

Broadbridge Heath Parish

Broadbridge Heath 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 Broadbridge Heath Parish is summarised as follows:

SHELAA Reference	Site Name	Site Address	Outcome of Assessment	Total Units
SA072	Land north of Old Guildford Road	Old Guildford Road, Broadbridge Heath	Green (1-5 Years Deliverable)	96
SA281	Land West of Horsham (W), Wickhurst Green	Old Wickhurst Lane Broadbridge Heath West Sussex	Green (1-5 Years Deliverable)	45
SA580	Land North of Heath Barn Farm	Billingshurst Road, Broadbridge Heath	Green (1-5 Years Deliverable)	49
SA659	Garage Block, Sleets Road	Sleets Road, Broadbridge Heath	Green (1-5 Years Deliverable)	9
SA660	Garage Block, Swann Way	Swann Way, Broadbridge Heath	Green (1-5 Years Deliverable)	9
SA680	Land at Hares Hill	Old Wickhurst Lane Broadbridge Heath	Green (1-5 Years Deliverable)	8
SA137	Station Garage (Skoda)	78 Billingshurst Road, Broadbridge Heath	Yellow (11+ Years Developable)	45
SA622	Land at Wellcross	Five Oaks Road, Itchingfield	Not Currently Developable	0

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Parish	Broadbridge Heath
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SHLAA Reference	SA072	Site Name	Land north of Old Guildford Road
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Years 1-5 Deliverable	<input checked="" type="checkbox"/>	Site Address	Old Guildford Road, Broadbridge Heath
Years 6-10 Developable	<input type="checkbox"/>		
Years 11+	<input type="checkbox"/>	Site Area (ha)	9.3
Not Currently Developable	<input type="checkbox"/>	Greenfield/PDL	Greenfield
		Site Total	96
		Suitable	<input checked="" type="checkbox"/>
		Available	<input checked="" type="checkbox"/>
		Achievable	<input checked="" type="checkbox"/>

