

# Southwater Parish

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# Southwater Parish

The following sites have been considered as part of the March 2018 SHELAA Employment Land Assessment for Southwater 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 'deliverable' -1-5 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 Southwater Parish is summarised as follows:**

SHELAA Reference	Site Name	Site Address	Outcome of Assessment	Maximum Employment Area (ha)
SA626	Land West of Hop Oast	Land North of A24 and East of Tower Hill	Developable 11+ years (yellow)	5.6

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**Parish****Southwater**

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**SHELAA Reference** SA626 **Site Name** Land West of Hop Oast

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**Site Address :** Land North of A24 and East of Tower Hill

- |   |                                   |   |
|---|-----------------------------------|---|
| <b>Developable in:</b>                                    | <b>Site Area (ha)</b> 5.6         | <input checked="" type="checkbox"/> <b>Listed in EGA 2014</b> |
| <input type="checkbox"/> <b>1-5 years</b>                 | <b>Greenfield/PDL</b> Greenfield  | <input type="checkbox"/> <b>Suitable</b>                      |
| <input type="checkbox"/> <b>6-10 years</b>                | <b>Developable Area (ha):</b> 5.6 | <input type="checkbox"/> <b>Available</b>                     |
| <input checked="" type="checkbox"/> <b>11+ years</b>      |                                   | <input type="checkbox"/> <b>Achievable</b>                    |
| <input type="checkbox"/> <b>Not Currently Developable</b> |                                   |   |

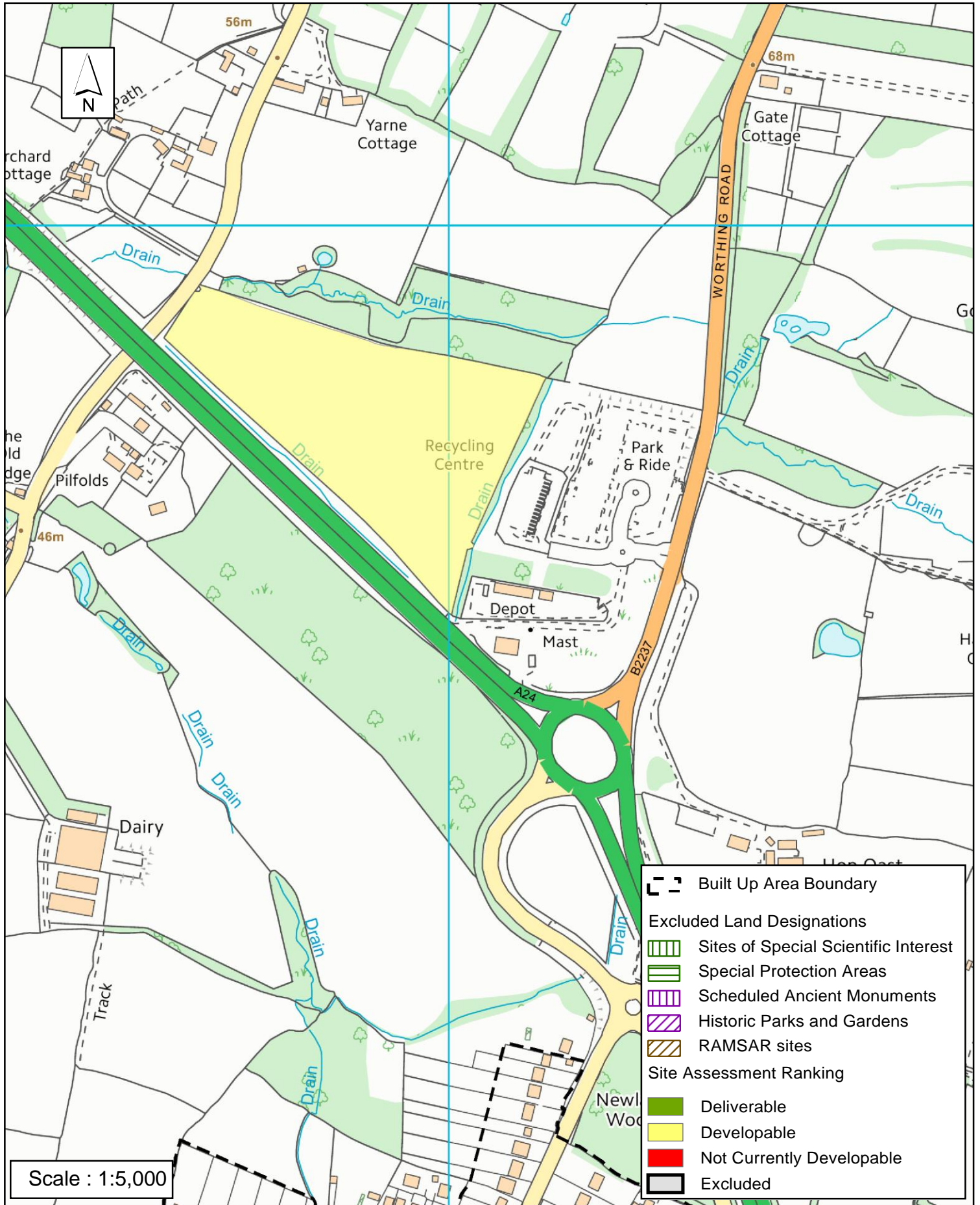
**Proposed Land Use:** Economic & Tourism**Assessment**

This site is located in the countryside outside the built-up area boundary (BUAB) of Horsham, in close proximity to the Hop Oast depot, WSCC waste recycling centre, a Shell Petrol Filling Station and a Park and Ride and to the town of Horsham. The site is predominantly arable farmland, with mature trees on all sides except along the A24. The development of the site would be contrary to the locational strategy as set out in policies 3 and 4 of the HDPF. However, given the proximity of this site to the A24, there may be some potential to consider this site for business use as part of the Local Plan Review. There may be some access constraints to this site given the proximity to the A24. The site is therefore assessed as developable in 11+ years.

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**Excluded**  **Reason for Exclusion:**

# SA - 626 :Land West of Hop Oast, Southwater



Scale : 1:5,000

	Built Up Area Boundary
<b>Excluded Land Designations</b>	
	Sites of Special Scientific Interest
	Special Protection Areas
	Scheduled Ancient Monuments
	Historic Parks and Gardens
	RAMSAR sites
<b>Site Assessment Ranking</b>	
	Deliverable
	Developable
	Not Currently Developable
	Excluded

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## Horsham District Council

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

Chris Lyons : Director of Planning, Economic Development & Property