

Billingshurst Parish

Billingshurst Parish

The following sites have been considered as part of the March 2018 SHELAA Employment Land Assessment for Billingshurst 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 Billingshurst Parish is summarised as follows:

SHELAA Reference	Site Name	Site Address	Outcome of Assessment	Maximum Employment Area (ha)
SA819	Rosier Commercial Centre	Coneyhurst Road, Billingshurst	Developable 6-10 years (yellow)	1.78
SA637	Land north of Hilland Farm, Billingshurst	Land east of A29 Billingshurst	Developable 11+ years (yellow)	8.2
SA668	Land North West of Hilland Roundabout	Hilland Roundabout, Billingshurst	Developable 11+ years (yellow)	7.1
SA225	Land West of Billingshurst	West of A29 & east of A272	Not Currently Developable (red)	0
SA606	Land at Wooddale Lane,	Barns Green	Not Currently Developable (red)	0
SA623	Land at Andrews Hill	Stane Street , Billingshurst	Not Currently Developable (red)	0

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Parish**Billingshurst**

SHELAA Reference SA819 **Site Name** Rosier Commercial Centre

Site Address : Coneyhurst Road Billingshurst

Developable in:	Site Area (ha) 2.3	<input checked="" type="checkbox"/> Listed in EGA 2014
<input type="checkbox"/> 1-5 years	Greenfield/PDL Both	<input checked="" type="checkbox"/> Suitable
<input checked="" type="checkbox"/> 6-10 years	Developable Area (ha): 1.78	<input checked="" type="checkbox"/> Available
<input checked="" type="checkbox"/> 11+ years		<input type="checkbox"/> Achievable
<input type="checkbox"/> Not Currently Developable		

Proposed Land Use: Employment**Assessment**

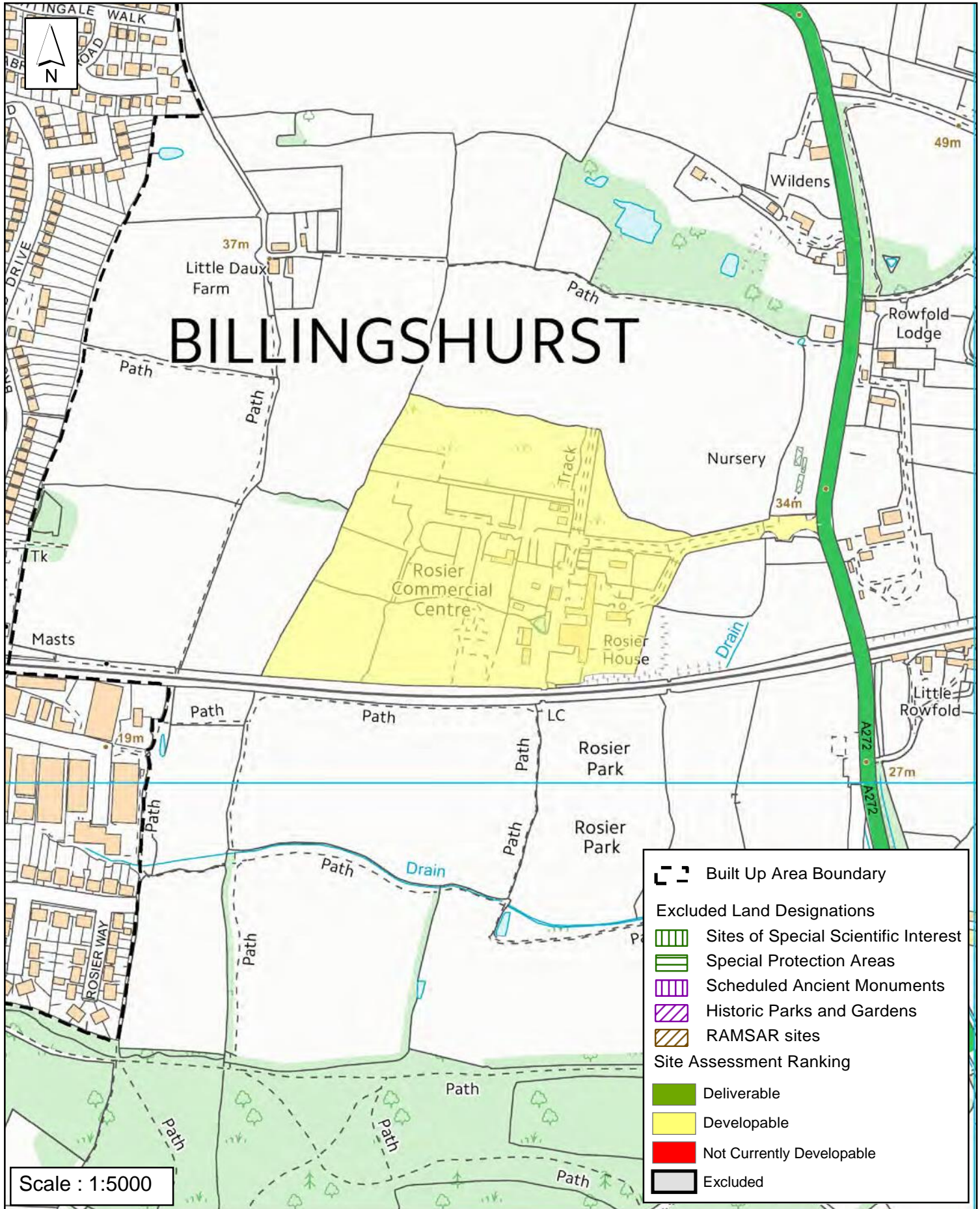
Rosier Commercial Centre outside the built-up area (BUAB) of Billingshurst to the east of the settlement. The site comprises a large industrial estate which is currently occupied by several buildings and the land is used for the storage of buses, lorries, cars and other vehicles. There is potential space within the site, for future expansion and intensification of existing industrial/commercial uses.

