

South Downs Land Availability Assessment

Site Assessment Proforma

REF: HO007	Site Name: Land at Horsham Road
Settlement	Steyning
Parish	Steyning
Ward	Steyning and Ashurst
District	Horsham
County	West Sussex
Current Use	Agriculture
Proposed Use	Residential
Recent Source	2025 Regulation 18 consultation

Landscape Assessment	Is the site suitable?
The site has a medium landscape sensitivity. It is a large field with open views towards the scarp slope, in proximity to a PRoW, and adjacent to a conservation area. The land is higher than adjacent roads, with high banks and hedgerows along Horsham Road and Mouse Lane, which will make it challenging to integrate with the adjacent settlement.	
Suitability	
The site is adjacent to the conservation area to the south and south-east. There are nearby listed buildings to the south and south-east. The south-eastern area is relatively well contained, with existing hedgerows along Horsham Road. However, the site rises to the north and the whole site is higher than adjacent land to the south-east (along Mouse Lane). The site was identified in the Wiston Whole Estate Plan as a potential housing site, now proposed for 30 to 60 dwellings, including affordable and key worker housing, a community building and open space. The site is in a sustainable location opposite the leisure centre and close to the village centre and other facilities. There are bus stops immediately adjacent to the access. It is considered that the south-east area is suitable for built development with opportunities for open space and biodiversity net gain on the rest of the land.	Yes

Availability	Is the site available?
The site was promoted during the 2025 Regulation 18 public consultation and is available for development.	Yes

Achievability	Is the site achievable?
There is no reason to indicate why development on the site is not achievable.	Yes

Assessment Recommendation	Has Potential
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Reason for Rejection
Not applicable.

Site Area (ha)	Estimated Yield
5.3	60 dwellings

0-5 years	6-10 years	11-15 years
X		