

Horsham Trafalgar Ward

Horsham Trafalgar Ward

The following sites have been considered as part of the December 2018 SHELAA Housing Land Assessment.

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 Horsham Trafalgar is summarised as follows:

SHELAA Reference	Site Name	Site Address	Outcome of Assessment	Total Units
SA176	Albany House	Bishopric, Horsham	Green (1-5 years Deliverable)	10
SA177	Land adjacent to Albany House	16 - to 16c, Bishopric, Horsham	Not Currently Developable	0
SA197	23-25 Springfield Road	Horsham	Not Currently Developable	0
SA275	2 to 8 Springfield Park Road	Horsham	Not Currently Developable	0
SA394	Rookwood Golf Club South	Robin Hood Lane, Horsham	Not Currently Developable	0

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Parish	Horsham Trafalgar
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SHLAA Reference	SA176	Site Name	Albany House
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Years 1-5 Deliverable	<input checked="" type="checkbox"/>	Site Address	14, Bishopric, Horsham	
Years 6-10 Developable	<input type="checkbox"/>			
Years 11+	<input type="checkbox"/>	Site Area (ha)		Suitable <input checked="" type="checkbox"/>
Not Currently Developable	<input type="checkbox"/>	Greenfield/PDL	PDL	Available <input checked="" type="checkbox"/>
		Site Total	10	Achievable <input checked="" type="checkbox"/>

Justification

DC/17/2592 Prior Approval for conversion to 10 dwellings PERMITTED . 21/02/2018. The site is expectd to be delivered in the next 5 years.

Excluded Site	<input type="checkbox"/>	Exclusion Reason
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Lapsed PP	<input type="checkbox"/>	Date
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SA - 176: Albany House, Bishopric, Horsham Trafalgar



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West Sussex RH12 1RL.
Barbara Childs : Director of Place

Parish	Horsham Trafalgar
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SHLAA Reference	SA177	Site Name	Land adjacent to Albany House
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Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	16 - to 16c, Bishopric, Horsham	
Years 6-10 Developable	<input type="checkbox"/>			
Years 11+	<input type="checkbox"/>	Site Area (ha)	0.1	Suitable <input type="checkbox"/>
Not Currently Developable	<input checked="" type="checkbox"/>	Greenfield/PDL	PDL	Available <input type="checkbox"/>
		Site Total	0	Achievable <input type="checkbox"/>