This site already has potential for expansion within the existing built form, but due to the direct access to the strategic road network and the relative proximity to Billingshurst it is considered there may be some potential for future employment growth in this location. Any development proposals in this location will need to take account of other landholdings and legal agreements that may exist on the surrounding land in this area including the Strategic Site Option - Land to the East of Billingshurst. Ecological surveys may be necessary to identify impacts on the flight paths of Barbastelle bats which are a protected species and have been recorded in the area. Should the site not be allocated for expansion, the suitability of the site for designation as a KEA should be considered.

Given the site's location to the south of this strategic option, it is considered that either the intensification or extension of this existing employment site should form part of the HDPF review within either the 6-10 year period or 11+ year period. The site is therefore considered as 'developable'

Excluded **Reason for Exclusion:**

SA - 819: Rosier Commercial Centre, Billingshurst



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Date: 15/09/2016

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Horsham District Council

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

Chris Lyons : Director of Planning, Economic Development & Property

Parish**Billingshurst**

SHELAA Reference SA637 **Site Name** Land North of Hilland Farm

Site Address : Land to the north of Hilland Farm, Billingshurst, West Sussex

- | | | |
|---|----------------------------------|---|
| Developable in: | Site Area (ha) 8.22 | <input type="checkbox"/> Listed in EGA 2014 |
| <input type="checkbox"/> 1-5 years | Greenfield/PDL Greenfield | <input type="checkbox"/> Suitable |
| <input type="checkbox"/> 6-10 years | Developable Area (ha): | <input checked="" type="checkbox"/> Available |
| <input checked="" type="checkbox"/> 11+ years | | <input checked="" type="checkbox"/> Achievable |
| <input type="checkbox"/> Not Currently Developable | | |

