

# Shermanbury Parish

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# Shermanbury Parish

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 Shermanbury Parish is summarised as follows:**

SHELAA Reference	Site Name	Site Address	Outcome of Assessment	Total Units
SA594	Barmarks	Land West of Brighton Road	Green (1-5 years Deliverable)	20
SA100	Land at Brighton Road,	Brighton Road, Shermanbury	Not Currently Developable	0
SA351	Wychwood Paddocks	Brighton Road, Shermanbury	Not Currently Developable	0
SA414	Mayfield Market Town Proposal	Strategic scale site overlapping the boundaries of Woodmancote Henfield and Shermanbury Parishes and part of Mid Sussex	Not Currently Developable	0
SA415	Springlands	Springlands, Frylands Lane, Winehame, West Sussex	Not Currently Developable	0
SA585	Part Home Farm	Partridge Green Road, Shermanbury	Not Currently Developable	0

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<b>Parish</b>	<b>Shermanbury</b>
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<b>SHLAA Reference</b>	SA594	<b>Site Name</b>	Barmarks
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<b>Years 1-5 Deliverable</b>	<input checked="" type="checkbox"/>	<b>Site Address</b>	Land West of Brighton Road		
<b>Years 6-10 Developable</b>	<input type="checkbox"/>				
<b>Years 11+</b>	<input type="checkbox"/>	<b>Site Area (ha)</b>	1.91	<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>	20	<b>Achievable</b>	<input checked="" type="checkbox"/>

#### Justification

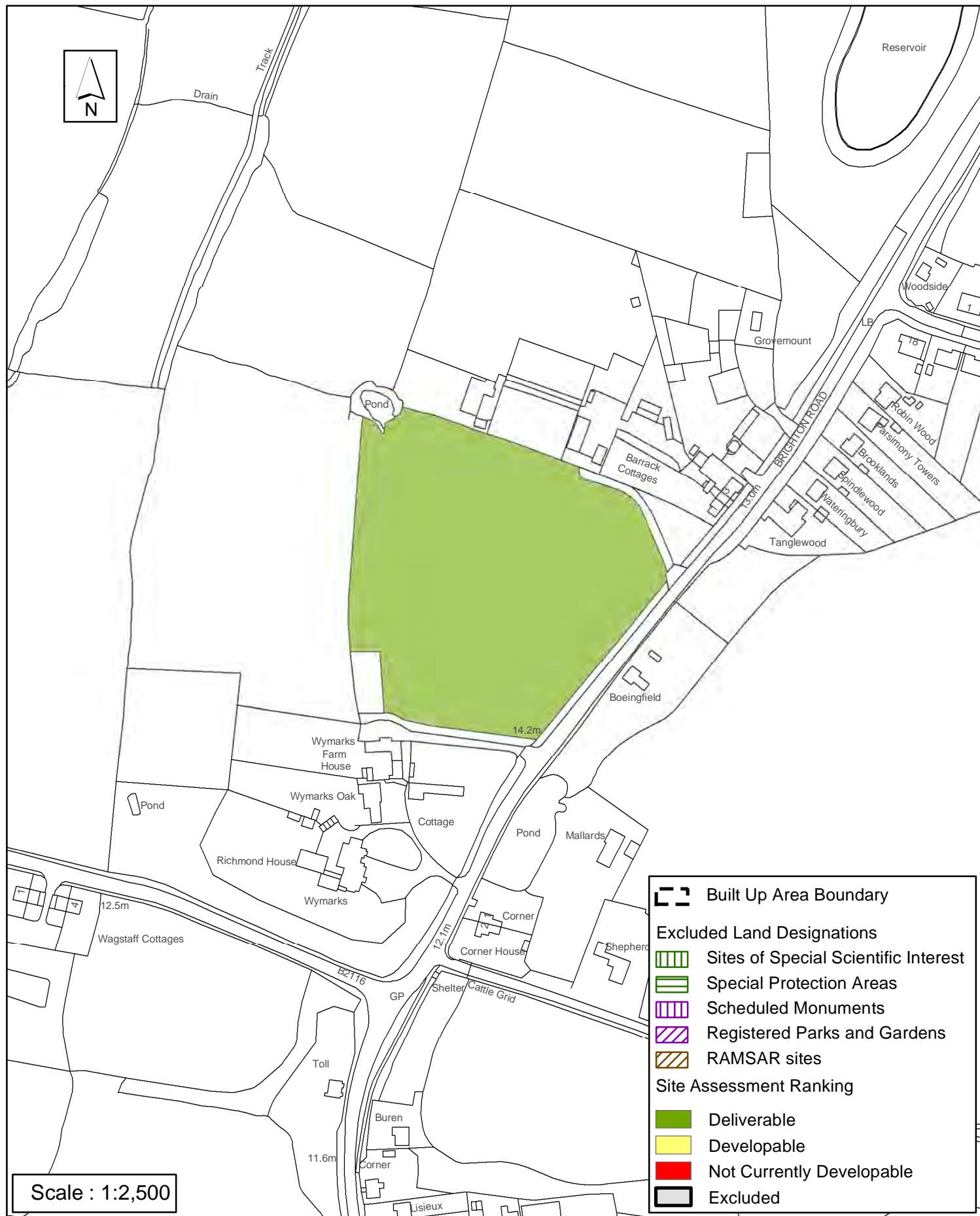
The site is allocated for residential development under Policy 6 of the Wineham and Shermanbury Neighbourhood Plan (WASP) for 11 - 20 dwellings. A planning application for residential was submitted but withdrawn due to the lack of a protected species survey (DC/18/0091). It is however anticipated that a subsequent planning application is likely to be submitted once the surveys are complete. This site is therefore assessed as available, suitable, achievable and deliverable 1-5 years for 20 dwellings.