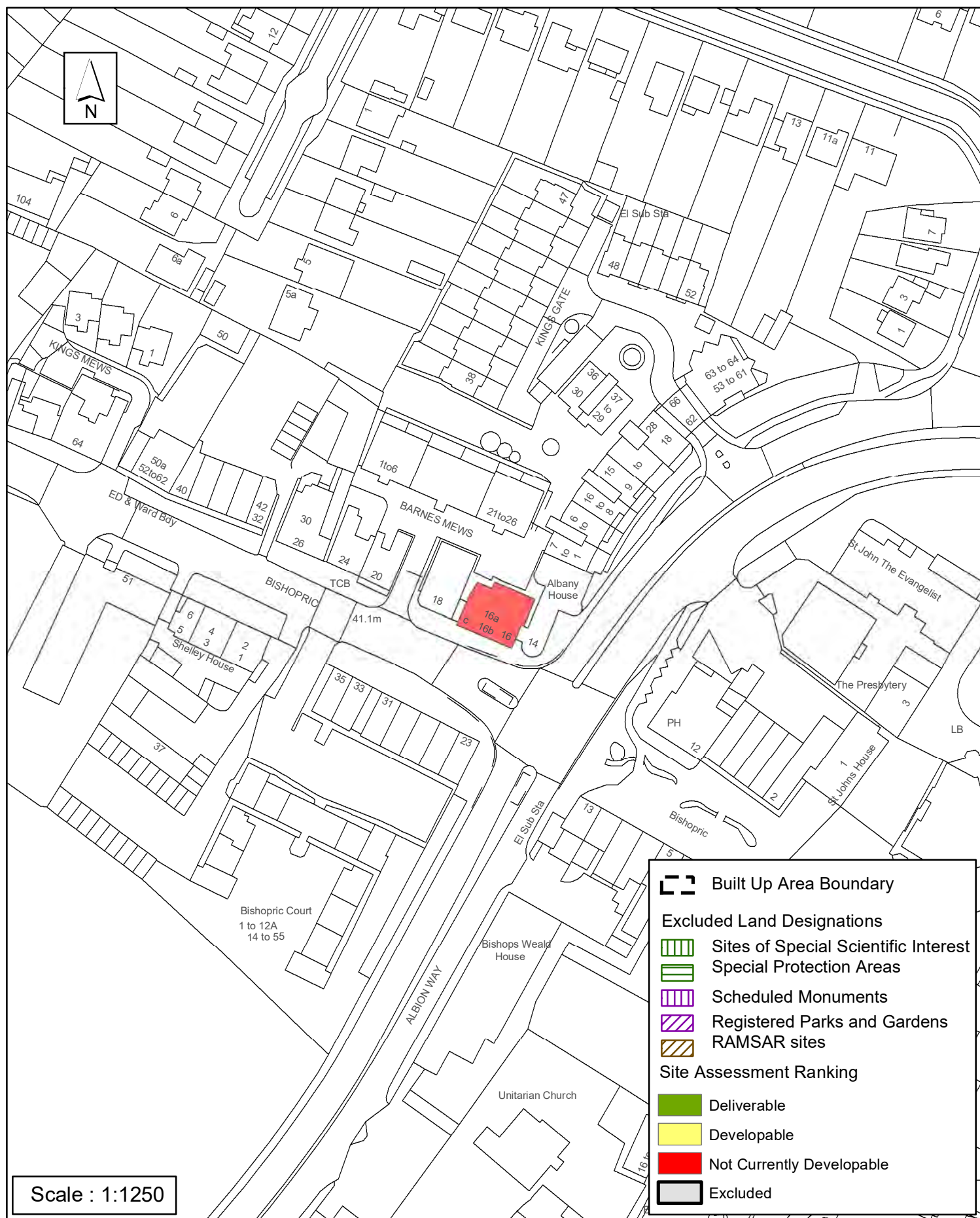
Justification

Currently A3 use (Lemongrass Thai restaurant) and therefore not available. A3 is the preferred use as part of mixed-use area of town. The site is considered not currently developable.

Excluded Site	<input type="checkbox"/>	Exclusion Reason
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Lapsed PP	<input type="checkbox"/>	Date
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SA - 177: Land adjacent to Albany House, 16 - to 16c, Bishopric, Trafalgar, Horsham