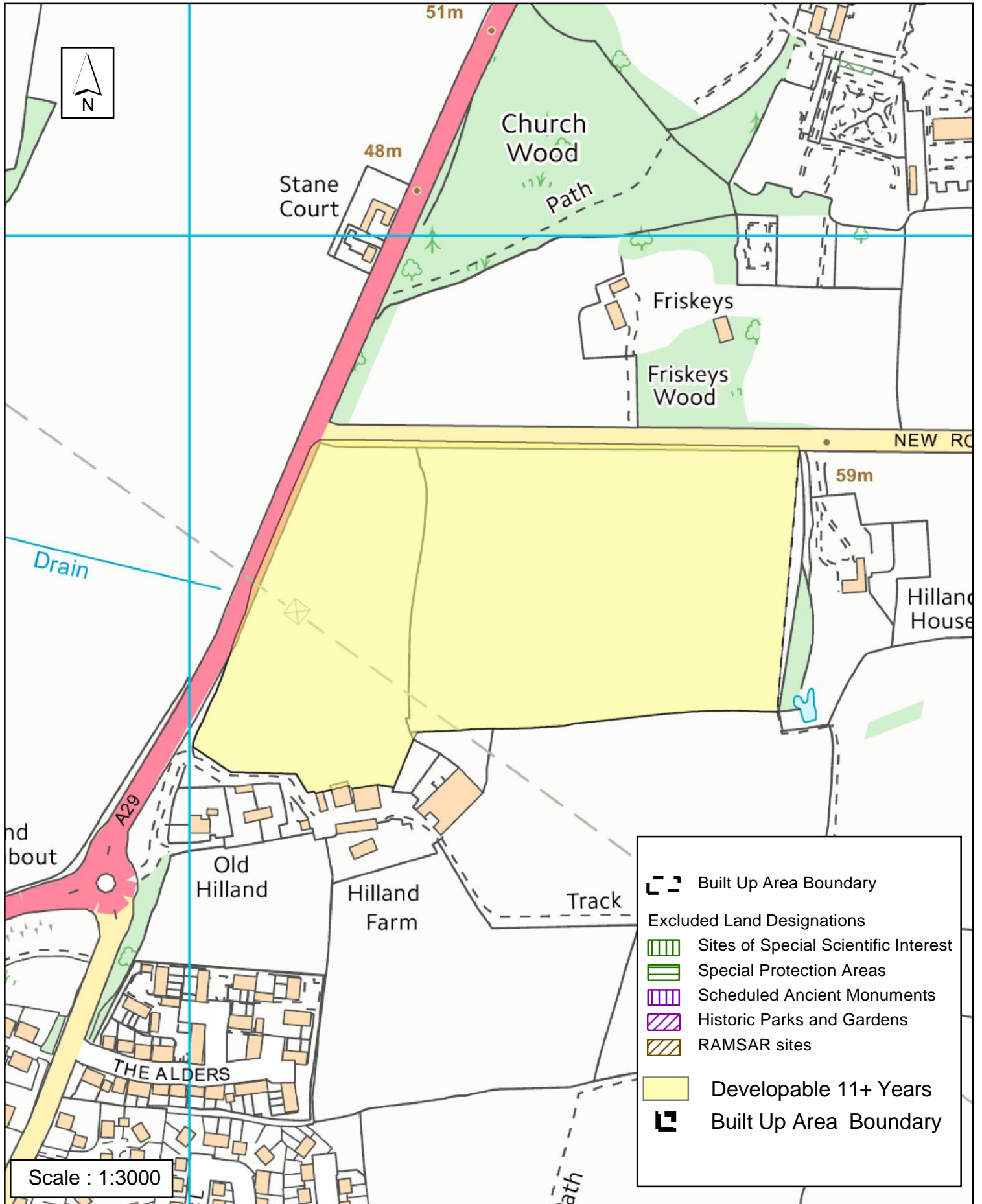
Proposed Land Use: Residential or Employment**Assessment**

This site lies north of the Hilland Roundabout adjacent to the A29 (Stane Street) and immediately north of Billingshurst. The site is located outside of the built-up area boundary (BUAB of Billingshurst and would therefore be considered contrary to the HDPF as set out in policy 3 and 4 of this document if not allocated with an approved Development Plan Document. However, given the proximity of the site to the strategic road network (the A29) and being on the edge of Billingshurst, there may be some potential to consider this site for employment uses as part of the Local Plan Review.

There are no known planning designations that relate to the land proposed to the Council, but a consideration of the landscape impact will be necessary, particularly from the northern and eastern viewpoints where there is more limited vegetation. A modified vehicular from A29 would need to be considered in terms of both highway safety and capacity. The relationship of this site to Billingshurst will change in the future as the residential development of 475 home east of Billingshurst comes forward. Given the constraints highlighted above, the site is considered developable in the 11+ year period.