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<b>Excluded Site</b>	<input type="checkbox"/>	<b>Exclusion Reason</b>
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<b>Lapsed PP</b>	<input type="checkbox"/>	<b>Date</b>
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# SA-594 : Barmarks, Shermanbury



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<b>Parish</b>	<b>Shermanbury</b>
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<b>SHLAA Reference</b>	SA100	<b>Site Name</b>	Land at Brighton Road, Shermanbury
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<b>Years 1-5 Deliverable</b>	<input type="checkbox"/>	<b>Site Address</b>	Brighton Road, Shermanbury		
<b>Years 6-10 Developable</b>	<input type="checkbox"/>				
<b>Years 11+</b>	<input type="checkbox"/>	<b>Site Area (ha)</b>	7	<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

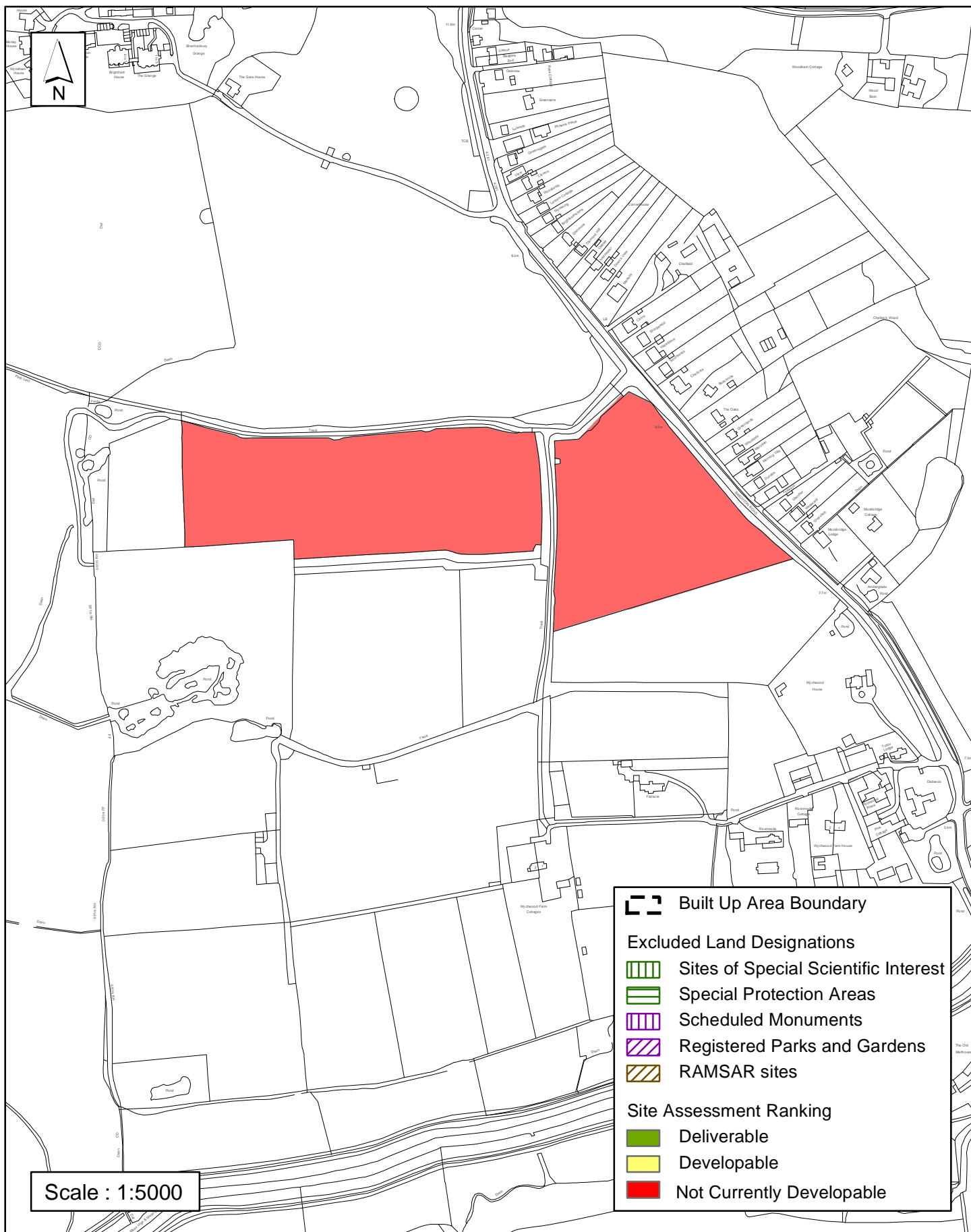
The availability of this site is uncertain due to a lack of an up to date expression of interest to develop from the landowner. The site is in the countryside unrelated to the Built Up Area Boundary of any settlement and is not allocated in the made Neighbourhood Plan. It is considered development would be contrary to Policies 1 to 4 and 26 of the HDPF. The site is therefore assessed as 'Not Currently Developable'.

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<b>Excluded Site</b>	<input type="checkbox"/>	<b>Exclusion Reason</b>
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# SA - 100 : Land at Brighton Road, Shermanbury



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<b>Parish</b>	<b>Shermanbury</b>
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<b>SHLAA Reference</b>	SA351	<b>Site Name</b>	Wychwood Paddocks
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<b>Years 1-5 Deliverable</b>	<input type="checkbox"/>	<b>Site Address</b>	Brighton Road, Shermanbury		
<b>Years 6-10 Developable</b>	<input type="checkbox"/>				
<b>Years 11+</b>	<input type="checkbox"/>	<b>Site Area (ha)</b>		<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