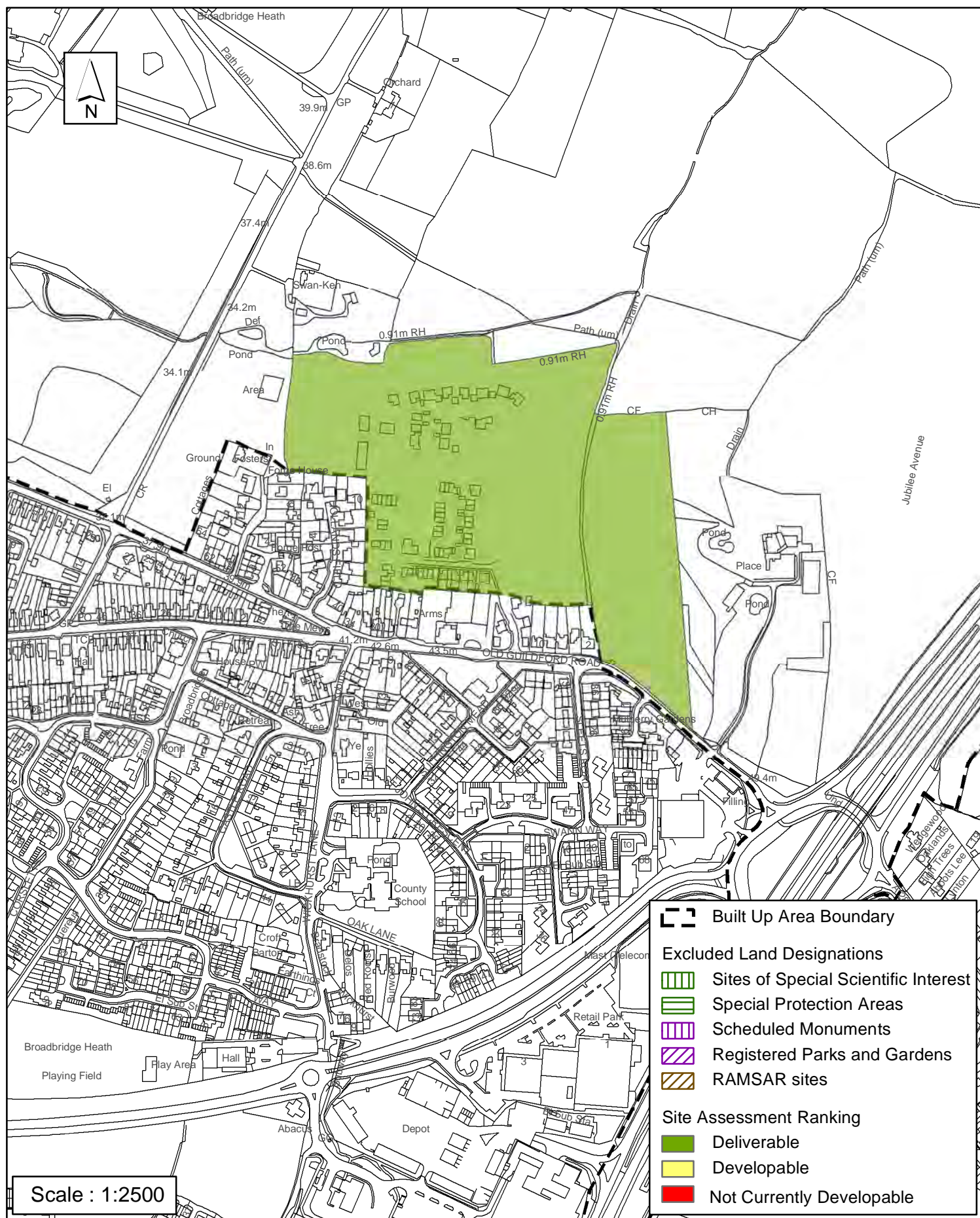
Justification

The site has planning permission for 165 dwellings via DC/13/2408 and DC/16/1073. Development is underway. The site is expected to be delivered within the first five years. It is concluded the site is available, suitable, achievable and deliverable 1-5 years.

Excluded Site	<input type="checkbox"/>	Exclusion Reason
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Lapsed PP	<input type="checkbox"/>	Date
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SA072 : Land north of Old Guildford Road Broadbridge Heath



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Parish	Broadbridge Heath
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SHLAA Reference	SA281	Site Name	Land West of Horsham (W) - Wickhurst Green		
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Years 1-5 Deliverable	<input checked="" type="checkbox"/>	Site Address	Old Wickhurst Lane, Broadbridge Heath, West Sussex		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	49	Suitable	<input checked="" type="checkbox"/>
Not Currently Developable	<input type="checkbox"/>	Greenfield/PDL	Greenfield	Available	<input checked="" type="checkbox"/>
		Site Total	45	Achievable	<input checked="" type="checkbox"/>