Excluded **Reason for Exclusion:**

SA - 637 : Land North of Hilland Farm, Billingshurst



Scale : 1:3000

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Horsham District Council

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

Chris Lyons : Director of Planning, Economic Development & Property

Parish**Billingshurst**

SHELAA Reference SA668 **Site Name** Land North West of Hilland Roundabout

Site Address : Hilland Roundabout, Billingshurst

- | | | |
|---|------------------------------------|---|
| Developable in: | Site Area (ha) 7.11 | <input type="checkbox"/> Listed in EGA 2014 |
| <input type="checkbox"/> 1-5 years | Greenfield/PDL Greenfield | <input type="checkbox"/> Suitable |
| <input type="checkbox"/> 6-10 years | Developable Area (ha): 7.11 | <input checked="" type="checkbox"/> Available |
| <input checked="" type="checkbox"/> 11+ years | | <input checked="" type="checkbox"/> Achievable |
| <input type="checkbox"/> Not Currently Developable | | |

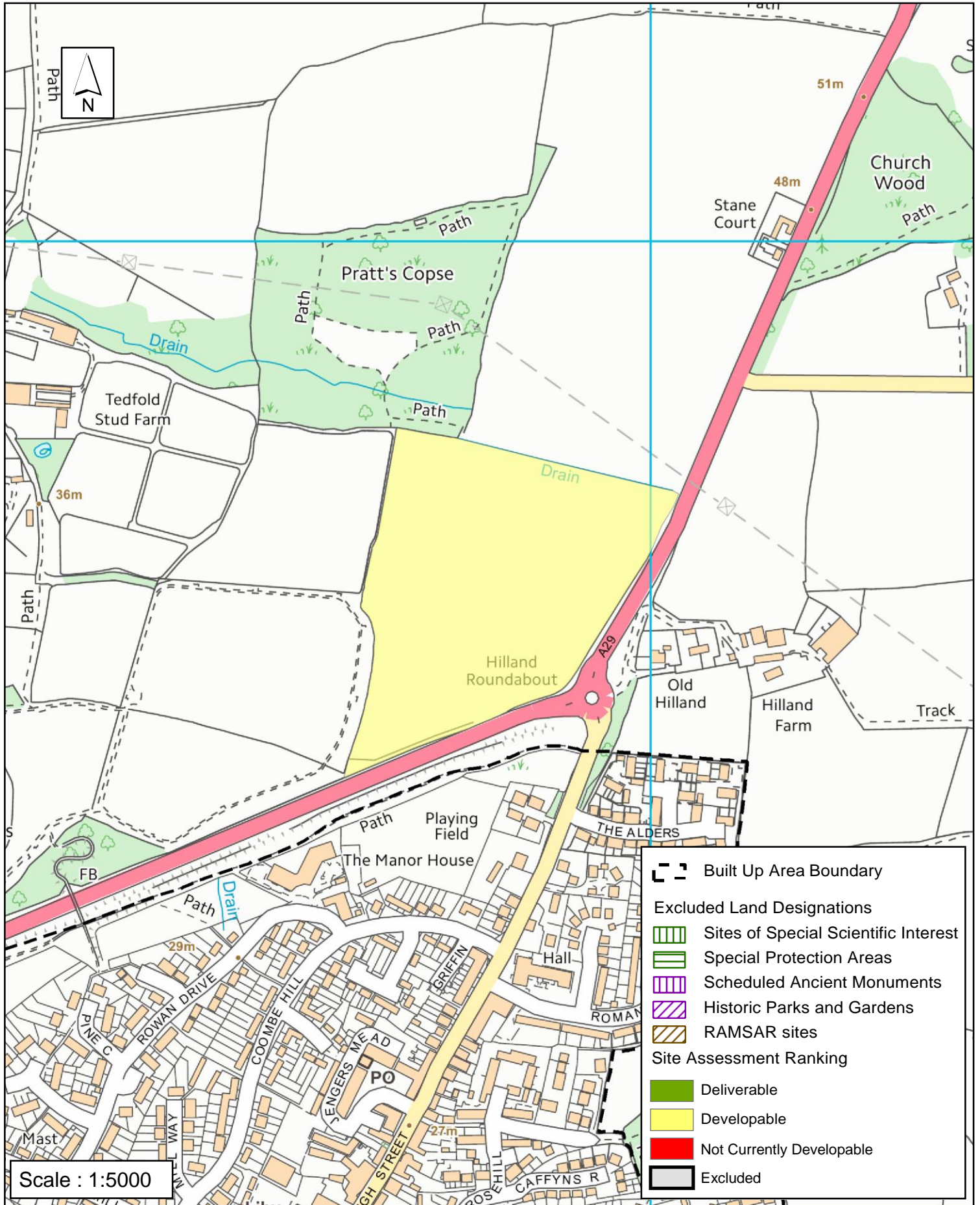
Proposed Land Use: Employment**Assessment**

The site lies to the west and north of the Hilland Roundabout adjacent to the A29 (Stane Street) and immediately to the north of Billingshurst. The site is located outside of the Built-up Area Boundary (BUAB) of Billingshurst and would therefore be considered contrary to the locational strategy of the Horsham District Planning Framework (HDPF) as set out in policies 3 and 4 of this document, if not allocated within an approved Development Plan Document. However, given the proximity of the site to the strategic road network (particularly the A29) and being on the edge of the Billingshurst, there may be some potential to consider this site for employment uses as part of the Local Plan Review.

