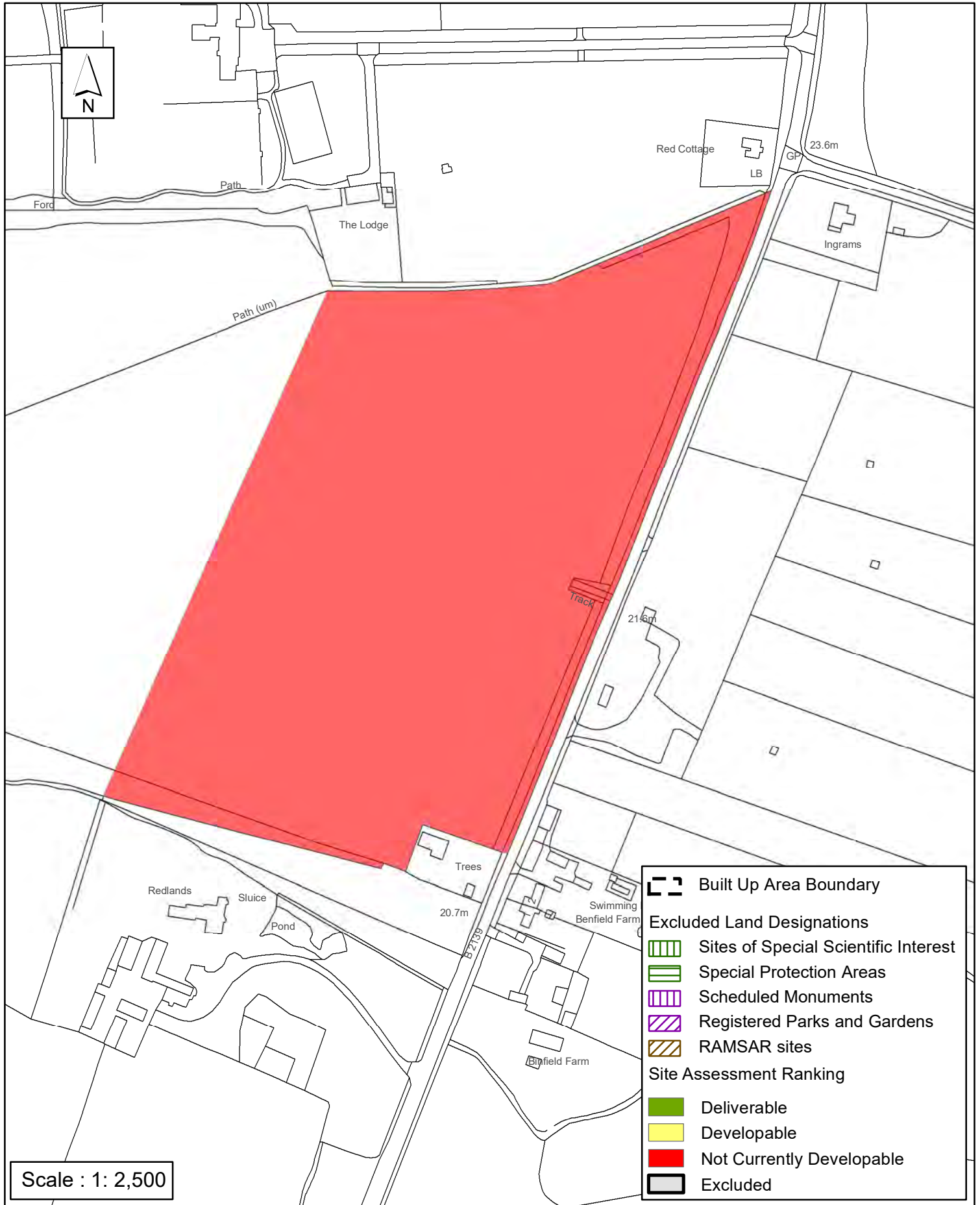
The landowner has expressed an interest to develop the site meaning it is 'available'. The site is in an isolated location, unrelated to a settlement edge. Development in this location is assessed to be unsustainable and therefore 'Not Currently Developable'