Justification

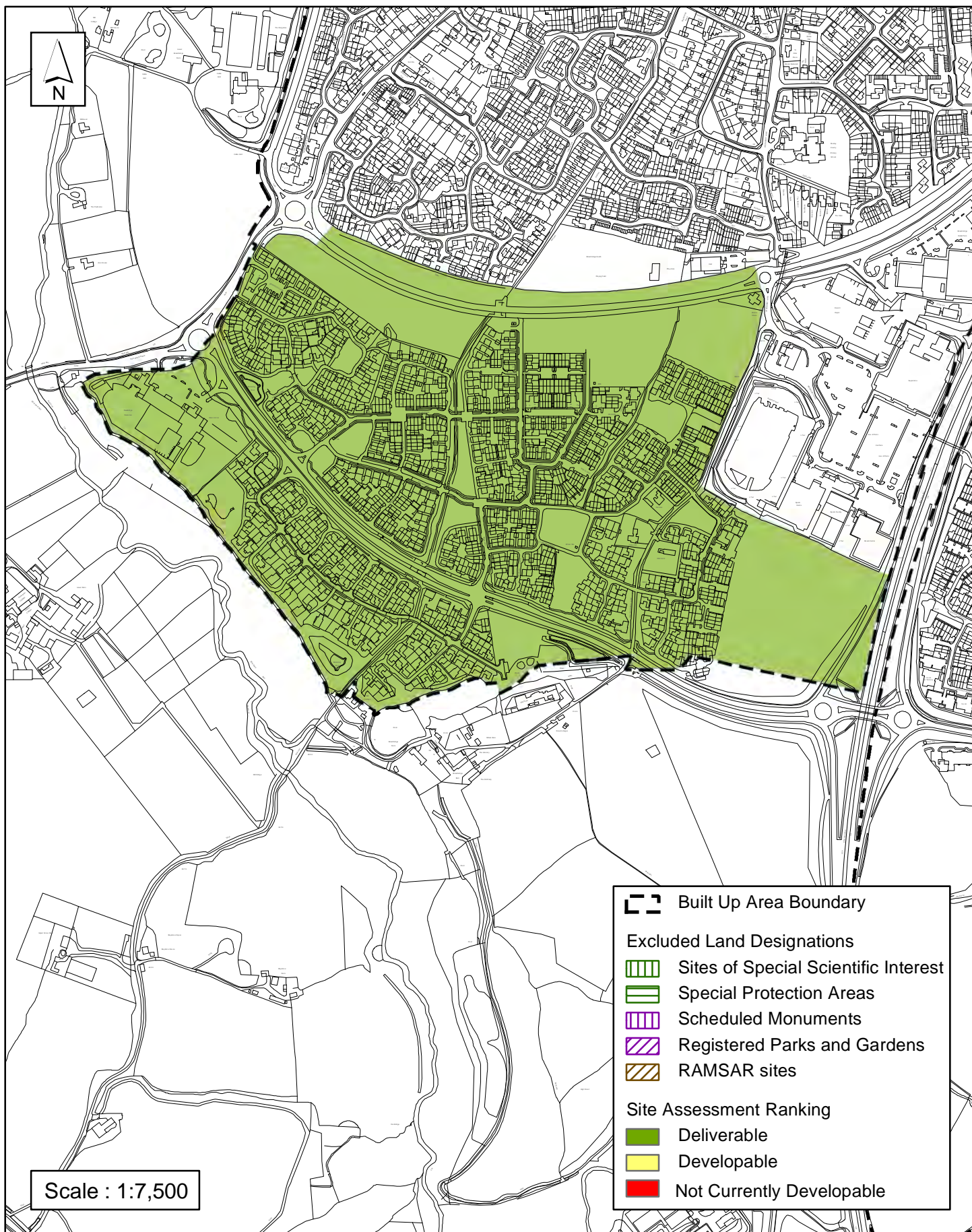
The site has planning permission for 963 dwellings via outline planning application DC/09/2101 but has subsequently been reduced to 918 dwelling by reserved matters applications. Development on site is almost complete.

An additional 9 dwellings (net gain of 8) has planning permission via planning application DC/16/0737 which is assessed separately under SA680. In addition to this two further SHELAA sites fall within SA281 and have been assessed separately: SA579 Heath Barn Farm which has delivered an additional 34 dwellings and SA580 which is delivering an additional 49 dwellings.

Excluded Site	<input type="checkbox"/>	Exclusion Reason
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SA - 281 :Land West of Horsham (W) - Wickhurst Green



Parish	Broadbridge Heath
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SHLAA Reference	SA580	Site Name	Land North of Heath Barn Farm
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Years 1-5 Deliverable	<input checked="" type="checkbox"/>	Site Address	Billingshurst Road, Broadbridge Heath		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	1.85	Suitable	<input checked="" type="checkbox"/>
Not Currently Developable	<input type="checkbox"/>	Greenfield/PDL	Greenfield	Available	<input checked="" type="checkbox"/>
		Site Total	49	Achievable	<input checked="" type="checkbox"/>

Justification

The site has planning permission for 49 dwellings via DC/14/1943. The site forms part of the wider Land West of Horsham Masterplan Area (SA281) however the application is in addition to the 918 permitted as part of the Strategic Allocation (NB: Reserved Matters led to a reduction in 963 initially granted) . It is concluded the site is available, suitable, achievable and deliverable 1-5 years.