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SHLAA Reference	SA197	Site Name	23-25 Springfield Road
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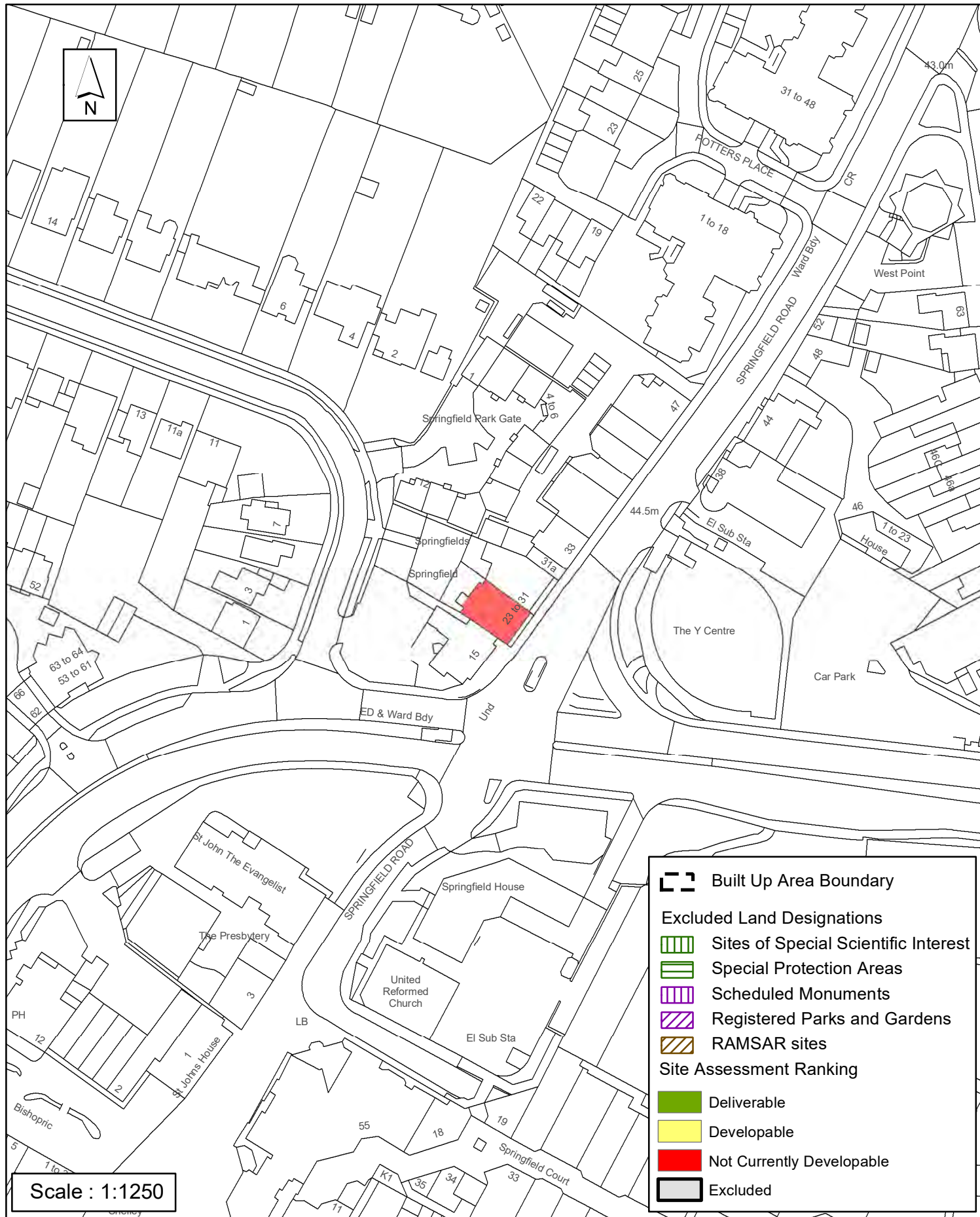
Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	
Years 6-10 Developable	<input type="checkbox"/>		
Years 11+	<input type="checkbox"/>	Site Area (ha)	Suitable <input type="checkbox"/>
Not Currently Developable	<input checked="" type="checkbox"/>	Greenfield/PDL PDL	Available <input type="checkbox"/>
		Site Total 0	Achievable <input type="checkbox"/>

Justification

The site lies within the defined Town Centre of Horsham in the secondary retail frontage of the Primary Shopping Area. It is assessed to be 'Not Currently Available' for residential development.

Excluded Site	<input type="checkbox"/>	Exclusion Reason
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Lapsed PP	<input type="checkbox"/>	Date
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SHLAA Reference	SA275	Site Name	2 to 8 Springfield Park Road		
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Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Horsham		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	0.528	Suitable	<input type="checkbox"/>
Not Currently Developable	<input checked="" type="checkbox"/>	Greenfield/PDL	PDL	Available	<input type="checkbox"/>
		Site Total	0	Achievable	<input type="checkbox"/>