---











**Excluded Site**  **Exclusion Reason**

**Lapsed PP**  **Date**

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



Scale : 1: 2,500

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

Reproduced by permission of Ordnance Survey map on behalf of HMSO. © Crown copyright and database rights (2018).  
Ordnance Survey Licence.100023865

Date: Revision:

## Horsham District Council

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

---

**Parish** Thakeham

---

**SHLAA Reference** SA712 **Site Name** Land at South Hill Farm, Thakeham

---

<b>Years 1-5 Deliverable</b>	<input type="checkbox"/>	<b>Site Address</b>	South Hill Farm, Storrington Road, Thakeham		
<b>Years 6-10 Developable</b>	<input type="checkbox"/>				
<b>Years 11+</b>	<input type="checkbox"/>	<b>Site Area (ha)</b>	1.176	<b>Suitable</b>	<input type="checkbox"/>
<b>Not Currently Developable</b>	<input checked="" type="checkbox"/>	<b>Greenfield/PDL</b>	Both	<b>Available</b>	<input checked="" type="checkbox"/>
		<b>Site Total</b>	0	<b>Achievable</b>	<input type="checkbox"/>

#### Justification

The landowner has expressed an interest to develop the site meaning it is 'available'. The site is in the countryside close to but not adjoining the western built up area boundary and Conservation Area of Thakeham. Thakeham is classified as a smaller village in Policy 3 of the Horsham District Planning Framework 2015 (HDPF), having a limited level of services and facilities but with good access to larger settlements. The site is not allocated for development in the Made Thakeham Neighbourhood Plan. Unless allocated for development or similar through the review of the HDPF or via a made Neighbourhood Plan, it is considered development would be contrary to Policies 1 to 4 and 26 of the HDPF and the Neighbourhood Plan. It is therefore assessed as 'Not Currently Developable'.