Excluded Site	<input type="checkbox"/>	Exclusion Reason
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SA580 - Land North of Heath Barn Farm



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Parish	Broadbridge Heath
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SHLAA Reference	SA659	Site Name	Garage Block, Sleets Road
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Years 1-5 Deliverable	<input checked="" type="checkbox"/>	Site Address	Sleets Road, Broadbridge Heath		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	0.1	Suitable	<input checked="" type="checkbox"/>
Not Currently Developable	<input type="checkbox"/>	Greenfield/PDL	PDL	Available	<input checked="" type="checkbox"/>
		Site Total	9	Achievable	<input checked="" type="checkbox"/>

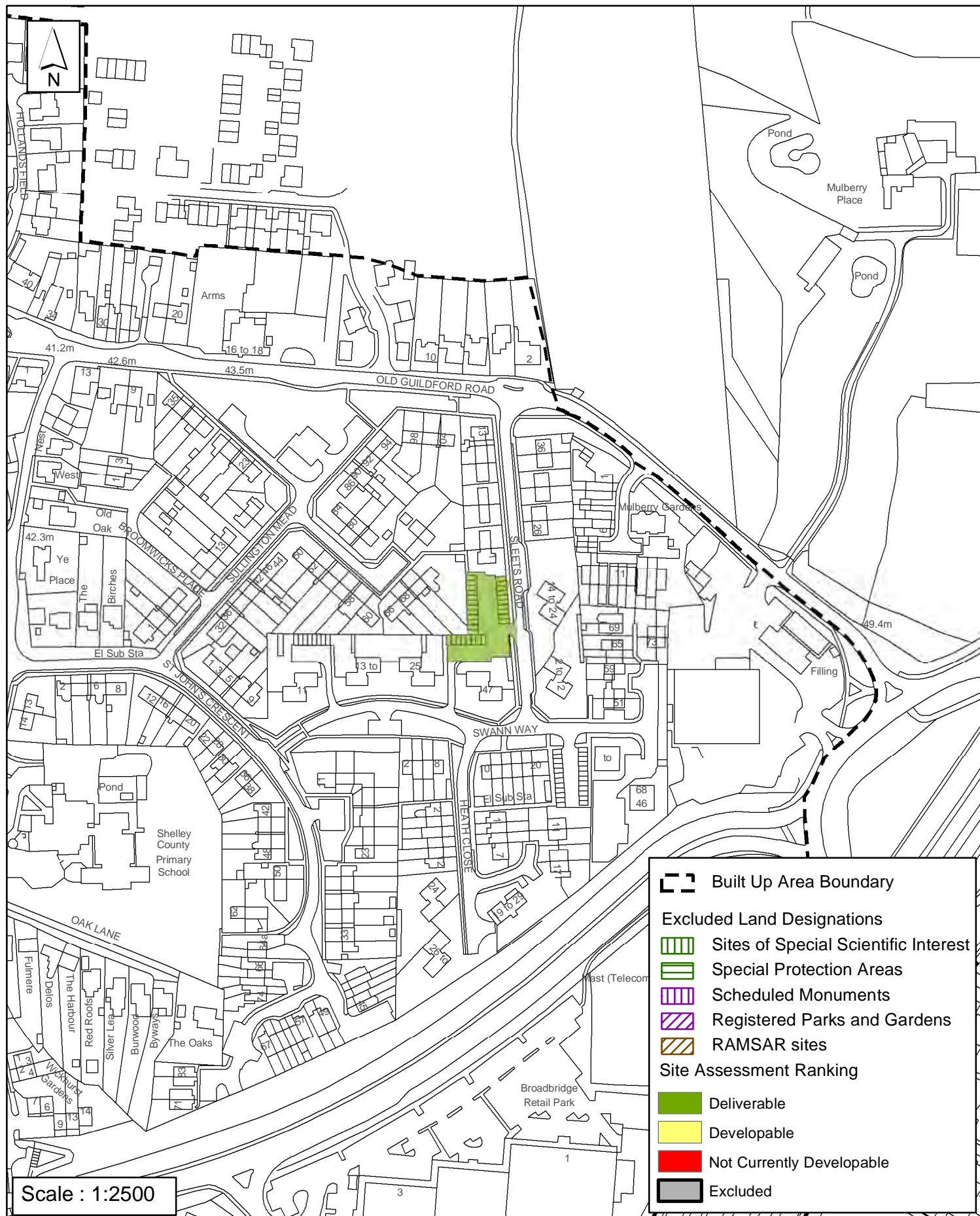
Justification

The site has planning permission for 9 dwellings via planning application DC/16/2934. A scheme of this size would likely be delivered in a single phase. It is concluded the site is available, suitable, achievable and deliverable 1-5 years.