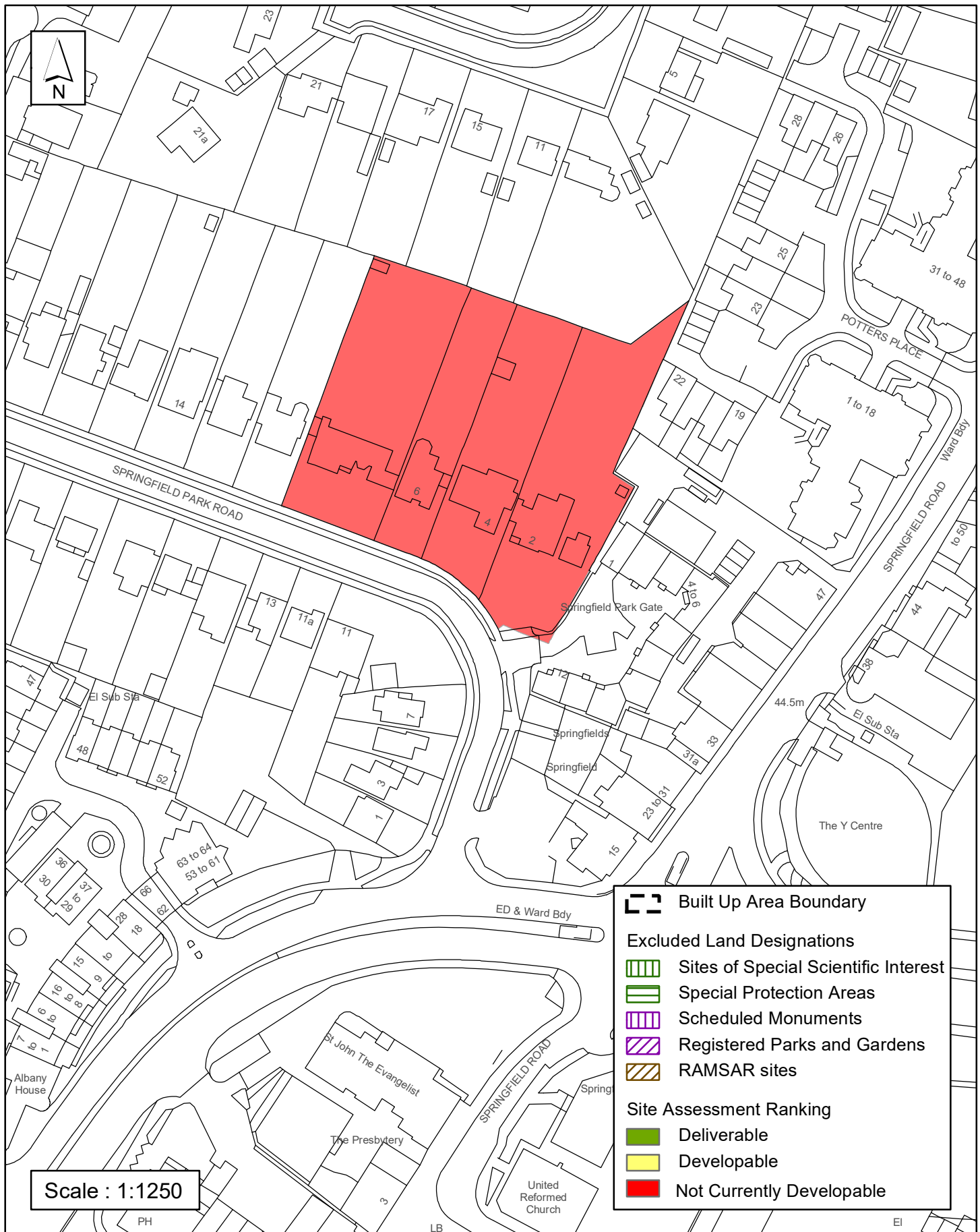
Justification

An application for 37 residential units DC/06/2693 was refused and is assessed to be 'Not Currently Developable' at this time.

Excluded Site	<input type="checkbox"/>	Exclusion Reason
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Lapsed PP	<input type="checkbox"/>	Date
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SA - 275: 2,4,6,8 Springfield Park Road, Horsham



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SHLAA Reference	SA394	Site Name	Rookwood Golf Club South
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Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Robin Hood Lane, Warnham, West Sussex		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	30.34	Suitable	<input type="checkbox"/>
Not Currently Developable	<input checked="" type="checkbox"/>	Greenfield/PDL	Greenfield	Available	<input type="checkbox"/>
		Site Total	0	Achievable	<input type="checkbox"/>