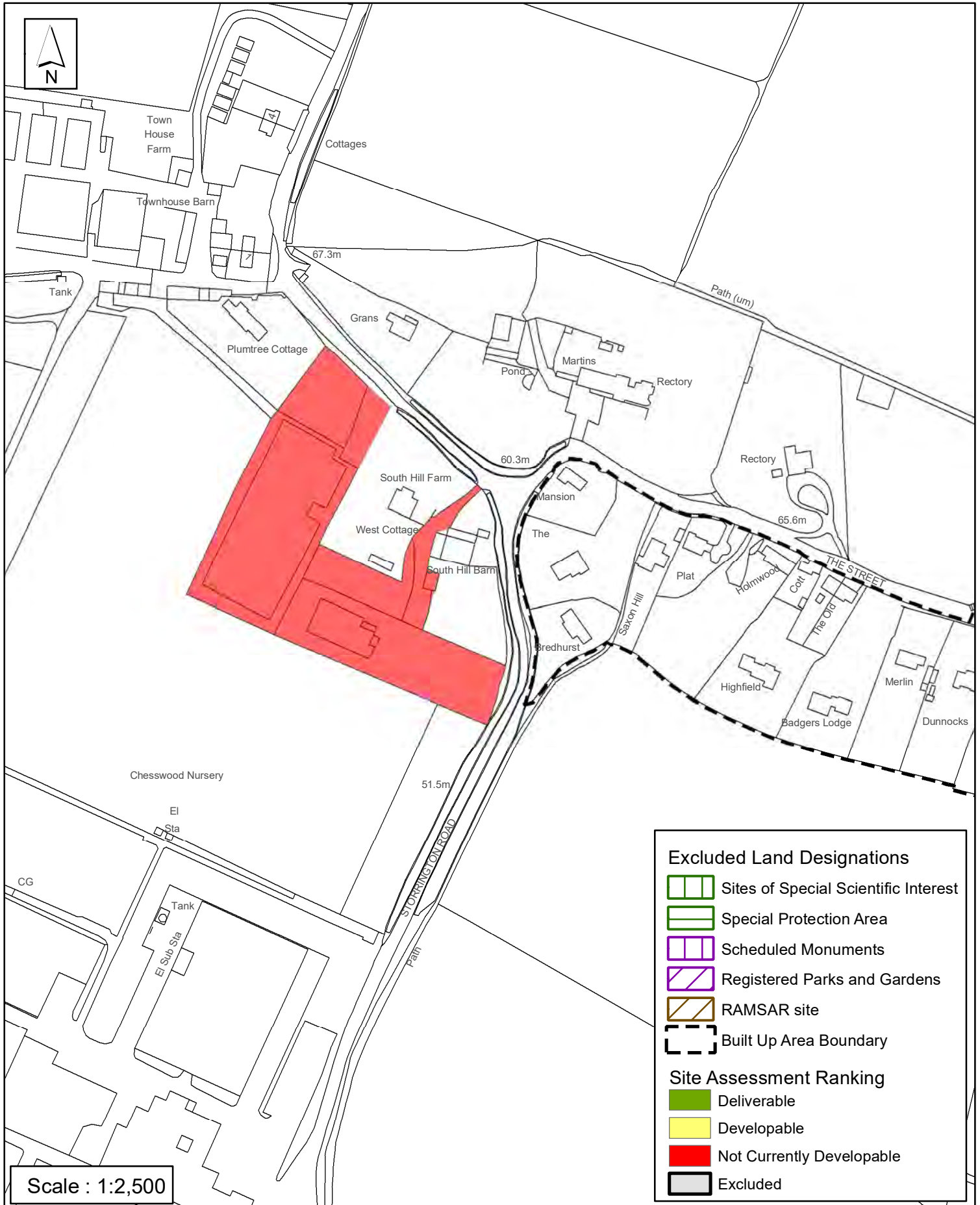
---

**Excluded Site**  **Exclusion Reason**

**Lapsed PP**  **Date**



# SA - 712: Land at South Hill Farm, Thakeham



Reproduced by permission of Ordnance Survey map on behalf of HMSO. © Crown copyright and database rights (2018).  
Ordnance Survey Licence.100023865

Date: 31/10/2018

Revision:

## Horsham District Council

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

---

**Parish** Thakeham

---

**SHLAA Reference** SA720 **Site Name** Land North of Merrywood Lane

---

<b>Years 1-5 Deliverable</b>	<input type="checkbox"/>	<b>Site Address</b>	Merrywood Lane Thakeham		
<b>Years 6-10 Developable</b>	<input type="checkbox"/>				
<b>Years 11+</b>	<input type="checkbox"/>	<b>Site Area (ha)</b>	4.9	<b>Suitable</b>	<input type="checkbox"/>
<b>Not Currently Developable</b>	<input checked="" type="checkbox"/>	<b>Greenfield/PDL</b>	Greenfield	<b>Available</b>	<input checked="" type="checkbox"/>
		<b>Site Total</b>	0	<b>Achievable</b>	<input type="checkbox"/>