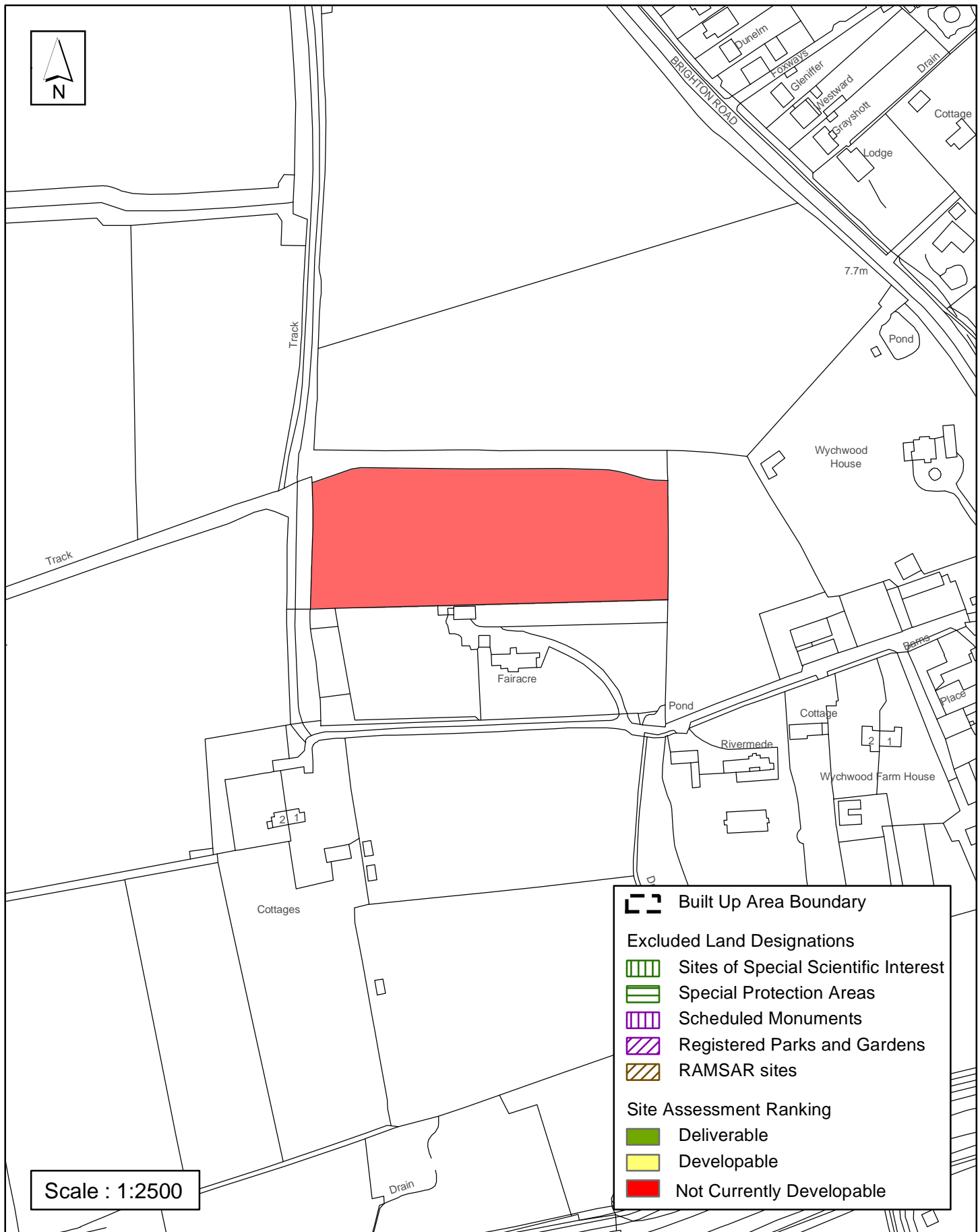
The site is located in an isolated rural location and unrelated to any settlement boundary. It is therefore assessed as 'Not Currently Developable'.