There are no known planning designations that relate to the land put forward, but a consideration of landscape impact would be required, particularly from the northern and western viewpoints, where there is more limited vegetation. A modified vehicular access, either from the Hilland Roundabout or the A29 itself would similarly need to be considered in terms of both highway safety and capacity. Lastly, the land put forward is not considered to be a logical extension to Billingshurst given its location to the north and west of the A29. Given the constraints highlighted above, the site can only be considered developable at this stage in 11+ year period.

Excluded **Reason for Exclusion:**

SA - 668 : Land North West of Hilland Roundabout, Billingshurst



Scale : 1:5000

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Revision:

Horsham District Council

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

Chris Lyons : Director of Planning, Economic Development & Property

Parish**Billingshurst**

SHELAA Reference SA225 **Site Name** Land West of Billingshurst

Site Address : West of A29 & East of A272

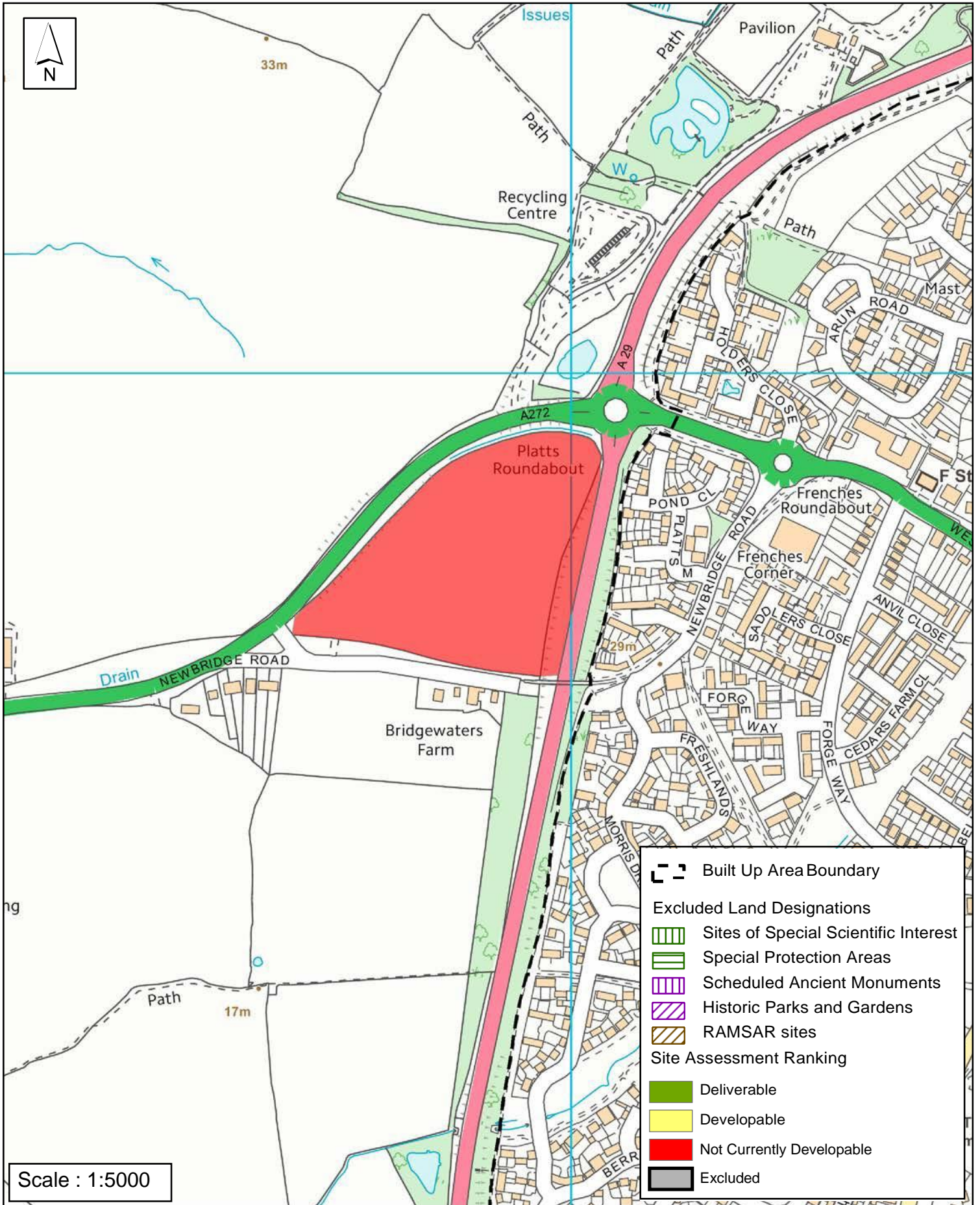
- | | | |
|--|----------------------------------|--|
| Developable in: | Site Area (ha) 4.5 | <input type="checkbox"/> Listed in EGA 2014 |
| <input type="checkbox"/> 1-5 years | Greenfield/PDL Greenfield | <input type="checkbox"/> Suitable |
| <input type="checkbox"/> 6-10 years | Developable Area (ha): | <input checked="" type="checkbox"/> Available |
| <input type="checkbox"/> 11+ years | | <input type="checkbox"/> Achievable |
| <input checked="" type="checkbox"/> Not Currently Developable | | |