Excluded Site	<input type="checkbox"/>	Exclusion Reason
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SA - 659: Garage Block, Sleets Road, Broadbridge Heath



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Parish	Broadbridge Heath
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SHLAA Reference	SA660	Site Name	Garage Block, Swann Way
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Years 1-5 Deliverable	<input checked="" type="checkbox"/>	Site Address	Swann Way, Broadbridge Heath		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	0.07	Suitable	<input checked="" type="checkbox"/>
Not Currently Developable	<input type="checkbox"/>	Greenfield/PDL	PDL	Available	<input checked="" type="checkbox"/>
		Site Total	9	Achievable	<input checked="" type="checkbox"/>

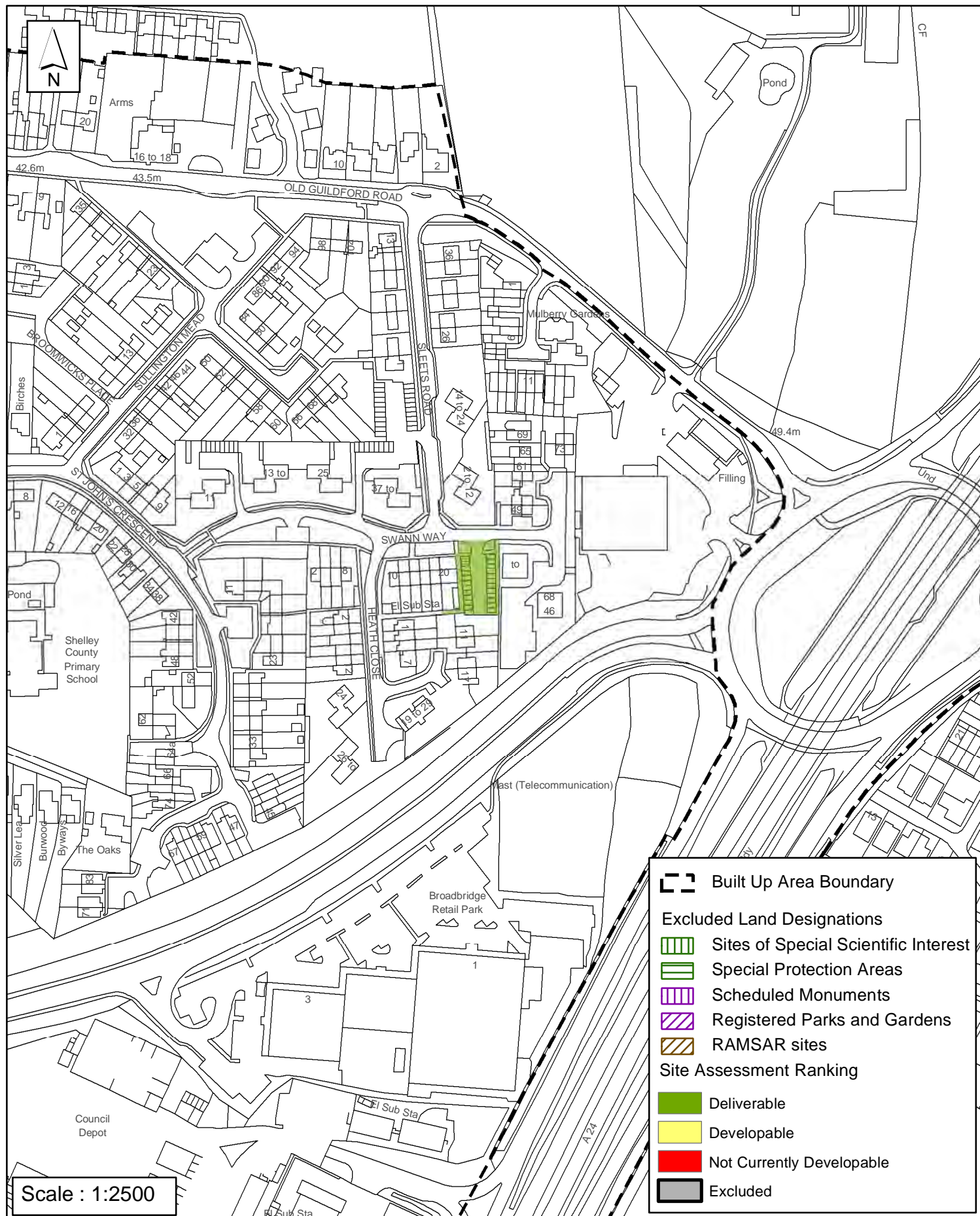
Justification

The site has planning permission for 9 affordable dwellings via planning application DC/16/2935. A scheme of this size would likely be delivered in a single phase. It is concluded the site is available, suitable, achievable and deliverable 1-5 years.

Excluded Site	<input type="checkbox"/>	Exclusion Reason
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SA - 660: Garage Block, Swann Way, Broadbridge Heath



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Parish	Broadbridge Heath
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SHLAA Reference	SA680	Site Name	Land at Hares Hill
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Years 1-5 Deliverable	<input checked="" type="checkbox"/>	Site Address	Hares Hill Old Wickhurst Lane Broadbridge Heath