#### Justification

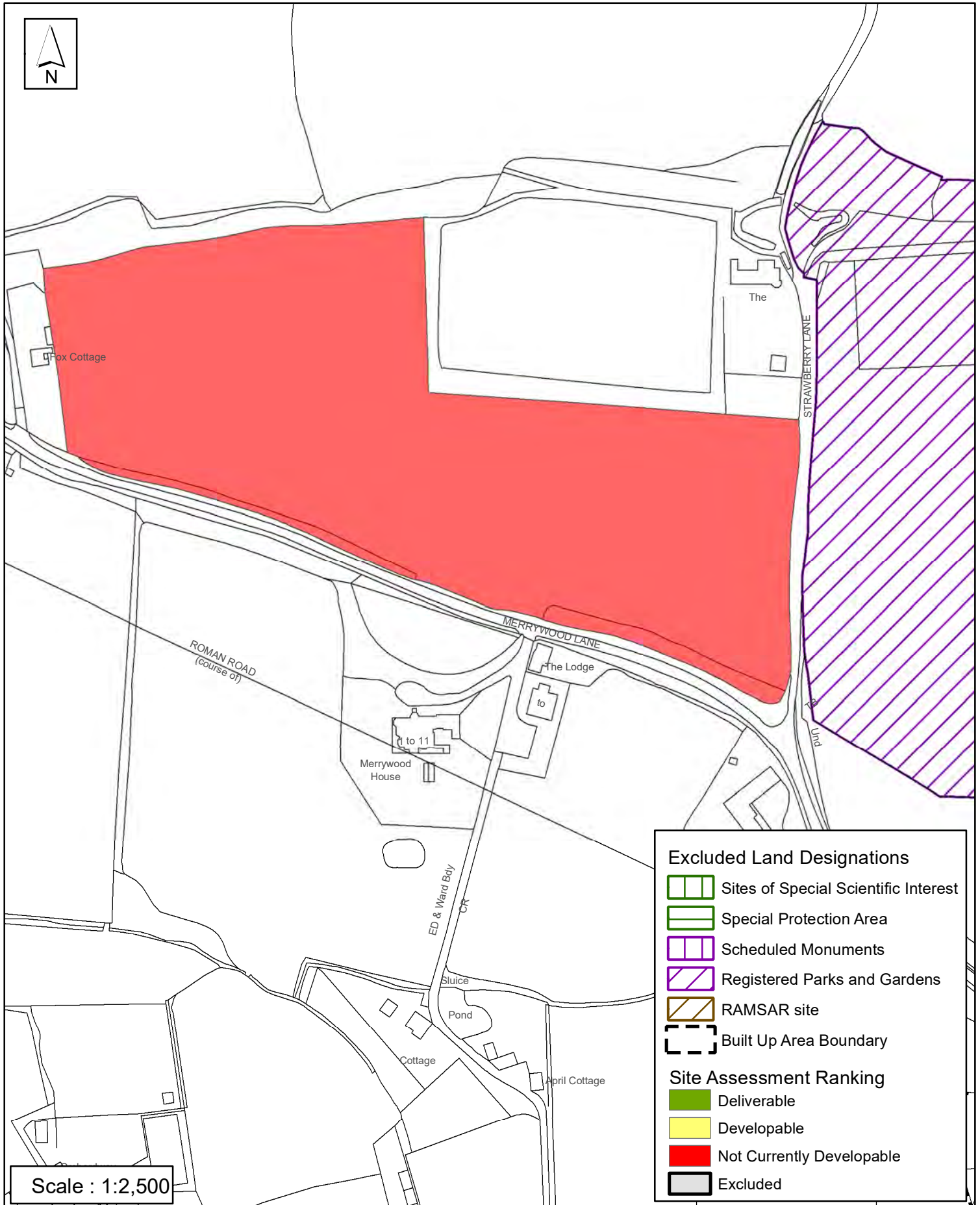
The landowner has expressed an interest to develop the site meaning it is 'available'. Although in Thakeham Parish, the site is located in the countryside outside and to the north of the defined built-up area boundary of Storrington and Sullington. The site is in an isolated location unrelated to a settlement edge. The site lies within a Bat Sustenance Zone with trees protected by a Tree Preservation Order on the site's southern boundary. A Grade I Listed Building surrounded by a Historic Park and Garden, which also forms an Archaeological Notification Area, lies to the east of the site. A Grade II Listed Building lies across a field to the north of the site. It is therefore assessed as 'Not Currently Developable'.

---

**Excluded Site**  **Exclusion Reason**

**Lapsed PP**  **Date**

# SA - 720: Land north of Merrywood Lane, Thakeham



Reproduced by permission of Ordnance Survey map on behalf of HMSO. © Crown copyright and database rights (2018).  
Ordnance Survey Licence.100023865

Date: 31/10/2018

Revision:

## Horsham District Council

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