Proposed Land Use: Residential or Employment**Assessment**

This is a greenfield, agricultural site located in the countryside, outside the built-up area boundary (BUAB) of Billingshurst. The site has potential as part of a broad location for future strategic development to the West of Billingshurst. The site is divided from the main settlement of Billingshurst, by the A29 (Stane Street). Access to the site is limited and would require major highway works to the A29 (Stane Street) or to the A272 so as to make any scheme on the site viable. It is not considered that this site should be brought forward independently given the above issues particularly as it is not well related to the built form of Billingshurst. Any future consideration in relation to the development of this site would need to be undertaken as part of the HDPF review. Given the small scale of the site and the access issues, the site is considered as not currently developable at this stage.

Excluded **Reason for Exclusion:**

SA - 225: Land West of Billingshurst, Billingshurst



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Horsham District Council

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

Chris Lyons : Director of Planning, Economic Development & Property

Parish**Billingshurst**

SHELAA Reference SA606 **Site Name** Land at Wooddale Lane

Site Address : Land at Wooddale Lane

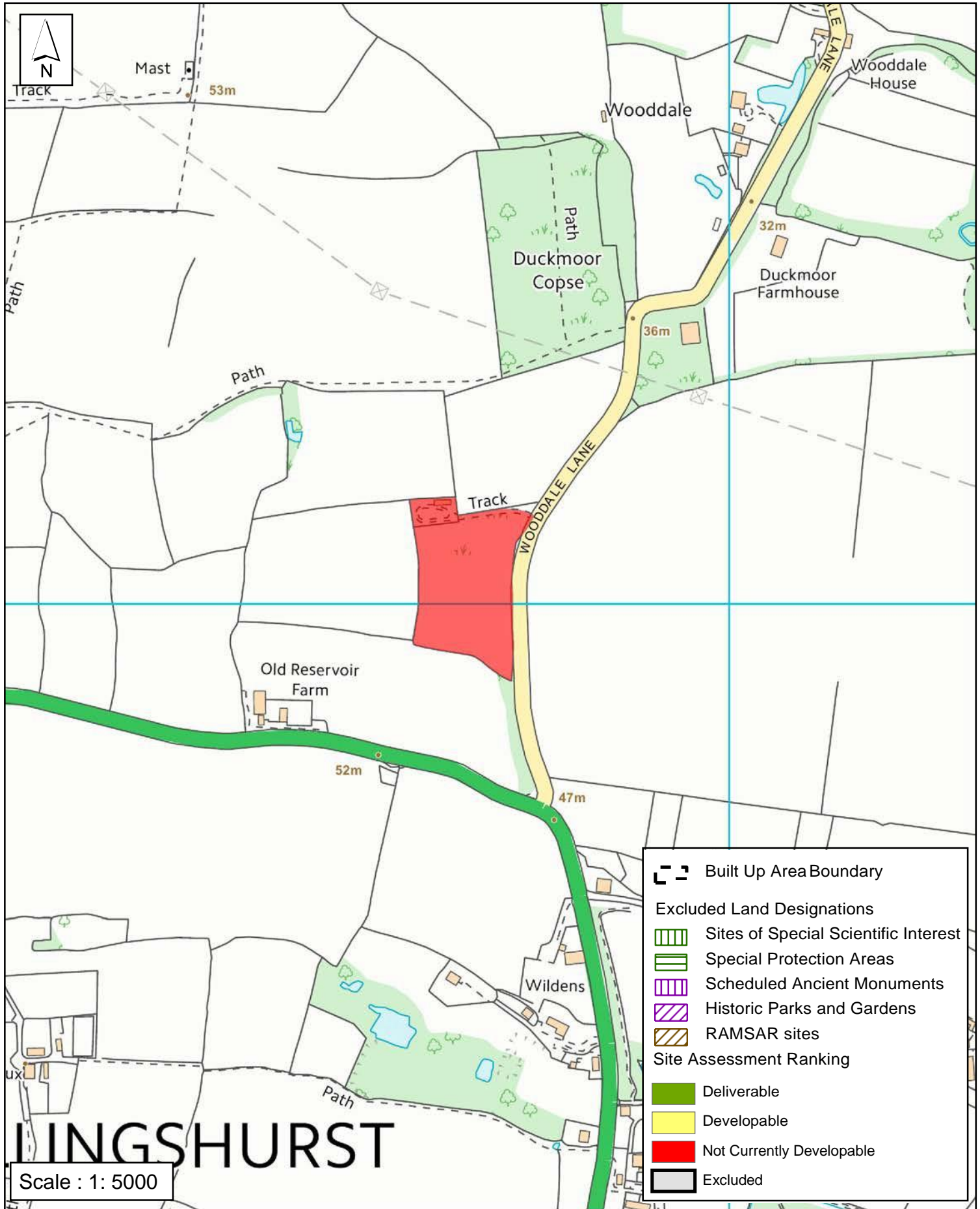
- | | | |
|--|----------------------------------|--|
| Developable in: | Site Area (ha) 1.63 | <input type="checkbox"/> Listed in EGA 2014 |
| <input type="checkbox"/> 1-5 years | Greenfield/PDL Greenfield | <input type="checkbox"/> Suitable |
| <input type="checkbox"/> 6-10 years | Developable Area (ha): | <input type="checkbox"/> Available |