Years 6-10 Developable	<input type="checkbox"/>		
Years 11+	<input type="checkbox"/>	Site Area (ha)	0.32
Not Currently Developable	<input type="checkbox"/>	Greenfield/PDL	PDL
		Site Total	8
		Suitable	<input checked="" type="checkbox"/>
		Available	<input checked="" type="checkbox"/>
		Achievable	<input checked="" type="checkbox"/>

Justification

The site has planning permission for 9 terraced houses via planning application DC/16/0737 for 9 dwellings. Whilst the site is within the red line boundary of strategic site SA281, this application provides an additional 8 units to the 918 already permitted and completed. The site is therefore assessed separately as deliverable 1-5 years.

Excluded Site	<input type="checkbox"/>	Exclusion Reason
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SA - 680: Land at Hares Hill, Broadbridge Heath



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Parish	Broadbridge Heath
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SHLAA Reference	SA137	Site Name	Station Garage (Skoda)
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Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	78 Billingshurst Road, Broadbridge Heath		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input checked="" type="checkbox"/>	Site Area (ha)	0.9	Suitable	<input checked="" type="checkbox"/>
Not Currently Developable	<input type="checkbox"/>	Greenfield/PDL	PDL	Available	<input type="checkbox"/>
		Site Total	45	Achievable	<input checked="" type="checkbox"/>