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<b>Excluded Site</b>	<input type="checkbox"/>	<b>Exclusion Reason</b>
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# SA - 351: Wychwood Paddocks, Brighton Road, Shermanbury



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**Parish****Woodmancote, Henfield & Shermanbury**

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**SHLAA Reference** SA414 **Site Name** Mayfield Market Town New Settlement Proposa

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<b>Years 1-5 Deliverable</b>	<input type="checkbox"/>	<b>Site Address</b>	Land west of the A23 near Sayers Common	
<b>Years 6-10 Developable</b>	<input type="checkbox"/>		North East of Henfield	
<b>Years 11+</b>	<input type="checkbox"/>	<b>Site Area (ha)</b>	311	<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**

This site has evolved from an area initially identified as a broad location of search following the publication of the 2010 New Market Town Study, commissioned jointly by Crawley Borough Council (CBC), Mid Sussex District Council (MSDC) and Horsham District Council (HDC). The developer has previously expressed a preferred approach for a development of up to 10,000 dwellings on land in both Horsham and Mid Sussex administrative areas. However, within HDC a development of up to 6,120 dwellings together with associated infrastructure is currently being proposed for consideration. The site falls in Woodmancote, Shermanbury and Henfield parish areas.

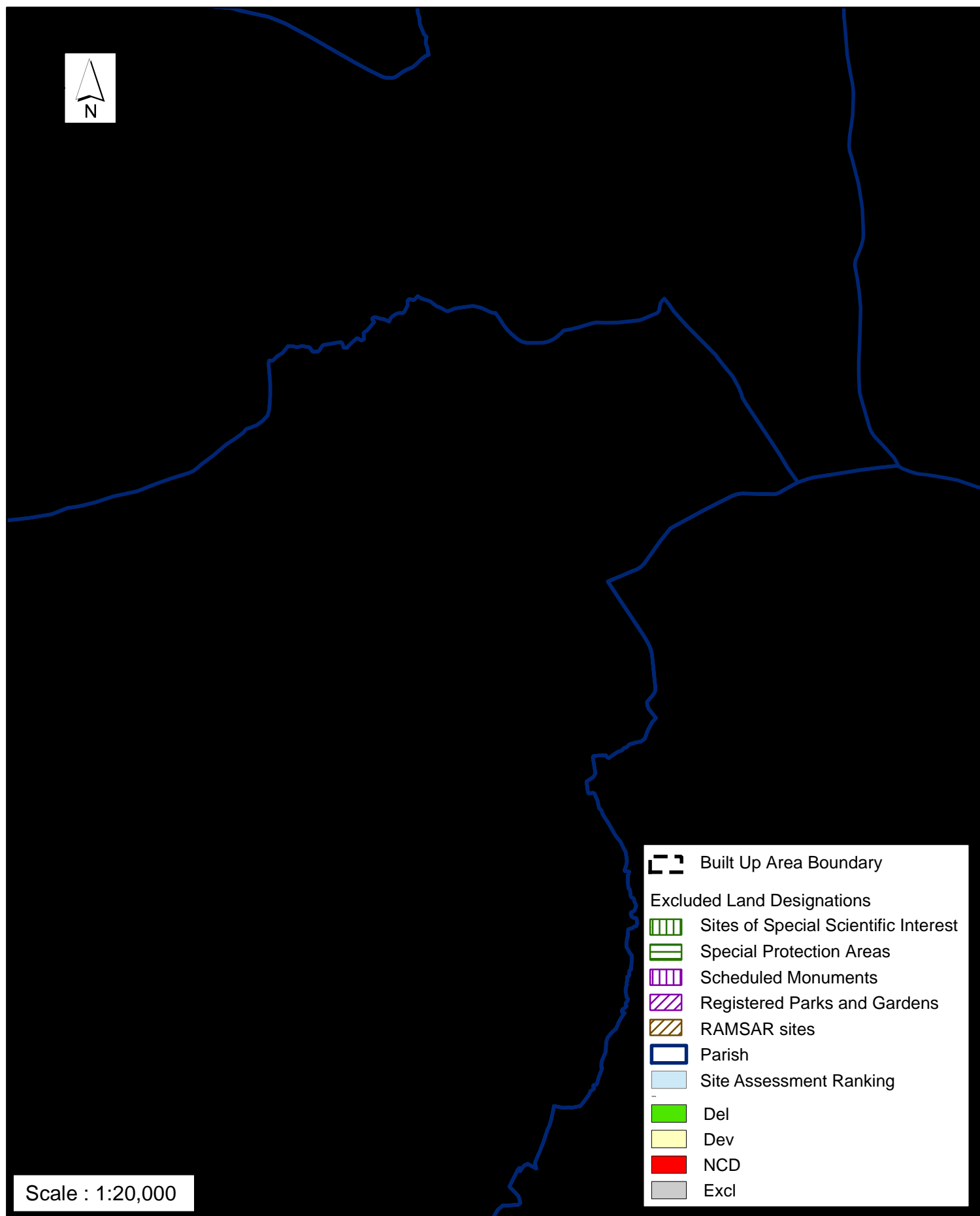
The site is in multiple land ownership, which may affect deliverability. Landowner interest in developing the whole site would therefore need to be carefully tested. There would also be a need for cross boundary working, with MSDC and with West Sussex County Council.