| <input type="checkbox"/> 11+ years | | <input type="checkbox"/> Achievable |
| <input checked="" type="checkbox"/> Not Currently Developable | | |

Proposed Land Use: Residential Or Employment**Assessment**

This greenfield site is located in the countryside, remote from any built-up area boundary (BUAB). Development in this location would be unsustainable and contrary to adopted settlement hierarchy policies within the HDPF (i.e. policies 2, 3 and 4 of the HDPF). It is noted that the site would be in relatively close proximity to an approved planning application (see reference DC/13/0735) for 475 dwellings (see SA412), but would not adjoin this approved planning application. Given the sites location, it is considered Not Currently Developable at the current time for either residential or employment purposes.

Excluded **Reason for Exclusion:**

SA - 606 : Land at Wooddale Lane, Barns Green, Billingshurst



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Horsham District Council

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

Chris Lyons : Director of Planning, Economic Development & Property

Parish**Billingshurst**

SHELAA Reference SA623 **Site Name** Land at Andrews Hill

Site Address : Stane Street, Billingshurst

- | | | |
|--|-------------------------------|--|
| Developable in: | Site Area (ha) 4.453 | <input type="checkbox"/> Listed in EGA 2014 |
| <input type="checkbox"/> 1-5 years | Greenfield/PDL Both | <input type="checkbox"/> Suitable |
| <input type="checkbox"/> 6-10 years | Developable Area (ha): | <input type="checkbox"/> Available |
| <input type="checkbox"/> 11+ years | | <input type="checkbox"/> Achievable |
| <input checked="" type="checkbox"/> Not Currently Developable | | |