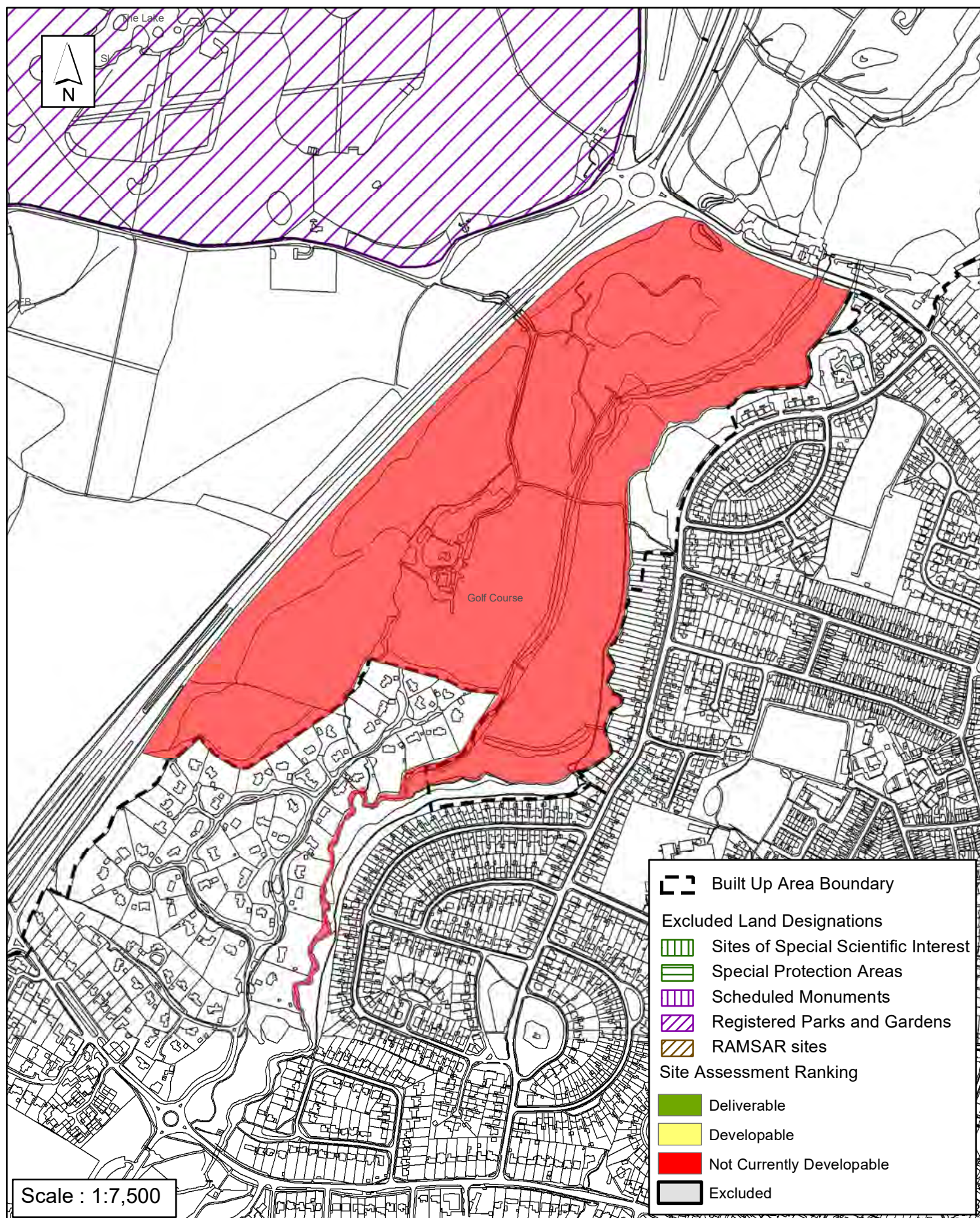
Justification

A housebuilder has expressed an interest to develop this land which, together with SA395, is in use as a golf course. The site is owned by the District Council which has not resolved to release it for development, meaning the site is not available (as at December 2018). It lies in the countryside and adjoins the western built up area boundary of Horsham, which is classified as the Main Town in Policy 3 of the Horsham District Planning Framework 2015 (HDPF) with a large range of employment, services and facilities and leisure opportunities. The eastern edge and a strip within the site is at risk of flooding (Flood Zone 2 & 3) and a number of trees covered by Tree Preservation Orders are located within the southern boundary. The future of this site also needs to take into account that of SA395 because it will impact upon the current joint use. 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 with some conflict to Policy 31 and 38 of the HDPF. The site is therefore assessed to be 'Not Currently Developable'.

Excluded Site	<input type="checkbox"/>	Exclusion Reason
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Lapsed PP	<input type="checkbox"/>	Date
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SA - 394 : Rookwood Golf Club South, Robin Hood Lane, Trafalgar



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