The site has a range of environmental and infrastructure constraints including an area of flood risk which would require mitigation. If developed, the site would need to create its own social, economic, transport and utilities infrastructure. Improved connectivity to the trunk road and rail network (which is some distance away) would also need to be carefully considered. Any major development would also need to take account of the retail viability of existing settlements such as Henfield. Unless allocated for development through the review of the Horsham District Planning Framework (HDPF) it is considered development would be contrary to Policies 1 to 4 and 26 of the HDPF and potentially other policies relating to the constraints of the site. It is therefore assessed as 'Not Currently Developable'.

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

# SA - 414 : Mayfield Market Town New Settlement Proposal - Broad Location



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<b>Parish</b>	<b>Shermanbury</b>
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<b>SHLAA Reference</b>	SA415	<b>Site Name</b>	Springlands
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<b>Years 1-5 Deliverable</b>	<input type="checkbox"/>	<b>Site Address</b>	Springlands, Frylands Lane, Wineham, West Sussex		
<b>Years 6-10 Developable</b>	<input type="checkbox"/>				
<b>Years 11+</b>	<input type="checkbox"/>	<b>Site Area (ha)</b>	11.6	<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

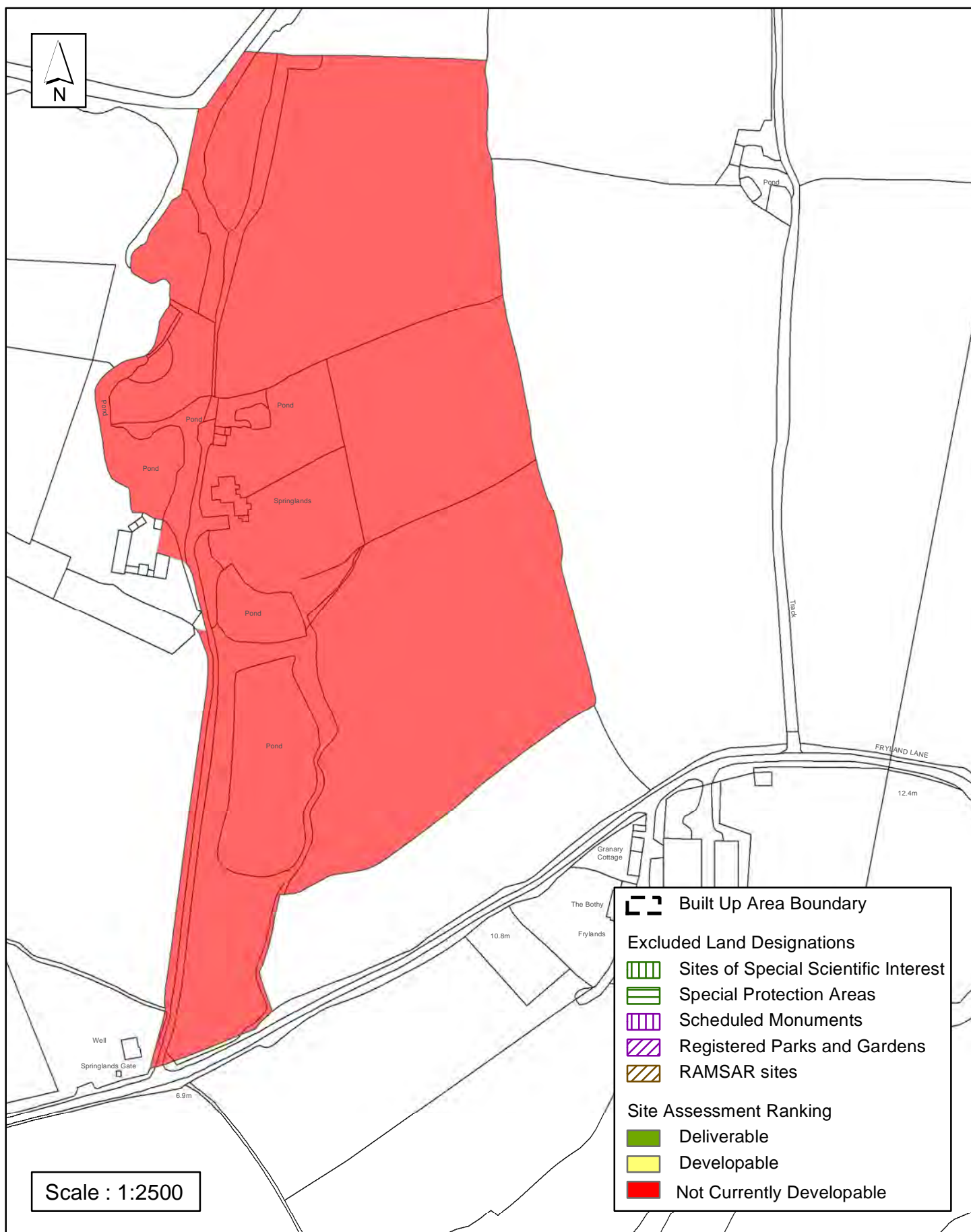