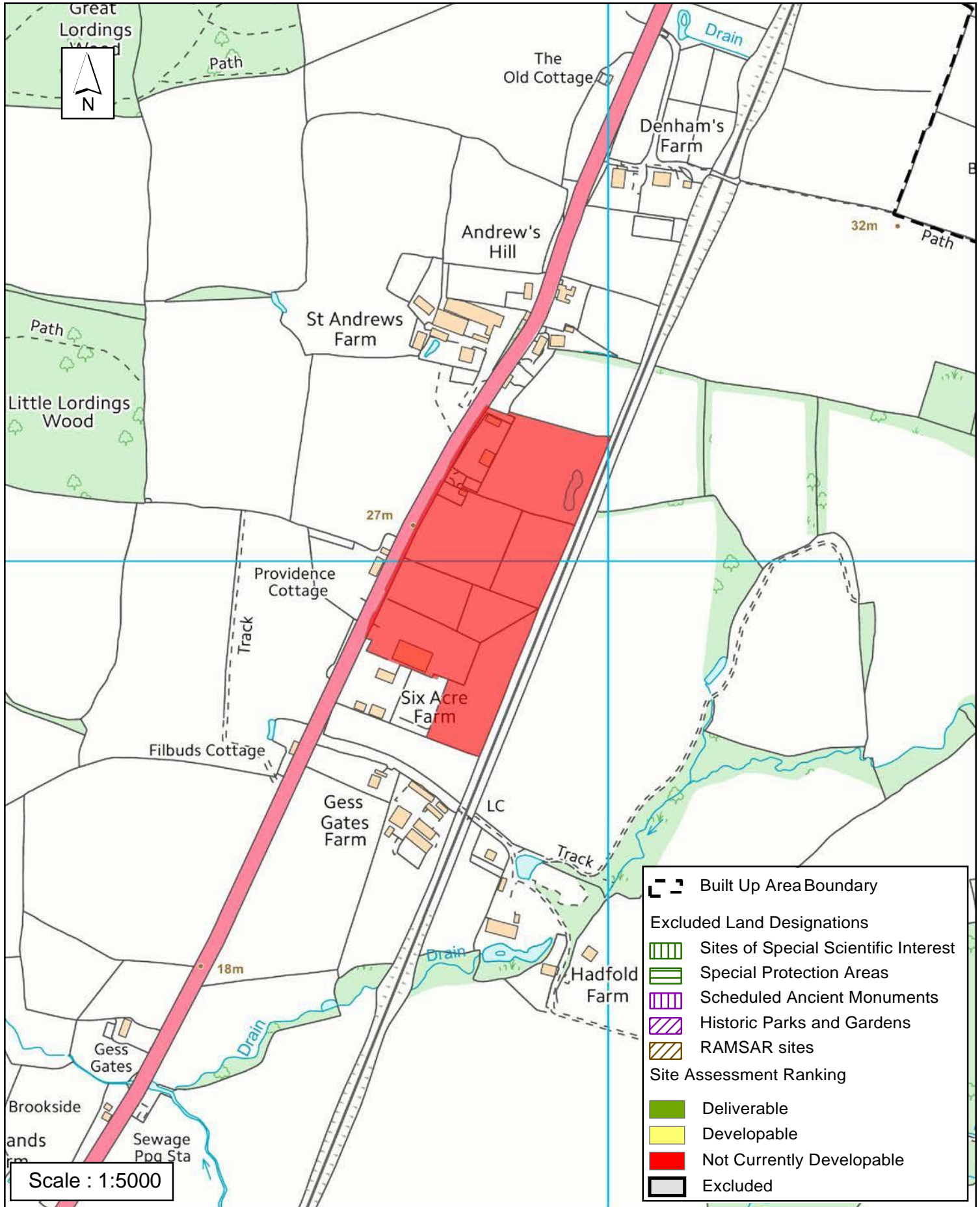
Proposed Land Use: Employment**Assessment**

This site is located in the countryside, remote from any built-up area boundary (BUAB). Development in this location would be unsustainable and contrary to the adopted policies within the HDPF relating to settlement hierarchy (policies 2, 3, 4, 10 and 26). In addition, the development would result in ribbon development between Billingshurst and Adversane, which would be contrary to elements of policy 27 of the HDPF: 'Settlement Coalescence'. It should also be noted that this part of Stane Street (A29) is an Archaeological Notification Area.

For the reasons above, the site is considered to be Not Currently Developable.

Excluded **Reason for Exclusion:**

SA - 623 :Land at Andrews Hill, Billingshurst



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Horsham District Council

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Chris Lyons : Director of Planning, Economic Development & Property