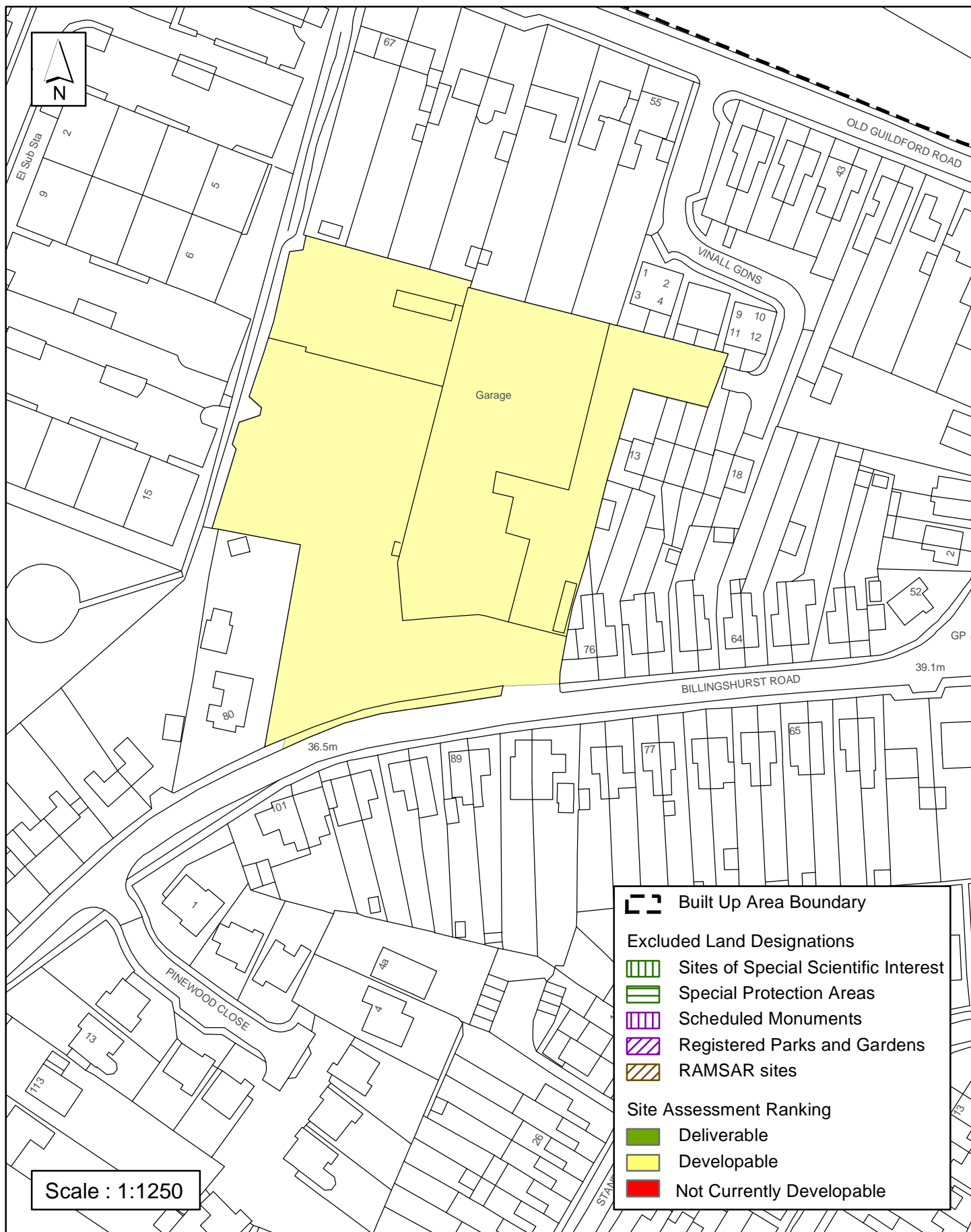
Justification

The site is located within the Built Up Area Boundary of Broadbridge Heath, which is classified as a Small Town in Policy 3 of the Horsham District Planning Framework(HDPF), having a good range of services and facilities. The site was allocated for 45 dwellings in the Site Specific Allocations of Land (2007) (SSAL) Policy AL1 and is considered suitable for development. The site ownership has changed and the site availability is therefore unknown. Possible contamination from current use would need to be investigated. It is thought that the site will be available in the longer term. It is therefore assessed as developable in 11+ years.

Excluded Site	<input type="checkbox"/>	Exclusion Reason
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SA - 137: Station Garage (Skoda), 78 Billingshurst Rd, Broadbridge Heath



Parish	Itchingfield
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SHLAA Reference	SA622	Site Name	Land at Wellcross
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Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Wellcross Farm Cottage, Wellcross Lodge, Five Oaks Road, Slinfold		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	8.13	Suitable	<input type="checkbox"/>
Not Currently Developable	<input checked="" type="checkbox"/>	Greenfield/PDL	Both	Available	<input checked="" type="checkbox"/>
		Site Total	0	Achievable	<input type="checkbox"/>