The availability of this site is uncertain due to a lack of an up to date expression of interest to develop from the landowner. The site is located in an isolated rural location, unrelated to any settlement boundary, with only sporadic development in evidence including the Grade II listed Springlands which is contained within the site. It is therefore assessed as 'Not Currently Developable'.

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<b>Excluded Site</b>	<input type="checkbox"/>	<b>Exclusion Reason</b>
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# SA - 415 :Springlands, Frylands Lane, Wineham



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<b>Parish</b>	<b>Shermanbury</b>
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<b>SHLAA Reference</b>	SA585	<b>Site Name</b>	Part Home Farm, Shermanbury		
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<b>Years 1-5 Deliverable</b>	<input type="checkbox"/>	<b>Site Address</b>	PART HOME FARM		
<b>Years 6-10 Developable</b>	<input type="checkbox"/>		PARTRIDGE GREEN ROAD		
<b>Years 11+</b>	<input type="checkbox"/>	<b>Site Area (ha)</b>	3.89	<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 lies to the west of Shermanbury, which is an unclassified settlement as defined by Policy 3 of the Horsham District Planning Framework 2015 (HDPF) thus a settlement with few or no facilities or social networks and limited accessibility, and is reliant on other villages and towns to meet the needs of residents. The Grade II listed Toll Cottage and 1 & 2 Cornerhouse lie to the east and north east respectively. It is further noted that the site has not been allocated in the made Wineham and Shermanbury Plan (WASP).

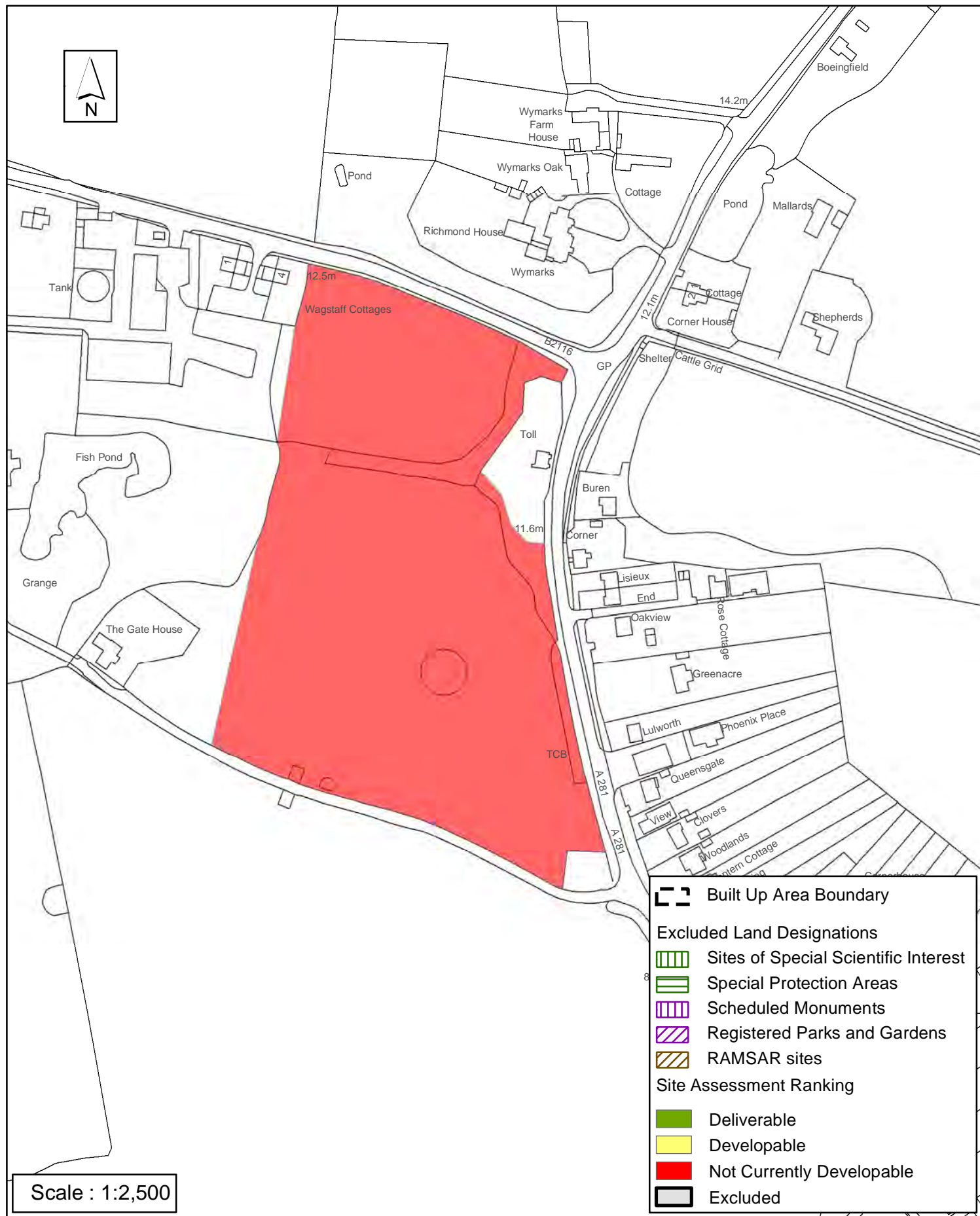
The Local Plan Review Issues & Options (April 2018) proposed a number of currently unclassified settlements to become secondary settlements where some residential infilling may be acceptable. Shermanbury is proposed as a secondary settlement, however the Issues & Options document is an early stage of the local plan review and holds little weight. In any case, this scale of development would not constitute infilling. 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'.

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<b>Excluded Site</b>	<input type="checkbox"/>	<b>Exclusion Reason</b>
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# SA-585 : Part Home Farm, Shermanbury



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