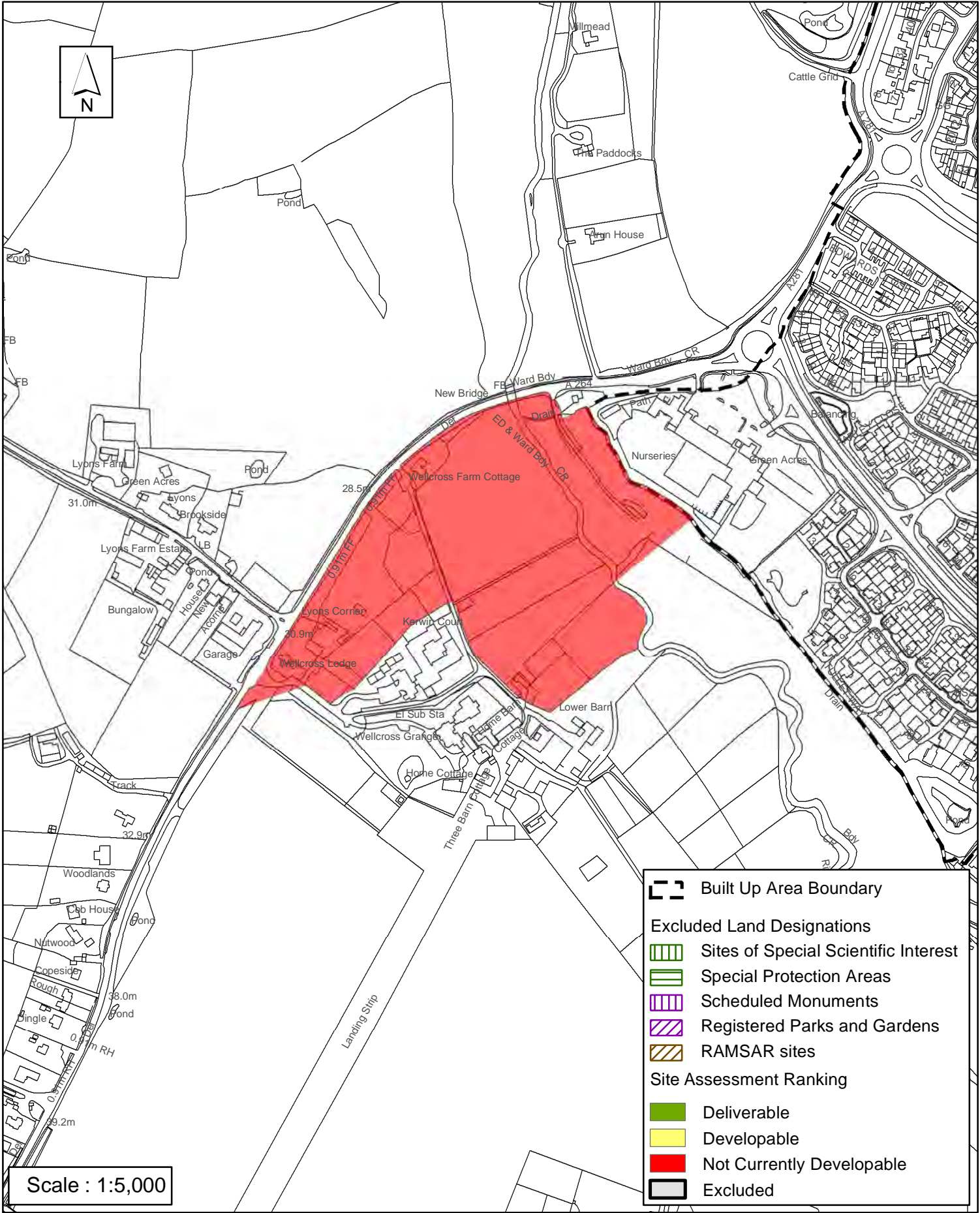
Justification

A planning consultant has expressed an interest in developing the site meaning it is 'available'. The site is located in the countryside south west of the built up area boundary of Broadbridge Heath, which is classified as Small Town/Larger Village in Policy 3 of the Horsham District Planning Framework 2015 (HDPF) with a good range of services and facilities. The HDPF Bat Sustainance Zone is present and an area of land is at risk of flooding (Flood Zone 2 & 3). 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 considered 'Not Currently Developable'.

Excluded Site	<input type="checkbox"/>	Exclusion Reason
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SA - 622 : Land at Wellcross, Five Oaks Road, Itchingfield
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